Foul sewage treatment plant to discharge into drain to the requirements of Anglian Water.

Main drain controlled by Welland & Deepings I.D.B.

Access to The Avenue

10 No - Properties.

15 No - Properties.

50 No - Properties.

SITE AREA - 6 Hectares.

OPEN SPACE
(Recreational Equipment)

20 No - Properties.

Access to Open Space

15 No.- Frontage properties.

New access onto Littleworth Drove (A16) to the requirements of L.C.C Highways Department.

SITE PLAN.
1/1000.

Drain

Track

THE AVENUE

LITTLEWORTH DROVE

A 16

Willowcroft

Beech Cottage

Rosewood

Elizabeth Crescent

Fairfield Lodge

Church Farm House

The Hayloft

Playing Field

Bus shelter

Applegates

Beauly

FB

NORTH

Level Crossing

Worth's Farm

Lapwing House

SITE.

Elizabeth Crescent

Church Farm House

Ordnance Survey (c) Crown Copyright 2017. All rights reserved. Licence number 10002243

LOCATION PLAN.
1/2500.

ref	revision	date

G. R. MERCHANT LTD.
I.ENG AMICE FIWO

ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS

4 Wrights Mews
12A Park Road, Holbeach,
Spalding, Lincs. PE12 7EE
Tel: 01406 490800
Fax: 01406 425744
E-Mail: gr.merchant@btconnect.com

Project
RESIDENTIAL DEVELOPMENT.
OFF LITTLEWORTH DROVE (A16).
DEEPING ST NICHOLAS.
SPALDING. LINC'S. PE11 3EX.

Client
W.DAVID BRANTON FARMER

Drawing
LOCATION & SITE LAYOUT PLANS.

Job Ref.	Drawing No.
3113-17.	01.
Date	**Drawn**
FEB' 17.	HLD / GRM.

Scales
AS INDICATED.

DO NOT SCALE FROM THIS DRAWING

This drawing is copyright and may not be altered, traced, photographed or used for any other purpose without the permission of G.R. Merchant Ltd. Any discrepancies found on this drawing must be reported to the Architect. All details shown on this drawing including foundations are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction unless reported to the Architect so that design amendments may be considered. Site soil surveys are recommended in respect of foundations and should be undertaken before foundation work is undertaken. This drawing is to be read in conjunction with all other consultants drawings and specifications and any discrepancies are to be reported to the Architect. This drawing is the property of the Architect and is issued for the purpose of obtaining Planning / Building Regulation approval. This drawing must not be used as a contract document unless. The works will not be supervised or inspected on site by G.R. Merchant 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. All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed in strict accordance with manufacturers recommendations and instructions for use. Materials shall conform to appropriate British standard specification or BBA certificate or European code equivalent. The Employer / Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health and Safety legislation for building sites and Work places. The Employer / Client is advised that should the works need to encroach on to adjoining property, the appropriate consent under the Party Wall etc. Act 1996 Expenditure will be required. The works shall comprise of all that is shown on the drawing and details. Work that may not specifically be shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included. It is the joint / land owners responsibility to be aware of the Party Wall etc. Act 1996 when building in close proximity to adjoining neighbors boundaries.