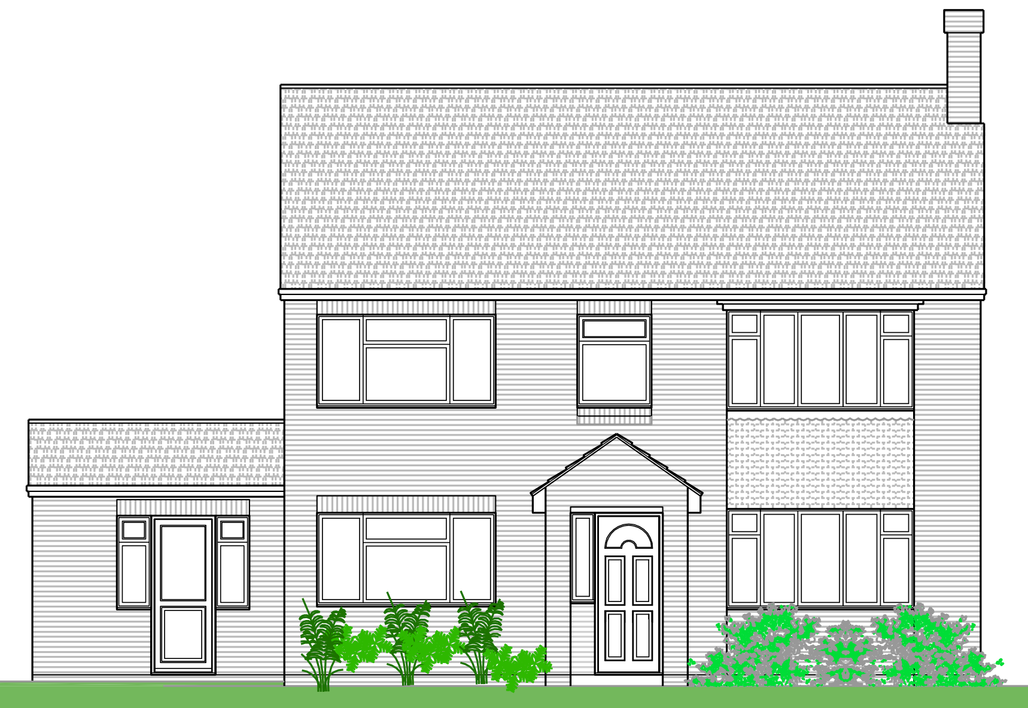
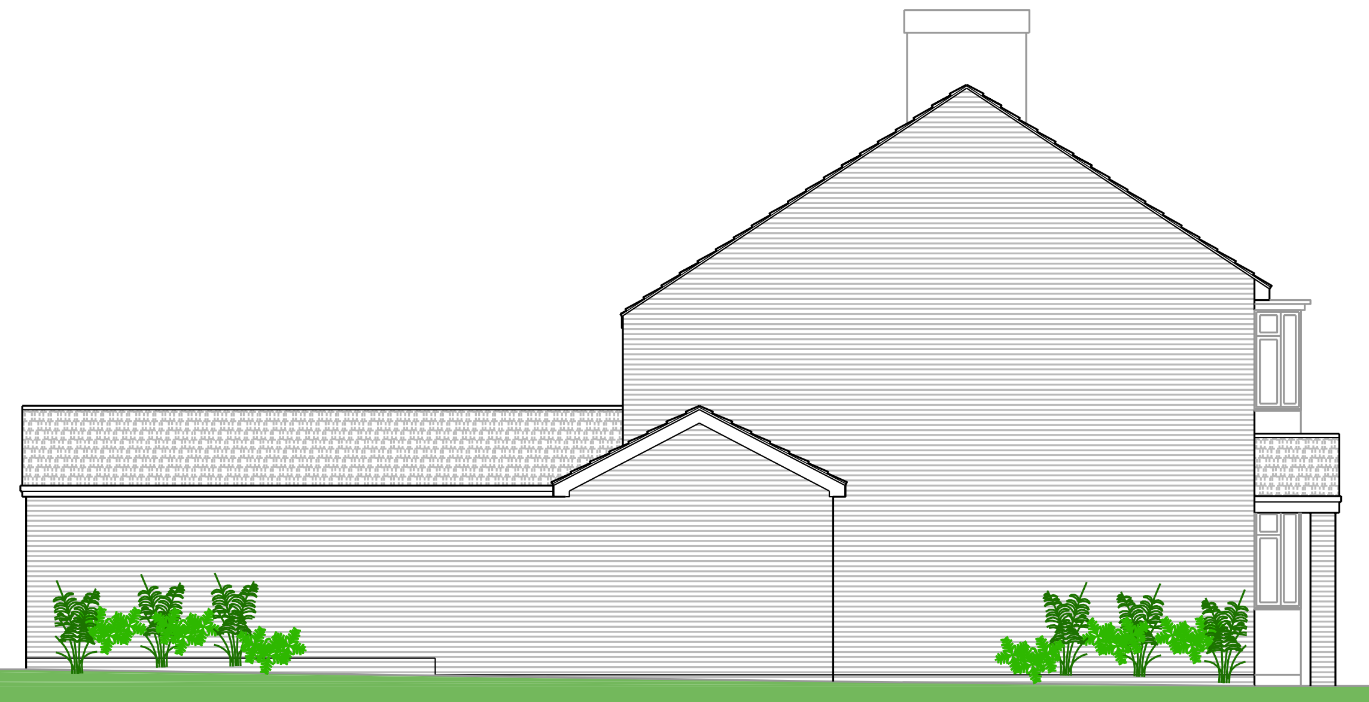


