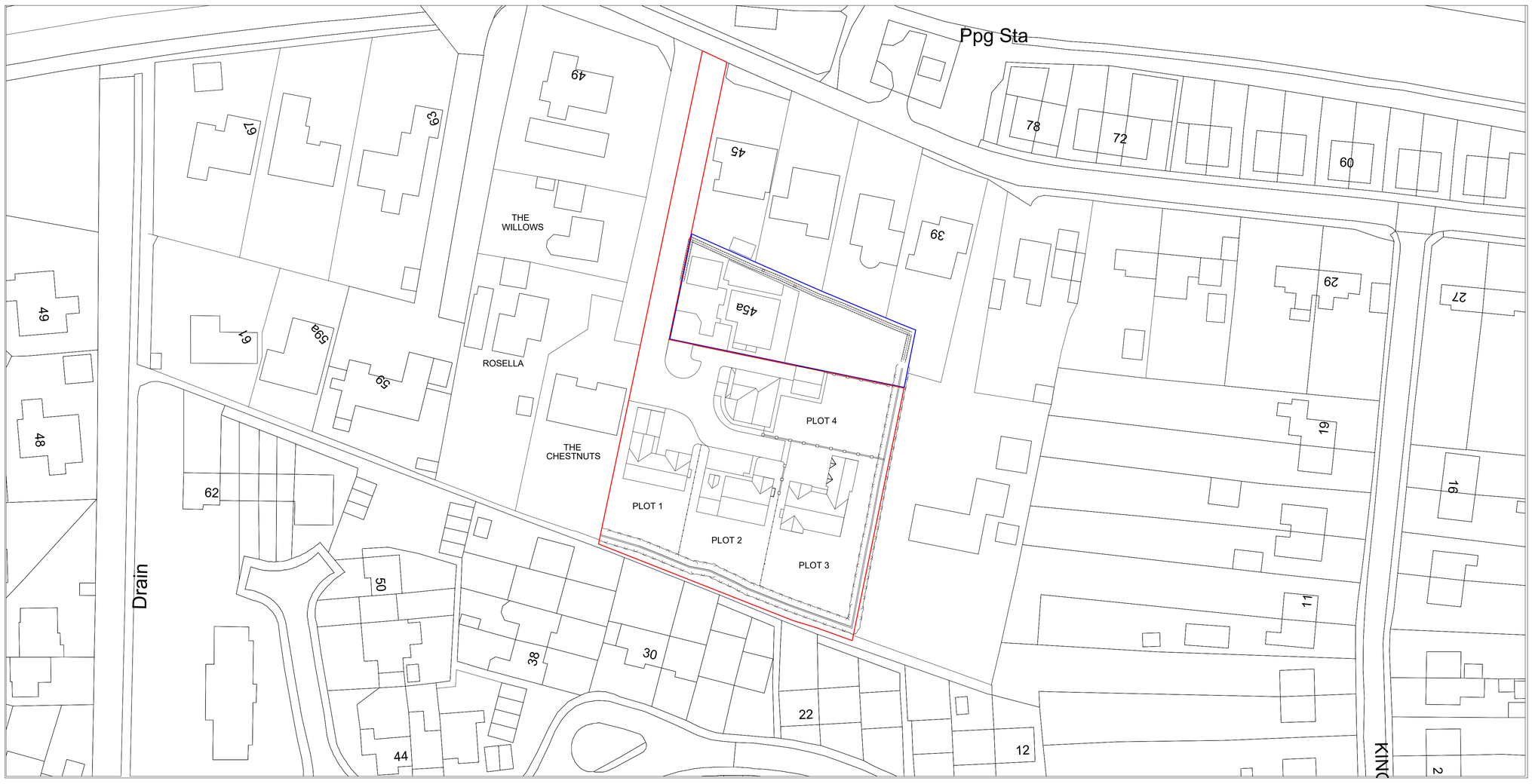



PROPOSED BLOCK PLAN (1:500)

NOTES:

- FINISHED GROUND FLOOR LEVEL OF ALL PLOTS TO BE SET AT 3.5m AOD NEWLYN
- SURFACE WATER RUN-OFF FROM THE ROOFS OF THE PROPOSED DWELLINGS AND DETACHED GARAGE SHOULD BE DISCHARGED INTO SOAKAWAY CRATES. 120L CAPACITY WATER BUTTS PROVIDED TO THE REAR OF ALL PLOTS TO INTERCEPT AND STORE RAINWATER. THE INFILTRATION SYSTEM TOGETHER WITH ASSOCIATED DRAINAGE SHOULD BE DESIGNED TO BRE DIGEST 365 AND MEET THE REQUIREMENTS OF PART H OF BUILDING REGULATIONS
- FLOOD RESILIENT & RESISTANT CONSTRUCTION UP TO 300mm ABOVE FINISHED GROUND FLOOR LEVEL
- EXISTING ACCESS DRIVE TO BE UPGRADED FROM EXISTING LOOSE LIMESTONE FORMATION TO A PERMEABLE BLOCK PAVING SPECIFICATION. PRIVATE DRIVEWAYS TO BE EITHER GRAVEL OR PERMEABLE BLOCK PAVING TO ENSURE SUDS ARE INCORPORATED TO ALL VEHICLE SURFACES
- ALL PLOTS TO HAVE PRIVATE PARKING PROVISIONS WITH A MINIMUM OF THREE SPACES PER DWELLING
- ALL REFUSE TO BE STORED AT EACH PROPERTY UNTIL COLLECTION DAY WHEN IT WILL BE TAKEN TO THE DESIGNATED COLLECTION POINT AT THE HEAD OF THE ACCESS DRIVE OFF LOW LANE
- ALL FOUL WATER VIA EXISTING 150MM DIAMETER FOUL WATER SEWER DISCHARGING INTO PUBLIC FW SEWER IN LOW LANE
- 2 No MIN ELECTRIC VEHICLE CHARGING POINTS TO BE PROVIDED TO EACH DWELLING
- SOUTH FACING GABLE ROOFS TO INCORPORATE SOLAR PV PANELS.
- EXTERNAL FACING BRICKWORK TO CONSIST RED MULTISTOCK BLEND. ROOF TILES TO BE DOUBLE PANTILES COLOUR TBC. WINDOWS AND DOORS TO BE PVCu AND ALUMINUM (COLOUR TBC)
- BOUNDARY TREATMENT TO CONSISTS OF TIMBER FENCING, BRICKWORK WALLS, METAL RAILINGS AND HEDGED SEPARATION
- BOUNDARY TREATMENT TO INCORPORATE DISCREET GROUND LEVEL APERTURES TO ALLOW UNRESTRICTED MOVEMENT OF FORAGING WILDLIFE
- INTEGRATED HABITAT BAT BOXES, SWIFT BRICKS AND SPARROW TERRACES TO BE INCORPORATED INTO ALL SUITABLE ELEVATIONS
- NATIVE WILDFLOWER PLANTING TO BE INCORPORATED INTO THE LANDSCAPING SCHEME TO IMPROVE BIO-DIVERSITY
- LOG PILES TO BE INCORPORATED WITHIN THE EXISTING RETAINED HEDGE
- ACCESS TO BUILDING FOR FIRE FIGHTING APPLIANCES AND FIRE FIGHTERS TO SATISFY BUILDING REGULATIONS 2010 PART B5
- MINIMUM WIDTH OF 3.7m BETWEEN KERBS FOR VEHICLE ACCESS ROADS
- MINIMUM TURNING CIRCLE BETWEEN KERBS FOR PUMPS TO BE 16.8m. ACTUAL TURNING CIRCLE BETWEEN KERBS 17.52m
- MINIMUM TURNING CIRCLE BETWEEN WALLS FOR PUMPS TO BE 19.2m
- TURNING FACILITY TO BE PROVIDED WHERE DEAD-END ACCESS ROUTE EXCEEDS 20m
- ACCESS ROAD SURFACE TO BE CONSTRUCTED WITH MINIMUM CARRYING CAPACITY OF 18 TONNES FOR PUMPING APPLIANCES
- EXISTING ACCESS WITHIN THE EXTENTS OF THE PUBLIC HIGHWAY TO BE UPGRADED TO A BOUND MATERIAL CONSTRUCTED IN ACCORDANCE WITH LINCOLNSHIRE COUNTY COUNCIL SPECIFICATION




FIRE FIGHTING APPLIANCE TURNING FACILITY (1:100)




PROPOSED SITE PLAN (1:200)

SCALE BAR 1:200
0 1 2 3 4 5 10

NORTH
Indicative

Notes as Applicable

GENERAL

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ANY/ALL OTHER DOCUMENTS ISSUED FOR THIS PROJECT, THESE INCLUDE CONTRACT DRAWINGS, SPECIFICATIONS & SCHEDULE OF WORKS.
2. ALL BUILDING MATERIALS SPECIFIED SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENT BUILDING REGULATIONS, BRITISH STANDARDS, BRITISH STANDARD CODES OF PRACTICE AND SHALL BE TO THE SATISFACTION OF THE LOCAL AUTHORITY & CONTRACT ADMINISTRATOR.
3. ALL STRUCTURAL WORKS ARE TO BE CARRIED OUT IN FULL ACCORDANCE WITH STRUCTURAL ENGINEER'S APPROVED CALCULATIONS AND DETAILS AND TO THE SATISFACTION OF THE LOCAL AUTHORITY BUILDING CONTROL SURVEYOR.
4. ALL WORKS ON SITE TO BE CARRIED OUT IN FULL ACCORDANCE WITH THE CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015 AND CURRENT HEALTH & SAFETY LEGISLATION.
5. THE CONTRACTOR MUST SITE CHECK ALL DIMENSIONS PRIOR TO ORDERING MATERIALS. FIGURED DIMENSIONS ARE TO BE USED FOR TENDER PURPOSES ONLY. DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE CONTRACT ADMINISTRATOR BEFORE PROCEEDING.

| REV | AMENDMENTS | DATE | BY |
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Project:

DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF 4NO. DETACHED DWELLINGS AND 1NO. DETACHED GARAGE
LAND KNOWN AS 47 LOW LANE
HOLBEACH
LINCOLNSHIRE
PE12 7PW

Applicant:
MR D J RULEWSKI & MR A T RULEWSKI
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Drawing:
BLOCK & SITE PLANS
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|---|---|---|---|
| Sheet Size: | A0 | Project No: | - |
| Drawing No: | 001 | Revision: | |
| Date: | 28 September 2021 | Drawn: | DR |
| Scale: | 1:100, 1:200 & 1:500 | Checked: RR | Approved: DR |