



EXISTING ARRANGEMENT:	GEA (m²)
SITE AREA:	1270.84
OUTBUILDING (1) - TO BE REMOVED:	17.02
OUTBUILDING (2) - TO BE REMOVED:	60.80
OUTBUILDING (3) - TO BE REMOVED:	8.17
OUTBUILDING (4) - TO BE RETAINED:	49.07
EXISTING DEVELOPMENT:	135.06
BUILDINGS AS A % OF SITE COVERAGE:	
135.06/1270.84 x100 =	10.62%
PROPOSED ARRANGEMENT:	GEA (m²)
SITE AREA:	1270.84
OUTBUILDING (4) - TO BE RETAINED:	49.07
NEW DWELLING:	138.79
PROPOSED DEVELOPMENT:	187.86
BUILDINGS AS A % OF SITE COVERAGE:	
187.86/1270.84 x100 =	14.78%
HARD AND SOFT LANDSCAPING NOTE/S: The proposed hard and soft landscaping scheme comprises the following details, to LPA approval:	
1. ACCESS DRIVEWAY SERVING NEW DWELLING: 1a). Permeable access drive with CellPave or similar equivalent for fire engine and delivery vehicle access purposes min. carrying capacity of 28t (Gross Vehicle Weight), and 12.5t axle loading. 1b). Access driveway surface water drainage channel to discharge to either grass verges or soakaways; subject to final surface water drainage design. 1c). Swept path tracking of waste collection vehicle/fire engine/delivery vehicle. Overall length 7m, overall width 2.5m, Turning circle between kerbs (outer dash turning radius) 9.6m (indicated). Access driveway needs to: <ul style="list-style-type: none">Have suitable foundations and surfaces to withstand the maximum weight of the vehicle (generally 26t GVW, 12.5t axle loading)Have heavy-duty manhole covers, gully gratings etc.Be designed to ensure reasonable convenience for the collection vehicle.Be a minimum of 3.1 metres wide (between kerbs).Be arranged for the collection vehicle to continue in a forward direction.The minimum turning circles are 16.8m (kerb to kerb) and 19.2m (between walls). Final design of the soft and hard landscaping scheme, and in particular the new site access drive; to be subject to achieving the Waste Collection Vehicle, Fire Engine and Delivery Vehicle access requirements in compliance with the parameters set out by the LPA and under the Building Regulations design criteria in Part B5 and following further consultation/s with the Local Fire Brigade.	
2. BOUNDARY AND LANDSCAPING TREATMENTS: 2a). Grass verges (low level thin edge kerbs). 2b). Post and rail timber fencing /1.2m high hedging. 2c). Secure cycle storage is to be provided externally to meet the cycle standards for residential developments; <ul style="list-style-type: none">3 cycle spaces (long stay) per dwelling and1 cycle loop/hop (short stay) per dwelling. 2d). Hard and soft landscaping to comprise of paving slabs or tiles and/or timber decking, with soft landscaped planters/trees.	
3. BIN STORAGE + COLLECTION NOTE/S: The following wheeled bins are to be provided (per dwelling) and stored adjacent or near to each dwelling: <ul style="list-style-type: none">1 x 240 litre bin (black) for refuse +1 x 240 litre bin (green) for recycling +1 x 23 litre outdoor caddy for food waste (OPTIONAL). Bin collection day area/s (blue solid hatch) are to be provided at the head of existing access driveway/Frogmore Lane, wheeled to this area by the occupier. The surface area shall be of adequate size to accommodate four wheeled bins and shall be block paved to provide a durable, easily cleaned surface. New dwelling to have sufficient space in the kitchen to segregate recyclable and non-recyclable waste and store it until it is taken out to the bins.	

landscaping plan