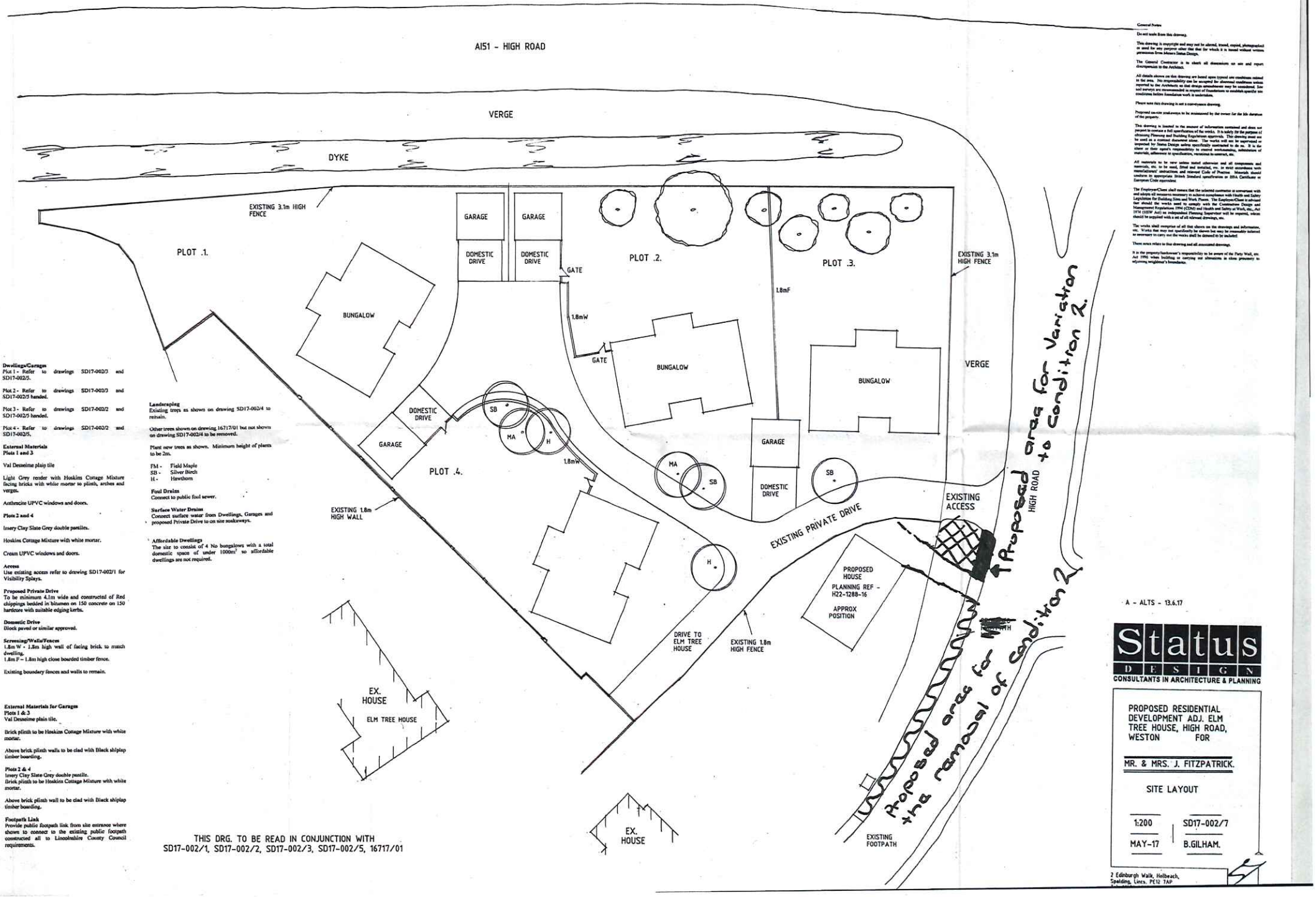

Dwellings/Garages
Plot 1 - Refer to drawings SD17-002/3 and SD17-002/5.

Plot 2 - Refer to drawings SD17-002/3 and SD17-002/5 handed.

Plot 3 - Refer to drawings SD17-002/2 and SD17-002/5 handed.

Plot 4 - Refer to drawings SD17-002/2 and SD17-002/5.

External Materials
Plots 1 and 3

Val Desseime plain tile

Light Grey render with Hoskins Cottage Mixture facing bricks with white mortar to plinth, arches and verges.

Anthracite UPVC windows and doors.

Plots 2 and 4

Imery Clay Slate Grey double pantiles.

Hoskins Cottage Mixture with white mortar.

Cream UPVC windows and doors.

Access
Use existing access refer to drawing SD17-002/1 for Visibility Splays.

Proposed Private Drive
To be minimum 4.1m wide and constructed of Red chippings bedded in bitumen on 150 concrete on 150 hardcore with suitable edging kerbs.

Domestic Drive
Block paved or similar approved.

Screening/Walls/Fences
1.8m W - 1.8m high wall of facing brick to match dwelling.
1.8m F – 1.8m high close boarded timber fence.

Existing boundary fences and walls to remain.

External Materials for Garages
Plots 1 & 3
Val Desseime plain tile.

Brick plinth to be Hoskins Cottage Mixture with white mortar.

Above brick plinth walls to be clad with Black shiplap timber boarding.

Plots 2 & 4
Imery Clay Slate Grey double pantile.
Brick plinth to be Hoskins Cottage Mixture with white mortar.

Above brick plinth wall to be clad with Black shiplap timber boarding.

Footpath Link
Provide public footpath link from site entrance where shown to connect to the existing public footpath constructed all to Lincolnshire County Council requirements.

Landscaping
Existing trees as shown on drawing SD17-002/4 to remain.

Other trees shown on drawing 16717/01 but not shown on drawing SD17-002/4 to be removed.

Plant new trees as shown. Minimum height of plants to be 2m.

FM - Field Maple
SB - Silver Birch
H - Hawthorn

Foul Drains
Connect to public foul sewer.

Surface Water Drains
Connect surface water from Dwellings, Garages and proposed Private Drive to on site soakeways.

Affordable Dwellings
The site to consist of 4 No bungalows with a total domestic space of under 1000m² so affordable dwellings are not required.

THIS DRG. TO BE READ IN CONJUNCTION WITH
SD17-002/1, SD17-002/2, SD17-002/3, SD17-002/5, 16717/01

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 Advance 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/s 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 roadways to be maintained by the owner for the life duration of the property.

This drawing is limited to 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 instructed to do so. It is the client or their agent's responsibility to control workmanship, submission of materials, adherence to specification, variations to contract, etc.

All materials to be new unless noted otherwise and all components and materials, etc. to be used, fitted and installed, etc. to 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 appointed 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.

A - ALTS - 13.6.17

Status DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED RESIDENTIAL DEVELOPMENT ADJ. ELM TREE HOUSE, HIGH ROAD, WESTON FOR

MR. & MRS. J. FITZPATRICK.

SITE LAYOUT

1:200	SD17-002/7
MAY-17	B.GILHAM.

2 Edinburgh Walk, Holbeach, Spalding, Lincs. PE12 7AP