

NOTE: ALL PROPOSED MATERIALS TO MATCH EXISTING



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



Proposed 6ftx6ft closeboard timber fence panels with concrete post and gravel board timber fence with 2m height for boundary treatment between Flat A&B gardens.



Pair of King Sago Palm Trees - Cycad - Cycas revoluta 50-60 cms with Flared Black Planters
Proposed low maintenance King sago palm trees (outdoor plant)

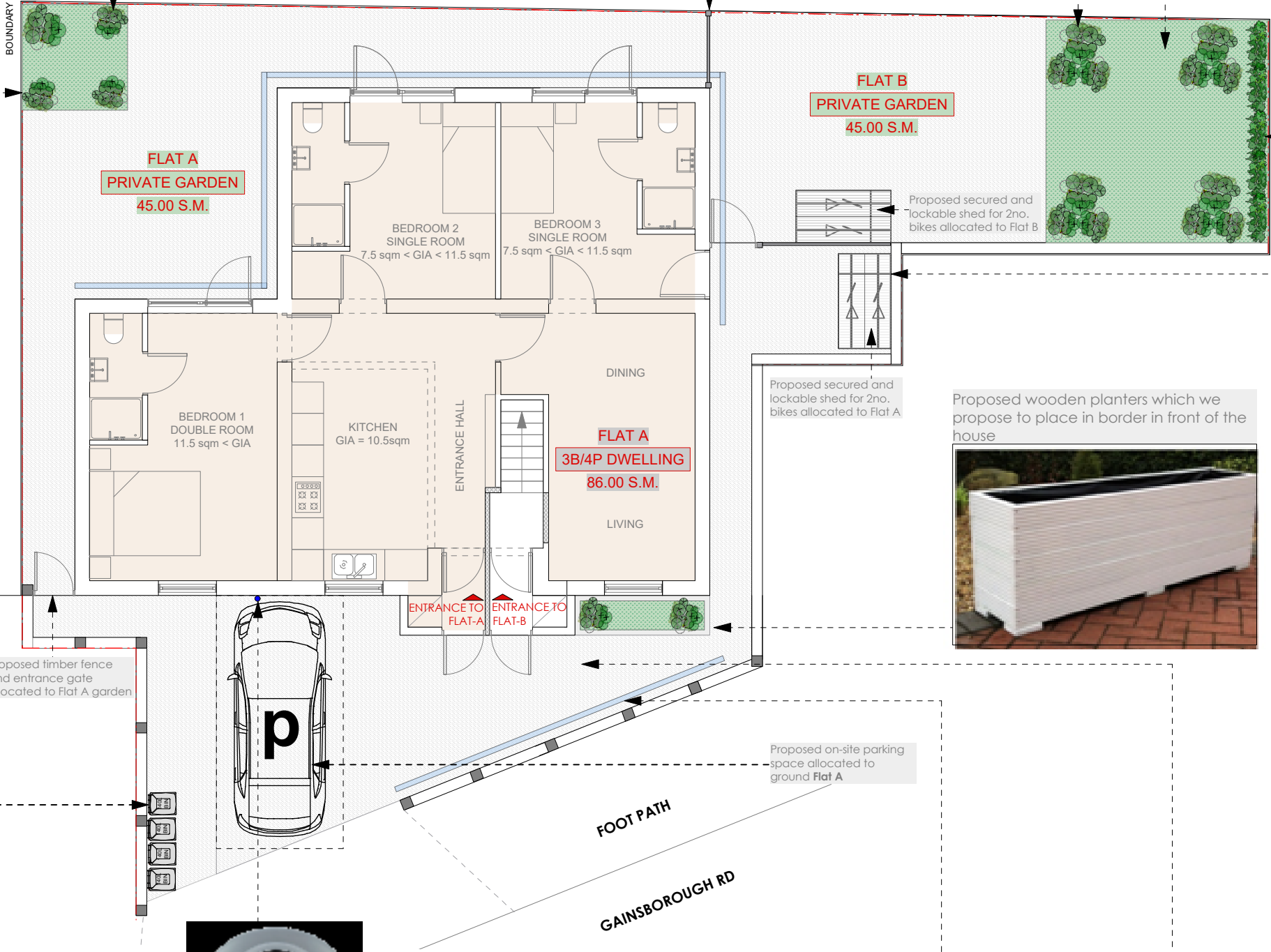
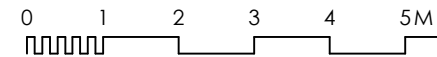


