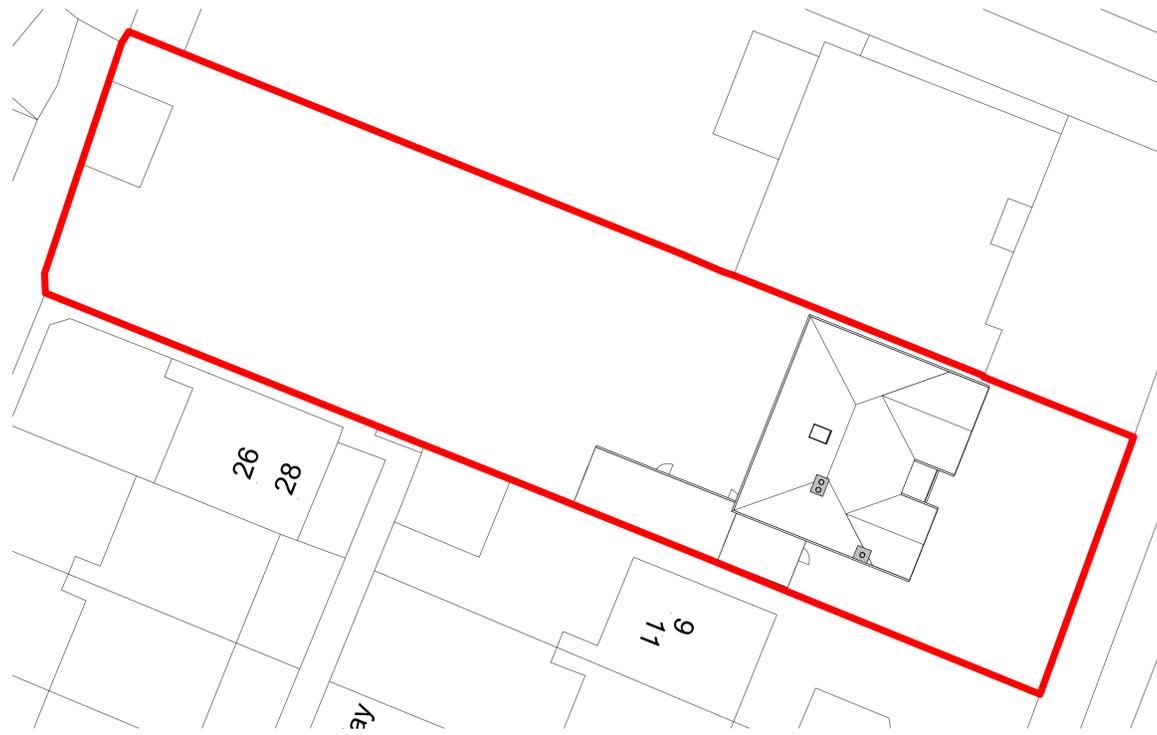
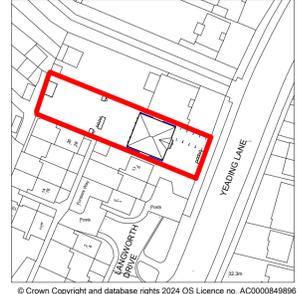
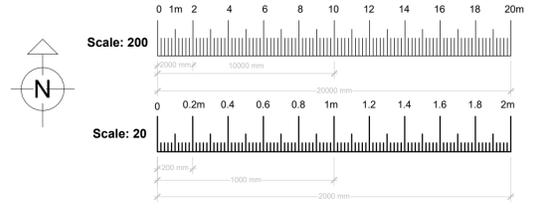


