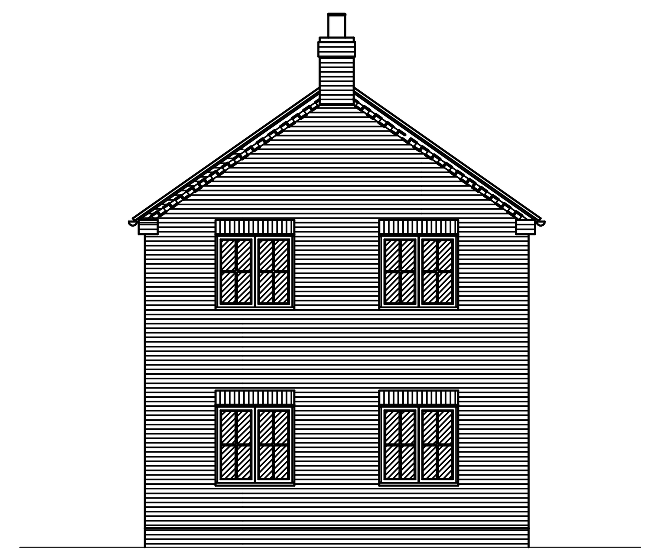
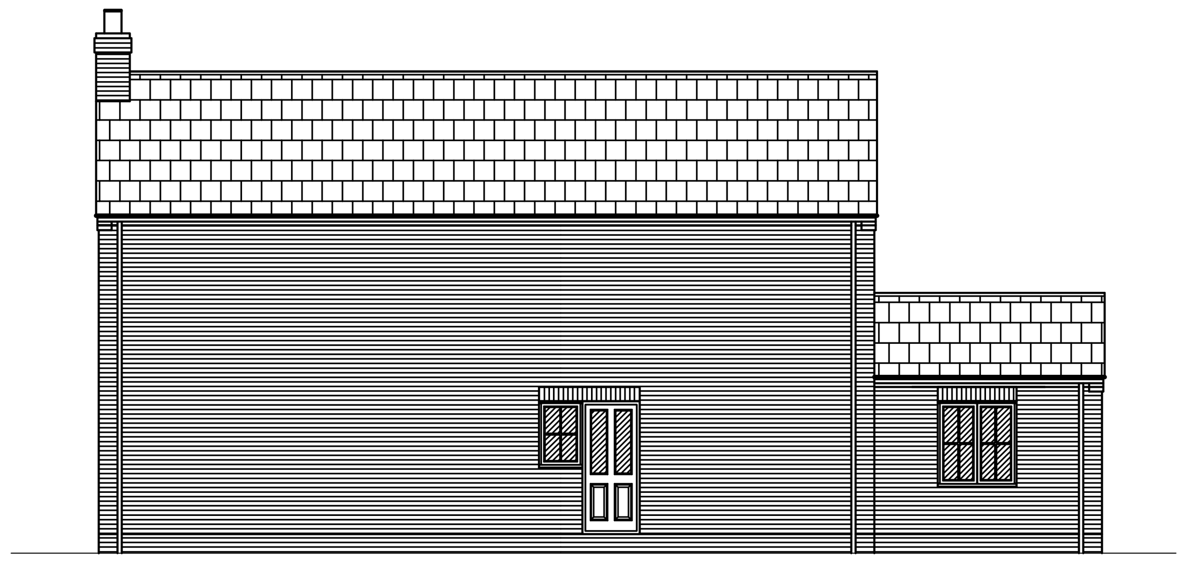
REAR ELEVATION

SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

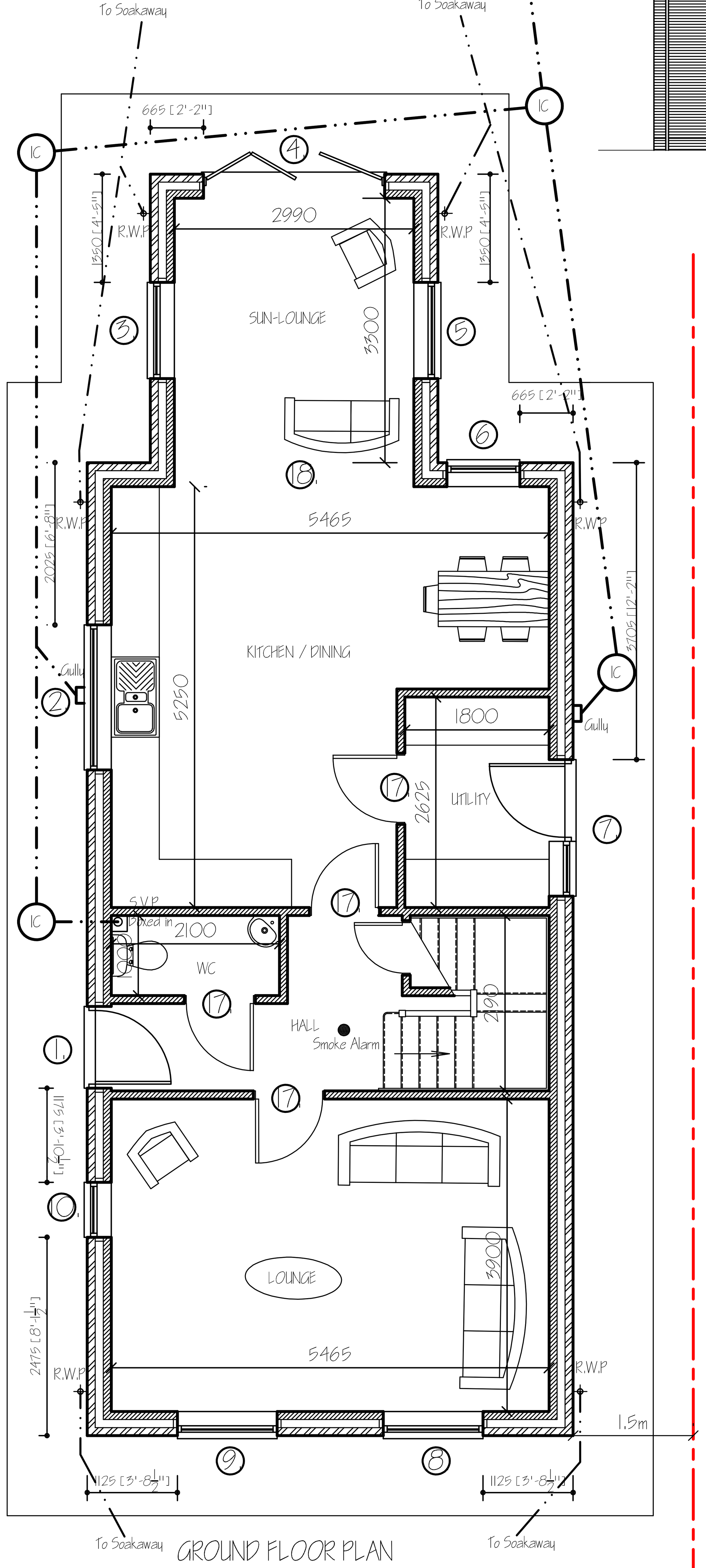
MATERIAL SCHEDULE

WALLS: - FORTERRA FARMSTEAD ANTIQUE FACING BRICKS

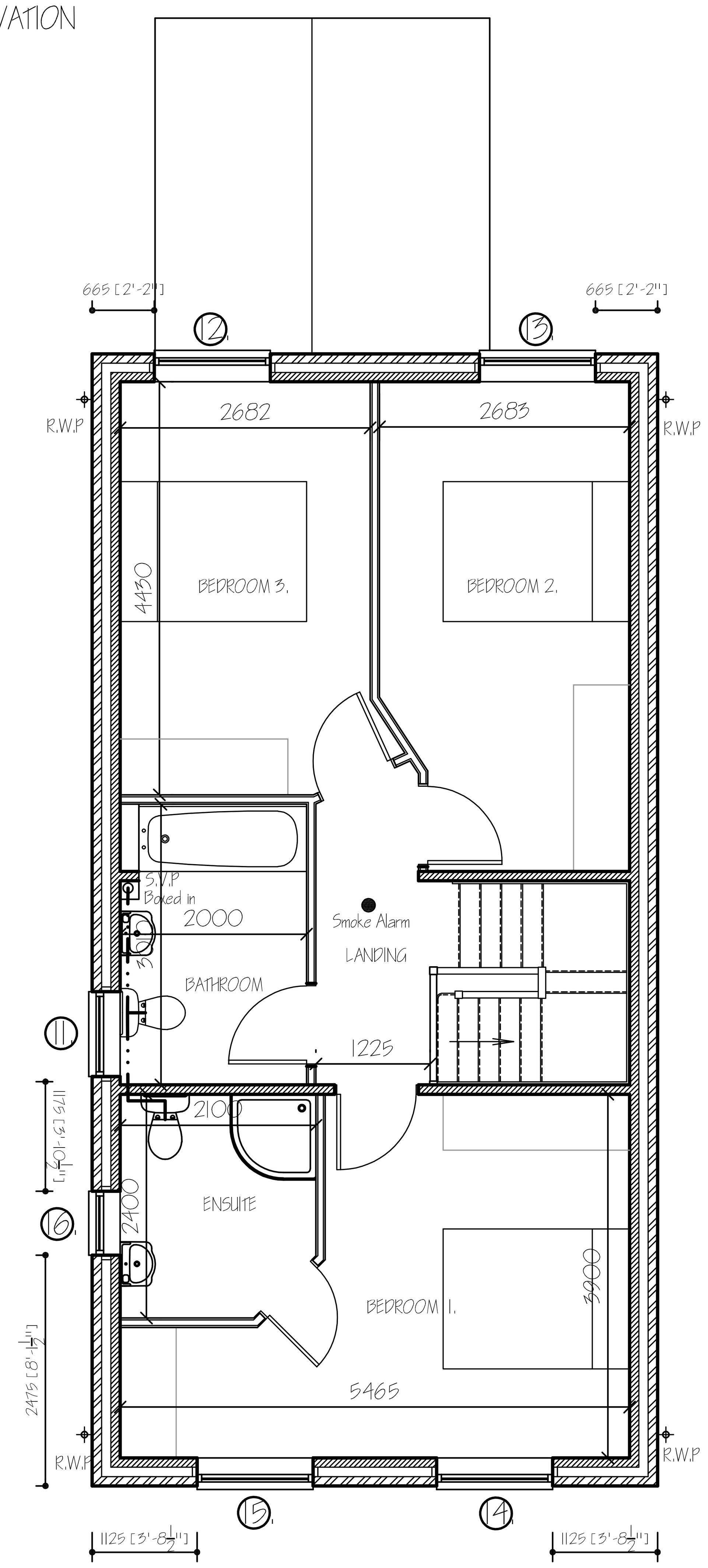
TILES:- MARLEY ANGLIA INTERLOCKING CONCRETE - SMOOTH GREY

WINDOWS & DOORS:- UPVC ANTHRACITE GREY

RAINWATER GOODS:- BLACK UPVC



GROUND FLOOR PLAN



FIRST FLOOR PLAN

LANDSCAPING, TREE PLANTING & FENCING SCHEME.

A - 1.8 Metre High Close Boarded Fence - Reducing to 1.2metre at Road.

B - SILVER BIRCH (BETULA PENDULA) FEATHERED - 1.5m to 1.8m WITH A TERMINAL SHOOT AND LATERAL SHOOTS

C - 3 No. TREES TO BE REMOVED INCLUDING ALL BRAMBLE SHRUBS.

D - GRAVEL DRIVE.

E - LINCOLNSHIRE POST & RAIL FENCING

F - EXISTING BUSHES AND TREES TO BE REDUCED IN HEIGHT AND MAINTAINED FOR VISIBILITY.

All planting to be in accordance with BS 4428:1989 and amendment No. 1 (1991)

All trees to be planted with minimum 0.6m plastic mulch mat and to be staked, tied and tubed.

1/ 3 to ½ bag of peat free tree 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 during that period all losses shall be made good as and when necessary.

Ordnance Survey (c) Crown Copyright 2020. All rights reserved. Licence number 100022432

