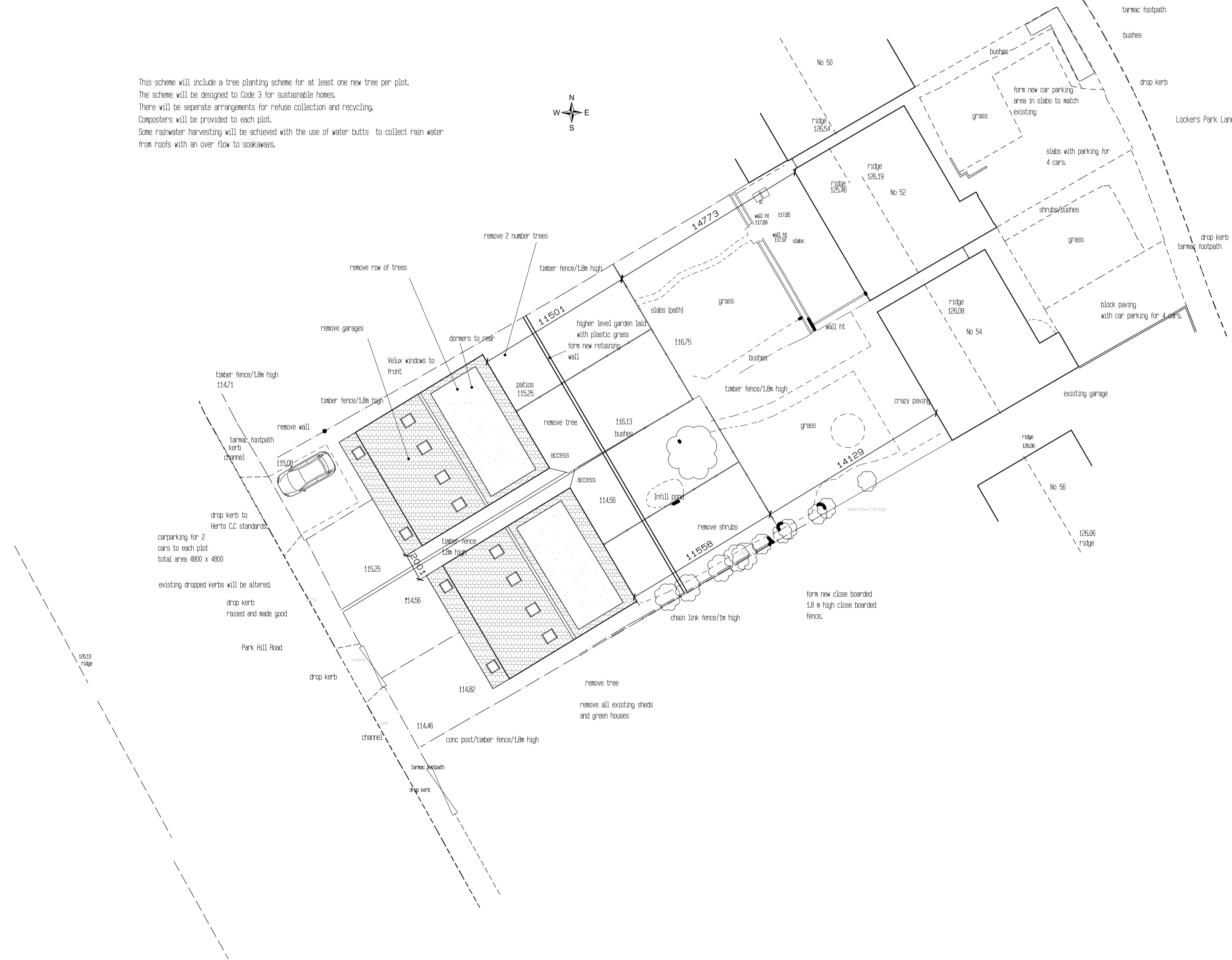


1. The accuracy of this drawing is dependent on the original specification and M&S should be consulted before use of other scales or use in CAD form.
2. Where underground services are shown, all reasonable care has been taken within the spirit of the original specification and requirement. Before use of this information the user should consult M&S and satisfy themselves of the completeness and accuracy of such detail before undertaking any works.
3. All reasonable care has been taken in the survey detail represented on this drawing but any discrepancies must be reported to M&S immediately. Our aim is to produce the best possible results within the specification and cost constraints of our clients. Any comments are most welcome.
4. This drawing is the property of M&S SURVEY CONSULTANCY. It may not be copied, altered or incorporated into any other data without prior consent.
11. The Survey Reference System has been derived from Dual Frequency GPS Observations taken on 17th Sept 2014 using Trimble VRS DRS technology. Easting/Northing Level values were calculated from Ordnance Survey GBref. (GPS Satellite Transmission) for the above date and the resultant grid coordinates derived from the OS8336 Reference Framework, and a 'bare' Grid created with scale factor = 1.0000. All levels are related to Ordnance Survey Orthometric Height.

This scheme will include a tree planting scheme for at least one new tree per plot. The scheme will be designed to Code 3 for sustainable homes. There will be separate arrangements for refuse collection and recycling. Composters will be provided to each plot. Some rainwater harvesting will be achieved with the use of water butts to collect rain water from roofs with an over flow to soakaways.



Wren Designs
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CLIENT:	Wittrick/Andrews
PROPOSED:	General layout plan for 4 no three bedroom semi detached dwellings
LOCATION:	Rear of 52 and 54 Lockers park Lane Hemel Hempstead.
SCALE:	1:200
DATE:	18/1/2015
REF:	Wren naj 02a 2015
REVISION:	