P/2009/0255





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30 MAR 2009
PLANNING DEPARTMENT



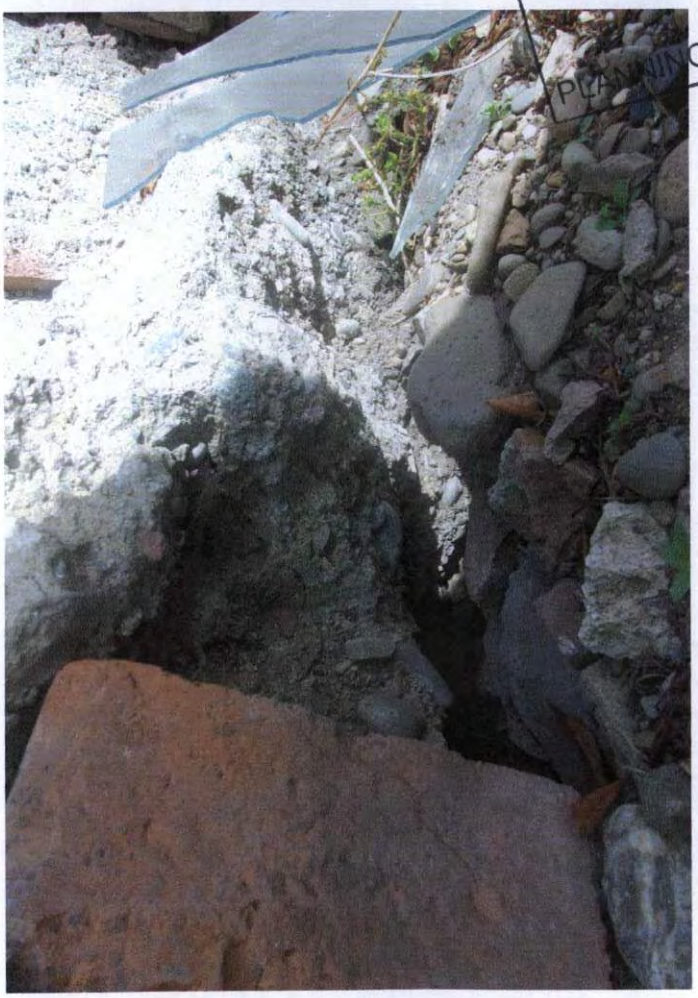


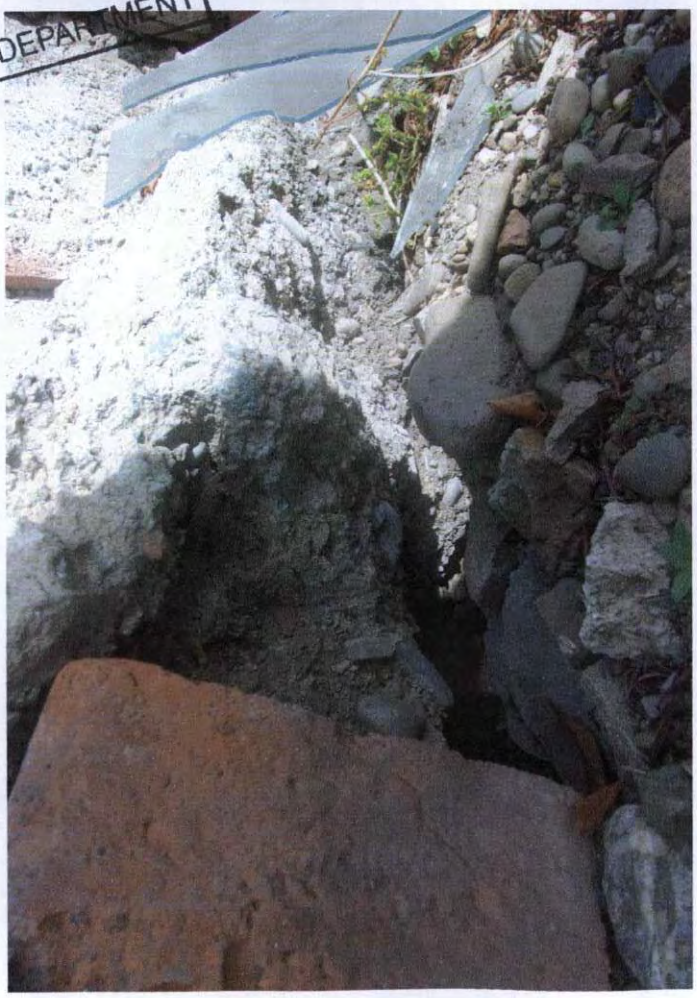
P/2009/0255





WREXHAM COUNTY
BOROUGH COUNCIL
30 MAR 2009
PLANNING DEPARTMENT





P/2009/0255





WREXHAM COUNTY BOROUGH COUNCIL
30 MAR 2009
G DEPARTMENT





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WREXHAM COUNTY BOROUGH COUNCIL
30 MAR 2009
PLANNING DEPARTMENT





P/2009/0255

WREXHAM COUNTY
BOROUGH COUNCIL
30 MAR 2009
PLANNING DEPARTMENT





PLATT WHITE
PARTNERSHIP

DESIGN & ACCESS STATEMENT

The application for the proposed new access from the highway at:

WREXHAM COUNTY
BOROUGH COUNCIL
18 MAY 2009
APPROVED
PLANNING DEPARTMENT

P/2009/0254

WREXHAM COUNTY
BOROUGH COUNCIL
30 MAR 2009
PLANNING DEPARTMENT

ROSE HILL LODGE,
ERBISTOCK,
WREXHAM,
LL13 0DR

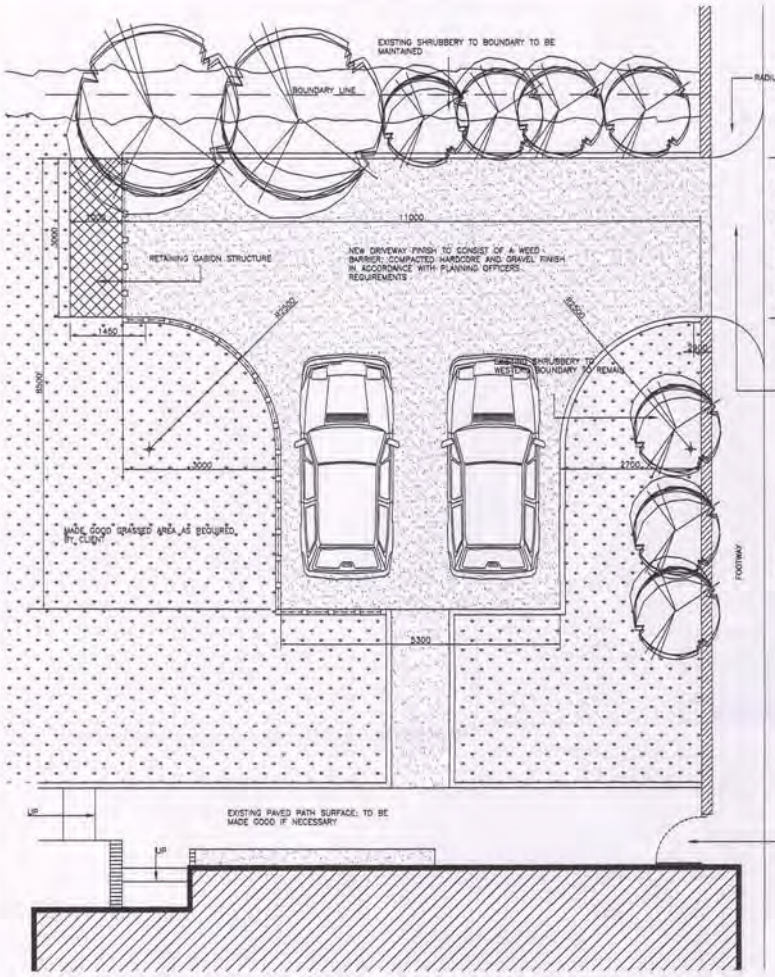
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DESIGN AND ACCESS STATEMENT

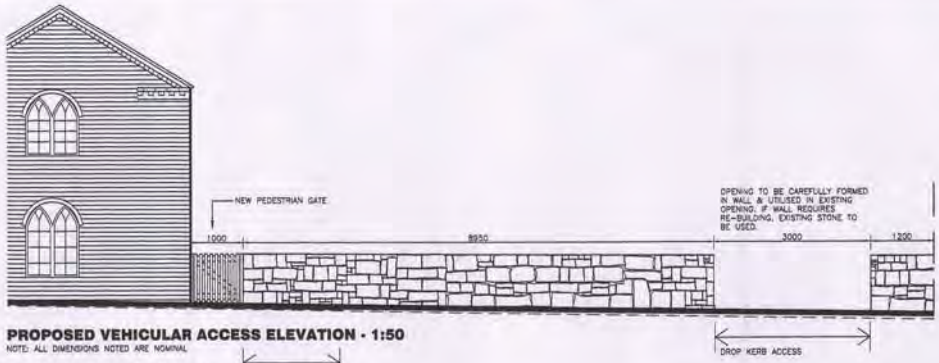
This design and access statement accompanies a formal Planning Application to take in to consideration the construction of new vehicular access to provide a suitable, safe and convenient means of ingress and egress to the property grounds, including associated general works. This design and access statement has been compiled to meet the standard and requirements of Article 4C of the Town & Country Planning (General Development Procedure) Order 1995 (as amended).

