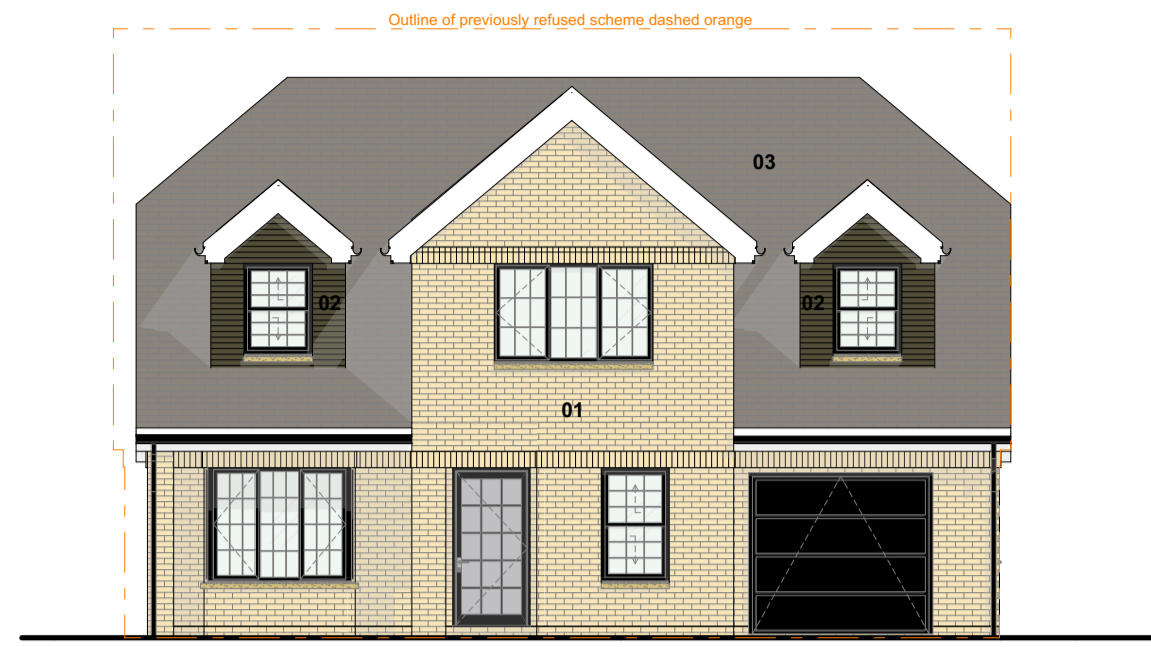
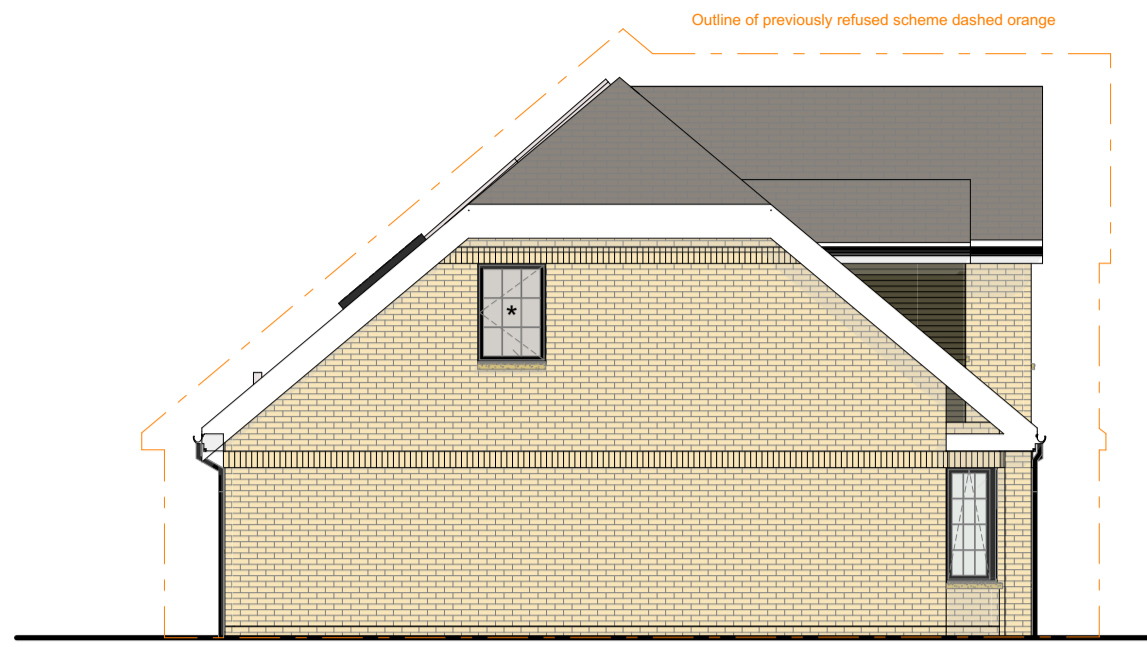


