NEArch
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# Landscape Scheme (Condition 4)

Drawing Number: DD3A-02-1001

Site Address: 3A Dawlish Drive, RUISLIP, HA4 9SF

Legend
- Walls Removed
- New Walls
- Existing Walls
- Boundary Wall
- Sound Separating Walls

| Paper Size | Scale | Revision | Date | Status |
|---|---|---|---|---|
| A3 | 1:100/50 | 1st | Jan-22 | Planning Issue |

| Revision | Date | Description |
|---|---|---|
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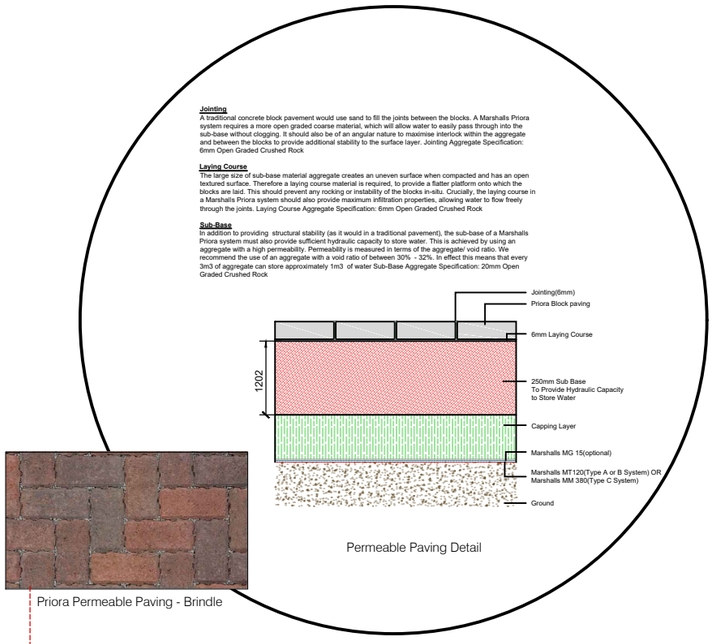
Please note that construction must only commence once planning, building control and any other approvals have been received. It is the responsibility of the owner/contractor to commence prior to these approvals.

IMPORTANT GENERAL NOTE
The specification is to be read in conjunction with the plans/section details, and other associated Structural details as may be provided. All work is to be carried out to the Local Authority Planning and Building Regulations Approval, and the Codes of Practice and British Standards as necessary.
All dimensions, levels, sizes, positions and locations of particulars as indicated on drawings are to be verified by the appointed Contractor on site prior to engaging in works. Any discrepancies must be reported to the Architect/Surveyor/Engineer or responsible person/s immediately. The Contractor is responsible for ensuring compliance with the CDM Regulations, and appropriate Health & Safety on site precautions.

**PARTY WALL ACT 1996**
OWNER/S MUST ENSURE ALL PARTY WALL AGREEMENTS ARE IN PLACE FOR ANY BUILDINGS WORKS ARE TO COMMENCE

Details pursuant to discharge Condition 4 (Landscape Scheme) of Planning Permission reference 14032/APP/2021/2749 dated 07/09/2021 for Part single storey, part two storey side/rear extension, conversion of roof space to habitable use to include a rear dormer and 2 front roof lights and conversion of single dwelling to 2 x 3 bed self-contained flats involving subdivision of rear garden, cycle/refuse storage, parking, hard and soft landscaping and boundary treatment