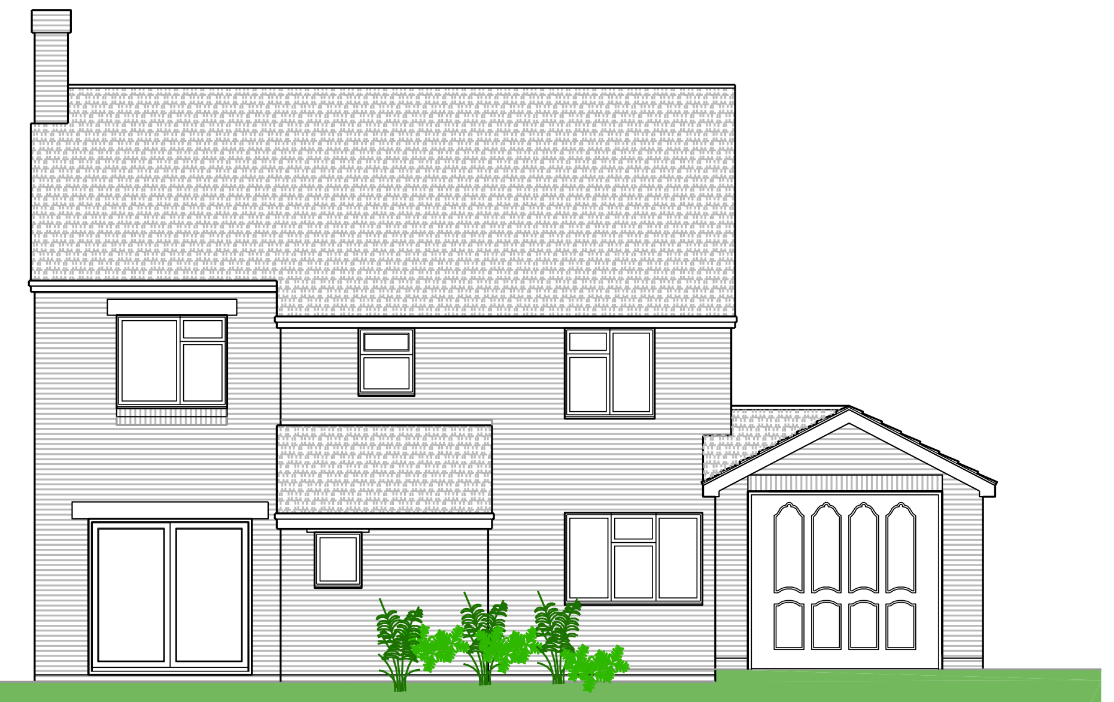
L-01 EXISTING FRONT ELEVATION

01 SCALE ———1/100



L-01 EXISTING SIDE ELEVATION

02 SCALE ———1/100



L-01 EXISTING REAR ELEVATION

03 SCALE ———1/100

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ELECTRICAL INSTALLATION OR MODIFICATIONS, MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE LATEST EDITIONS OF THE RELEVANT BRITISH STANDARDS AND C OF P'S AND ARE TO BE IN ACCORDANCE WITH GOOD BUILDING PRACTICE AND SUITABLE FOR PURPOSES OF THE WORKS. IN ADDITION THEY MUST COMPLY WITH THE 17TH EDITION OF THE IEE REGULATIONS INCLUDING AMENDMENTS 1 & 2, THE LOCAL ELECTRICITY SUPPLY AUTHORITY, BRITISH TELECOM, THE BUILDING REGULATIONS LATEST AMENDMENTS.

