

General Notes

1. This drawing is subject to Copyright & must not be copied or reproduced without consent.
2. DO NOT SCALE for construction purposes. Figured dimensions only are to be taken from this drawing.
3. All contractors must visit the site and be responsible for taking and checking all dimensions relative to their work prior to the commencement on site. Any errors are to be reported to inc Architects Ltd.
4. This drawing should be read in conjunction with all relevant Engineers & Specialist's drawings and specifications.
5. All new works to be carried out are to comply with the latest editions of the building regulations and all subsequent amendments.
6. All materials are to be fixed in strict accordance with the manufacturers written instructions and recommendations and the relevant British standards and code of practice.
7. The contractor shall check all dimensions, pitches and site surroundings prior to commencing work.
8. All dimensions are in millimetres unless otherwise stated.
9. All structural information should be as per the Structural Engineers Design and Specification.
10. The Contractor shall be responsible for the execution of the works in accordance with the drawings and the specification and for the accuracy of all dimensions and setting out on site.
11. Should there be any conflict between the details indicated on this drawing and those indicated on other drawings the Architect shall be primed PRIOR to construction on site.
12. Until technical approval has been obtained from the relevant Building Control Authority, all drawings issued are Preliminary and NOT for construction. Should the Contractor commence site work prior to such approval being given, it is entirely at their own risk.
13. inc Architects Ltd are not appointed as Principal Designer on any works on this project, as described under the Construction (Design and Management) and the Building Regulations 2010 (Building Regulations) as amended by The Building Regulations etc. (amended) England Regulations 2023.

Rev Date By Detail



59 Piccadilly, Piccadilly, Hanley, Stoke-on-Trent, ST1 1HR
www.incarchitects.co.uk Tel: 01782 479644

RIBA #
Chartered Practice

Client

Mr. P. Hammond

Project

Proposed erection of 2 dwellings at
54 Froghall Road, Ipstones. ST10 2NA

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Drawing status

Preliminary

Drawing title

Site Layout Plan - Drainage and Landscaping

Drawing number

25 058 - INC - DR

3001

Revision

A

Scale(s)

1:100 @A1

Date

October 2025

Drawn

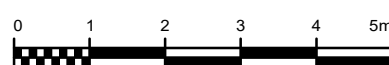
DB

Checked

DB

site layout plan

PROPOSED



Existing boundary wall
Close boarded timber fence
To be retained

Existing boundary wall
Dry stone walling
To be retained

Wildflower planting

Existing Vehicle access
point to be retained

Beech hedgerow
Berberis Shrub planting

FROGHALL ROAD

Existing boundary wall
Dry stone walling
To be retained

New Vehicle access
point to be installed

Wildflower planting

Existing boundary wall
Dry stone walling
To be retained