0 1 2 3 4 5 10m




Permeable Paving Detail

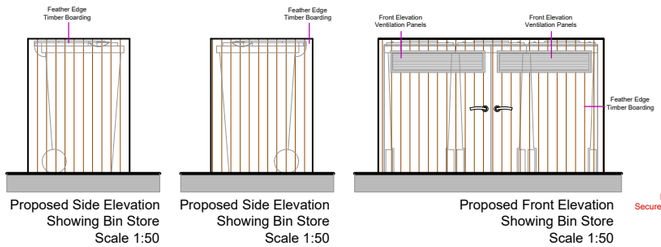
**Jointing**
A traditional concrete block pavement would use sand to fill the joints between the blocks. A Marshalls Priora system requires a more open graded coarse material, which will allow water to easily pass through into the sub-base without clogging. It should also be of an angular nature to maximise interlock within the aggregate and between the blocks to provide additional stability to the surface layer. Jointing Aggregate Specification: 6mm Open Graded Crushed Rock

**Laying Course**
The large size of sub-base material aggregate creates an uneven surface when compacted and has an open textured surface. Therefore a laying course material is required, to provide a flatter platform onto which the blocks are laid. This should prevent any rocking or instability of the blocks in-situ. Crucially, the laying course in a Marshalls Priora system should also provide maximum infiltration properties, allowing water to flow freely through the joints. Laying Course Aggregate Specification: 6mm Open Graded Crushed Rock

**Sub-Base**
In addition to providing structural stability (as it would in a traditional pavement), the sub-base of a Marshalls Priora system must also provide sufficient hydraulic capacity to store water. This is achieved by using an aggregate with a high permeability. Permeability is measured in terms of the aggregate' void ratio. We recommend the use of an aggregate with a void ratio of between 30% - 32%. In effect this means that every 3m3 of aggregate can store approximately 1m3 of water Sub-Base Aggregate Specification: 20mm Open Graded Crushed Rock



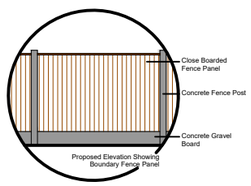
Priora Permeable Paving - Brindle




Proposed Side Elevation Showing Bin Store Scale 1:50

Proposed Side Elevation Showing Bin Store Scale 1:50

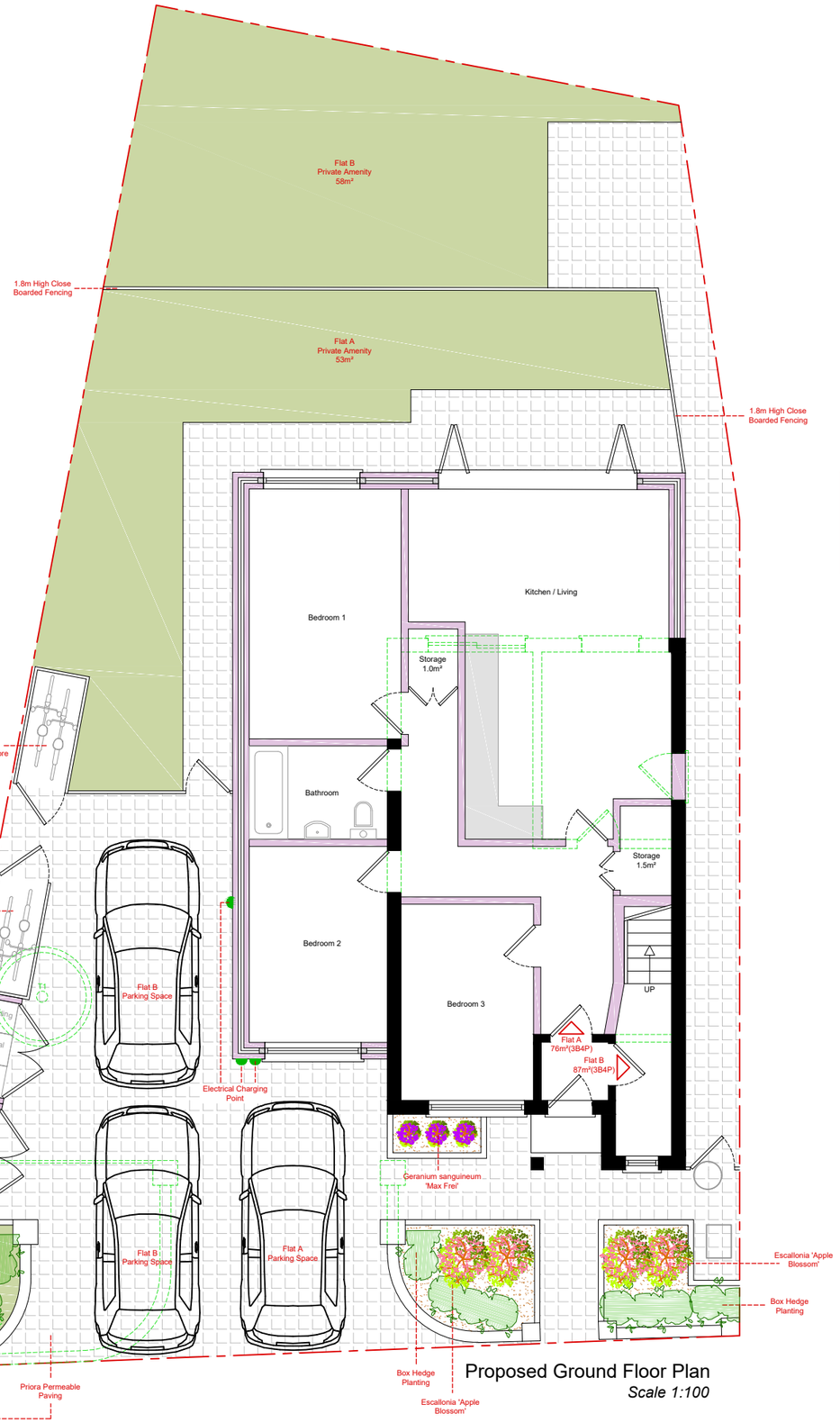
Proposed Front Elevation Showing Bin Store Scale 1:50




