

All works to be carried out in accordance with the current Building Regulations, British Standards and Codes of Practice and to the satisfaction of the Building Control Body. All dimensions are to be checked on site prior to the commencement of the works. Any discrepancies to be reported prior to the commencement of the relevant works. Please note that paper prints of this drawing may not be an accurate reproduction of the given scale.

Note: Current red line boundary is subject to coordinated check with title plan.

Roads:
Proposed Access road to CE design.

Existing Building:
Dashed red line indicates outline of existing building to be demolished.

Parking Bays:
1/9hr parking bays proposed, including 1 No. motorcycle space (2No. disabled bays with 1 No. ambulance drop off proposed). White thermoplastic line demarcation.

Paths & Patios:
Concrete flag paving.
To Landscape Architects design. Sub base to CE details.

Landscaping:
New trees / soft landscaping.
To Landscape Architects details.

Landscaping:
Existing trees to be removed.

Electric Vehicle Charging Points:
Indicates location of proposed electric vehicle charging points.
Chargers to be Rolec Quantum Dual chargers.

Boundary treatment:
Blue dashed line indicates 550mm high brick dwarf wall with 650mm railings above and between brick piers (total height 1200mm)

Boundary treatment:
Yellow dashed line indicates entrance wall with signage

Boundary treatment:
Green dashed line indicates 2000mm high metal railing

Boundary treatment:
Purple dashed line indicates 550mm high brick dwarf wall with 1400mm railings above and between brick piers (total height 1200mm)

Boundary treatment:
Blue line indicates 2050mm high brick wall

Boundary treatment:
2000mm high gates to service entrance

Boundary treatment:
Orange line indicates 2100mm High closed boarded timber fencing

C05	17.09.2024	EVCP Locations shown on plan.	AWB	JW
C04	19.04.2024	ASHP Area Updated.	AWB	JW
C03	18.03.2024	Minor Updates.	AWB	MR
C02	19.02.2024	Substation re added	AG	AWB
C01	14.02.2024	Construction Issue.	AWB	JW
Rev:	Date:	Description:	Drawn:	Checked:

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ARCHITECTURE • DESIGN • MANAGEMENT

Drawing Title:
Proposed Site Layout - Ground Floor

Client: **LNC Property Developments Ltd**

Drawn: AWB	Checked: JW	Scale (Size): 1:200 @ A1	Date: 17.11.2023
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CONSTRUCTION

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1:200 at A1

0m 2m 4m 10m 1:200

3rd Party Topographical information provided direct to JDA by the client. JDA accepts no responsibility for the use of or accuracy and of any additions or omissions from the survey. The survey has not been verified on site, but is assumed to be an accurate representation of the site.