




Hard Landscape.




Permeable paving slabs for pedstrain footpath



Permeable asphalt for driveway and car parking area



6ftx6ft closeboard timber boundary fence panels with concrete post and gravel board



Suitable edging to match parking surface

Soft Landscape.



Grass lawn



Existing tree to be retained in accordance with the approved tree report



Insignificant tree to be removed in accordance with the approved tree report.



Low level box hedging to enhance the window outlook (e.g. buxus sempervirens)

Tree specifications

TREE REF. #	SPECIES	AGE	HEIGHT (in m)	CANOPY (in m) N - S - E - W	STEM (in mm)	RPA (in m)	CLEARANCE (in m)	1st BRANCH (in m)	VITALITY	LIFE EXPEC.	NOTES	BS CAT.
T1	Ash; Fraxinus, Oleaceae	Y	4	2 2 2 2	126	1.5	1	1	Normal	10 - 20	Multi-stem sapling.	C 3
T2	Sycamore; Acer, Aceraceae	Y	4	2 2 2 2	111	1.3	1	1	Normal	10 - 20	Multi-stem sapling.	C 3

Lighting.

X1

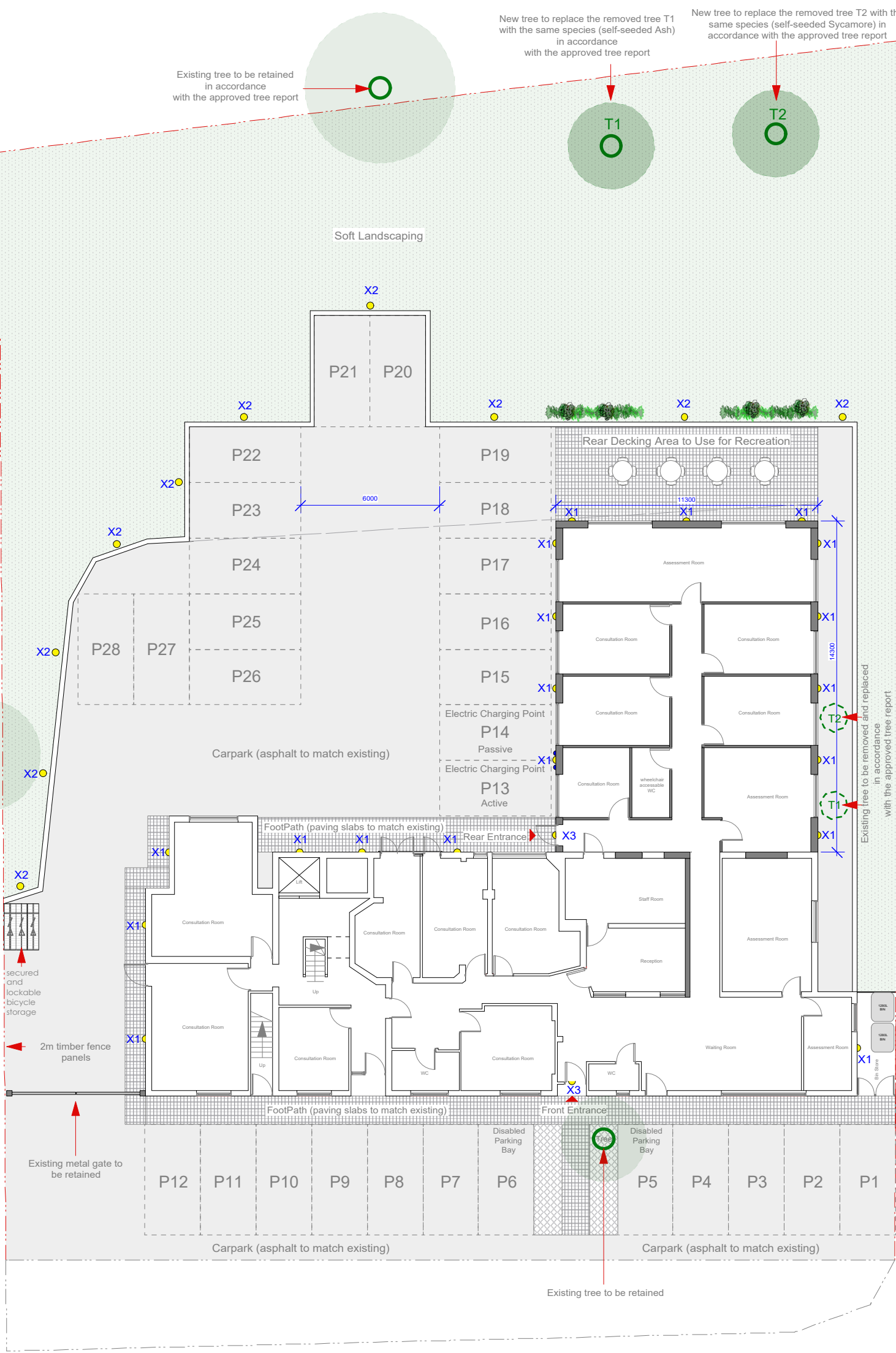
Proposed wall light suitable for external use

