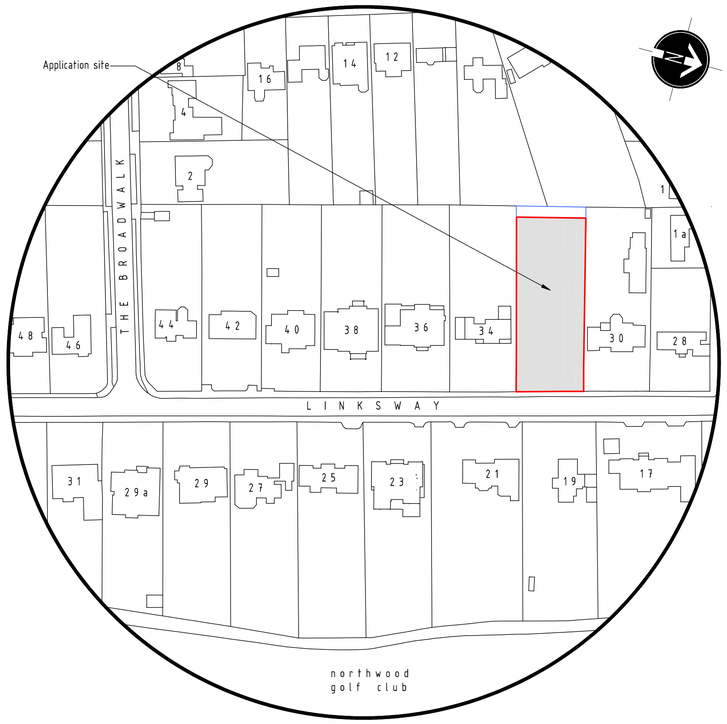
©Copyright Dusek Design Associates Ltd



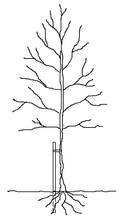
STREET SCENE FROM LINKSWAY
SCALE 1:200



LOCATION PLAN - SCALE 1:1250

SCALE BAR (m)

0 25 50 75 100 125



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 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 concrete pavers, finished with a permeable 6mm joint filled with clean crushed stone.

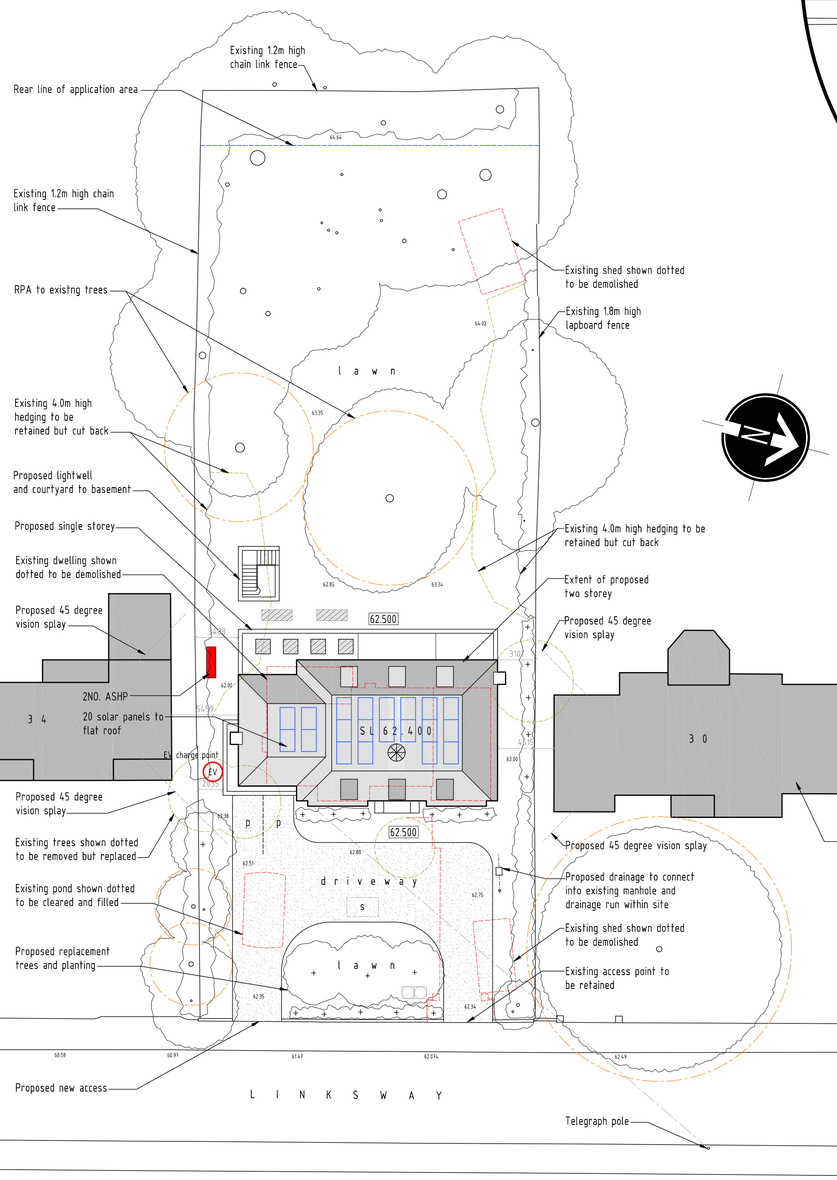
Below the above you need a laying course of a 50mm depth of 6mm clean crushed stone, followed with a sub-base of a 200mm depth of 20mm clean crushed stone with well defined edges. (depth depending on soil conditions)

Pavers to be finished with compatible edgings.

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

LEGEND

- Proposed two storey building
- Proposed single storey building
- Illustration of existing structures to be demolished
- Existing trees & planting to be removed
- Root protection area (RPA)
- Existing trees & planting to remain
- Proposed new trees & planting
- Proposed structural ground floor slab level — SL 62.400
- Proposed Levels — 62.500
- Existing Levels — +64.02
- refuse and recycling storage & collection points
- Surface water soakaway — S



SITE LAYOUT PLAN - SCALE 1:250

SCALE BAR (m)

0 5 10 15 20 25

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.

B	14-10-2026	Site area adjusted
A	16-07-2026	Solar and ASHP location added

rev:	date:	description:	0.198 ha
scale: 1 : 250	A1	date:	21 / 01 / 2022
drawing no:	1278 / P / 1 B		drawn: FJ

drawing: PLANNING PROPOSALS
SITE LAYOUT PLAN

project: LAND AT 32 LINKSWAY,
NORTHWOOD, MIDDLESEX, HA6 2XB

client: MR K PANKHANIA

DDA
DUSEK DESIGN ASSOCIATES LTD
ARCHITECTURE + PLANNING
01895 831 103
info@dusek.co.uk
www.dusek.co.uk

print history: Friday, 16 October, 2026 12:55:24

C:\Users\JulieReading\DDA\Team - Documents\DUSEK\2WS 1251-1500\1278 32 LINKSWAY\P\1278-P-A reduced site area.pln