The current driveway is to a basic standard, consisting of grass and rubble. This also acts as a pathway to the main door of the property, with movement limited by any car parked in the space. Owing to a lack of hard-standing and a steep incline, there is no opportunity to turn a vehicle around. The road running past the dwelling house is the busy A528, with a constant flow of high speed traffic, thus rarely allowing sufficient time for a vehicle to stop on the road to reverse onto the drive. This means that a vehicle has to then reverse onto the main road, with vision severely restricted of any pedestrian traffic along the narrow pavement which emerges from the front of the house.

The proposed driveway is one which allows for better vision both up and down the road when leaving the driveway, whilst giving a full view of any pedestrian traffic. The proposals will allow for a vehicle to be able to enter the driveway, turn around in the space provided and exit onto the road in a forward gear. A pathway will connect the new driveway to the existing walkway/drive alongside the house whilst the current driveway access will be retained as pedestrian access only.

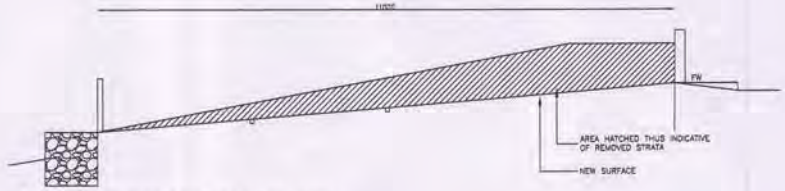


PROPOSED ACCESS LAYOUT ELEVATION - 1:50

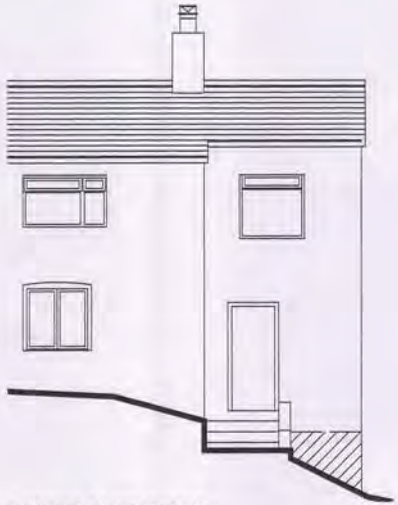


PROPOSED VEHICULAR ACCESS ELEVATION - 1:50

NOTE: ALL DIMENSIONS NOTED ARE NOMINAL



TYPICAL PROPOSED SITE SECTION - 1:50



EXISTING SOUTH FACING ELEVATION - 1:50



EXISTING EAST FACING ELEVATION - 1:50

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NOTE: WE HAVE NOT INSPECTED ANY WOODWORK OR OTHER PARTS OF THE STRUCTURE WHICH ARE COVERED, UNEXPOSED OR INACCESSIBLE AND WE ARE THEREFORE UNABLE TO REPORT THAT ANY SUCH PART OF THE PROPERTY IS FREE FROM DEFECT. THE CLIENT IS STRONGLY ADVISED TO OBTAIN STRUCTURAL REPORTS RELATING TO THE SUITABILITY OF THE STRUCTURE AND BE CARRIED OUT BY A QUALIFIED STRUCTURAL ENGINEER. POSITION OF UNDERGROUND SERVICES UNKNOWN AND DRAIN LOCATIONS ARE ASSUMED. CARE TO BE TAKEN DURING EXCAVATIONS TO AVOID DAMAGE.

NOTE: SHOULD PLANNING PERMISSION BE GRANTED, A SEPERATE APPLICATION IS REQUIRED FOR THE DROPPED KERBS TO FACILITATE THE NEW ACCESS.

ALL SETTING OUT/LEVELS TO BE PEGGED OUT AND MARKED OUT AND AGREED WITH CLIENT BEFORE COMMENCEMENT OF GROUNDWORKS.

ALL KERBING AROUND VEHICULAR AREAS EXCLUDING PATHWAY TO BE PRECAST CONCRETE KERBS TO BS 7263-2, TO BE MARSHALLS OR OTHER SIMILAR APPROVED TYPE HB3 HALF BATTERED KERBS, 125MM X 150MM DROPPED STRAIGHT AND RADIUS KERBS. ALL KERBS TO BE FINISHED AS CAST GREY IN COLOUR. ALL DRY JOINTS TO BE 2MM MINIMUM GAP. CONCRETE FOUNDATIONS TO BE TO BS 5328-1, 2, 3 AND 4 OR TO BS 8500-1, 2 AND BS EN 206-1. ALL FOUNDATIONS TO HAVE A DESIGNATED MIX OF ST1; HAVING A WORKABILITY BEING VERY LOW.

POSITION OF UNDERGROUND SERVICES UNKNOWN AND DRAIN LOCATIONS ARE ASSUMED. CARE IS TO BE TAKEN DURING EXCAVATIONS TO AVOID DAMAGE.

