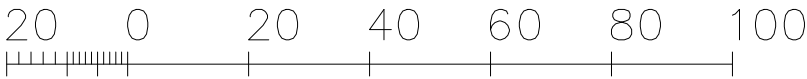
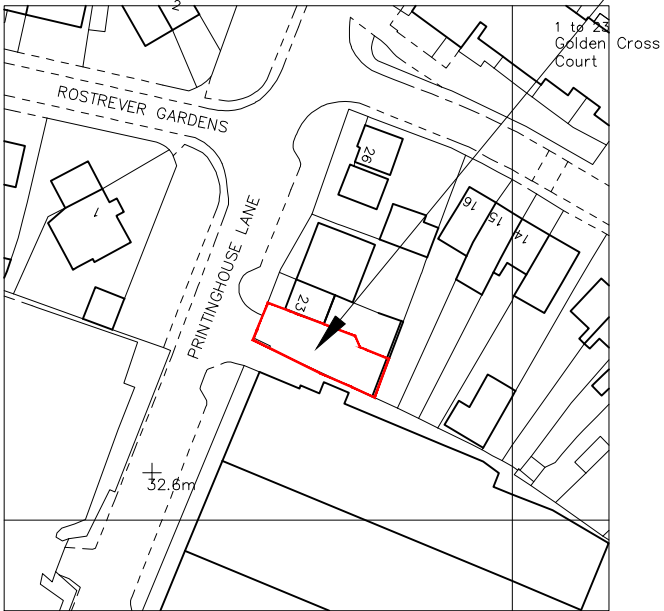


NOTES
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The Site



N

Metres

Revisions		
A	Planning Comments	12.03.2019
B	Planning Comments	19.03.2019



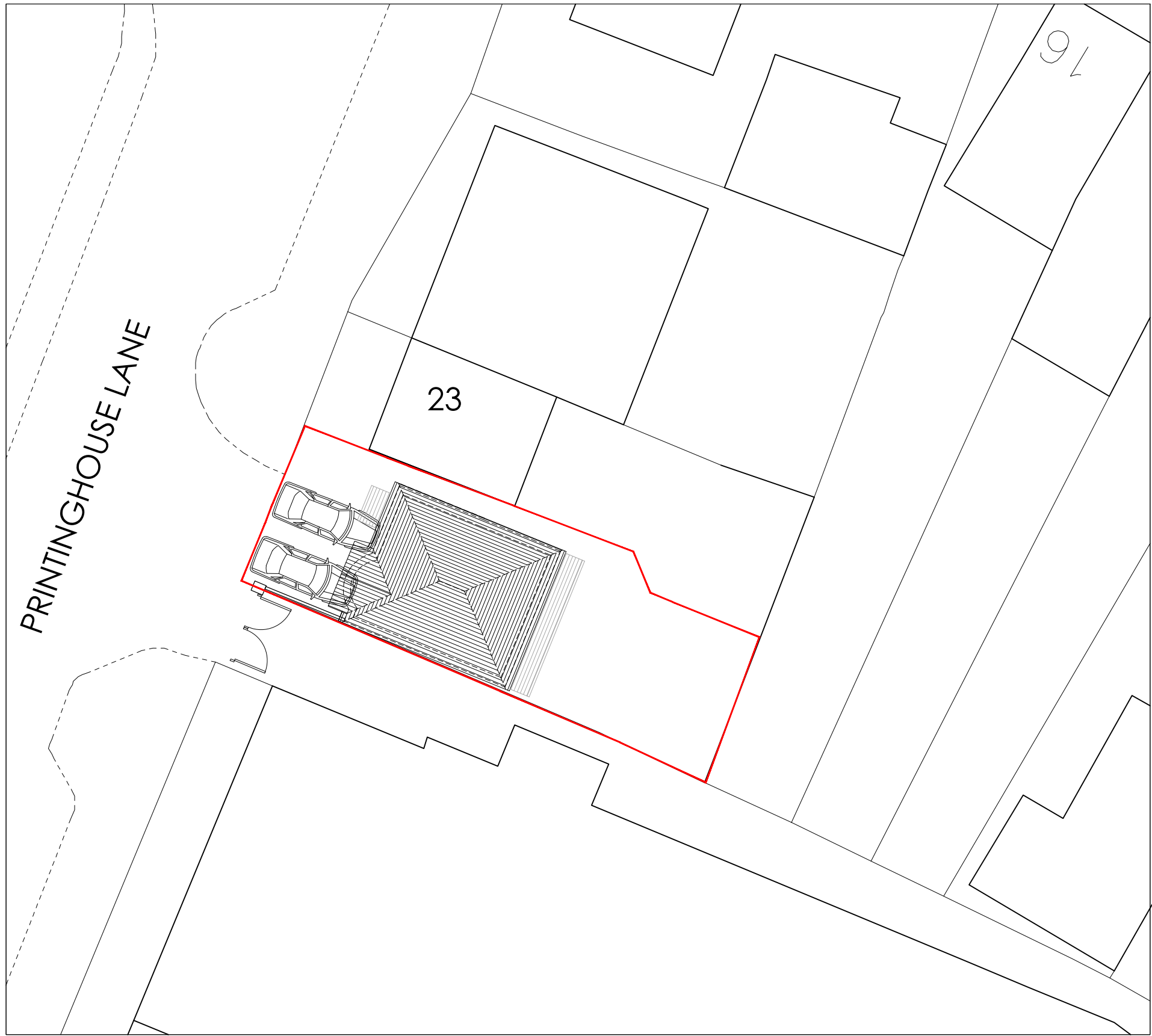
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Project
Extension & Alterations
22 Printing House Lane

