

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.

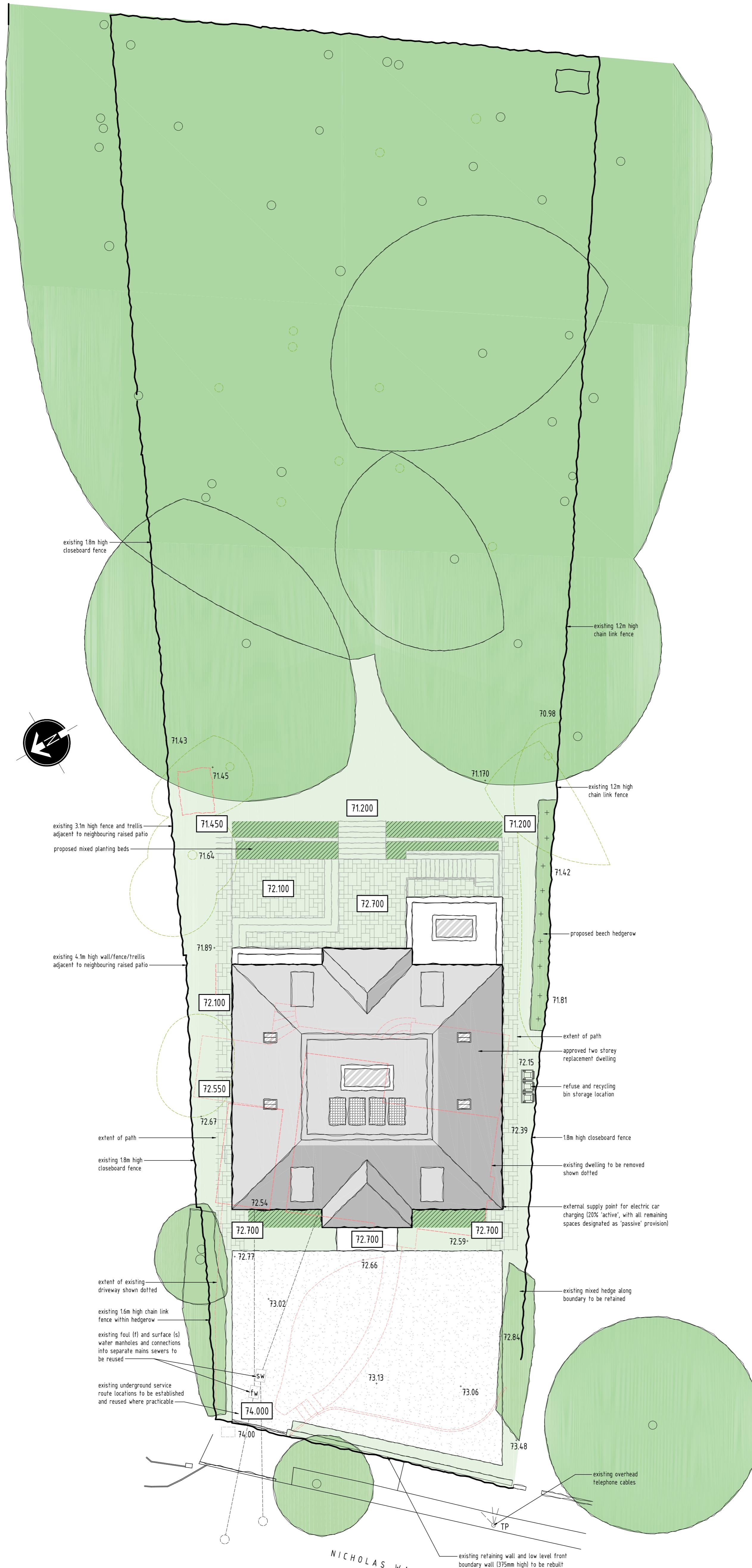
3. All contractors and sub-contractors must ensure that they have the latest issue of this drawing and details before the commencement of work on site.

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 drawings indicated on this drawing, are to be carried out in full compliance with the Health and Safety CDR Regulations. All work 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 at 10m above ground level.

SITE LAYOUT PLAN
SCALE 1:125

0 2 4 6 8 10

CONDITION 6. LANDSCAPING SCHEME

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

LANDSCAPING LEGEND

PROPOSED PATHS AND PATIO

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

PROPOSED DRIVEWAY

Permeable resin bound gravel

GRASSED AREAS

MIXED FLOWER BEDS

EXISTING TREES TO BE RETAINED

EXISTING TREES / HEDGES APPROVED FOR REMOVAL

EXISTING HEDGEROWS TO BE RETAINED

PROPOSED HEDGEROWS

EXISTING GROUND LEVEL

+ 72.66

PROPOSED GROUND LEVEL

+ 72.700

EXISTING DWELLING

PROPOSED DWELLING

for further details on existing trees (including trees proposed for removal, ground protection and fencing) please refer to the GHA Arboricultural Report and Impact Assessment.

BEECH HEDGEROW - *Fagus Sylvatica*

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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. 900mm from fence line. 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 25mm 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 (i.e. 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

LANDSCAPE SPECIFICATION

Landscaping generally to be carried out in accordance with BS4428.

Site to be cleared of all builders rubble and rotavated, levelled and tilled before planting commences. Front gardens to be turfed and rear gardens seeded.

All turfing to BS3936:1990.

Pernicious weeds are to be treated with translocated herbicide during growing season (spot treated).

Tree and shrub planting to BS3936 Part 1 1992.

Sub-soil areas below planting to be de-compactated 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.

B 22/04/2024 birch & zno, hornbeam retained
A 05/03/2024 trees and landscaping

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project:	LANDSCAPING SCHEME	
client:	29 NICHOLAS WAY	
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	MR & MRS PATEL	



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