X2

Proposed bollard light suitable for external use

X3

Proposed porch lantern suitable for external use



Issue.

Planning Application
Not for building control or construction
© Copyright You Architecture Ltd 2021

General Notes.
Contractors must verify all dimensions/levels and carry out all necessary exploratory works on site and confirm existing structure, temporary support or setting out before commencing any works. Do not scale off the drawings. If in doubt or any missing info please ask, do not assume. Any discrepancies to be reported to us.

No construction work before all Local Authority consents, Planning Permission, Building Control approval and structural engineer confirmation.

You Architecture Ltd is not liable for any work undertaken without Planning Consent or Building Regulations Approval before or after our involvement. Any unauthorised works without all necessary approvals from Local Authority are entirely at the risk of the owner/builder.

If any variation is made to design without our permission, we accept no liability for the entire design.

All structural elements inc. loadbearing walls, joists, beams and columns to be confirmed by structural engineer. All drawings are to be read in conjunction with all relevant drawings and specifications.

All work is to be carried out in accordance with the manufacturer's guidelines, the latest British standards Codes of Practice, regulation 7 of Building Regs and recognised working practices. All work and materials should comply with Health and Safety legislation.

Local Water Authority consent to be obtained when building over or near to public sewers.

Highways Authority Consent to be obtained when building over or near to highways.


CDM REGULATIONS 2015
The client must abide by the CDM Regulations 2015 and you may have a requirement under the CDM Regulations 2015 to notify the Health & Safety Executive.
The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:
(a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
(b) Exceeds 500 person days.
If the contract exceeds the above then it is the client's duty to appoint a Principal Designer & Principal Contractor. In accordance with the guidelines of CDM2015 we confirm we are not the principal designer and this role will be carried out by others, unless otherwise is agreed with us in writing. You should be aware of the responsibilities of the client and principal designer in accordance with CDM2015. If you are not please let us know and we can provide you guidelines.

PARTY WALL ACT
The owner, should they need to do so under the requirements of the Party Wall Act 1994, has a duty to serve a Party Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following:
(a) Various work that is going to be carried out directly to an existing party wall or party structure
(b) New building at or outside the boundary line between properties
(c) Excavation within 3 or 6 metres of a neighboring building(s) or structure(s), depending on the depth of the hole or proposed foundations.
We confirm that we do not accept any responsibilities regarding the boundary line or party wall matters or any issues raised by neighbours unless otherwise is agreed with us in writing.

COPYRIGHT ACT
You Architecture Ltd reserves all legal rights and copyrights in the drawing. This drawing is the property of You Architecture Ltd. Copyright is reserved & this drawing is issued on the condition that it is not copied, reproduced, retained or disclosed to any unauthorised person, either wholly or in part, without our consent. Do not copy, reproduce, loan or supply information from this drawing without authorisation from You Architecture Ltd.

Revision.

Description



You Architecture Ltd.

A 60 Pinkwell Lane, UB3 1PH
M +44(0) 77 46 60 40 23
E +44(0) 20 87 56 04 39
T info@youarchitecture.co.uk

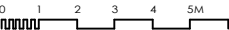
Project:

157 Old Station Rd UB3 4NA

Drawing Title:

Proposed Landscape Plan

Dwg no: 0120-PR-00	Revision: C2	Date: 04.05.2021
Scale: 1:100@a1p 1:200@a3p	Drawn by:	Checked by:



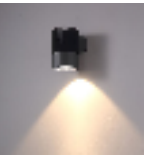
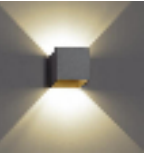
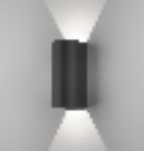
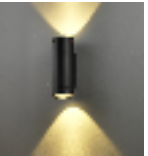
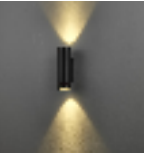
OPTIONS FOR EXTERNAL BOLLARD LIGHT TO ILLUMINATE THE REAR GARDEN/CAR PARK

