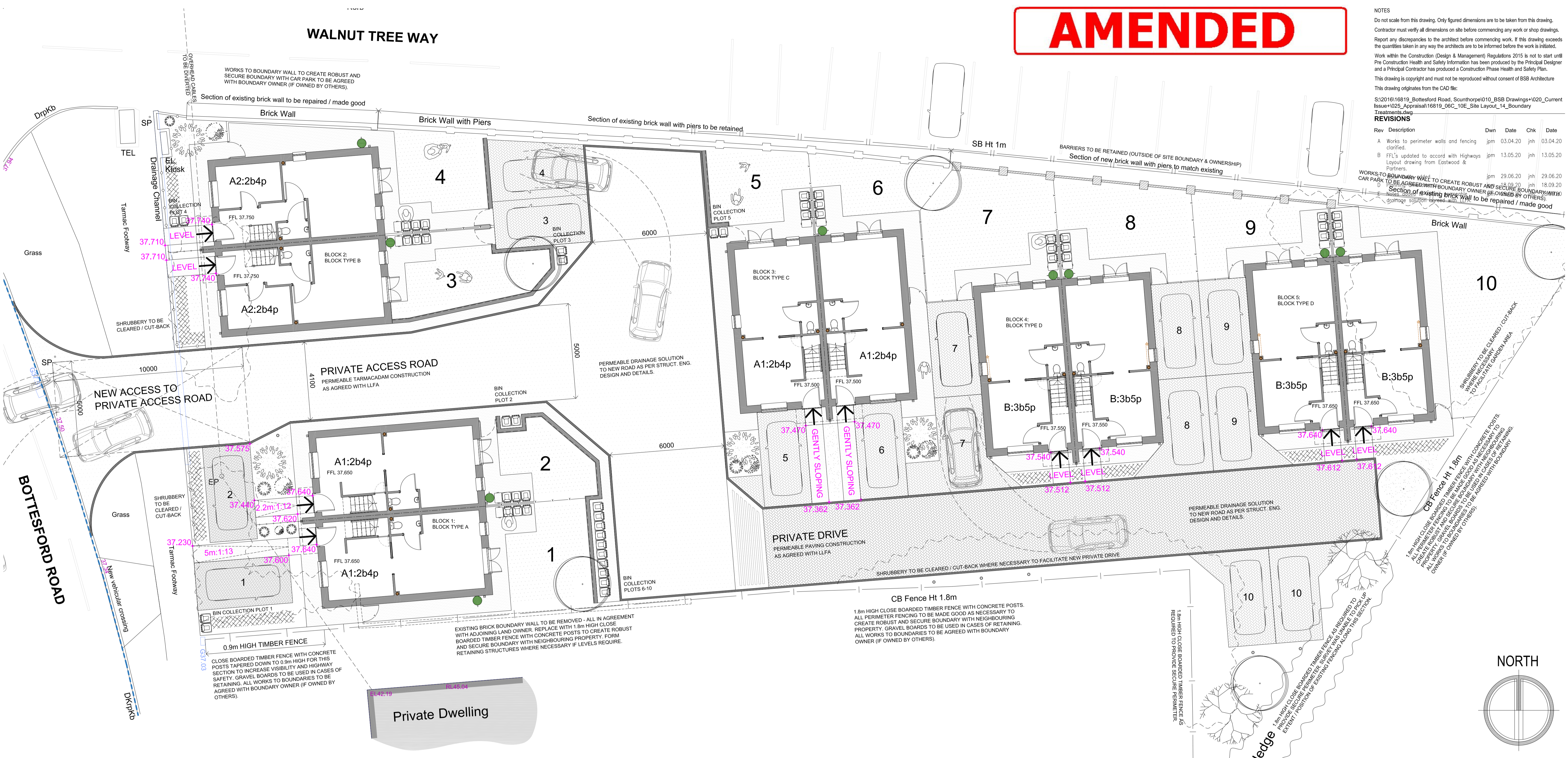


AMENDED

NOTES
 Do not scale from this drawing. Only figured dimensions are to be taken from this drawing.
 Contractor must verify all dimensions on site before commencing any work or shop drawings.
 Report any discrepancies to the architect before commencing work. If this drawing exceeds the quantities taken in any way the architect is to be informed before the work is initiated.
 Work within the Construction (Design & Management) Regulations 2015 is not to start until Pre Construction Health and Safety Information has been produced by the Principal Designer and a Principal Contractor has produced a Construction Phase Health and Safety Plan.
 This drawing is copyright and must not be reproduced without consent of BSB Architecture
 This drawing originates from the CAD file:
 S:\2016\16819_Bottesford Road_Scunthorpe\010_BSB Drawings\+020_Current Issue\+025_Appraisal\16819_06C_10E_Site Layout_14_Boundary Treatments.dwg

