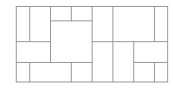


CONDITION 6. HARD AND SOFT LANDSCAPING.

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority

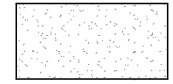
HARD LANDSCAPING LEGEND

PROPOSED PATHS AND PATIO



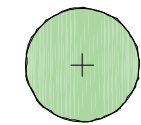
for further details relating to materials refer to submitted 'Materials Schedule'.

PROPOSED DRIVEWAY



SOFT LANDSCAPING LEGEND

PROPOSED TREES



PROPOSED HEDGEROWS



PROPOSED MIXED FLOWER BEDS



GRASSED AREAS



CONDITION 7. BIODIVERSITY

No development shall take place until a scheme to enhance the biodiversity and nature conservation interest of the site has been submitted to and approved by the Local Planning Authority. The approved details shall be implemented prior to the first occupation of the development and retained in perpetuity.

CONDITION 12. AIR QUALITY

No development approved by this permission shall be commenced until an air quality management plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall demonstrate that the development will be at least air quality neutral. Works shall be carried out in accordance with the approved details and thereafter maintained as such.

BEECH HEDGING - Fagus Sylvatica.



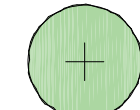
Beech hedgerow formed of individual plants (size: 400mm / 600mm) planted in staggered double rows 450mm apart, with plants set at 900mm intervals. Plants to be positioned approx. 125mm from fence line where applicable. Avoid waterlogged soil.

Bare root plants to be planted during mild spells in winter (October and February) in thoroughly cultivated soil free from weeds, stones and roots. In clay soil, mix organic matter with the soil dug out from the hole to backfill, and work between the roots or spread over soil surface and fork into top 250mm of soil. Add mulch to depth of 75mm after planting to prevent weeds.

Once planted, water to keep soil moist (for min. 2 years) and do not allow young plants to dry out (nor become waterlogged). Top-dress annually with general purpose fertiliser in spring and re-apply mulch as required. Keep hedge and 450mm on each side weed-free.

Source: Royal Horticultural Society (www.rhs.org.uk/landsc).

SILVER BIRCH - Betula Pendula



New trees to be supplied as 'selected standard', girth 1m above ground to be 100 - 120mm and overall height to be 3.0-3.5m (approx 2.0m straight stem) to BS.3936 Part 1 1992.

Support using 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.

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 translocated 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

All new planting is to be implemented in the first planting season following the completion of building works.



PROPOSED SITE LAYOUT PLAN
SCALE 1:250



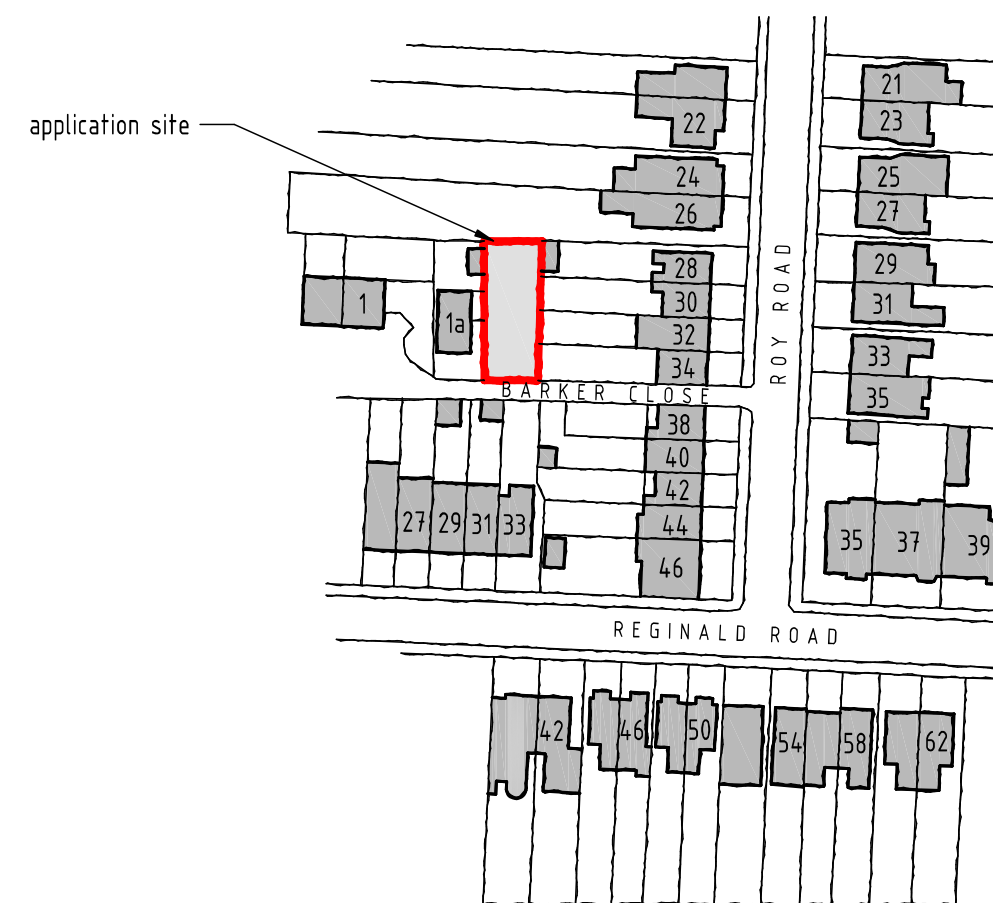
NOTES

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 (CDD) 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 millimeters.
7. Footprint of buildings shown at 10m above ground level.

