

NOTES

1. All dimensions are to be checked on site prior to the commencement of work and any discrepancy is to be reported to the construction manager before construction.

2. All work is to comply with current Building Regulations and allied legislation.

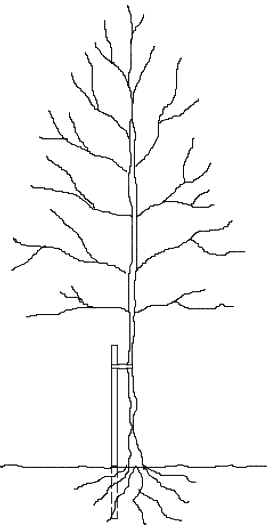
3. All contractors and sub-contractors must ensure that they have the latest issue of this drawing and details before the commencement of work on site.

4. All materials are to be used and installed in strict compliance with the relevant manufacturers instructions and recommendations.

5. All works on site, managed and implemented as a result of the designs indicated on this drawing, are to be given full consideration for compliance with the Health and Safety (CDM) Regulations in respect of design and implementation on site and no works are to be undertaken if it is considered that compliance with the Building Regulations cannot be achieved.

6. All dimensions shown in millimetres.

7. Footprint of buildings shown at 10m above ground level.



TREE STAKING DETAIL

TREE STAKING SPECIFICATION

For selected standard trees o/a height 3.0-3.5m. Support using stakes extending to 1.0-1.2m above ground and 0.6-0.75m below ground level (depending on ground conditions).

Supported by single non reinforced tie 75mm from top of stake.

Remove stake on onset of or during the second growing season after planting.

LANDSCAPE SPECIFICATION

Landscaping generally to be carried out in accordance with BS 4428. All new trees to be supplied as selected standards unless otherwise noted.

Overall height 3.0-3.5m and 18-2.1m, straight stem to BS 3936 Part 1 1992. Trees supplied with bareroots with polythene wrapping or as noted otherwise, and planted in a min of 3.0 litres peat. Planting beds to be excavated and lined with screened topsoil enriched with peat free compost/fertiliser or similar manure 50mm deep, top dressed with 75mm deep forest bark mulch.

Site to be cleared of all builders rubble and rotavated levelled and filled before planting commences. Front gardens to be turfed and rear gardens seeded.

All turfing to BS 3936 1990.

Pernicious weeds are to be treated with translocated herbicide during growing season (spot treated).

Tree and shrub planting to BS 3936 Part 1 1992.

Sub-soil areas below planting to be de-compacted before planting commences.

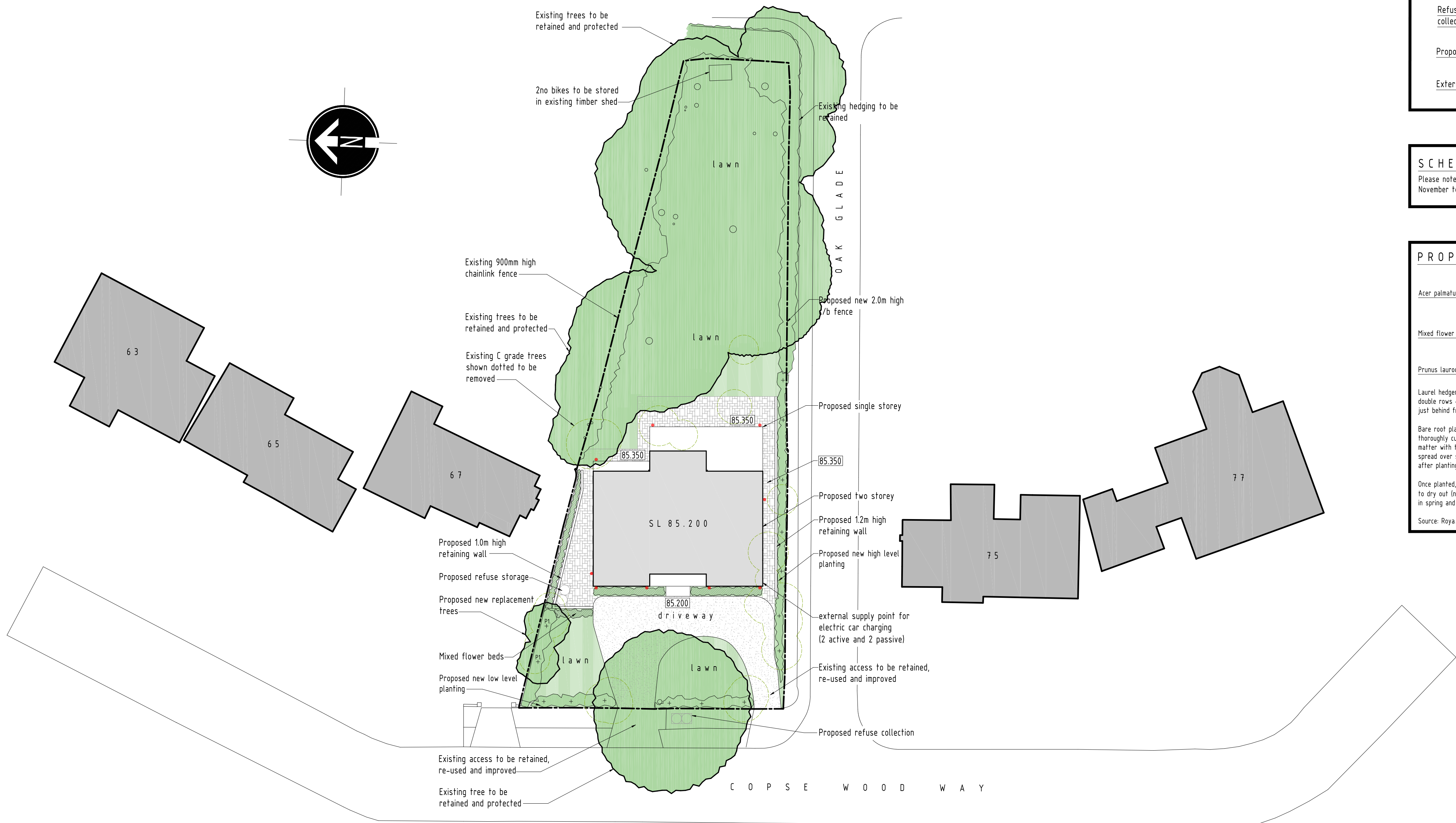
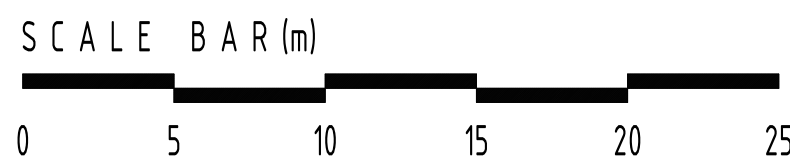
Tree protection to be carried out in accordance with BS 5837 2012.

