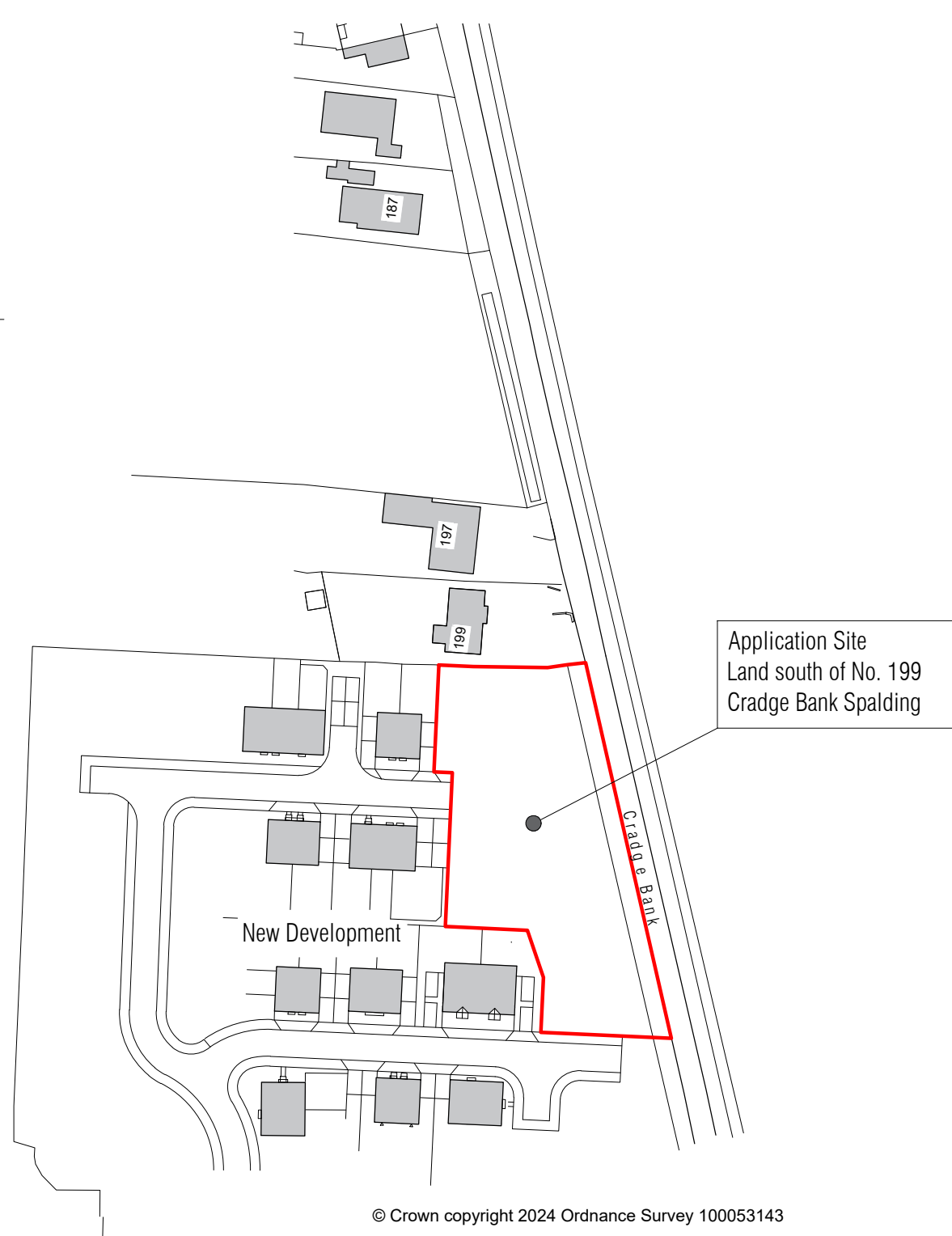
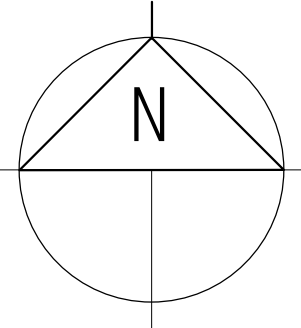




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Location Plan

1 : 1250 scale
0 10 20 30 40m
scale bar

site layout

1 : 250 scale

0m 5m 10m 15m 20m
scale bar

ACCOMMODATION SCHEDULE - total 7 dwellings

- Market Housing
- 3 bed detached house with parking - Plots 6, 7
- 4 bed semi detached house with garage - Plots 2 -5
- 4 bed detached house with garage - Plot 1
- minimum 2 parking spaces per 3 bed dwelling
- minimum 3 parking spaces per 4 bed dwelling

LIMITATIONS.
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.
The drawing must not be used as a contract document alone. All dimensions shall be taken from site from actual work. Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes.
All given dimensions shall be checked by the Builder/Contractor and will be his responsibility from commencement of site works.
The works will not be supervised or inspected on site by M.L.P. or any representative thereof, it is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.
COPYRIGHT RESERVED.
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STANDARDS.
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.
HEALTH & SAFETY.
The Employer/Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & 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 Planning Supervisor will be required.
SCOPE OF THE WORKS.
The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

Landscaping & Boundary Treatment
Native Species Tree Planting to be 1.8m - 2.m high suitably staked and tied
ac - *acer campestre* Field Maple
bp - *betula pendula* Silver Birch
pa - *prunus avium* Wild Cherry
cm - *crataegus monogyna* Hawthorn

Frontage Hedgerow
Plot frontages to be defined with mixed native species hedgerow planting
hawthorn / blackthorn / field maple / hazel 45/60cm bare root plants
planted in two staggered rows @ 4 per metre run
Front and rear gardens to be seeded / turfed

Boundary Fencing*
Rear boundary to plots to be 2.0m high timber closeboard fence
Rear gardens to be divided by 1.8m high timber closeboard fence.
Front gardens divided by 1.2m high timber post and rail.
* heights are above finished ground levels

Ecological Enhancement
In addition to the introduction of native species hedgerow and tree planting
bat boxes to be incorporated into gable ends of dwellings at high level
in accordance with suppliers specification.

Driveways
Permeable driveways with turning head provision as indicated

Drainage
Foul Drainage from dwellings is to connect into Anglian Water sewer via existing lateral connections as shown on site layout

Surface Water Drainage - Roof water to discharge into existing drain to site frontage which is to be piped in accordance with any relevant legislation
Driveways to be permeable in accordance with drainage strategy

Site Levels
For details of existing site levels please refer to Topographical Survey
Finished Floor Levels to dwellings are to be at 3.40mODN minimum in accordance with FRA

Refuse Storage and Collection
provision to be made within rear gardens for suitable storage of general and recycle materials with collection from individual frontages onto public highway.

revision	date	init.	revision details.

