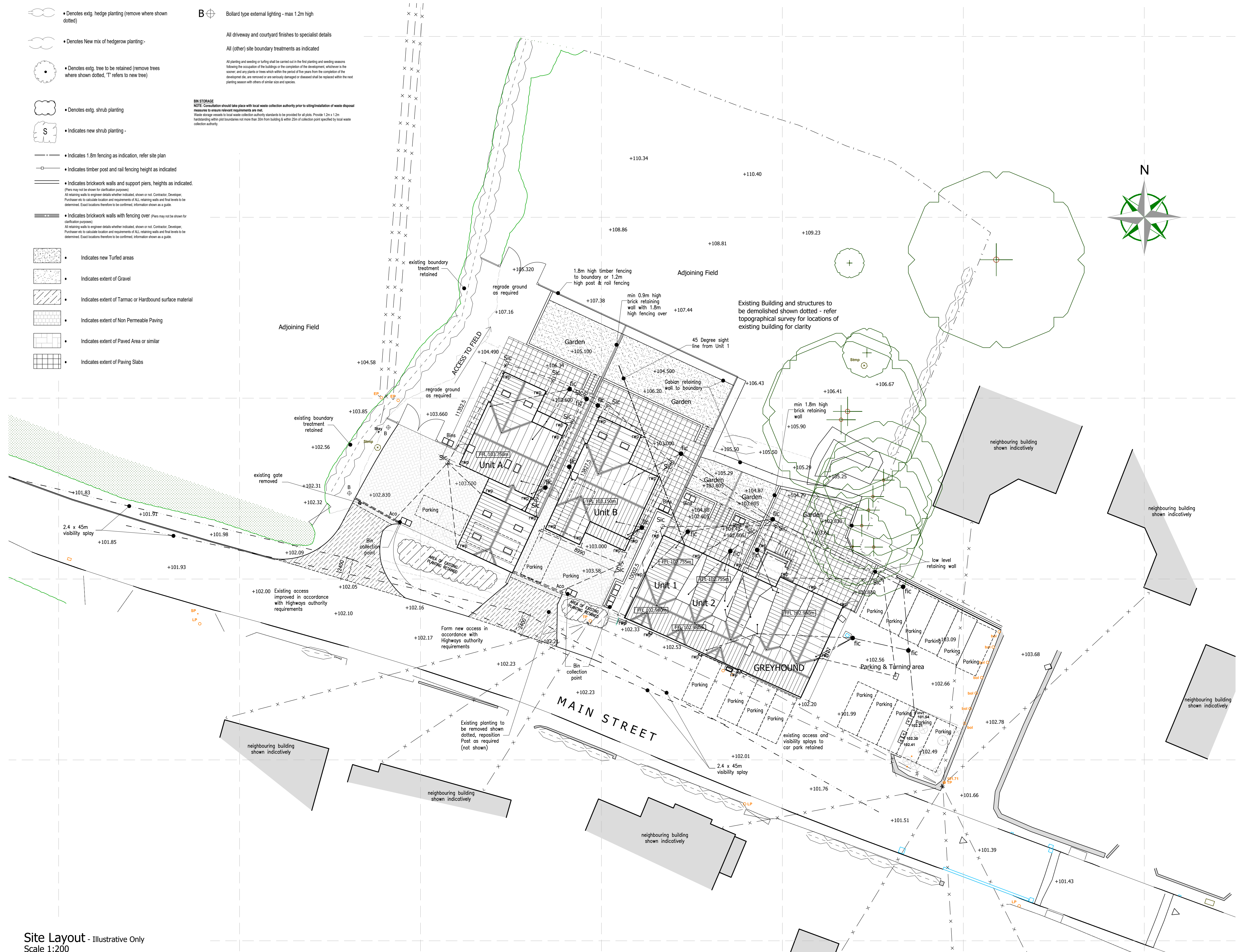


LANDSCAPING SPECIFICATION

- Denotes extg. hedge planting (remove where shown dotted)
- Denotes New mix of hedgerow planting:-
- Denotes extg. tree to be retained (remove trees where shown dotted, "T" refers to new tree)
- Denotes extg. shrub planting
- Indicates new shrub planting -
- Indicates 1.8m fencing as indication, refer site plan
- Indicates timber post and rail fencing height as indicated
- Indicates brickwork walls and support piers, heights as indicated.
(Piers may not be shown for clarification purposes)
All retaining walls to engineer details whether indicated, shown or not. Contractor, Developer, Purchaser etc to calculate location and requirements of ALL retaining walls and final levels to be determined. Exact locations therefore to be confirmed, information shown as a guide.
- Indicates brickwork walls with fencing over (Piers may not be shown for clarification purposes)
All retaining walls to engineer details whether indicated, shown or not. Contractor, Developer, Purchaser etc to calculate location and requirements of ALL retaining walls and final levels to be determined. Exact locations therefore to be confirmed, information shown as a guide.
- Indicates new Turfed areas
- Indicates extent of Gravel
- Indicates extent of Tarmac or Hardbound surface material
- Indicates extent of Non Permeable Paving
- Indicates extent of Paved Area or similar
- Indicates extent of Paving Slabs

- B ⊕ Bollard type external lighting - max 1.2m high
- All driveway and courtyard finishes to specialist details
- All (other) site boundary treatments as indicated
- All planting and seeding or lifting shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner, and any plants or trees which within the period of five years from the completion of the development die, are removed or are seriously damaged or diseased shall be replaced within the next planting season with others of similar size and species.