X2

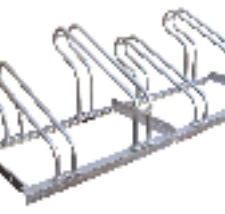
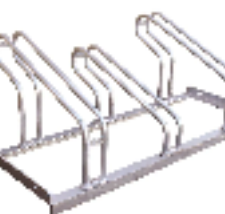


OPTIONS FOR EXTERNAL WALL LIGHT TO ILLUMINATE THE FOOTPATH

X1



OPTIONS FOR EXTERNAL BIKE STORAGE



WASTE STORAGE

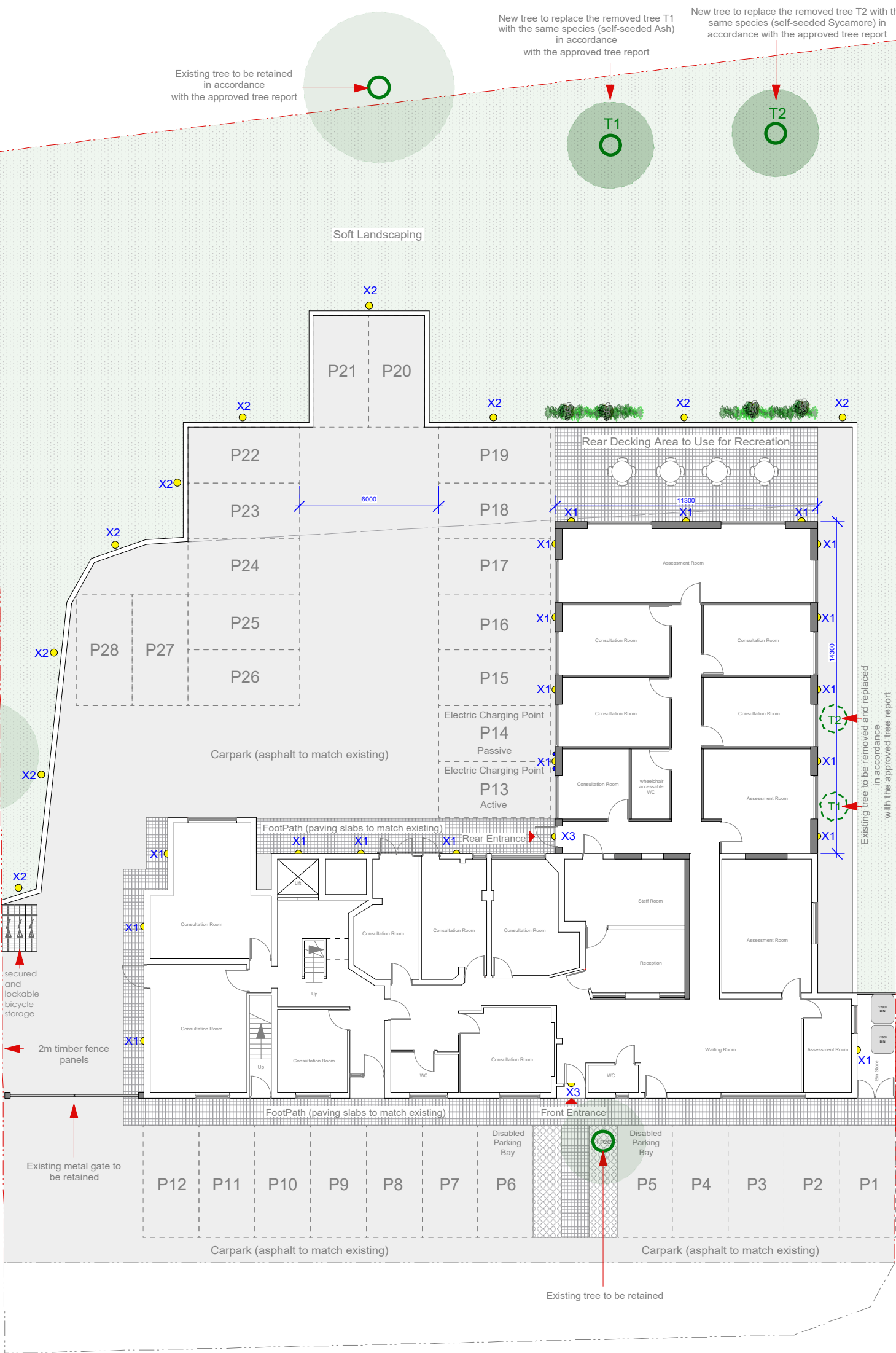


1280L wheelie bin
Overall height 1410mm x
overall width 1265 mm x
overall front to back
1030mm.
Can hold approximately
23 bin bags.