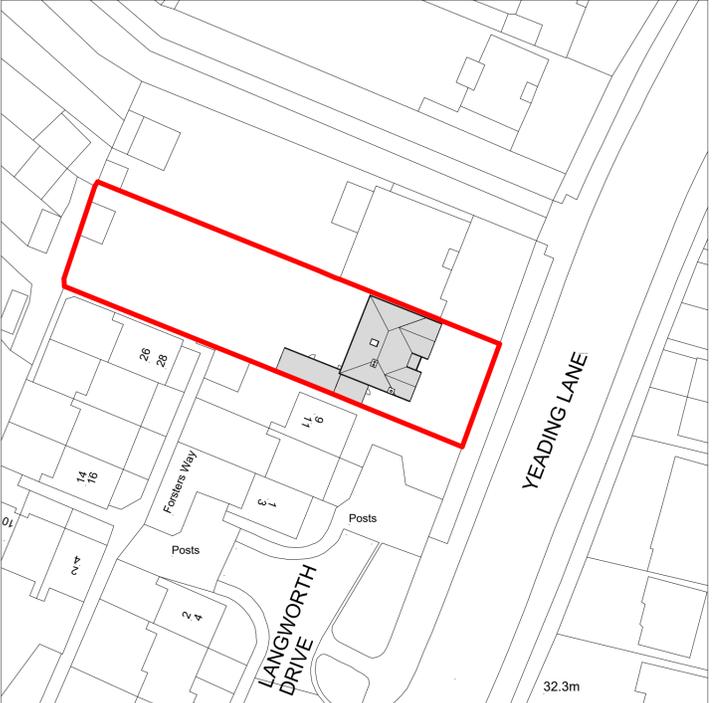
Existing Location plan
1 : 1250



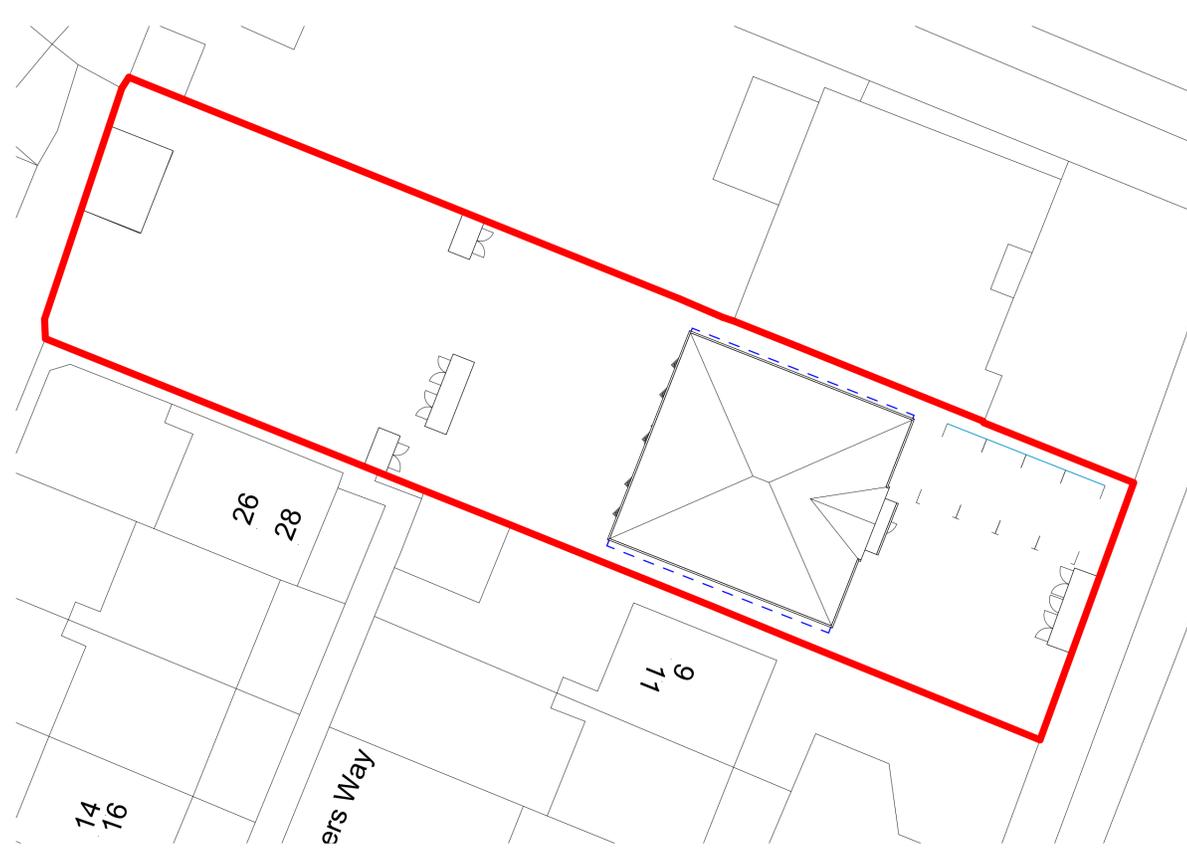
Existing Site Plan
1 : 200



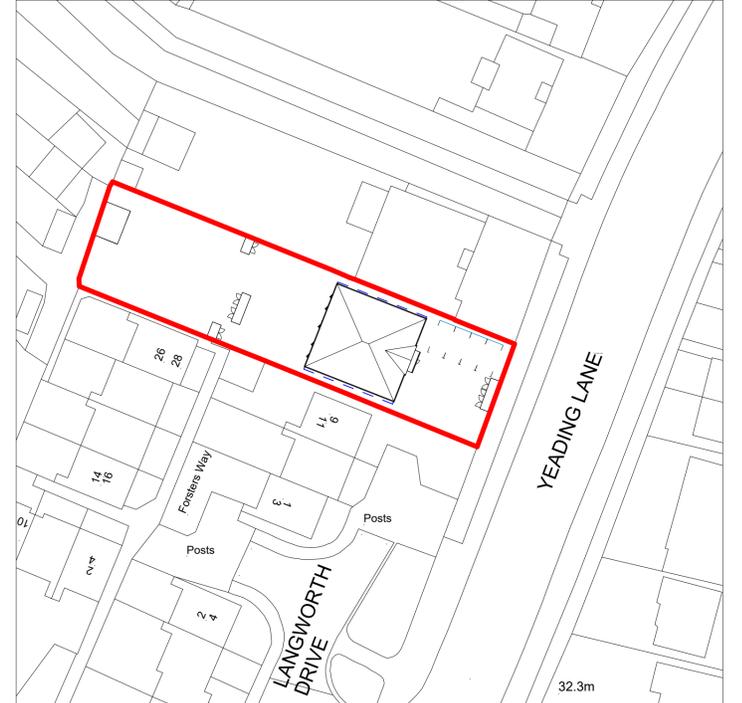
Proposed Location plan
1 : 1250



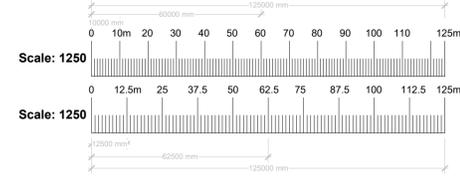
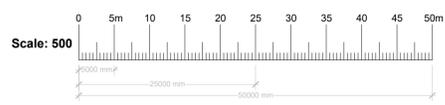
Existing Block Plan
1 : 500



Proposed Site Plan
1 : 200



Proposed Block Plan
1 : 500



LANDMARK GROUP

THE PILLARS
SLADE OAK LANE,
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BUCKINGHAMSHIRE, SL9 0QE

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CIOB
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Chartered Town Planner

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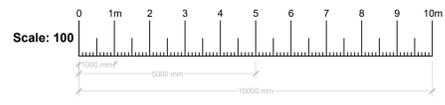
SUBMISSION/ REFERENCE Planning
DRAWING TITLE Demolition of existing bungalow and the erection of 4 no. self contained flats with refuse & bike storage & off street parking.

