

general notes

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The drawing is to be read in conjunction with all other relevant drawings and specifications.

All dimensions to be checked on site prior to commencement of works and any discrepancies to be checked immediately.

Do not scale from this drawing.

Unless otherwise stated, all dimensions are in mm.

Massing kept away from boundary to reduce impact onto countryside

Landscape buffer improved along countryside to minimise impact

Units to have long and low simple roof forms to give simple agricultural profile when viewed from the west

Existing Orchard and buffer zone to remain and enhanced biodiversity area



SCHEDULE OF ACCOMMODATION	
-Total 9No. self-build dwellings and 4No. affordable dwellings with access from existing site subject to transport assessment consisting of	
-4No. 2 Beds Semi-detached (Affordable)	@ 81.3m ² (875sq.ft) (TYPE 1)
-2No. 2 Beds detached	@ 81.3m ² (875sq.ft) (TYPE 1)
-4No. 3 Beds detached	@ 179.0m ² (1,927sq.ft) (TYPE 2)
-3No. 4 Bed detached	@ 200.0m ² (2,152sq.ft) (TYPE 3)
TOTAL GIA- 1,803.8m ² (19,416sq.ft)	

rev P1 date Jan '21 drawn DSR

client **Hawksren Ltd**

project **Leaden Hill, Orwell, Royston SG85QH**

drawing title **Proposed Site Plan**

drawing no PRE(90)01 checked DSR

scale 1:250 original A1

status **PRE-APPLICATION**

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