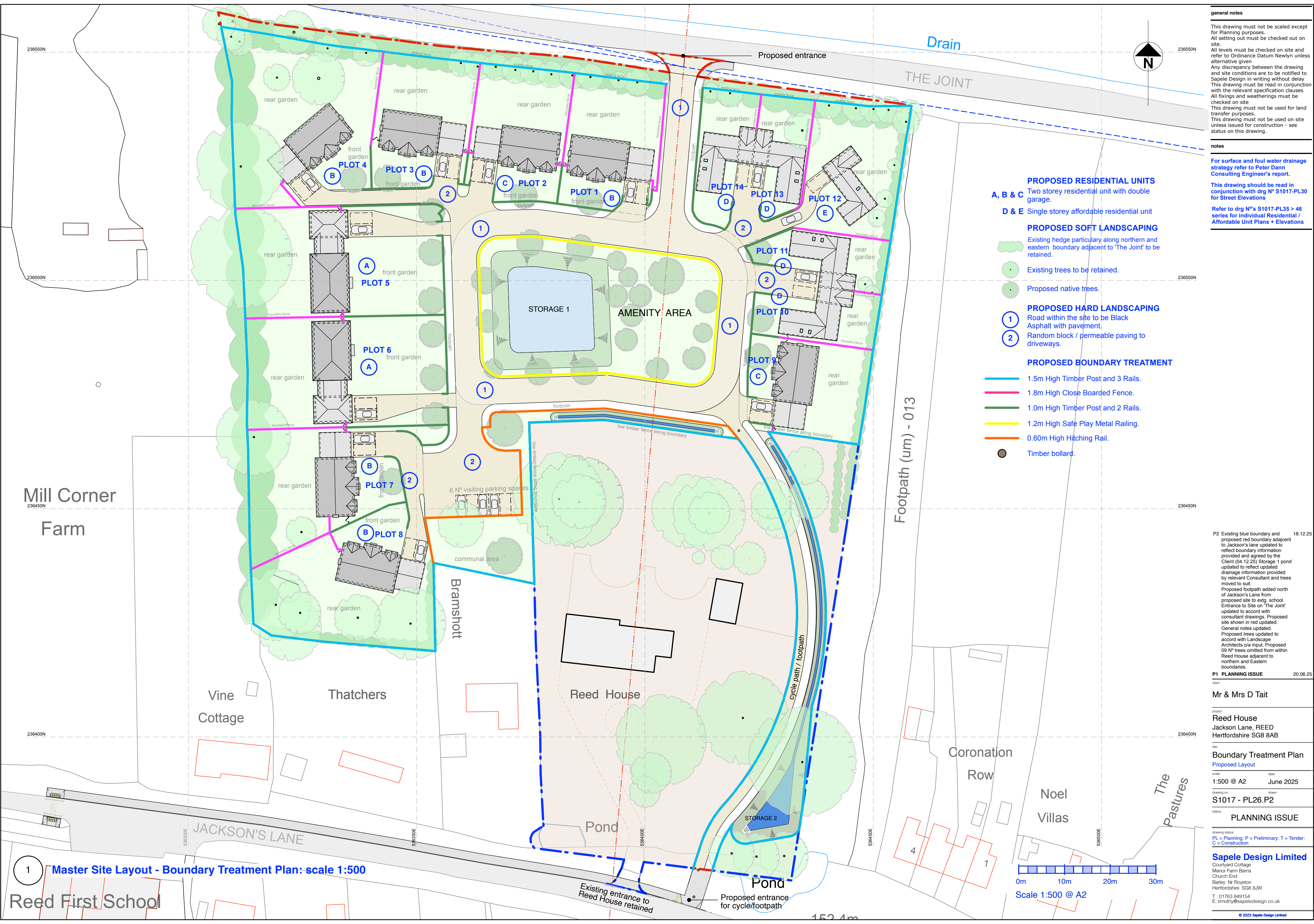




general notes

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 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

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**
- Road within the site to be Black Asphalt with pavement.
- Random block / permeable paving to driveways.
- PROPOSED BOUNDARY TREATMENT**
- 1.5m High Timber Post and 3 Rails.
- 1.8m High Close Boarded Fence.
- 1.0m High Timber Post and 2 Rails.
- 1.2m High Safe Play Metal Railing.
- 0.60m High Hitching Rail.
- Timber bollard.

P2 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 suit.
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 o/a input. Proposed 09 N° trees omitted from within Reed House adjacent to northern and Eastern boundaries.

P1 PLANNING ISSUE	20.06.25
client	Mr & Mrs D Tait
project	Reed House Jackson Lane, REED Hertfordshire SG8 8AB
title	Boundary Treatment Plan Proposed Layout
scale	1:500 @ A2
date	June 2025
drawing no.	S1017 - PL26.P2
status	PLANNING ISSUE
drawing status	PL = Planning; P = Preliminary; T = Tender; C = Construction
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1 Master Site Layout - Boundary Treatment Plan: scale 1:500

Reed First School

