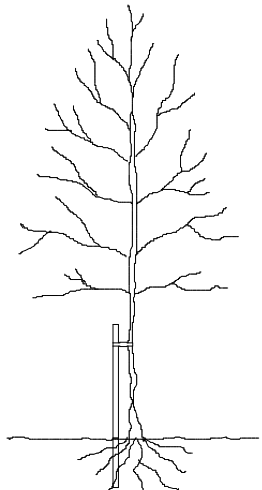


NOTES

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 regulation.
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 (COP) 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 1.8-2.1m, 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 tilled 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.

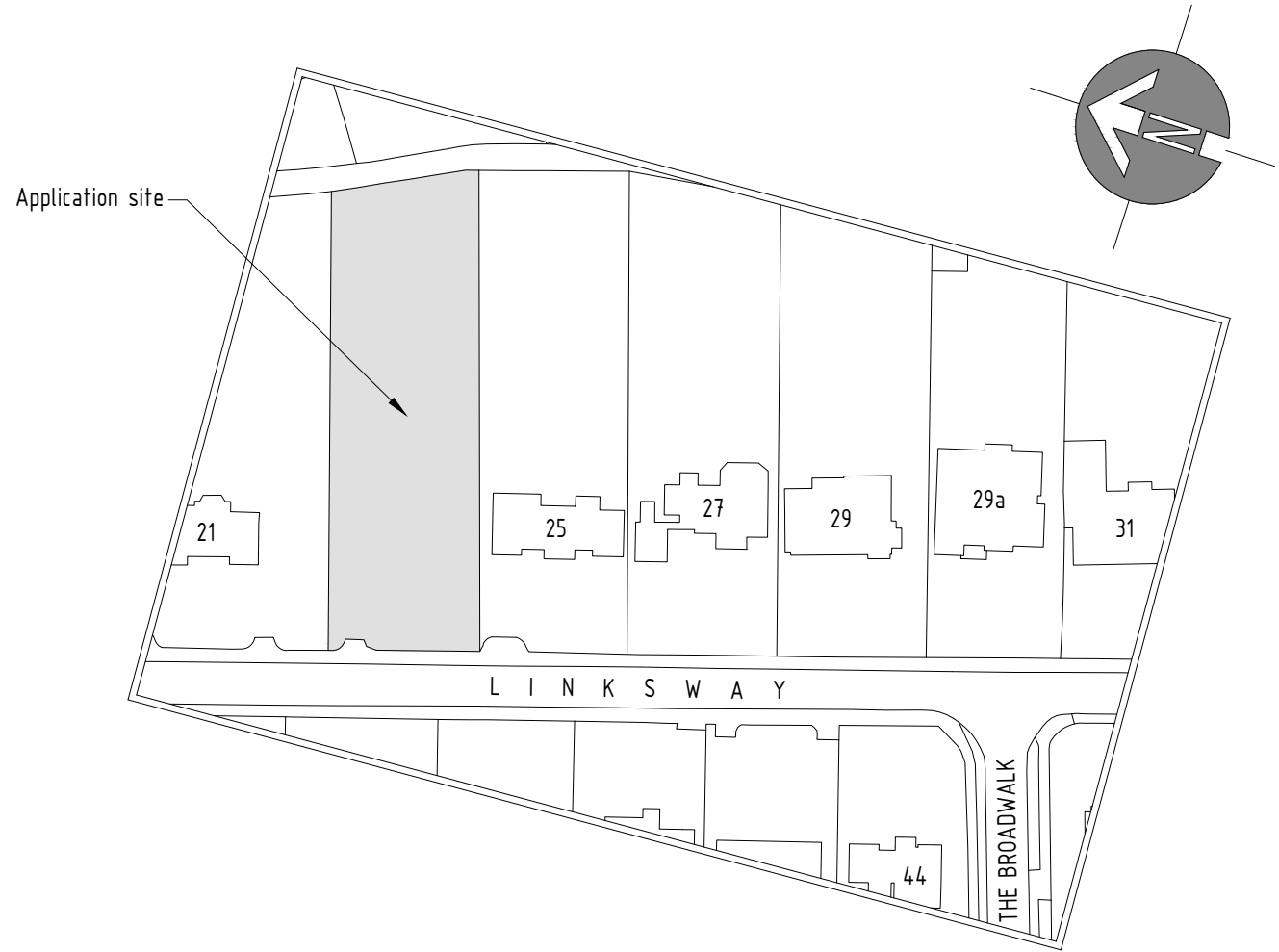
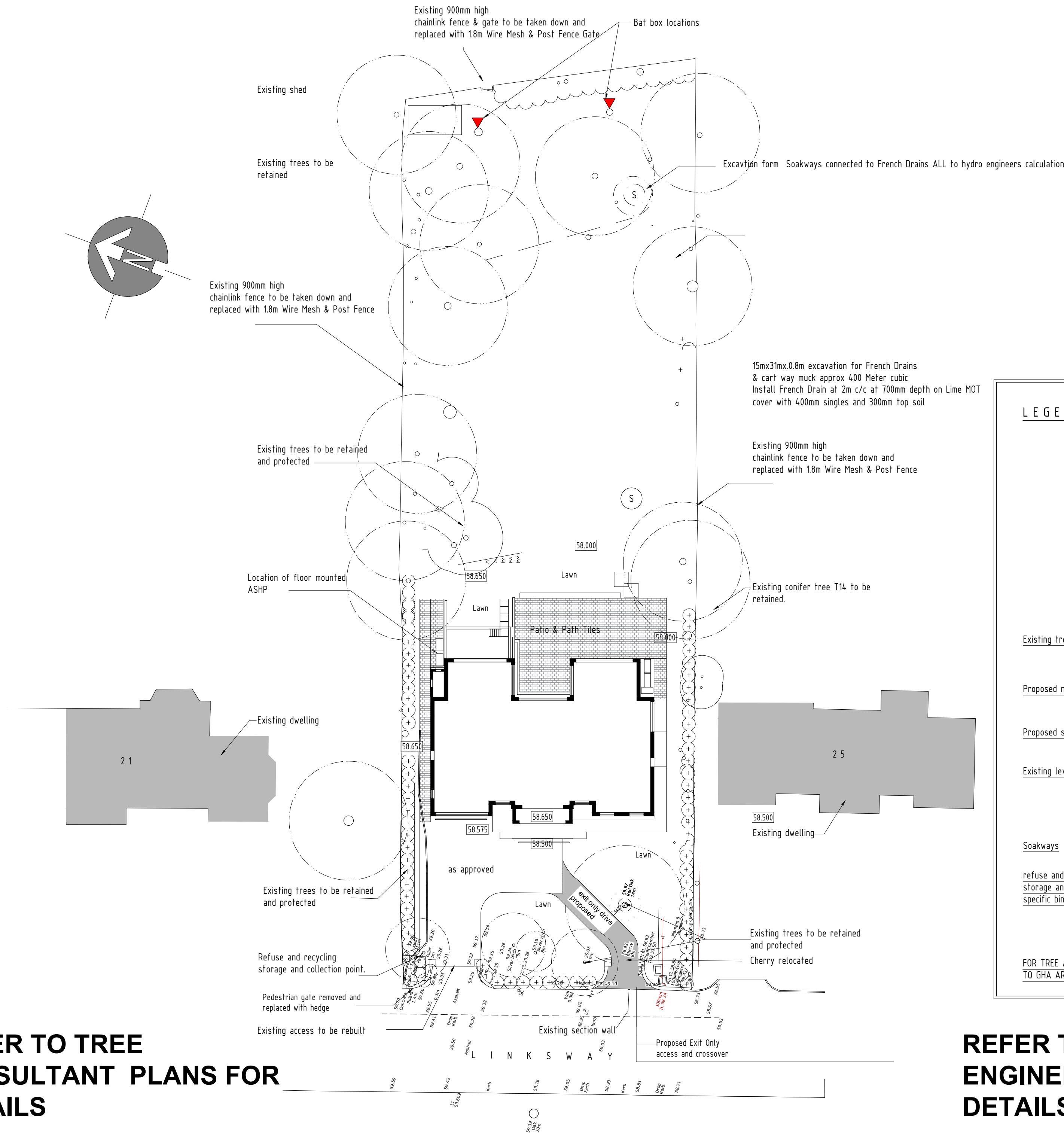
Tree protection to be carried out in accordance with B.S.5837 2012.

