

338.5°N
51°31'48"N 0°27'12"W

Nominal street
building line

No.3

No.1a

New visitors vehicle bay
with cross-over extension
of 1a existing by 2.7m

Nicholls Avenue UB8 3JL

Olive Tree
House

Nominal street
building line

Existing Hawthorn
hedge & trees

Existing
shed

Existing
garage

Ridge 3.58m

First & Ground floor extension
plans approved for Permitted
Development July 2023

Cvr. 2.454
I.L. 3.550

Cvr. 2.913
I.L. 3.550

Cvr. 3.023
I.L. 3.538

Existing Brick Wall

New 1.8m CB fence & 0.3m top trellis

4 x Cycle sheds

Ridge 3.0m

Proposed 4 x parking bays
with cantilever carport

New Silver
Birch or similar

Outside private, and
communal landscaped
areas 103.2 sqm

Proposed
2 x One-bedroom ground floor units &
1 x Two-bedroom first floor unit

2.244
F.F.L.

Proposed replacement
amenity outbuilding
and enclosed area for
private use by first floor
dwelling only.

Existing store
building

Ridge 3.89m

Height of existing
building 3.25m

Outside landscaped area
175 sqm for private use
of first floor dwelling only

2m Concrete post
& timber fence

Existing workshop
91 Harlington

Ridge 3.8m

New garage & Gym
for 93 Harlington Road
26105/APP/2023/1520
under construction

Existing garage
and Gym for
95 Harlington

Notes:

- Not all neighbouring landscaping has been shown on this drawing for clarity. (See NA03-01 for information)
- Communal areas of front & rear garden planted with low maintenance shrubs, types TBC, new trees to be the Birch family (*Betula pendula*). Paving adjacent to all ground floor doors to have level thresholds
- New front garden wall 0.6 high; brickwork to match building
- 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
- New 2000 litre underground rainwater storage tank for toilet flush, car wash, automatic irrigation etc. linked to other site storage
- Waste & recycle bins 2 per flat, 400l Waste composter; black-bag collection point adjacent within front garden.
- 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
- 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. (20 Hyundai 1775mm x 4245mm)
- 7 x 1.2m high solar illuminated bollards between pedestrian footpaths and vehicle bays.
- Permeable block paving to pedestrian footpaths and road fronting drive etc.
- Resurface vehicle access drive with compressed 20mm shingle set in recycled plastic 'Henderson Geogrid' or similar
- 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.
- 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
- Motion detection lighting and CCTV security cameras, heights TBC.
- Replacement of existing building with new 12m x 7m 84 sq.m leisure amenity building for first floor unit. See NA05-05

0 1 2 3 4 5 6 7 8 9 10

Project: 3 new dwellings & proposed outbuildings
Location: Land adjoining 1a Nicholls Avenue UB8 3JL
Drawing: NA04-01a
Scale: 1:200 @ A3
Client: Ian Cook
Proposed site layout plan
August 2024
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