

P / 2009 / 0255



BRAM CO
BOROUGH C

30 MAR 2009

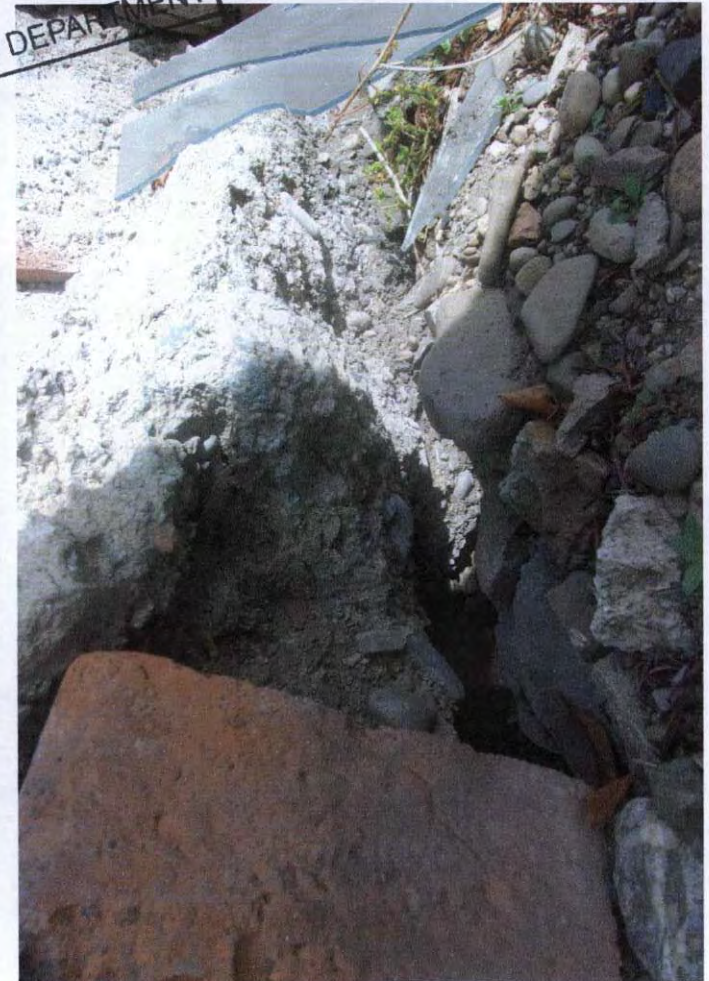
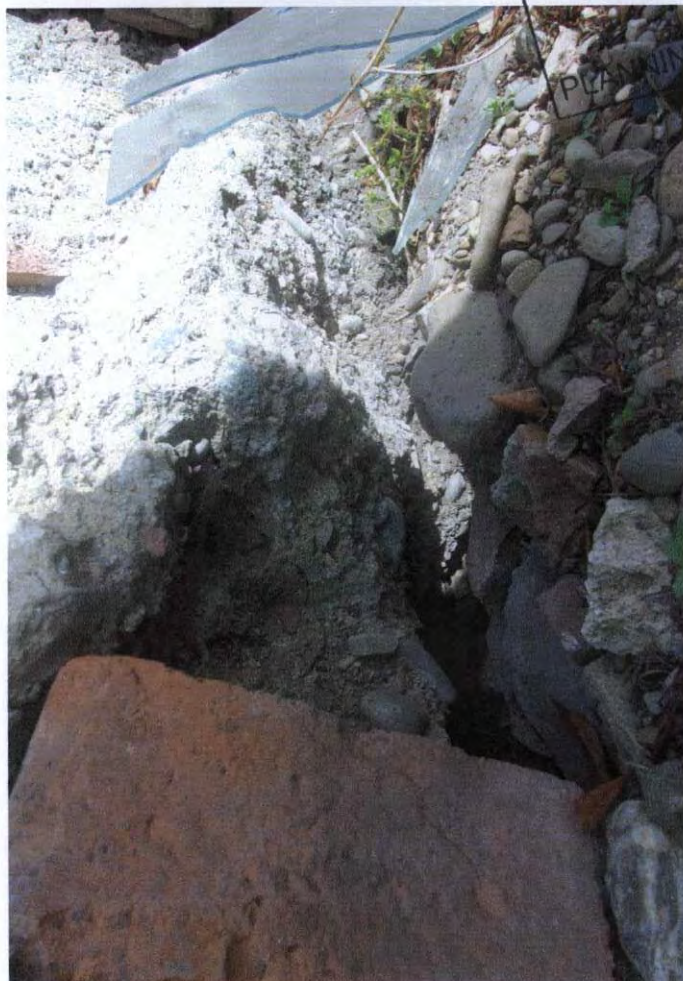
PLANNING DEPARTMENT