BOUNDARY FENCE



6ftx6ft closeboard
timber fence
panels with
concrete post and
gravel board



Issue.

Planning Application
Not for building control or construction
© Copyright You Architecture Ltd 2021

General Notes.
Contractors must verify all dimensions/levels and carry out all necessary exploratory works on site and confirm existing structure, temporary support or setting out before commencing any works. Do not scale off the drawings. In doubt or any missing info please ask, do not assume. Any discrepancies to be reported to us.

No construction work before all Local Authority consents, Planning Permission, Building Control approval and structural engineer confirmation.

You Architecture Ltd is not liable for any work undertaken without Planning Consent or Building Regulations Approval before or after our involvement. Any unauthorised works without all necessary approvals from Local Authority are entirely at the risk of the owner/builder.

If any variation is made to design without our permission, we accept no liability for the entire design.

All structural elements inc. loadbearing walls, joists, beams and columns to be confirmed by structural engineer. All drawings are to be read in conjunction with all relevant drawings and specifications.

All work is to be carried out in accordance with the manufacturer's guidelines, the latest British standards Codes of Practice, regulation 7 of Building Regs and recognised working practices. All work and materials should comply with Health and Safety legislation.

Local Water Authority consent to be obtained when building over or near to public sewers.

Highways Authority Consent to be obtained when building over or near to highways.

CDM REGULATIONS 2015
The client must abide by the CDM Regulations 2015 and you may have a requirement under the CDM Regulations 2015 to notify the Health & Safety Executive.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:
(a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
(b) Exceeds 500 person days.
If the contract exceeds the above then it is the client's duty to appoint a Principal Designer & Principal Contractor. In accordance with the guidelines of CDM2015 we confirm we are not the principal designer and this role will be carried out by others, unless otherwise is agreed with us in writing. You should be aware of the responsibilities of the client and principal designer in accordance with CDM2015. If you are not please let us know and we can provide you guidelines.

PARTY WALL ACT
The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following:
(a) Various work that is going to be carried out directly to an existing party wall or party structure
(b) New building at or outside the boundary line between properties
(c) Excavation within 3 or 6 metres of a neighboring building(s) or structure(s), depending on the depth of the hole or proposed foundations.
We confirm that we do not accept any responsibilities regarding the boundary line or party wall matters or any issues raised by neighbours unless otherwise is agreed with us in writing.

COPYRIGHT ACT
You Architecture Ltd reserves all legal rights and copyrights in the drawing. This drawing is the property of You Architecture Ltd. Copyright is reserved & this drawing is issued on the condition that it is not copied, reproduced, retained or disclosed to any unauthorised person, either wholly or in part, without our consent. Do not copy, reproduce, loan or supply information from this drawing without our authorisation from You Architecture Ltd.

Revision.	Description
-----------	-------------

You Architecture Ltd.

A 60 Pinkwell Lane, UB3 1PH
M +44(0) 77 46 60 40 23
T +44(0) 20 87 56 04 39
E info@youarchitecture.co.uk

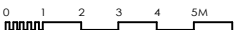
Project:

157 Old Station Rd UB3 4NA

Drawing Title:

Proposed Landscape Furniture

Dwg no:	Revision.	Date:
0120-PR-01	C2	04.05.2021
Scale:	Drawn by:	Checked by:
1:100@a1p 1:200@a3p		



Landscape Management & Maintenance Plan

Early establishment period during the first 12 months

Planted Areas: (Visits to be carried out on a monthly basis)

- Eradicate weed growth by hand weeding and or non residual herbicide treatment
- Water all planting areas as necessary during dry weather.
- Prune and trim shrubs to ensure tidy form and growth, and cut back from path and road edges as necessary.
- Remove litter, rubbish etc from planted areas.
- Top up/ rake over bark mulch in ornamental areas to maintain reasonable levels.
- Replacements to be assessed at the end of the growing season
- Replacement of plant material which has failed to be carried out during the planting season following the first growing season.

