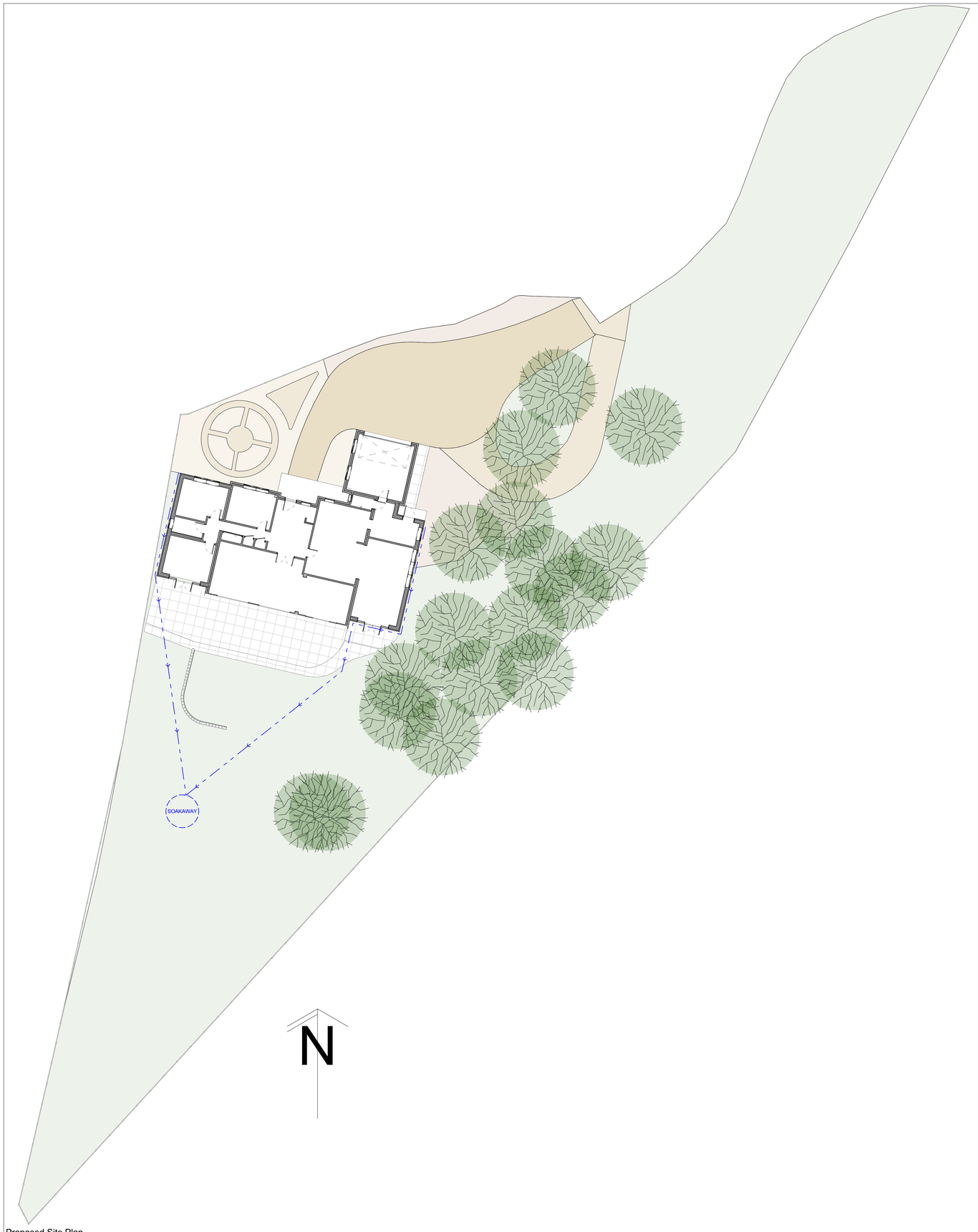
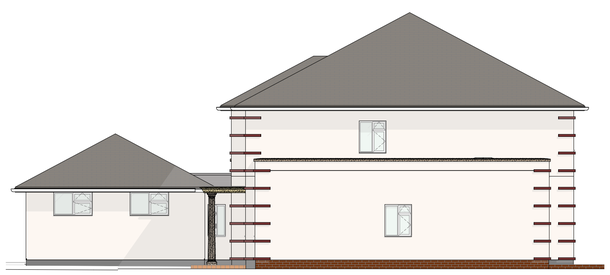


Proposed Site Plan
1:200

Proposed - Front Elevation
1:100

Proposed - Side Elevation
1:100

Proposed - Rear Elevation
1:100



Proposed - Side Elevation
1:100

DRAINAGE (SuDS)
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	Render
Roof	Pan Tile Single ply Alwitra 7021
Windows & Doors	White uPVC
Rainwater Goods	White uPVC
*	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

Existing Floor Area	279.2m²
Proposed Floor Area	342.3m²
Site Area	2746.3m²

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

Visibility splay areas kept clear of obstructions reaching no more than 0.6 meters in height, measured from the adjoing high way level. Visibility splays measureing 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 fixing point at front of unit.

- EXISTING FOUL WATER DRAIN
- NEW FOUL WATER DRAIN
- EXISTING SURFACE WATER DRAIN
- NEW SURFACE WATER DRAIN
- -GIGABIT READY HIGH SPEED BROADBAND 110MM CONDUIT

The building will be equipped with high speed ready in-building physical infrastructure up to a network termination point for high speed electronic communications network.
A telephone line and fast high speed broadband will be installed and a 110mm service pipe/duct with draw cords installed, be installed to allow future improvements to this system.
The new conduit with gigabit ready high speed broadband cable, to be installed from service area or adjacent consumer unit to the boundary and capped above ground, Conduit to have min 350mm ground cover.
Physical infrastructure to be installed and details added to the owner manual for the new dwelling, with CAT6 cable installed within the dwelling.

REV DATE DESCRIPTION

CLIENT
Warren & Barry Bester

PROJECT
Side extension

ADDRESS
6 Wilderton Road 1 Pine tree Drive, Poole, Dorset, BH13 6EE

DRAWING
Proposed Site and Elevations

STATUS
Preliminary

DATE
July 2024

SCALE @ A1
1:100, 1:200

DRAWING N° REVISION
2099-00-002

Asplan
DESIGN - PLANNING - APPROVAL
Architecture, Planning & Building Consultancy
Chartered Surveyors & Building Engineers
info@asplan.co.uk 07968 585858
CBuildE chartered building engineer
RICS

ISSUE SCHEDULE

Preliminary	☑	Building Regs	☐
Planning	☐	Construction	☐

1m at 1:50	1				2				3				4							
1m at 1:100	1		2		3		4		5		6		7		8					
5m at 1:200					5						10						15			
5m at 1:500	5				10				15				20				25		30	35	40
5m at 1/1:50	5	10	15	20	25	30	35	40	45	50	55	60	65	70	75	80	85	90	95	100