

Original Site area = 1245m²

New site area for 4Bed House = 406m²

New site area for no 123 = 839m²

New gross footprint of development area = 121.5m²

Nett Ground floor area to 4B 8P house = 84.5m²

Nett First floor area to 4B 8P house = 81.6m²

Total Nett floor area to 4B 8P house = 166.1m²

Includes 4.11m² of storage area

3no parking spaces - 1no in garage, 1no on gravel parking area and 1no visitors space in front of garage.

Rear garden area = 175m²

New 1.8m high close boarded fence on new site boundary line.

Existing Fir tree to remain.

Existing Holly tree to be removed.

Existing Holly tree to be removed.

Existing Shrubs and planting to rear boundary to be cut back and tidied up along fence line.



Block Plan as proposed

Design & Sustainability

U-values:

Floors	- 0.11W/m2K
Walls	- 0.13W/m2K
Roof	- 0.10W/m2K
Windows	- 0.15W/m2K

Water storage/usage:

- F-line flat tank 4500 litre rainwater harvesting storage system with mains water back up.
- 105 litres/person/day usage.

Services:

- SEDBUK A rated system boiler with unvented hot water cylinder running hot water and underfloor heating systems.
- 3kw Solar panel arrays to provide 2550kWh electricity per year.
- MVHR whole house ventilation system.

House layout complies with Approved Document Part M Vol 1: M4(2) Accessible & Adaptable dwellings, Lifetime Homes requirements and the minimum nationally described space standards.

Overall house to achieve a SAP A rating & the equivalent of Code 4 under the now defunct Code for Sustainable Homes.

Proposed 3.1m wide crossover to access, new garage and parking area.

6.0m x 3.0m resin bound gravel parking bay to front garden.

1.35m block paved footpath to front door

Grassed and planted areas to front garden.

Existing close boarded fence to remain.

15 SEP 2018
SUPPORT SERVICES

Scale 1:200 @ A3

Project: Proposed New 4B 8P House & garage to land rear of 123 High Street.
Block Plans as Proposed

Planning Drawing

do architecture + design
Architects Technologists Designers
The Studio 76A Herschell Road Leigh-on-sea Essex SS9 2PU
Phone: 01702 712979
Mobile: 07788 753938
Email: architecturedesign@icloud.com
Web: www.architecturedesign.co.uk

Client: Mrs Christine Giles

Location: 123 High Street
Great Wakering
Essex
SS3 OEB

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Drawn: OB
Checked: OB
Scale: 1:1250 @ A3
1:200 @ A3
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