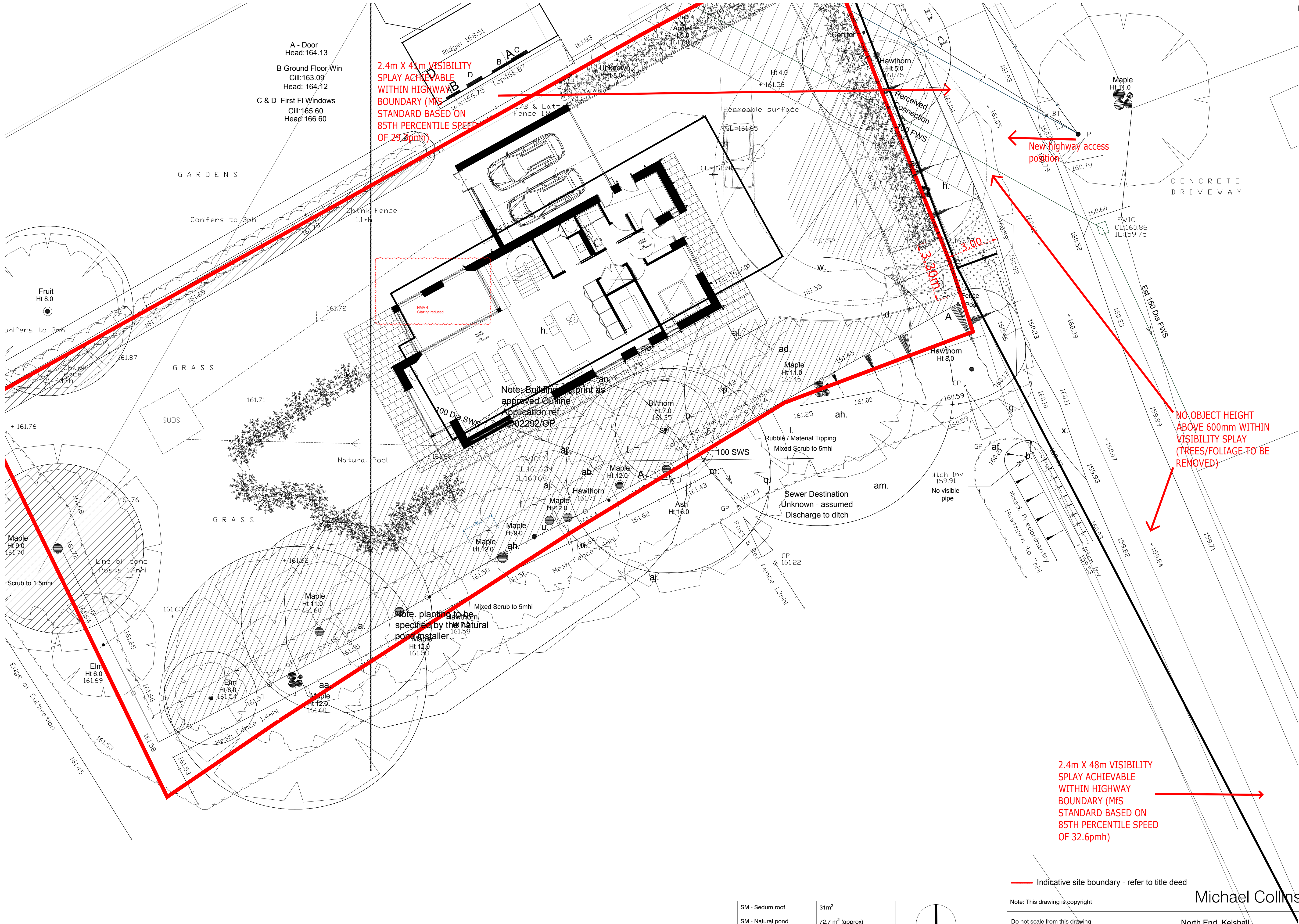




Notes:

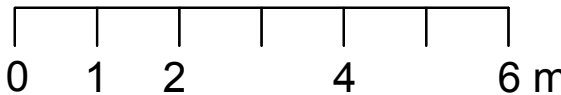
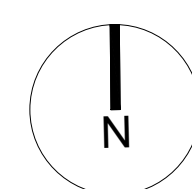
- a. New SUDS surfacing (Hoggin or permeable paving) with root protection layers, build up as engineer's specification
- b. New gate and fencing, details to be confirmed
- c. SUDS drainage (size and type TBC)
- d. New foul drainage (size and type TBC)
- e. New water, electric, and telecoms utilities zone (all routes indicative to be confirmed by M&E)
- f. New covered porch area
- g. New gate and hedging
- h. New hedging to ownership boundary
- i. Charging area
- j. Bin store
- k. Bike store
- l. New home office / bedroom
- m. Kitchen / dining area
- n. Living / dining area
- o. Utility room
- p. Accessible bathroom
- q. Storage
- r. Hallway niche / welcome area
- s. Stair access
- t. Void / gallery over
- u. Hearth
- v. Additional parking space
- w. New impermeable paving
- x. New Tarmac crossover and kerb edgings - construction to HCC Highways specification
- y. New land drain at junction with boundary
- z. New fencing - details TBC
- aa. New lawn / landscaping - details TBC
- ab. New winter garden / orangery
- ac. New post and wire fencing to existing ownership boundaries
- ad. Cloak/dog area
- ae. Garage /sedum roof
- af. Permeable paving
- ag. Beech hedge
- ah. Sandstone paving
- ai. Aquatic filtration plans - woodland planting
- aj. Sliding door to garden
- ak. Pocket door
- al. Bin storage
- am. EV Charging point
- an. Air Source Heat Pump

Note:

- Proposed levels subject to geotechnical studies
- All services and utilities indicative
- Landscaping details to form part of reserved matters
- External materials to form part of reserved matters

Site Plan - Ground Floor As Proposed

SM - Sedum roof	31m ²
SM - Natural pond	72.7 m ² (approx)



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Indicative site boundary - refer to title deed

Note: This drawing is copyright

Do not scale from this drawing
Note: to be read in conjunction with Structural Engineers Information, specification and drawings

All setting out dimensions to be checked on site by contractor and any discrepancies to be noted ASAP.
Windows, steelwork, to be site sized.

All sundry work not shown to be undertaken in accordance with the British Standards.

Note: This drawing is not a deed plan.

Michael Collins Architect LLP

North End, Kelshall

Job No.

087

Site Plan as Proposed - Ground Floor

Stage: Stage 3
Status: Planning

020

REVISION: Scale
A 1:100@A1