

BLOCK PLAN

1 / 500

BIODIVERSITY ENHANCEMENT

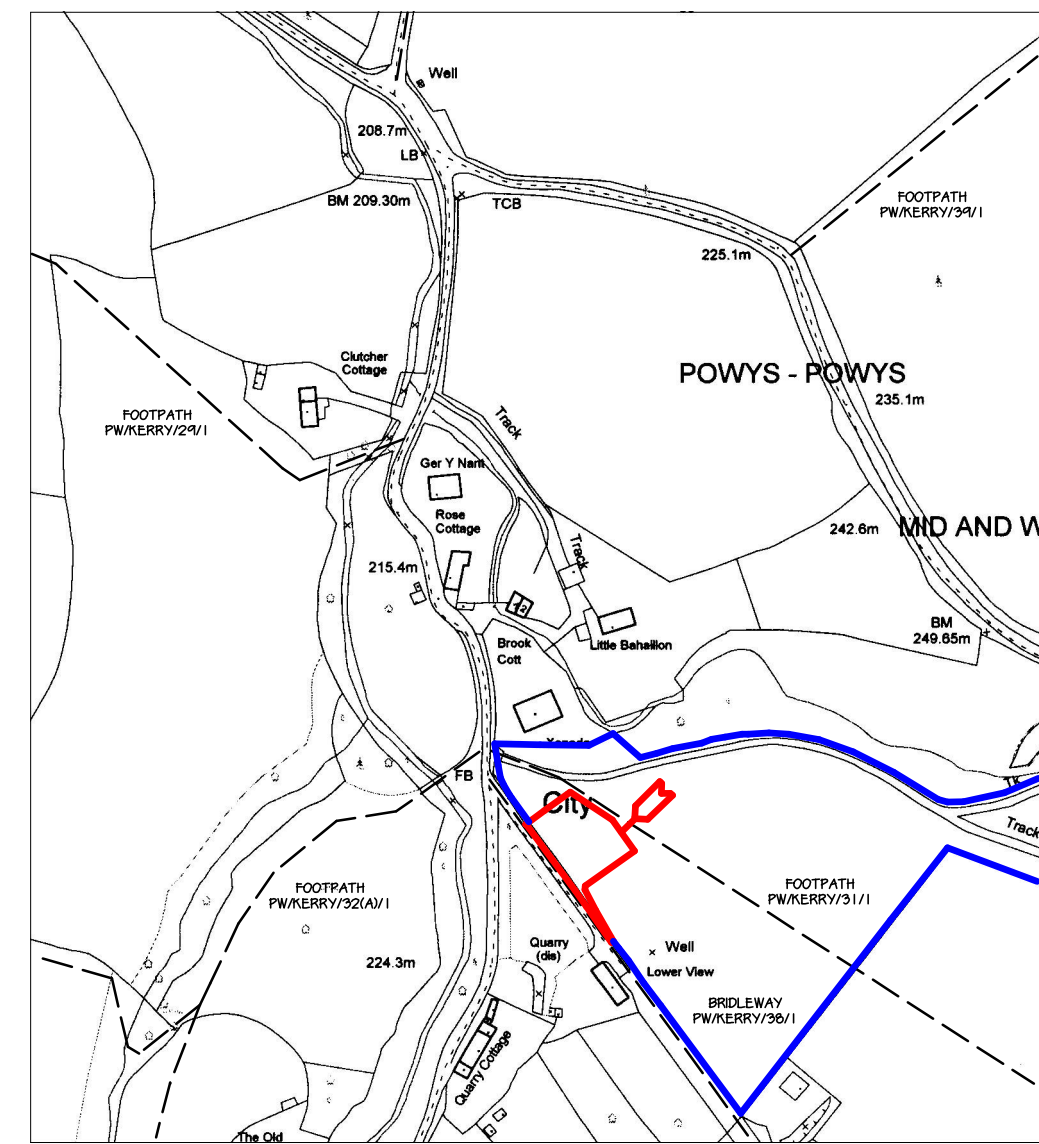
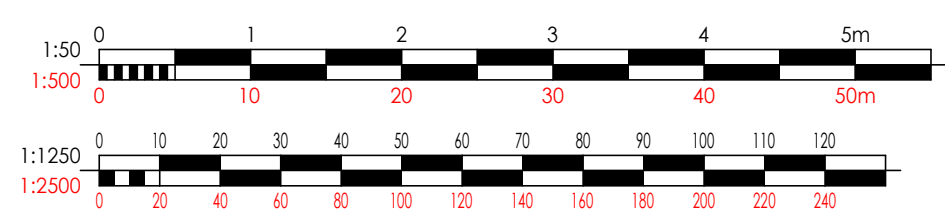
BATS
2N2 DOUBLE CREVICE BAT BOXES ON TREES AND/OR EXTERIOR OF BUILDING. POSITIONED MN 3.65m ABOVE GROUND LEVEL AND FACING SOUTH-EAST OR SOUTH-WEST.

