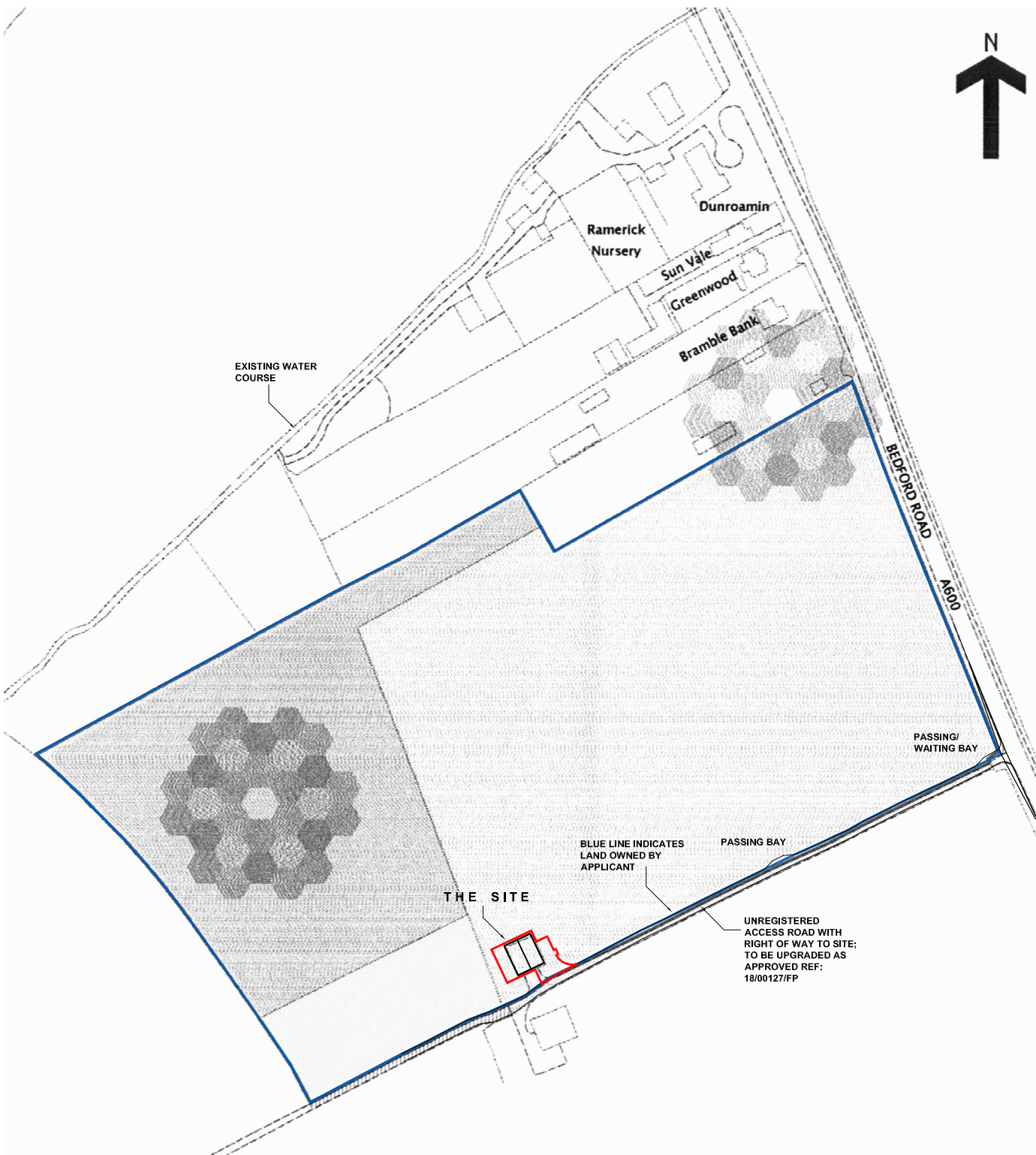
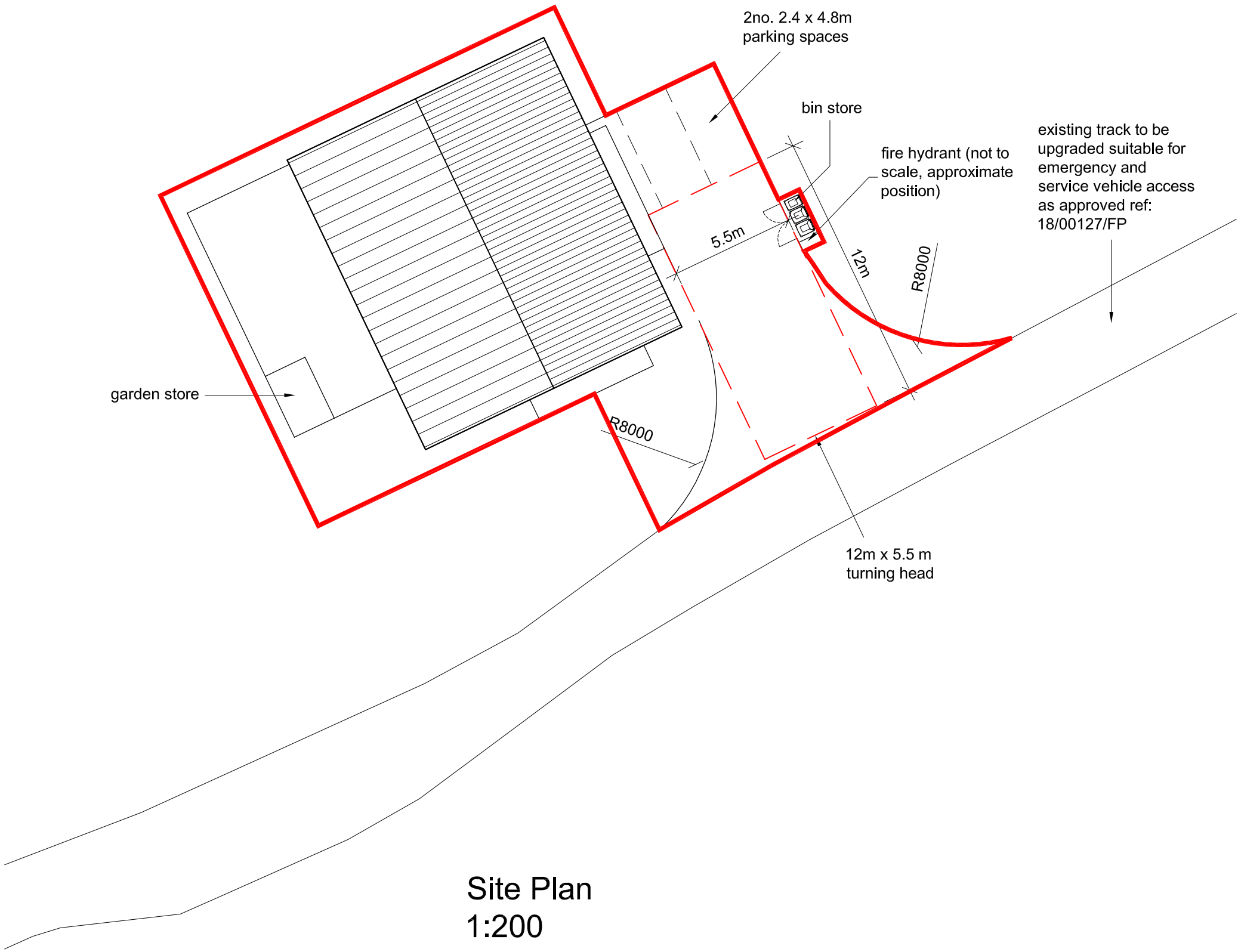




APPENDIX 1: Site Location Plan



Notes:

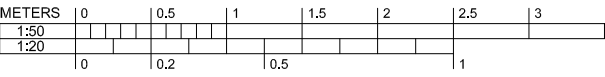
This scheme is subject to Town Planning and all other necessary consents.

This drawing is a print and must not be scaled from without reference being made to the accompanying scale bar. Dimensions and levels, where given, are to be checked on site.

This drawing is to be read in conjunction with all other consultants' and specialists' drawings and documents and any discrepancies are to be reported to the architect prior to commencement of the relevant work.

Materials and the workmanship of all relevant trades shall comply fully with the British Standards.

This drawing remains the copyright of **Boyd Seddon Architect**.



REV	DATE	
A	23.03.19	amended following client design review
B	13.07.19	updated to revised scheme
C	19.07.19	red line amended to include vehicle access
D	06.08.20	title amended



10 Periwinkle Lane • Hitchin • Herts • SG5 1TY
Tel 07880 720711
Email boyd.seddon@virginmedia.com

CLIENT

PMC Consultants

PROJECT

NEW DETACHED DWELLING
land off Bedford Road
Holwell

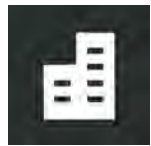
DRAWING TITLE

LOCATION & SITE PLANS

SCALE	DRAWING NUMBER	REVISION
as noted at A2		
DATE	March 2019	
DRAWN	bjs	
JOB NUMBER	19231	

PL-01

D



APPENDIX 2: Planning Permission Ref. 20/01742/FP and the Approved Drawings



NORTH HERTFORDSHIRE DISTRICT COUNCIL

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order
2015

DECISION NOTICE

Correspondence Address:

Boyd Seddon Architect
10 Periwinkle Lane
Hitchin
SG5 1TY
United Kingdom

Applicant:

N/A

PARTICULARS OF DEVELOPMENT

Application: 20/01742/FP

Proposal: Erection of one 4-bed dwelling following demolition of existing barn (revision of previously approved planning permission 19/01135/FP granted 04.09.2019)

Location: Barn To The West Of, Bedford Road, Holwell, Hertfordshire,

Plan Nos: SU-01A PL-01D PL-02E PL-03E

PARTICULARS OF DECISION

In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council hereby **GRANT PERMISSION** for the development proposed by you in your application received with sufficient particulars on 7 August 2020, subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended no development as set out in Classes A, B, C and E of Part 1 of Schedule 2 to the Order, (or any subsequent Statutory Instrument which revokes, amends and/or replaces those provisions) shall be carried out without first obtaining a specific planning permission from the Local Planning Authority.

