

NOTE: ALL PROPOSED MATERIALS TO MATCH EXISTING



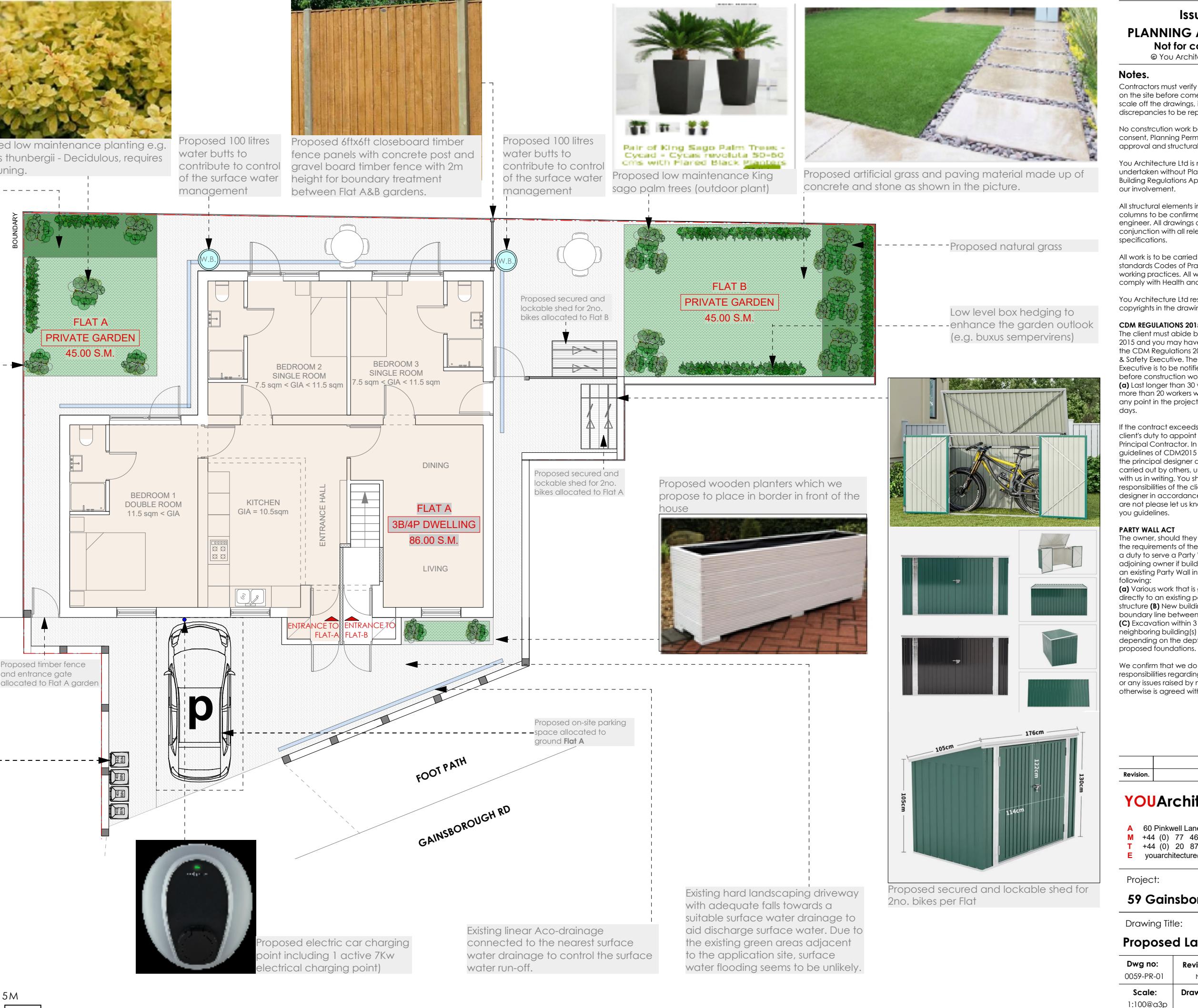
Proposed low maintenance planting e.g. Berberis thunbergii - Deciduous, requires little pruning.

Proposed natural grass



Proposed low maintenance King sago palm trees (outdoor plant)

Proposed secured and enclosed waste and refuse storage for 2no. bins per flat.



