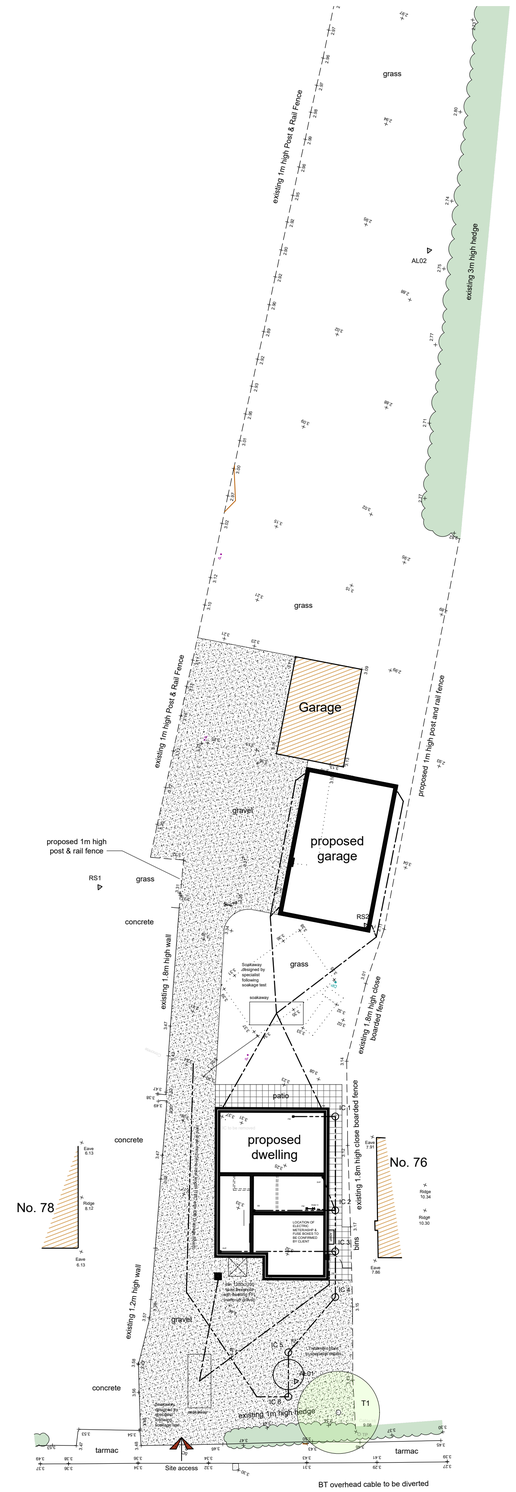
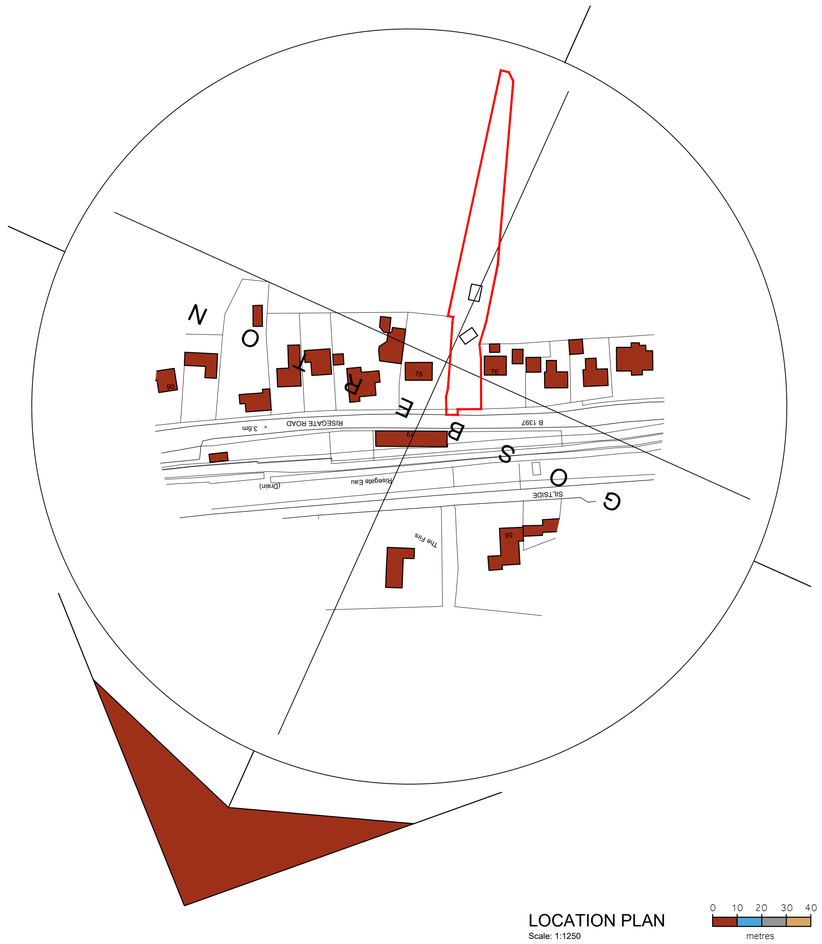