BIRDS
1N6 RSPB DIAMOND OPEN-FRONTED NESTBOX 250x230x170mm FOR ROBINS, WRENS AND WAGTAILS.
1N6 RSPB CLASSIC NESTBOX (32mm ENTRY HOLE) 230x170x260mm FOR TITS AND SPARROWS. POSITIONED ON TREES AND/OR EXTERIOR OF BUILDING, MN 2.5m ABOVE GROUND LEVEL AND FACING SOUTH-EAST OR SOUTH-WEST.

BEEHIVES
TWO BEE HOTEL BOXES TO BE FIXED ON WOODEN STAKES WITHIN HEDGEROW FIXED BETWEEN 1.0 AND 1.5m ABOVE GROUND LEVEL AND FACING SOUTH OR SOUTH-EAST.

SCALE OF DEVELOPMENT

PROPOSED RESIDENTIAL SITE MAXIMUM PLOT SIZE 600 SQM.
PROPOSED RESIDENTIAL DWELLING MAXIMUM GIA 110 SQM.
WIDTH RANGING FROM 4m TO 9.75m, DEPTH 5.75m TO 8.95m, HEIGHT AT EAVES FROM 2.5m TO 5.0m AND RIDGE HEIGHT MAX 8.25m.
PROPOSED RESIDENTIAL GARAGE GIA 14 SQM.
WIDTH 3m, DEPTH 5.75m, EAVES HEIGHT 2.5m AND RIDGE HEIGHT 4.25m.



LOCATION PLAN

1 / 2500

SURFACE WATER

ROOFS - SURFACE WATER DRAINS TO SOAKAWAY. SIZE SUBJECT TO PERCOLATION TEST IN ACCORDANCE WITH BRE 365. SOAKAWAYS TO BE FILLED WITH CLEAN STONE AND COVERED WITH GEOTEXTILE MEMBRANE.

PAVING - NATURAL RUN-OFF TO SURROUNDING GROUND.

PARKING AND TURNING AREA - NATURAL RUN-OFF TO SURROUNDING GROUND.

ENTRANCE TO SITE - 150mm DIA SURFACE WATER DRAINS TO SOAKAWAYS.

<p>All dimensions on site to be checked prior to commencement of work or ordering of materials and components. No dimensions to be scaled from this drawing. All materials and workmanship to comply with relevant British Standards and Codes of Practice. All works to conform to Building Regulations and NHC Standards (where applicable).</p> <p>COPYRIGHT This drawing and any design thereon is the copyright of Ian Pryce Property Services and must not be reproduced without written consent.</p> <table border="1"> <thead> <tr> <th>Date</th> <th>Ref</th> <th>Revision</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		Date	Ref	Revision				<p>Ian Pryce CIOB Property Services Building Surveyors, Architectural Services and Project Management. PRINCES SQUARE, PRINCES STREET, MONTGOMERY, POWYS, SY15 6PZ Telephone : 01686 668584 Fax : 01686 668699</p>
Date	Ref	Revision						
<p>Project PROPOSED DWELLING adj LOWER VIEW CITY LANE GARN NEWTOWN SY16 4HH</p>								
<p>Subject OUTLINE PROPOSED DETAILS</p>		<p>Client MR D BAYLI66</p>						
Date MAY 2022	Drawn Steve Mason	Scale/s A5 SHOWN						
Project Number 05 / 22 / TEMP024	Drawing Number SK . 001	Amendment .						
CAD Reference DRAWING/CITY LANE-GARN/DBAYLI66/CITYLANE-GARN-OUT.EXP								