

Proposed

ADAM DUNN DESIGN

ARCHITECTURAL DESIGN
& PLANNING APPROVAL

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PLANNING APPROVAL

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BUILDING CONSULTANCY

RUNNING NOTES

AGE (SuDS)

ew soakaway will be designed in accordance with Approved Document H & BRE Digest 365, the design allows an increase of 30% for climate change. The proposed standing areas shall be laid with a cross fall so all water shall be directed into the ground locally and within site boundaries. Provide a silt trap to the surface water drainage line so that the silt and debris can be removed before it can enter the soakaway. The silt trap shall be cleared weekly until the development is completed after which a three monthly inspection rota shall be followed.

STORAGE

New area will be provided for bin storage.

SECONDARY TREATMENT

site shall be surrounded in 2.0m high fencing.

Supplemental Materials

- s 01 - Render
- f 02 - Vertically hung tile cladding
- dows & Doors 03 - Slate tile
- water Goods 04 - uPVC white
- Denotes obscured glazing
- Pilkington level 5

Building Floor Area	108.50 m ²
Roofed Floor Area	80.90 m ²
Area	342.50 m ²

WING NOTES

HIGHWAYS NOTES	
10/10/2025	Highways Amendment
17/09/2025	Highways Amendment
08/08/2025	Highways Amendments

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CIA		07933 27770						
ISSUE SCHEDULE								
Preliminary	<input checked="" type="checkbox"/>	Building Regs	<input type="checkbox"/>					
Planning	<input type="checkbox"/>	Construction	<input type="checkbox"/>					
<p>dwning has copyright protection and should not be reproduced without written permission dam Dunn Design. The Contractor is responsible for checking the dimensions on site and any tancy to be verified prior to the commencement of any building works or fabrication. These ggs are not to be scaled and must be read in accordance with all associated architectural, ng, engineering and service drawings. If in doubt, please ask.</p>								
at 1:50	1	2	3	4				
at 1:100	1	2	3	4	5	6	7	8
at 1:200		5		10		15		
at 1:500	5	10	15	20	25	30	35	40

This architectural site plan illustrates the layout of a residential property, including the building footprint, rooms, and external features. The property is bounded by a road to the south and a slope to the north. Key features include:

- Building Footprint:** The main building footprint is shown with a grey hatched area. It includes a Hall (9.5 m²), Kitchen Diner (14.8 m²), Lounge (17.1 m²), Utility (3.3 m²), and a WC (1.5 m²). A cycle store is also indicated.
- External Areas:** The property includes a driveway, a turning space, and a paved area with Indian Sandstone Paving. A parking space for No. 3a is allocated.
- Driveway Construction:** The driveway is constructed with porous block paving with sand infill, on 100mm sharp sand, on Treellex T300[®] laying bed, on 100mm permeable concrete (basalt) on Calwev TRP cellular confinement system infilled with 20-40mm angular crushed stone (basalt), no fines.
- Landscaping and Fencing:** The property is surrounded by a fence. Existing fences are to be replaced with new maximum 600mm high fences, visibility splays to remain functional and ensure 25m SSD in both directions. A 2.0m high fence is denoted.
- Access and Services:** An electric vehicle charging point is located on the driveway. A BT box is marked as existing. A foul drain connection to No. 3a is indicated.
- Surveys:** The plan shows 'Ground Floor (Unsurveyed)' and 'No. 3 allocated parking space as existing'.
- Dimensions:** Various dimensions are marked, including 25,000, 6,000, 5,000, 2,600, and 2,000.

Site Plan as Proposed 1:100