Highstock Lane

footpath

Note
New Vehicular Access to be constructed in accordance with LCC Specification and Construction Details for standard Light Duty flexible dropped crossing

Plot 2
(under construction)

grass
Crate System for roof water infiltration
garage
pa
granite chippings
driveway to include turning area.
grass
grass
dining
utility
wc
c
hall
living
bath
bed
kitchen
bed
c
en suite
bed
1.2m high timber closeboard fence
1.8m high timber closeboard fence
plot 2
BioDisc Treatment Unit
grass
Crate System for roof water infiltration
Proprietary Crate System for infiltration
plot 3
bp
pa
1.8m high timber closeboard fence
plot 4
pa
Crate System for roof water infiltration
grass
driveway to include turning area.
granite chippings
garage
grass
grass
1.2m high timber closeboard fence
bed
bath
living
en suite
c
bed
dining
hall
c
wc
utility
bed
kitchen
Crate System for roof water infiltration
grass
Proprietary Crate System for infiltration
BioDisc Treatment Unit
bp
1.8m high timber closeboard fence
plot 5
bp
proposed 1.2m high timber post & rail fence to match adjacent plots with native species hedgerow planted inside boundary fence

N

Site Layout
1:250 scale



Location Plan
1:1250 scale

Landscaping & Boundary Treatment
Tree Planting to be 1.8m - 2.0m high suitably staked and tied
bp - *betula pendula* Silver Birch
pa- *prunus avium* Wild Cherry

Native Mixed Species Hedgerow
70% hawthorn : 30% mixed species - blackthorn, hazel, field maple, holly
30-50cm in double staggered rows 5 plants per metre run.
to plot frontage and planted inside 1.2m high timber post & rail fencing to rear boundary

Rear gardens to be divided by 1.8m high timber closeboard fence.
Front & Rear Gardens to be turfed
Driveways to be permeable (gravel / granite chippings) with tarmac apron in verge onto highway in accordance with LCC Highways specification.

Drainage
Foul Drainage - Install Package Treatment Unit in accordance with Building Regulations and other relevant legislation. Discharge of treated water to suitably sized proprietary soakaways
(Soakaways subject to satisfactory soil percolation tests in accordance with BRE 365)

Surface Water Drainage - Roof water to discharge into suitably sized and located soakaways in accordance with Building Regulations.

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Project
Proposed Residential Development
land to south of Highstock Lane Gedney Hill
for Mrs. K. Watts

Drawing
Plot 3 (south)
Location Plan & Site Layout

date jan 2021
scale(s) 1:1250 & 1:250 @A3
DRG. No. WAT / pl P3south / SL