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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.

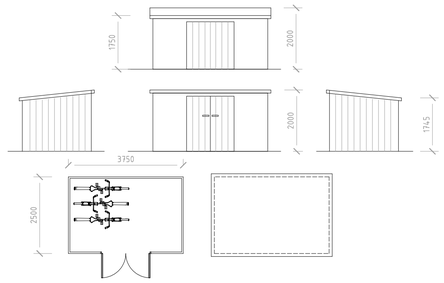
3. All contractors and sub-contractors must ensure that they have the latest issue of this drawing and details before the commencement of work on site.

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.



PROPOSED CYCLE STORE

SCALE 1:100

SCALE BAR(m)

0 2 4 6 8 10

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 filled 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.

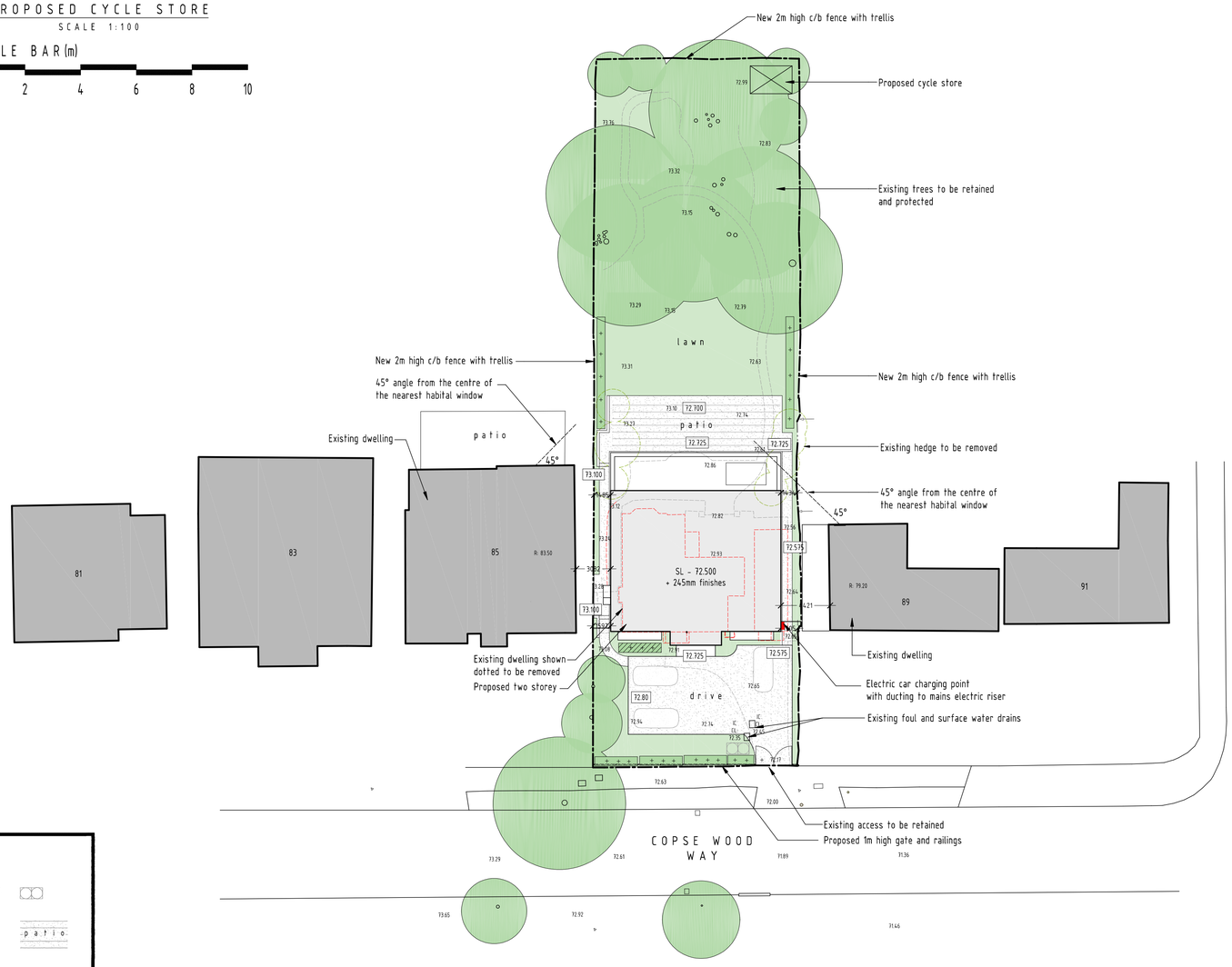
Tree protection to be carried out in accordance with B.S.5837 2012.

