

General Notes

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This drawing has received Planning approval dated:

This drawing has received Building Regulations approval dated:

Site Plan — Notes
Site and Ownership

Red line boundary includes the development plot and the full length of the shared access driveway from Beaulieu Road to the parking area and garage as shown. The red line denotes the land to which this application relates and does not solely represent the applicant's ownership. The shared driveway is in multiple ownerships — no blue line is required as no other land in the applicant's ownership falls outside the red line. Ownership notices served on all other owners of land within the red line in accordance with the Town and Country Planning Act 1990 — Certificate B applies. Notices served on: owner of 33 Beaulieu Road; owner of 35 Beaulieu Road. Plot area excluding shared driveway areas 376m².

Site Areas

Total red line site area (including full length of shared access driveway): 712.83m². Applicant's ownership area (including shared driveway sections within ownership): 470m². Plot area excluding shared driveway areas: 376m². Shared driveway areas within applicant's ownership (existing tarmac): 94m² (24.7m² at front + 69.3m² in front of garage). Dwelling GEA: 94.7m². Detached double garage GEA: 42.25m². Shed and cycle store GEA: 4.3m². Total built footprint: 141.25m². Patio and paths: 63.35m². Soft landscaping and garden area approximately 150.8m². Site area information based on applicant's ownership area of 470m² and provided for Biodiversity Net Gain metric calculation.

Access and Highways

Shared access driveway 5.5m wide surfaced in tarmac — to remain as existing throughout. The shared driveway extends from Beaulieu Road to the rear of the site providing vehicular access to the parking spaces and detached double garage. The driveway is in multiple ownerships — access rights over the full length of the driveway are required for the development. No alterations to existing driveway surface or kerb crossing.

Parking

Four off-road parking spaces within ownership: two spaces within detached double garage (each 3.0m wide x 6.0m deep) and two spaces in front of garage (each 2.4m wide x 4.8m deep minimum). All spaces accessed from shared driveway. No parking proposed at front of plot.

Hard Landscaping

Front plot to be fully landscaped — no hard standing or car parking to front. Approach path in natural stone sett textured concrete block paving in running bond with contrasting border strip, warm natural tone to complement facing brick. Brick kerb edge to right-hand boundary of path matching facing brick of house. Path aligned to clear T08 RPA. All hard surfaces within the plot other than the retained driveway to be permeable or drain to soakaway.

Soft Landscaping

Low informal planting strip to left-hand boundary edge of approach path. Shrub planting to supplement screening of ASHP unit on west side of dwelling. Existing 2.5m high boundary fence to southern boundary to be retained in full. Existing buddleia to be retained. New planting to front garden on both open side boundaries. All new planting to be native species where possible to support biodiversity net gain.

Boundary Treatment

1.8m high close-boarded timber fence from right-hand front corner of house running westward to shared driveway kerb edge, then southward along west boundary to meet right-hand side of detached double garage. Fence posts within T08 RPA hand-dug. 1.8m high close-boarded timber fence along east boundary between No. 35 and the development plot from rear corner of No. 35 running south to rear boundary. Timber side gate to left-hand side of house. Timber gate to right-hand side of house adjacent to garage. Front garden open on both side boundaries — no fencing to front.

C	Boundary wall, ASHP, drainage and path amended to avoid T08 RPA	DR 27/07/26
B	Underground drainage and service routes added to ground floor plan for arboricultural assessment.	DR 03/07/26
A	Roof plan updated to show single-storey flat roof to rear projection. Drawing notes updated — biodiversity section revised to include 22.3m² sedum green roof to single-storey rear projection.	DR 22/06/26

No.	Revisions	Date
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Client

MR N HIBBS

Project

PROPOSED NEW DWELLING
LAND ADJACENT TO
35 BEAULIEU ROAD
AMESBURY
SP4 7PD

Drawing Title

PROPOSED SITE PLAN



DALE ROBERTS DESIGN
ARCHITECTURAL SERVICES

Scale Date
1:100 @ A1 MAY 26

Drawn Checked
DR

Drawing No.
25016 / P011C

Biodiversity

Notional wildlife pond approx 4.5 x 2.0m in west area of side garden. Butyl liner, native marginal planting, sloped beach entry one side. Retain buddleia. Include in BNG metric. Swift brick in gable end overlooking garage. Bat box tile in rear roof slope away from solar panels. Detached double garage flat roof area 42.25m² — sedum green roof with butyl or equivalent waterproofing membrane and sedum crates or planted sedum layer. Single-storey rear projection flat roof area 22.3m² — sedum green roof with butyl or equivalent waterproofing membrane and sedum crates or planted sedum layer; flat glazed rooftop incorporated within sedum roof area, perimeter parapet wall. All biodiversity features to be confirmed by ecologist and included in Biodiversity Net Gain metric.

BNG enhancement: 42.25m² of sedum green roof (Urban — Other green roof) to detached double garage + 22.3m² of sedum green roof (Urban — Other green roof) to single-storey rear projection. Total sedum green roof area: 64.55m².

Drainage

Foul drainage to connect to public combined sewer in Beaulieu Road — new connection required, route shown indicatively. Surface water to engineered crate soakaway located beneath wildlife pond in west side garden — position shown indicatively on drawing. Soakaway designed to BRE Digest 365 utilising Seaford Chalk Formation bedrock. Sizing and final position to be confirmed following percolation testing by pre-commencement condition. Minimum setback 5m from dwelling foundations and 2.5m from all boundaries. No surface water to connect to combined sewer. Drainage in T08 RPA hand-dug. Drainage design to be confirmed at building regulations stage.

Services

New connections required at Beaulieu Road frontage: foul/combined sewer, water main, electric mains, telecommunications/broadband. Electricity meter in recessed housing on left-hand flank wall approximately 2m from front elevation. ASHP on paving/plinth, no excavation. Existing services shown from Wessex Water drawing — positions indicative, to be confirmed by statutory undertakers prior to commencement.

Trees

All trees and boundary vegetation shown on topographical survey to be retained unless indicated otherwise. Existing boundary fence and buddleia to be retained in full. Tree and vegetation protection measures to be agreed with ecologist prior to commencement.

Cycle and Bin Storage

Covered cycle store and bin storage shown adjacent to right-hand side of house accessed from shared driveway. Bin store to accommodate minimum two 240 litre wheeled bins. Waste Management Route: Total refuse transit distance from bin store to refuse collection point at Beaulieu Road boundary is approximately 44m via the firm, level tarmac surface of the shared private driveway. Route is free of steps and is suitable for wheeled bins. A dedicated 1.5m x 1.0m handstanding collection point is provided at the Beaulieu Road boundary. Refuse collection vehicles remain on the adopted highway at all times. Route and collection point comply with Wiltshire Council waste collection requirements.

