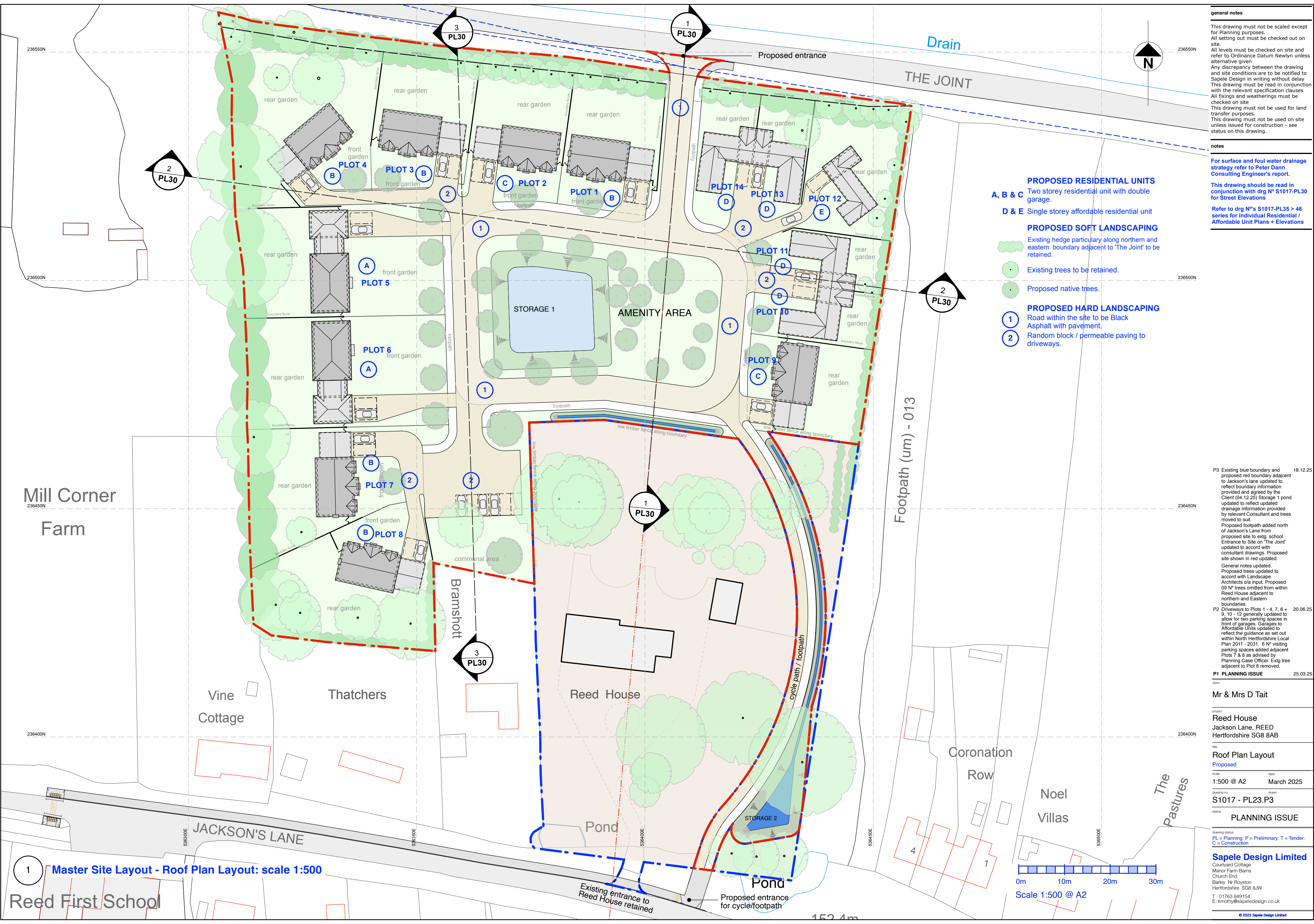




general notes

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 Ordinance 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 weathers 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

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

This drawing should be read in conjunction with drg N° S1017-PL30 for Street Elevations

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

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

Existing blue boundary and proposed red boundary adjacent to Jackson's lane updated to reflect boundary information provided and agreed by the Client (04.12.25) Storage 1 pond updated to reflect updated drainage information provided by relevant Consultant and trees moved to sully.

Proposed footpath added north of Jackson's Lane from proposed site to extg. school. Entrance to Site on 'The Joint' updated to accord with consultant drawings. Proposed site shown in red updated.

General notes updated.

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.

20.06.25

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. Exstg tree adjacent to Plot 8 removed.

25.03.25

P1 PLANNING ISSUE

client

Mr & Mrs D Tait

project

Reed House
Jackson Lane, REED
Hertfordshire SG8 8AB

title

Roof Plan Layout
Proposed

scale

1:500 @ A2

date

March 2025

drawing no.

S1017 - PL23.P3

status

PLANNING ISSUE

drawing status

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

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