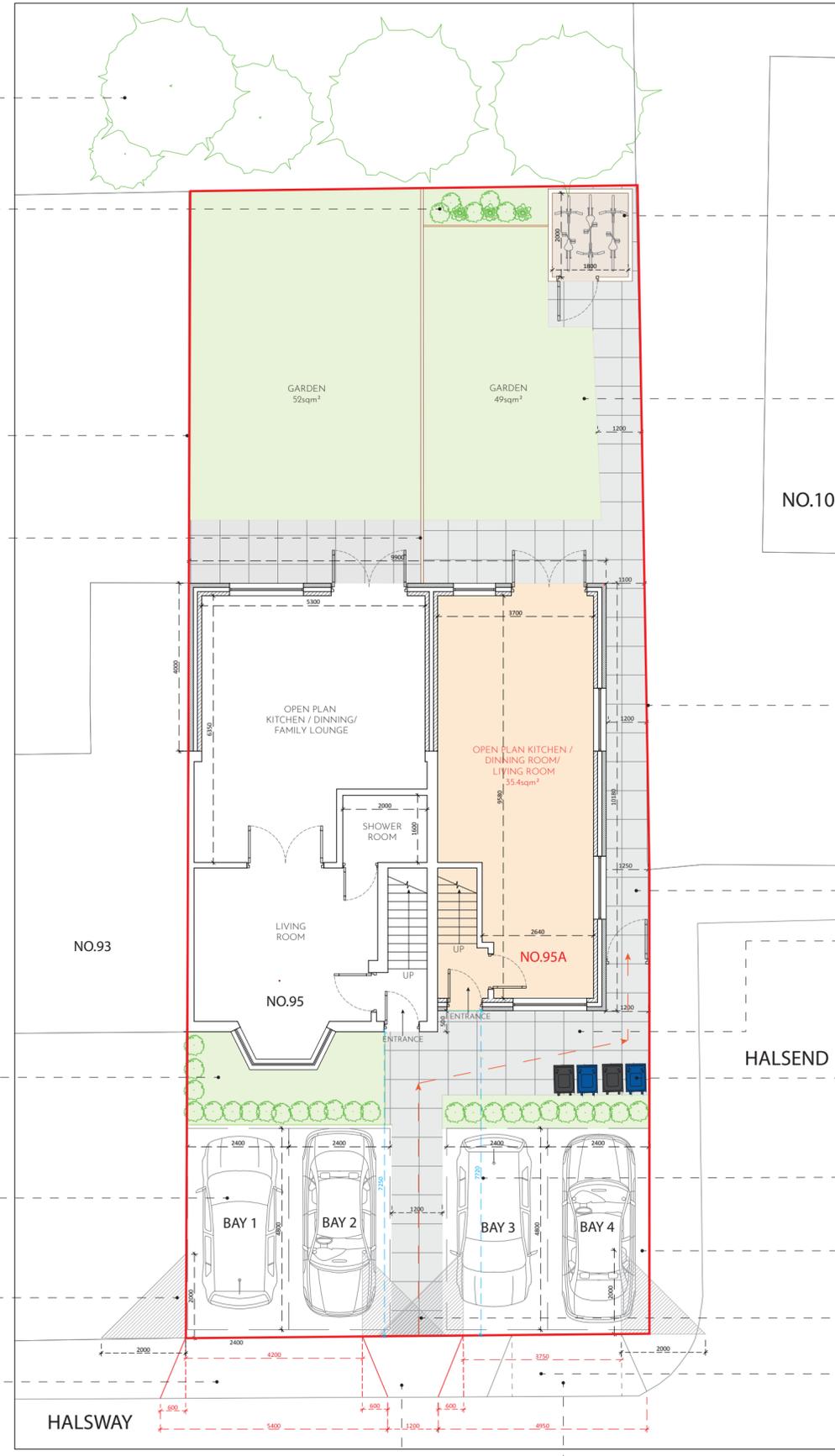


NOTES

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- ALL TEMPORARY WORK TO BE CLIENT / CONTRACTORS RESPONSIBILITY.
- ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST APPROPRIATE CODES OF PRACTICE.
- VERIFY THE LOCATION AND THE DETAILS OF ALL THE SERVICES PRIOR TO ANY EXCAVATION WORK.
- WHERE WORKS AFFECT A PARTY WALL OR INVOLVE EXCAVATIONS WITHIN 3m OF ADJOINING BUILDINGS, PARTY WALL AGREEMENT SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY WORKS.
- TILL TECHNICAL APPROVAL HAS BEEN OBTAINED FROM THE RELEVANT TECHNICAL AUTHORITIES OR STATUTORY BODIES, IT SHOULD BE UNDERSTOOD THAT ALL DRAWINGS ARE ISSUED AS PRELIMINARY AND NOT FOR CONSTRUCTION.



