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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.

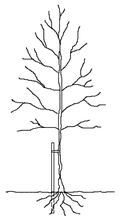
3. All contractors and sub-contractors must ensure that they have the latest issue of this drawing and details before the commencement of work on site.

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 at10m 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 trans-located 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, finished with a permeable 6mm joint filled with clean crushed stone.

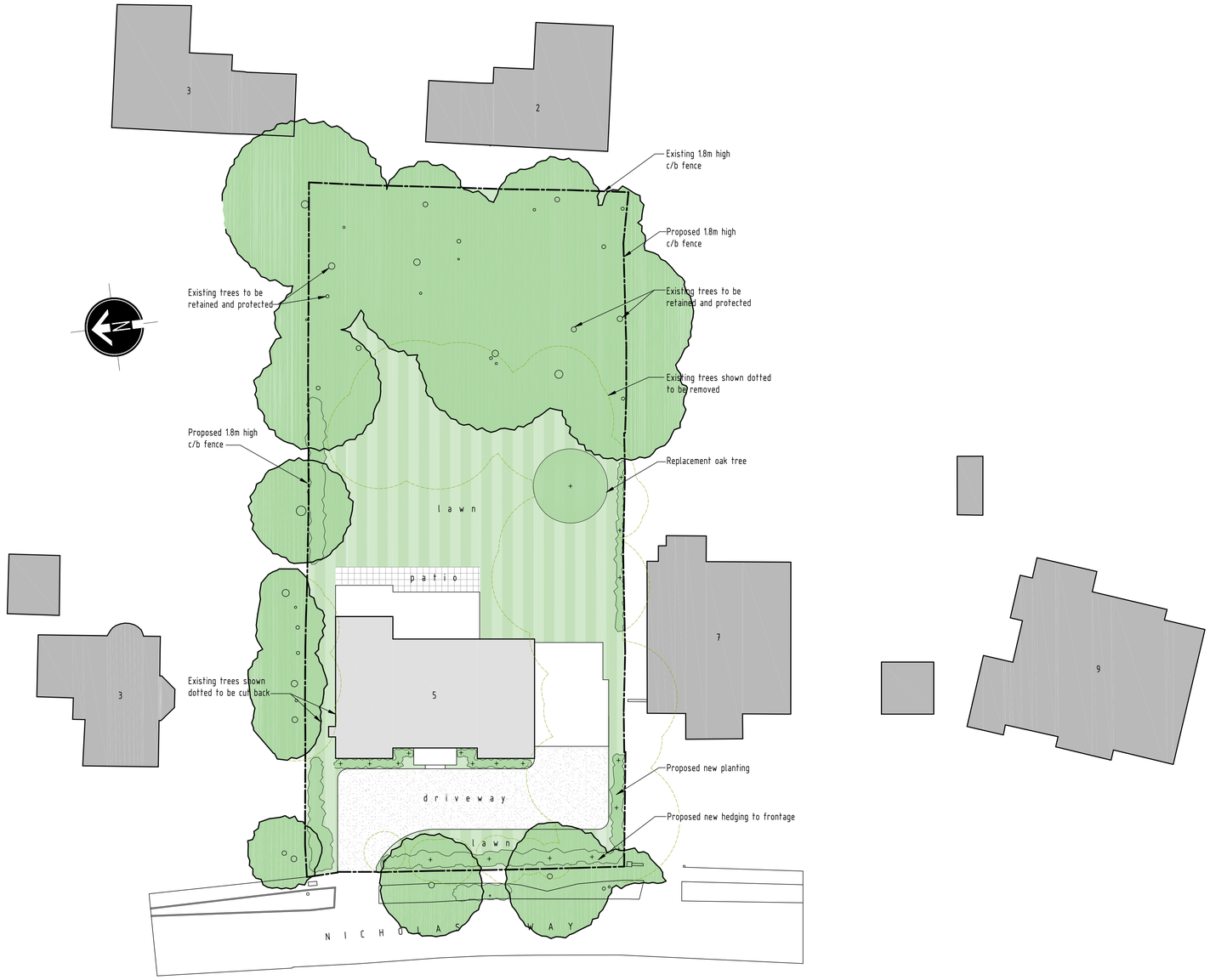
Below the above you need a laying course of a 50mm depth of 6mm clean crushed stone, followed with a sub-base of a 200mm depth of 20mm clean crushed stone with well defined edges. (depth depending on soil conditions)

Pavers to be finished with compatible edgings.

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

SCALE BAR (m)

0 5 10 15 20 25



SITE LAYOUT PLAN - SCALE 1:250

Note - 25% soft landscape to front gardens

We can confirm the total frontage equates to 340 sq.m.
25% of the above equates to 85 sq.m, and we can confirm the total soft landscaped area totals to 151 sq.m complying with policy

LEGEND

- Extent of proposed building
- Existing trees & hedgerow to be removed
- Existing trees & planting to remain
- Proposed new planting
- Grassed areas — l a w n
- Permeable concrete pavers

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

Fagus Sylvatica - Common Beech Hedging
Planted in double rows at 600mm c/c and staggered, height 500-750mm

rev:	date:	description:
D	12/05/2021	Single storey rear and first floor rear projection increased, gates, railings and piers removed, and front hipped roofs amended to be gable ended
C	12/05/2021	Single storey rear and first floor rear projection increased & gates, railings and piers removed
B	10/03/2021	Single storey rear and first floor rear projection amended
A	06/03/2020	House reduced and handed

scale: 1 : 250 A1 date: 10 / 03 / 2021

drawing no: 1326 / P / 7D drawn: FJ

drawing: PLANNING PROPOSALS, LANDSCAPING LAYOUT

project: LAND AT 5 NICHOLAS WAY, NORTHWOOD, MIDDLESEX, HA6 2TR

client: MR & MRS PATEL

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