CLIENT/ JOB ADDRESS 25 Yeading Lane Hayes UB4 0EX
SHEET TITLE Site and Location Plan

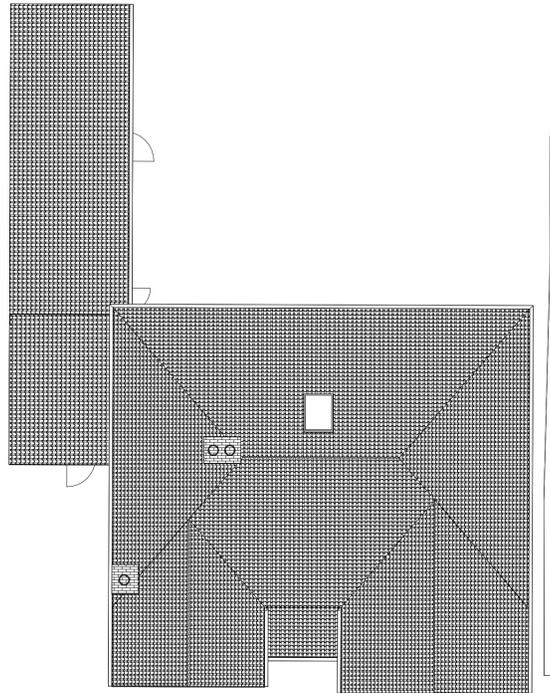
Rev	Description	Date

DRAWN BY Author	CHECKED BY Checker	DATE 01/23/07
SCALE (@ A1) As indicated	PROJECT NUMBER Project Number	
DRAWING NUMBER A100	REV	

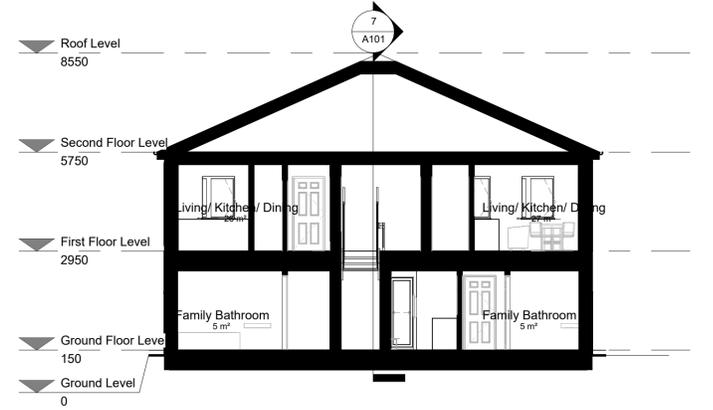
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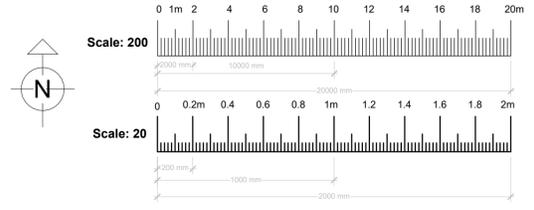
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1 : 100