PLEASE NOTE ELECTRICAL CONTRACTORS MUST BE MEMBERS OF THE NATIONAL INSPECTION COUNCIL FOR ELECTRICAL INSTALLATION & CONTRACTING (NICIEC) & THE ELECTRICAL CONTRACTORS ASSOCIATION.

MECHANICAL INSTALLATION OR MODIFICATION, INCLUDING HEATING & HOT AND COLD WATER AND VENTILATION SERVICES TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CIBSE GUIDE AS PRODUCED BY THE CHARTERED INSTITUTE OF BUILDING SERVICES ENGINEERS & TO CURRENT BS SPECIFICATION, I ADDITION THEY MUST COMPLY WITH THE LOCAL WATER COMPANY BYELAWS, THE CIBSE GUIDE AND C OF P'S, THE LATEST EDITION OF THE BUILDING REGULATION APPROVED DOCUMENTS AND ALL NATIONAL AND LOCAL REGULATIONS.

ALL WORKS ARE TO COMPLY WITH THE LATEST REVISION OF THE BRITISH STANDARDS.

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CDM Regulations 2007 : Designers' Notes on Significant Residual Risks

1.

These notes relate solely to information shown on this drawing. Only significant risks which are considered to be unusual, or unlikely to be obvious to a competent contractor or other designer will be highlighted. This information may be subject to revision as the design develops.

Refer also to Drawings

VERIFICATION STATUS	Verified by	Date
INFO/DESIGN		
PLANNING		
BUILDING CONTROL		
CONSTRUCTION		

No	Revision	Date	Drn	Chkd

Hedgehog.

Hedgehog dome of 480mm Dia.
Made from wicker or Woodcrete such as Schwegler.
Locate under boundary vegetation.

Hedgehog tunnel/highway.
Provide a 130 x130mm aperture and mark with a sign plate.

Birds

Adopt products such as Bird Brick Houses or those by Schwegler using long lasting materials such as Woodcrete. Box types should be selected to be suitable for House sparrow, Tits and Swifts. Swift boxes should be at least 5m above ground level, avoid south elevations.

Bats

Adopt products such as Habibat or those by Schwegler. Size to be 215x440x102 depth. Single chamber and open bottom. Or Soffit bat box can be cut to length and fitted into soffit construction, allow 20mm slot. See details from Wildcare.