SITE PLAN

Scale: 1:200

0 2 4 6 8
metres



LOCATION PLAN

Scale: 1:1250

0 10 20 30 40
metres

SITE PLAN KEY

- Site access — Indicates proposed site access
- Indicates proposed buildings on site
- Indicates proposed storm drainage
- Indicates proposed foul drainage
- Indicates gravel driveway
- Indicates proposed patio and footpaths

Landscaping Description	
Trees to include: T1 - Flowering Cherry tree	All supporting stakes to new trees to penetrate min 600mm into soil to ensure stability. Proprietary adjustable tree ties to be used to accommodate tree growth, stakes to be installed and maintained for 18 - 36 month depending on condition of tree.
SP - Shrub Planting to include: No proposed shrubs on site	
Landscaping Notes - All planting, seeding or turfing as shown on the above landscaping plan are to be carried out in the first planting and seeding seasons following the occupation of the dwelling of the completion of the development, whichever is sooner; and any trees or plants which within a period of 5 years from the completion die, are to be removed and replaces with others of a similar size and species, unless the Local Planning Authority gives written consent to any variation.	
• Any works close to trees and/or hedgerows should be undertaken in accordance with the British Standard BS 5837: 2012 and National Joint Utilities Group Guidelines (NJUG4). • Any works involving vegetation clearance including the removal of the brash pile and small section of hedgerow should avoid the bird breeding season (late February to August inclusive) to avoid damage to nesting species. If this is not acceptable, then a nesting bird survey should be undertaken by an experienced ecologist immediately prior to the start of site clearance commencement. • It is recommended that guidelines from the Bat Conservation Trust and ILP (Institute of Lighting Professionals) on bats and artificial lighting are followed. • It is recommended that the new sites include provision of nesting habitats in the form of nest boxes (see site plan). • Clearance of onsite vegetation considered suitable to support hedgehogs will be avoided. If this is not practicable then clearance will be carried out by hand or under supervision, avoiding frosty days when hedgehogs may be hibernating.	

General Notes

1. All dimensions are shown in 'mm' unless otherwise stated.
2. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
3. This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
4. Any discrepancies are to be brought to the designers attention.

- All structural elements are to be designed by clients structural engineer where required
- All dimensions are to brick openings/courses.
- All kitchens are shown indicatively and are to be detailed separately in conjunction with client's kitchen manufacturer.
- Electrical positions and sizes are indicative only and are to be designed by clients Mechanical & Electrical contractor ensuring furniture layouts can be achieved.
- Finished Floor Level to be set 300mm (min) above general ground level.

Status

FOR APPROVAL

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Job Title
Proposed New Dwelling
78 Risegate, Gosberton Risegate, Spalding, PE11 4EY
For: Mr Green & Ms Bunting

Drawing Title
Building Regulation Drawing
Site Plan & Location Plan

Date	Drawn by
July 2021	RS
	Checked by MC
Job No. SE-1683	Sheet Size A1
Dwg No. 1000	Revision BR03

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