SURVEY PRODUCED BY BEACON LAND SURVEYS

0 5 6 8 10 15 20 30 40 50 75 100
METRES

N.B. LEVELS SHOWN (OTHER THAN PROPOSED FFL'S) ARE EXISTING AND ARE TO BE DETERMINED.

N.B. OFFSITE SURFACE WATER SEWER IS SUBJECT TO OWN SEPARATE PLANNING APPLICATION. FOR EXACT DETAILS SEE ENGINEER'S DWGS.

P.O.S

POSSIBLE FUTURE DEVELOPMENT

SEE KOMPAN GRAPHICS AND QUOTE FOR PROPOSED PLAY EQUIPMENT

MIN 1000 HIGH FENCING TO PERIMETER OF ACTIVITY ZONE WITH OUTWARD OPENING SELF CLOSING GATE.

900 POST AND RAIL FENCE AND HEDGE WHERE INDICATED.

LOCATION OF AWA FOUL PUMPING STATION.

1800 HIGH POST AND RAIL 1800 HIGH CB FENCE

1000 HIGH BOW TOP FENCE (TO MATCH FENCE AROUND PLAY EQUIPMENT IN P.O.S)

PROPOSED NATIVE HEDGE

SUBJECT TO ACCOMODATION APPROVAL B/19/0437

1800 HIGH CLOSE BOARDED FENCE WHERE SHOWN AS NATIVE HEDGE MIX eg DOG ROSE, QUICKTHORN, BLACKTHORN SET IN FRONT OF FENCE.

1200 HIGH PICKET FENCE

900 HIGH POST AND RAIL FENCE AND NATIVE HEDGE

1800 HIGH CB FENCE

1800 HIGH CLOSE BOARDED FENCE WHERE SHOWN AS

900 HIGH POST AND RAIL FENCE AND NATIVE HEDGE WHERE SHOWN AS

1800 HIGH CLOSE BOARDED FENCE WHERE SHOWN AS NATIVE HEDGE WHERE SHOWN AS

NATIVE HEDGE WHERE SHOWN AS 1800 HIGH CLOSE BOARDED FENCE WHERE SHOWN AS 1800 HIGH CLOSE BOARDED FENCE WHERE SHOWN AS 900 HIGH POST AND RAIL FENCE NATIVE HEDGE WHERE SHOWN AS

900 HIGH POST & RAIL FENCE

PROPOSED SUBSTATION LOCATION. SUBSTATION 2.4m x 2.7m on a 4m square BASE.

APPROXIMATE LINE OF POTENTIAL ELECTRICITY SUPPLY / EASEMENT.

900 POST & RAIL FENCE

BOLLARD

The Lodge

Foxwood House

Georgian Lodge

Woodlands House

Puritan Way

River Witham

1800 HIGH CB FENCE.

900 HIGH POST & RAIL FENCE + BEECH HEDGE WHERE SHOWN

ELEVATION- NOT TO SCALE

KEY ON PLAN- NOT TO SCALE

FRONT ELEVATION

PROVISIONAL 450 HIGH POST AND KNEE RAIL FENCE

DEMARCATION BETWEEN DWELLINGS WHERE SHOWN.

SIDE ELEVATION

N.B NATIVE HEDGE MIX WHERE NOTED.

EXISTING BOUNDARY TREATMENT TO WESTERN BOUNDARIES OF DEVELOPMENT TO REMAIN AS EXISTING

AREA OF COMPREHENSIVE SHRUB PLANTING CONSISTING OF COTONEASTER SKOGHOLM CORAL BEAUTY, LAVENDA SPICA HIDCOTE, LONICERA PILEATA, BERBERIS DARWINII, BERBERIS STENOPHYLLA AND PYRACANTHA MOHAVE. AREA OF LAND DOES NOT FORM PART OF ANY GARDEN. AREA TO BE MAINTAINED BY WATERLOO FULL DETAILS WILL BE NOTED ON DETAILED LANDSCAPE PROPOSALS.

THE SITE

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LOCATION PLAN SCALE 1-2500

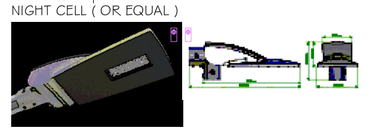
0 50 75 100 METRES

KEY

- PHASE 1 BUILD PROGRAMME. 58 (Indicative Plot numbers NOT Phase sub totals)
- PHASE 1 BUILD SHARED OWNERSHIP. 2
- PHASE 1a BUILD PROGRAMME. 38
- PHASE 2 BUILD PROGRAMME. 19
- PHASE 2 BUILD SHARED OWNERSHIP. 29