Proposed artificial grass and paving material made up of concrete and stone as shown in the picture.



Pair of King Sago Palm Trees - Cycad - Cycas revoluta 50-60 cms with Flared Black Planters
Proposed low maintenance King sago palm trees (outdoor plant)

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



Proposed wooden planters which we propose to place in border in front of the house



Proposed on-site parking space allocated to ground Flat A

Existing linear drainage connected to the nearest surface water drainage to avoid the surface water discharging to the street.

Existing hard landscaping driveway with adequate falls towards a suitable surface water drainage to aid discharge surface water. Due to the existing green areas adjacent to the application site, surface water flooding seems to be unlikely.

Proposed electric car charging point including 1 active 7Kw electrical charging point)

Issue:
PLANNING APPLICATION
Not for construction
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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.

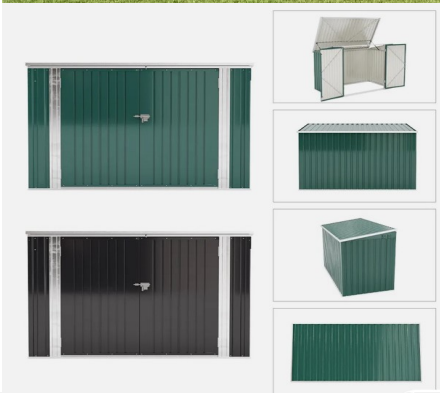
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CDM REGULATIONS 2015
The client must abide by the CDM Regulations 2015 and you may have a requirement under the CDM Regulations 2015 to notify the Health & Safety Executive. The Health and Safety Executive is to be notified as soon as possible before 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 at 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.

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

YOUArchitecture Ltd

A 60 Pinkwell Lane. UB3 1PH
M +44 (0) 77 46 60 40 23
T +44 (0) 20 87 56 04 39
E youarchitecture@gmail.com