Rev	Date	Name	Notes
P4	30/04/09	PH	TURNING FACILITY INCREASED BY 2.6M WIDTH IN RESPONSE TO PLANNER'S COMMENTS
P3	21/04/09	PH	PATHWAY AMENDMENT & TEXT REVISION
P2	17/04/09	PH	PLANNING APPLICATION SUBMISSION
P1	17/04/09	PH	FIRST ISSUE

Revisions

WREXHAM COUNTY BOROUGH COUNCIL
18 MAY 2009
APPROVED
PLANNING DEPARTMENT

WREXHAM COUNTY BOROUGH COUNCIL
08 MAY 2009
APPROVED
PLANNING DEPARTMENT

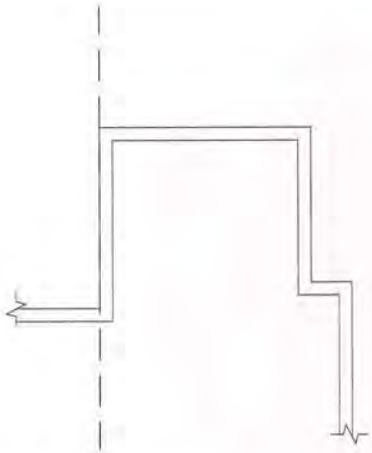
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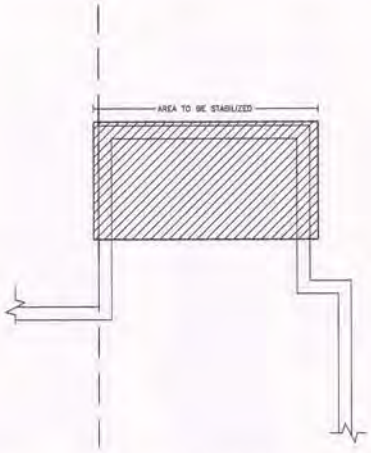
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PROPOSED NEW ACCESS OFF HIGHWAY, APPROPRIATE UNDERPINNING WORKS AT ROSEHILL LODGE, ERBISTOCK, LL13 0DR

Subject
PROPOSED DETAILS & LOCATION PLAN

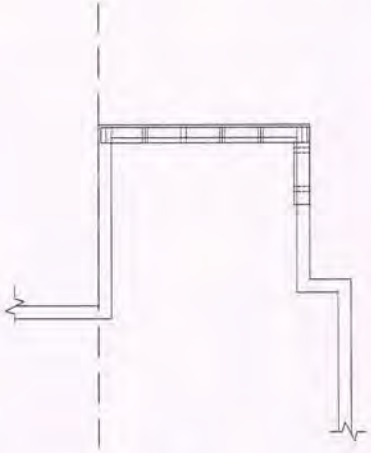
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Checked by -
Scale 1:50 @ A1
Date FEB. 09



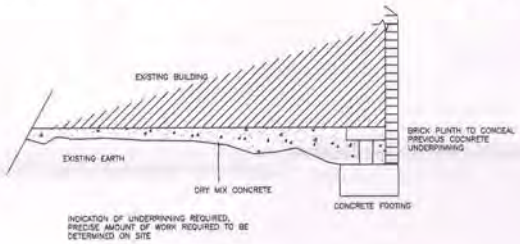
TYPICAL EXISTING SITE PLAN



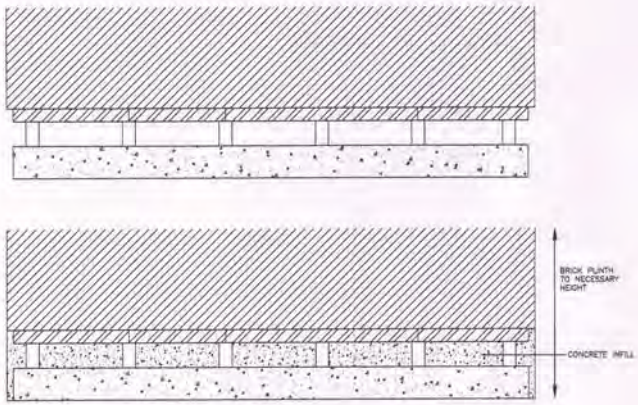
APPROXIMATE AREA TO BE TO BE STABILIZED



UNDERPINNING LAYOUT



INDICATION OF UNDERPINNING REQUIRED. PRECISE AMOUNT OF WORK REQUIRED TO BE DETERMINED ON SITE





EXISTING SOUTH FACING ELEVATION - 1:50



EXISTING EAST FACING ELEVATION - 1:50

UNDERPINNING SCHEDULE

PRELIMINARY WORKS: CLEAR A LEVEL AREA TO THE REAR OF THE OUTRIGGER TO FACILITATE THE STABILIZATION WORKS.

