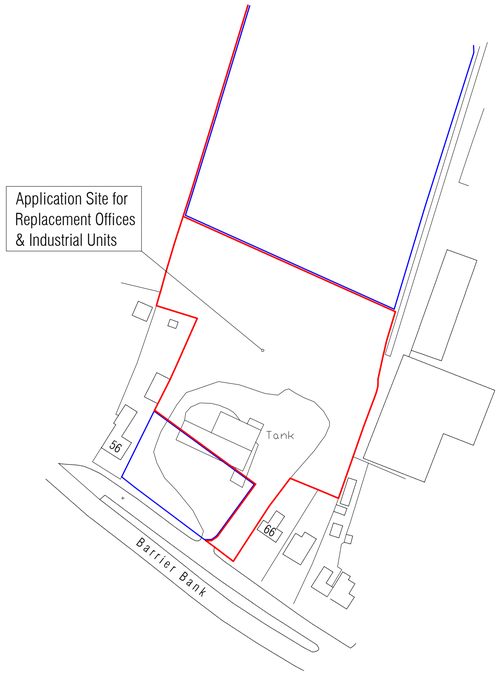
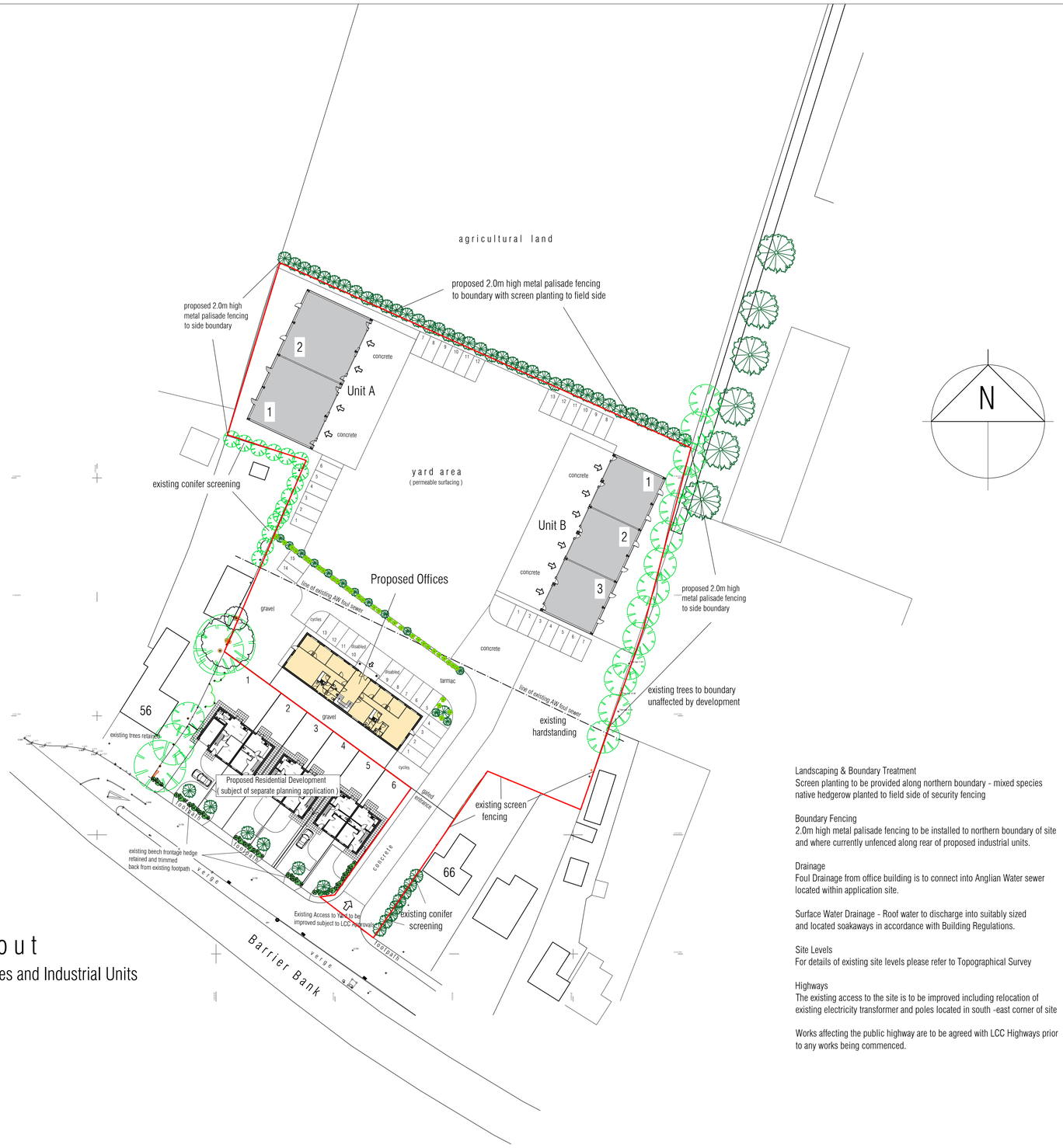


location plan

1 :1250 scale



site layout

Replacement Offices and Industrial Units

1 : 500 scale

Landscaping & Boundary Treatment
Screen planting to be provided along northern boundary - mixed species native hedgerow planted to field side of security fencing

Boundary Fencing
2.0m high metal palisade fencing to be installed to northern boundary of site and where currently unfenced along rear of proposed industrial units.

Drainage
Foul Drainage from office building is to connect into Anglian Water sewer located within application 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

Highways
The existing access to the site is to be improved including relocation of existing electricity transformer and poles located in south -east corner of site

Works affecting the public highway are to be agreed with LCC Highways prior to any works being commenced.

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.

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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
Replacement Offices &
Industrial Units -
Site Layout & Location Plan

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