BN STORAGE
NOTE: Consultation should take place with local waste collection authority prior to siting/installation of waste disposal measures to ensure relevant requirements are met.
Waste storage vessels to local waste collection authority standards to be provided for all plots. Provide 1.2m x 1.2m handstanding when plot boundaries not more than 20m from building & within 25m of collection point specified by local waste collection authority.



Site Layout - Illustrative Only
Scale 1:200

PLANNING DRAWING - SITE LAYOUT

PROPOSED DEVELOPMENT - THE GREYHOUND - MAIN STREET - BOTCHESTON

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH:-

TOPOGRAPHICAL SURVEY BY SV SURVEYING LTD, DRAWING NO. - 20128-20-01
SURVEY DRAWINGS BY SV SURVEYING LTD, DRAWING NO. - 20128-20-02, 03, 04
PLANNING DRAWING: 20.253.02, 03, 04, 05, 06

ALL DRAINAGE DETAILS, LANDSCAPING DETAILS, SETTING OUT & POSITIONING, STEPS, LEVELS, RETAINING WALL LOCATIONS & DETAILS, ACCESS, ROADS AND PAVEMENTS LAYOUTS TO SPECIALIST DESIGN.
ALL INFORMATION SHOWN IS FOR ILLUSTRATIVE / INDICATIVE PURPOSES ONLY.

STORM AND FLOOD DRAINAGE TO SPECIALIST DETAILS. ANY INFORMATION SHOWN IS FOR ILLUSTRATIVE / INDICATIVE PURPOSES ONLY. EXISTING SERVICE RUNS, EASEMENTS, RIGHT OF WAYS TO BE ESTABLISHED BY PURCHASER / CONTRACTOR PRIOR TO WORKS COMMENCING ON SITE. THIS INFORMATION HAS NOT BEEN ESTABLISHED.
R3DESIGN DEVELOPMENTS LTD HAS NO INVOLVEMENT IN THESE MATTERS.

ALL SITE LEVELS ARE TO BE CHECKED, CALCULATED & DESIGNED BY SPECIALIST. FINAL FLOOR LEVELS OF THE STRUCTURES ARE TO BE DETERMINED ON SITE AT THE CONSTRUCTION STAGE. LEVELS INDICATED ARE PREFERRED / INDICATIVE LEVELS ONLY AND MAY BE SUBJECT TO CHANGE. TO BE CALCULATED BY SPECIALIST. FINAL LEVELS, HEIGHTS, DRAINAGE LEVELS & LAYOUTS ALL TO THE SATISFACTION OF THE BUILDING INSPECTOR.

ALL INFORMATION SHOWN IS FOR ILLUSTRATIVE / INDICATIVE PURPOSES ONLY.

Levels:	
+ 00.00	Existing Level
+ 00.000	Proposed Level

Schedule of Accommodation		
UNIT 1 (2 storey terraced dwelling) 3 Bed		+ 1 PARKING SPACES
UNIT 2 (2 storey terraced dwelling) 3 Bed		+ 1 PARKING SPACES
UNIT A (2 storey detached dwelling) 3 Bed		+ 2 PARKING SPACES
UNIT B (2 storey detached dwelling) 3 Bed		+ 2 PARKING SPACES
PUB (Ground floor unit)		+ 11 PARKING SPACES
APARTMENTS (First floor unit) 4 Bed		+ 4 PARKING SPACES

Materials & Finish

Black plastic gutters & downpipes
Brick Corbel with brick verge detailing (where shown)
Brick detailing to walls as indicated
Garden wall to be stretcher wall bond or English garden wall bond

ILLUSTRATIVE INFORMATION ONLY

FINAL LEVELS TO BE DETERMINED ON SITE

B Highway Officers Amendments	14.03.22
Revisions : A Planning Amendments	25.01.22

Figured dimensions must be taken in preference to scaled dimensions and any discrepancies are to be referred to R3DESIGN DEVELOPMENTS LTD.
Contractors, subcontractors, specialist, service providers, suppliers, purchasers & their representatives must verify all details, dimensions & levels on site before commencing any work, purchase, use of making any workshop drawings.
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Company Reg. No. 7657636

Project Details

Proposed Development
The Greyhound
Main Street
Botcheston

Drawing Title

Planning Drawing - Sheet 1 of 6
Site Layout

Client Details

The Greyhound (Botcheston) Ltd
Drawing No.
20.253.01 B

Date	Scale (A1 Size)
Nov 2021	1:200
Drawn by	Checked by
SR	R3D

