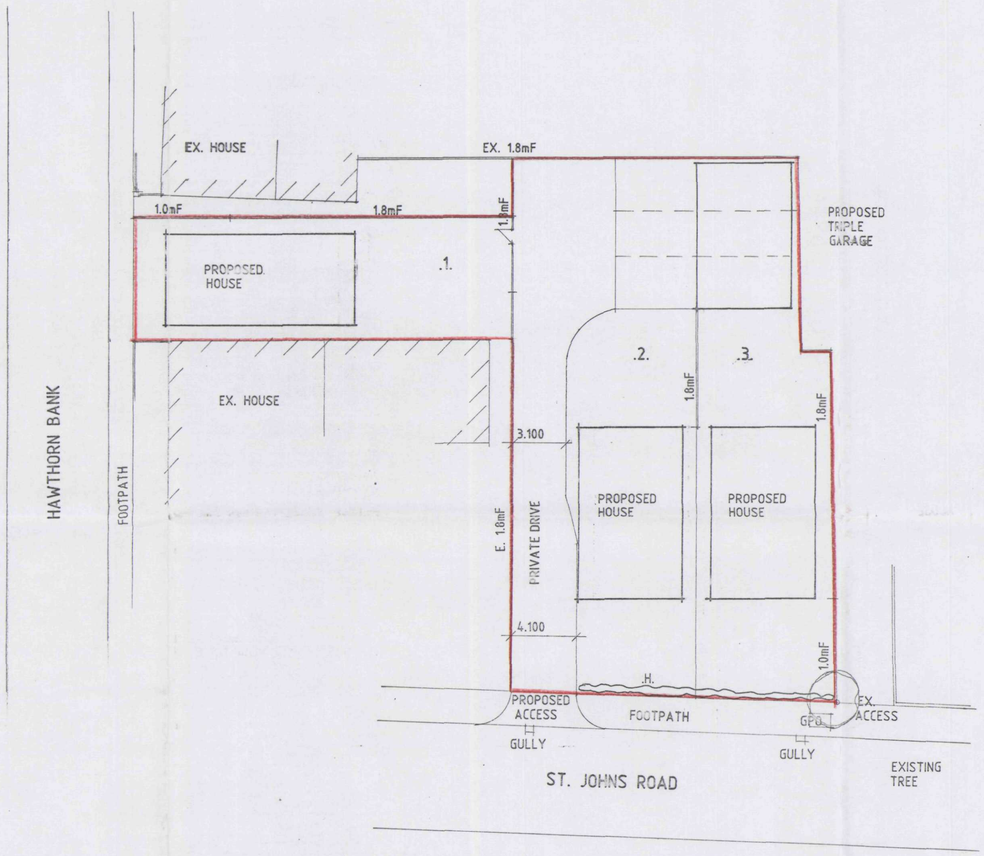

SITE LAYOUT

THIS DRG. TO BE READ IN CONJUNCTION WITH CHISWICK, BROMLEY, BH/TG

Dwellings
Plot 1 Chiswick
Plot 2 Bromley
Plot 3 Bromley (handed)

Garage Block BH/TG

Private Drive
To be constructed all to Lincolnshire County Council Highways requirements with hard-surfaced finish.

Access
Proposed access to be constructed all to Lincolnshire County Council Highways requirements.

Landscaping/Screening
Existing tree to remain where shown.
Plant hawthorn hedge to frontage of Plots 2 and 3 where marked 'H'
Provide fencing where shown.

Ex.1.8mF Existing 1.8m high close-boarded fence.

1.8mF Proposed 1.8m high close-boarded fence.

1.0mF Proposed 1.0m high close-boarded fence.

Foul Drainage
Connect foul drains to mains sewer in Hawthorn Bank/St Johns Road all to Anglian Water requirements.

External Materials
Terca Kassandra Multi Facing bricks.
Sandtoft Double Pantile red concrete inter-locking tiles.

General Notes

Do not scale from this drawing.

This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other that that for which it is issued without written permission from Messrs Status Design.

The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects 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.

Please note this drawing is not a conveyance drawing.

Proposed on-site soakaways to be maintained by the owner for the l fe duration of the property.

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 and Building Regulations approvals. This drawing must not be used as a contract document alone. The works will not be supervised or inspected by Status Design unless specifically contracted to do so. It is the client or their agent's responsibility to control workmanship, sub-stitution of materials, adherence to specification, variations to contract, etc.

All materials to be new unless stated otherwise and all components and materials, etc. to be used, fitted and installed, etc. in strict accordance with manufacturers' instructions and relevant Code of Practise. Materials should 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 1994 (CDM) and Health and Safety at Work, etc., Act 1974 (HSW Act) an independent Planning Supervisor will be required, whom should be supplied with a set of all relevant drawings, etc.

The works shall comprise of all that shown on the drawings and information, etc. Works that may not specifically be shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

These notes relate to this drawing and all associated drawings.

B - IMFORMATION ADDED - 29.9.04
A - MINOR ALTS. - 3.8.04.

Status DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

DETERMINED PLAN

SWDC Planning & Development
11 OCT 2004
Ref: 1356/04

PROPOSED RESIDENTIAL DEVELOPMENT AT ST. JOHNS ROAD / HAWTHORN BANK, SPALDING FOR

BRIAN HARDING CONSTRUCTION

1:200	SD04-069/1
JULY-04	B.GILHAM.

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