1. CLEAR OUT AN AREA IN HIT AND MISS FASHION AND PROVIDE CONCRETE PADS FOR MINI PROPS (SACRIFICIAL) ACROSS THE FRONT & PARTIAL SIDE OF THE REAR OUTRIGGER. PADS TO BE SET BEHIND THE BRICK FACE AND BELOW GROUND LEVEL AND ARE TO REMAIN IN SITU.
2. INSTALL MINI PROPS AT 750MM CENTRES WITH REINFORCED CONCRETE LINTELS TO UNDERSIDE OF RIGGER.
3. RAKE OUT LOOSE GRAVEL & EARTH FROM BENEATH AFFECTED AREA OF OUTRIGGER, ONCE PROPS ARE IN PLACE. SHUTTERING SIDES IF NECESSARY.
4. INSTALL C35 DRY MIX CONCRETE AND PACK FIRMLY UNDER ERODED AREA, ENSURING DRY MIX EXTENDS FULLY UNDER ERODED AREAS. SEE DIAGRAM
5. SHUTTER FRONT AREA LEAVING ROOM TO INSERT HOSE AND GROUT REMAINING VOID.
6. BUILD PLINTH OFF FRONT EDGE OF CONCRETE PADS. BRICKS TO BE PAINTED WHITE TO MATCH HOUSE, BRICKS ALSO TO MATCH HOUSE.

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WREXHAM COUNTY BOROUGH COUNCIL
30 MAR 2009
PLANNING DEPARTMENT

Rev	Date	Name	Notes
P1	26/03/09	PH	FIRST ISSUE

Revisions

WREXHAM COUNTY BOROUGH COUNCIL
19 MAY 2009
APPROVED
PLANNING DEPARTMENT

P/2009/0254

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Web: www.plattwhite.co.uk

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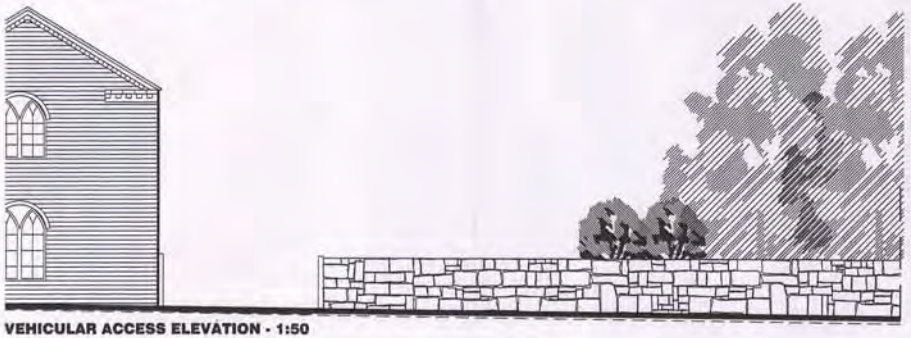
Project
UNDERPINNING WORKS AT ROSEHILL LODGE, ERBISTOCK, LL13 0DR

Subject
UNDERPINNING PLAN, DETAILING & SCHEDULE

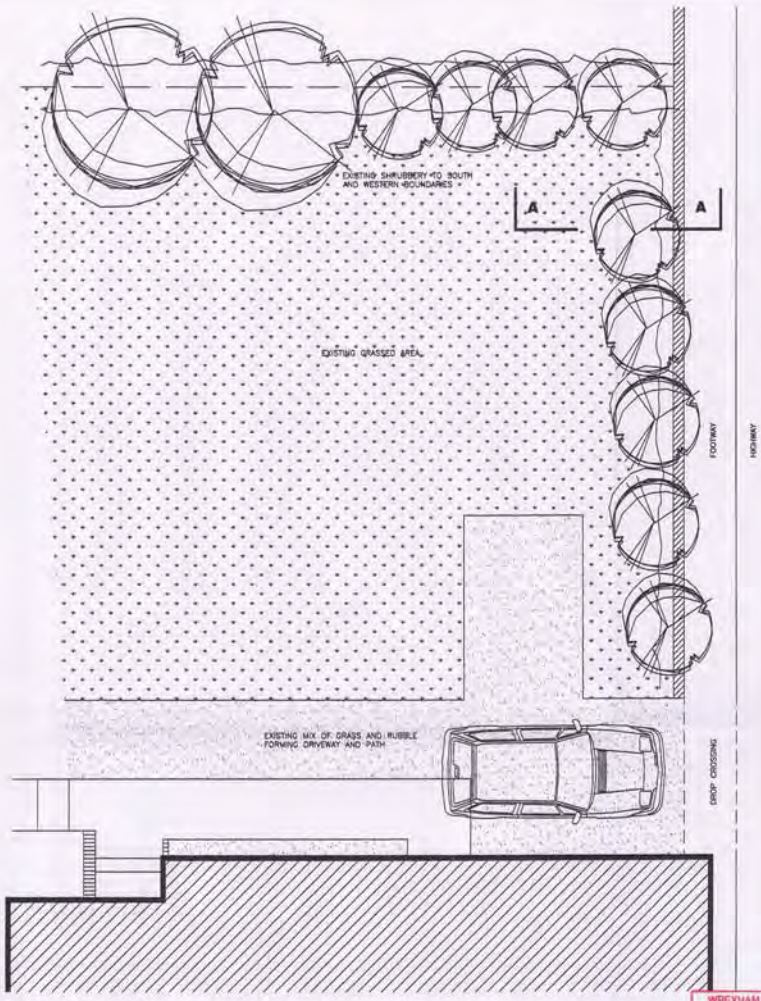
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7849/03/P1	Checked by -
Scale 1:50 @ A1	Date FEB. 09



