

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.

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 bare roots 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. Front gardens to be turfed and rear gardens seeded.

All turfing to BS.3936 1990.

Pernicious weeds are to be treated with translocated 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 to be finished with permeable concrete pavers,
finished with a permeable 6mm joint filled with clean crushed stone.

Below the above you need a laying course of a 50mm depth of 6mm clean crushed stone, followed with a sub-base of a 200mm depth of 20mm clean crushed stone with well defined edges.
(depth depending on soil conditions)

Pavers to be finished with compatible edgings.

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

Proposed two storey building

Proposed single storey building

Proposed single storey building

Existing trees & planting to be removed

Existing trees & planting to remain

Proposed new trees & shrubs

Proposed structural ground
floor slab level

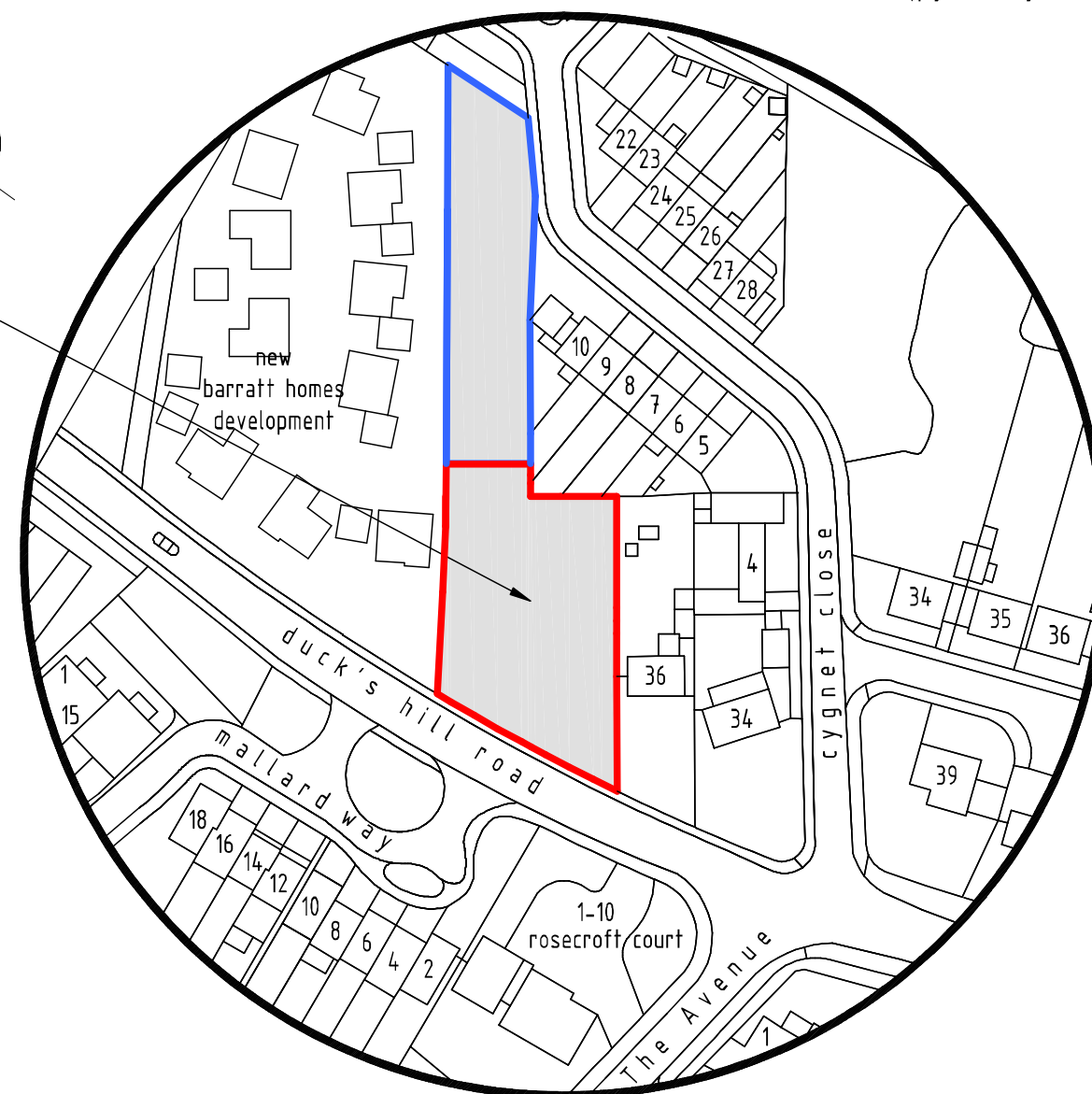
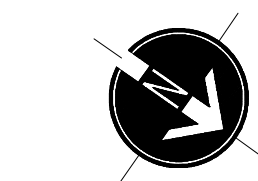
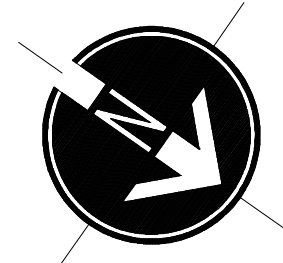
Proposed Levels

Existing Levels

Surface water soakaway

refuse and recycling
storage point. specific bins
stored on paving slabs

Proposed secure cycle storage unit



LOCATION PLAN - SCALE 1:1250

SCALE BAR (m)



SITE LAYOUT PLAN - SCALE 1:250

HARD & SOFT LANDSCAPED AREAS
TO FRONTAGE

- * TOTAL AREA OF FRONTAGE EQUATES TO 566 SQ.M
- * TOTAL AREA OF FRONTAGE TO BE SOFT LANDSCAPING EQUATES TO 269 SQ.M
- * POLICY STATES 25% OF THE FRONTAGE (1415 SQ.M) HAS TO BE SOFT LANDSCAPING, & IN THIS CASE WE EXCEED THIS REQUIREMENT

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 related 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 included on this drawing, are to be given full consideration for compliance with the Health and Safety Civil Regulations in respect of any 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 100 above ground level.

A	29/08/2017	Driveway amended to retain & protect existing tree	
rev:	date:	description:	0.181 ha
scale:	1 : 250	A1	date: 08 / 06 / 2017
drawing no:	1272	P / 1 ^A	drawn: FJ
drawing:	PLANNING PROPOSALS SITE LAYOUT PLAN		
project:	LAND AT 38-40 DUCKS HILL ROAD, NORTHWOOD, MIDDLESEX, HA6 2SB		
client:	NEWSTONE DEVELOPMENTS LTD		



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print history: Tuesday, 29 August, 2017 14:33:55