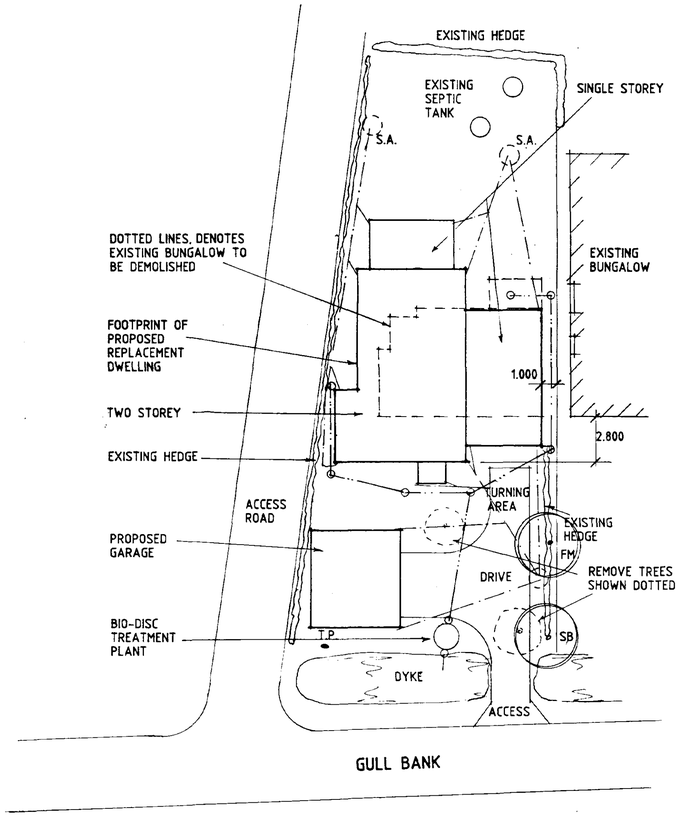


SITE PLAN

Demolish existing bungalow to make way for proposed house along with detached garage – see drawings SD02-063/3 and SD02-063/4.

External Materials
Red facing bricks
Grey concrete tiles

Access
Form new access in position shown, minimum width to be 2.5m and to be constructed all to Lincolnshire County Council requirements.

Drive
Washed gravel on 100mm well blinded hardcore with kerb edging.

Turning Area
Form turning area as shown all in accordance with Lincolnshire County Council requirements.

Dyke
To dyke along site frontage provide suitable piping at position of new access all to South Holland Internal Drainage Board and Lincolnshire County Council requirements.

Landscaping
Existing hedging to site boundaries as shown to remain.

Foul Drainage
Connect foul drains to Bio-disc treatment plant in position shown with outfall to existing dyke. Existing septic tank to be emptied and filled in.

LANDSCAPING

PLANT TREES AS SHOWN. MIN. HEIGHT ON PLANTING TO BE 2.0m

FM - FIELD MAPLE
SB - SILVER BIRCH

External Lighting Fixed to the Building
External lights include lights in porches but not lights in garages and carports.

External lights should be made to enable effective control and/or the use of efficient lamps as follows:

a) Automatically extinguish when there is enough daylight and when no required at night.

b) Have sockets that can only be used with lamps having an efficiency greater than 40 lumens per circuit watt.

Oil Tank
To be sited a minimum 1800mm from any building and a minimum 760mm from any boundary.