DRIVEWAY SPECIFICATION

Driveway to be finished with permeable concrete pavers bedded on 50mm sharp sand on GEOTEXTILE membrane on 6-20mm graded aggregate. C36 Concrete sub-base except for around Red Oak Cellular Mesh protect Tree Driveway by (depth depending on soil conditions) on geotextile membrane on compacted sub-grade to falls.

Pavers to be finished with compatible edgings.

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



LOCATION PLAN - SCALE 1:1250

SCALE BAR (m)



LEGEND

- Existing trees & planting to remain
- Proposed new trees & shrubs
- Proposed structural slab level
- Existing levels
- Soakways
- refuse and recycling storage and collection point. specific bins stored on paving slabs

FOR TREE AND GROUND PROTECTION DETAILS PLEASE REFER TO GHA ARBORICULTURAL REPORT

REFER TO COOL DESIGN PLANS FOR DETAILS OF HARD & SOFT LANDSCAPER

REFER TO TREE CONSULTANT PLANS FOR DETAILS

REFER TO HIGHWAYS ENGINEERS PLANS FOR DETAILS OF CROSSOVER

SCALE BAR (m)



SITE LAYOUT PLAN - SCALE 1:250

rev.	date:	description:	Site Area :0.236 ha
D	27/10/2020	Planners comments Access revised	
C	17/07/2020	Drive Through Added	
B	27/11/2018	Basement added& Footprint Revised	
A	16/06/2017	Footprint reduced	
scale:	1 : 250	A1	date: 17/07/2020
drawing no:	1233 / P2 / 10		drawn: AP/RV
drawing:	LANDSCAPE : SITE LAYOUT PLAN		
project:	LAND AT 23 LINKSWAY, NORTHWOOD, MIDDLESEX, HA6 2XA		
client:	MR & MRS D. JOSHI		
print history:			