

338.5°N
51°31'48"N 0°27'12"W

Existing
Shed

Existing
Garage

Existing
Store shed

Existing
WORKSHOP
91 Harlington

Existing
Garage
93 Harlington

New garage & Gym
26105/APP/2023/1520
under construction

Existing
Garage
95 Harlington

No.3

No.1a

Proposed new building

Olive Tree House

First & ground floor extension
plans submitted for Permitted
Development July 2023

Line of sight
to central gutter

Create new vehicle
cross-over with extension
of existing 1a by 2.7m

Line of sight
to central gutter

Nicholls Avenue UB8 3JL

Notes:

1. No neighbouring landscaping has been shown on this drawing for clarity. (See NA03-01 for information)
2. Communal areas of front & rear garden planted with low maintenance shrubs, types TBC, new trees to be of the Birch family (*Betula pendula*). Paving adjacent to all ground floor doors to have level thresholds
3. New front garden wall 0.6 high; brickwork to match building
4. Manual vehicle entrance gate and pedestrian gate to be of open wrought iron design, 2.0m high, finished satin black. No closing stops or hinges fitted directly onto building
5. 3000 litre underground rainwater storage tank for automatic irrigation etc.
6. Waste & recycle bins 2 per flat, 400l Waste composter; black-bag collection point adjacent to front garden tree.
7. Four 2.4m x 0.9m cycle store sheds with power for charging points.
Min. requirement 4 No. H135cm x W185cm x D63cm = 7600mm O/A length.
8. Parking bays, 2.4m x 4.8m (2 x first floor flat, 1 x each ground floor flat). Vehicles grouped and covered by cantilever canopy, allows charging leads to front or rear without trip hazards. Motion detection lighting to underside of canopy. 130 Hyundai 1775mm x 4245mm

9. 7 x 1.2m high solar illuminated bollards between pedestrian footpaths and vehicle bays.
10. Permeable block paving to pedestrian footpaths and road fronting drive etc.
11. Resurface vehicle access drive with compressed 20mm shingle set in recycled plastic 'Henderson Geogrid'
12. 7.5 & 12.26 Sqm ground floor private outdoor amenity space. Patio area surfaced with 600mm square pavers with permeable joints; secured by 2.0m high steel trellis with lockable gates.
13. 17 Sqm first floor, private outdoor amenity space. 1.4m steel trellis on low parapet wall, with 1.6m high ornate steel railings to North edge. 1.6m high dwarf evergreen shrubs in movable planters to East & West edges inside trellis
14. Motion detection lighting and CCTV security cameras, heights TBC.

0 1 2 3 4 5 6 7 8 9 10

Project: Proposed 3 new dwellings
Location: Land adjoining 1a Nicholls Avenue UB8 3JL
Drawing: NA04-01a Proposed site layout plan
Scale: 1:200 @ A3 April 2023
Client: Ian Cook 07860 203 272