LOCATION PLAN (OS MAP REF. SJ3542NW) - 1:200
(All information relating to the location and block plan details are taken from OS recorded information. PWP can accept no responsibility for any inaccuracy)
LICENCE NO: 100020449.

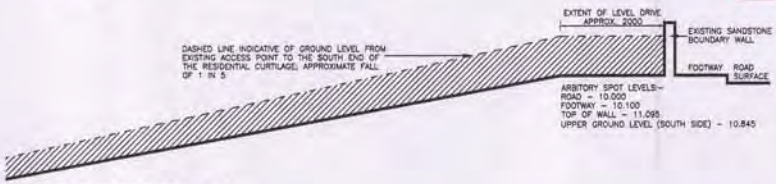


VEHICULAR ACCESS ELEVATION - 1:50



BLOCK PLAN - 1:50
(All information relating to the location and block plan details are taken from OS recorded information. PWP can accept no responsibility for any inaccuracy)

WREXHAM COUNTY BOROUGH COUNCIL
18 MAY 2009
APPROVED
PLANNING DEPARTMENT



TYPICAL SITE SECTION - 1:50

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WREXHAM COUNTY BOROUGH COUNCIL
30 MAR 2009
PLANNING DEPARTMENT

Rev	Date	Name	Notes
P2	17.03.09	PH	PLANNING APPLICATION SUBMISSION
P1	13.02.09	PH	FIRST ISSUE

Revisions

P/2009/0254

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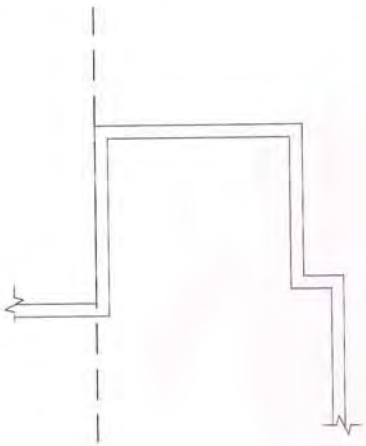
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PROPOSED NEW ACCESS OFF HIGHWAY, APPROPRIATE UNDERPINNING WORKS AT ROSEHILL LODGE, ERBISTOCK, LL13 0DR

Subject
EXISTING DETAILS & LOCATION PLAN

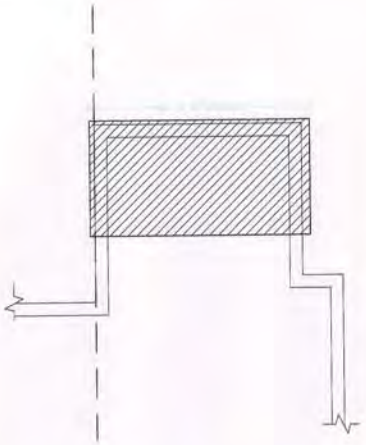
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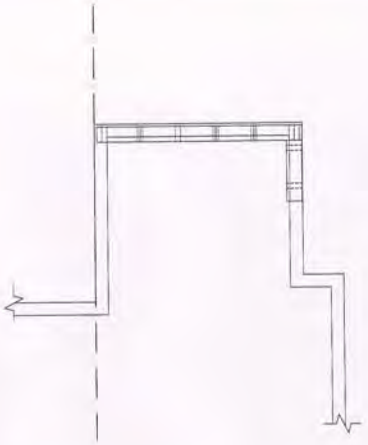
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TYPICAL EXISTING SITE PLAN

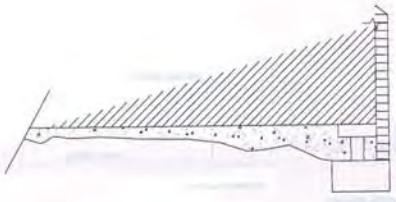


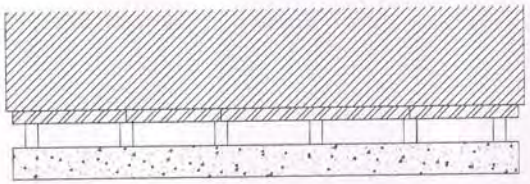
APPROXIMATE AREA TO BE TO BE STABILIZED



UNDERPINNING LAYOUT

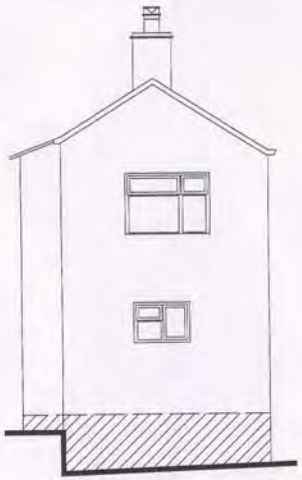
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EXISTING SOUTH FACING ELEVATION - 1:50