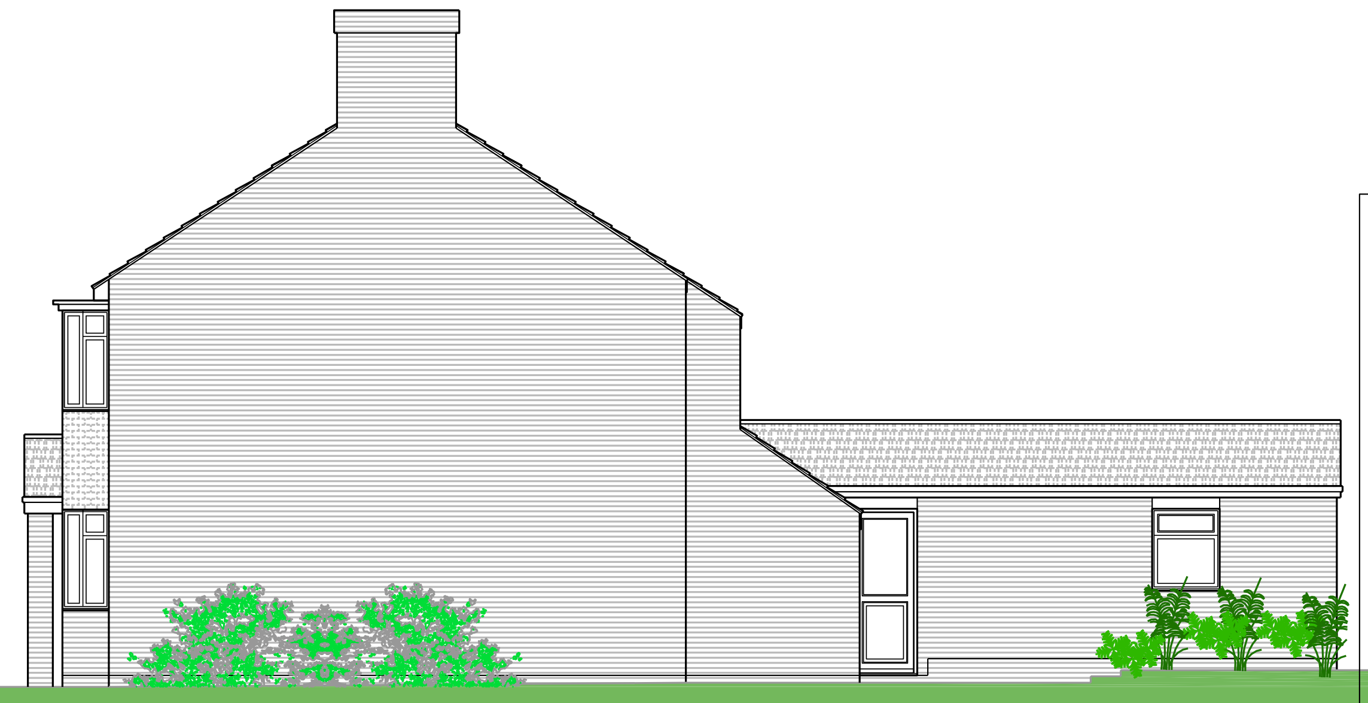
Log Pile

Locate in a flower border or under a hedge. See details for construction ideas and best advice at the Wildlife Trusts website.

Bees

Adopt either bee bricks or woodcrete box, see Green & Blue or CJ Wildlife. Located into facades of small buildings or garages, avoid close proximity to building apertures.

THIS DRAWING SHOULD BE READ IN COJUNCTION WITH THE ECOLOGICAL APPRAISAL PREPARED FOR THE SITE DEVELOPMENT



L-01 EXISTING SIDE ELEVATION

04 SCALE ———1/100

GENERAL NOTES

PLANTING NOTES

All operations to comply with BS 4428.1989
All planting to comply with BS 3936
All planting areas to receive 450mm of topsoil
Formation levels thoroughly broken up to a depth of 30cm prior to placing topsoil
All planting to be carried out in the appropriate season for the stock to be used
All planting areas to receive a surface application of 35gms m² of fish, blood and bone organic fertiliser
All planting areas, including hedge lines, to receive a 50mm depth of medium grade wood chip bark mulch after planting.
Trees to be staked using 50mm natural larch stakes to 1/3rd of the overall height of the tree

MAINTENANCE

All planting to be maintained for a period of 5 years with any dead or dying specimens replaced at the end of each year.
Planted areas must be kept in a weed free condition. Any replacement planting shall be of identical species to that being replace unless agreed with the local planning authority.
Tree planting to be inspected annually with tree ties adjusted or removed as necessary
Watering to be carried out in prolonged periods of drought

CYCLE STORAGE

Cycle storage for private housing to be accomodated within a seperate suitably durable shed, provide 1 space per bedroom. Door minimum width 900mm 1200mm preferable.

Sheds to be built with a concrete base and fitted with metal stand to provide locking facilty for items stored eg. bicycles. The bar should be securely anchored into concrete base e.g. Sheffield type stand or wall hooks.

Timber structures to be lined with at least 18mm moisture resistant OSB to allow for secure fixings. Externally to be finished with black stained featheredge boarding in conservation areas.

Sheds to include an additional 1sqm for storage where there is no garage storage provision.

VISITORS CYCLE STORAGE VCP

Minimum 600 mm long horizontal black powder coated D-bar 550mm above GL bolted to wall to provide secure anchorage to visitors cycles 1 per plot to accomodate 2 cycles minimum.

CLOTHES DRYING

Colour Coated galvanised rotary clothes dryer incorporating 45m approx pvc coated line set in propritary socket set in concrete.

ACCESS

Level wheelchair platform 1.2x1.2m outside each door– 1:40max fall. All houses to have level wheelchair access to rear gardens.