Reason: Given the nature of this development, the Local Planning Authority considers that development which would normally be "permitted development" should be retained within planning control in the interests of the character and amenities of the area.

4. (a) No development approved by this permission shall be commenced prior to the submission to, and agreement of the Local Planning Authority of a written preliminary environmental risk assessment (Phase I) report containing a Conceptual Site Model that indicates sources, pathways and receptors. It should identify the current and past land uses of this site (and adjacent sites) with view to determining the presence of contamination likely to be harmful to human health and the built and natural environment.

(b) If the Local Planning Authority is of the opinion that the report which discharges condition (a), above, indicates a reasonable likelihood of harmful contamination then no development approved by this permission shall be commenced until a Site Investigation (Phase II environmental risk assessment) report has been submitted to and approved by the Local Planning Authority which includes:

- (i) A full identification of the location and concentration of all pollutants on this site and the presence of relevant receptors, and;
- (ii) The results from the application of an appropriate risk assessment Methodology

(c) No development approved by this permission (other than that necessary for the discharge of this condition) shall be commenced until a Remediation Method Statement report; if required as a result of (b), above; has been submitted to and approved by the Local Planning Authority.

(d) This site shall not be occupied, or brought into use, until:

(i) All works which form part of the Remediation Method Statement report pursuant to the discharge of condition (c) above have been fully completed and if required a formal agreement is submitted that commits to ongoing monitoring and/or maintenance of the remediation scheme.

(ii) A Remediation Verification Report confirming that the site is suitable for use has been submitted to, and agreed by, the Local Planning Authority.

(e) Any contamination, other than that reported by virtue of condition (a) and (b), encountered during the development of this site shall be brought to the attention of the Local Planning Authority as soon as practically possible; a scheme to render this contamination harmless shall be submitted to and agreed by, the Local

Planning Authority and subsequently fully implemented prior to the occupation of this site.

Reason: To ensure that any contamination affecting the site is dealt with in a manner that safeguards human health, the built and natural environment and controlled waters.

Proactive Statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Informative/s:

1. It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047

Reason: To ensure that work undertaken on the highway is constructed to the current Highway Authority's specification, to an appropriate standard and by a contractor who is authorised to work in the Public Highway.

2. Construction standards for works within the highway: All works to be undertaken on the adjoining highway shall be constructed to the satisfaction and specification of the Highway Authority, by an approved contractor, and in accordance with Hertfordshire County Council's publication "Roads in Hertfordshire - Highway Design Guide 126 (2011)".

Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. Further information is available via the website. <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developerinformation/development-management/highways-development-management.aspx> or by telephoning 0300 1234047.

3. If bats, or evidence for them, are discovered during the course of demolition works, work must stop immediately and advice sought on how to proceed lawfully from an appropriately qualified and experienced Ecologist or Natural England to avoid an offence being committed.

Signed:



Development Management
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth
Herts
SG6 3JF

Development & Conservation Manager

Date: 16 October 2020

The Council's Privacy Notice is available on our website: <https://www.north-herts.gov.uk/home/council-data-and-performance/data-protection/information-management-gdpr>

NOTES

- 1 **Failure to satisfy conditions may invalidate this permission and/or result in enforcement action. Particular attention should be paid to the requirements of any condition in bold.**
- 2 Circular 04/2008 (Planning Related Fees) states that where an application is made under Article 21 of the Town and Country Planning (General Development Procedure) Order 1995, a fee will be payable for any consent, agreement or approval required by condition or limitation attached to the grant of planning permission.
- 3 The fee is £116 per request or £34 where the permission relates to an extension or alteration to a dwellinghouse or other development in the curtilage of the dwellinghouse. No fee is required for applications resulting from a condition removing "permitted development rights".

The request can be informal through the submission of a letter or plans, or formal through the completion of an application form and the submission of plans. Any number of conditions may be included on a single request. The form is available on the Council's website:
www.north-herts.gov.uk/home/planning/planning-applications/submit-planning-application
- 4 If the development hereby permitted is one that will require a new postal address/es then please contact the Council's **street naming and numbering service** on 01462 474431 or email SNN@north-herts.gov.uk who will advise you on how to apply for the new address/es.

Any proposed sales and/or marketing name to be adopted by the developer should be forwarded to the **street naming and numbering service**, prior to any publication of the site details and sales information.

- 5 If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

6 **Purchase Notices**

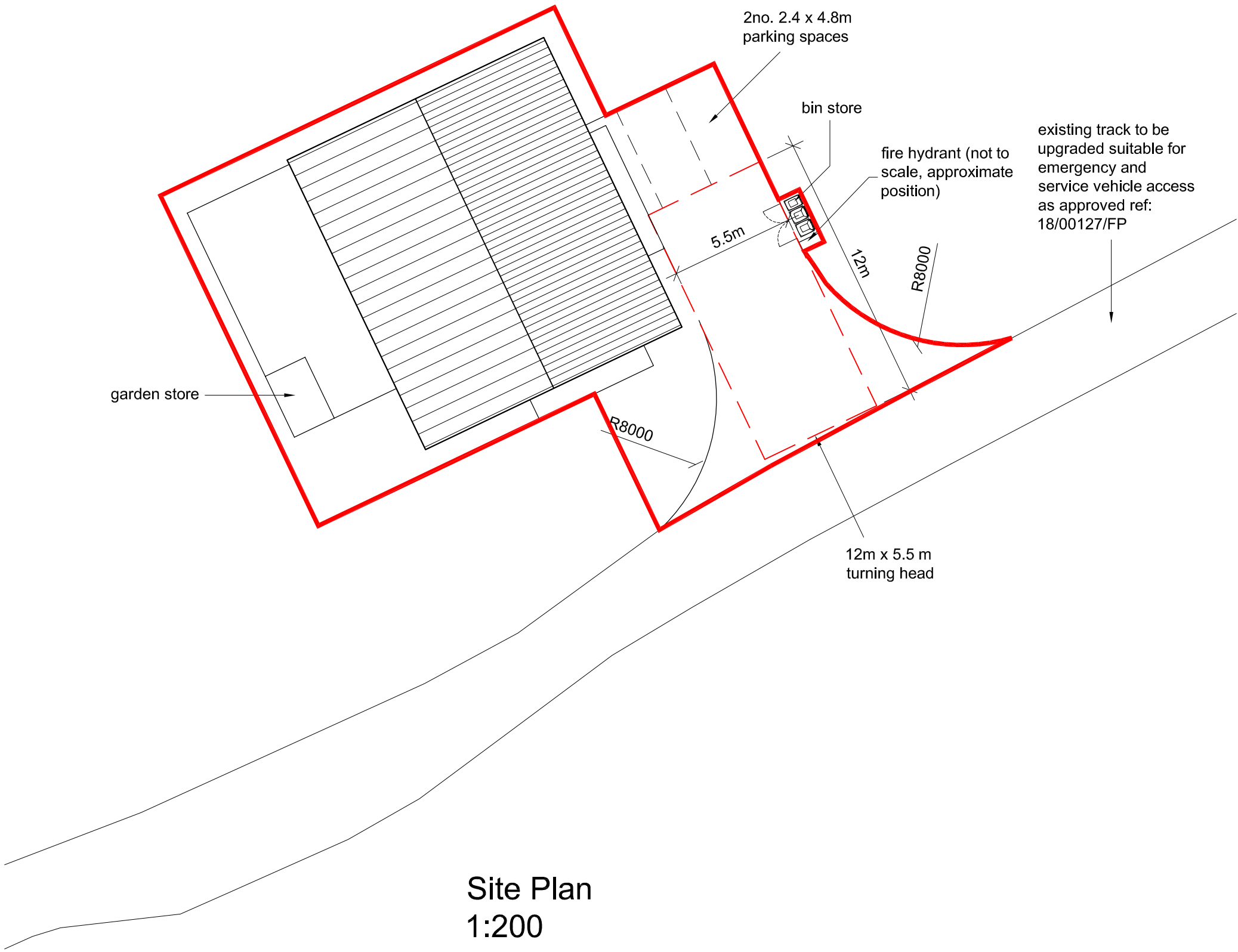
If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

- 7 The District Council and County Highway Authority wish to ensure that, in the implementation of the development, hereby approved, the highway verge adjacent to the property is not damaged or does not become unsightly due to the stationing of skips, parking of vehicles, storing of building materials etc thereon. Your attention is, therefore, drawn to the provisions of Section 131 of the Highways Act 1980 and to

the Hertfordshire County Council Bylaws 1955 (specifically relating to grass margins and verges in Letchworth Garden City) by virtue of which such actions, unless authorised by the prior grant of a licence, constitute a prosecutable offence. Persons responsible for undertaking the development and any associated works are, therefore, strongly encouraged to take appropriate steps to ensure that no breach of the said legislation occurs during the course of such activities. In the event of any damage being caused it will be expected that suitable reinstatement is undertaken upon completion of the development. Failure to do so could also result in legal action being pursued. To obtain information regarding the issue of licences, contact Hertfordshire Highways, Hertfordshire County Council, County Hall, Pegs Lane, Hertford, SG138DQ or telephone 0300 1234 047.