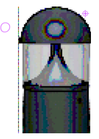
PRIVATE LIGHTING

- LIGHTING COLUMNS TO PARKING AREAS AS SHOWN TO BE 14W TRT Aspect5 ECO columns with a SELC 8480 PART NIGHT CELL (OR EQUAL)



- LIGHTING COLUMNS TO PARKING AREAS AS SHOWN TO BE KINGFISHER LIGHTING 'DECO' 1M HIGH BOLLARD LIGHT(or equal) BOLLARD LIGHTS SUPPLIED FROM AN UNMETERED SUPPLY IN A FEEDER PILLAR ■ INDICATIVE POSITION OF FEEDER PILLARS + SUPPLY SHOWN TO BE DETERMINED BY LIGHTING DESIGNER.

N.B. PRIVATE LIGHTING MAINTENANCE : WATERLOO SUB-CONTRACT THIS TO HARLITE WHO CARRY OUT ROUTINE CHECKS AND RESPONSIVE REPAIRS.



HOUSE TYPE SCHEDULE

1 BED 2 PERSON
PLOTS: 9,10,11,12,43,44,45,46,69,70,71,72
TOTAL 12 no

2 BED 4 PERSON
PLOTS: 2,3,5,6,13,14,15,16,20,21,22,23,24 27,30,31,32,33,34,47,48,49, 50,51,52,57,58, 74,76
TOTAL 29 no

3 BED 5 PERSON
PLOTS: 4,7,8,28,29,35,36,41,42,67,68,73, 77,78,79,80.
TOTAL 16 no

3 BED 6 PERSON
PLOTS: 17,18,19,26,75
TOTAL 5 no

4 BED 6 PERSON
PLOTS: 25
TOTAL 1 no

4 BED 7 PERSON
PLOTS: 37,38
TOTAL 2 no

3 BED 5 PERSON 3 STOREY
PLOTS: 60,62,63
TOTAL 3 no

4 BED 6 PERSON 3 STOREY
PLOT: 59,61
TOTAL 2 no

TOTAL DWELLINGS = 70

FRA REQUIREMENTS

N.B READ WITH LDC FRA REPORT LDC3127 FRAv2

FFL set at 3.50m ODN
N.B. Plots 59 - 63 will have no ground floor habitable accomodation and be at least two storeys.

Avoid the use of plasterboard and gypsum plaster and use water resistant cement render or lime mortar, or fix the plasterboard horizontally to the ground floor walls.

Avoid the use of absorbent cavity insulation to the ground floor level.

Treated and sealed timber skirtings and architraves.

Arrange for all service circuits to be routed at first floor level, where practical socket outlets, boilers etc. to be a minimum of 0.5m above the raised ground floor level.

As the site is in an area that is capable of receiving flood warnings from the Environment Agency Floodline Direct system it is recommended that the property owner contact the E.A's Floodline on 0845 988 1188 to register the property to receive advance warning of flooding by telephone, mobile, fax,SMS text, email or pager. The E.A aim to issue a 'severe flood warning' approximately 2 hours before existing defences are overtopped.

MATERIAL SCHEDULE

ALL BRICKS ARE BY FORTERRA

MAIN FACING BRICK	PLOT
Village Sunglow	2,3,4,13,14,20,21,22,23,24,35,36,39,40,41, 42,47,48,51,52,55,56,62,63,76
Lindum Cottage Red Multi	7,8,15,16,18,19,27,30,31,32,57,58,59,60 67,74,77,78
Leicestershire Russet Mixture	5,6,9,10,11,12,17,25,26,28,29,33,34,37,38, 43,44,45,46,49,50,53,54,61,68,69,70,71,72, 73, 75,79,80

DETAIL BRICK WHERE NOTED ON INDIVIDUAL DWGS AND BELOW DPC TO BE: Clumber Red

RENDER WHERE SHOWN:Provisional Weber.Pral M through coloured:Cornish or equal

ROOFTILES THROUGHT TO BE:
Sandtoft (or equal subject to availability) Edge Calderdale Dark Grey

Grey UPVC Windows (external) white internal
Grey UPVC Fascias and Soffits.