**Issue: PLANNING APPLICATION
Not for construction
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Notes.

Contractors must verify all dimensions on the site before commencing any work. Do not scale off the drawings, if in doubt ask. Any discrepancies to be reported to us.

No construction work before Local Authority consent, Planning Permission, Building Control approval and structural engineer confirmation.

You Architecture Ltd is not liable for any work undertaken without Planning Consent or Building Regulations Approval before or after our involvement.

All structural elements inc. joists, beams and columns to be confirmed by structural engineer. All drawings are to be read in conjunction with all relevant drawings and specifications.

All work is to be carried out to the latest British standards Codes of Practice and recognised working practices. All work and materials should comply with Health and Safety legislation.

You Architecture Ltd reserves all legal rights and copyrights in the drawing.

CDM REGULATIONS 2015

The client must abide by the CDM Regulations 2015 and you may have a requirement under the CDM Regulations 2015 to notify the Health & Safety Executive. The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:

(a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project. **(b)** Exceeds 500 person days.

If the contract exceeds the above then it is the client's duty to appoint a Principal Designer & Principal Contractor. In accordance with the guidelines of CDM2015 we confirm we are not the principal designer and this role will be carried out by others, unless otherwise is agreed with us in writing. You should be aware of the responsibilities of the client and principal designer in accordance with CDM2015. If you are not please let us know and we can provide you guidelines.

PARTY WALL ACT

The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Wall Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following:

(a) Various work that is going to be carried out directly to an existing party wall or party structure **(B)** New building of or astride the boundary line between properties **(C)** Excavation within 3 or 6 metres of a neighboring building(s) or structure(s), depending on the depth of the hole or proposed foundations.

We confirm that we do not accept any responsibilities regarding the party wall matters or any issues raised by neighbours unless otherwise is agreed with us in writing.



Proposed secured and lockable shed for 2no. bikes per Flat



Revision: _____ Description: _____

YOUArchitecture Ltd

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Project:

59 Gainsborough Rd

Drawing Title:

Proposed Landscape Plan

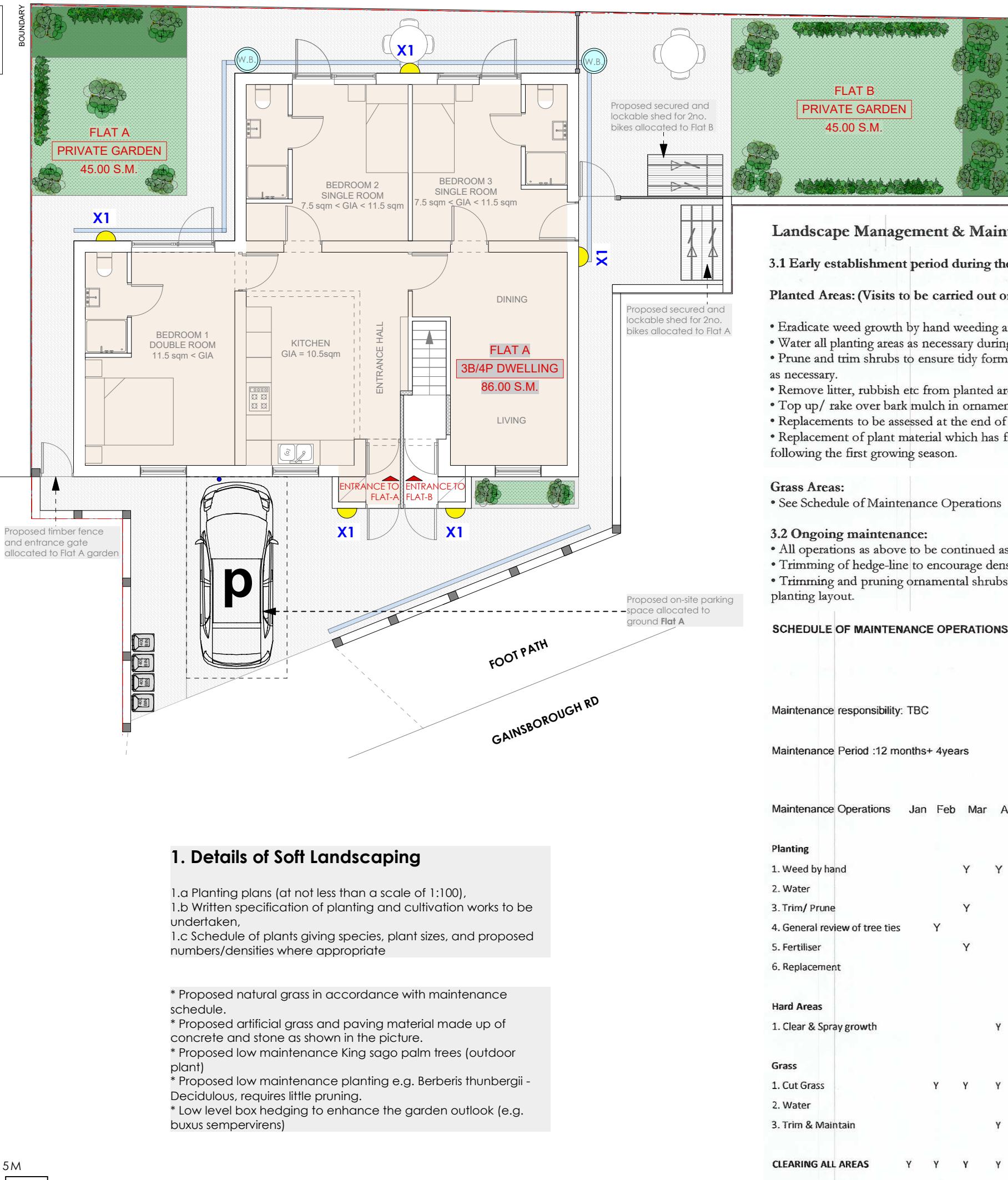
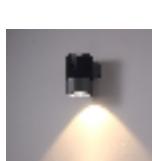
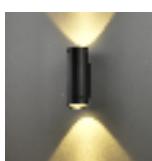
Dwg no: 0059-PR-01 Revision: N6 Date: 23.05.2024