THIS PLANNING PERMISSION DOES NOT CONSTITUTE APPROVAL UNDER BUILDING REGULATIONS AND IS NOT A LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT. IT DOES NOT CONVEY ANY APPROVAL OR CONSENT WHICH MAY BE REQUIRED UNDER ANY ENACTMENT, BYELAW, ORDER OR REGULATION OTHER THAN SECTION 57 OF THE TOWN AND COUNTRY PLANNING ACT 1990.



Notes:

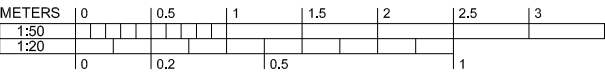
This scheme is subject to Town Planning and all other necessary consents.

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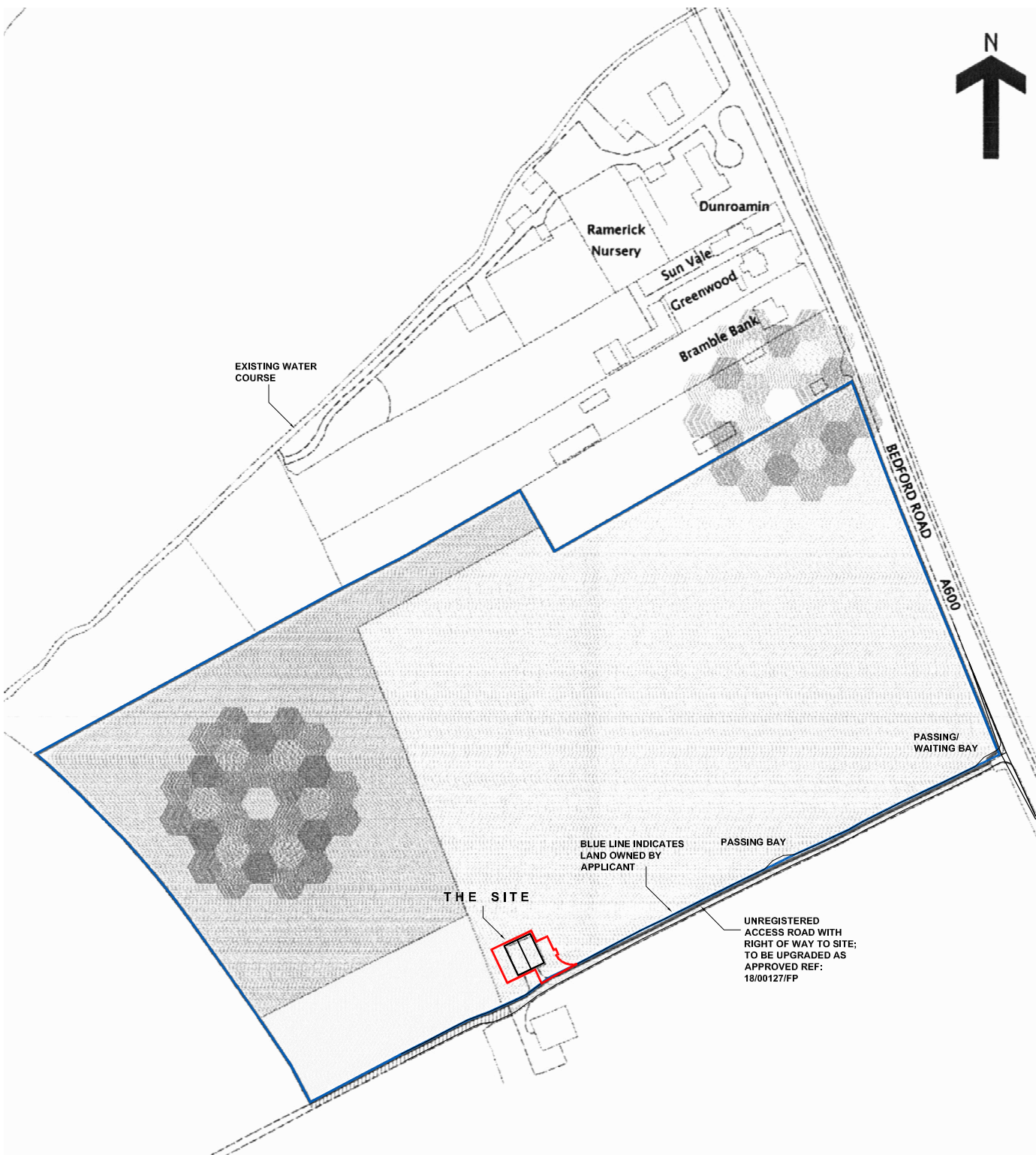
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Materials and the workmanship of all relevant trades shall comply fully with the British Standards.

This drawing remains the copyright of **Boyd Seddon Architect**.



REV	DATE	
A	23.03.19	amended following client design review
B	13.07.19	updated to revised scheme
C	19.07.19	red line amended to include vehicle access
D	06.08.20	title amended