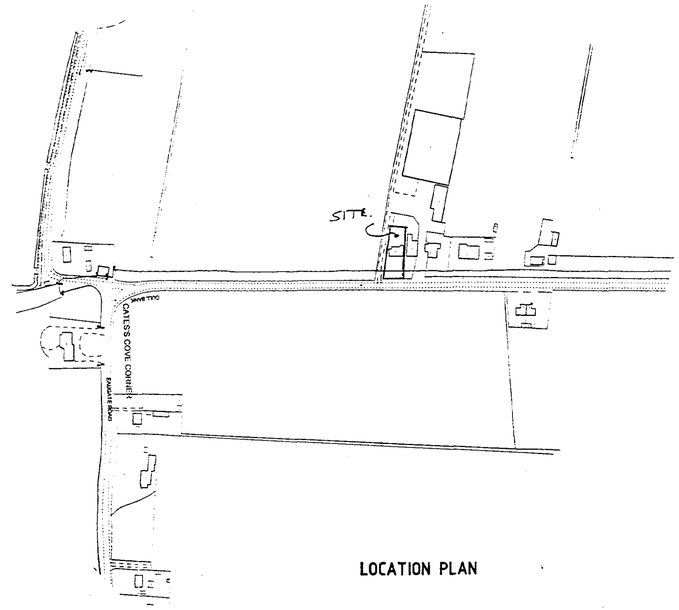
Sewage Treatment Plant
A suitable notice in regard to the package treatment work should be provided within the property, it is suggested that this is contained within a property logbook. An example of the wording could be, 'The foul drainage from this property discharges to a package treatment works. Maintenance is required (insert frequency) and should be carried out by the owner in accordance with manufacturer's instructions. The owner is legally responsible to ensure that the system does not cause pollution, a health hazard or a nuisance'.

Foul Water Drainage
Underground drainage to be proprietary 110mm diameter p.v.c. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Under building drains to be encased in 150mm pea gravel with lintel over pipes at wall abutments. Where drain passes through wall, provide suitable protection to prevent gas ingress to building. 110mm diameter soil and vent pipe to extend 900mm above window head and to terminate in balloon finial. Soil and vent pipe to be fitted with access plate at base. Provide suitably sized wastes from all appliances (in accordance with Approved Document H) complete with minimum 75mm deep sealed traps and rodding eye access points at every direction change. All above ground drainage to BS5582 and all underground drainage to BS8301. Provide seal plates both sides of pipe entry to avoid vermin entry.

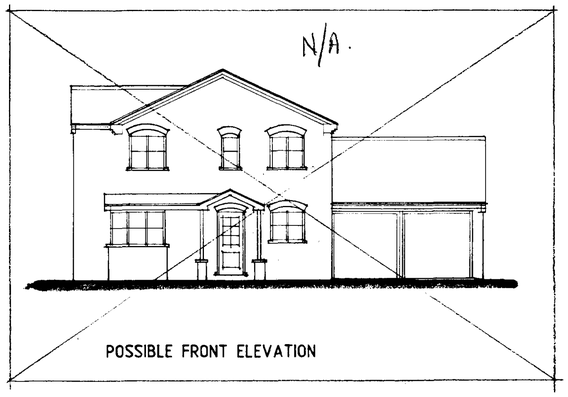
Surface Water Drainage
To be proprietary 110mm diameter p.v.c. pipes flexible joined to fall 1:70 bedded in 100mm pea gravel. Pipes to discharge into 1200mm diameter soakaways sited 5000mm away from buildings.

Protection to Underground Pipes
Where pipes are not under road and have less than 600mm cover concrete paving slabs should be laid as bridging above the pipes on minimum 75mm pea gravel. If flexible pipes are under a road and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs. Provide compressible material below slab/concrete.

Inspection Chamber Construction
Proprietary polypropylene inspection chambers bedded on 150mm concrete. Form protective 255mm thick concrete collar around head of inspection chamber with 300mm projection from cover. Covers to be Grade C light duty unless inspection chambers are in driveways where Grade B medium duty covers are to be used.



LOCATION PLAN



POSSIBLE FRONT ELEVATION

THIS DRG. TO BE READ IN CONJUNCTION WITH SD02-063/3, SD02-063/4

Planning & Development
28 APR 2003
Ref 0521/03

C - LANDSCAPING ADDED - 25.4.03
B - DETAILS ADDED - 17.12.02
A - GARAGE/DRIVE ADDED - 11.12.02

DETERMINED
PLAN

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED REPLACEMENT DWELLING AT FIRST BUNGALOW, GULL BANK, WHAPLODE DROVE FOR

MR. & MRS. W.F.M. NAIKEN.

SITE PLAN

1:200 1:50 | SD02-063/1

NOV-02 | B.GILHAM.

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