DRIVEWAY SPECIFICATION

Driveway to be finished with permeable resin bound gravel.

Below the above you need a laying course of a 50mm depth of 6mm clean crushed stone, followed with a sub-base of a 200mm depth of 20mm clean crushed stone with well defined edges. (depth depending on soil conditions)

Crossover to be finished in permeable black tarmac. Construction specification in accordance with local authorities requirements.

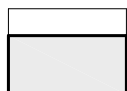


SITE LAYOUT PLAN - SCALE 1:250

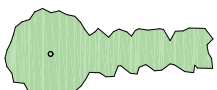
CONDITION 5: LANDSCAPING.
No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority.

LEGEND

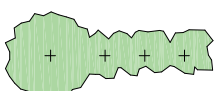
Extent of proposed building



Existing trees & planting to remain



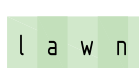
Proposed new trees & planting



Existing trees & hedgerow to be removed



Grassed areas



Proposed permeable patio and paths



Refuse and recycling storage & collection points



Proposed Levels

85.350

External LED wall mounted light

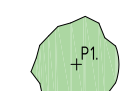


SCHEDULE OF IMPLEMENTATION

Please note ALL new planting is to be implemented between the months of November to March in the first planting season following the completion of works

PROPOSED PLANTING LEGEND

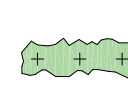
Acer palmatum - Japanese Maple



Mixed flower beds



Prunus laurocerasus - Cherry Laurel



Laurel hedgerow is formed of individual plants (size: 800mm / 1000mm) planted in staggered double rows 450mm apart, with plants set at 900mm intervals. Plants to be positioned just behind front boundary. Avoid waterlogged soil.

Bare root plants to be planted during mild spells in winter (October and February) in thoroughly cultivated soil free from weeds, stones and roots. In clay soil, mix organic matter with the soil dug out from the hole to backfill, and work between the roots or spread over soil surface and fork into top 250mm of soil. Add mulch to depth of 75mm after planting to prevent weeds.

Once planted, water to keep soil moist (for min. 2 years) and do not allow young plants to dry out (nor become waterlogged). Top-dress annually with general purpose fertiliser in spring and re-apply mulch as required. Keep hedge on each side weed-free.

Source: Royal Horticultural Society

rev:	date:	description:
scale:	1 : 250	A1 date: 04 / 10 / 2022
drawing no:	1400 / PCOND / 1	drawn: FJ
drawing:	CONDITION 5 LANDSCAPING LAYOUT	
project:	LAND AT 69 COPSE WOOD WAY, NORTHWOOD, MIDDLESEX, HA6 2TZ	
client:	MR & MRS PATEL	

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print history:	Wednesday, 5 October, 2022	11:27:33
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