



## Notes

### SOILS FOR GRASS SEEDING:

Soil forming materials should be low fertility topsoil or subsoil, maximum stone size of 50mm in any dimension. Soil pH 7.0. Minimum depth of soils after lightly firming and settlement: 150mm.

All trees and shrubs will conform to the specification for nursery stock as set out in British Standard 3936 Parts 1 (1992) and 4 (1984). Advanced Nursery stock trees shall conform to BS 5236.

### SITE CLEARANCE:

Prior to planting, planting areas will be cleared of: rubbish, concrete, metal, glass, stones with largest dimension exceeding 75mm, decayed vegetation and contaminated topsoil. Substances injurious to plant growth including subsoil, rubble, fuel and lubricants also to be removed. Retain and protect trees indicated on drawings.

One up down light at either side of each entrance door (on brick wall) with low watt GU10 cool white bulbs

600 x 900 x 20 outdoor porcelain slabs to be laid on a bed of sand and cement and to be pointed with grey flowpoint grout in 10mm joins

Crataegus monogyna (Hawthorn) hedge. Planted at a height of 100-125cm with a frequency of 5 plants a metre arranged in a double staggered row. Hawthorn is native to the UK and offers many wildlife and security benefits when planted as a hedge

2 car park spaces both 2.4m x 4.8m in the same grey block paving

Ground floor flat entrance to be 900mm wide minimum to allow for wheelchair access

Step free access and ground floor sanitary facilities to conform to a category 2 M4(2) dwelling

Step free access: ramp with slope of 1:20 to allow accessibility for wheel chair users. Ramp to be constructed in the same grey block paving



## Car Parking Allocation Scheme:

- The finished development will have 2 distinct car parking spaces
- The first one on the left will be marked "Flat 1" clearly and will be solely used by future owners of Flat 1, the ground floor flat
- The second space on the right will be marked "Flat 2" clearly and will be solely used by the future owners of Flat 2, the 1st floor flat
- Thereafter, for the lifetime of future ownership, this allocation will remain in place unless agreed otherwise by the respective owners of each separate flat
- This is a simple case of one car park spot for the dedicated use of one flat