Proposed



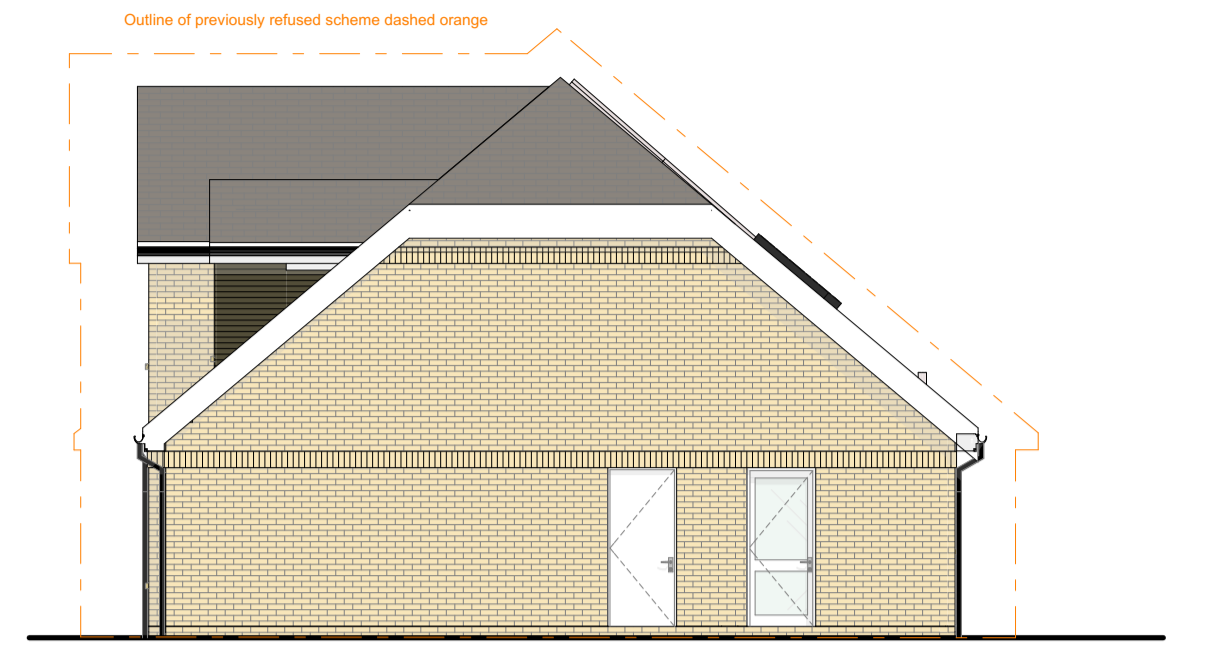
Proposed - Front Elevation
1:100



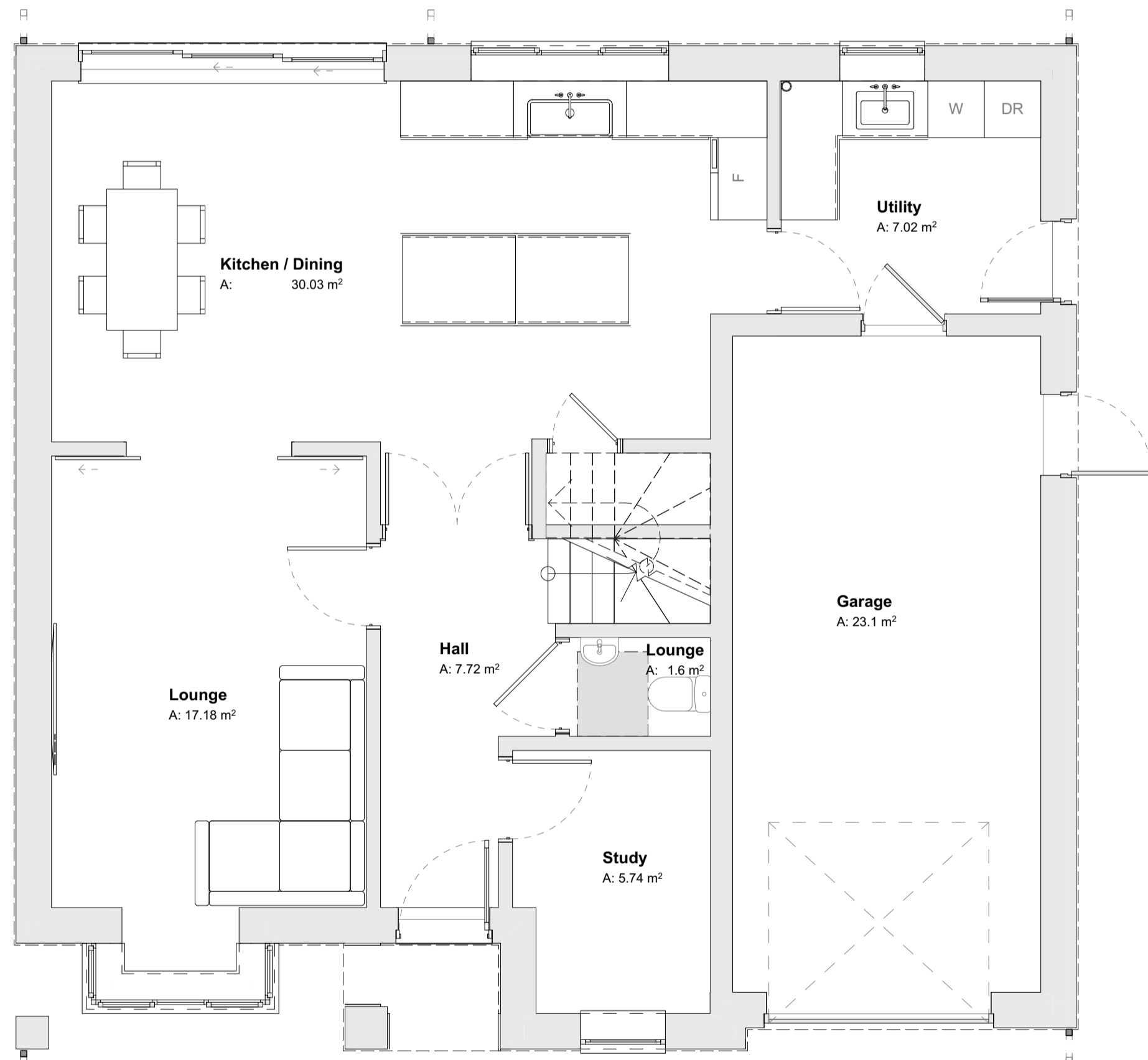
Proposed - Side Elevation
1:100



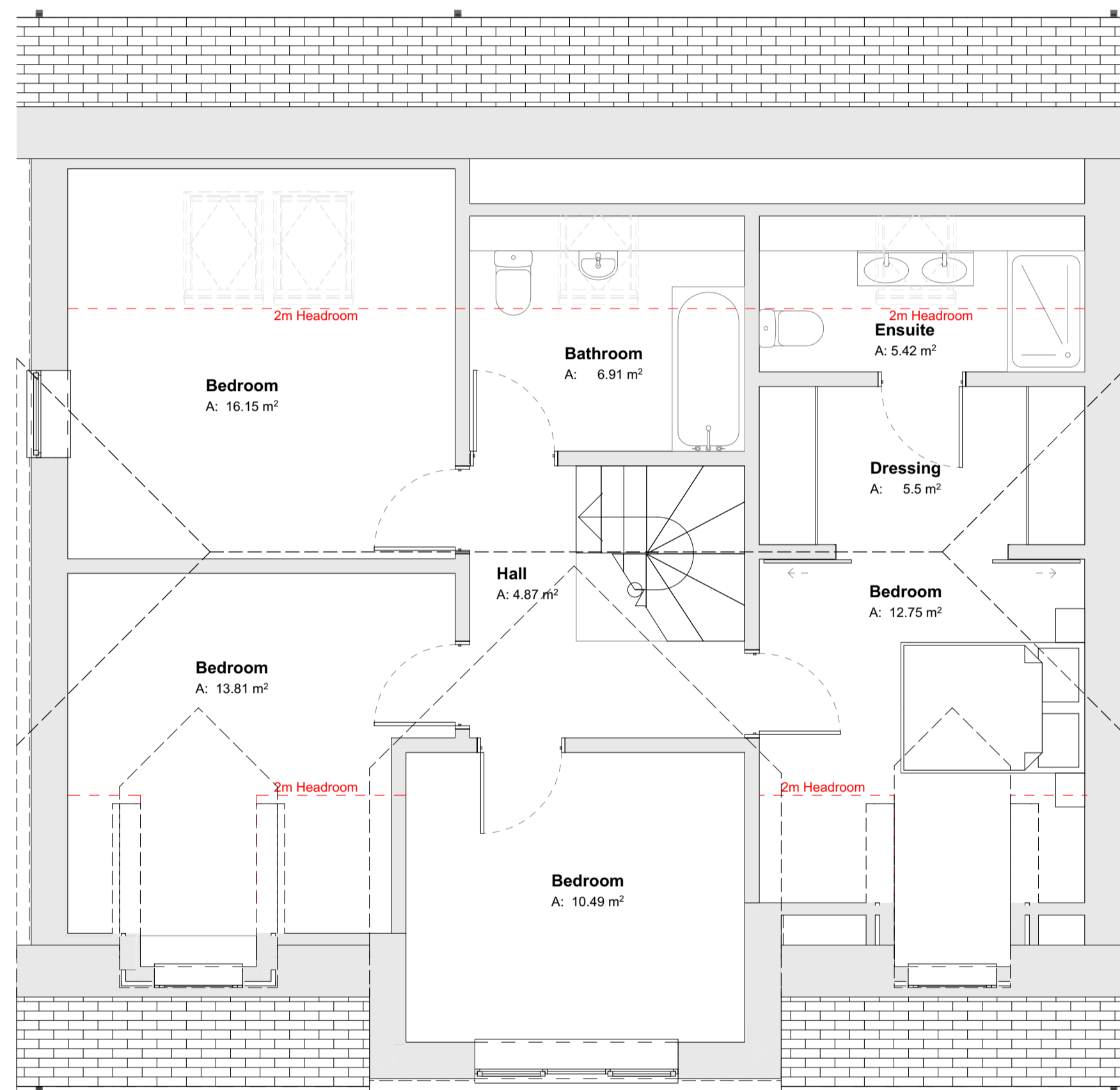
Proposed - Rear Elevation
1:100



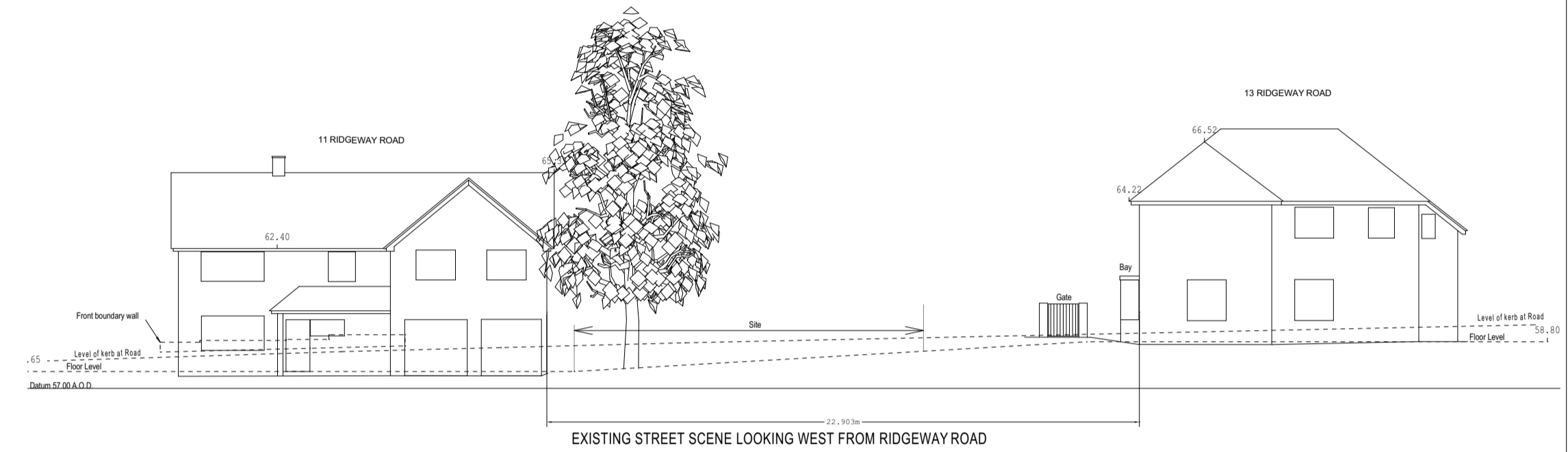
Proposed - Side Elevation
1:100



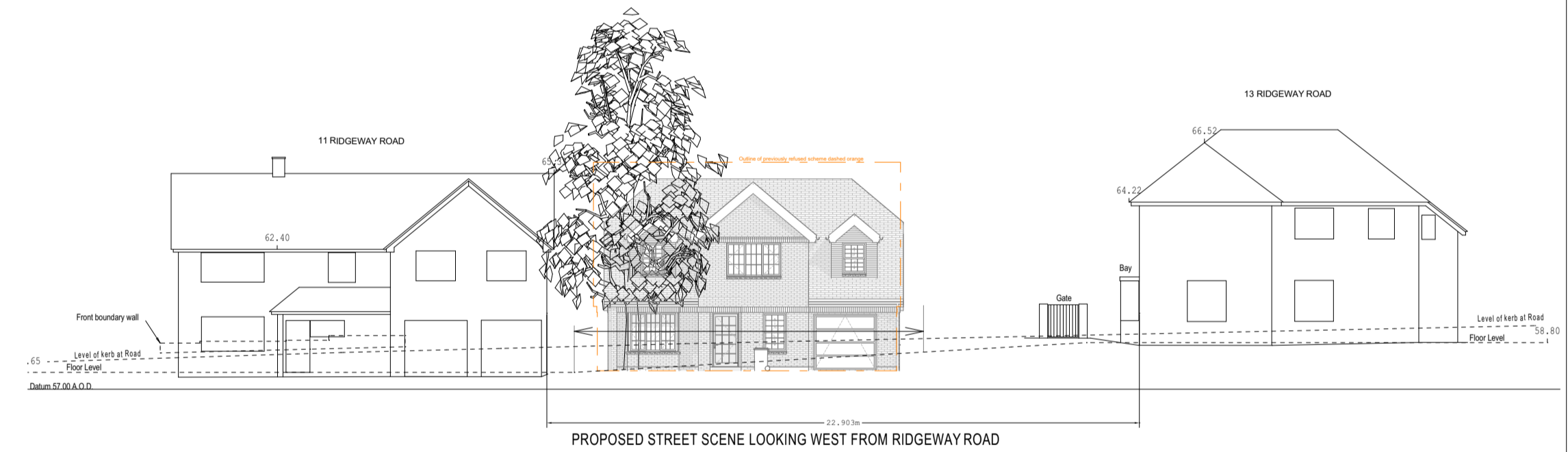
Proposed - Ground Floor GFL
1:50



Proposed - First Floor FFL
1:50

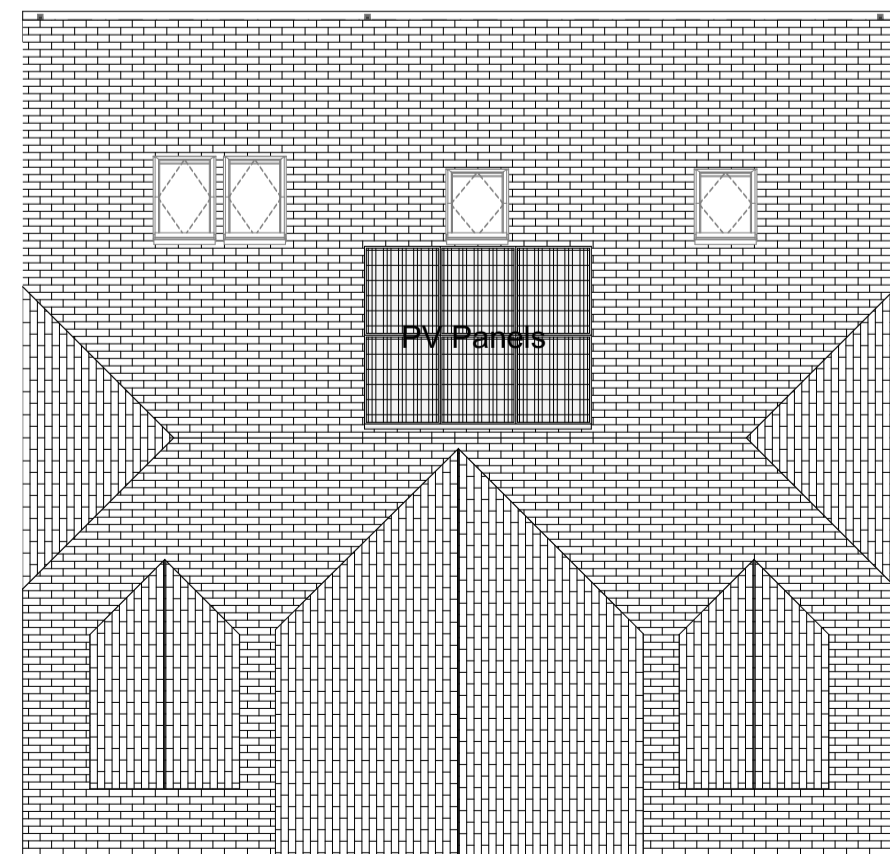


EXISTING STREET SCENE LOOKING WEST FROM RIDGEWAY ROAD



PROPOSED STREET SCENE LOOKING WEST FROM RIDGEWAY ROAD

Street Scene
1:200



Proposed - Roof Plan
1:100

