Communal Garden (Amenity)

All existing trees within boundary maintained,
Apple trees re located.
New perimeter hedgerow planting to house side, dense existing hedgerow on boundary cut back 750mm, height maintained.

Proposed Site Plan
1:50

New 2 No. Double Drop Kerb 5m Length ea. with Upstand between them aligned to Entrance Path. To replace existing 1 no. Double Drop Kerb

Site Area	= 336m² / 0.08 acres
Building Gross External Area	= **99m²**
Site Density	= **29.5%**
Landscaped Amenity Area	= **159m² (equiv 39.75m²/flat)**

All dimensions and setting out must be checked on site.
Use written in preference to scaled dimensions, if in doubt, ask.
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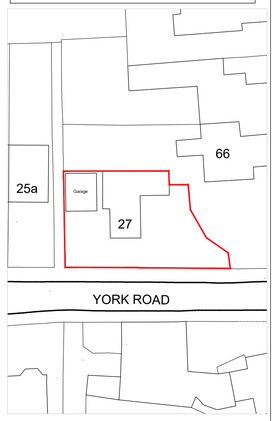
GENERAL NOTES

1. Contractor will be responsible for and should allow for co-ordination of all new incoming services. Application forms for the appropriate services to be the responsibility of the successful contractor for submission and coordination (Gas, water, electricity, sewerage, telecom's [if any]). The contractor is to allow for the enabling and making good works associated with the installation of these services.
2. All works to comply with the Building Regulations, and to be completed to the satisfaction of Building Control. All works must be completed to the minimum standard required by Building Control except where the standard required on these drawings are higher, in this case they specification on these drawings should be followed.
3. All works to comply with relevant British Standards and codes of practice including BS 8000.
4. All work to be undertaken in accordance with the current Health and Safety legislation, adopting safe methods of working and in accordance with manufacturers' product literature and H&S data sheets.
5. Contractor to check all levels, dimensions, heights and site conditions prior to quotation and commencement of work.on site.
6. Refer to Structural Engineers details for all structural requirements.
7. Refer to drawing 1407-10 & 1407-11 for Building Regulation notes.



Location Plan
1:500

Rev	Date	Description	Int
C	11.09.20	Plan updated to Planners requests • Cycle provision added (stand and shelter) • Rear Amenity space amended • Front amenity wall changed from concrete to brick	TA
B	28.08.20	Plan updated to Planners requests • Bins Store Amended • Amenity space increased • Rear amenity wall changed from concrete to brick • Basement skylight amended due to flat amended to 3B/4P	TA
A	07.08.20	Plan updated to Planners requests • Bins Store Amended • 2 No Electric Vehicle Charging Points Added • Existing drop kerb replaced with 2 No Double Drop Kerbs • Amenity space increased	TA

Client:
Mr Hossain

Project:
27 York Road,
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M21 9HP

Drawing Title:
Proposed Site Plan

Scale(s):	Date:	Drawn by:	
1:50	25.06.20	TA	
Job No:	Drawing No:	Size:	Rev:
20-15	PL_03	A1	C

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