DRIVEWAY SPECIFICATION

Driveway to be finished with permeable resin bound gravel.

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)

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

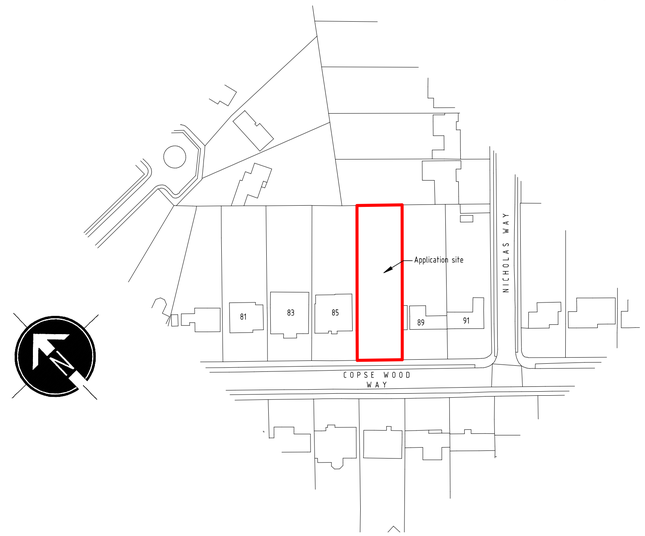


PROPOSED SITE LAYOUT PLAN

SCALE 1:250

1:250 - SCALE BAR(m)

0 5 10 15 20 25



LOCATION PLAN

SCALE 1:1250

1:1250 - SCALE BAR(m)

0 25 50 75 100 125

ELECTRIC CAR CHARGING POINT

Pod Point Solo 3S 7kW Tethered EV Charger

Key Features of Pod Point Solo 3S S7-2C-05 7kW:

Type 2 5m tethered charging cable
Compatible with existing or future solar panel installations, keeping charging costs low Auto power balancing - Ensures home power supply Is not overloaded
Wi-Fi enabled - Connect to receive updates, new features and remote support
Suitable for use with Pod Point App for remotely scheduling charging, downloading charging reports and optimising energy usage Dedicated installer app

Vehicle connector: IEC62196-2 (Type 2) Single phase
Maximum power rating: 7kW (30A)
Input voltage: 240V AC
Input voltage rating: 50Hz
Standy-by power consumption: <2.5W
Operating temperature: -25°c to 50°c

Protections: 6mA leakage, over current, PME and failed earth protection
Socket type: Type 2 with statutory locking mechanism

LEGEND

Proposed two storey		Refuse and recycling storage & collection points	
Proposed single storey		Permeable patio	patio
Existing structures to be demolished		Proposed hedgerows	+ + +
Proposed structural ground floor slab level	SL 83.000	Proposed mixed flower beds	
Existing Levels	30.66	Grassed areas	lawn
Proposed Levels	83.225	Existing planting to be removed	
		Existing trees & planting to remain	

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, pot size 4 litres.

Fagus Sylvatica (also known as the Common Beech or European Beech) is native to South Wales and the southern United Kingdom and belongs to the family of Fagaceae. This is a popular hedging variety of Fagus Sylvatica, which although deciduous, gets its new leaves early every year. In the autumn, its old leaves drop off very slowly, often remaining on the plant throughout the winter. These features make it suitable for hedging. In fact, beech is one of the most popular deciduous hedging plants in the UK. In the winter season we also have this plant available in bare root form.

Fagus Sylvatica produces new foliage between March and April each year. The shape of the leaves are ovate. New leaves emerge in spring in hues of beautiful green-yellow. As the foliage matures over the summer, the leaves become a deeper green. In autumn, they turn reddish-brown.
Fagus Sylvatica is monoecious, meaning it produces both male and female flowers, which it produces during late April and May. Female flowers grow in pairs and are green. Male flowers are in the form of catkins and drape elegantly from long stalks. After the flowering period, edible beech nuts are produced, which these days, are mainly used to feed livestock. Whole enriched oil-nuts start forming in autumn, around September. The leaves of common beech take some time to decay completely.

Fagus Sylvatica can live for hundreds of years and is UK hardy for all regions of United Kingdom. Beech is wild-life friendly providing shelter and food for many species. It is not overly fussy about soil type but thrives in limestone or chalky soils.

rev:	date:	description: Site area = 0.117 ha
scale: 1 : 250 A1	date: 15 / 06 / 2026	
drawing no: 1565 / P / 1	drawn: AT	

drawing:
SITE LAYOUT PLAN & LOCATION PLAN

project:
LAND AT 87
COPSEWOOD WAY, NORTHWOOD

client:
MR & MRS PATEL

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