



Landscape Scheme
(Condition 4)

Drawing Number
DD3A-02-1001A

Site Address
3A Dawlish Drive
RUISLIP
HA4 9SF

Walls Removed

New Walls

Existing Walls

Boundary Wall

Sound Separating Walls

Paper Size
A3

Scale
1:100/50

Revision
A

Date
Mar-22

Status
Planning Issue

Revision
A

Date
18.03.22

Description
Planning Officer Amendments

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

Brighton Twin Cycle Locker

Specification:

- Height: 38 1/4" (1000mm)
- Width: 28 1/4" (900mm)
- Depth: 68 1/4" (2000mm)
- Weight: 152kg (23 13 stone)
- Door Aperture: 1110mm x 700mm
- Base Size: 2200mm x 1000

1.8m High Close Boarded Fencing

Flat B Private Amenity 56m²

Flat A Private Amenity 53m²

Flat B Secure Cycle Store

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

1.8m High Close Boarded Fencing

Flat A Secure Cycle Store

Flat B Bin Store

Flat A Bin Store

Flat B Parking Space

Flat A Parking Space

Flat B Parking Space

Electrical Charging Point

Geranium sanguineum 'Max Frei'

Priora Sub-Base Construction

The aggregate installed beneath a Marshalls Priora surface is an essential element of the Marshalls Priora system. The aggregate must provide sufficient porosity to store water in the voids between the granular elements. It must also be of sufficient structural strength to withstand the loads to which the structure will be subjected.

Therefore, for the Marshalls Priora system to work effectively, we provide thorough aggregate specification to help source the correct material.

For detailed aggregate specification please see page 59-61, and for details of Marshalls Priora Aggregate, please see page 49.

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's 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

Capping Layer

A capping layer is required on weak ground to improve the bearing capacity of the pavement. Ground is considered "weak" when the CBR (California Bearing Ratio) is below 5%. Marshalls MG15 Grid can be used at the interface of the capping layer and the subgrade to confine the capping material and stabilise the structure, reducing the amount of capping material required. See page 59 for Capping Material specification. See page 46 for information on MG15 Grid.

Permeable Paving Detail: www.marshalls.co.uk

Proposed Ground Floor Plan Scale 1:100

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

Planting

Planting will take place between October and March 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.

Communal area planting to be maintained by owner / freeholder who would be responsible for managing and maintaining the building and external areas.

Plants heights to be maintained according to Planting Schedule, and should not exceed the maximum height of 1metre.

Planting Schedule					
Plant Species	Stock Size	Density / Spacing	Managed Max Height	Pot Size	Qty
Geranium sanguineum 'Max Frei'	9cm	7 per 1m² / 30cm	30cm	1.5ltr	3
Escallonia 'Apple Blossom'	40 / 60cm	2 per 1m	100cm	2-3ltr	4
Prunus lusitanica (PORTUGAL LAUREL)	40 / 60cm	3 per 1m	100cm	5ltr	30