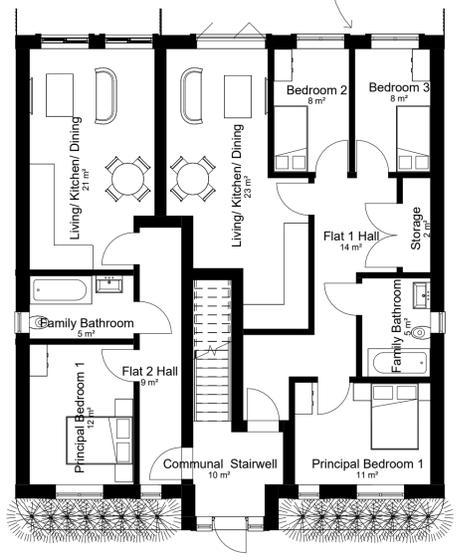
Existing Roof Level
1 : 100



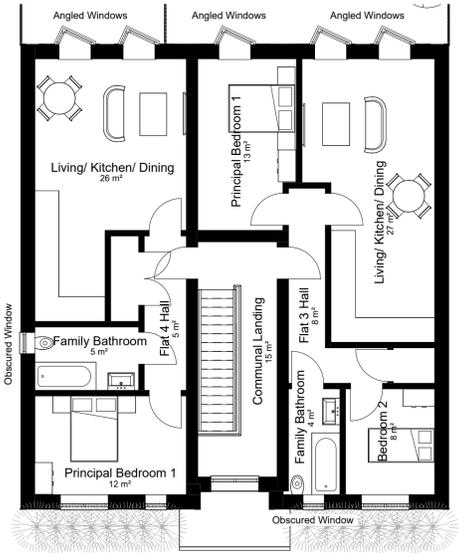
Cross-sectional section
1 : 100



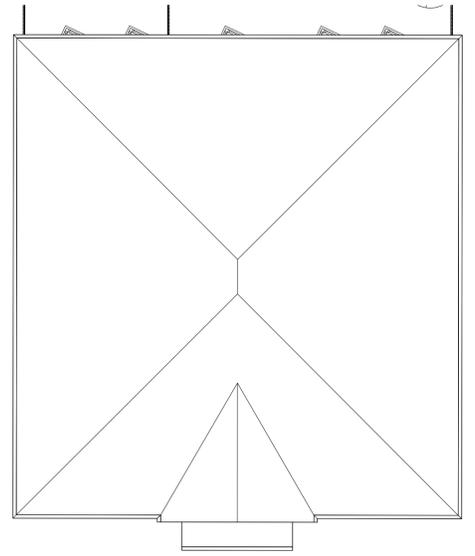
Outline of previous approved scheme



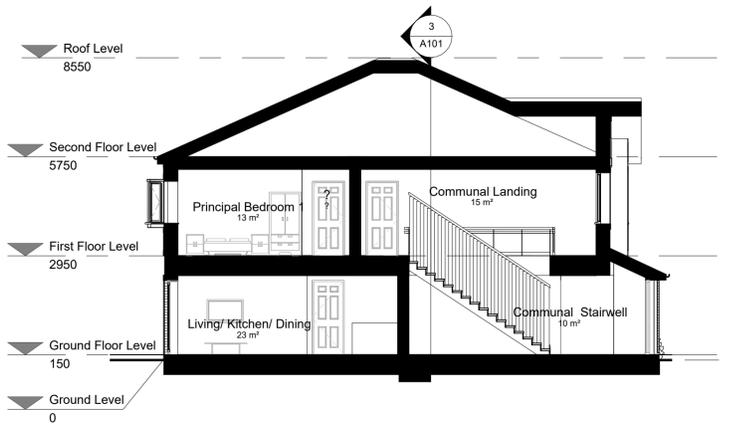
Proposed Ground Floor Level
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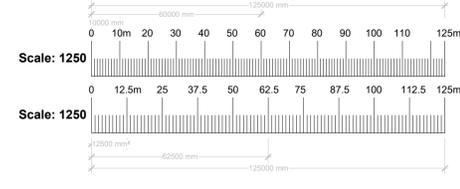
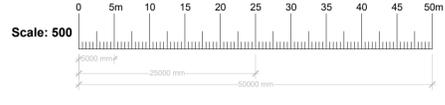
Proposed First Floor Level
1 : 100



Proposed Roof Level
1 : 100



Longitudinal Section
1 : 100



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SUBMISSION/ REFERENCE
Planning

DRAWING TITLE
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CLIENT/ JOB ADDRESS
25 Yeading Lane
Hayes
UB4 0EX

SHEET TITLE
Existing and Proposed Floor Plans and Sections

Rev	Description	Date

DRAWN BY
Author

CHECKED BY
Checker

DATE
01/23/07

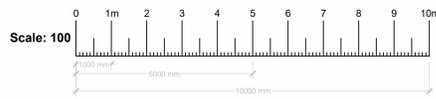
SCALE (@ A1)
As indicated

PROJECT NUMBER
Project Number

DRAWING NUMBER
A101

REV

1	STRUCTURAL AND BUILDING DRAWINGS TO BE READ IN CONJUNCTION WITH ALL RELATED DRAWINGS.	8	SOME AREAS OF EXISTING WORK HAVE BEEN ASSUMED. ALL ARE TO BE CHECKED ON SITE BY MAIN CONTRACTOR AND ANY DISCREPANCIES REPORTED SO THAT ADJUSTMENTS CAN BE MADE TO THE STRUCTURAL SCHEME IF NECESSARY.
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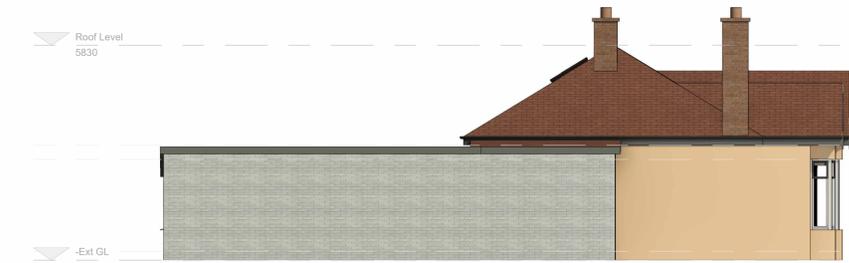
Existing Front Elevation
1 : 100



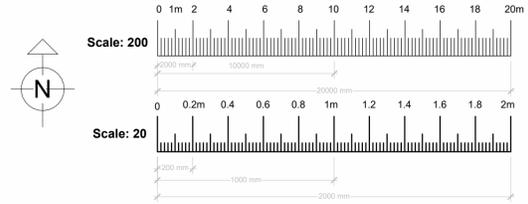
Existing Side Elevation 1
1 : 100



Existing Rear Elevation
1 : 100



Existing Side Elevation 2
1 : 100



Proposed Front Elevation
1 : 100



Proposed Side Elevation 1
1 : 100



Proposed Rear Elevation
1 : 100



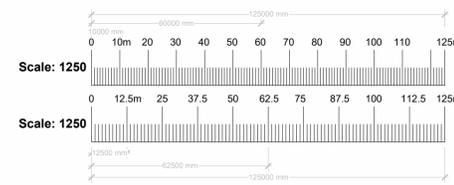
Proposed Side Elevation 2
1 : 100



Front Elevation Render



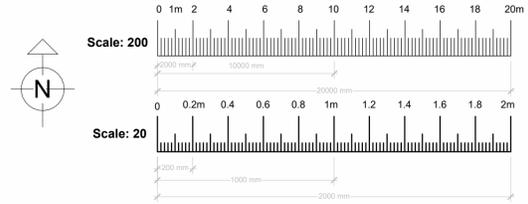
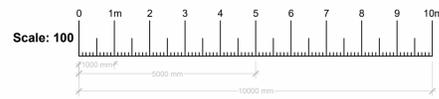
Rear Elevation Render



Rev	Description	Date

DRAWN BY Author	CHECKED BY Checker	DATE 01/23/07
SCALE (@ A1) As indicated	PROJECT NUMBER Project Number	
DRAWING NUMBER A102	REV	