EXISTING EAST FACING ELEVATION - 1:50

WREXHAM COUNTY BOROUGH COUNCIL
30 MAR 2009
PLANNING DEPARTMENT

Rev Date Name Notes

Revisions

P/2009/0255

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Client

Project

Subject

Drwg. No.

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Scale

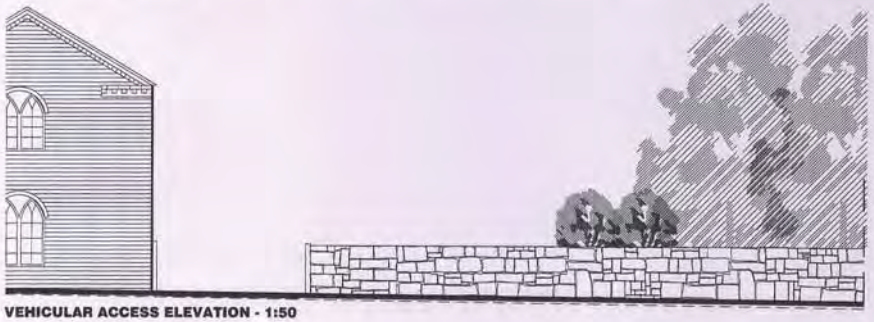
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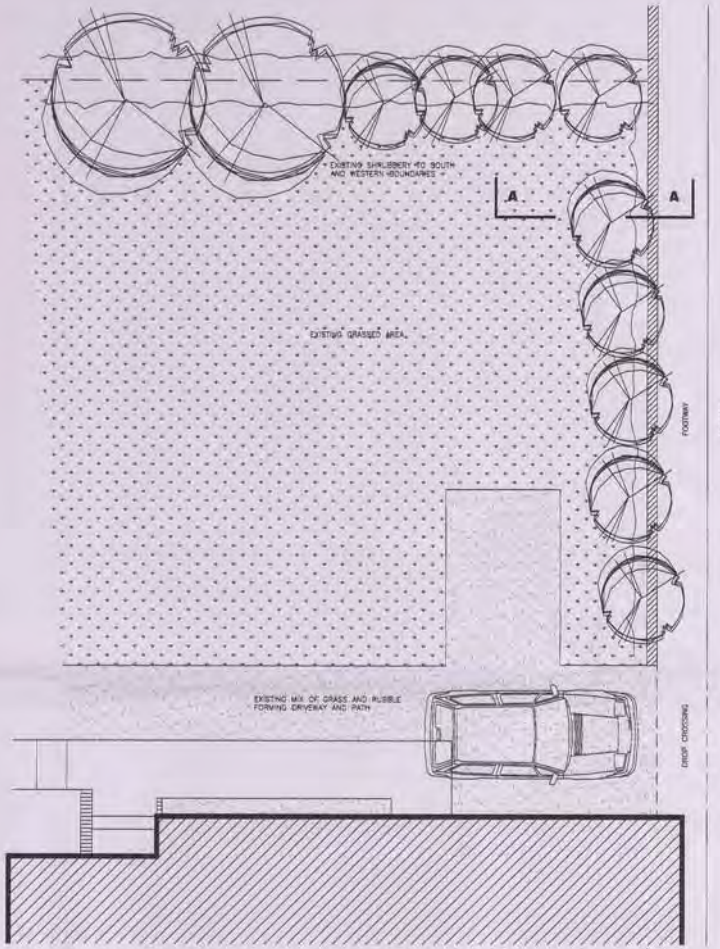
LOCATION PLAN (OS MAP REF. SJ3542NW) - 1:200

(All information relating to the location and block plan details are taken from OS recorded information. PWP can accept no responsibility for any inaccuracy)

LICENCE NO.: 100020449.



