

HOUSES

PLOT .1. - SD15-006/2 HANDED
PLOT .2. - SD15-006/2

NOTE

GROUND FLOOR LEVEL TO BE 300mm ABOVE
GROUND LEVEL FOR BOTH HOUSES

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 than 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 Architect or that design amendments may be considered. Site 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 life 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 approval. 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 responsibility of the client or their agent's responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract, etc.

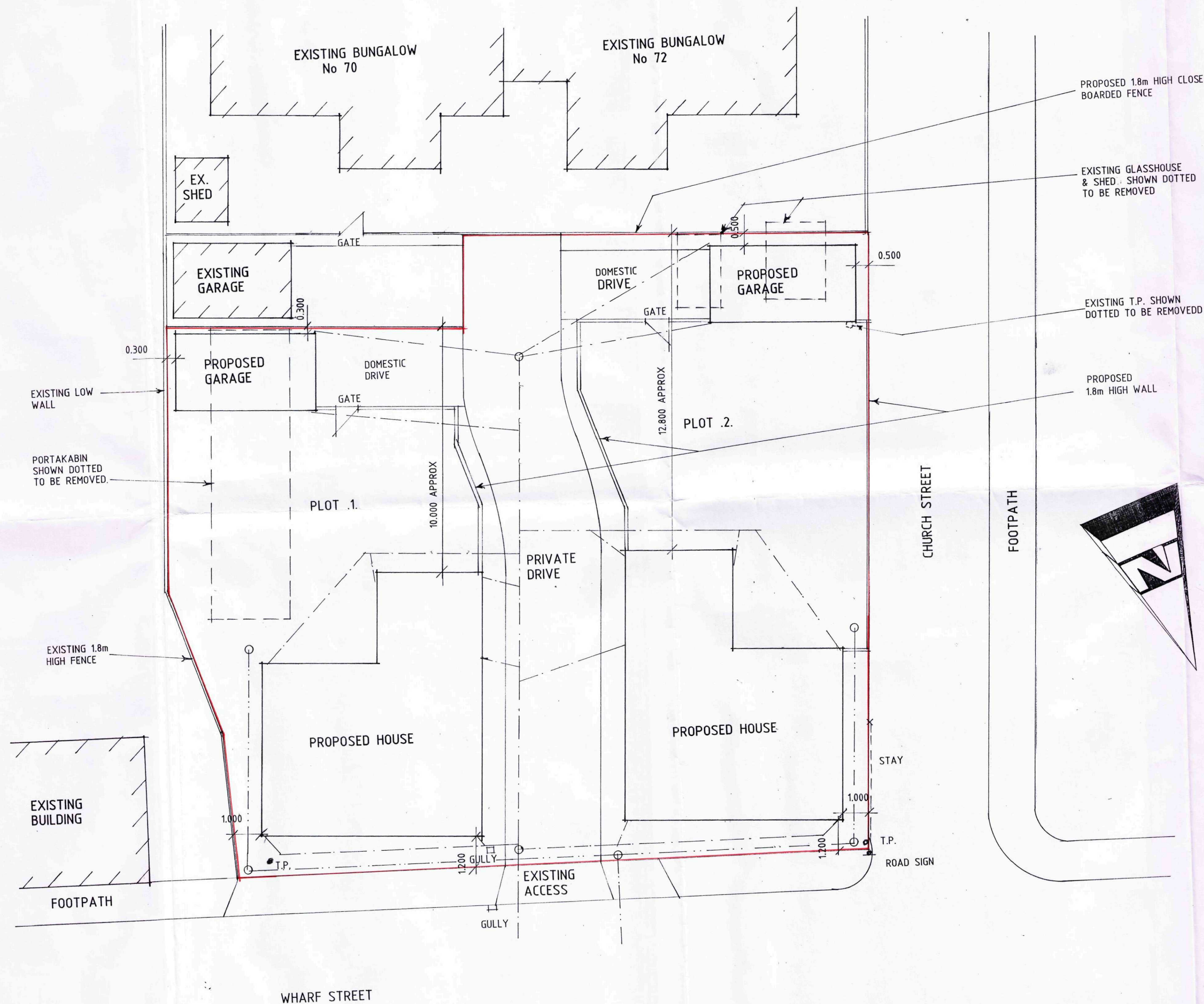
All materials to be new unless stated otherwise and all components and materials, etc. to be used, fitted and installed, etc. in strict accordance with manufacturers' instructions and relevant Code of Practice. Materials should conform to appropriate British Standard specification or BBA Certificate 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.

It is the property/landowner's responsibility to be aware of the Party Wall, etc. Act 1996 when building or carrying out alterations in close proximity to adjoining neighbour's boundaries.



Dwellings

Plot 1

House Design - Drawing - SD15-006/2 (handed)
Garage - Drawing SD15-006/3

Plot 2

House Design - Drawing SD15-006/2
Garage - Drawing - SD15-006/3.

External Materials

Stoneleigh light red facing brick

Marley Anglia plus smooth grey

White uPVC windows and doors

Private Drive

Private drive to be 4.1m wide constructed of Charcoal Brett Paving, Alpha Old Style Cobbles or similar approved - to be capable of carrying vehicles of 12.5 tons.

Domestic Drive

19mm washed gravel on 150 well compacted hardcore with suitable edging kerbs.

Access

Existing wide access to be reduced to width of private drive all to Lincolnshire County Council requirements.

Screening

Existing boundary wall to remain where shown.

Provide new 1.8m high brick wall where shown with access gate. Bricks to be to match that of proposed house.

Provide 1.8 high close boarded fence where shown.

Foul Drainage

Connect to foul sewer in Wharf Street all to Anglian Water requirements.

Surface Water Drainage

Connect to existing surface water sewer all to Anglian Water requirements.

F - ALTS - 27.8.15
E - IMF. ADDED - 25.8.15
D - IMF. ADDED - 19.8.15
C - IMF. ADDED - 24.6.15
B - IMF. ADDED - 30.4.15
A - IMF. ADDED - 20.2.15

Status
DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED 2No HOUSES
WITH GARAGES AT CHURCH
STREET / WHARF STREET
SUTTON BRIDGE FOR

MISS SOPHIE HALLAM.

SITE LAYOUT

1:100 SD15-006/1
FEB-15 B.GILHAM.

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THIS DRG. TO BE READ IN CONJUNCTION WITH
SD15-006/2, SD15-006/3, SD15-006/4
FLOOD RISK ASSESSMENT BY GEOFF BEEL DATED JUNE 2015