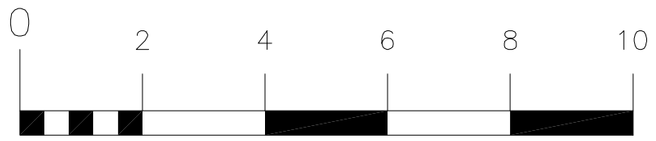
SOUTH ELEVATION

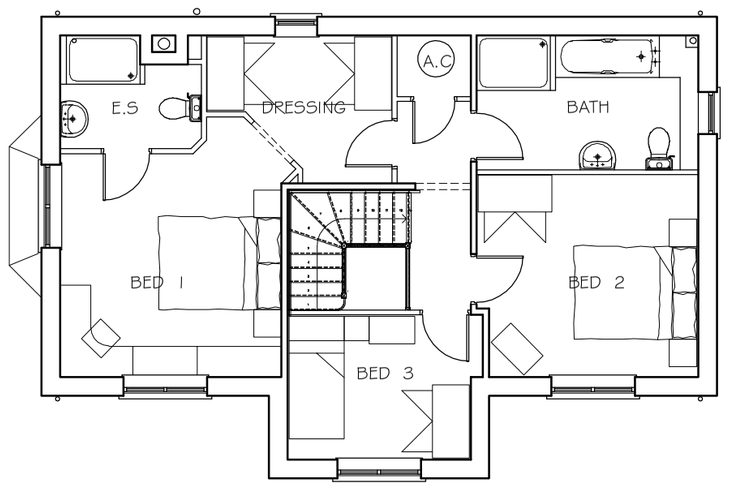
WEST ELEVATION

NORTH ELEVATION

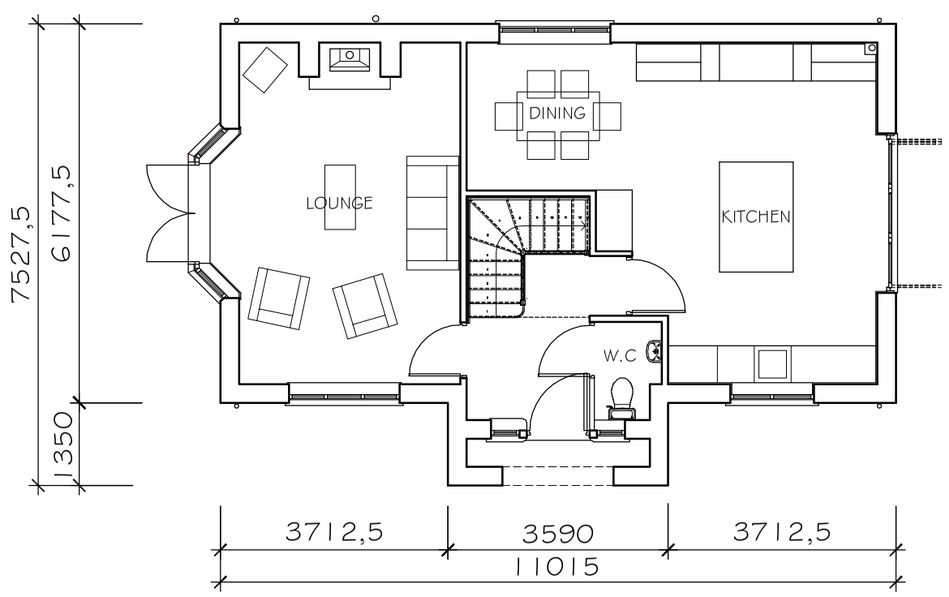
EAST ELEVATION



METRES

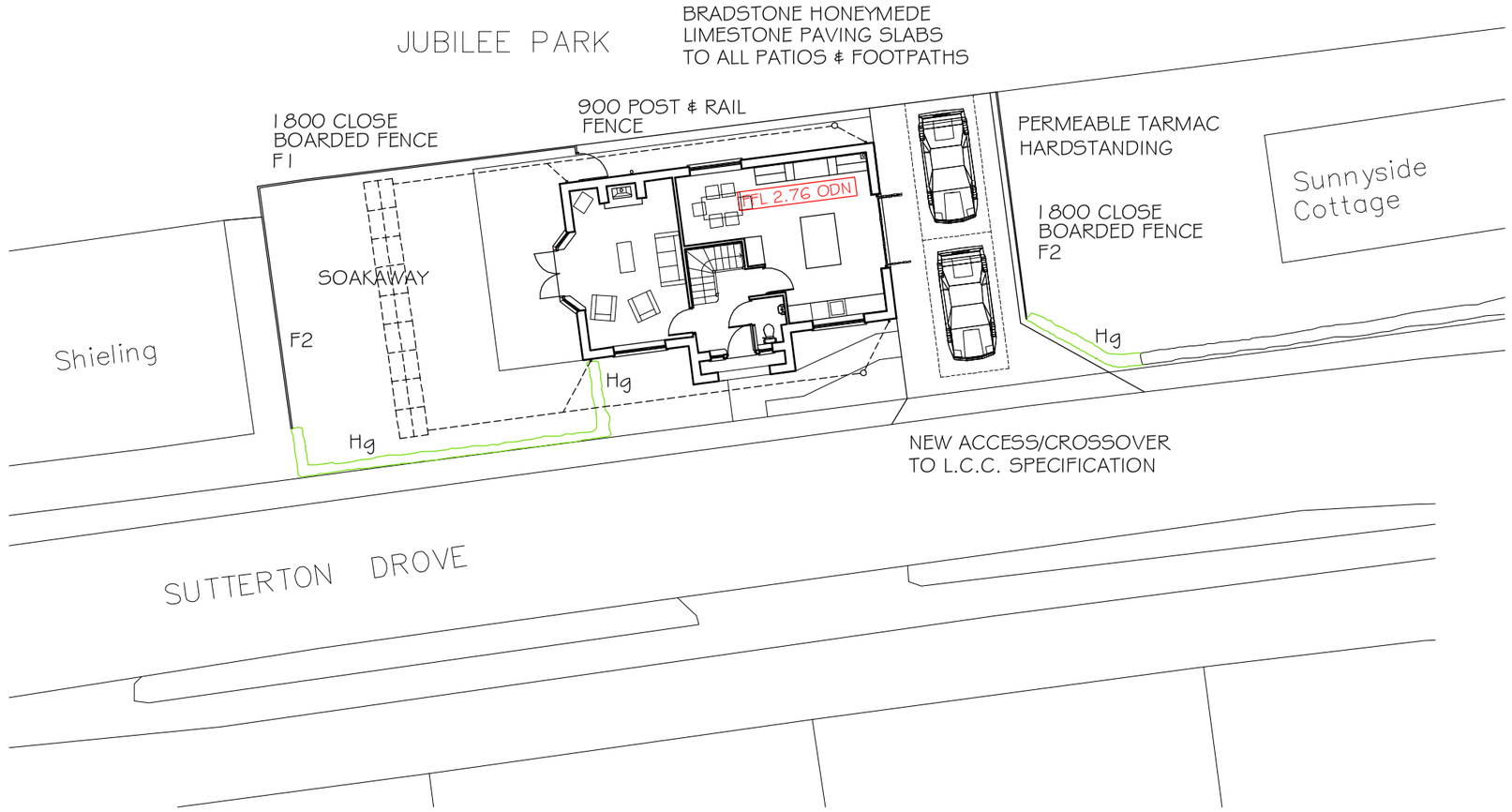


FIRST FLOOR PLAN

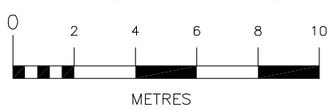


GROUND FLOOR PLAN

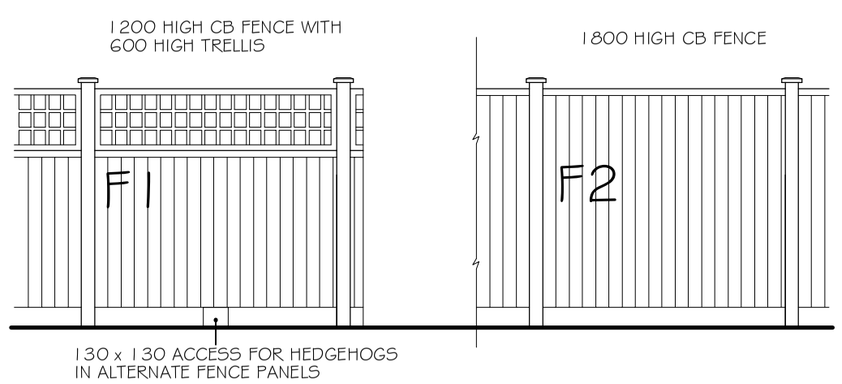
FLOOR AREA = 125.06 sq m (1346 sq ft)



1 : 200 SITE PLAN



METRES



BOUNDARY TREATMENTS NOT TO SCALE

HEDGE SPECIFICATION

Hg Beech.

Where indicated (600 - 900 high) bare rooted transplants 350mm between plants in double staggered rows 300mm apart.

All plants to conform to BS 3936 part 1 or part 2 as appropriate.
All plants to be planted into a minimum depth of 300mm topsoil.
Topsoil to be cultivated to a fine tilth. All stones over 50mm, rubble, rubbish, lumps of clay, roots & all other other extraneous material to be removed.
50mm layer of peat free compost to be incorporated into top 150mm slow release fertiliser to be incorporated into planting areas at the manufacturers recommended rates.
Plants to be watered as necessary to ensure healthy establishment.

Hedges to be maintained at approximately 1.65 metres high.

FLOOD RESILIENCE WORKS :-

FINISHED FLOOR LEVELS SET AT 2.76m ODN

