

**Schedule of Areas:**

Plot	Bedrooms	Floor Area m <sup>2</sup>	sqft	Approx volume m <sup>3</sup>
1	3	137	1,475	440
2	3	153	1,645	500
3	3	153	1,645	500
<b>Totals</b>	<b>9</b>	<b>443</b>	<b>4,765</b>	<b>1,400</b>

**Buildings removed:**

**External Floor Area:** Approx. 295m<sup>2</sup> Proposal uplifts by circa 170m<sup>2</sup> / 34%

**External Volume:** Approx. 1,170m<sup>3</sup> Proposal uplifts by circa 230m<sup>3</sup> / 20%

Buildings removed:

External Floor Area: Approx. 295m<sup>2</sup> Proposal uplifts by circa 170m<sup>2</sup> / 34%

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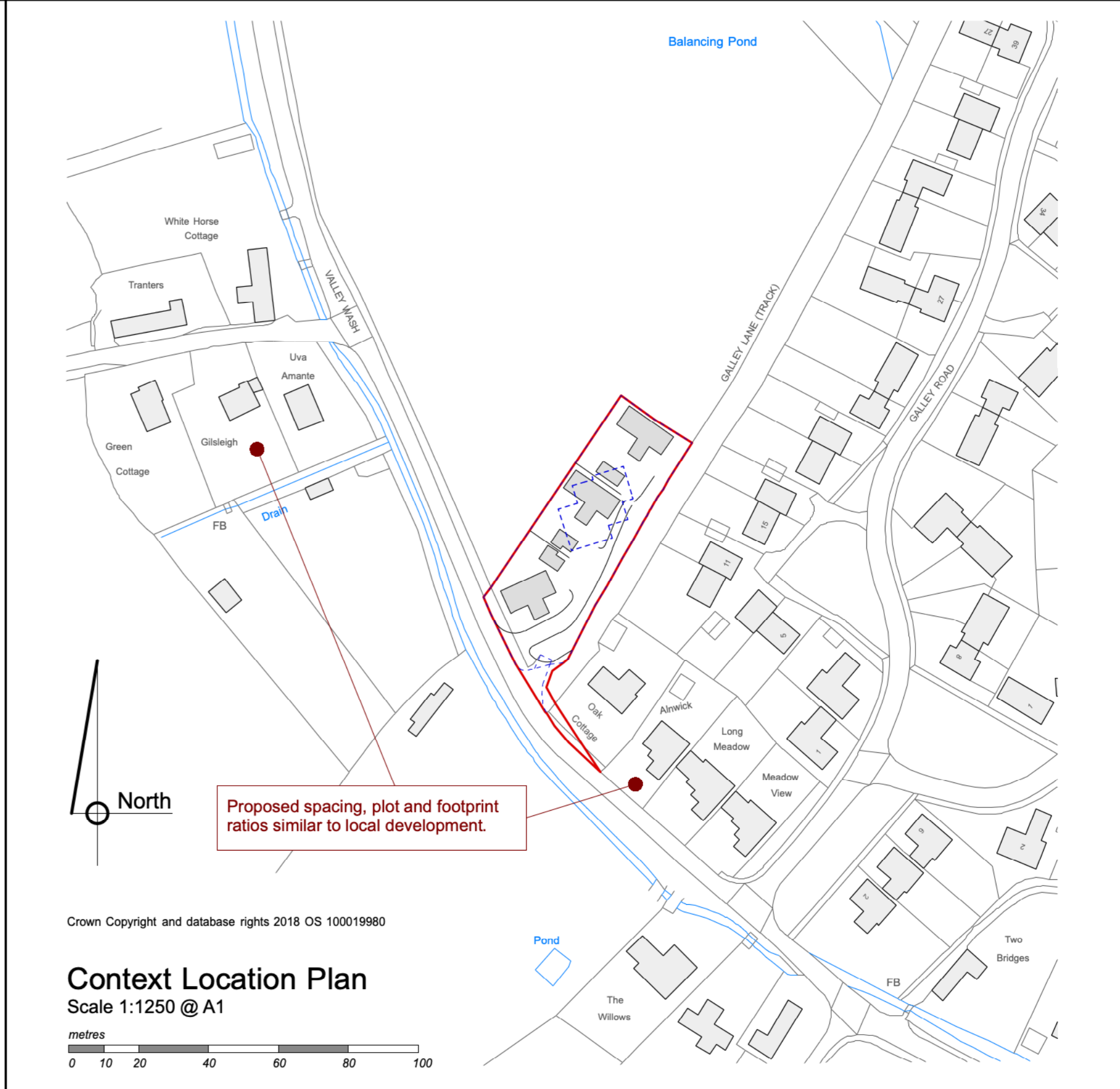
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- Bird Boxes:**
- 2 x Schwegler 1B - **1B(1) & 1B(2)**
  - 1 x Schwegler 2H - **2H**
  - 1 x Schwegler 1SP - **1SP**
- Bat Boxes:**
- 1 x Schwegler 1FF - **1FF**
  - 1 x Schwegler 2F - **2F**