1. STRUCTURAL AND BUILDING DRAWINGS TO BE READ IN CONJUNCTION WITH ALL RELATED DRAWINGS.	8. SOME AREAS OF EXISTING WORK HAVE BEEN ASSUMED. ALL ARE TO BE CHECKED ON SITE BY MAIN CONTRACTOR AND ANY DISCREPANCIES REPORTED SO THAT ADJUSTMENTS CAN BE MADE TO THE STRUCTURAL SCHEME IF NECESSARY.
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Existing Street Scene
1 : 200



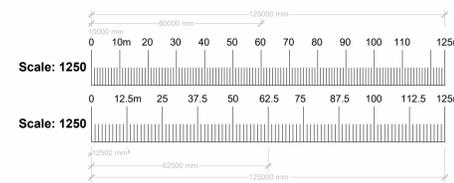
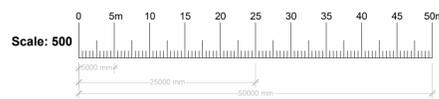
Existing Street Scene 2
1 : 100



Proposed Street Scene
1 : 200



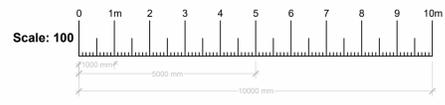
Proposed Street Scene 2
1 : 100



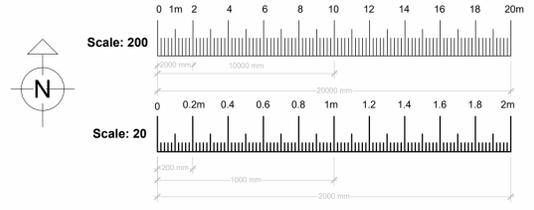
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SCALE (@ A1) As indicated	PROJECT NUMBER Project Number	
DRAWING NUMBER A103	REV	

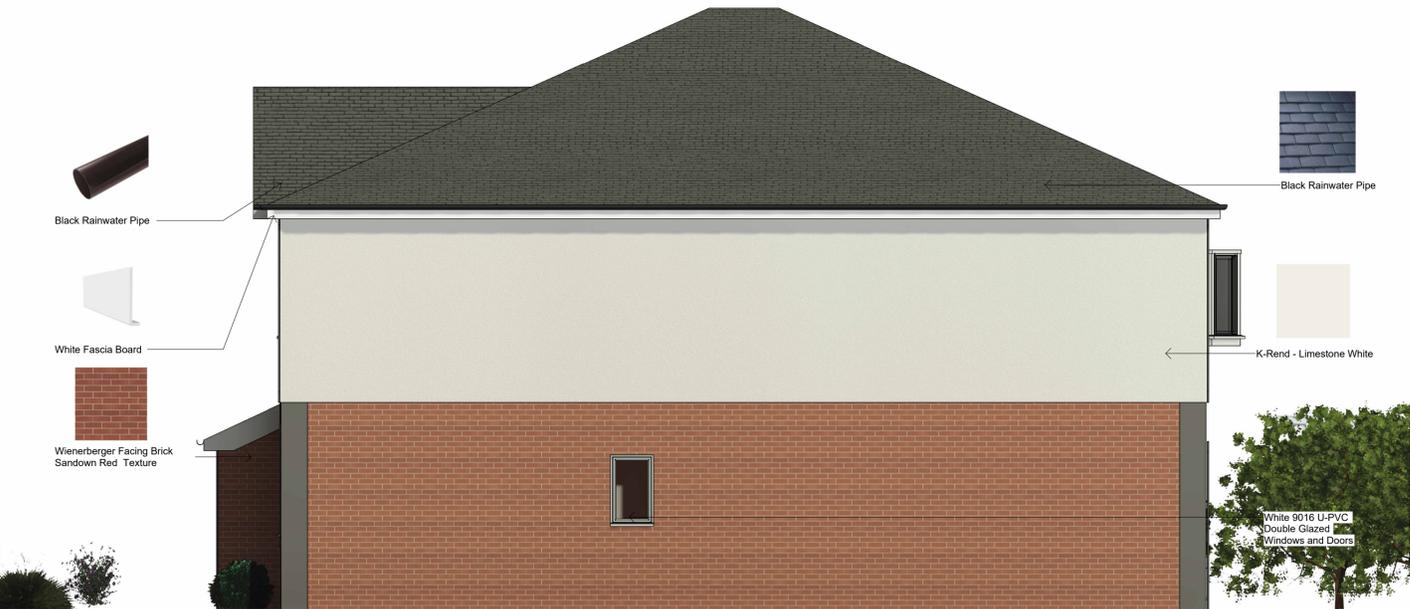
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Materials - Front Elevation
1 : 50



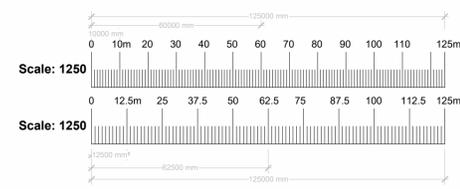
Materials - Rear Elevation
1 : 50



Materials - Side Elevation 1
1 : 50



Materials - Side Elevation 2
1 : 50



SUBMISSION/ REFERENCE
Planning

DRAWING TITLE
Demolition of existing bungalow and the erection of 4 no. self contained flats with refuse & bike storage & off street parking.

