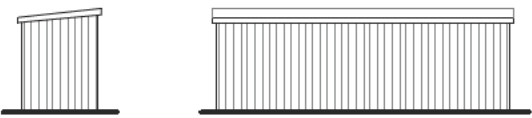
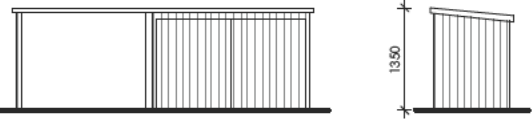
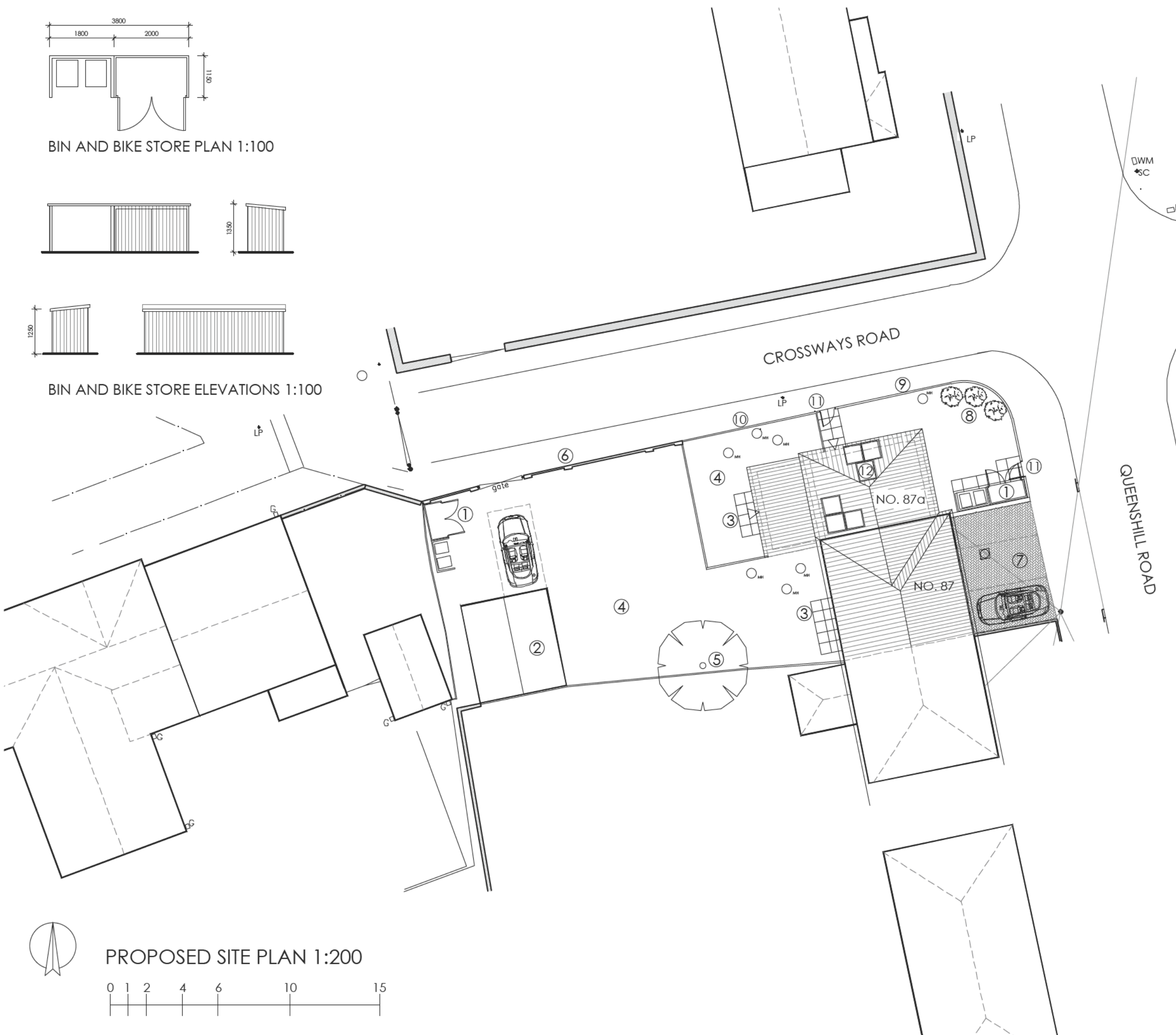


BIN AND BIKE STORE PLAN 1:100



BIN AND BIKE STORE ELEVATIONS 1:100



PROPOSED SITE PLAN 1:200



Notes:

The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following:

- Support of beam
- Insertion of DPC through wall
- Raising a wall or cutting off projections
- Demolition and rebuilding
- Underpinning
- Insertion of lead flashings
- Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations. A Party Wall Agreement is to be in place prior to start of works on site.

- ① 'BRIGHTON BIKE SHED (OR SIMILAR), SECURE BY DESIGN' CYCLE STORE (OR SIMILAR) TO ACCOMMODATE 4NO. BIKES WITH ADDITIONAL STORAGE AND REFUSE AND RECYCLING STORE.
- ② EXISTING GARAGE SERVING 87 TO REMAIN.
- ③ 600x600mm PAVING SLABS TO FORM FOOTPATH AND PATIO AREAS.
- ④ PROPOSED REAR GARDEN AREA(S).
- ⑤ EXISTING TREE TO REMAIN.
- ⑥ EXISTING 2m BOUNDARY WALL TO BE PART DEMOLISHED AND PART TO BE RETAINED.
- ⑦ EXISTING DRIVEWAY TO REMAIN AS EXISTING WITH 2NO. PARKING SPACES.
- ⑧ SOFT LANDSCAPING TO FRONT GARDEN.
- ⑨ 1.2m HIGH TIMBER CLOSE BOARD FENCE TO BOUNDARY.
- ⑩ 1.8m HIGH TIMBER CLOSE BOARD FENCE TO FORM NEW BOUNDARIES.
- ⑪ NEW 1m ACCESS GATE TO GARDEN OF 87a.
- ⑫ SOLAR PV PANELS TO ROOF OF 87a.

Rv. Date. Note.



Project Description:
Proposal of 1 New Dwelling to Land Adjacent to 87 Queenshill Road

Project Address:
87 Queenshill Road, Knowle, Bristol, BS4 2XQ

Drawing Title:
Proposed Site Plan

Client: Paul Rhodes	Drawing No. 24149-PL05
Drawing Issue: Planning Application	Revision: -
Scale: 1:200 @ A3	Date: 23.09.24
	Drawn by: KM