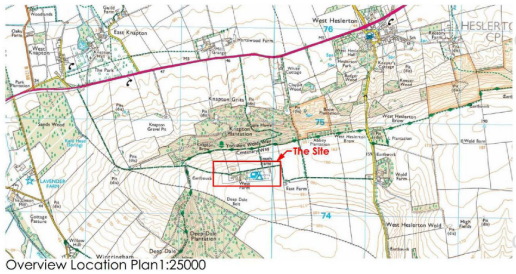
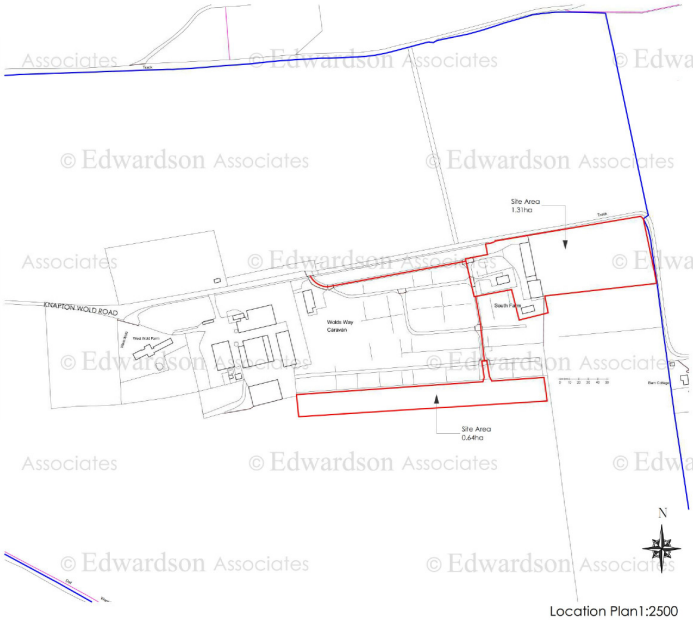


Overview Location Plan1:25000



Location Plan1:2500

Overview Plan - Landownership 1:20000

NOTES

Do not scale from this Drawing.

It is the Contractor's responsibility to check all governing dimensions with the Engineer and client and verify all dimensions on site before commencing any work or making any other drawings.

This drawing to be read in conjunction with structural, mechanical and electrical drawings prepared by others and other relevant information and any discrepancies are to be reported to the Architect/Project Manager.

Work and materials to be in accordance with the Building Regulations where appropriate and to comply with relevant British Standards. Materials to agree with Planning Conditions.

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NOTES

Holiday/Management Cottage

1. Existing Brick Walls to remain as existing.
2. Roof to remain portfolio rails as existing.
3. All windows and doors to be of a substantial timber construction or UVPC at client's discretion and set in deep (minimum 100mm) reveals.
4. Window and Door colour to be agreed upon with the area planning team.
5. Existing rainwater goods to remain as existing (black UPVC) and to go to existing site system.
6. Roof lights to be conservation/ conservation style roof lights painted in dark grey/black.

Pods

7. Proposed camping pods to be sited with minimum spacing's of 6 metres.
8. The camping pod is constructed from the dressed timber frames on re-locatable concrete blocks and wrapped in a breathable skin of Tyvek roofing membrane and cladding consists of feather edged, 50mm boards cut from European Larch or Douglas Fir.
9. The boards and end walls are treated / stained in brown.

Lodges

10. All walls treated timber studwork, with vertical and horizontal clad Cedar/Timber Boarding.
11. Roof material to be composite metal sheets, colour to dark grey.
12. All windows to be UPVC argon-filled windows.

General

13. Foul drainage to recently updated Bioteatment Plant (Falcon 150.)
14. Surface water drainage to ground.
15. Existing highway entrance to be utilised.
16. Car Parking for Pods and Logcabins to be as shown.
17. Proposed new planting to reduce the visual impact of development with indigenous species, including Hawthorn and Blackthorn as well as evergreen species.
18. New Planting to contain the following species:

Shrubs:

- Elderberry, Guelder Rose, Dog Rose, Holly, Hazel, Spindle, small amount of willow
- no one species to be dominant.

Trees:

- Aspen Poplar (rapid growth), Scots Pine up to 1.5m high when established), Maritime Pine, Alder, Silver Birch, Whitebeam, English Oak, Field Maple, Oak, Grey Alder and Apple - Malus James Grieve -
- no one species to be dominant.

Hedges:

- Hawthorn,
- Blackthorn,
- Gore (security/screening)
- Laurel
- Rowan (grow, not screening/variety wildlife berries)

rev:	notes:	date:	by:

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EDWARDSON ASSOCIATES

project:	Conversion of redundant building and use as holiday unit with office, removal of portal frame building, change of use of land for the siting of 5no. serviced camping pods and relocation of 5no. log cabins, at Wolds Way Caravan and Camping, West Wold Farm, West Knapton, Malton, North Yorkshire, YO17 8JE
client:	Wolds Way Caravan and Camping
drawing title:	Location Plan
scale @ A2:	1:2500, 1:25000, 1:20000
date:	February 2022
drawn:	ABR
checked:	
job no:	WAT.D 2022.01
drawing no:	001
issue status:	Planning
revision:	

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