CLIENT/ JOB ADDRESS
25 Yeading Lane
Hayes
UB4 0EX

SHEET TITLE
Materials

Rev	Description	Date

DRAWN BY
Author

CHECKED BY
Checker

DATE
01/23/07

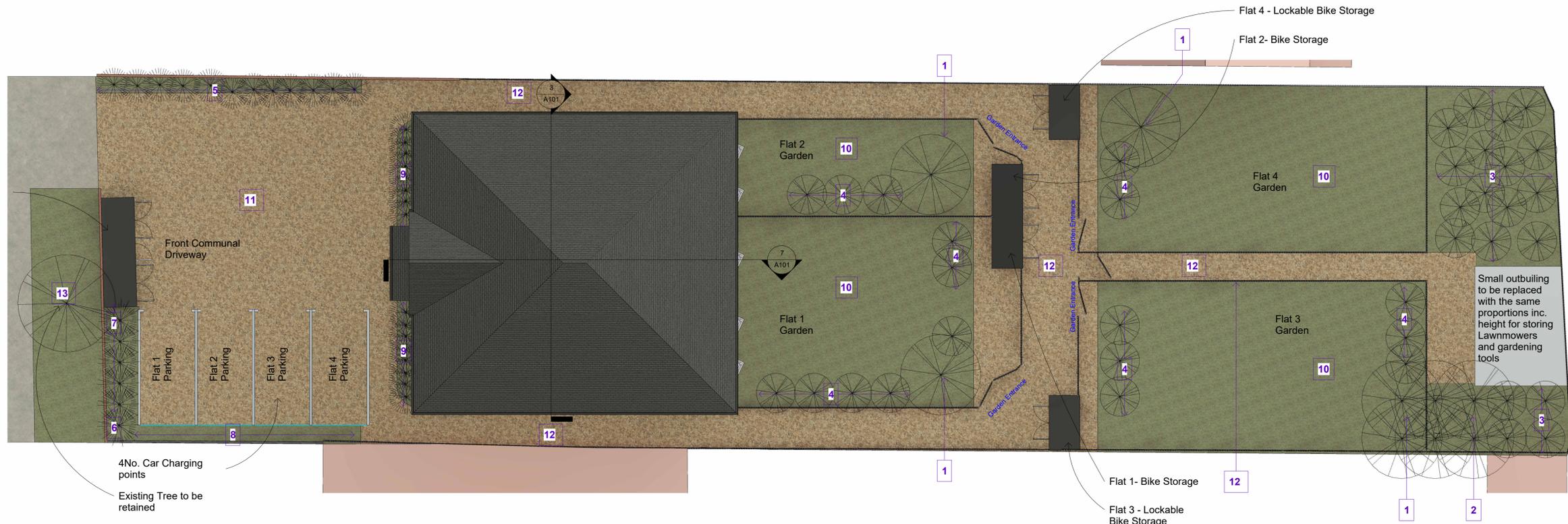
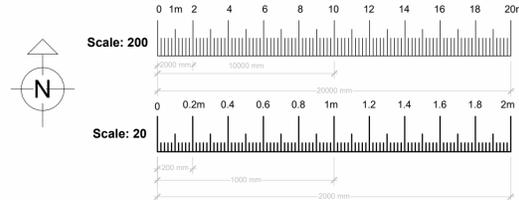
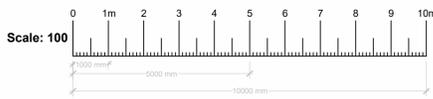
SCALE (@ A1)
As indicated

PROJECT NUMBER
Project Number

DRAWING NUMBER
A104

REV

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NOTES
Every effort has been made to ensure that the information provided is correct. However, all discrepancies should be reported immediately. All dimensions should be checked on site prior to commencement of work. When printing PDF's, it is the responsibility of the user to verify that the resulting prints are to scale. All level spots are a guide only and will need to be rechecked by the appointed Landscaper

Levels:
No proposed level changes to garden area, all new surfacing to be SUD's suitable and to improve drainage, old surfacing and hard standing to be removed to improve drainage.

LAWN:
Area rotavated and levelled. Loamed top soil imported to add nutrition to sub soil and to aid leveling process. Newly levelled areas compacted and laid in striped fashion with 'trident' turf supplied by George Davies Turf Ltd. (Hardy all round turf) Lawn boarded, watered and cut into edges.

Laying turf:
Transport turf over close butted timber planks. Lay turf in consecutive rows. Lay turf from timber planks protecting previously laid turf. Lay turf close butted breaking the joint in alternate rows. Use only whole turves at margins. Consolidate lightly with wooden beaters. Brush in finely sieved topsoil to fill all joints. Peg turfs with wooden pegs on slopes exceeding 30°. Ensure final surface is 20mm above any adjacent hard surface.

C325: A larger radius will be needed for large trees (these areas should be mulched- see specification clause C545) Revise turf right up to existing trees if areas of bare soil or mulch are required beneath/around existing trees in grass areas.

PATH TO SURROUND OF AREA
Resin path to be laid to manufacturers specifications, colour to be confirmed. Brick detail to path. Chelmer Valley Clay pavers, Abbey Dark multi or Bexhill, to be laid to manufacturers instructions, running bond.

DRIVE WAY TO BE LAID, TO COMPLY WITH SUDS
Gravel finish throughout. Cotswold Buff chippings 12mm-20mm mix, laid to a depth of 50mm with brick detail as per plan.

BRICK EDGING
Laid to BS 7533-6. Mortar bed: 25mm, mix: 1:4 with appropriate plasticiser. Joints 10mm Laid to even lines, curves and levels as drawings.

INSPECTION CHAMBERS AND COVERS
Locate chambers so that covers are completely in one surface material and at least 200mm from the boundary of any materials and where close to the edge of any material parallel to that edge. Set covers to marry into adjacent finished levels (25mm below grass level and at soil level pre mulching).

ELECTRICAL WORK B1200
The design and installation shall be to BS 7671 and Part P of the Building Regulations. If there is any contradiction between the specification and BS, comply with the current version of the BS. Electrical work shall only be carried out by a contractor who is:
• a member of the one of the Competent Person Scheme providers, which include the NICEIC and the ELECSA.
• experienced in SELV (Separated extra low voltage) external lighting.