10 Periwinkle Lane • Hitchin • Herts • SG5 1TY
Tel 07880 720711
Email boyd.seddon@virginmedia.com

CLIENT

PMC Consultants

PROJECT

NEW DETACHED DWELLING
land off Bedford Road
Holwell

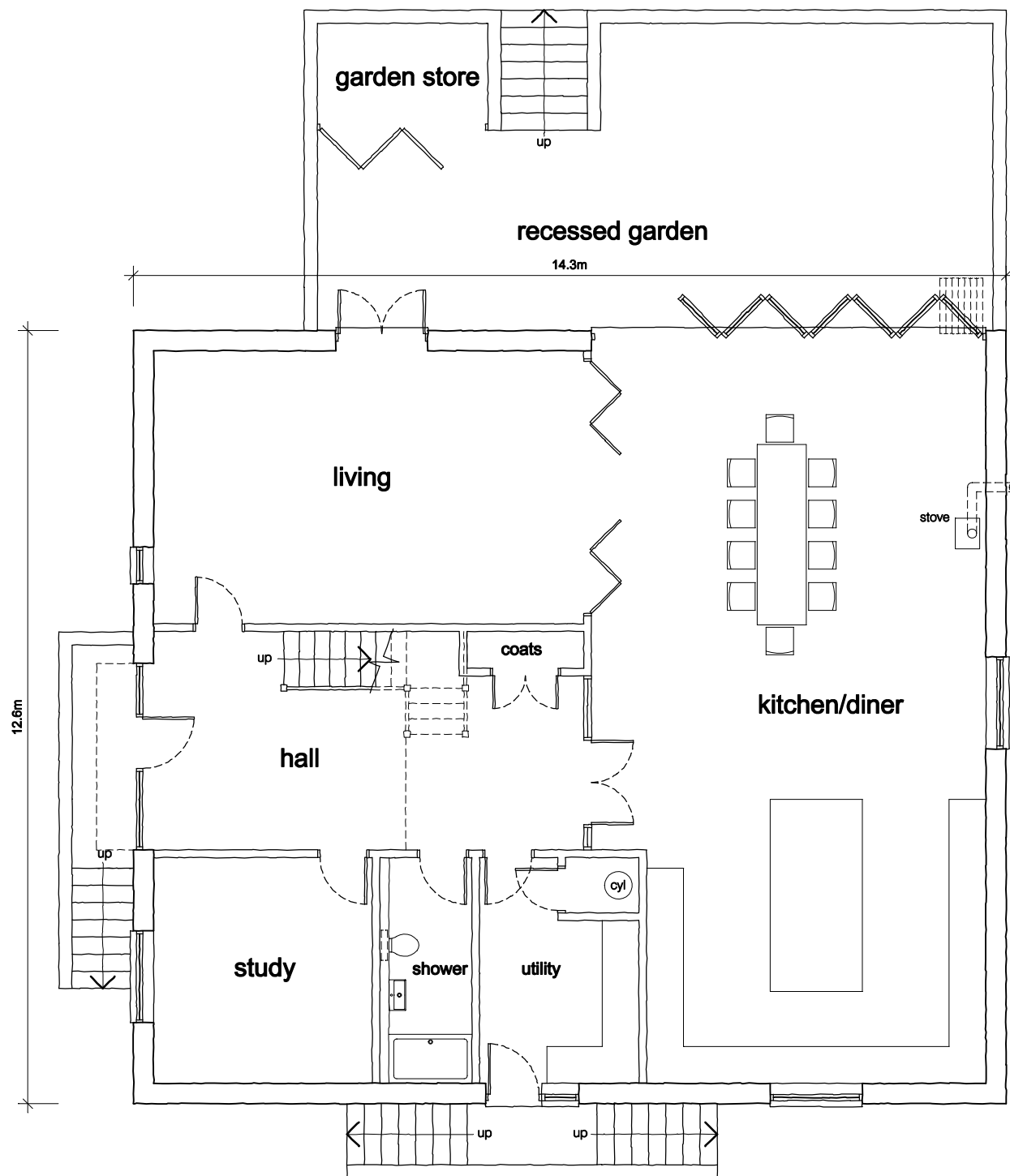
DRAWING TITLE

LOCATION & SITE PLANS

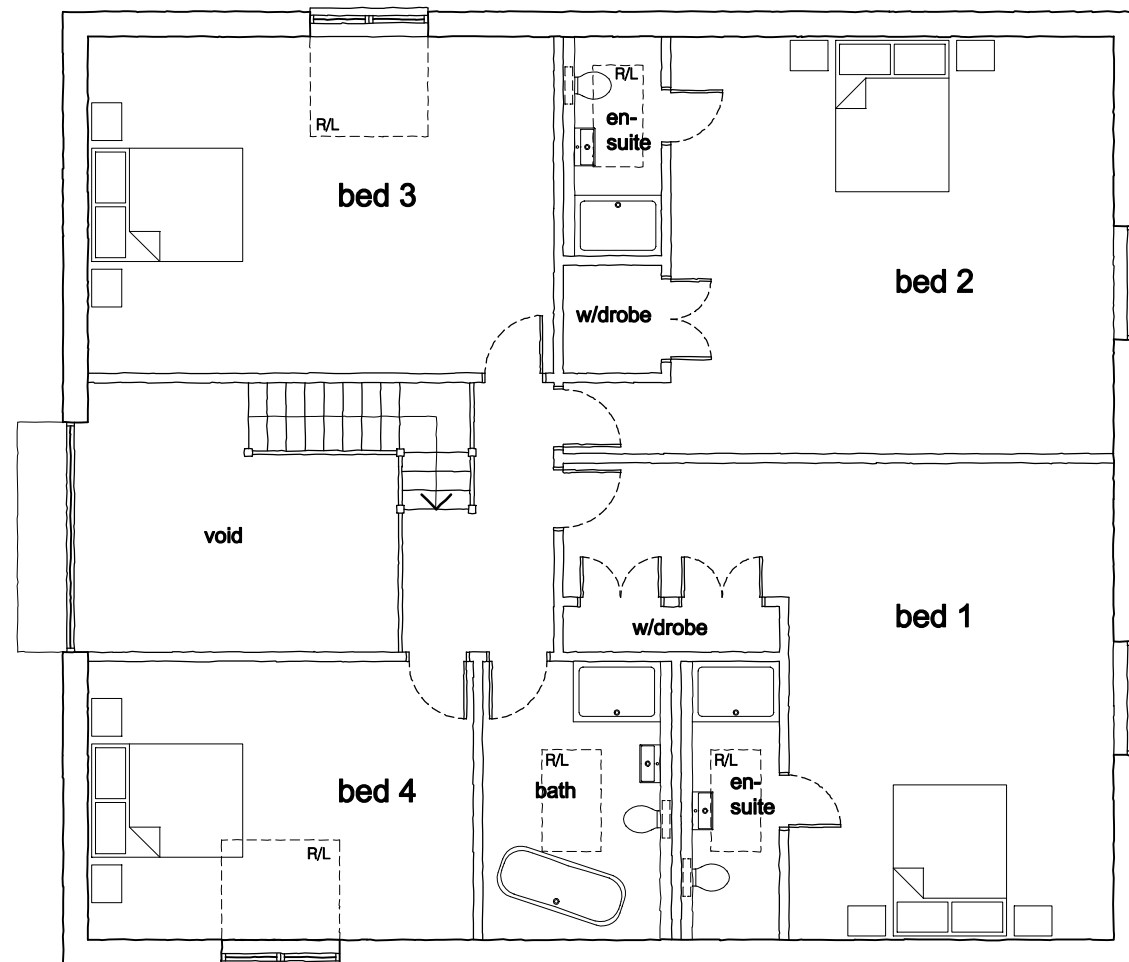
SCALE	DRAWING NUMBER	REVISION
as noted at A2		
DATE		
March 2019		
DRAWN		
bjs		
JOB NUMBER		
19231		

PL-01

D



Ground Floor
Plan



First Floor
Plan

Notes:

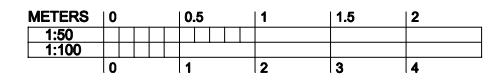
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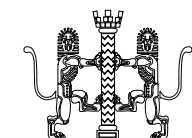
Materials and the workmanship of all relevant trades shall comply fully with the British Standards.

This drawing remains the copyright of Boyd Seddon Architect.



REV	DATE	
A	23.03.19	amended following client design review
B	02.04.19	layout amended
C	13.07.19	ground levels reduced; garden store added
D	19.07.19	ramp omitted; garden store re-positioned to suit
E	06.08.20	title amended

1 x 4 BED HOUSE
• GIA approx 320m²



**BOYD
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Architect
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Email boyd.seddon@virginmedia.com