Scale: 1:100@3Dp Drawn by: R.S.H. Checked by: _____

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OPTIONS FOR EXTERNAL WALL LIGHT TO ILLUMINATE THE FOOTPATH

X1



1. Details of Soft Landscaping

- 1.a Planting plans (at not less than a scale of 1:100),
- 1.b Written specification of planting and cultivation works to be undertaken,
- 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

- * Proposed natural grass in accordance with maintenance schedule.
- * Proposed artificial grass and paving material made up of concrete and stone as shown in the picture.
- * Proposed low maintenance King sago palm trees (outdoor plant)
- * Proposed low maintenance planting e.g. Berberis thunbergii - Deciduous, requires little pruning.
- * Low level box hedging to enhance the garden outlook (e.g. buxus sempervirens)

0 1 2 3 4 5M

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Landscape Management & Maintenance Plan

3.1 Early establishment period during the first 12 months

Planted Areas: (Visits to be carried out on a monthly basis)

- Eradicate weed growth by hand weeding and or non residual herbicide treatment
- Water all planting areas as necessary during dry weather.
- Prune and trim shrubs to ensure tidy form and growth, and cut back from path and road edges as necessary.
- Remove litter, rubbish etc from planted areas.
- Top up/ rake over bark mulch in ornamental areas to maintain reasonable levels.
- Replacements to be assessed at the end of the growing season
- Replacement of plant material which has failed to be carried out during the planting season following the first growing season.

Grass Areas:

- See Schedule of Maintenance Operations

3.2 Ongoing maintenance:

- All operations as above to be continued as necessary.
- Trimming of hedge-line to encourage dense growth and create required shape and height.
- Trimming and pruning ornamental shrubs to maintain height, shape and definition of original planting layout.

SCHEDULE OF MAINTENANCE OPERATIONS

Maintenance responsibility: TBC

Maintenance Period :12 months+ 4years

Maintenance Operations Jan Feb Mar April May June July Aug Sept Oct Nov Dec

Planting

1. Weed by hand	Y	Y	Y	Y	Y	Y	Y	Y	Y
2. Water									
3. Trim/ Prune	Y								Y
4. General review of tree ties	Y			Y			Y		Y
5. Fertiliser	Y								
6. Replacement									Y

Hard Areas

1. Clear & Spray growth	Y		Y
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Grass

1. Cut Grass	Y	Y	Y	YY	YY	YY	YY	YY	Y	Y
2. Water				Y	Y	Y	Y	Y		
3. Trim & Maintain				Y		Y			Y	

CLEARING ALL AREAS	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
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