HARD LANDSCAPING
Drives and Private Access Roads: Tarmac
Domestic Footpaths: Concrete Paving Slabs

Rev.	Details	Date
W	Amend rear raised patios to Plots 2 and 3 and Plots 30-32. Amend/clarify boundary heights/details with respect to Conditions 9 + 10 Amend equipped Play Area- Cond 18	21-2-19
V	Add approx line of AWA water main adj. Plot 2 and move shed and proposed planting as agreed with AWA Amend disabled accesses to Plots 2 3,4 and 30-32. Adjust position of 30-32 due to disabled access. Reduce + amend area of parking forecourt in front of Woodlands House-area to be shrub planted.	8-11-18
U	Site Plan amended to show a reduced number scheme and amended housing mix to suit Local Housing need identified by Boston Borough Council. -	19-9-18
T	Amend to Engineer's drainage details and add off-site surface water drainage.	7-9-18

Rev.	Details	Date
S	Omit substation for NMA No 3 Add material schedule for Condition 4	29-6-18
R	Minor site plan amendments.	22-5-18
Q	Move Substation further away from existing boundary.	14-5-18
P	Amend to new survey. Amend road adj Plots 75 + 78.	2-5-18
O	Car Parking amends Plots 35-40 to suit sub station,56-61 road + parking amend. Amend position Plots 59-61. Amend road adj. Plots 75 +78.. Road and Parking amends Plots 79-86.	30-4-18
N	Car Parking Amendments:Plots 43-56-72-3-18 Stop adopted road short adjacent Plots 58,75/78 + 83.	
M	Omit 'Phasing' red lines. -	12-3-18
L	Show Indicative Dwellings, potential surface water and route of electric supply on area of land adjacent The Lodge and Foxwood House.	5-3-18
K	Amend Phase 1 build programme /	24-1-18
J	Minor amendments to Phase 2 Plots 81-58,64-66,72-74 and 80-83 to match Phase 1 NMA amendments.	12-1-18
H	Minor amendments to one bed roofscapes. Tidy up POS with pumping station / swales. Minor site amendments. Amend house type schedule- 2 no 4bed 7person added	6-12-17
G	NMA APPLICATION: Amend Plots 4,6,14-56 and 22-32. Parking space / layout amendments serving these plots. Parking amendments to Plots 15-17, 18-21 and 64-66 . Elevational amendments- see individual drawings. Amended shed, paving and bin areas on above plots. Amended Indicative location for AWA pumping station. Amend 2 bed 3 person to 2 bed 4 person properties. Slight amendment to Plots 2 + 3 and parking areas 2-6.	21-11-17

Rev.	Details	Date
ac	Minor Site Plan Amendments. Clarity/slight amends to Eastern + Southern boundary. Knee rail fence to front of Plots 69-72 Amend POS, AWA compound, play area to match Survey.	19-8-20
ab	Minor Site Plan Amendments. Tie Main Approval scheme in with Supported Accomodation Approval B/19/0437. Minor boundary amendments. Minor POS amendment. Amend FRA ref to suit new report.	5-8-20
aa	Minor Client Site Plan Amendments. Omit shed bases, paving amendments. Minor plot boundary amendments. Minor amended parking allocation substitutions. Add Supported Accommodation as Approval B/19/0437 Omit Phase 3 units and adjust numbers accordingly.	22-1-20
Z	Correct Material Schedule to match individual drawings.	21-5-19
Y	Add extra lighting column adj. Plot 43. Adjust bollard position adj Plot 8 parking forecourt. -	10-5-19
X	Add lighting scheme for external parking areas - Planning Condition 7. Due to proposed lighting locations omit proposed trees adj Plot 4 parking bays and rear of Plot 30. Amend Plot 18 boundary adj Plot 16 parking bay to accomodate light in parking area.	25-4-19

Rev.	Details	Date
F	Further boundary enhancements.	23.1.17
E	Planning Amendments. Amend / clarify boundary notation.	20.1.17
D	Planning Amendments.Amend Plots 2 and 3.	19.12.1
C	Planning Amendments. Omit Plots 1-3 and redesign - Plot 1 now omitted. Additional landscape and amendments to parking areas to Plots 2 and 3. Plots 7 and 8 moved 1m forward and parking bays amended Plots 43-58 revised to increase back to back distances between 57/58 and 69-71.Amend road adj 84/85 so 84 and 85 can move forward to increase back to back distances with 22-24 and increase garden depths to 22-24 . Add Play Equipment.	6-9-16
B	Revise 2 Bed 3 person properties to 2 Bed 4 person properties (apart from Plots 2,47-50 and 53-56)	8-8-16
A	Revise Plots 59-63	29-4-16

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Contractors must check all dimensions on Site. Only figured dimensions are to be worked from. Any foundation depths indicated are indicative only and must be in accordance with the consulting engineers design and/or agreed on site with the local authority during excavations. Any discrepancies in the information contained herein must be reported to the Architect before work proceeds.

Drawings to be read with Engineers calculations / report where applicable.

Note: If drawing details existing structures, we have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.

Project	Proposed Residential Development off Puritan Way, Boston. PE21 8NW
Dwg.	Proposed Site Plan
Scale	1:500 @ A1
Date	Feb.'16
Drg No.	14/2221 - 02
Rev.	ac

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