

EXTERNAL WORKS GENERALLY

PLEASE NOTE: Any areas of grass should not be seeded. All Rear gardens are to be turfed. Front gardens as per landscaping layout. All turfed areas should be adequately drained so that ponding does not occur. Gardens should provide minimum 40m2 of usable space for a house and 35m2 for a bungalow.

Close boarded fencing 1.80m high to be provided to boundary of rear garden areas as shown on external works plan and as a 3m long privacy screen between adjacent rear gardens. 1.2m high close boarded fencing between adjacent rear gardens all as indicated.
All fencing to be fixed to concrete posts @ 2.4m centres. The posts should facilitate connection of timber rails via bolts through the concrete posts.
1.8m high lockable, timber personnel gates, minimum width 900mm to be provided to provide pedestrian access between rear and front gardens. Design to match fencing and to be framed, ledged and braced construction. Fit ironmongery comprising one and a half pairs of galvanised strap hinges, Suffolk latch and bolt.

FENCING/GATES

Timber, double sided, **hit and miss fencing**, minimum 1.8m high, to be provided to boundaries enclosing rear gardens adjacent to public areas. Fencing to be designed to ensure privacy and security within rear garden areas. Boards to be 100 x 25mm spaced 25mm apart, 3 strand galvanised metal wire to be securely fixed to external side of top, bottom and centre rail positions of each board.

RAILINGS AND GATES

Parking spaces within garden areas are to have lockable double timber gates 1.8m high and a clear opening width of 2.4m. A lockable, timber personnel gate, minimum width 900mm to be provided to provide pedestrian access between rear and front gardens. Design to match fencing and to be framed, ledged and braced construction. Fit ironmongery comprising one and a half pairs of galvanised strap hinges, Suffolk latch and bolt.
All metal railings, handrails, guardrails and fences are to be galvanised and painted black unless otherwise required by the local authority. Railings generally are to be 'ball-top' design and a metal railing sample will be required for approval. 1000 high black painted galvanised railings are to be provided to public footpath and to defensible spaces of front gardens with 300 wide (total width) concrete mowing strip.

MOWING STRIP

A 300mm minimum width concrete strip is to be provided when turfed or planted areas abut external walls of dwellings and under external boundary railings.

CLOTHES LINES

Heavy duty rotary clothes drier of 4 arm design and minimum 120m linear length to be provided adjacent to the paved patios.

EXTERNAL STORAGE

Type:- Robust timber garden shed with tongue and groove cladding and tongue and groove roof boarding to be provided. All timber to be preservative treated.
Manufacturer/Supplier/Design:- to Association approval.
Size:- minimum size 2.5m2, 3 bed and above to be minimum size 4m2 but to meet sustainability requirements
Lock: Provide permanent lock conforming to BS 3621:2004, not a padlock.
Base: Insitu concrete 300mm thick slab allowing both the wheel and frame to be locked securely i.e. 'Sheffield' type fitting.
All hinges to be on the inside as SBD guidelines
Decoration:- Preservative based stain; colour to Association approval.
Fixtures:- Anchor post/frame for securing bicycles as Assembly/sustainability requirements .

Waste/Bin:

Indicates dedicated bun & recycling storage for LA collection scheme (2 No. 240L Bins). L.A. Also provide 1 No. 55 Liter Recycling box and 1 No. 38 Liter box per house. All storage containers to have lids. Refer also to C.602.142 for details.

Composting:

External proprietary 330 litre composting container, sited according to the manufacturer's instructions. Containers should be accessible but not sited in close proximity of windows, doors, or ventilation intakes for habitable areas within the dwelling or surrounding dwellings. Provide all dwellings with information leaflet explaining how the composting system will work and materials that can be composted.

Rainwater Butts:

Indicates rainwater butt - Min Capacity: 150 Liters for 1 -2 Bedroom
200 Liter for 3+ Bedroom

Notes:

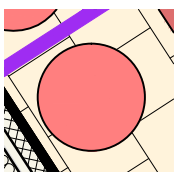
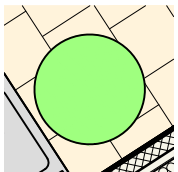
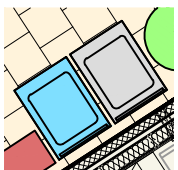
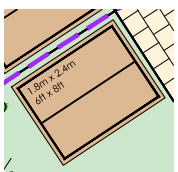
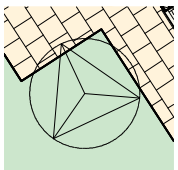
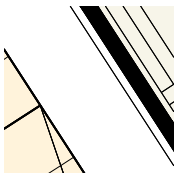
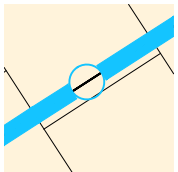
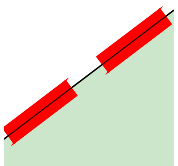
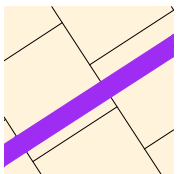
Water butts will be located on a stable, adequately supported base and will be constructed of a durable material, opaque to sunlight. All butts will have a childproof lid, A top for drawing off water and a connection to the rainwater pipe with an automatic overflow into the conventional drainage system. There will be a means of detaching the rainwater pipe abd access provision to enable cleaning.

Inclusive Design:

Access to all external storage and facilities noted above to be fully compliant with AD H and AD M. All surfaces on routes to and on such facilities must be firm, slip resistant and contrast visually with adjacent surfaces. Storage facilities must be less than 30m walking distance from the main/closest external entrance door abd therefore must be level thresholds to these doors. Door furniture must meet section 6.4 of B.S 8300:2007. There must be a min 1500mm Diameter turning circle at any of these amenities.

Any gates forming access to or from each individual property must have a level threshold and have a clear opening width of min. 900mm.

Any lighting along the inclusive access route or at the amenity must be located at the HT between 450 & 1200mm from the floor.



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REV:	REVISION:	DATE:
X	First Issue	09.03.15
A	Levels Amended	07.05.15
B	Amended Design	20.05.15
C	Revised Curve Diameter	01.06.15

Construction

scheme title: Proposed Residential Development at Bro Gwilym, Wrexham		
drawing ref: Proposed External Works Sh 1 Rework		
scale:	1:200 @A1	
drawn by:	MOH	
checked by:	RAL	
job:	drawings ref:	rev:
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