REFUSE

Working out for average volume of waste via: BS 5906:2005

Dwelling x (volume per bedroom [70] x No. of bedrooms) + 30

D(VxB)+30

4 Bed=1(70x3)+30=310ltr

Council providing 3x 140ltr=420ltr
Therefore use Council provision.

Space for 3No. 140ltr wheelie refuse and recycling bins 1860x750mm overall.

COMPOSTING

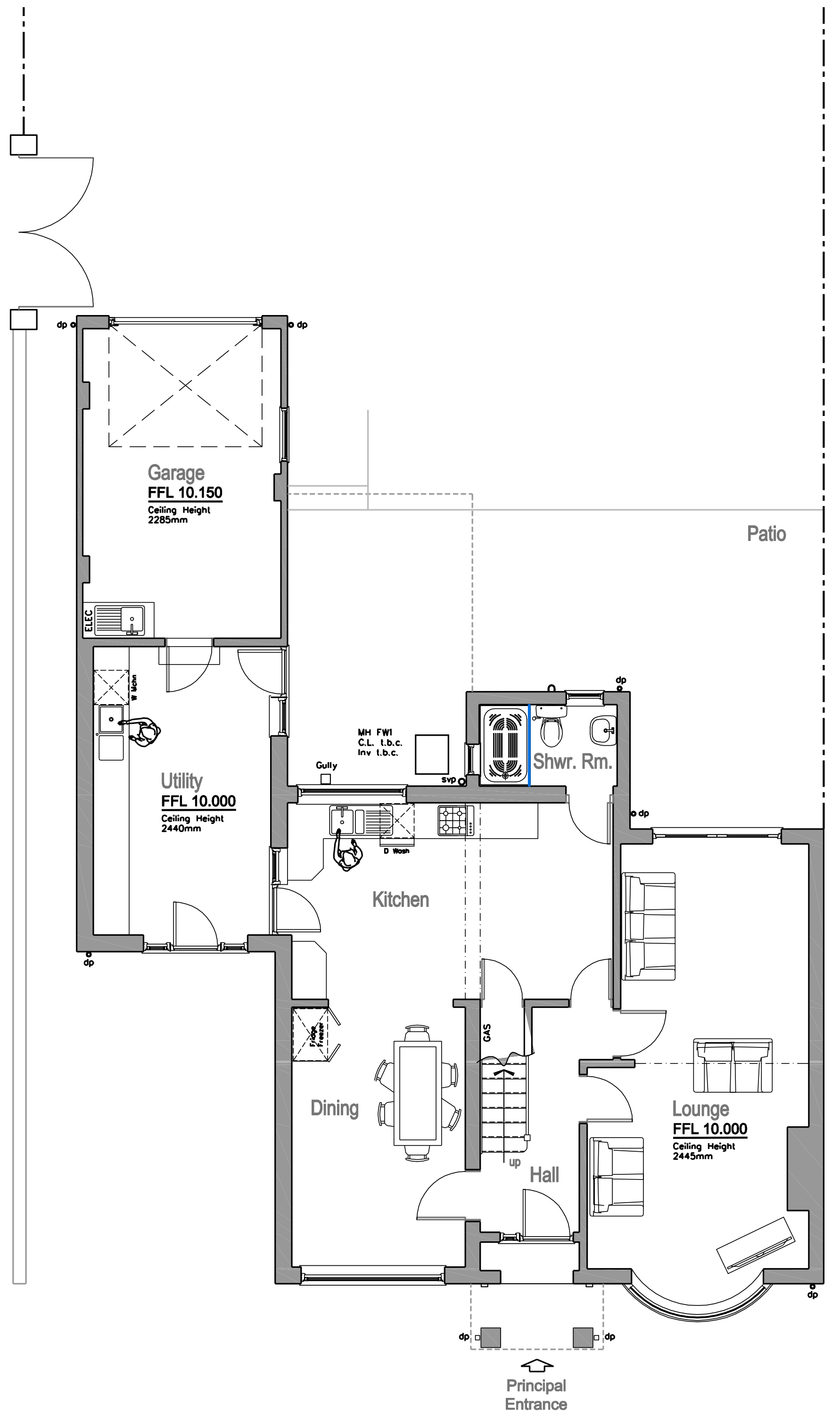
Ⓒ Compost bin (1 per house 330ltr).

