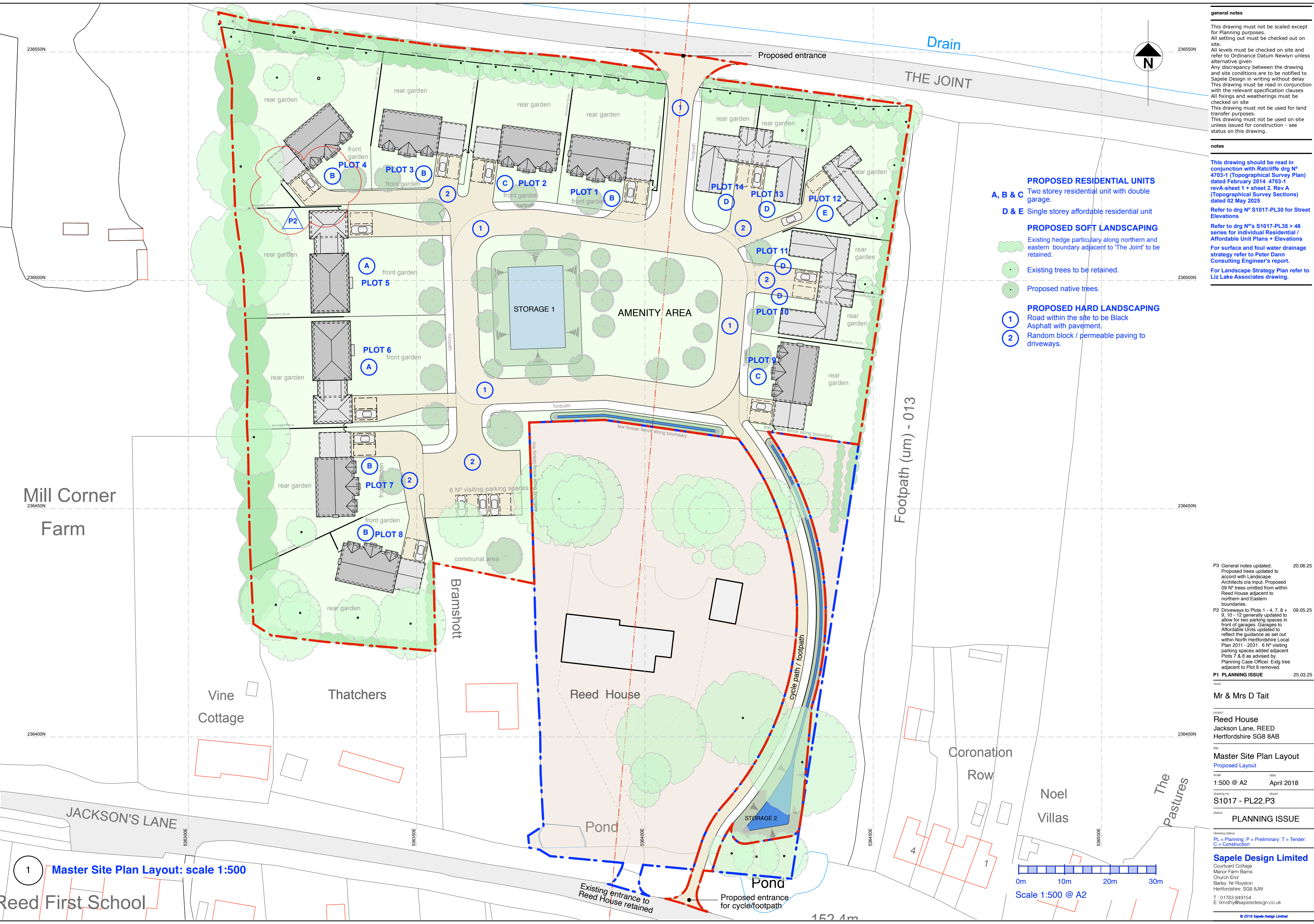




general notes

This drawing must not be scaled except for Planning purposes.
All setting out must be checked out on site.
All levels must be checked on site and refer to Ordnance Datum Newlyn unless alternative given.
Any discrepancy between the drawing and site conditions are to be notified to Sapele Design in writing without delay.
This drawing must be read in conjunction with the relevant specification clauses.
All fixings and weatherings must be checked on site.
This drawing must not be used for land transfer purposes.
This drawing must not be used on site unless issued for construction - see status on this drawing.

notes

This drawing should be read in conjunction with Ratcliffe drg N° 4703-1 (Topographical Survey Plan) dated February 2014 4703-1 revA-sheet 1 + sheet 2, Rev A (Topographical Survey Sections) dated 02 May 2025

Refer to drg N° S1017-PL30 for Street Elevations

Refer to drg N°s S1017-PL35 + 46 series for individual Residential / Affordable Unit Plans + Elevations

For surface and foul water drainage strategy refer to Peter Dann Consulting Engineer's report.

For Landscape Strategy Plan refer to Liz Lake Associates drawing.

- PROPOSED RESIDENTIAL UNITS**
- A, B & C** Two storey residential unit with double garage.
- D & E** Single storey affordable residential unit
- PROPOSED SOFT LANDSCAPING**
- Existing hedge particularly along northern and eastern boundary adjacent to 'The Joint' to be retained.
- Existing trees to be retained.
- Proposed native trees.
- PROPOSED HARD LANDSCAPING**
- 1** Road within the site to be Black Asphalt with pavement.
- 2** Random block / permeable paving to driveways.

P3 General notes updated. 20.06.25
Proposed trees updated to accord with Landscape Architects oia input. Proposed 09 N° trees omitted from within Reed House adjacent to northern and Eastern boundaries.

P2 Driveways to Plots 1 - 4, 7, 8 + 9, 10 - 12 generally updated to allow for two parking spaces in front of garages. Garages to Affordable Units updated to reflect the guidance as set out within North Hertfordshire Local Plan 2011 - 2031. 6 N° visiting parking spaces added adjacent Plots 7 & 8 as advised by Planning Case Officer. Exlg tree adjacent to Plot 8 removed. 09.05.25

P1 PLANNING ISSUE 25.03.25

Client
Mr & Mrs D Tait

Project
Reed House
Jackson Lane, REED
Hertfordshire SG8 8AB

Site
Master Site Plan Layout
Proposed Layout

Scale
1:500 @ A2

Date
April 2018

Drawing no.
S1017 - PL22.P3

Status
PLANNING ISSUE

Drawing status
PL = Planning; P = Preliminary; T = Tender; C = Construction

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