CLIENT

PMC Consultants

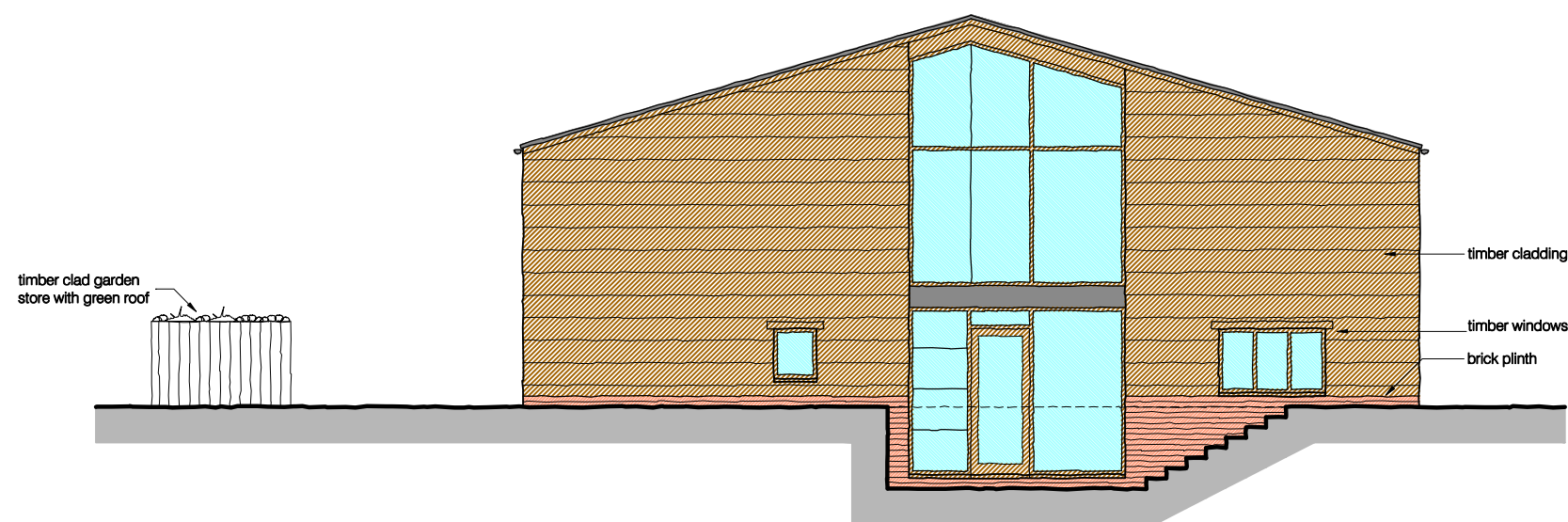
PROJECT

NEW DETACHED DWELLING
land off Bedford Road
Holwell

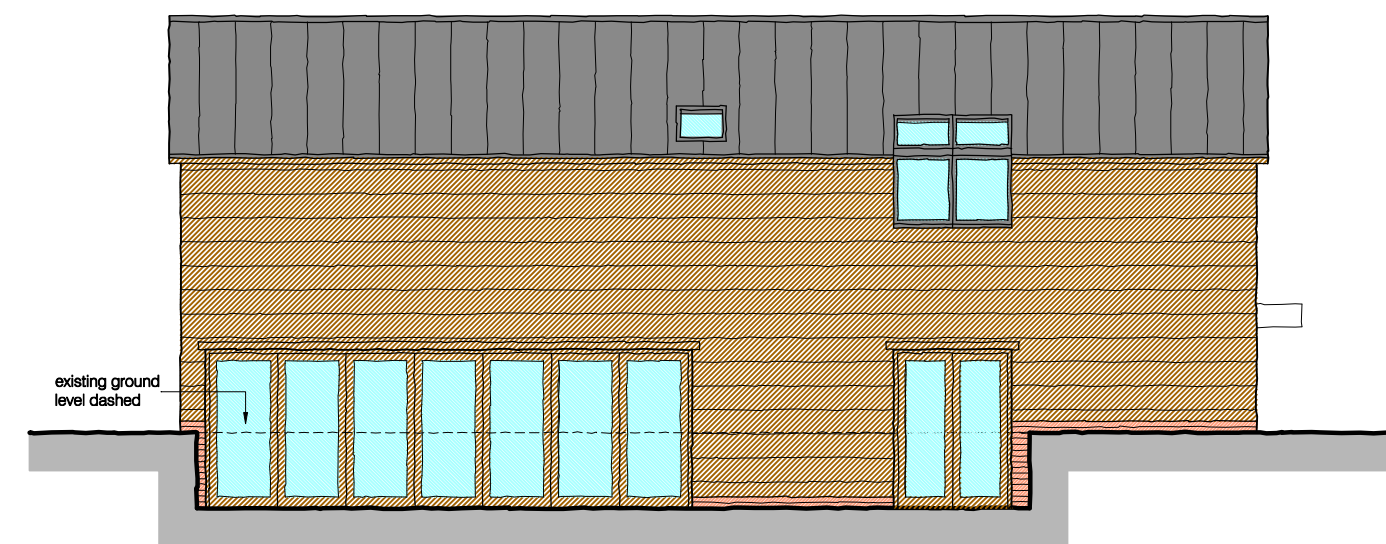
DRAWING TITLE

PROPOSED PLANS

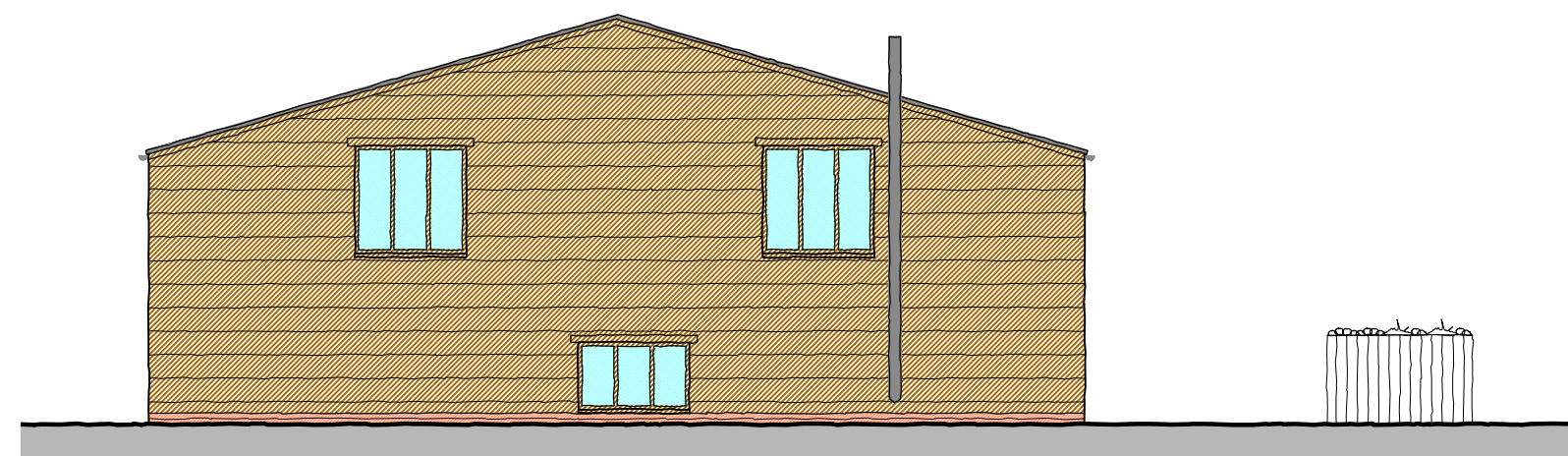
SCALE	DRAWING NUMBER	REVISION
1:100 at A3		
DATE	March 2019	
DRAWN	bjs	
JOB NUMBER	19231	
	PL-02	E



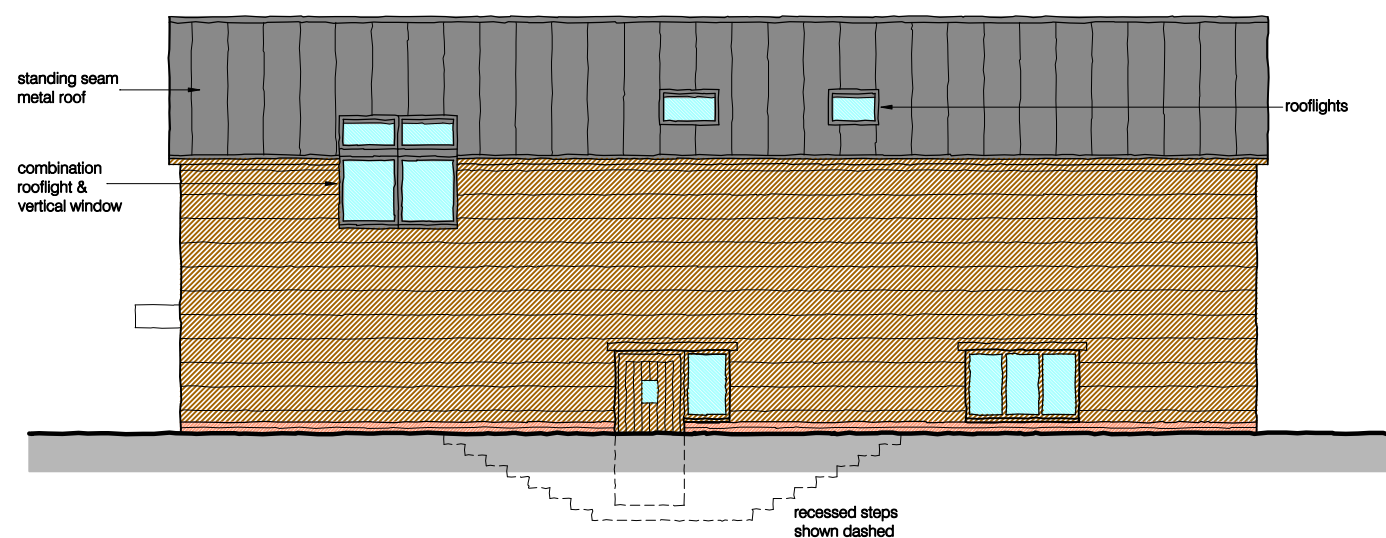
Front Elevation



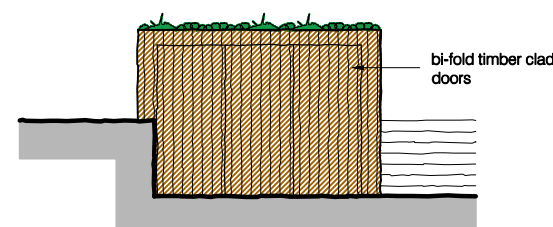
Side Elevation (south west facing)



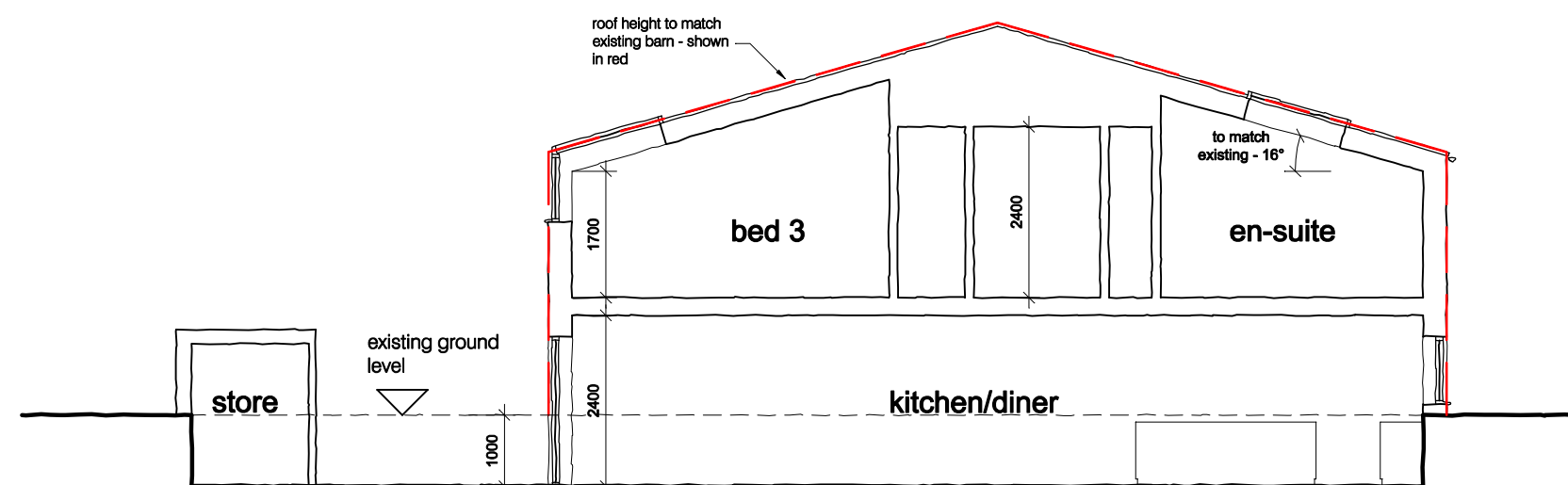
Rear Elevation



Side Elevation
(north east facing)



Garden Store Elevation
(north east facing)



Typical Section

Notes:

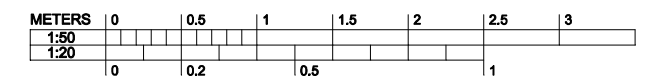
This scheme is subject to Town Planning and all other necessary consents.

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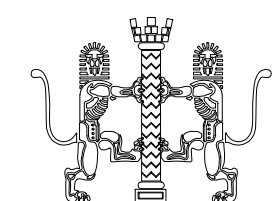
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This drawing remains the copyright of **Boyd Seddon Architect**.



REV	DATE	
A	23.03.19	amended following client design review
B	02.04.19	amended to suit revised layout
C	13.07.19	ground levels reduced; garden store added
D	19.07.19	updated to suit revised plan
E	06.08.20	title amended



