T1, T2, T3= New Wild Cherry Trees to front
T4= Native hedge to rear boundary (NOT HAWTHORNE)

ACO DRAIN TO DRIVEWAY ACCESS THRESHOLD AS PER PLANNING CONDITION 15.

No vehicular gates to access points.

New dropped curb required for central property only- existing to be utilised for other access points

ALL VEHICULAR ACCESS POINTS TO BE A MINIMUM OF 3.2M AS PER PLANNING CONDITION 17. (3.5M wide currently shown)

PROPOSED LAWNS TO BE AS PER ECOLOGY REPORT RECOMMENDATIONS- Species rich lawn.

25M Visibility splays shown

25M Visibility splays shown

Nothing within 2.4M within the front highway to be allowed to be taller or to be allowed to grow taller than 1M for visibility when accessing and existing the properties.

All proposed surface water and waste drainage to be strictly in accordance with accompanying specialist information.

G 86.71
86.74
86.66
Kerb
86.55
86.55
G 86.46
86.38
86.36
Kerb
86.31
Footpath
Footpath
TP
86.78
86.77
ACO DRAIN
ACO DRAIN
86.58
86.41
ACO DRAIN
86.50
86.51

New Lawn Area
Existing Vehicular Access to be retained
New Lawn Area
T1
New Lawn Area
T2
Proposed New Vehicular Access
New Lawn Area
T3
Existing Vehicular Access to be retained
New Lawn Area

Approx internal finished floor level +87.070
Approx ridge level +94.420

Driveway
to be permeable paving

Driveway
to be permeable paving

Closeboard Fence

Eave 91.82
Ridge 93.66
Building

86.92
TP
IC
BH
ST
86.68
TP
86.74
86.84

Indicative VW Golf 2020 4285x1789mm
Indicative VW Golf 2020 4285x1789mm
Indicative VW Golf 2020 4285x1789mm
Indicative VW Golf 2020 4285x1789mm
Indicative VW Golf 2020 4285x1789mm
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1.8M tall fence
1.8M tall fence with gate
1.8M tall fence with gate
1.8M tall fence
1.8M tall fence
1.8M tall fence
1.8M tall fence

WC
Hallway
Reception Room
Store
Dining Area
Kitchen

Approx 1135
Approx 1075
Approx 3700
Approx 4145
Approx 980
Approx 5285
Approx 5245

Permeable Paved Area
Permeable Paved Area
Permeable Paved Area

Low maintenance, permeable shingle area to side
Low maintenance, permeable shingle area to side

PROPOSED AIR SOURCE HEAT PUMP
PROPOSED AIR SOURCE HEAT PUMP
PROPOSED AIR SOURCE HEAT PUMP

87.04
87.01
87.01

Eave 91.62
Ridge 94.04
Building

New Lawn Area
No.1
New Lawn Area
Lawn
No.2
New Lawn Area
No.3

T4= Native hedge to rear boundary (NOT HAWTHORNE)

87.31 Fence

Building

Existing survey incomplete.
Indicatively completed using OS MAP- Dimensions and levels TBC on site.

Site Plan
(1:100)

Community Infrastructure Levy Forms to be completed and confirmation received from council prior to commencement that all required information has been received. If these forms are not completed prior to commencement then the Levy will become due and no relief will be possible.

architecture
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CLIENT: Mr R. Whitney (Roof Plus)
PROJECT: 22008- Woodville Garage, 14 Gresford Road, Llay, LL12 0NW
DRAWING TITLE: Proposed Plans 2
Scale: 1:100@A1
JOB No. 22008
DRAWING No.22008-PL-102
STATUS: PLANNING

REVISION	DATE
0	04.05.22
A	12.05.22
B	21.05.24

GENERAL NOTES
This drawing is the copyright of Scott Architecture Ltd. All dimensions and levels are to be checked on site. Do not scale. All errors and omissions to be reported to the architectural designer prior to commencement. This drawing must be read in conjunction with the relevant specification clauses. This drawing must not be used on site unless issued for construction. This drawing must not be used for purposes other than that for which it is provided. It is supplied without liability for any errors or omissions. All drawings subject to statutory authority approval.

CDM REGULATIONS
The contractor is responsible for informing the client, and for carrying out all measures necessary to ensure compliance with any relevant health and safety legislation, in particular the construction design and management 'CDM' regulations. Any discrepancies in the drawings should be reported to the architectural designer for decision.

STRUCTURAL INFORMATION
for all structural information refer to structural engineers drawings and details. drawings to be read in conjunction with all other specialist drawings all dimensions to be checked on site before works and fabrication of components commence.all discrepancies to be reported to the architectural designer at the first opportunity.

MATERIALS
All materials and components must be suitable for their intended purpose and location and must be manufactured and installed in accordance with all relevant british standards and codes of practice. Any reference to an approved document in this specification relates to the relevant approved document of the building regulations. All work generally to be carried out in accordance with the building regulations and the satisfaction of the approved building control inspectorate.

All Dimensions and Levels to be checked on site

Impact on neigbouring property Right of Light advised to be assessed before commencement of proposed work