NATURE CONSERVATION

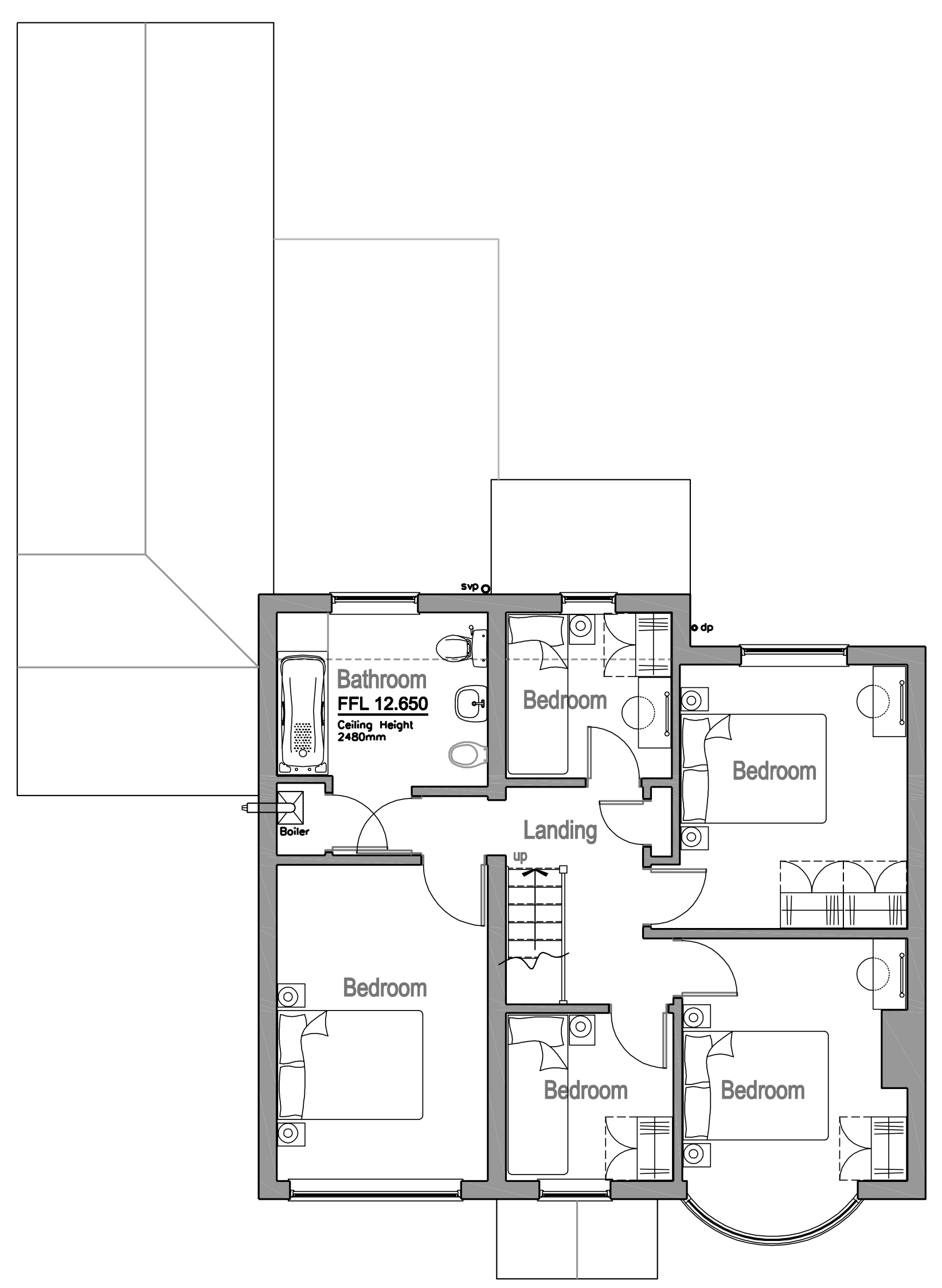
Brd
Bat

Bird boxes (X No. hole entry)
Bat Boxes (X No.)
In locations indicated.