VEHICULAR ACCESS ELEVATION - 1:50



BLOCK PLAN - 1:50

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TYPICAL SITE SECTION - 1:50

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WREXHAM COUNTY BOROUGH COUNCIL
30 MAR 2009
PLANNING DEPARTMENT

Rev	Date	Name	Notes
P2	27/03/09	PH	PLANNING APPLICATION SUBMISSION
P1	13/02/09	PH	FIRST ISSUE

Revisions

P/2009/0255

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Project
PROPOSED NEW ACCESS OFF HIGHWAY, APPROPRIATE UNDERPINNING WORKS AT ROSEHILL LODGE, ERBISTOCK, LL13 0DR

Subject
EXISTING DETAILS & LOCATION PLAN

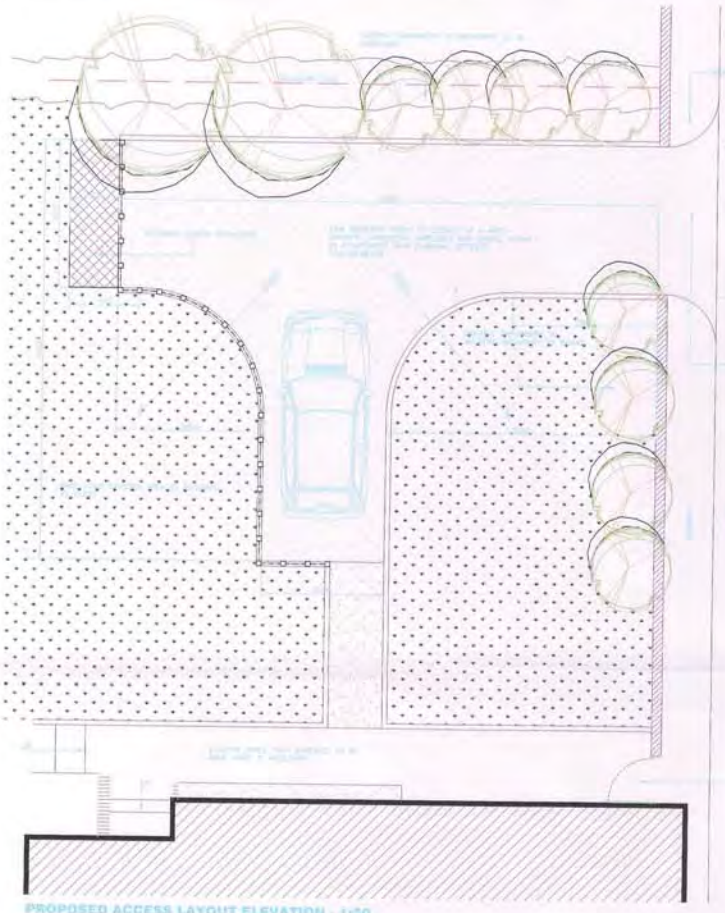
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Drawn by CR

Checked by -

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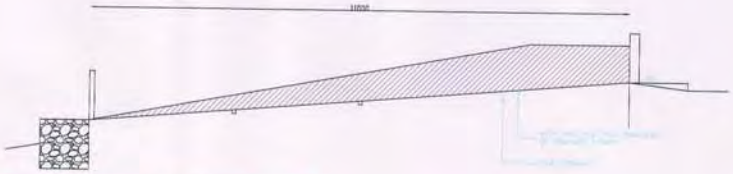
Date FEB. 09



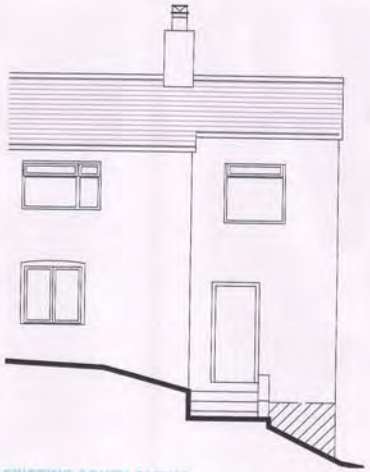
PROPOSED ACCESS LAYOUT ELEVATION - 1:50



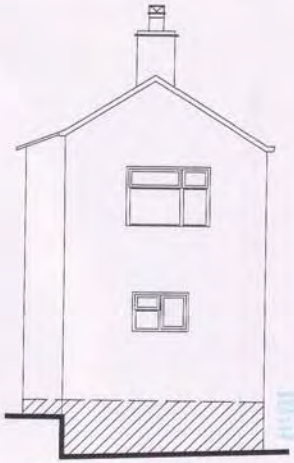
PROPOSED VEHICULAR ACCESS ELEVATION - 1:50



TYPICAL PROPOSED SITE SECTION - 1:50



EXISTING SOUTH FACING ELEVATION - 1:50



EXISTING EAST FACING ELEVATION - 1:50

This drawing is the copyright of the PLATT WHITE PARTNERSHIP.

All dimensions are to be checked on site prior to commencing work.
DO NOT SCALE FROM THIS DRAWING.

POSITION OF UNDERGROUND SERVICES UNKNOWN AND DRAIN LOCATIONS ARE ASSUMED. CARE IS TO BE TAKEN DURING EXCAVATIONS TO AVOID DAMAGE.

WREXHAM COUNTY BOROUGH COUNCIL
30 MAR 2009
PLANNING DEPARTMENT

Rev Date Name Notes

Revisions

P/2009/0255

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Client

Project

Subject

Drwg. No.

Drawn by

Checked by

Scale

Date