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CLIENT

PMC Consultants

PROJECT

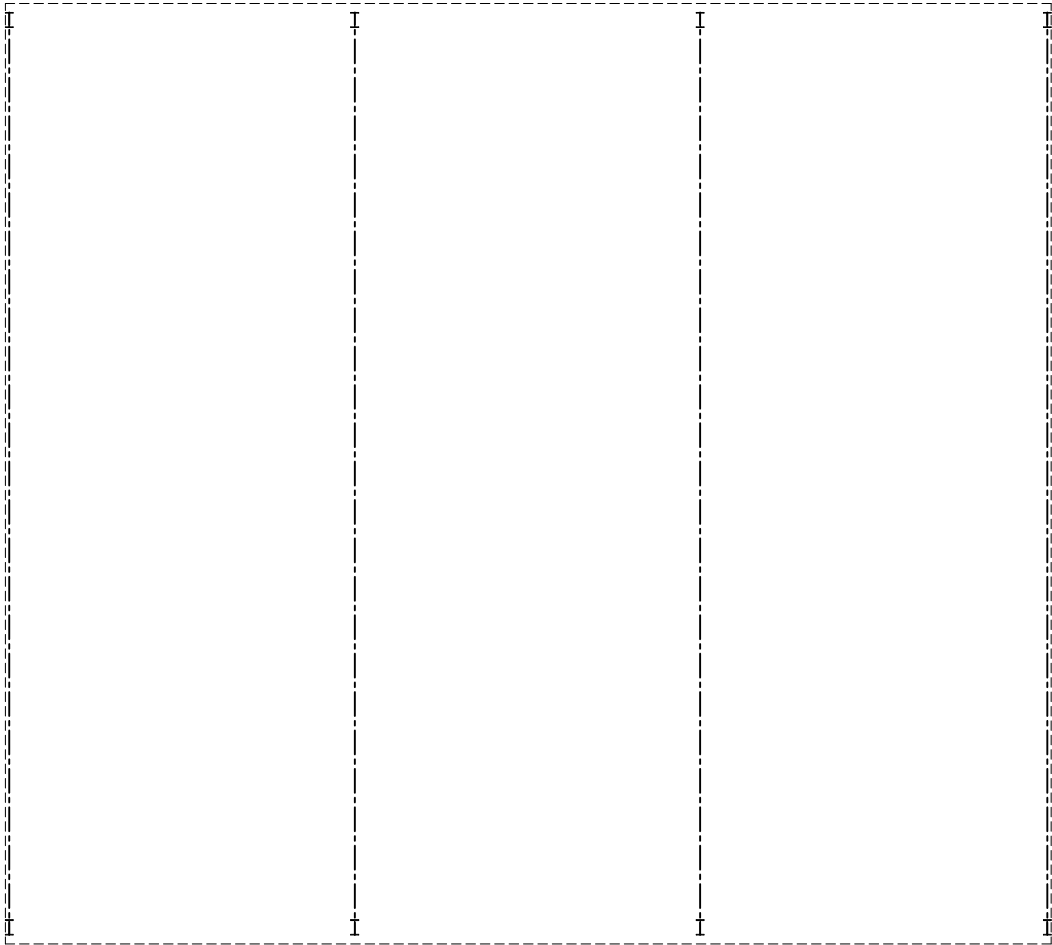
NEW DETACHED DWELLING
land off Bedford Road
Holwell

DRAWING TITLE

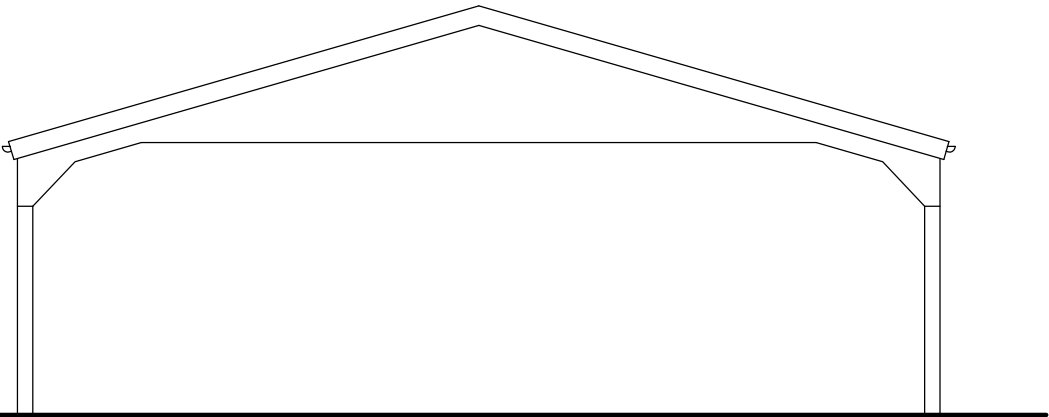
**PROPOSED ELEVATIONS &
SECTION**

SCALE	DRAWING NUMBER	REVISION
1:100 at A2		
DATE	March 2019	
DRAWN	bjs	
JOB NUMBER	19231	
	PL-03	E

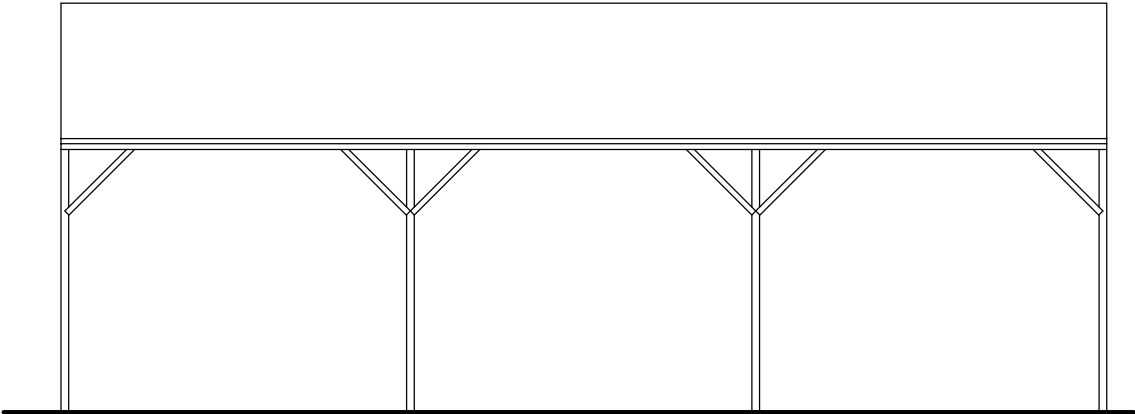
TRACK



Ground Floor
Plan



End Elevation
(both ends identical)



Side Elevation
(both sides identical)

Notes:

This scheme is subject to Town Planning and all other necessary consents.

This drawing is a print and must not be scaled from without reference being made to the accompanying scale bar. Dimensions and levels, where given, are to be checked on site.

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Materials and the workmanship of all relevant trades shall comply fully with the British Standards.

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METERS	0	0.5	1	1.5	2
1:50					
1:100					

REV	DATE	
A	06.08.20	title amended

**BOYD
SEDDON
Architect**

RIBA • ARB

10 Periwinkle Lane • Hitchin • Herts • SG5 1TY
Tel 07880 720711
Email boyd.seddon@virginmedia.com

CLIENT

PMC Consultants

PROJECT

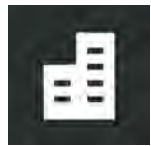
NEW DETACHED DWELLING
land off Bedford Road
Holwell

DRAWING TITLE

SURVEY

existing barn - plan & elevations

SCALE	1:100 at A3	DRAWING NUMBER	REVISION
DATE	Dec 2015	SU-01	A
DRAWN	bjs		
JOB NUMBER	14149		



APPENDIX 3: Planning Permission Ref. 18/00127/FP and the Approved Drawings



NORTH HERTFORDSHIRE DISTRICT COUNCIL

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order
2015

DECISION NOTICE

Correspondence Address:

Mr Boyd Seddon
10 Periwinkle Lane
Hitchin
SG5 1TY
United Kingdom

Applicant:

Mr Coyne

PARTICULARS OF DEVELOPMENT

Application: 18/00127/FP

Proposal: Upgrade of farm track to provide vehicle access to proposed dwelling house (dwelling house formed by conversion of existing barn, subject to separate Prior Notification application) (as amended).

Location: Land West Of Bedford Road, Bedford Road, Holwell, Hertfordshire,

Plan Nos: PL-05C PL-06 PL-01F PL-07A

PARTICULARS OF DECISION

In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council hereby **GRANT PERMISSION** for the development proposed by you in your application received with sufficient particulars on 15 January 2018, subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. Prior to the first occupation of the development hereby permitted visibility splays shall be provided in full accordance with the details indicated on the approved plan number PL-07A. The splay shall thereafter be maintained at all times free from any obstruction between 600mm and 2m above the level of the adjacent highway.

Reason: In the interests of highway safety.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted proactively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Informative/s:

HIGHWAY INFORMATIVES:

Hertfordshire County Council (HCC) recommends inclusion of the following highway informative / advisory note to ensure that any works within the public highway are carried out in accordance with the provisions of the Highway Act 1980:

1) Construction standards for works within the highway: The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Hertfordshire County Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. The construction of such works must be undertaken to the satisfaction and specification of the Highway Authority, and by a contractor who is authorised to work in the public highway. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx> or by telephoning 0300 1234047.

2) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be

sought from the Highway Authority before construction works commence. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.

3) Road Deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047

Signed:



Development Management
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth
Herts
SG6 3JF

Development & Conservation Manager

Date: 12 March 2018

NOTES

- 1 **Failure to satisfy conditions may invalidate this permission and/or result in enforcement action. Particular attention should be paid to the requirements of any condition in bold.**
- 2 Circular 04/2008 (Planning Related Fees) states that where an application is made under Article 21 of the Town and Country Planning (General Development Procedure) Order 1995, a fee will be payable for any consent, agreement or approval required by condition or limitation attached to the grant of planning permission.
- 3 The fee is £116 per request or £34 where the permission relates to an extension or alteration to a dwellinghouse or other development in the curtilage of the dwellinghouse. No fee is required for applications resulting from a condition removing "permitted development rights".

The request can be informal through the submission of a letter or plans, or formal through the completion of an application form and the submission of plans. Any number of conditions may be included on a single request. The form is available

on the Council's website:

www.north-herts.gov.uk/home/planning/planning-applications/submit-planning-application

- 4 If the development hereby permitted is one that will require a new postal address/es then please contact the Council's **street naming and numbering service** on 01462 474431 or email SNN@north-herts.gov.uk who will advise you on how to apply for the new address/es.

Any proposed sales and/or marketing name to be adopted by the developer should be forwarded to the **street naming and numbering service**, prior to any publication of the site details and sales information.