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**Context Location Plan**  
Scale 1:1250 @ A1

metres  
0 10 20 40 60 80 100



Visibility from existing access approx. 23 metres to highway edge

Speed signs  
New, 6metre radius kerb improving north side of replacement access

Improved access set out to accommodate parameters as previously approved (alterations to access Ref. SE/12/0059/FUL)

New, 6metre radius kerb improving south side of replacement access

Approximate line of highway boundary

New channel drain preventing surface water run-off.

Access to Oak Cottage maintained as existing with improvements to visibility in both directions

Visibility from existing access approx. 26 metres to opposite highway edge

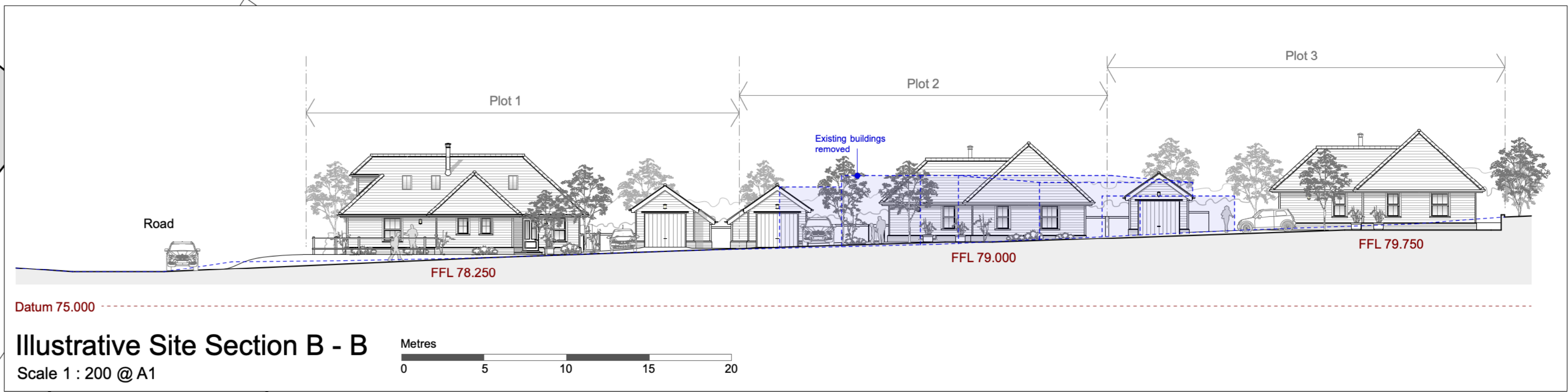


Wall removed and new, good quality picket fence erected inside of line of visibility splay. Fence height approx. 1.2m.

Pink shaded area: Land conveyed to applicant.



Precedent example of Picket fencing



**Illustrative Site Section B - B**  
Scale 1 : 200 @ A1

metres  
0 5 10 15 20

Contractor is responsible for all setting out and must check dimensions on site before work is put in hand. Written dimensions only to be taken, this drawing must not be scaled.  
JAP Architects to be immediately notified of suspected omissions or discrepancies. ©

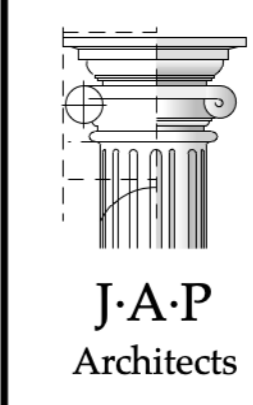
**Revisions**

<b>A</b>	Drawing finalised in respect of transfer agreement between client (Ragilbury Roots) and neighbour at Oak Cottage (Mr & Mrs Button). 18.06.19
<b>B</b>	Draft for comment ahead of planning application. 24.06.19
<b>C</b>	Access updated to Highways consultant's comments. 30.07.19
<b>D</b>	Delivery turning head & Bird/Bat boxes added. 19.08.19
<b>E</b>	Revised to allow for Fire tender turning. 23.08.19



**J·A·P ARCHITECTS**

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Project: Redevelopment of 'The Old Pumping Station', Hundon. For Ragilbury Roots Ltd

Title: Proposed Site Plan, Site Section and Context Location Plan

Scale 1 : 200/100/1250 @ A1 Date: June 2019

Drawing No. **18033-05**

Revisions	A	B	C	D	E