DRAINAGE (SU/S)
A new soakaway will be designed in accordance with Approved Document H & BRE Digest 365, the design allows an increase of 30% for climate change. The proposed hardstanding areas shall be laid with a cross fall so all rainwater shall be directed into the ground locally and within the site boundaries.
Provide a silt trap to the surface water drainage line so that the silt and debris can be removed before it can enter the soakaway. The silt trap shall be cleared weekly until the development is completed after which a three monthly inspection rota shall be followed.

WASTE STORAGE
Unchanged

BOUNDARY TREATMENT
New Brick wall in place of existing blockwork wall OR Unchanged

EXTERNAL MATERIALS

Walls	01 - Buff Face Brickwork
Roof	02 - Cladding
Windows & Doors	03 - Slate
Rainwater Goods	04 - RAL 7021
-	05 - RAL 7021

- Denotes obscured glazing Pilkington level 3
Denotes obscured glazing Pilkington level 3, with window restrictor. Maximum window opening 90mm or 16" which ever is greater. To comply with B.Regs approved Doc O.

AREAS
Proposed Floor Area 168m²
Site Area 510m²

TREES
T1, T2 etc The existing trees will be assessed by the Arboriculturalist
NT1, NT2 etc New tree planting. Refer to Trees and Landscaping Notes

