

**Landscaping**

Carefully remove the existing detritus and vegetation from the rear of the site as shown, and dispose of from site. Allow for installing new concrete area for bins, and grassed areas, all as shown

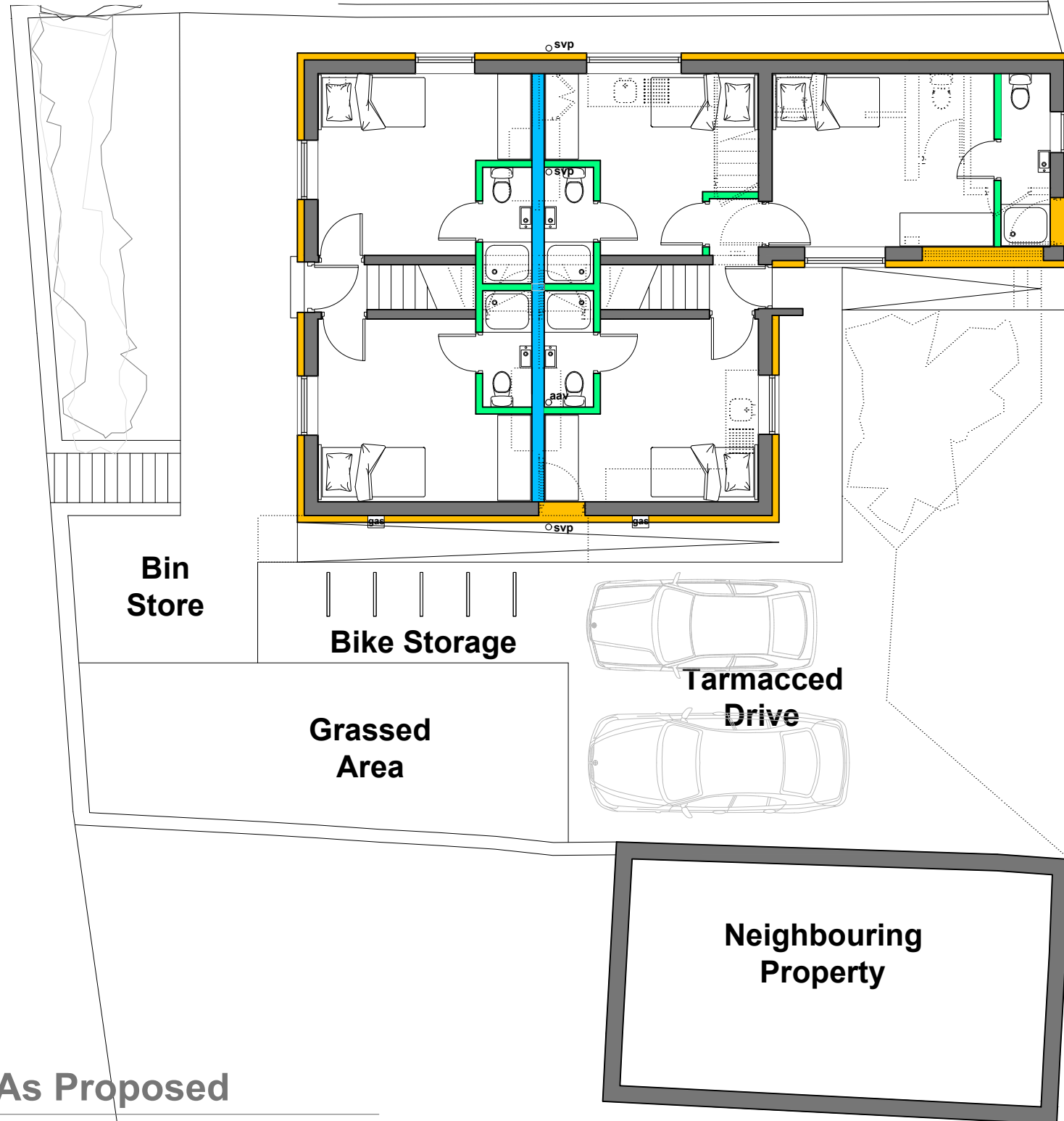
**Bin Storage**

Form new bin storage as shown to the rear of the building, Bin storage to be in accordance with BS 5906:2005 Code of Practice for waste management in buildings to ensure that there is suitable spaces/enclosures for bins.

**Bike Storage**

Install new 10 No. powder coated steel, 800mm length, 800mm height, curved circular hollow section bike parking rails as shown, bolt fixed to concrete footing, colour to be confirmed

ignpouring  
Property



**Driveway**

Existing driveway removed and reformatted to new front of garage floor level (approx 800mm above house internal FFL), max 1:12 gradient, new driveway to consist of existing drive area to be cleared and excavated to required depth, install new edge kerbing, allow for laying all new kerb stones on 100mm weak concrete mix haunched to front and rear, allow for treating the whole driveway area with weedkiller, driveway to be 25mm depth 6mm tarmacadam surface course laid on 50mm depth 20mm binder course on 200mm certified MOT type crushed and well compacted stone, note allow for cambering to allow for drainage cross falls and general falls and include for new ACO channel in front of the garage door to be connected into the existing rainwater drainage, all joints to be tar sealed with hot poured bitumen

**Rear Path and Ramp**

Carefully remove the existing rear steps shown dotted and form new 900mm wide tarmac access path and ramp all as shown and to match the existing. New ramped approach to be formed with a firm and even non slip surface capable of supporting the weight of a wheel chair and its user (loose material such as gravel and shingle would not be suitable). Ramp to be at least 900mm wide and with cross falls no greater than 1:40 and a maximum gradient of 1:12.

**Building Over or Near Public Sewers**

The developer is to consult the Local Sewers Undertaker when constructing, extending or underpinning over a sewer or within 3m of the centreline of sewer shown on the sewerage undertakers sewer records and when the following applies:

- The building or extension is to be constructed over a manhole or inspection chamber or other access fitting on a sewer.
- The length of the drain or sewer under the proposed building or extension will exceed 6m.
- The Building or extension is to be constructed over or within 3m of any drain or sewer more than 3m deep or greater than 225m in diameter.

**Below Ground Drainage**

New below ground drainage to consist of new 110mm uPVC underground drainage pipe laid to min 1:80 falls on min 100mm deep 10mm nominal single sized granular material and all at a depth to suit existing sewer, if new inspection chamber is required to be Marley Inspection Chamber with 600mm x 450mm x 23mm Cast Iron cover laid on min 100mm deep 10mm nominal single sized granular material, soil and vent pipe to be replaced by new 110mm plastic pipe and new surface water drainage gullies to be connected to existing/ new inspection chamber and complying with BS EN 12380.

**Above Ground Drainage**

New above ground drainage runs to be new uPVC waste pipes laid to min 1:80 falls, 50mm diameter generally, 100mm diameter to all WC's, include for boxing out including low level pipework and connected into new AAV and soil and vent pipe as shown.

**ISSUED FOR PLANNING**

REVISION	DATE	DRAWN	CHECKED	DESCRIPTION	SCALE	DATE
CLIENT	MR JOHN OMAKADE				1:100 @A3	JAN 2024
PROJECT	62-64 RINGWOOD ROAD, BRIMINGTON				MH	
DRAWING TITLE	SITE PLAN AS PROPOSED				JOB NUMBER	DRAWING NO. REVISION
					240101	201

**TIMEARCHITECTS**

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**Site Plan As Proposed**

Scale 1:100@A3