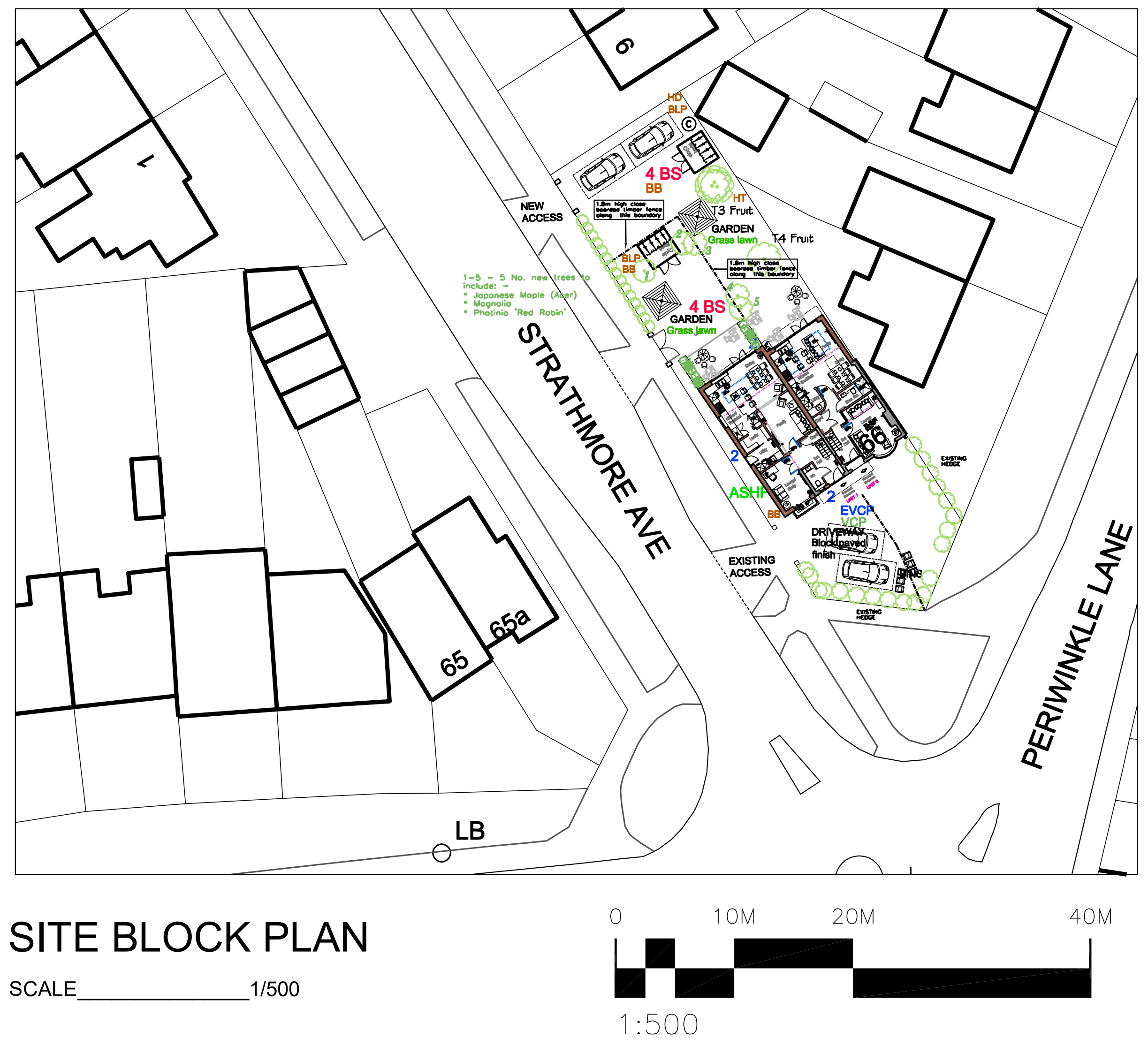
1	External Fishermans lantern fitted PIR with LED bulb.
2	External wall mounted up & down light, LED bulb.
3	External Illuminated Timber pathway Bollard with LED bulb.
FH	Fire Hydrant. To Beds Fire Authority requirements.
EVCP	Electric Vehicle Charging Point
ASHP	Air Source Heat Pump.
HT	Hedgehog tunnel
HD	Hedgehog dome
SB	Swift box
BB	Bird box
BLP	Bug bionme or Log pile
BNB	Bee nesting box
SBB	Soffit bat box