P / 2009 / 0255



WREXHAM COUNTY
BOROUGH COUNCIL
30 MAR 2009



PLANNING DEPARTMENT

P / 2003 / 0255



WREXHAM COUNTY
BOROUGH COUNCIL
30 MAR 2009

G DEPARTMENT



P / 2009 / 0255



WREXHAM COUNTY
BOROUGH COUNCIL
30 MAR 2009
PLANNING DEPARTMENT



P / 2009 / 0255

WREXHAM COUNTY
BOROUGH COUNCIL
30 MAR 2009
PLANNING DEPARTMENT





DESIGN & ACCESS STATEMENT

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



P / 2009 / 0254



**ROSE HILL LODGE,
ERBISTOCK,
WREXHAM,
LL13 0DR**

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.

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

DO NOT SCALE FROM THIS DRAWING OR ANY OTHERS
RELATING TO THIS PROJECT FROM REPROGRAPHS.

NOTE: WE HAVE NOT INSPECTED ANY WOODWORK OR OTHER
ELEMENTS OF THE STRUCTURE WHICH ARE COVERED.

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

7263-1 TYPE 3 HALF BATTERED KERBS, 125MM X 150MM ENCLOSED STRAIGHT AND RADIUS KERBS, ALL JOINTS TO BE FINISHED AS CAST GREY IN COLOUR. ALL CURBS TO BE 2MM MINIMUM GAP. CONCRETE FOUNDATIONS TO BE TO BS 5328-1, 2, 3 AND 4 OR TO BS 8000-1, 2 AND BS 8000-3. ALL FOUNDATIONS TO HAVE A DESIGNATED MAX OF ST1, HAVING A WORKABILITY BEING VERY LOW.

—

[illegible]

No	PH	COMMENTS
P3	P3.03.55	PATHWAY AMENDMENT & TEXT REVISION

Day	Date	Name	Notes
1	10/10/08	John	10/10/08

1000

Partnership

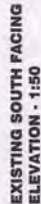
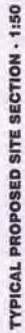
e-mail: info@plattwhite.co.uk
Web: www.plattwhite.co.uk

THE UNIVERSITY OF CHICAGO

ROSEHILL LODGE, EMBISTOCK, LL13 0DR

1000

Scale 1:50 @ A1 Date FEB. 09



WANT TO WATCH
TO CONCEAL OLD
UNDERPINNING.
11/03/P1 FOR EXTENT
ON OF NEW

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THE CONSULTANT IS RESPONSIBLE FOR CORRECTING ALL
DIMENSIONS, TOLERANCES AND REFERENCES, WHERE
NECESSARY, TO REFLECT THE INTENT OF THE
DRAWING. THE CONSULTANT SHALL NOT BE
RESPONSIBLE FOR ANY DAMAGE TO THE
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PROPERTY OR PERSONS, INCLUDING BUT NOT
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FROM THE WORK OR FROM THE USE OF THE
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EXISTING STRUCTURE OR TO ANY OTHER
PROPERTY OR PERSONS, INCLUDING BUT NOT
LIMITED TO, THE ADJACENT LANDS, ARISING
FROM THE WORK OR FROM THE USE OF THE
DRAWING.

