

PLANNING APPLICATION DRAWING

GENERAL
No work to commence until all statutory approvals have been obtained All dimensions are to be checked on site by contractor prior to the commencement of work.
Drawings have been prepared solely for the procurement of statutory approvals. All dimensions are in millimetres. All levels shown are in metres.
No work is to commence on site until all structural calculations have been approved on site by the Building Control authority. Any alterations to the design are to be formally agreed with the Local Authority.
Exact boundary positions are to be determined by reference to the deeds to the property.
Entire structure is to be built within the legal boundaries of the site. Any encroachments over any boundaries are to be formally agreed with adjoining property owners.

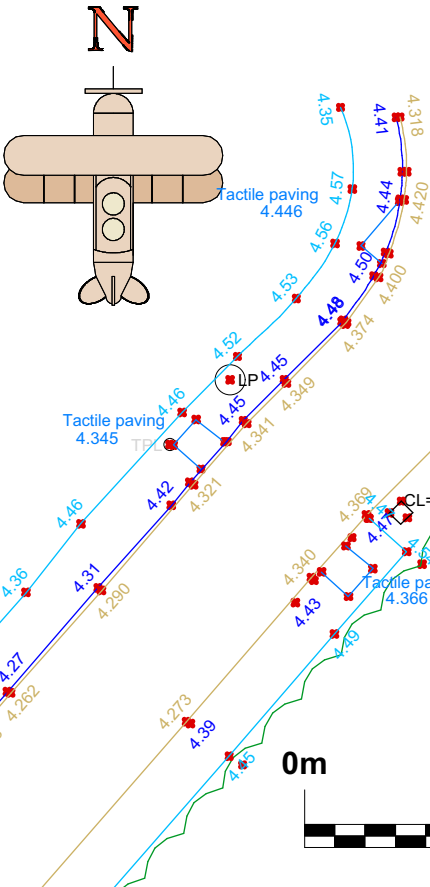
CDM REGULATIONS
The Client must abide by the Construction Design and Management Regulations 2015. It is the client's responsibility to appoint a Principal Designer in relation to CDM 2015. For the avoidance of doubt, John Dickie Associates are NOT engaged as the Principal Designer on this project

HEALTH AND SAFETY
The contractor is reminded of their liability to ensure due care, attention and consideration is given in regard to safe practice in compliance with the Health and Safety at Work Act 1974.
The contractor shall ensure that all health, safety and welfare measures required under or by virtue of the provisions of any enactment or regulations, or the working rules of any industry are strictly complied with.

MATERIALS AND WORKMANSHIP
All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

Site Area = 2443 sq m
0.6 acres

Bramley
Meadows



GIA SCHEDULE
Detached garage = 29 sq m
Plot One = 148 sq m + Car Port
Plot Two = 180 sq m
Plot Three = 160 sq m
Plot Four = 137 sq m
Plot five = 137 sq m

