

BLOCK PLAN



LOCATION PLAN

THIS DRAWING REFERS TO PLOT 3
AMENDMENTS ONLY



LEGEND

- proposed 300 or 450 diameter inspection chambers for foul water
- new foul water drain
- existing foul sewer manhole
- existing mains foul sewer drain
- surface water soakaway crates

SOFT LANDSCAPING: -

TREE TYPES- ALL TO BE PLANTED AS HEAVY STANDARD

TO REAR OF HOUSE'S- ROWAN - SORBUS AUCUPARIA
TO FRONT OF HOUSE'S- RED MAPLE

TO PLANTING BEDS PROVIDE A MIXTURE OF PLANTS AND GRASSES

GARDEN LAID TO GRASS.

HARD LANDSCAPING: -

PRIVATE DRIVE TO BE GRANITE STONE.

NEW TIMBER FENCING TO BE 2.4M HIGH AT SIDES AND 0.9M HIGH AT REAR .

FRONT RAILINGS TO BE GOOD GRADE POST & RAIL FENCE AS SHOWN 1M HIGH.

BALUSTRADING TO RAMP TO BE SHEET GLASS FIXED DOWN TO TIMBER SLEEPERS THAT ALSO RUN AROUND RAISED FOOTPATH AND PATIO

FOOTPATHS, PATIO AND GARAGE APRON TO BE LAID IN SLATE COLOURED PAVING.

MATERIALS: -

BRICKS - IVANHOE WESTMINSTER COTTAGE BLEND FACING BRICKS
WALL RENDER- TO BE SMOOTH OFF WHITE
ROOF- SANDTOFT CALDERDALE SLATE OR SIMILAR
WINDOWS - DARK GREY UPVC OR ALUMINIUM
DOORS - DARK GREY UPVC OR ALUMINIUM
FRONT DOOR TO BE OAK
RAINWATER GOODS - BLACK UPVC

APPROVAL OF RESERVED MATTERS FOR
H23-0231-18 AT WASHWAY ROAD SARACENS
HEAD (AMENDMENTS TO PLOT 3) LINCS
for MR K SHEPPERSON

DO NOT SCALE FROM THIS DRAWING
This drawing is the property of Julian Warrick Design Consultancy and is not to be used in any way without the consent of the author. The drawing is to be read in conjunction with all relevant specifications and other consultants drawings. Any discrepancies are to be reported to the author before any work is put in hand. The contractor is responsible for ensuring that all work complies with the requirements of the Building Regulations and all other relevant statutory regulations. Any work carried out by the contractor prior to the issue of approval is entirely at his own risk. The contractor is responsible for the safety of all persons employed within the site and shall observe all health and safety regulations and requirements of the Construction (Design and Management) Regulations as appropriate. CDM coordinator details to be confirmed by the client prior to commencement on site.
Work that may not specifically be shown but that may be reasonably inferred as being necessary for the proper completion of the building shall be carried out by the contractor as if shown on the drawings.
Party Wall etc. Act 1996: when building or close proximity to adjoining neighbours boundaries, you must serve notice on all adjoining owners before commencing any work. Failure to do so may result in action being taken against you by affected by the work. The Local Contractor must be Asbestos Aware & to the latest codes of practice

BLOCK &
LOCATION PLAN

1/1250 1/200 | FEB 2022

J141- PL 10

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