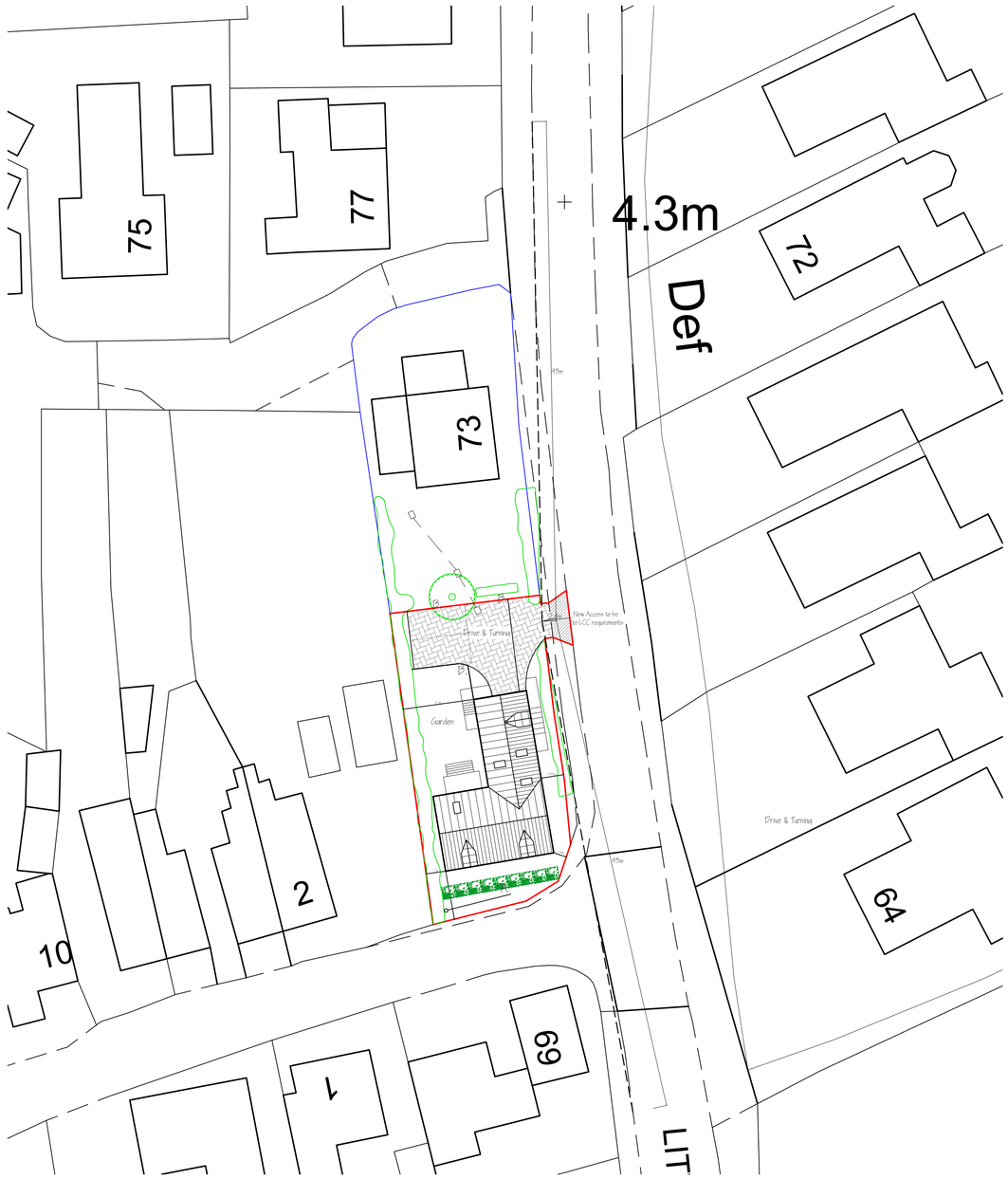


EXISTING SITE PLAN 1:500



PROPOSED SITE PLAN 1:250



Ordnance Survey (c) Crown Copyright 2025. All rights reserved. Licence number 100022432

LOCATION PLAN 1:1250

LANDSCAPING, TREE PLANTING & FENCING SCHEME.

A - NEW HEDGE

Cat. Common Hawthorn (Crataegus Monogyna)
1 No. Hazel (Corylus avellana)
1 No. Dogwood (Cornus Florida)
1 No. Field Maple (Acer Campestre)
1 No. Wild Cherry (Prunus Avium)
1 No. Slender Tree (Viburnum Opulus)
1 No. Privet (Ligustrum Ovalifolium)

B - 1.05m HIGH CLOSE BOARDED FENCE.

C - PERMEABLE BLOCK PAVING DRIVE.

FLOWERING LAWNS
Standard EL - E Mix From Emorsgate Seeds

All planting to be in accordance with BS 4428:1989 and amendment No 1 (1991)
All stone to be planted with minimum 112m planting width bed and to be stacked, bed and tabbed.
1 / 3 No. B Trees of good, Root trees and shrub planting compost to be incorporated into backfill for each tree hole.
All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for a period of Five years beginning with the date of completion of the scheme and dying that period all towers shall be made good on and when necessary.

Finished Floor Level to be TOC/m Now Existing Ground Levels.

ref:	revision	date
B	LCC - AMENDMENTS	MAR '2026
A	PLANNING DETAILS ADDED	FEB '2026

G. R. MERCHANT LTD.

ARCHITECTURAL CONSULTANTS

4 Wrights Mews
12A Park Road, Holbeach,
Spalding, Lincs. PE12 7EE
Tel: 01406 490800
E-Mail: office@grmerchantltd.com
Website: www.grmerchantltd.com

Project

ERECTION OF DWELLING
ADJ: 73 LITTLE LONDON
LONG SUTTON
SPALDING, LINCS, PE11 9LF

Client

MR A BOX

Drawing

SITE & LOCATION PLANS

Job Ref.: 4449-25

Drawing No.: 023.

Date: JANUARY 2026

Drawn: SLD

Scales: AS STATED.

DO NOT SCALE FROM THIS DRAWING

This drawing is copyright and may not be altered, traced, photographed or used for any other purpose other than that for which it is issued. The General Contractor is to check all dimensions on site and report any discrepancies to G. R. Merchant Ltd. 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 G. R. Merchant Ltd so that design amendments may be considered. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken. This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning / Building Regulation approval. This drawing must not be used as a contract document alone. The works will not be supervised or inspected on site by G.R.Merchant Ltd or any representative thereof. It is the client or their appointed contractor(s) responsibility to control workmanship, substitution of materials, adherance 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 etc. in strict accordance with manufacturers instruction and relevant code of practice. 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 comply with the Construction Design and Management Regulations an independent Principal Designer 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 plot / land owners responsibility to be aware of the Party Wall etc. Act 1996: when building in close proximity to adjoining neighbours boundaries.