

ERECTION OF TWO DWELLINGS AND ASSOCIATED ACCESS, PARKING AND LANDSCAPING, PROVISION OF A LANDSCAPE BUFFER, AND REFURBISHMENT OF THE GATE HOUSE WITHIN THE CURTILAGE OF THE FORMER AINSWORTH NURSING HOME~



KEY TO EXISTING & PROPOSED LEVELS:

+70.420 Existing levels from topographical survey.

70.480 Proposed design level.

TC 03 ELEV: 158.517m Levels relate to national datum (OSGB35(15) using GNS3 data.

KEY TO EXTERNAL BOUNDARIES & EQUIPMENT

Rear gardens to each dwelling to have an area of amenity grass, and a flagged patio. Perimeter paths & patios to individual dwellings to be Heritage paving by Marshalls (buff finish). Refer to landscaping design for hard & soft landscaping details.

Each dwelling to have three parking spaces. Drives and parking areas to be surfaced with permeable resin bound gravel.

Bin storage areas enclosed within close boarded timber screen fence - 1.6metres high (separate containers for general waste, plastic bottles, glass & paper, & garden waste).

Each dwelling to be provided with a single Mode 3 compliant Electric Vehicle Charging Point (EVCP) to be installed to the external wall of each dwelling directly adjacent to the parking spaces. The specification for the EVCP's are to be: Rolek Walpod:EV Type 2 Mode 3 charging socket.

Electric Vehicle Charging Point

Each dwelling to be provided with a cycle store (capable of accommodating two cycles). To be metal storage unit for 2 bikes (colour - grey) by Asgard or similar & approved, galvanised steel, 3-point locking system, unit is securely bolted to the ground. Width: 90cm, depth: 190cm, height: 120cm.

Cycle Store

EXTERNAL LIGHTING SPECIFICATION

To minimise indirect impacts from lighting it is proposed that artificial lighting is only directed where necessary for safe use of amenity areas. None of the external lighting installed will be greater than 1,800 lumens (15 Watts) and only LED lights will be installed (they do not emit on the UV spectrum, are more easily controllable in terms of direction/spill and can be turned on and off instantly). Lighting to be fitted as low as practical to external walls, and fixed in a steep downward angle with the lighting housing further helping to direct light below the horizontal plane.

WMDL W.M.D.L. - Wall Mounted Down Light
Use Saxby Odyssey 7W - wall down lights or similar (630 lumens).

WMBL W.M.B.L. - Wall Mounted Bulkhead Light
Use Portchester Hood 15W - LED Bulkhead or similar (1,782 lumens).

ELB E.L.B. - External Lighting Bollard
Use Westminster 10W - LED bollard or similar (1,320 lumens).

TREE WORKS/LANDSCAPING

Refer to tree survey and arboricultural method statement for details of existing trees to be retained, trees to be felled (category U trees only).

Refer to landscaping design for details of compensatory tree planting, and soil landscape planning.

Category U tree - fell

Within tree Root Protection Areas drives to be formed with Cellweb TRP cellular confinement system (cross hatched area) with aggregate fill and resin bound gravel wearing course.

Line of canopy to tree group (refer to tree survey).

Category A & B trees - retained

Root Protection Area (RPA) to tree group (refer to tree survey).

New landscape planting (refer to landscaping design).

fence P/R 1.2m

Plot boundary formed with 1.2m high timber post and rail fence.

A 31.08.21 JPE External lighting details added to plan, and section lines added to plot 1.

Amendments

Title

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Client

PEL ELECTRICAL LTD

Dwg. No.

21/1242/200A - PROPOSED SITE LAYOUT

Date	Plot Scale	Drawn by	Status
07.06.2021	A1@1:200	JPE	PLANNING

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