STEEL EDGING
Steel edging throughout the whole garden where one material meets another. lawn/border, path/border, patio/lawn.

IRRIGATION
Micro-irrigation battery operated system to be supplied and connected to external tap and drip pipe to meander through newly defined beds to irrigate new planting scheme. Pipes laid under hard standing where necessary and clipped to fence line as required. Pipe work to be dark brown/black so as to remain inconspicuous.

CLEARANCE
Clearance of beds with boundary trees/hedging to remain. Any recycled planting to be put to one side for inclusion within planting plan. All other green waste disposed of site. Beds dug over and prepared for planting. 2/3 tonnes of premium soil/compost mix added.

PLANTING Branch Removal:
Cut branches sufficiently far from the main stem to leave the branch bark ridge intact. Avoid moisture traps and horizontal surfaces. remove heavy branches in sections. Remove dead or damaged wood whether or not specifically listed.

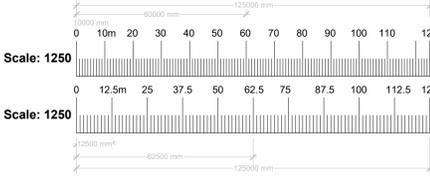
C625 Lifting the crown
Remove branches from the main trunk or from main vertical branches so that the space below the canopy is clear up to the specified height.

C630 Reducing, thinning and shaping:
Carefully select and remove branches and prune subsidiary branches so that the height and/or spread are reduced or the crown thinned to the specified dimensions or percentages without destroying the shape and character of the individual tree or the species.

- All existing trees to be retained unless diseased or impacting on new building
- All existing shrubbery to be cleared of dead or overgrown branches and if large gaps develop, to be replanted with same/similar species.
- All tree work to be undertaken outside main nesting season.

BIRD BOXES
Two Birdboxes to be installed on standard trees in undisturbed area of the garden One Stag beetle loggery to be created in a semi shaded and sheltered position, using felled trees from the site if possible. Burry logs at least 50cm below ground to prevent drying out

DRAINAGE
Drainage management, see plan by others

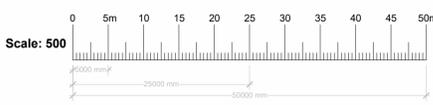


Proposed Landscaping Plan
1 : 100

Landscaping Key		
Key	Description	Image
1 4No.	Malus sylvestris - Common Crab Apple (One per flat)	
2 1No.	Cornus sanguinea (Dogwood)	
3	Hedgerow - Ornamental Species	
8No. (60cm apart)	→ Red Hawthorn (Crataegus monogyna)	
8No. (50cm apart)	→ Blackthorn (Prunus spinosa)	
8No. (60cm apart)	→ Hazel (Corylus avellana)	
8No. (90cm apart)	→ Wild Cherry (Prunus avium)	
10No. (30cm apart)	→ Field Maple (Acer campestre)	
4 10No. (40cm apart)	→ Callicarpa bodinieri	
10No. (60cm apart)	→ Calamagrostis Karl Foerster	
10No. (50cm apart)	→ Libertia Grandiflora	

5 4No. (100cm apart)	→ Hydrangea Sweet Annabell	
4No. (100cm apart)	→ Molinia transparent	
6 2No.	→ Nepeta racemosa 'Walker's Low' catnip	
7 22 No. (40cm Apart), 1.8 metre high	→ Buxus sempervirens common box	
8 4 No. (200cm Apart)	→ Ribes sanguineum	
8 No. (100cm Apart)	→ Euphorbia char. wulfenii, amy.purpurea	
9 16 No. (50cm Apart)	→ Libertia Grandiflora	
10 No. (70cm Apart)	→ Hosta Big Daddy	
10	New Turf	

11	Permeable Resin Bonded front drive flooring by clearstone paving. Colour Golden Quartz https://www.softsurfaces.co.uk/resin-bound-designer/	
	Marshalls Modal X Priora® Textured- Permeable Exterior Floor Tiles	



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SUBMISSION/ REFERENCE
Planning

DRAWING TITLE
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CLIENT/ JOB ADDRESS
25 Yeading Lane
Hayes
UB4 0EX

SHEET TITLE
Landscaping Plan

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Checker

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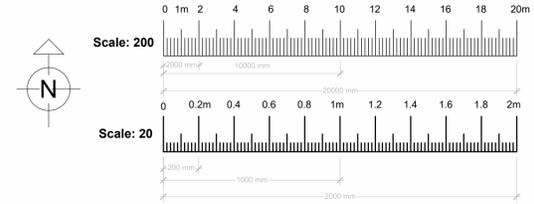
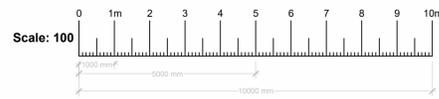
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PROJECT NUMBER
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DRAWING NUMBER
A105

REV

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Existing Front Elevation



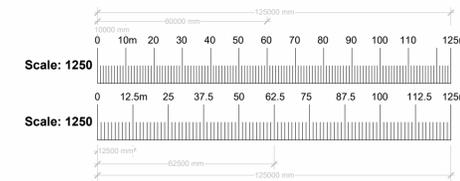
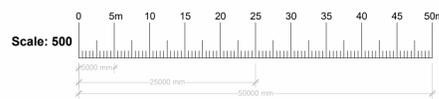
Proposed Front Elevation



