

Hard Landscape.



Permeable paving slabs for pedestrian 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 without tree replacement in accordance with the approved tree report.



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

Lighting.



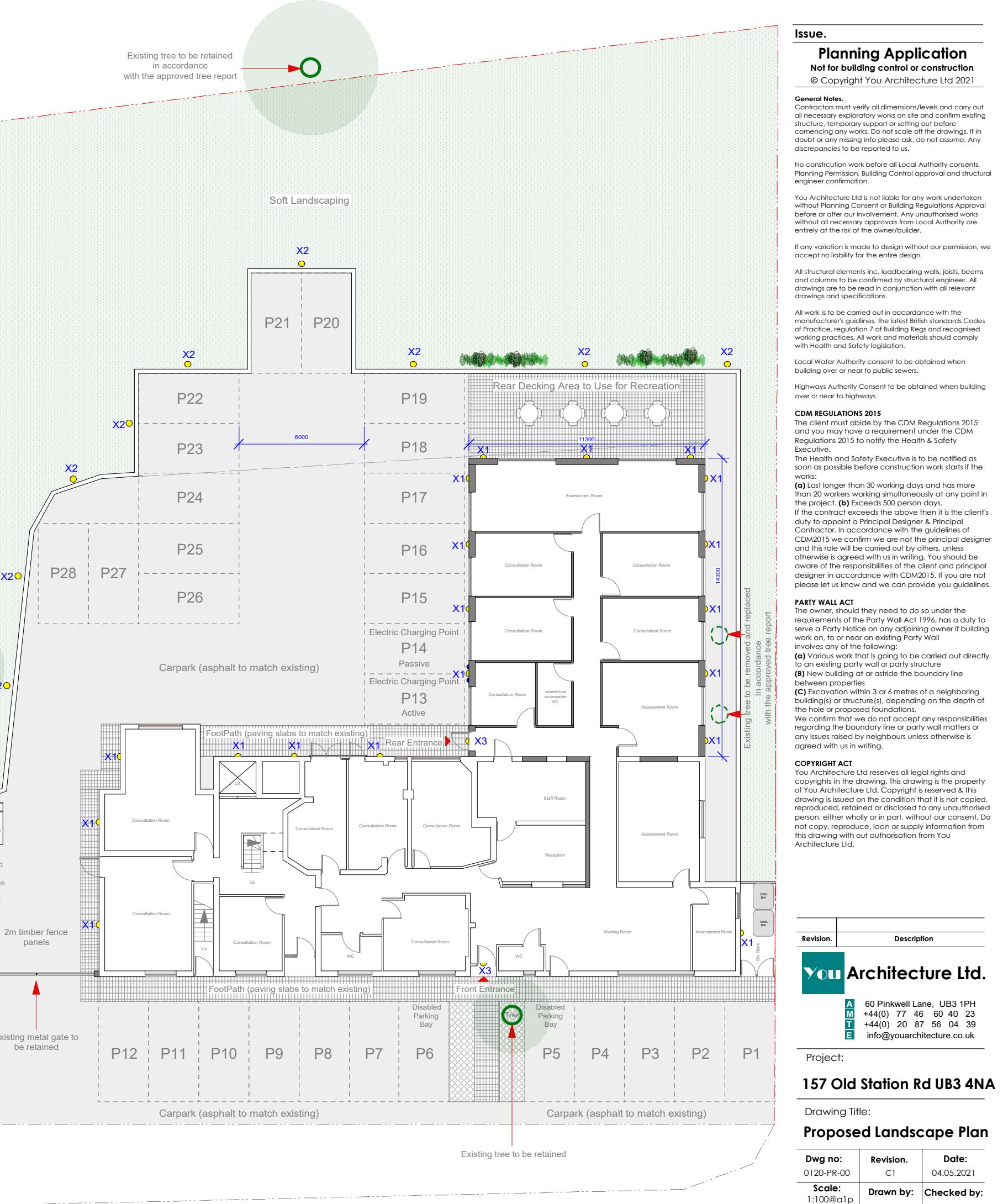
X1 Proposed wall light suitable for external use



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

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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 on 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

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Revision. Description

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Project:

157 Old Station Rd UB3 4NA

Drawing Title:

Proposed Maintenance Plan

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.

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.

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							
2. Water					Y	Y	Y	Y	Y			
3. Trim & Maintain		Y			Y			Y				
CLEARING ALL AREAS	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