NON ABSORBENT CAVITY INSULATION TO BE USED

THE GROUND FLOOR TO BE CONSTRUCTED WITH A SOLID CONCRETE FLOOR WITH NO VOIDS OR LOW LEVEL WALL VENTS.

TREATED & SEALED TIMBER SKIRTINGS & ARCHITRAVES TO BE USED

PLASTERBOARD WALL LININGS UP TO 1.2m ABOVE FINISHED FLOOR LEVEL TO BE FIXED HORIZONTALLY TO PROVIDE SACRIFICIAL LAYER IN THE EVENT OF A FLOOD.

ALL ELECTRICAL SERVICE CIRCUITS TO BE ROUTED AT FIRST FLOOR LEVEL & SOCKET OUTLETS, BOILERS ETC. TO BE A MINIMUM 0.5m ABOVE FINISHED FLOOR LEVEL.
ALL UTILITY METERS TO BE ABOVE THE PREDICTED FLOOD LEVEL.
ALL SERVICE ENTRIES TO BE SEALED WITH EXPANDING FOAM.

PROPERTY TO BE REGISTERED TO THE ENVIRONMENT AGENCY'S FLOODLINE WARNING DIRECT SYSTEM
Tel No. 0845 988 1188

N

Rev.	Details	Date
B	Fence/hedge amended adjacent to the highway footpath.	07-04-21
A	Flood resilience work & scale bar added. Finished floor level added.	01-03-21

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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 New House at Sutterton Drove Amber Hill Boston PE20 3RQ.
Drwg.	PROPOSED PLANS AND ELEVATIONS
Scale	1:100 @ A2
Date	Feb 21
Drg No.	16-2343-P-01
Rev.	B

architects • designers • planning consultants

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