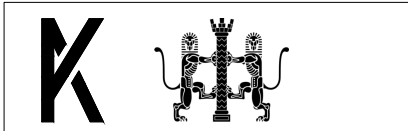
Title
Site Location Plan

Scale 1:1250	Date Nov 17	Drawn by MK
Job Number 120	Drawing Number 000	Revision B

NOTES
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Revisions		
A	Client Comments	26.10.18
B	Client Comments	08.11.18
C	Planing Comments	26.01.2019
D	Planing Comments	12.03.2019



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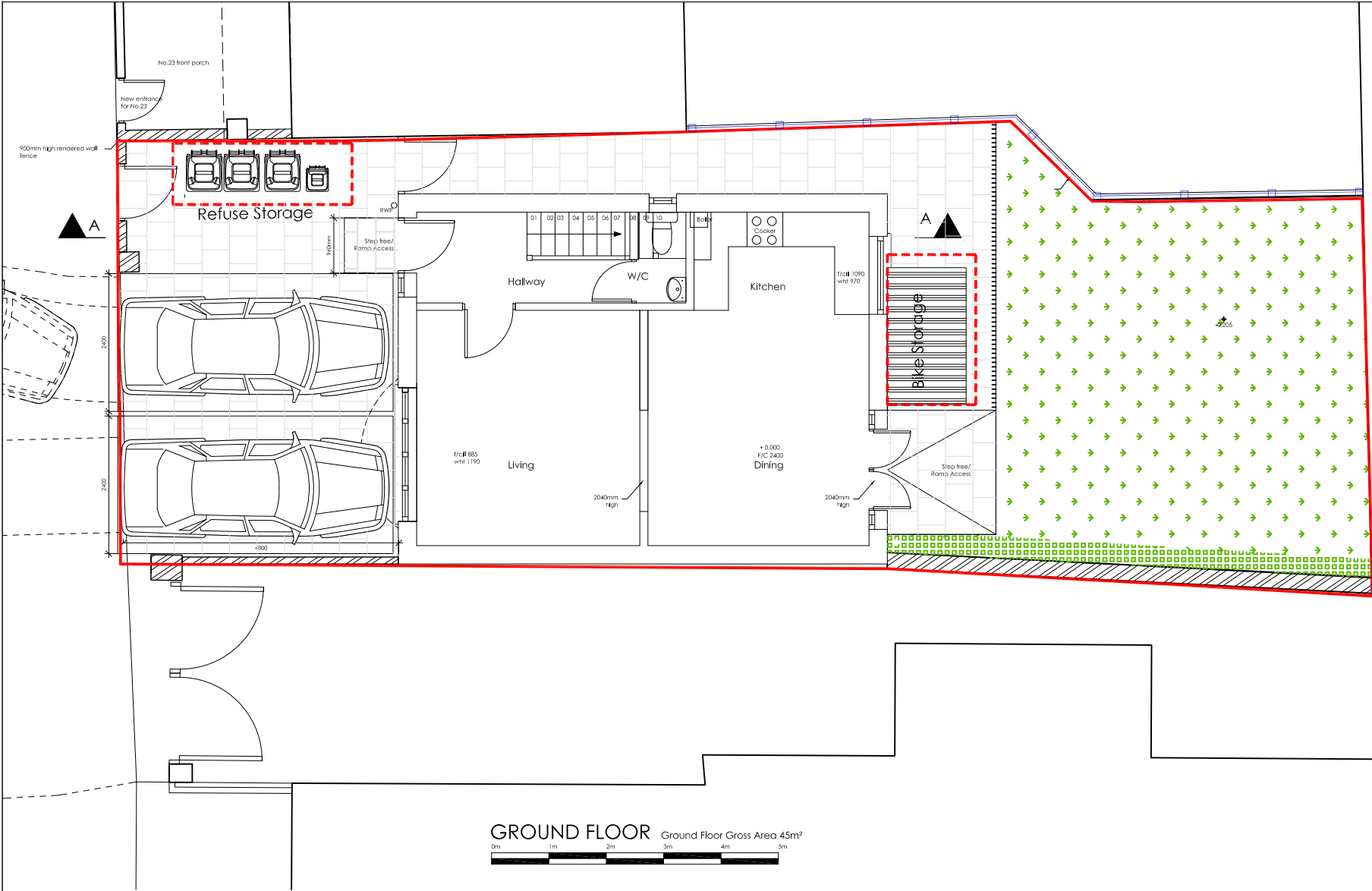
Project

Extension & Alterations
22 Printing House Lane, Hayes

Title

Site Block Plan

Scale 1:200	Date June 18	Drawn by MK
Job Number 120	Drawing Number 010	Revision D



GROUND FLOOR Ground Floor Gross Area 45m²

SOFTWORKS

Surface material A (hedge to boundary)
Hedge to Boundary carpinus betulus hedge(Hornbeam).
1.0m x 0.4m, pre-formed hedging units, plants at 0.5 c/s,
single row. Prepare trench with minimum 500mm depth
multi-purpose topsoil to BS 3882

Surface material B (Artificial grass)
Tuda Berlin 26mm

Shrub and herbaceous planting for wildlife / sensory value to
masonry wall planters

Planted in groups of 3,5 and 7. @ 6No/m²
Topsoil to BS 3882 Lightweight podium mix.
Mulch all areas with fine compost to 50mm depth.
Herbaceous and groundcover
All 2 litre pots
5% Ajuga reptans
10% Liriope muscari
5% Epimedium x versicolor
5% Geranium Johnsons Blue
5% Helleborous foetidus
5% Tiarella cordifolia
5% Verbena bonariensis
5% Panicum virgatum 'Heavy Metal'
10% Luzula nivea
5% Phlox div. Clouds of Perfume
5% Molinia Moorhexe
5% Rudbeckia Goldsturm
10%Actea simplex
5% Astrantia major
5% Euphorbiae robbiae
5% Deschampsia Bronzeschleier
5% Nepeta x faassenii