Proposed Elevation Showing Boundary Fence Panel

Brighton Twin Cycle Locker

Specification:
- Height: 3ft 11" (1200mm)
- Width: 2ft 11" (900mm)
- Depth: 6ft 6" (2000mm)
- Weight: 152kg (23.13 stone)
- Door Aperture: 1110mm x 790mm
- Base Size: 2200mm x 1000


Proposed Ground Floor Plan
*Scale 1:100*

**Planting**
Planting will take place between October and Match when weather conditions permit. No planting to take place during frozen or snowy conditions.
Roots to be protected and remain moist at all times. No roots are to be left exposed to become desiccated. Plants to be planted in a double staggered row 450mm between the rows, with 5 plants per linear meter.Holes are to be hand excavated to a sufficient size to take the entire container. The plant is to be planted to the depth of the root- collar. The soil is to be back filled and then firmed around the plant.
The surface of the bed is to be left cultivated and free from weeds, debris and stones. Any broken or unhealthy growth to be pruned from the plant after planting. All plants are to be watered in thoroughly to field capacity of the soil, directly after planting.
Planted areas are to receive an application of slow release fertiliser, to manufacture's specifications.

**Maintenance**
Planted areas are to be hand weeded fortnightly during the growing season of March to October. All plants to be watered once a fortnight during the growing season of April to September, this may need to be adjusted during extreme climatic conditions.
All plants are to be formatively pruned annually if required, during the winter months. Dead or dying trees and shrubs are to be replaced during the planting season of November to March. They are to be of the same size and species as the original specification for the first 5 years.

Planting Schedule

| Plant Species | Stock Size | Density | Height | Pot Size | Qty |
|---|---|---|---|---|---|
| Geranium sanguineum 'Max Frei' | 20 / 30cm | 4m² | 25cm | 2-3ltr | 3 |
| Escallonia 'Apple Blossom' | 40 / 60cm | 1m² | 100cm | 2-3ltr | 4 |
| Box Hedge Plants (Buxus sempervirens) | 40 / 60cm | 1/3m² | 150cm | 2-3ltr | 25 |
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