EXISTING GROUND FLOOR GENERAL ARRANGEMENT PLAN

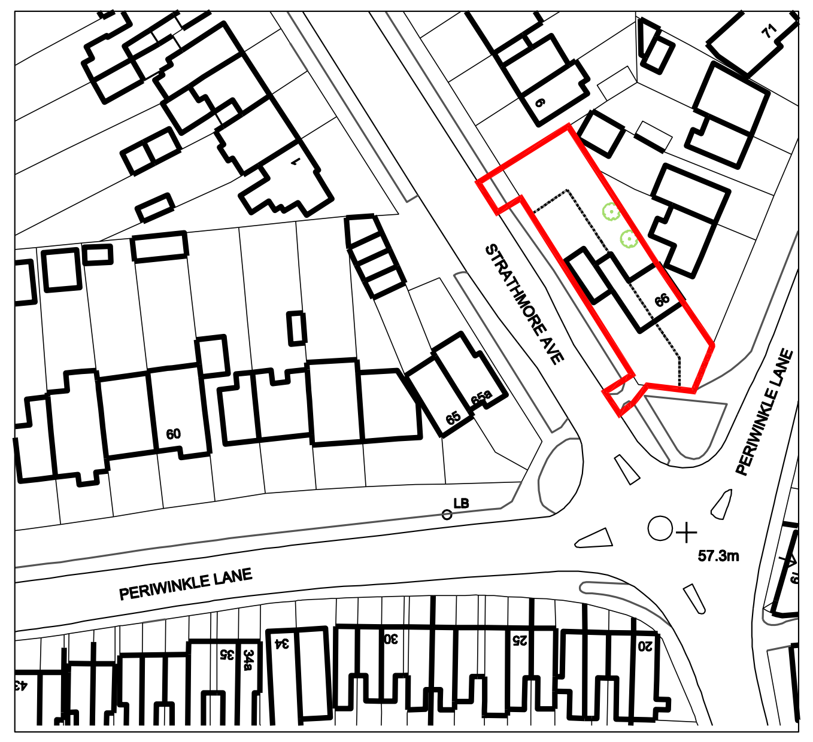


EXISTING FIRST FLOOR GENERAL ARRANGEMENT PLAN



SITE BLOCK PLAN

SCALE_______________1/500



SITE LOCATION PLAN

SCALE_______________1/1250

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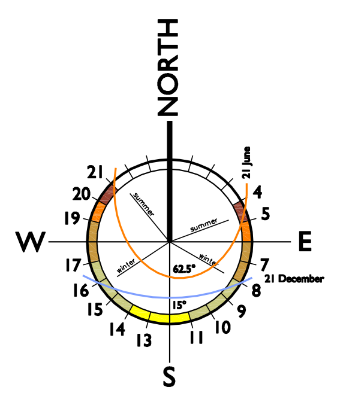

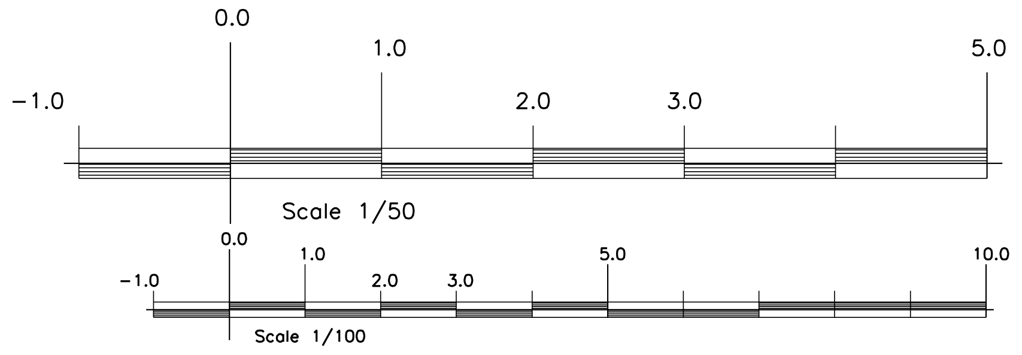

INIGO ARCHITECTURE LTD

Drg. No.	L-01 Rev D
Scale @ A1	1/100 1/1250 1/500
Date:	September 2025
Drawnby:	Paul
Checked:	PAH
File:	

Client:
Mr D'Angelo
Proposed Extensions Forming New Dwelling

Project Title:
66 Periwinkle Lane, Hitchin
Hertfordshire SG5 1TY

Drawing Title:
Existing Ground & First Floor General Arrangement Plans, Elevations. Site Location And Block Plans

Tel: 01462 654805

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