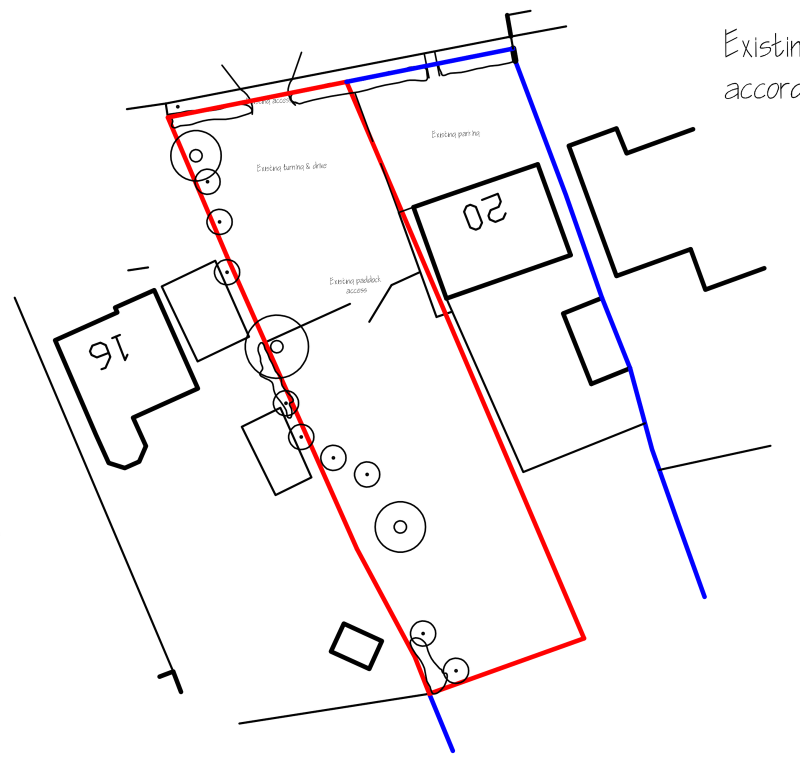
LOCATION PLAN
1/ 1250

Frontage trees to be retained cut back and tidied as required.

Large tree to be removed on boundary

2 No small trees to be removed

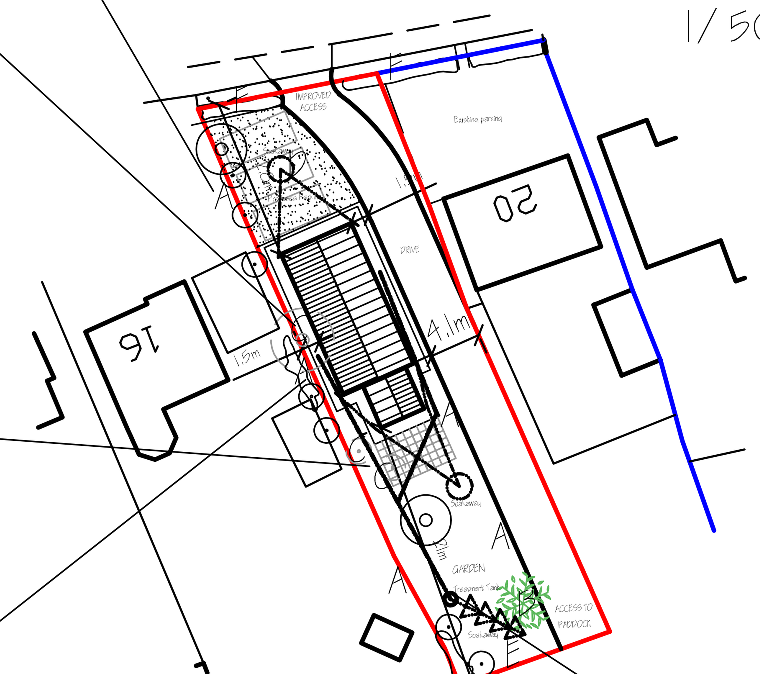
Neighbours trees to be cut back and tidied as required.



Existing access to be widened in accordance with LCC highways specification

SITE PLAN - EXISTING
1/ 500

All Neighboring Existing trees and bushes to be cut back and tidied accordingly



SITE PLAN - PROPOSED
1/ 500

Large tree and hedge to be retained cut back and tidied as required.

ref:	revision	date
F	BUILDING REGULATIONS APPLICATION	APR '2021.
E	CONDITION COMPLIANCE APPLICATION	APR '2021.
D	PHOTOS ADDED	FEB '2021.
C	EXISTING TREE SURVEY ADDED.	FEB '2021.
B	LANDSCPING ADDED - PLANNING	DEC '2020.
A	CLIENT AMENDS & PLANNING APP.	DEC '2020.

G. R. MERCHANT LTD.
I.ENG AMICE FIWO

ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS

4 Wrights Mews
12A Park Road, Holbeach,
Spalding, Lincs. PE12 7EE
Tel: 01406 490800
Fax: 01406 425744
E-Mail: gr.merchant@btconnect.com

Project
RESIDENTIAL DEVELOPMENT.
off ROMAN BANK.
MOULTON SEAS END.
SPALDING. LINC'S. PE12 6LG.

Client
J. HITCHAM.

Drawing
SITE & LOCATION PLANS.
FLOOR PLANS & ELEVATIONS.

Job Ref.	Drawing No.
3736-20.	01F

Date	Drawn
DECEMBER 2020.	SLD.

Scales
AS INDICATED.

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 the Architect. 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 Architect 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 or any representative thereof. It is the client or their appointed agents 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 independant Planning Supervisor 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 neighbors boundaries.