- 5 If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

6 **Purchase Notices**

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the

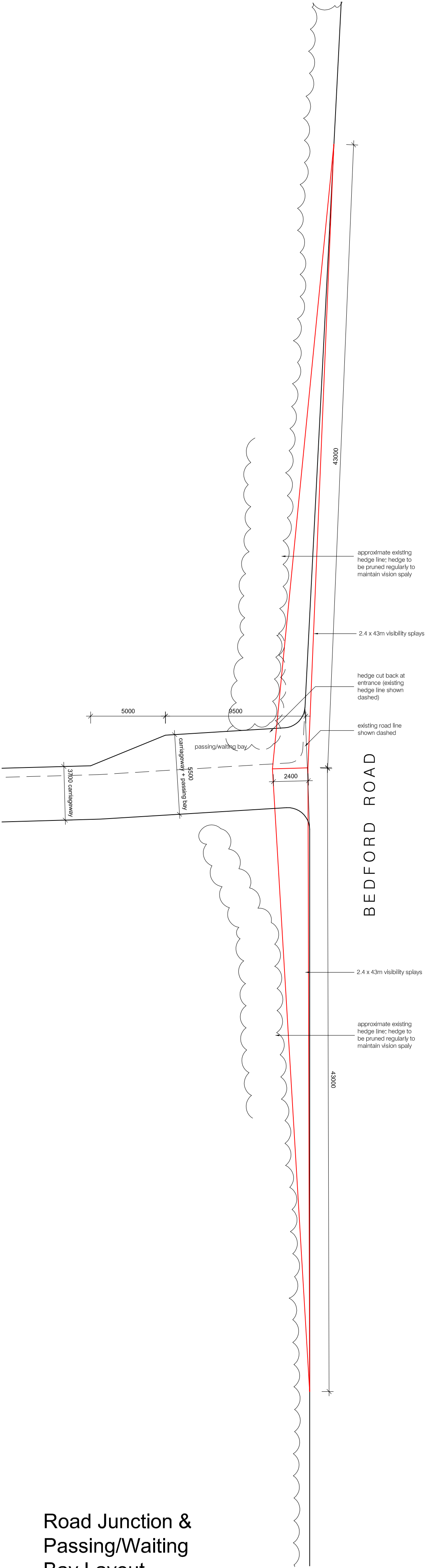
land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

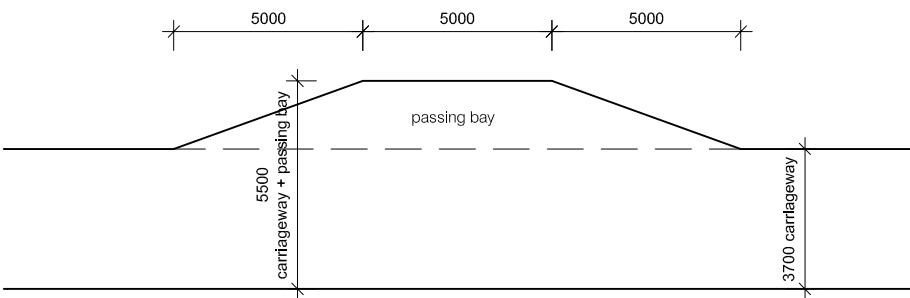
- 7 The District Council and County Highway Authority wish to ensure that, in the implementation of the development, hereby approved, the highway verge adjacent to the property is not damaged or does not become unsightly due to the stationing of skips, parking of vehicles, storing of building materials etc thereon. Your attention is, therefore, drawn to the provisions of Section 131 of the Highways Act 1980 and to the Hertfordshire County Council Bylaws 1955 (specifically relating to grass margins and verges in Letchworth Garden City) by virtue of which such actions, unless authorised by the prior grant of a licence, constitute a prosecutable offence. Persons responsible for undertaking the development and any associated works are, therefore, strongly encouraged to take appropriate steps to ensure that no breach of the said legislation occurs during the course of such activities. In the event of any damage being caused it will be expected that suitable reinstatement is undertaken upon completion of the development. Failure to do so could also result in legal action being pursued. To obtain information regarding the issue of licences, contact Hertfordshire Highways, Hertfordshire County Council, County Hall, Pegs Lane, Hertford, SG138DQ or telephone 0300 1234 047.

THIS PLANNING PERMISSION DOES NOT CONSTITUTE APPROVAL UNDER BUILDING REGULATIONS AND IS NOT A LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT. IT DOES NOT CONVEY ANY APPROVAL OR CONSENT WHICH MAY BE REQUIRED UNDER ANY ENACTMENT, BYE-LAW, ORDER OR REGULATION OTHER THAN SECTION 57 OF THE TOWN AND COUNTRY PLANNING ACT 1990.

Consent for these works may be required from the Letchworth Garden City Heritage Foundation (www.leitchworth.com/heritage-foundation) under the Scheme of Management or leasehold covenants. If you do not already have their approval, you are advised to contact the Heritage Foundation on home@leitchworth.com or 01462 476017 to confirm whether you also need to submit an application to them.



Road Junction & Passing/Waiting Bay Layout



Passing Bay Layout

Notes:

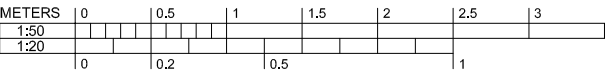
This scheme is subject to Town Planning and all other necessary consents.

This drawing is a print and must not be scaled from without reference being made to the accompanying scale bar. Dimensions and levels, where given, are to be checked on site.

This drawing is to be read in conjunction with all other consultants' and specialists' drawings and documents and any discrepancies are to be reported to the architect prior to commencement of the relevant work.

Materials and the workmanship of all relevant trades shall comply fully with the British Standards.

This drawing remains the copyright of **Boyd Seddon Architect**.



REV	DATE	
A	05.03.18	hedge added

**B O Y D
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CLIENT

PMC Consultants

PROJECT

Land off
off Bedford Road
Holwell

DRAWING TITLE

upgrade of existing track of facilitate
barn conversion

PASSING BAY & JUNCTION
LAYOUTS

SCALE	1:200 at A2	DRAWING NUMBER	REVISION
DATE	March 2018	PL-07	A
DRAWN	bjs		
JOB NUMBER	14149		

Notes:

This scheme is subject to Town Planning and all other necessary consents.

This drawing is a print and must not be scaled from without reference being made to the accompanying scale bar. Dimensions and levels, where given, are to be checked on site.

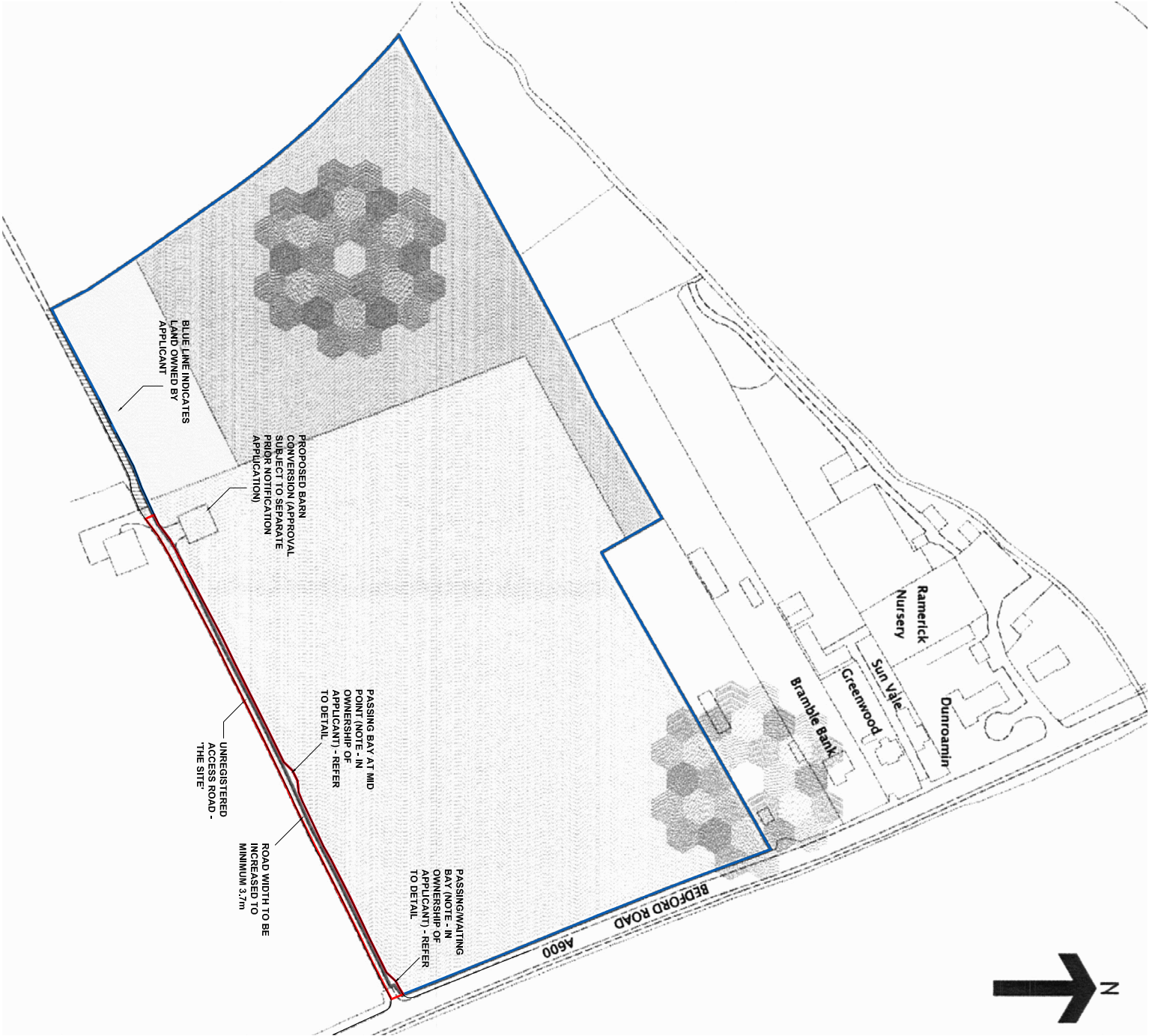
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REV	DATE	
A	05.01.18	blue line boundary amended
B	15.01.18	notes amended
C	03.03.18	road width increased; passing bay & junction amended



DRAWING TITLE

upgrade of existing track of facilitate barn conversion

LOCATION PLAN

SCALE	1:2500 at A3	DRAWING NUMBER	REVISION
DATE	Dec 2017	PL-05	C
DRAWN	bjs		
JOB NUMBER	14149		

Notes:

This scheme is subject to Town Planning and all other necessary consents.