Project:
59 Gainsborough Rd

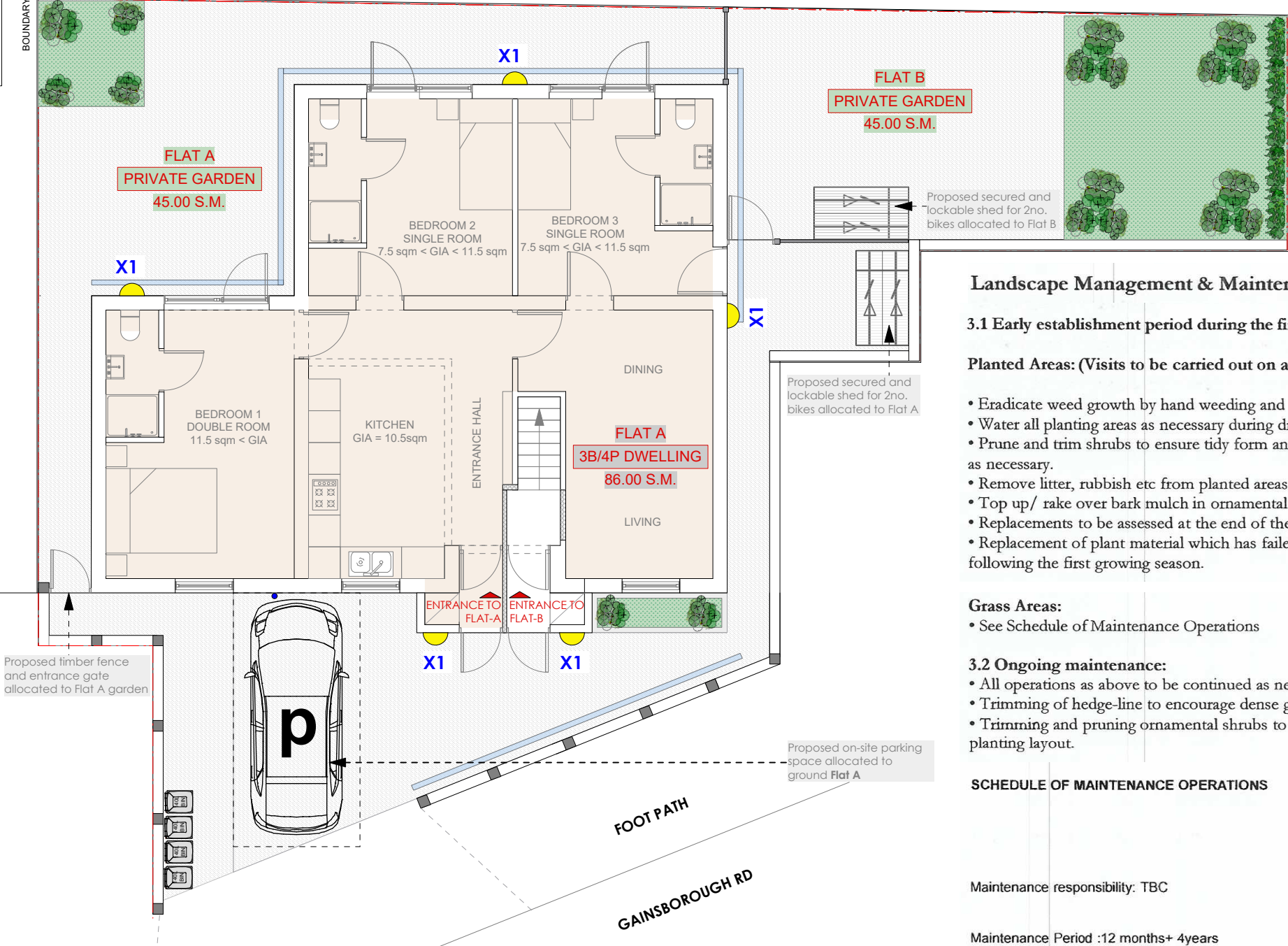
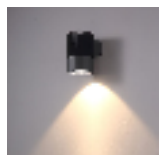
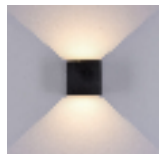
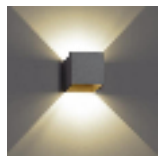
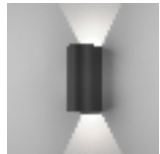
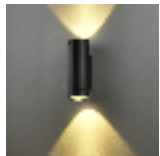
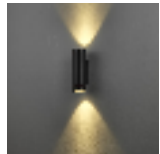
Drawing Title:
Proposed Landscape Plan

Dwg no: 0059-PR-01	Revision: N5	Date: 23.03.2024
Scale: 1:100@a3p	Drawn by:	Checked by: R.S.H.

NOTE: ALL PROPOSED MATERIALS TO MATCH EXISTING

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 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)

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 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		
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					
Grass												
1. Cut Grass		Y	Y	Y	YY	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	Y	Y

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Revision.	Description
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A 60 Pinkwell Lane. UB3 1PH
M +44 (0) 77 46 60 40 23
T +44 (0) 20 87 56 04 39
E youarchitecture@gmail.com

Project:

59 Gainsborough Rd

Drawing Title:

Proposed Landscape Plan

Dwg no: 0059-PR-02	Revision. N5	Date: 23.03.2024
Scale: 1:100@a3p	Drawn by:	Checked by: R.SH.