POSITION OF UNDERGROUND SERVICES UNKNOWN AND
NOT TO BE EXPOSED DURING EXCAVATIONS TO AVOID DAMAGE.

PT	PA	FIRST ISSUE
Revisions	Draw Name/Notes	
1	1	1
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WREXHAM COUNTY
BOROUGH COUNCIL
19 MAY 2009
PLANNING DEPARTMENT

PLATT WHITE
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Nova House, 84 Broughton
Chester, CH3 5AQ
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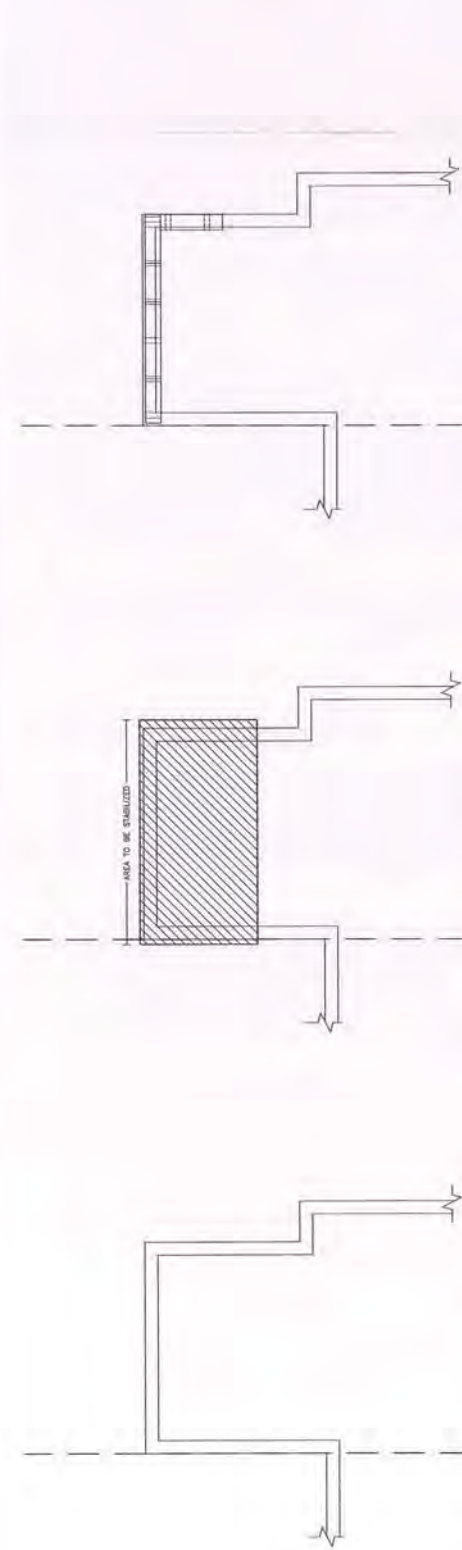
Client
**MR & MRS J RICHES, THE GRANGE,
PENLEY, WREXHAM, LL13 0LS**

Project
**UNDERPINNING WORKS AT ROSEHILL LODGE,
BRIESTOCK, LL13 0SR**

Subject
**UNDERPINNING PLAN, DETAILING &
SCHEDULE**

Drawn by **CR**
Checked by **-**

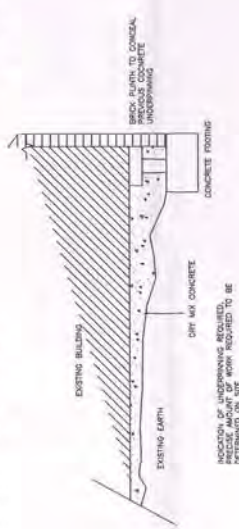
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Date **19 MAY 2009**