Proposed Rear Elevation



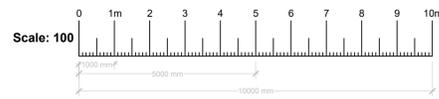
Existing Rear Elevation



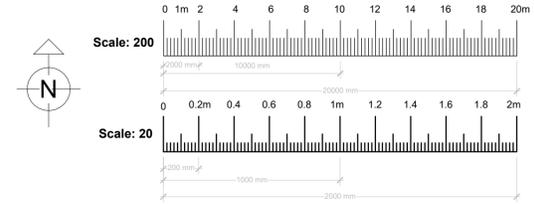
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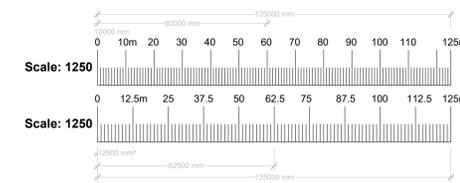
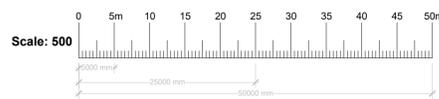
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Existing Street Perspective



Proposed Street Perspective



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DRAWING TITLE
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CLIENT/ JOB ADDRESS
 25 Yeading Lane
 Hayes
 UB4 0EX

SHEET TITLE
 3D Street Perspective

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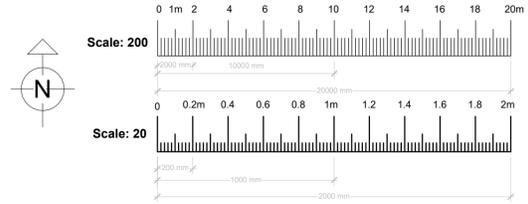
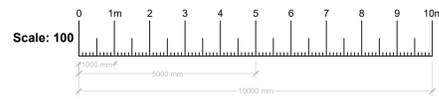
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DRAWING NUMBER
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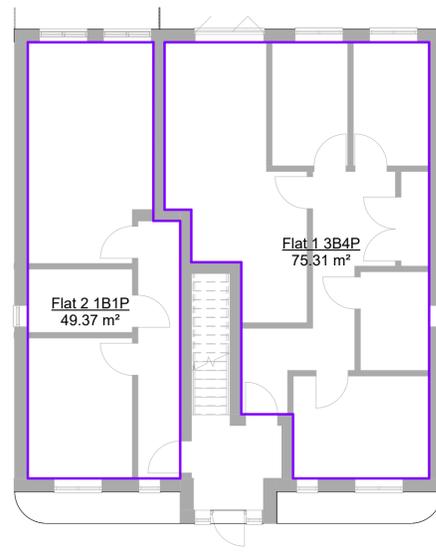
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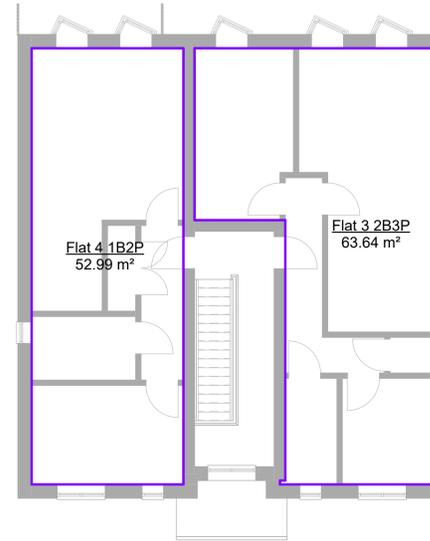
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Site Area
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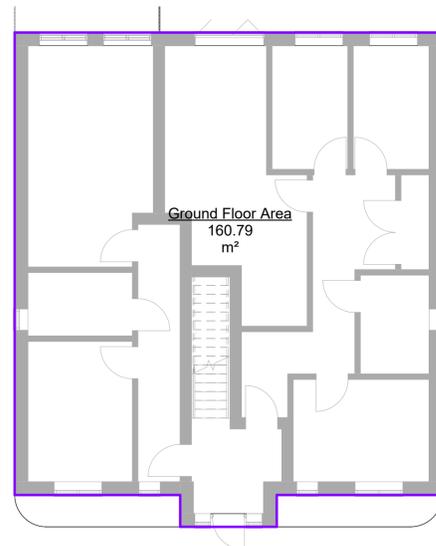
Ground Floor Level
1 : 100



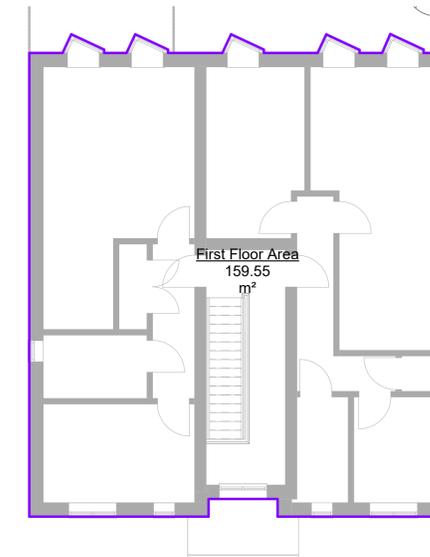
First Floor Level
1 : 100

Area Schedule (GIA)

Name	Area
Flat 1 3B4P	75 m ²
Flat 2 1B1P	49 m ²
Flat 3 2B3P	64 m ²
Flat 4 1B2P	53 m ²



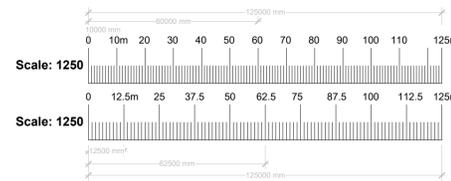
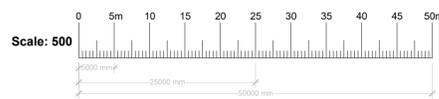
Ground Floor Level
1 : 100



First Floor Level
1 : 100

Area Schedule (Gross Building)

Name	Area
First Floor Area	160 m ²
Ground Floor Area	161 m ²
	320 m ²



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