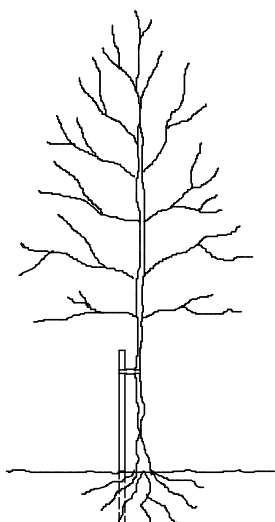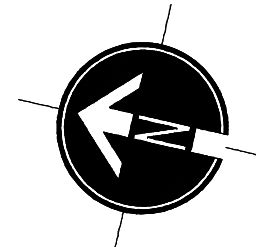NOTES

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 at1.0m above ground level.

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 tilled before planting commences.
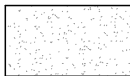
All turfing to BS.3936 1990.

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.

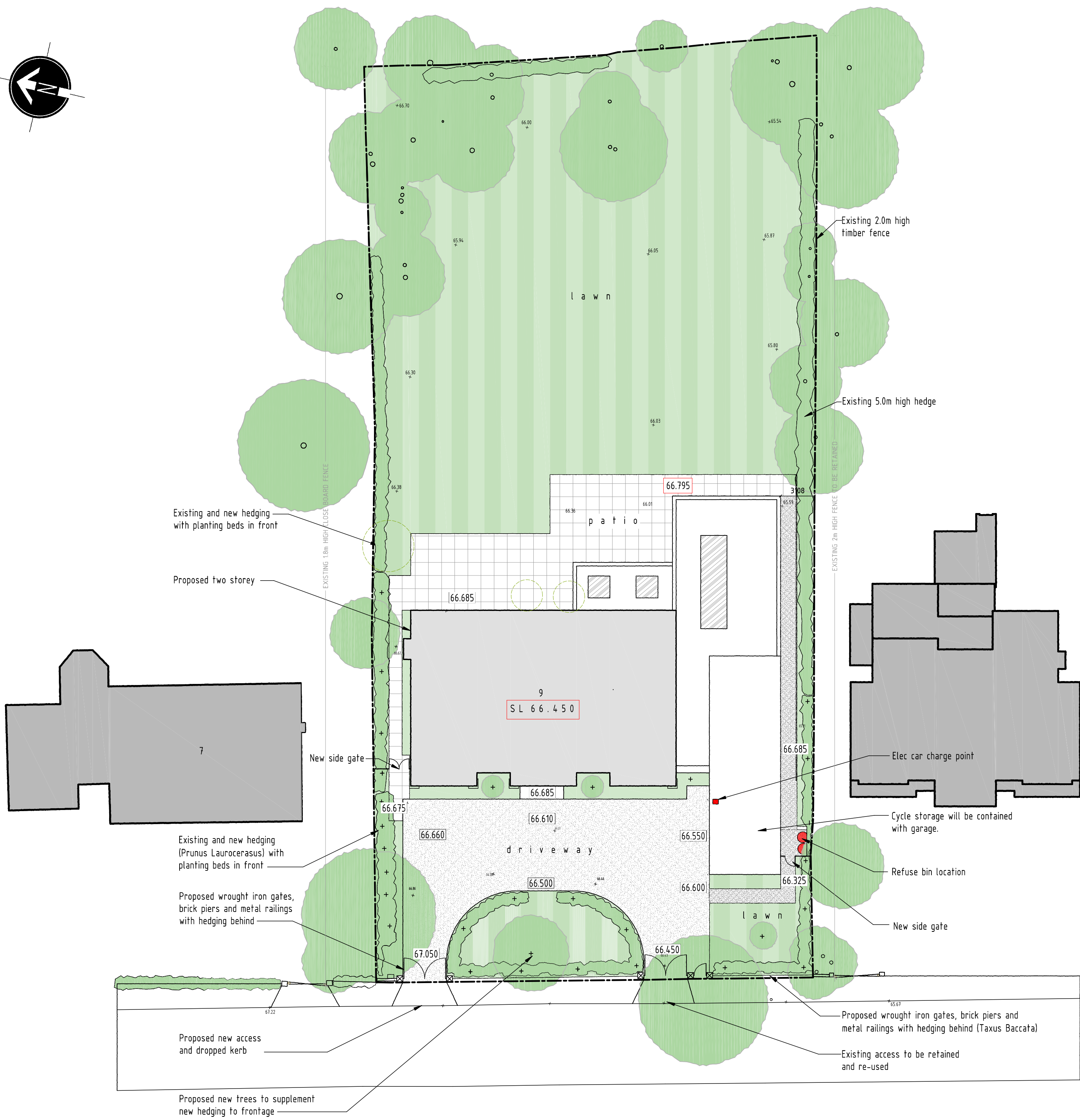Tree protection to be carried out in accordance with B.S.5837 2012.

DRIVEWAY SPECIFICATION

Driveways to be finished with Addastone Resin Bonded Gravel bedded on 50mm sharp sand on GEOTEXTILE membrane on 6–20mm graded aggregate sub-base on geotextile membrane on compacted sub-grade to falls.

Pavers to be finished with compatible edgings.

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

SCALE BAR (m)

0   5   10   15   20   25

LEGEND

Extent of proposed building

Existing trees & hedging to be cut back or removed

Existing trees & planting to remain

Proposed new planting

Grassed areas — l a w n

Proposed permeable patio

Gravel paths

Proposed structural ground floor slab level — SL 66.450

Proposed Levels — 66.450

Existing Levels — + 66.46

Refuse and recycling storage & collection points

Existing 2.0m high timber fence

l a w n

Existing 5.0m high hedge

66.795

patio

Existing and new hedging with planting beds in front

Proposed two storey

66.685

9
SL 66.450

New side gate

66.685

Existing and new hedging (Prunus Laurocerasus) with planting beds in front

66.675

66.660   66.610   dri veway   66.550

66.500   66.600

67.050   66.450   l a w n   66.325

Proposed wrought iron gates, brick piers and metal railings with hedging behind

Proposed new access and dropped kerb

Proposed new trees to supplement new hedging to frontage

Elec car charge point

Cycle storage will be contained with garage.

Refuse bin location

New side gate

Proposed wrought iron gates, brick piers and metal railings with hedging behind (Taxus Baccata)

Existing access to be retained and re-used

LANDSCAPING LAYOUT PLAN – SCALE 1:250

CONDITION 3.

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rev:	date:	description:
K	13-05-2025	Landscaping amended
J	14-03-2025	Client comments added
H	10-03-2025	Planting and levels amended
G	05-03-2025	Proposed planting amended.
F	09-01-2025	Proposed landscaping amended
E	26-11-2024	Proposed landscaping amended
D	14-06-2024	Piers adjusted
C	27-03-2024	Proposed single storey amended
B	12-03-2024	Paths added, tree notes updated
A	20-05-2022	Paths added, tree notes updated

rev:	date:	description:
scale: 1 : 250	A1	date: 12 / 11 / 2020
drawing no:	1363 / P / 7 K	drawn: FJ

drawing: PLANNING PROPOSALS, LANDSCAPING LAYOUT

project: LAND AT 9 LINKSWAY, NORTHWOOD, MIDDLESEX, HA6 2XA

client: DDA

DDA

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