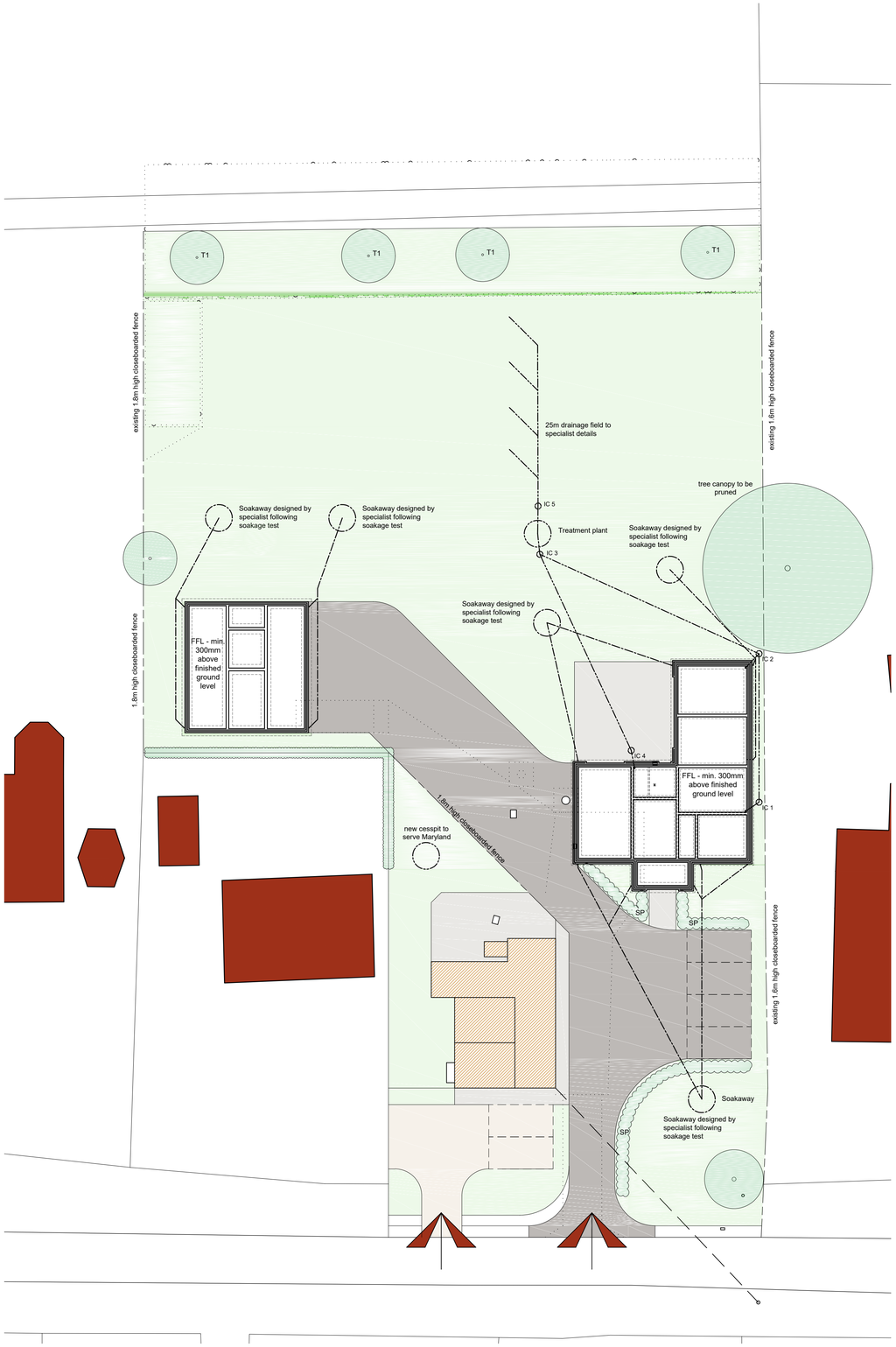
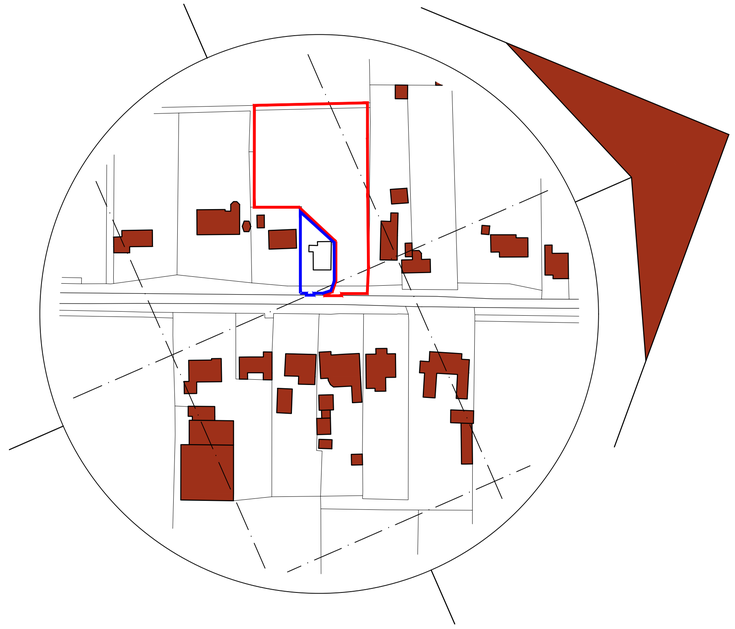