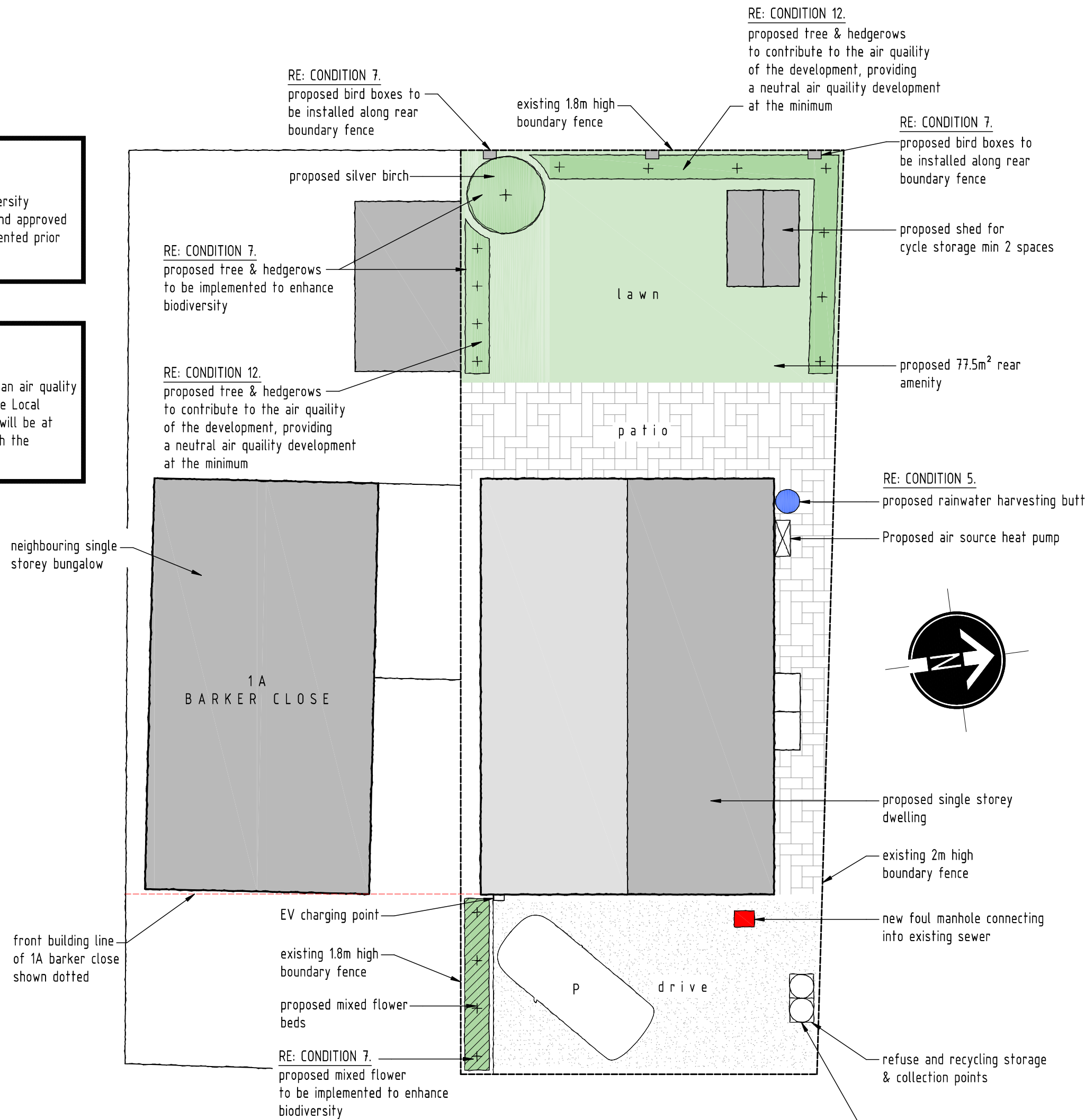
RE: CONDITION 5. - Sustainable water scheme



- A rainwater harvesting butt is proposed to minimise the use of potable water, please see the above image of the proposed rainwater harvesting butt.



LOCATION PLAN
SCALE 1:1250



PROPOSED LANDSCAPING SCHEME
SCALE 1:100

1:100 SCALE BAR (m)



1:1250 SCALE BAR (m)



A | 17/09/2024 | Rainwater harvesting butt

rev: date: description:

scale: 1:100 A1 | date: 18 / 07 / 2024

drawing no: 1432 / PCOND / 1A drawn: AF

drawing: PROPOSED LANDSCAPING SCHEME
COND 6, 7, 11 & 12

project: LAND ADJACENT TO 1A
BARKER CLOSE, NORTHWOOD, HA6 1TN

client: ALAN . C . FORD LTD



DUSEK DESIGN ASSOCIATES LTD
ARCHITECTURE + PLANNING

01895 831 103
info@dusek.co.uk
www.dusek.co.uk

print history: Tuesday, 17 September, 2024 10:52:25