



Client Mr Brandon Kennedy		
Address Magnolia House Edinburgh Drive, Ickenham, London		
Drawing Existing Site Plan		
Drawn by ACJ	Checked by TD	Date 07/05/23
Drawing No PS 4108 - 101B	Rev	Scale 1 : 125
		Size A3

Rear garden partially excavated to accomodate extended patio area with new garden wall, incorporating 1200mm wide concrete ramp up to lower lawned garden from raised patio level. Ramp to be min. gradient 1 in 12 to suit the needs of the disabled client. External paving spec. to match existing.

Supply and install feature ornate aluminium polystster powder coated balustrade (with glass panels) to top of new rear patio garden retaining walls, as shown dashed thus (described elsewhere) in accordance with Approved Document Part K.

EXTENDED AND REGRADED PATIO AREAS (INCLUDING SIDE PATHS)

Form extended and raised external rear patio area (and side paths) using provisionally Marshalls Saxon paving flags (colour to be agreed) on 100mm wet continuous concrete bed; on suitable weed suppressant geotextile membrane; on prepared sub-base consisting of well consolidated hardcore to suit raised finished paving level (well compacted in layers not exceeding 225mm). Patition to be laid to falls away from building towards new and existing rebuilt garden retaining walls. All paving to be pointed with Geo-fix or equal approved brushed in type dry mix concrete.

Existing paving flags to patio being demolished plus all retained areas (to be regraded throughout) to be carefully removed and stored for re-use.

Remove existing concrete steps adjacent to back door and cart away all debris. Make good to all disturbed surfaces.

Concrete paving flags and edging kerb as described for rear raised and regraded patio area.

Existing gate adapted to suit new finished paving levels.

Remove and reform existing steps to side entrance to suit regraded driveway levels. Cart away all debris.

Remove existing planters, driveway and perimeter paving including part lawned garden where shown to accomodate extended and regraded driveway and paths providing level access into the building using construction/finishes as decribed elsewhere.

All existing retained manholes, gullies and downpipe (at front and rear) to be adapted or repalced to suit regraded paving levels.

EXTENDED AND REGRADED FRONT DRIVEWAY AREA

Existing tree to be removed.

Excavate/prepare sub-base and lay new fully permeable resin bound gravel paved driveway to areas shown dotted thus, comprising of 18mm resin bound gravel (to clients choice), hand trowelled to a smooth finish; on 70mm min depth AC14 open surface 100/150 penetration grade bituminous macadam; on 175mm min depth well compacted Mot Type 3 granular sub base to SHW clause 805 or 4/40mm to EN12620 binded with 2/6.3mm graded crushed concrete aggregate to EN12640; on geo-textile membrane to naturally occurring substrata. Driveway to be laid to falls away from building, incorporating ACO drainage channels at perimeter of building.

MAGNOLIA HOUSE
FINISHED FLOOR LEVEL 40.595

PROPOSED REAR
EXTENSION

Remove existing wooden platform/decked area shown dotted and dispose from site. Make good to all disturbed surfaces.

Partially remove existing planter wall and construction new retaining planter wall as described elsewhere, to finish min. 225mm above new finished paving level.

Existing redundant masonry to garden walls being demolished to be carefully removed and stored for re-use to extended new gardens wall areas.

Remove existing lightweight overhead canopy and dispose from site. Make good to all disturbed surfaces.

All new paved areas to include 200x500mm perimeter concrete edging kerbs (to match paving) laid on min. 250x150mm concrete bed.

All existing retained manholes, gullies and downpipes (at front and rear) to be adapted or replaced to suit regraded paving levels.

Existing ground levels to be adapted and regraded to provide level access to all new and existing adapted door openings into the property.

Remove existing steps/platform to front entrance and cart away all debris.

Driveway and perimeter path to include 200x50mm concrete edging kerbs (to match paving) laid on min. 250x150mm concrete bed.

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