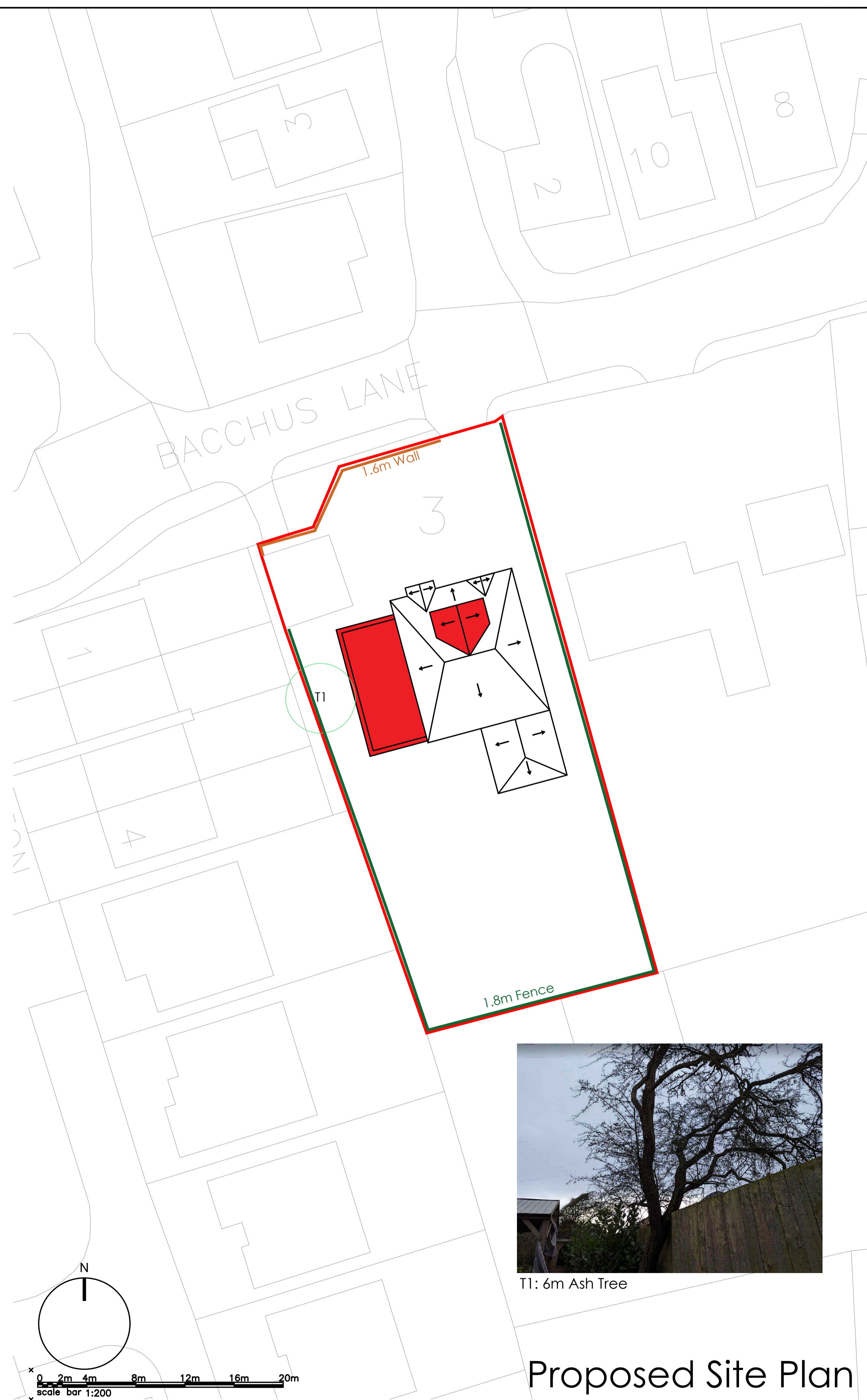


Existing Site Plan



Proposed Site Plan



T1: 6m Ash Tree

Notes:

Location Plan 1:1250

Scale Bar 1:1250

Partywall act 1996.
The client's attention is drawn to the requirements of the partywall act where the works are to be adjacent to a party wall or boundary. Client is to ensure that all obligations and notices are served on adjacent parties before works commence.

Floor levels within the proposed development will be set no lower than the existing levels AND, flood proofing of the proposed development has been incorporated where appropriate in line with the guidance contained in the government document Improving the Flood Performance of New Buildings: Flood Resilient Construction

DESIGN BASED ON DRAINAGE ELEMENTS THAT ARE DIRECTLY VISIBLE DURING SITE SURVEY WITHOUT INVASIVE INVESTIGATION. CLIENT IS ADVISED TO COMMISSION INVESTIGATION INTO EXISTING DRAINAGE SYSTEM TO AVOID HAVING TO MODIFY DESIGN AT LATER STAGE TO COMPLY WITH WATER BOARD REQUIREMENTS AND PERMISSIONS. WATER BOARD PLANS ARE AVAILABLE BUT ARE TO BE CONSIDERED INCOMPLETE, INACCURATE AND UNRELIABLE.

FOUNDATION DESIGN BASED ON ASSUMPTION THAT EXISTING DWELLING IS SUPPORTED ON STRIP FOUNDATIONS. IF THE EXISTING DWELLING IS SUPPORTED ON A RAFT OR PILED TYPE FOUNDATION THE STRIP FOUNDATION DESIGN SHOWN MAY NOT BE SUITABLE. IT IS STRONGLY ADVISED THAT CLIENT COMMISSIONS THE CARRYING OUT OF EXPLORATORY WORKS TO DETERMINE THE NATURE OF THE EXISTING DWELLING'S FOUNDATIONS, PRIOR TO AGREEING CONTRACT WITH CONTRACTORS.

-	FIRST ISSUE	GG	00/00/00
REV:	DESCRIPTION:	BY:	DATE:
STATUS: PLANNING			

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36 Lynton Avenue
Hull
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CLIENT: Scott Hudson
3 Bacchus Lane
South Cave
HU15 2ER

DESIGNER: Gavin Garmston
BA(Hons) MArch ARB RIBA

RIBA #

SITE: 3 Bacchus Lane
South Cave

TITLE: Existing & Proposed
Site Plans

SCALE AT 1:	DATE:	DRAWN:	CHECKED:
1:200	27/12/23	GG	GG
PROJECT NO:	DRAWING NO:	REVISION:	
2356	SH-PP-EP-SP	-	