Grass Areas:

- See Schedule of Maintenance Operations

Ongoing maintenance:

- All operations as above to be continued as necessary.
- Trimming of hedge-line to encourage dense growth and create required shape and height.
- Trimming and pruning ornamental shrubs to maintain height, shape and definition of original planting layout.

SCHEDULE OF MAINTENANCE OPERATIONS

Maintenance responsibility: TBC

Maintenance Period :12 months+ 4years

Maintenance Operations Jan Feb Mar April May June July Aug Sept Oct Nov Dec

Hard Areas

1. Clear & Spray growth Y Y

Grass

1. Cut Grass Y Y Y YY YY YY YY YY Y Y

2. Water Y Y Y Y Y Y Y Y

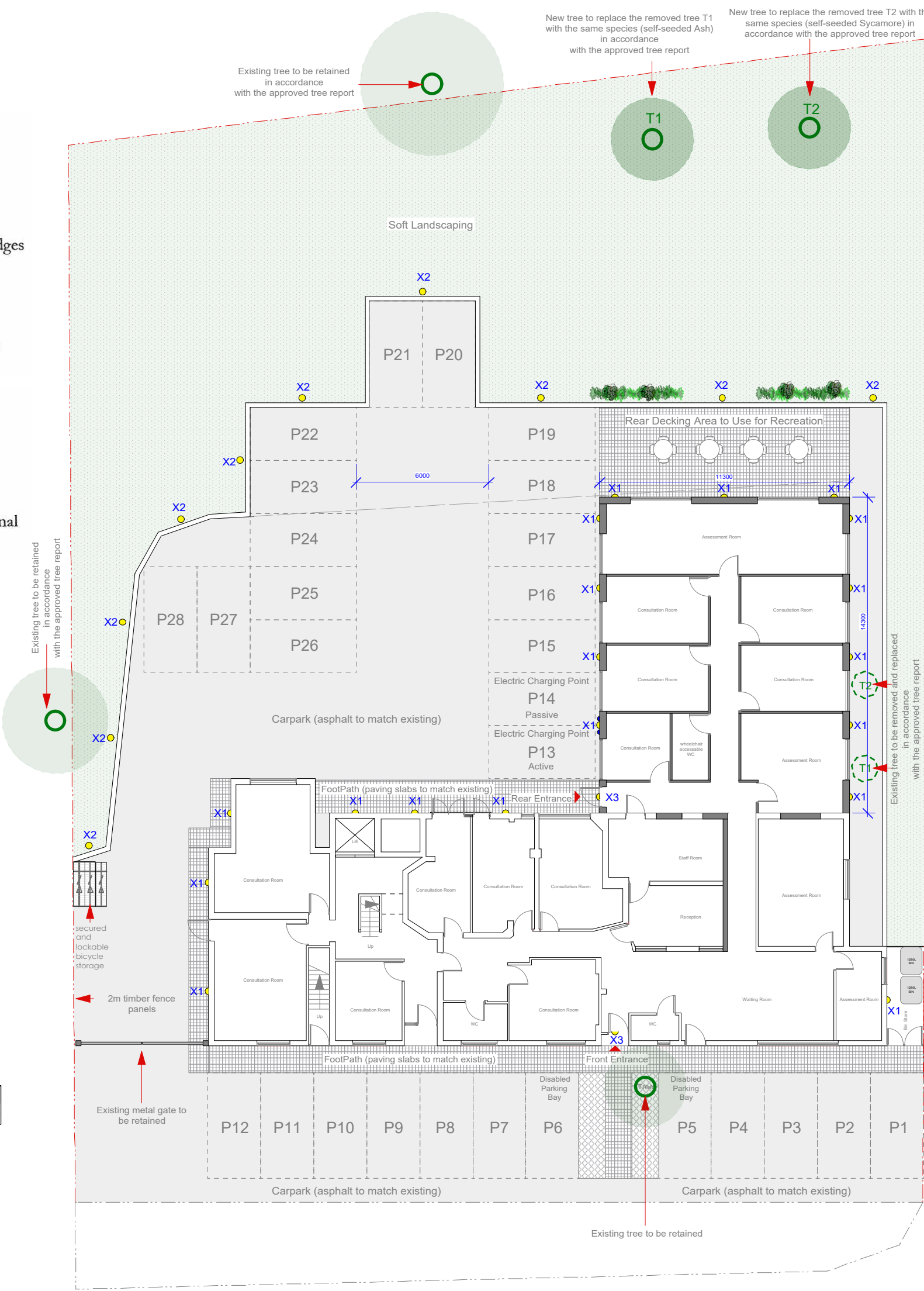
3. Trim & Maintain Y Y Y Y Y Y Y

CLEARING ALL AREAS Y Y Y Y Y Y Y Y Y Y Y

Tree specifications

TREE REF. #	SPECIES	AGE	HEIGHT (in m)	CANOPY (in m) N - S - E - W	STEM (in mm)	RPA (in m)	CLEARANCE (in m)	1st BRANCH (in m)	VITALITY	LIFE EXPEC.	NOTES	BS CAT.
T1	Ash; Fraxinus, Oleaceae	Y	4	2 2 2 2	126	1.5	1	1	Normal	10 - 20	Multi-stem sapling.	C 3
T2	Sycamore; Acer, Aceraceae	Y	4	2 2 2 2	111	1.3	1	1	Normal	10 - 20	Multi-stem sapling.	C 3

- 2 new replacement trees to be planted in the first planting season following the completion of the relevant construction work to avoid any detrimental impact on the new growing trees.



Issue.

Planning Application
Not for building control or construction
© Copyright You Architecture Ltd 2021

General Notes.
Contractors must verify all dimensions/levels and carry out all necessary exploratory works on site and confirm existing structure, temporary support or setting out before commencing any works. Do not scale off the drawings. If in doubt or any missing info please ask, do not assume. Any discrepancies to be reported to us.

No construction work before all Local Authority consents, Planning Permission, Building Control approval and structural engineer confirmation.

You Architecture Ltd is not liable for any work undertaken without Planning Consent or Building Regulations Approval before or after our involvement. Any unauthorised works without all necessary approvals from Local Authority are entirely at the risk of the owner/builder.

If any variation is made to design without our permission, we accept no liability for the entire design.

All structural elements inc. loadbearing walls, joists, beams and columns to be confirmed by structural engineer. All drawings are to be read in conjunction with all relevant drawings and specifications.

