

Existing house to be demolished to make way for proposed replacement house and garage.

Ensure adequate clearance is maintained between proposed house and garage and existing overhead cables to conform to East Midlands Electricity.

External Materials
Redland Saxon tiles.
Hanson Wickenby Multi Facing bricks.

Access
Form new access, as shown; 5.0m wide constructed all to Lincolnshire County Council requirements. Existing access to be closed up.

Drive
Washed gravel on 150mm well-blinded and compacted hardcore with edging kerbs.

Foul Drainage
Connect to on-site Bio-disc treatment plant.

Landscaping/Screening
Existing small fruit trees to existing rear boundary to be removed.

Plant hawthorn hedge to new rear and side boundaries, where shown.

Plant new trees, where shown, minimum height on planting to be 2.0m.

F.M. Field maple
S.B. Silver birch

Provide 1.8m high close-boarded fence with concrete posts to side boundary replacing conifer hedge, as shown.

APPROX POSITION OF EXISTING S.W. DRAINAGE SYSTEM

OUTFALL FROM BIO-DISC TREATMENT PLANT TO CONNECT TO EXISTING DRAINAGE SYSTEM FROM FARM THAT CONSISTS OF 2No PIPES CROSSING THE FIELD TO A DYKE ON THE OTHER SIDE OF THE FIELD.

EXISTING HEDGE SHOWN DOTTED TO BE REMOVED FOR ITS FULL LENGTH & REPLACED WITH A 1.8m HIGH CLOSE BOARDED FENCE WITH CONC. POSTS

EXISTING BOUNDARY
PROPOSED BOUNDARY

EXISTING OVERHEAD CABLES
ENSURE 4.0m IS MAINTAINED BETWEEN PROPOSED BUILDINGS & OVERHEAD CABLES

FILL IN EXISTING WELL SHOWN DOTTED

REMOVE EXISTING HOUSE SHOWN DOTTED

PROPOSED HOUSE SEE DRG SD06-029/13

EXISTING TREE

WISEMANS GATE

REMOVE EXISTING DRIVE & ACCESS SHOWN DOTTED

SITE PLAN

THIS DRG. TO BE READ IN CONJUNCTION WITH
SD06-029/1, SD06-029/13, SD06-029/15
MC1-RE-01, MC1-WD-03, MC1-WD-04, MC1-WD-05

General Notes

Do not scale from this drawing.

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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 life duration of the property.

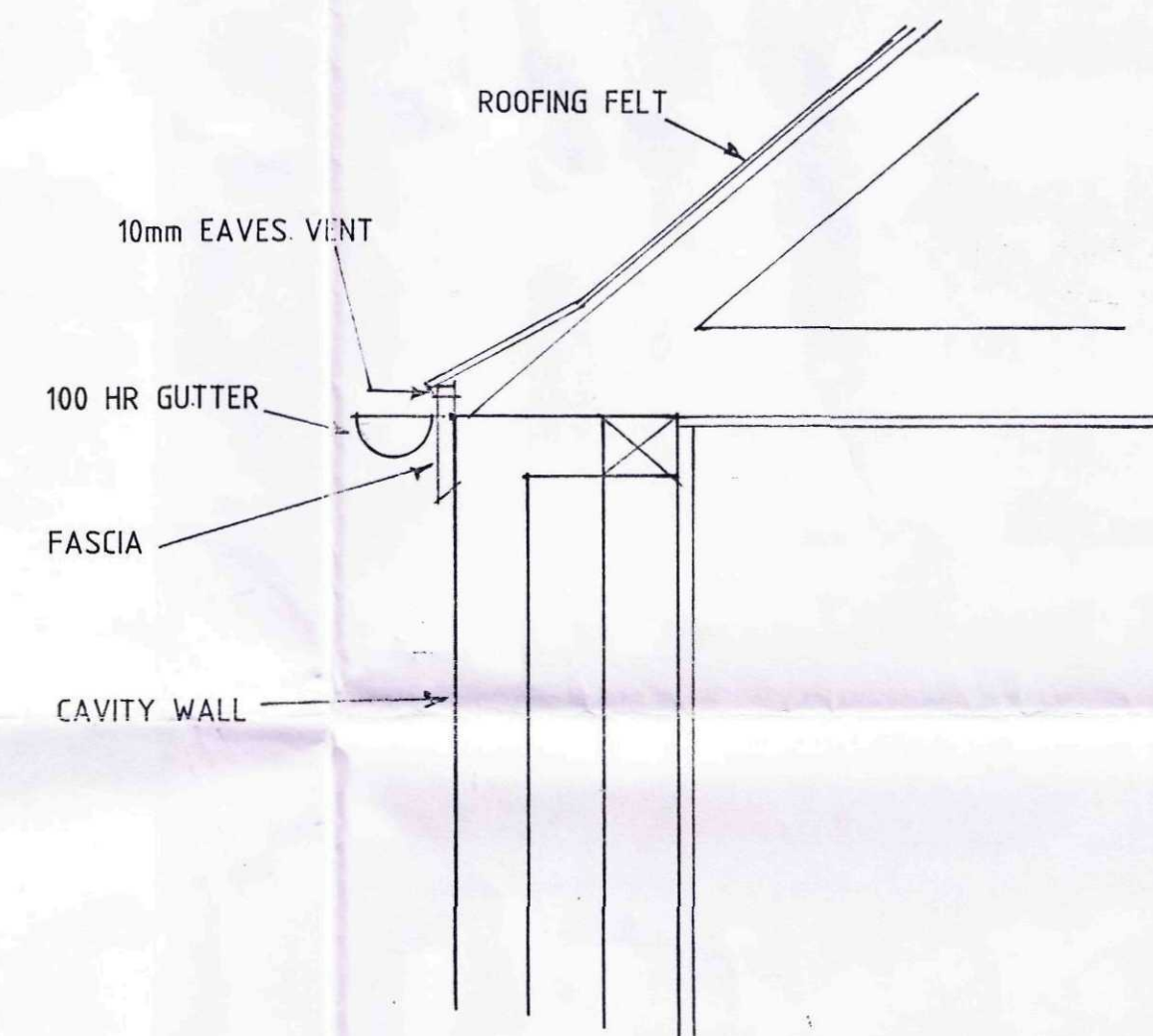
This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning and Building Regulations approvals. This drawing must not be used as a contract document alone. The works will not be supervised or inspected by Status Design unless specifically contracted to do so. It is the client or their agent's responsibility to control workmanship, 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 BSA Certificate or European Code equivalent.

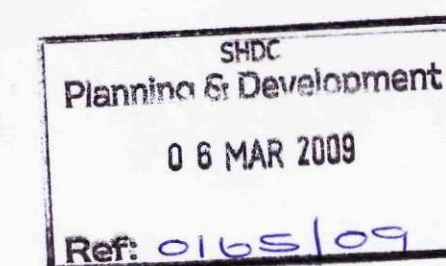
The Employer/Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health and Safety Legislation for Building Sites and Work Places. The Employer/Client is advised that should the works need to comply with the Construction Design 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.



EAVES DETAIL
1:10



A - IMF, ADDED - 13.2.09.

Status
DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED REPLACEMENT
HOUSE AT BEAKON COTTAGE,
WISEMANS GATE, WESTON
FOR

SLATOR BROS (FARMS)
LTD

SITE PLAN

1:100 SD06-029/14
NOV-08 B.GILHAM.

**DETERMINED
PLAN**

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