EXISTING TREES

PROPOSED FLOWER BED

PROPOSED 1.8M HIGH BOUNDARY FENCE PANELS

PROPOSED FRONT GARDEN HEDGES AND MINIMUM 25% SOFT LANDSCAPING RETAINED ON FRONTAGE

PROPOSED 4 CAR PARKING BAY ON SITE  
BAY 1 AND 2 FOR NO.95 HALSWAY  
BAY 3 AND 4 FOR NO.95A HALSWAY  
ALL PROPOSED CAR PARKING BAYS TO BE 2.4M BY 4.8M

2M x 2M VISIBILITY SPLAYS FOR BOTH DRIVEWAYS, NO BOUNDARY TREATMENT, PLANTING, OR STRUCTURE ABOVE 0.6M WITHIN VISIBILITY SPLAYS

PROPOSED DROPPED KERB TO CREATE A NEW CROSSOVER FOR NO.95 HALSWAY. PROPOSED WIDTH TO BE 4.2M WIDE WITH A 60MM TAPER KERB

A REINSTATED KERB SECTION BETWEEN THE TWO DRIVEWAYS. PROPOSED LENGTH 1.2METRES

PROPOSED SECURED WEATHERPROOF CYCLE STORE FOR MINIMUM 2 CYCLES WHICH IS COMPLIANT WITH LCDS + DMT5 POLICY. INTERNAL SIZE 2.0M BY 1.8M. MINIMUM CYCLE STORE DOOR WILL BE 1.0M CLEAR WIDTH

PROPOSED REAR GARDEN FOR BOTH DWELLING HOUSES

PROPOSED 1.8M HIGH BOUNDARY FENCE PANELS

MINIMUM 1.2M WIDE CLEAR ACCESS PATH

PROPOSED BLOCK PAVING

PROPOSED 2 x 240L REFUSE AND 2 x 180L RECYCLING BINS PROVIDED FOR EACH DWELLING WHICH IS LOCATED 10M WITHIN COLLECTION POINT

MINIMUM DRIVEWAY DEPTH:  
PARKING BAY 1 & 2 - 7.25m  
PARKING BAY 3 & 4 - 7.72m

PROPOSED HARD STANDING DRIVE WAY FOR ALL LOCATED CAR PARKING BAY

ACCESS FROM PEDESTRAIN STREET TO FRONT DOOR AND EASY ACCESS TO CYCLE STORAGE

EXISTING DROPPED KERB TO BE EXTENDED AND BE USED FOR CAR PARK BAYS 3 AND 4

SWEPT-PATH ANALYSIS FOR A TYPICAL FAMILY CAR (APPROX. 4.8m LENGTH) CONFIRMS ALL PARKING BAYS ARE INDEPENDENTLY ACCESSIBLE AND VEHICLES CAN ENTER AND EXIT IN FORWARD GEAR WITHOUT ENCRANCHING ONTO THE PUBLIC FOOTWAY OR ADJACENT CROSSOVER

PEOPOSED SITE PLAN  
SCALE 1:100  
SITE BOUNDARY :



STAGE:	PLANNING	
CLIENT:	95 HALSWAY, HAYES, LONDON, UB3 3JU	
PROJECT:	PROPOSED DOUBLE STOREY SIDE EXTENSION WITH GROUND FLOOR AND FIRST FLOOR REAR EXTENSION TO CREATE 3 PERSON 2 BEDROOM FLATS	
FILE:	PROPOSED SITE PLAN UB33JU/DWG/108	
REVISION:	B	DRAWN: V.P
SCALE:	1:100/A2	DATE: 10/01/2026
SHEET:	<b>108</b>	