Site Plan

Scale: 1:200

0 2 4 6 8

metres



Location Plan

Scale: 1:1250

0 10 20 30 40

metres

SITE PLAN KEY

- Un-surveyed buildings taken from OS map
- Buildings partially surveyed
- Proposed dwelling
- Existing vegetation
- Existing site access
- Indicates lawned garden
- Indicates proposed gravel driveway
- Indicates proposed tarmac driveway
- Indicates proposed planting
- Indicates proposed paved area
- Indicates existing features to be removed

Landscaping Description	
Trees to include: T1 - Canadian Red Maple Size - 12 - 14cm Planted All supporting stakes to new trees to penetrate min 600mm into soil to ensure stability. Proprietary adjustable tree ties to be used to accommodate tree growth. stakes to be installed and maintained for 18 - 36 month depending on condition of tree.	SP - Shrub Planting to include: Lonicera Pileatea, Spirear Godl Flame, Scenecio Greyii, Rosa Rugosa, Prunos Laurocerasus, Syringa Vulgaris C3 pot size, planting size 40-60cm, planted at 750mm ctrs
Landscaping Notes - All planting, seeding or turfing as shown on the above landscaping plan are to be carried out in the first planting and seeding seasons following the occupation of the dwelling of the completion of the development, whichever is sooner; and any trees or plants which within a period of 5 years from the completion die, are to be removed and replaces with others of a similar size and species, unless the Local Planning Authority gives written consent to any variation.	

General Notes

1. This drawing shall not be scaled, figured dimensions only to be used.
2. All dimensions are shown in 'mm' unless otherwise stated.
3. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
4. This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
5. Any discrepancies are to be brought to the designers attention.

- All structural elements are to be designed by clients structural engineer where required.
- All dimensions are to brick openings/courses.
- All kitchens are shown indicatively and are to be detailed separately in conjunction with client's kitchen manufacturer.
- Electrical positions and sizes are indicative only and are to be designed by clients Mechanical & Electrical contractor ensuring furniture layouts can be achieved.
- Surface Water Drainage is to be via new soakaways to be designed by specialist following soakage test.
- New finished floor levels should be 300mm above existing ground level with flood resilient construction incorporated up to 300mm above finished floor level.

DESIGNERS RISK ASSESSMENT

A designers risk assessment has been carried out for this development. Swann Edwards Architecture do not consider there to be any significant risks to advise.

Revisions

A	Mar 2021

Ammendments for Planning Conditions

Status

FOR APPROVAL

SWANN EDWARDS ARCHITECTURE

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Job Title
Proposed Dwelling
Maryland, Oxcroft Bank, Shepeau Stow, Whaplode Drove, PE120TY
For: Mr and Mrs Bray

Drawing Title
Building Regulations Drawing
Site Plan & Location Plan

Date: February 2021	Drawn by: SHe
	Checked by: JB
Job No.: SE-1433	Sheet Size: A1
Dwg No.: 1000	Revision: A

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