REVISIONS

Rev	Description	Dwn	Date	Chk	Date
A	Works to perimeter walls and fencing jpm	jpm	03.04.20	jnh	03.04.20
B	FFL's updated to accord with Highways jpm	jpm	13.05.20	jnh	13.05.20
	Layout drawing from Eastwood & Partners				
	WORKS TO BOUNDARY WALL TO CREATE ROBUST AND SECURE BOUNDARY WITH CONCRETE POSTS TO BE AGREED WITH BOUNDARY OWNER (IF OWNED BY OTHERS)	jpm	29.06.20	jnh	29.06.20
	WORKS TO BOUNDARY WALL TO CREATE ROBUST AND SECURE BOUNDARY WITH CONCRETE POSTS TO BE AGREED WITH BOUNDARY OWNER (IF OWNED BY OTHERS)	jpm	18.09.20	jnh	18.09.20
	WORKS TO BOUNDARY WALL TO CREATE ROBUST AND SECURE BOUNDARY WITH CONCRETE POSTS TO BE AGREED WITH BOUNDARY OWNER (IF OWNED BY OTHERS)	jpm	18.09.20	jnh	18.09.20



PROPOSED SITE LAYOUT

SCHEDULE OF ACCOMMODATION:

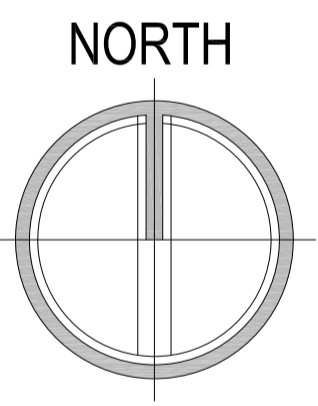
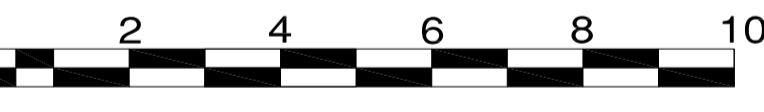
House Type	Description	Count
House Type A1	2bed 4person homes @ 67.72msq 2 storey property	4nr
House Type A2	2bed 4person homes @ 67.72msq 2 storey property	2nr
House Type B	3bed 5person homes @ 92.68msq 2.5 storey property	4nr
Total		10nr
Parking - 14nr spaces		

- KEY:**
- LANDING - Minimum 1200mm long, clear of any obstructions.
 - LEVEL ACCESS LANDING - 900mm x 900mm to principal entrance to each property. Proprietary drainage channel to door threshold.
 - REAR GARDEN BIN LOCATION AREA - Waste and recycling bins as per North Lincolnshire Council requirements: to accommodate 3nr 140 litre wheeled bins and 2nr 38 litre recycling boxes per property.

- EXISTING TREES - to be removed to facilitate construction. Refer to BS5837:2012 Tree Report for details.
- EXISTING TREES - to be retained and protected during construction. Refer to BS5837:2012 Tree Report for location and details.
- PROPOSED TREES - species and locations as per Landscape Masterplan and Planting Details.
- 150 LITRE WATER BUTT - With no open access to the top (childproof lid allowed), tap for drawing off water and detachable from the down pipe for cleaning. Connected to the downpipe with an automatic overflow to the surface water system.

- PARKING BAYS - Block paved.
- HEDGING - to front gardens.
- TURF - Turfing to rear garden areas 150mm topsoil certified from a 'clean' source. Refer to any site remediation requirements. Rear gardens to be rotivated and stone picked prior to turfing. Provide mowing strip (300mm) to turfed areas adjacent walls & fences.
- TURF & PLANTING AREA - to front gardens.
- PCC PAVING FLAGS - All main access paths to be 900mm wide. Cross fall max 1:40.
- BOUNDARY TREATMENTS:
 - A BRICK WALL - 1350mm high, 215mm thick brick wall with tile creasing and brick-on-edge coping, with additional 450mm timber privacy screen, giving an overall boundary height of 1800mm. Boundary to increase natural surveillance to rear of plots 1-4. Height measured from highest adjacent ground level and stepped as appropriate.
 - B HIT AND MISS TIMBER FENCING BETWEEN PLOTS - 1800mm high hit and miss timber fencing with concrete posts. Height measured from highest adjacent ground level and stepped as appropriate. Gravel boards to be used in cases of retaining.
 - C METAL RAILINGS - 900mm high decorative galvanised metal railings with black painted finish to boundary with public footpath.

- External levels (provided to illustrate Part M4(1) compliance for dwelling approaches).
- LEVEL - Denotes gradient of approach route not exceeding 1:60.
- GS (Gently sloping) - Denotes gradient of approach route between 1:60 and 1:20.
- RAMPED - Denotes ramped approach route between 1:20 and 1:12. No gradients should be steeper than 1:12.
- G1 - 1800mm high decorative galvanised metal gate with black painted finish. Gate fitted with latch, no lock required.
- G2 - 1800mm high FLB timber gate (within type A boundary) with galvanised ironmongery and locking facility.
- G2 - 1800mm high FLB timber gate (within type B boundary) with galvanised ironmongery and locking facility.



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RIBA

CLIENT
 T G Sowerby Developments Ltd

PROJECT
 Residential Development,
 Bottesford Road, Scunthorpe,
 North Lincolnshire

DRAWING TITLE
 Proposed Site Layout
 (over Topographical Survey)

Drawing Status	Scale	Sheet Size
PRELIMINARY	1:100	A1

Drawn	Date
jpm	25/03/20

Checked	Date
jnh	25/03/20

Drawing No. **16819/10** Revision **E**