

HARD LANDSCAPING

- Site Boundary - 1.8m high fence with 200mm trellis above
- Formpave Aquaflo concrete pavious
200 x 100 x 80mm to roadway.
Colour - Charcoal
- Formpave Aquaflo concrete pavious
200 x 100 x 60mm to parking bays.
Colour - Buff / Harvest
- 1.8m high fence & lockable gate with 300mm trellis above
- 1.8m Close Board Fence between gardens
3m length starting at external wall
- 1.5m Close Board Fence between gardens
- Painted Line for Parking Delineation
- Denotes lockable gate to match fencing style
850mm min clear opening width
- Patios - 600x600x50mm BSS Council standard concrete slabs. Colour - Grey
- Front & rear access paths - 600x600x50mm BSS Council standard concrete slabs. Colour - Grey
Min 1050mm wide (1200 where possible)
- Denotes 1200x1200mm level landing & accessible threshold to all external doors.
- SBD bike store box on hardstanding surface
- Rotary clothes dryer TBC
- 1.2m x1.2m slab bin storage area for 3 no. wheelie bins.
- Air Source Heat Pump clear of any vertical surface, windows, doors, drains etc.
- ASHP external unit and pipework to be protected by metal mesh caging.
- Active Electric Vehicle Charging Point
- Passive Electric Vehicle Charging Ductwork only connected back to plot.
- Route of EV charging duct.
- Foul waste outlet (refer to eng. drainage layout)
- RWP location (refer to eng. drainage layout)
- ASHP duct entry
- 4m High Street Light Column
- Landlord kiosk & electric meter with distribution board

CAR PARKING

APPROVED DOCUMENT PART M M4(2) Clause 2.12 a)

Plots 1, 2, 3, 4, - Where the parking is within the private curtilage of the dwelling at least one space is a standard parking space that can be widened to 3.3m.

APPROVED DOCUMENT PART M M4(2) Clause 2.12 b)

Plot 6 Parking Space (in front of plot 4)

Plot 6 - Where communal parking is provided at least one space is a standard parking with a minimum clear access zone of 900mm wide to one side.

APPROVED DOCUMENT PART M M4(3) Clause 3.12 a)

Plot 5 Disabled Parking Space

Where the parking is within the private curtilage of the dwelling at least one space is a standard parking space with a minimum clear access zone of 1200mm to one side and the rear.



Consultant

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The contractor is to check and verify all dimensions and levels prior to work commencing. The contractor is to comply with all current Building Legislation whether or not specifically stated on this drawing. This drawing must be read with and checked against all relevant Engineers and Architects drawings and all other specialist information provided.

Sketch proposals are for illustrative purposes only and as such are subject to detailed site investigation. Sketch proposals may be based on enlargements of OS Sheets and estimations of existing site features and will therefore need to be verified by survey.

Do not scale. Only figured dimensions to be worked to. Any discrepancies are to be reported to Parc Design Solutions Ltd.

Notes

CONSTRUCTION ISSUE

Rev.	Description	Date
C4	Plots 1 & 4 bike store & rotary dryer swapped	22.04.24
C3	LL kiosk & lighting column description updated	15.03.24
C2	Plots 1-4 drive depths revised. Lighting columns & LL kiosk added. Car parking schedule added. Co-ordinates omitted	28.02.24
C1	Bin storage omitted. Cycle stores relocated. Plots 1-4 wc drainage revised. Plot 5 footprint revised. Plots 5&6 coordinates updated. Raised planter added to plot 5 garden. Plot 6 electric meter/ASHP/back gate moved. 1-6 parking bay locations moved north.	16.02.24
T2	Plots 1-4 sheds moved closer to patios. ASHP cage note added. 1.8m fence screen / 1.5m fence. Site boundary fence added. Block paving and slab spec added. 1-3 park bays reconfigured / bin store moved to front. EVCP updated. 5-6 parking bays revised to Part M. Access path in front of 5-6 revised. 75mm gravel margin indicated to footpaths.	26.01.24
T1	Cavity widths increased. Bi-folds doors revised	12.12.23

Project

SULLIVAN CRESCENT
HAREFIELD

Drawing Title

EXTERNAL WORKS LAYOUT

Client

bugler
DEVELOPMENTS

Bugler House
25 High Street
Rickmansworth
WD3 1ET

Tel: 01923 777988

Drawn By: **PARC** Date: **Sep 23**

Scale: **1:250** **A2**

Drawing No. **1254_PARC_XX_00_DR_A_1000** Revision **C4**