This drawing is a print and must not be scaled from without reference being made to the accompanying scale bar. Dimensions and levels, where given, are to be checked on site.

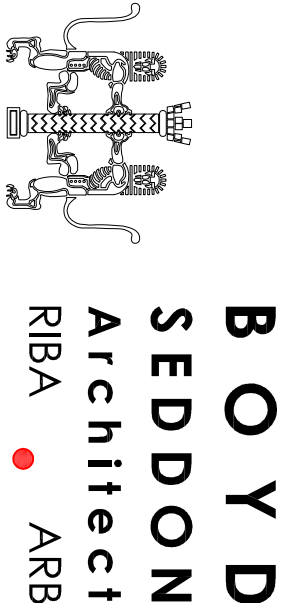
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REV	DATE	DESCRIPTION
A	15.04.16	updated to show revised scheme
B	11.07.16	services and access arrangements clarified
C	21.12.17	curtilage and turning head amended
D	05.01.18	blue line boundary amended
E	05.01.18	blue line boundary amended
F	08.03.18	fire hydrant added



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CLIENT

PMC Consultants

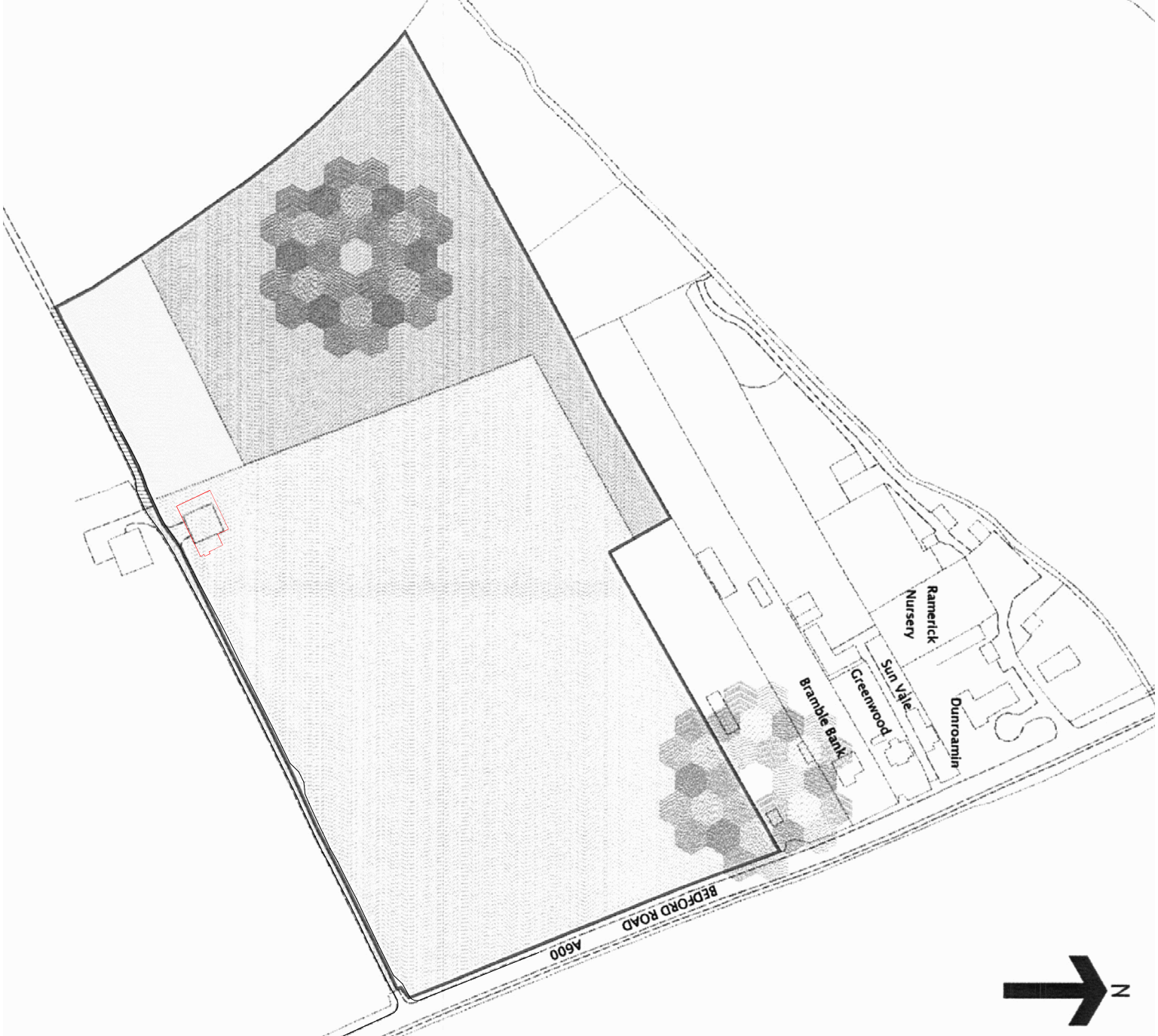
PROJECT

BARN CONVERSION
off Bedford Road
Holwell

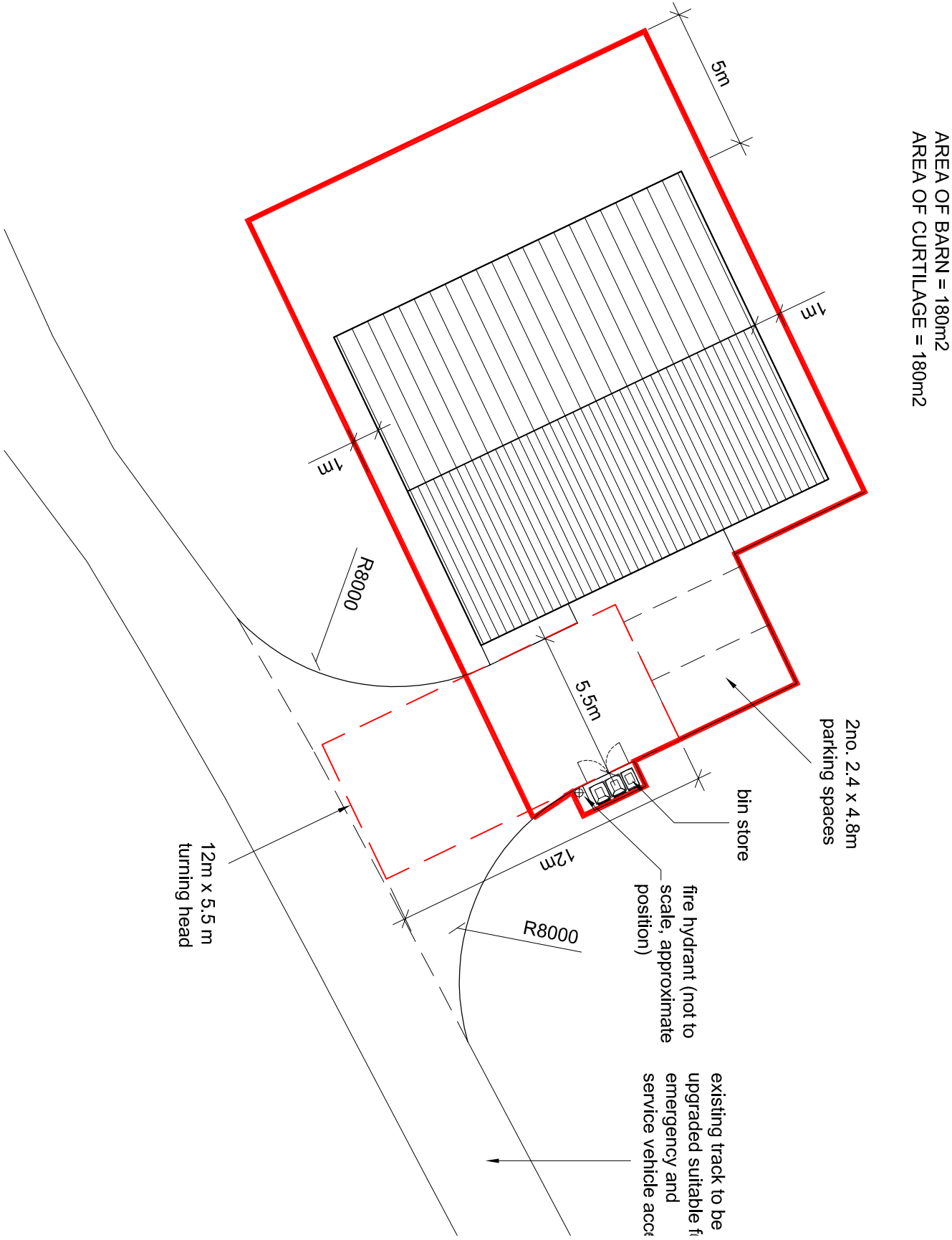
DRAWING TITLE

LOCATION & BLOCK SITE PLANS

SCALE	DRAWING NUMBER	REVISION
as noted at A2		
DATE	Sept 2015	
DRAWN	bjs	F
JOB NUMBER	14149	



Location Plan
1:2500



Block Plan
1:200