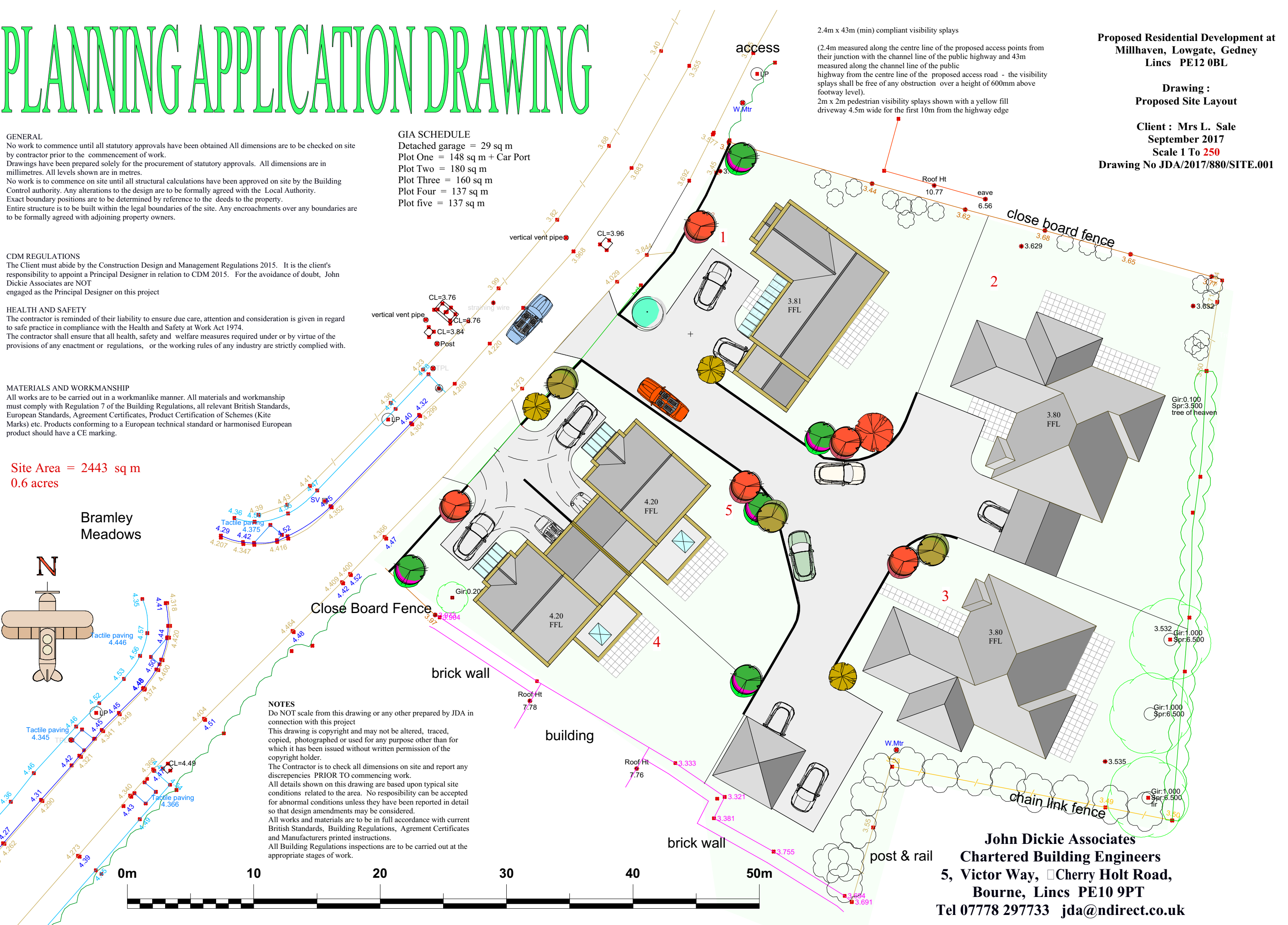
NOTES
Do NOT scale from this drawing or any other prepared by JDA in connection with this project
This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than for which it has been issued without written permission of the copyright holder.
The Contractor is to check all dimensions on site and report any discrepancies PRIOR TO commencing work.
All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless they have been reported in detail so that design amendments may be considered.
All works and materials are to be in full accordance with current British Standards, Building Regulations, Agreement Certificates and Manufacturers printed instructions.
All Building Regulations inspections are to be carried out at the appropriate stages of work.

2.4m x 43m (min) compliant visibility splays
(2.4m measured along the centre line of the proposed access points from their junction with the channel line of the public highway and 43m measured along the channel line of the public highway from the centre line of the proposed access road - the visibility splays shall be free of any obstruction over a height of 600mm above footway level).
2m x 2m pedestrian visibility splays shown with a yellow fill driveway 4.5m wide for the first 10m from the highway edge

**Proposed Residential Development at
Millhaven, Lowgate, Gedney
Lincs PE12 0BL**

**Drawing :
Proposed Site Layout**

**Client : Mrs L. Sale
September 2017
Scale 1 To 250
Drawing No JDA/2017/880/SITE.001**



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