



Note: Do not scale. Only use figured dimensions. All discrepancies to be notified to this office.

Rev	Description	Dr	Date
01	Updated in line with client comments	AM	05.02.2024
02	Planting and grassed area details added	RM	13.02.2024
03	Garage position and chimney sizes updated	RM	13.02.2024
04	Garage and number of trees updated, ASHP added.	RM	04.03.2024

- KEY**
- Boundary of site affected by application
 - Boundary of site in applicant ownership
 - Proposed new gravel
 - Permeable Paving
 - Existing hedge to be retained
 - Existing tree to be retained
 - Post and rail fence
 - PV Panels
 - Indicates new native species tree planting to be agreed by consulting ecologist and LPA
 - Neutral grassland with low frequency mowing regime to ensure that areas of introduced grassland can be maintained at a moderate/high sward.
 - Proposed grassed area
 - New planting area
 - Tree root protection zone
 - Electric car charging point
 - Air Source Heat Pump
 - Proposed new hedge to consist of:
70% Hawthorn plants - 40-60cm
10% Blackthorn plants - 40-60cm
20% mixed species, to include Crab Apple, Hazel - 20-40cm, Spindleberry - 20-40cm & Dog Rose
 - Note: Hedge to be planted with spiral guards - 60cm x 40mm diameter & supporting bamboo canes - 90cm. New hedgerows to be planted in two staggered rows 30cm apart in strict accordance with British Hardwood Hedge Planting Guide.
 - Hedge to be removed outside Bird Nesting Season (February until August) in accordance with Natural England recommendations.
 - Note: Contractors must aim to avoid impact to nesting birds and infringement of the Wildlife and Countryside Act 1981 and breaching the European Habitats Directive 1992/Nesting Birds Directive.
 - Temporary tree protection fencing to be provided during construction - consisting of 'heras' type fencing securely fixed into place with scaffold pole framework to comply with the details set out in fig 2, BS5837 (2005) to form Tree Root Protection Areas - calculated in accordance with BS5837 2012. All protection to remain in course throughout construction.

Dashed lines indicate outline of proposed plots approved under 21/0258/FUL - Erection of 10 no. dwellings

STATUS PLANNING		
EVANS McDOWALL ARCHITECTS		
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CLIENT Mr & Mrs Harris		
PROJECT Proposed New Dwelling Old Rectory, Potterhanworth		
TITLE Site Layout		
DRAWN BY RM	CHECKED BY EMA	DATE Nov 2023
SCALE 1:200 @ A1	PROJECT NUMBER 2315	
DRAWING NUMBER PP002		REV 04