HARDWORKS

Repair existing concrete surfacing
on existing site

Surface material C (Footway)

Surface material D (Separating strip)

Close board timber fencing to
boundary to 1.8m height

New walls and also Replace
existing wall to match new walls

Site Boundary

NOTES
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Softworks Specification notes

Plant material and workmanship to be in accordance with all British Standards as follows:
BS 8545: 2014 Trees: from nursery to independence in the landscape: recommendations.
All trees, shrubs, herbaceous stock and hedge plants supplied shall comply with the requirements of
British Standard 3936, Specification for Nursery Stock.
All pre-planting site preparation, planting and post planting maintenance works shall be carried out in
accordance with the requirements of British Standard 4428 (1989) Code of Practice for General
Landscape Operations (excluding hard surfaces).
The use of chemicals (herbicides, insecticides, fungicides and slug pellets etc) is discouraged and all
substances used shall be biodegradable and non-residual.
The use of chemical fertilisers is discouraged and preference would be for well-rotted manure to be used
instead.
Soil conditioners, mulches etc shall be peat free.
All soiling works to conform with current BS3882-2015. All soil to be submitted for approval with
appropriate landscape soil analysis showing suitability for landscape works.

Summary:

This drawing has been prepared to accompany a planning submission for new dwelling at Land Adjoining 23 Printing
House Lane Hayes

The drawing illustrates the soft landscape components and gives details of plant stock, sizes and
densities to be used. It is not a detailed construction drawing and should be used for planning
submission purposes only.
The design seeks to green the rear boundary using hedging plants of ecological value.

Planting Notes

For detailed Architectural Layouts please refer to relevant Architects Drawings.

Storage of Materials

No materials or plant shall be stored, nor tires lit, within the canopy spread of the tree(s). Topsoil shall
only be stripped from beneath the spread of the tree (s) with the prior approval of the Landscape
Architect. Generally, operations shall be carried out in accordance with the requirements of BS 5837:
2012 'Trees in relation to design, demolition and construction - Recommendations'

Topsoil to ground level areas

The Main Contractor is responsible for the careful stripping, storage, protection and/or supply and
spreading of good quality topsoil in accordance with BS 3882:2015, Multi Purpose Grade or better.
Depths required are as follows:
To allow for the required topsoil depths, the Main Contractor shall reduce sufficiently and break up
compacted subsoil prior to topsoiling.

- All planted areas minimum 450mm.

Topsoiled areas are to be 30mm higher than kerbs, footpaths and adjacent sites after settlement.
Topsoil to be evenly graded and free from subsoil contamination and debris.

Plants and Planting

All landscape works to be in accordance with British Standard BS 4428:1989
Code of Practice for
general landscape operations. All plant material to be supplied to BS
3936:1992 Parts 1-10 and
handled in accordance with the Horticultural Trades Association's Code of
Plant Handling booklet
1985.
Semi-mature trees to be planted in accordance with the requirements of BS
4043:1989.
All landscaping to be undertaken with reference to the recommendation
laid out in BS4428, 1989
All turfing operations to conform to BS3969, 1998
and topsoil BS3882:1994

Maintenance to landscaped areas

All areas planted by the Main Contractor are to be maintained for a
minimum of 12 months after
Practical Completion.
The maintenance period will include the following basic operations where
appropriate:
All planted areas will have weed growth eradicated, pruning and
watering and replacement planting
carried out as necessary.
Any plants which die within a period of 5 years from the completion
date of the development, are
removed or become seriously damaged, or diseased shall be replaced in
the next planting season
with others of similar size and species, unless the Local Planning Authority
gives written consent to
any variation.