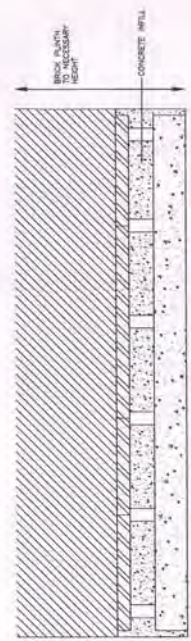
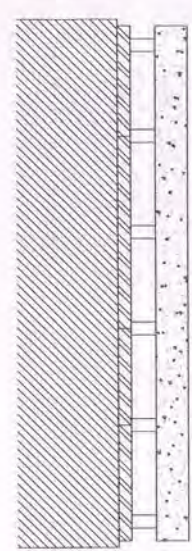
TYPICAL EXISTING SITE PLAN

APPROXIMATE AREA TO BE TO BE STABILIZED

UNDERPINNING LAYOUT

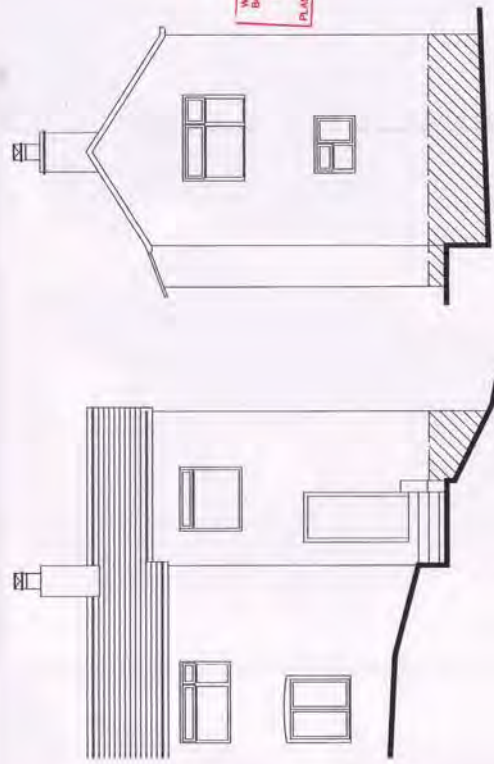


INDICATION OF UNDERPINNING REQUIRED, REFERENCED ON JAIL



EXISTING SOUTH FACING
ELEVATION - 1:50

EXISTING EAST FACING
ELEVATION - 1:50



- UNDERPINNING SCHEDULE
1. CLEAR OUT AN AREA TO THE REAR OF THE OUTSIDER TO FACILITATE THE EXCAVATION WORKS.
 2. CLEAR OUT AN AREA IN THE REAR OF THE BUILDING AND PROVIDE CONCRETE PADS FOR NEW PROPS (SACRIFICIAL) ACROSS THE FRONT & PARTIAL SIDE OF THE REAR OUTSIDER PADS TO BE SET BEHIND THE BRICK FACE AND BELOW SECOND LEVEL AND ARE TO REMAIN IN SITU.
 3. INSTALL NEW PROPS AT 750MM CENTRES WITH REINFORCED CONCRETE LEVELS TO UNDERSIDE OF ROOF.
 4. MAKE CUT LOOSE BRICK & EARTH FROM BENEATH AFFECTED AREA OF OUTSIDER, DANCE PROPS ARE IN PLACE, SHUTTERING SIDES IF NECESSARY.
 5. CAST NEW CONCRETE AND PACE FINISH UNDER EXISTED AREA, ENSURING NEW ARE EXTENDS FULLY UNDER EXISTED AREA. SEE DRAWING.
 6. SHUTTER FROM AREA LEAVING ROOM TO INSERT ROSE AND GROUT REMAINING VOID.
 7. BUILD PLUMB OFF FRONT EDGE OF CONCRETE PADS. BRICKS TO BE PAINTED WHITE TO MATCH HOUSE. BRICKS ALSO TO MATCH HOUSE.

