

BLOCK PLAN



LOCATION PLAN

LEGEND

- proposed 300 or 450 diameter inspection chambers for foul water
- new foul water drain
- existing foul sewer manhole
- existing mains foul sewer drain
- surface water soakaway crates

SOFT LANDSCAPING: -

TREE TYPES- ALL TO BE PLANTED AS HEAVY STANDARD

TO REAR OF HOUISE- ROWAN - SORBUS AUCUPARIA
TO FRONT OF HOUSE- RED MAPLE

THE NEW HAWTHORN HEDGE IS TO BE ON NORTH EASTERN BOUNDARY MAXIMUM HEIGHT 600MM. THE HEDGE IS TO BE A HAWTHORN BASED MIXED HEDGE WITH BLACKTHORN, DOG ROSE, FIELD MAPLE, HAZEL AND WILD CHERRY.

GARDEN LAID TO GRASS.

HARD LANDSCAPING: -

PRIVATE DRIVE TO BE CRUSHED STONE.

FRONT WALL IN BRICKS TO MATCH HOUSE WITH SLATE COPING HEIGHT 1950MM WITH PIERS AT 2400MM.

NEW FENCING TO BE 2.0M HIGH .

FOOTPATHS AND GARAGE APRON TO BE LAID IN SLATE PAVING.

PATIO TO BE LAID IN SLATE PAVING.

MATERIALS: -

BRICKS - VANDERSANDEN CORUM FACING BRICKS
WALL RENDER- TO BE SMOOTH OFF WHITE
STONE SADDLESTONES
ROOF- SANDTOFT CALDERDALE SLATE OR SIMILAR
WINDOWS - OFF WHITE AND DARK GREY UPVC OR ALUMINIUM WITH STONE SILLS.
DOORS - OFF WHITE AND DARK GREY UPVC OR ALUMINIUM
FRONT DOOR TO BE OAK
RAINWATER GOODS - BLACK UPVC
FASCIAS & BARGEBOARDS - OFF WHITE AND DARK GREY ALUMINIUM

APPROVAL OF RESERVED MATTERS PROPOSAL
ADJACENT
7 BARBERS DROVE SOUTH CROWLAND
for
MR & MRS D SMITH

A	LEVELS ADDED	OCT 2020

DO NOT SCALE FROM THIS DRAWING
This drawing is the property of the author. Reproduction in whole or part without the author's permission is prohibited. The drawing is to be read in conjunction with all relevant specifications and structural engineer's details. Any discrepancies are to be reported to the author before work commences. Any work carried out or materials purchased prior to the issue of approval of the Building Control Body is entirely at the risk of the person carrying out the work. All dimensions are to be checked on site by the contractor prior to the commencement of any work or fabrication. Any discrepancies are to be reported to the author before work commences. Figured dimensions are to be taken in preference to scaled. The Building Regulations 2010 Fire Safety Approved Document B Volume 1 Dwellings 2019 edition incorporating 2020 amendments for use in England. Where mains drainage is not available, the Environment Agency must be consulted at the earliest opportunity to establish the extent of requirements for treatment and discharge consents. Where soakaways are proposed, percolation tests must be carried out in accordance with BRE Digest 365 and the results submitted to the Building Control Body for approval before the commencement of any drainage work. Where a cellar is proposed, adequate precautions must be taken against subsoil water and hydrostatic pressure. Any proposal to fill in a basement with hardcore must be agreed with the Building Control Body. Where a new or replacement septic tank or treatment plant is proposed, the Environment Agency must be consulted at the earliest opportunity. Any proposal to discharge treated effluent to a watercourse will require the prior consent of the Environment Agency. Any proposal to discharge to a soakaway will require the prior consent of the Building Control Body. Where a building is erected or extended over or near a sewer, the consent of the sewerage undertaker must be obtained under Section 185 of the Water Industry Act 1991. Where a proposal is likely to affect the integrity of the sewer, a building over agreement may be required. The approval of Independent Consultants must be obtained for the design of any reinforced concrete or steel work prior to the commencement of any work on site. Work that may not specifically be shown but that is reasonably inferred as necessary for the proper construction of the building shall be executed by the contractor as if shown on the drawings. Any discrepancies are to be reported to the author before work commences. Any work carried out or materials purchased prior to the issue of approval of the Building Control Body is entirely at the risk of the person carrying out the work. Party Wall etc. Act 1996: Any building or other structure to straddle any boundary or be built against any boundary or boundary wall, or any excavation within 3 metres of a neighbouring building or structure may require a Party Wall Agreement. The Building Owner is responsible for obtaining any such agreement before any work starts. The Party Wall etc. Act 1996 is enforced by the courts. The Contractor must be suitably insured and shall work in accordance with the Party Wall etc. Act 1996 and any Party Wall Agreement. Work shall be carried out in accordance with the latest codes of practice affected by the work. The Contractor must be Asbestos Aware.

BLOCK AND LOCATION PLANS

SEP 20 | 1/200 1/2500

J135-PL 1A

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