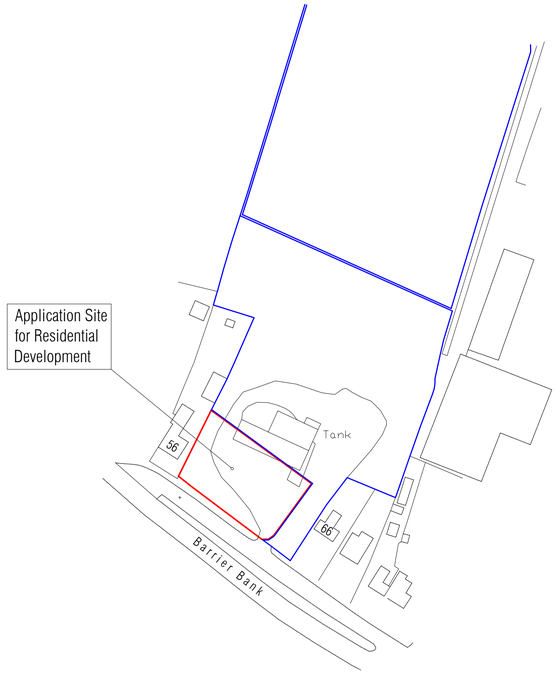


location plan

1 :1250 scale



site layout

frontage residential development

1 : 500 scale

ac

LIMITATIONS.
This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning/Building Regulation approval.
The drawing must not be used as a contract document alone.
All dimensions shall be taken from site from actual work. Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes.
All given dimensions shall be checked by the Builder/Contractor and will be his responsibility from commencement of site works.
The works will not be supervised or inspected on site by M.L.P. or any representative thereof, it is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

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STANDARDS.
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BBA Certificate or European Code equivalent.

HEALTH & SAFETY.
The Employer/Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & Safety legislation for Building Sites and Work Places.
The Employer /Client is advised that should the works need to comply with the Construction Design and Management Regulations an independent Planning Supervisor will be required.

SCOPE OF THE WORKS.
The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

Landscaping & Boundary Treatment
Tree Planting to be 1.8m - 2.m high suitably staked and tied
ac - *acer campestre* Field Maple
bp - *betula pendula* Silver Birch
pa- *prunus avium* Wild Cherry

Frontage Hedgerow
Existing mature Beech hedge to be retained as far as possible allowing for new vehicular access points.
Hedge to be cut back from existing public footpath and reduced in height to between 1.2m - 1.8m.

Boundary Fencing
Rear boundary to plots to be 2.0m high timber closeboard fence
Rear gardens to be divided by 1.8m high timber closeboard fence.
Front gardens divided by 1.2m high timber post and rail.
Install 2.0m high closeboard fence along boundary with No.56 to provide satisfactory screening.
Front & Rear Gardens to be turfed
Driveways to be permeable (gravel / granite chippings) with tarmac apron onto highway in accordance with LCC Highways specification.

Drainage
Foul Drainage from dwellings is to connect into Anglian Water sewer located to rear of site
Surface Water Drainage - Roof water to discharge into suitably sized and located soakaways in accordance with Building Regulations.

Site Levels
For details of existing site levels please refer to Topographical Survey
Finished Floor Levels to dwellings are to be at 5.00mODN and incorporating 300mm of resilient construction above finished floor level.

Refuse Storage and Collection
provision is made within rear gardens for suitable storage of general and recycle materials
pending collection from dwelling curtileges in accordance with SHDC refuse policy.

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revision	date	init.	revision details.

Project
Proposed Re-Development of Yard & Buildings
66 Barrier Bank Cowbit Spalding Lincs PE12 6AQ
for East Anglian Civils Holdings Ltd.

Drawing
Residential Development
Site Layout & Location Plan

date June 2022
scale(s) 1:1250 & 1:500 @ A1
DRG. No. BB/res / pl / 01