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

THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS, TOLERANCES AND REFERENCES. WHERE DISCREPANCIES ARE FOUND, THE CONTRACTOR IS TO INFORM PLATT WHITE PARTNERSHIP BEFORE PROCEEDING WITH CONSTRUCTION WORKS.

DO NOT SCALE FROM THIS DRAWING OR ANY OTHERS RELATING TO THIS PROJECT FROM REPROGRAPHS.

NOTE: WE HAVE NOT INSPECTED ANY WOODWORK, OR OTHER PARTS OF THE STRUCTURE WHICH ARE COVERED, UNEXPOSED OR INACCESSIBLE AND ARE PART OF THE PROPERTY. IT IS FIRST FROM DIRECTLY. 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 TO POSITION OF UNDERGROUND SERVICES UNKNOWN AND DRAIN LOCATIONS ARE ASSUMED. CARE TO BE TAKEN DURING EXCAVATIONS TO AVOID DAMAGE.

DISTINGUISHED GRASS AREA.

THE UNIVERSITY OF MICHIGAN LIBRARY

14

DUSTING MIX OF GRASS AND RUBBLE
FORMING DRIVEWAY AND PATH

WREXHAM COUNTY
BOROUGH COUNCIL
16 MAY 2009
APPROVED
PLANNING DEPARTMENT

BLOCK PLAN - 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.

LOCATION PLAN (OS MAP REF. SJ3542NW) - 1:200
ALL information relating to the location and block plan details are taken from OS
KEYENCE REF: 100020447.

ALL INFORMATION RELATING TO THE LOCATION AND
-KELLYCEN WP: 100020447.

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

Accession #: 100020149.

DASHED LINE INDICATIVE OF GROUND LEVEL FROM EXISTING ACCESS POINT TO THE SOUTH END OF THE RESIDENTIAL CURTIAGE. APPROXIMATE FALL OF 1 IN 5.

EXTENT OF LEVEL DRIVE
APPROX. 2000

EXISTING SANDSTONE
BOUNDARY WALL

FOOTWAY ROAD SURFACE

ARBITRARY SPOT LEVELS ~
ROAD ~ 10.000

FOOTWAY ~ 10.100

TOP OF WALL ~ 11.098

EXTENT OF LEVEL DRIVE APPROX. 2000

EXISTING SANDSTONE BOUNDARY WALL

FOOTWAY ROAD SURFACE

ARBITRARY SPOT LEVELS -
 ROAD - 10.000
 FOOTWAY - 10.100
 TOP OF WALL - 11.098

TYPICAL SITE SECTION • 1:50

Client
MR & MRS J RICHIES, THE GRANGE,
PENILEY, WREXHAM. LL13 0LS

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	-

Scale 1/200, 1:50
Date FEB. 08

VEHICULAR ACCESS ELEVATION - 1:50

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NOTES: IF ADDITIONAL SERVICES (WATER, GAS, AND
DRAIN) LOCATIONS ARE ASSUMED, CARE IS TO BE
TAKEN DURING EXCAVATIONS TO AVOID DAMAGE.

WREXHAM BOROUGH COUNCIL
30 MAR 2005
PLANNING DEPARTMENT

Revisions
Rev (Date) Name/Notes

P/2009/0255

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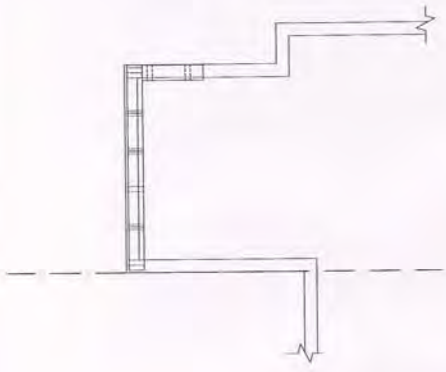
Client
MR & MRS J. BARNES, THE GRANGE,
PENNY, WREXHAM, LL12 8LS

