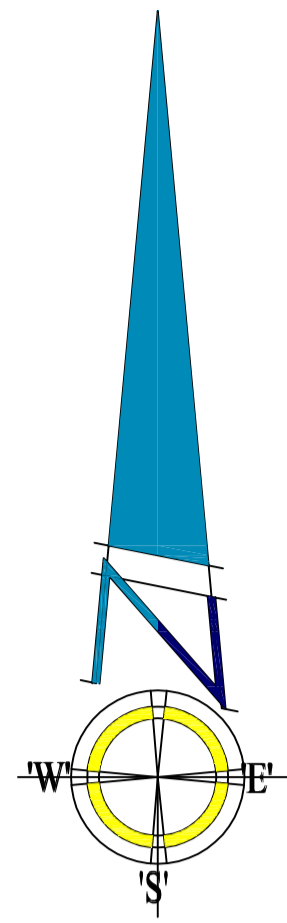


LOCATION PLAN
SCALE 1:1250



MATERIALS
DWELLING
FACING BRICKS - HOSKINS COTTAGE MIXTURE
ROOF TILES - BLACK SLATE
WINDOWS AND DOORS - BROWN UPVC
RAINWATER GOODS - BLACK PLASTIC
GARAGE
FACING BRICKS - HOSKINS COTTAGE MIXTURE
ROOF TILES - BLACK SLATE
WINDOWS AND DOORS - BROWN UPVC
RAINWATER GOODS - BLACK PLASTIC

LANDSCAPING
Main Tree species
1 Red May
2 Silver Birch
3 Rowan
Planted at half standard
Shrub Beds
Cottonaster
Berberis
Autumn Glory
Fatsia Japonica
Choisya Ternata
Beds cultivated prepared and fertilized. Shrubs planted in rows 600mm apart staggered with weed control membrane and covered with treated bark
All Species planted in combination. Ground to be broken in depth with a chisel plough or similar and bed prepared and fertilized before planting.
All trees to be planted in the first appropriate season following the occupation of the Dwellings and there after maintained.
Any diseased or dead items to be replaced at the appropriate time.

	GRAVEL DRIVEWAY
	BLOCKPAVING
	PATIO
	LAWN
	PLANTING

FLOOR LEVELS
FINISHED FLOOR LEVELS FOR THE PROPOSED DWELLING ARE TO BE SET MIN 300mm ABOVE EXISTING GROUND LEVEL ON SITE.

ACCESS
ACCESS TO BE METALLED PAVED SURFACE EXTENDING MIN 5m INTO SITE THE SURFACE SHOULD SLOPE AWAY FROM THE HIGHWAY AT A GRADIENT OF 1:30 TO PREVENT ANY SURFACE WATER RUNNING ONTO THE ROAD
THE ACCESS SHOULD BE CONSTRUCTED IN ACCORDANCE WITH CAMBS COUNTY COUNCIL HIGHWAY SPECIFICATION, AND SHOULD BE COMPLETED UNDER THERE SUPERVISION

FOUL DRAINAGE
ALL FOUL DRAINS TO SEPTIC TANK LOCATED IN FRONT GARDEN
SURFACE WATER DRAINAGE
SURFACE WATER TO DISCHARGE INTO DYKE TO THE FRONT OF THE PROPERTY UNDER LICENSE FROM NORTH LEVEL DRAINAGE BOARD

FLOOD RESILIENT CONSTRUCTION
FINISHED FLOOR LEVELS FOR THE PROPOSED DWELLING ARE TO BE SET MIN 300mm ABOVE EXISTING GROUND LEVEL ON SITE.
PROPOSED AIR BRICKS ARE TO HAVE EASILY FITTED COVERS

CONTAMINATION
REFER TO SUBMITTED PREVIOUSLY APPROVED DESK TOP STUDY



BLOCK PLAN
SCALE 1:200

Highly Commended
Borough Council of Kings Lynn Residential New Build
& West Norfolk The Mayors Award for Design in the Environment 2011

Winner, New Small Scale housing development 2011
Highly commended Commercial catagory building Design and Construction award 2010

Winner, Heritage award 2010 for Conversion or Renovation
Highly commended for Conversion or Renovation
Highly commended Heritage award New Build 2009

Rev	Purpose	By	Date
-	-	-	-

DBDS

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Issue:	No 1 For client comment and approval Issued prior to Council approval and subject to amendment		
Client:	MR & MRS J & G. WILLIAMS		
Drawing No:	1719 - BLOCK AND LOCATION PLAN		
Project:	PROPOSED CHALET BUNGALOW		
Site:	FEN ROAD PARSON DROVE		
Postcode:	Drawn:	Checked:	
-	A. Sutton	-	
Print Scale:	Date:	Revision No:	
1:50 @ A1	SEP 2013	-	

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