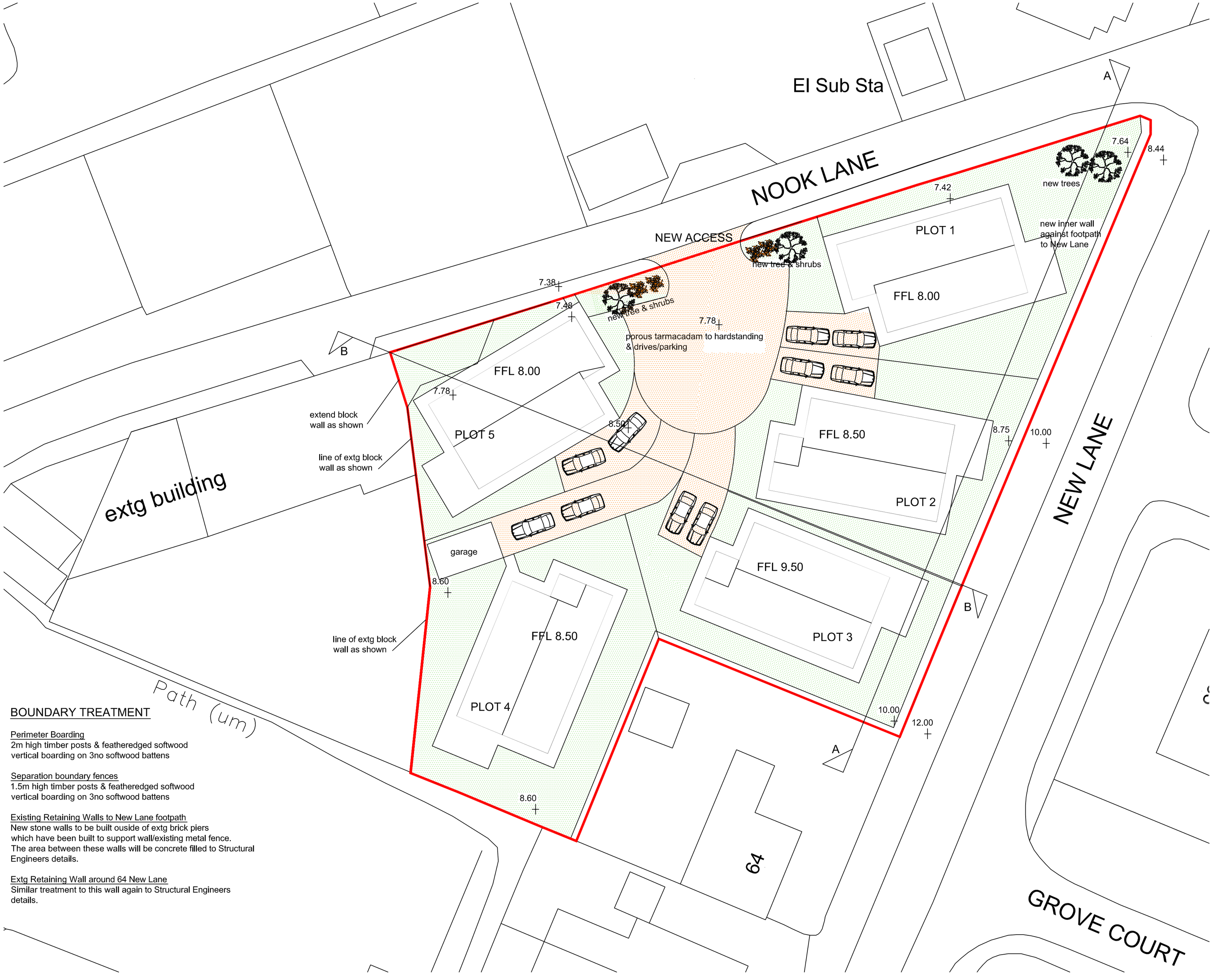

BOUNDARY TREATMENT

Perimeter Boarding
2m high timber posts & featheredged softwood vertical boarding on 3no softwood battens

Separation boundary fences
1.5m high timber posts & featheredged softwood vertical boarding on 3no softwood battens

Existing Retaining Walls to New Lane footpath
New stone walls to be built ouside of extg brick piers which have been built to support wall/existing metal fence. The area between these walls will be concrete filled to Structural Engineers details.

Extg Retaining Wall around 64 New Lane
Similar treatment to this wall again to Structural Engineers details.

NOTES

Do not scale from this drawing.

All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment.

Any discrepencies are to be reported to the architect for clarification.

N

Condition 4 - PLANNING APPROVAL

No development shall commence until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme must include:
(I) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;
(ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); and
(iii) A timetable for its implementation.
The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.
The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.

PLEASE NOTE THE ABOVE ASSESSMENTS ARE CURRENTLY BEING UNDERTAKEN AND AN AGREED SYSTEM / LAYOUT OF BOTH FOUL AND SURFACE WATER DRAINAGE WILL BE SUBMITTED TO BUILDING CONTROL WHEN RECEIVED.

REV	DESCRIPTION	CHECK	DATE

CLIENT
Auckshire Homes Ltd
c/o 26 Marlow Ave, Baxenden, Accrington BB5 2QA

PROJECT
Proposed New Bungalows New Lane, Oswaldtwistle. BB5 3QW. on land adjacent to 64 New Lane

DRAWING
Proposed Site Layout including Landscaping and Boundary Treatment

SCALE	DATE	DRAWN	CHECKED
1:200 @ A2	Jan 2020	rb	

DRAWING NO.	CAD REFERENCE NO.	REVISION
1926/AHL/BR06		