Project
UNDERGROUND SERVICES AT FOOTPATH, 100M,
WREXHAM, LL12 8LS

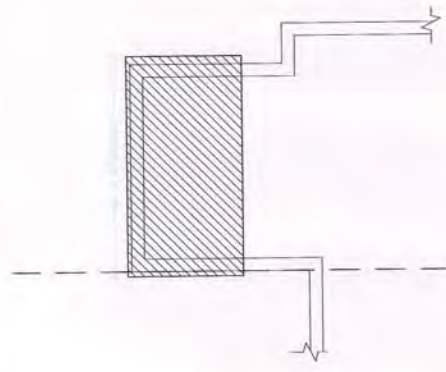
Subject
UNDERGROUND SERVICES AT FOOTPATH, 100M,
WREXHAM, LL12 8LS

Drawn by
Checked by

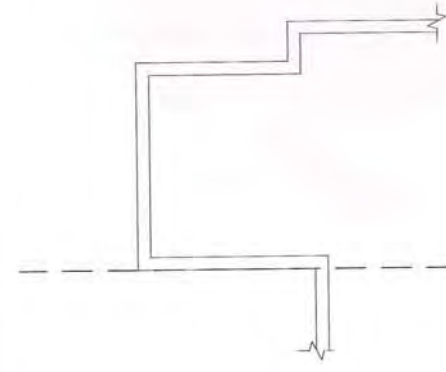
Scale
Date



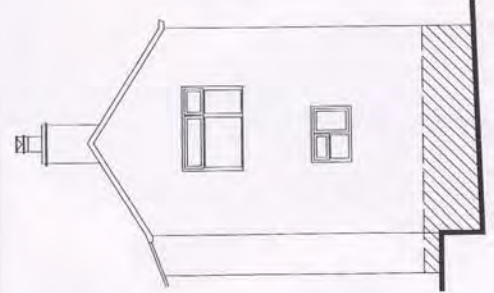
UNDERGROUND LAYOUT



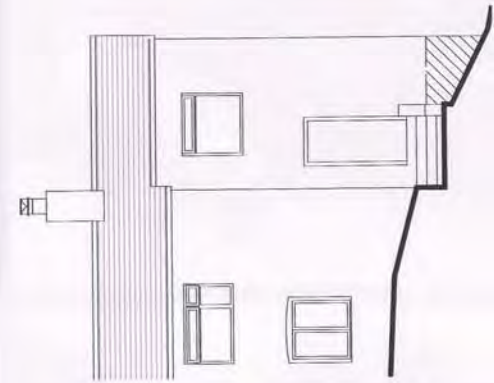
APPROXIMATE AREA TO BE TO BE STABILIZED



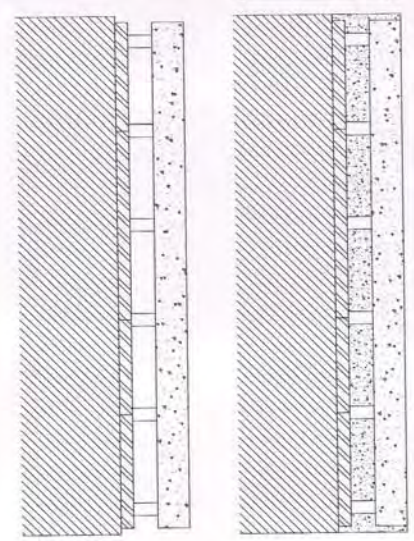
TYPICAL EXISTING SITE PLAN



EXISTING EAST FACING
ELEVATION - 1:50



EXISTING SOUTH FACING
ELEVATION - 1:50

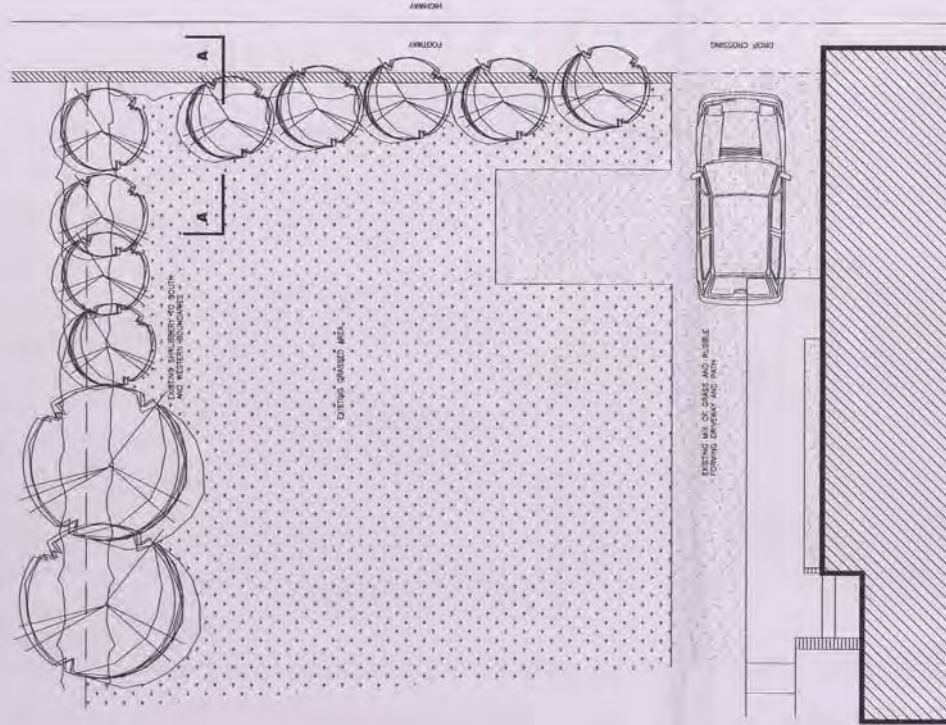




LOCATION PLAN (OS MAP REF. S43542NW) - 1:200
All block plan details are taken from OS recorded information. PPP can accept no responsibility for any inaccuracy.



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. PPP can accept no responsibility for any inaccuracy)



TYPICAL SITE SECTION - 1:50

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THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMISSIONS AND APPROVALS PRIOR TO COMMENCING WORK.
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WIRETAM COUNCIL BOROUGH COUNCIL 30 MAR 2009 PLANNING DEPARTMENT
