

LOCATION PLAN 1:1250



NOTES:

Figured Dimensions only to be taken from this drawing.
Do not scale for construction purposes.

Clients must take their own assurances on;
a) soil conditions including gradient of land.
b) suitability of storm water drainage.
c) Trees & their affect on foundation design.
d) position of main sewer / septic tanks.

This drawing is to be read in conjunction with Engineers structural details & other specialist contractors' drawings.

All workmanship to comply with relevant British Standards and / or Code of Practice. Refer to schedules / other drawings for finishes, fittings & services.

This drawing is for planning and Building Control purposes only. All items not requiring approval by the L.A. are to be agreed between the employer and the contractor before entering into a contract.

The contractor is responsible for checking all dimensions and levels prior to commencement of work and discrepancies reported for verification.

AREA SCHEDULE

Site Area = 4,525sqm / 0.45ha

Existing 3bed Bungalow with integral double garage
Footprint = 279m²
GIA = 247m²

Proposed Site Areas
PLOT A = 3,630m² / 0.36Ha
PLOT B = 895m² / 0.089Ha

Proposed Plot A
5 bed detached House with integral double garage

Footprint = 181.8m²
GIA Ground Floor = 161.5m²
GIA First Floor = 157.8m²
Total GIA = 319.3m²
(includes Garage GIA 31.7m²)

Proposed Plot B
3 bed detached House with integral double garage

Footprint = 165.8m²
GIA Ground Floor = 148.8m²
GIA First Floor = 102.5m²
Total GIA = 251.3m²
(includes Garage GIA 33.0m²)

REV B - 06.06.18 - Plot A House amended internally and externally. External amendments include rear kitchen window changed to french doors and cladding to be one colour. 3no veluxes removed. Plot B House amended internally and externally. All external dimensions have changed slightly. Same main Ridge height. External materials changed but similar. Main left hand building element moved rearwards. Changed from 4beds to 3beds. Overall site position unchanged.

REV A - 10.10.17 - Roofscape to Eastern end of Plot A house amended as advised by LPA. Plot B house - wc and study area swapped on plan. Plot B amended to be buff brickwork as advised by LPA. Windows added to front facing elevation of garage block Plot B.

PLANNING DRAWINGS

FINAL 25.07.17 Final Amendments 11.06.18

Date	Revisions

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Client
Mrs R Lambert

Job Title
2 New Houses
Watermill, Back Lane, Holywell,
St Ives, Cambridge PE27 4TQ

Drawing Title
PROPOSED
SITE PLAN /
BLOCK PLAN

Scale	1: 1250 & 200	Date	26/06/17
Drawn by	SL	Checked by	

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