All work is to be carried out in accordance with the manufacturer's guidelines, the latest British standards Codes of Practice, regulation 7 of Building Regs and recognised working practices. All work and materials should comply with Health and Safety legislation.

Local Water Authority consent to be obtained when building over or near to public sewers.

Highways Authority Consent to be obtained when building over or near to highways.

CDM REGULATIONS 2015
The client must abide by the CDM Regulations 2015 and you may have a requirement under the CDM Regulations 2015 to notify the Health & Safety Executive.
The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:
(a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project. (b) Exceeds 500 person days.
If the contract exceeds the above then it is the client's duty to appoint a Principal Designer & Principal Contractor. In accordance with the guidelines of CDM2015 we confirm we are not the principal designer and this role will be carried out by others, unless otherwise is agreed with us in writing. You should be aware of the responsibilities of the client and principal designer in accordance with CDM2015. If you are not please let us know and we can provide you guidelines.

PARTY WALL ACT
The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following:
(a) Various work that is going to be carried out directly to an existing party wall or party structure
(b) New building at or astride the boundary line between properties
(c) Excavation within 3 or 6 metres of a neighboring building(s) or structure(s), depending on the depth of the hole or proposed foundations.
We confirm that we do not accept any responsibilities regarding the boundary line or party wall matters or any issues raised by neighbours unless otherwise is agreed with us in writing.

COPYRIGHT ACT
You Architecture Ltd reserves all legal rights and copyrights in the drawing. This drawing is the property of You Architecture Ltd. Copyright is reserved & this drawing is issued on the condition that it is not copied, reproduced, retained or disclosed to any unauthorised person, either wholly or in part, without our consent. Do not copy, reproduce, loan or supply information from this drawing with out authorisation from You Architecture Ltd.

Revision.	Description
-----------	-------------

A

M

T

E

60 Pinkwell Lane, UB3 1PH
+44(0) 77 46 60 40 23
+44(0) 20 87 56 04 39
info@youarchitecture.co.uk

Project:
157 Old Station Rd UB3 4NA

Drawing Title:
Proposed Maintenance Plan

Dwg no:	Revision.	Date:
0120-PR-02	C2	04.05.2021
Scale:	Drawn by:	Checked by:
1:100@a1p 1:200@a3p		