EV Charger 7.4Kw, 32 amp, Mode 3 with type 2 connector. Permanent locking of type 2 cable. Universal socket fits all types of electric car, fitted with anti tamper device.

Visibility splay areas kept clear of obstructions reaching no more than 0.8 meters in height, measured from the adjoining high way level. Visibility splays measuring 2 metres by 2 metres either side of an access

Bin storage area
Bin presentation area and collection point to be within 10m of highway

Secure Bike Box - (Position as shown on site plan) Constructed in masonry with metal backed, lockable door. 30mm Stainless steel ground anchor to be installed and concrete poured floor over. Ground anchor for bike lock fitting point at front of unit.

F 06/11/2023 Redesign
REV DATE DESCRIPTION
CLIENT
#Client Full Name
PROJECT
New dwelling on Land to rear of 13 Ridgeway, BH188DY
ADDRESS
Land to rear of 13 Ridgeway, Broadstone, Poole, BH188DY
DRAWING
Proposed Plans
STATUS
Preliminary
DATE
Nov 23
SCALE @ A1
1:100, 1:50, 1:200
DRAWING N°
4378-00-100
REVISION
F
Brian Nicholls Architects Ltd
architecture
planning
design &
development
consultant
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EMAIL : bydesign@hotmail.com

1m at 1:50	1	2	3	4
1m at 1:100	1	2	3	4
1m at 1:200	1	2	3	4
1m at 1:500	1	2	3	4
1m at 1:250	1	2	3	4