PLANNING APPLICATION NUMBER
PLANNING REFERENCE
PLANNING DATE
PLANNING REFERENCE

PLATT WHITE
Partnership
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Chesler, CHD 54Q
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Web: www.plattwhite.co.uk

Client
MR & MRS J. RICHES, THE GRANGE,
PENLEY, WIRCHAM, L13 0LS

Project
PROPOSED NEW ACCESS OFF HIGHWAY,
PROPOSED NEW ACCESS OFF HIGHWAY,
PROPOSED NEW ACCESS OFF HIGHWAY,
ROSEHILL LODGE, WIRCHAM, L13 0LS

Subject
EXISTING DETAILS & LOCATION PLAN

Drawn by: CB
Checked by: -
Date: FEB 08
Scale: 1:200, 1:50
E: 21

SECTION OF UNCONFINED BRICKS, STONE AND
OTHER LOADINGS ARE ASSIGNED, CARE IS TO BE
TAKEN TO PREVENT DAMAGE TO ACID DRAINAGE.

HIRESTOWN COUNTY
 BOROUGH COUNCIL
 31 MAR 2009
 PLANNING DEPARTMENT

LATT / WHITE
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Nova House, 64 Boughton
Chestor, CH3 5AQ
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e-mail: info@luttwhite.co.uk
Web: www.luttwhite.co.uk

Print

ject
POWER AND ACCESS ARE INCREASINGLY
ACQUISITIVE ORGANISMS GROWING AT

Subject

g. No. 28

Drawn by JG	Checked by
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