**This drawing must not be used for boundary definition or conveyancing
purposes**

Revisions
C Client Comments 17.11.2019

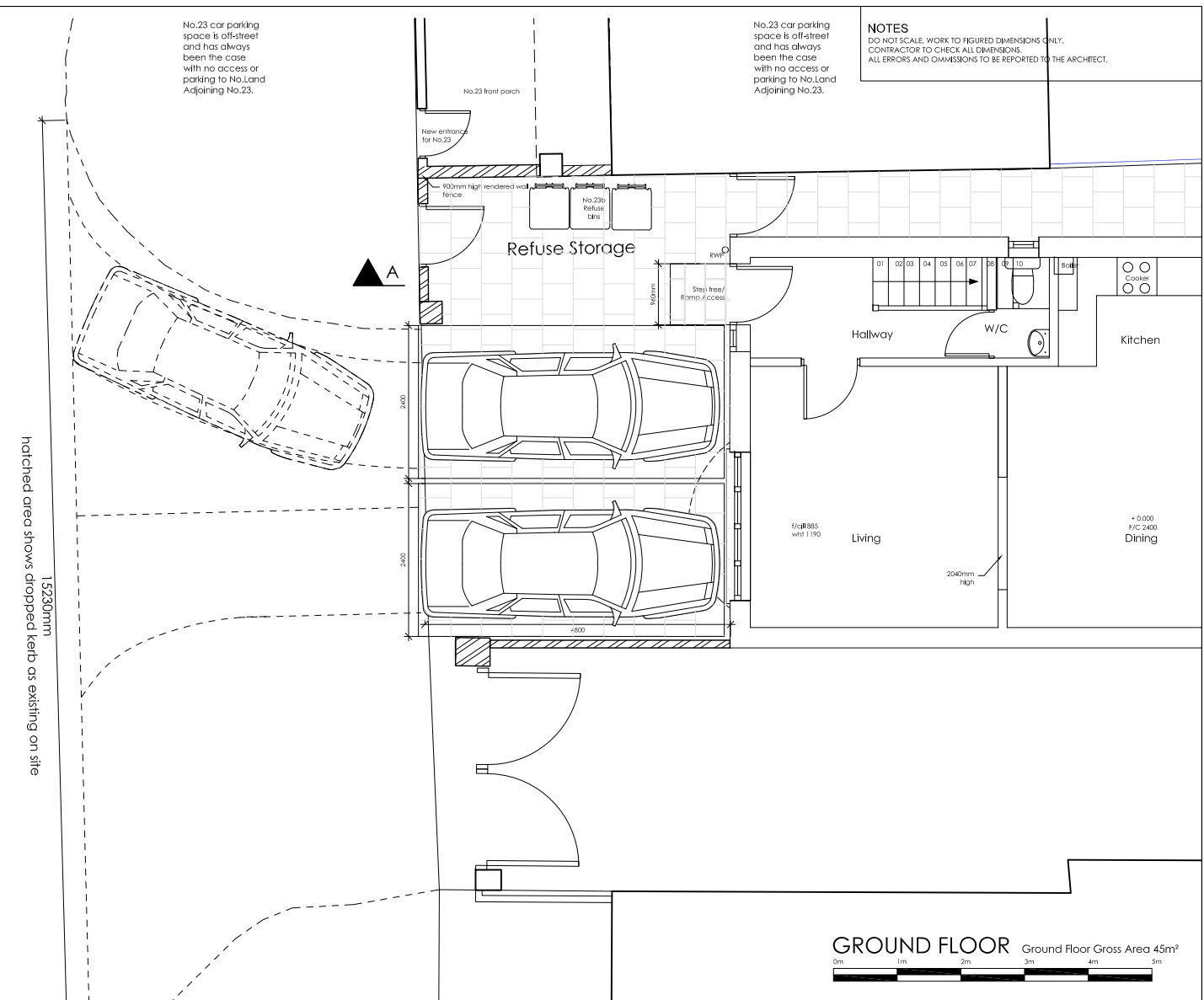
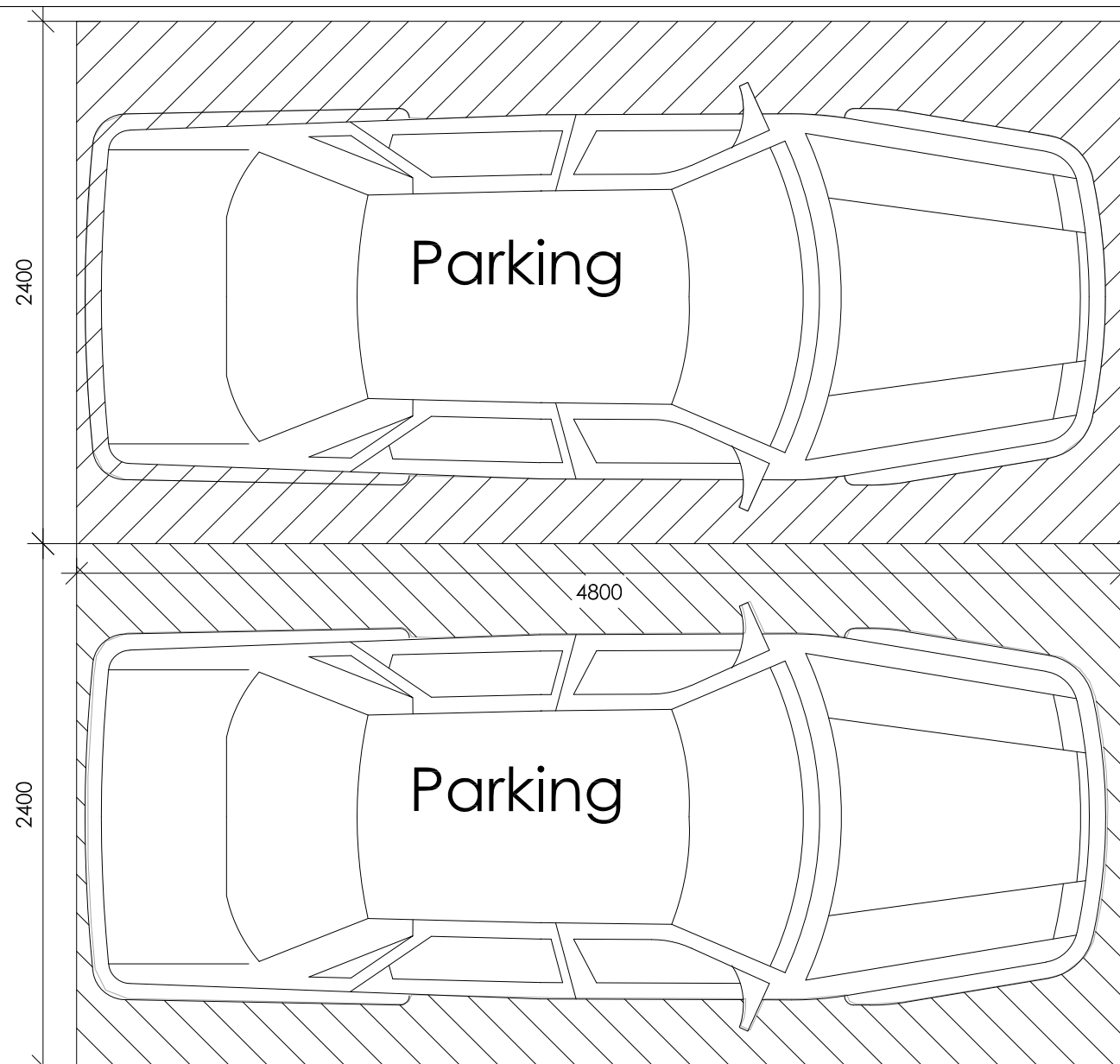


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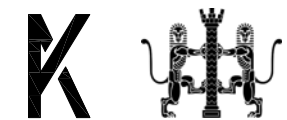
Project
Extension & Alterations
22 Printing House Lane, Hayes

Title
Landscape Hardworks and Softworks

Scale 1:100	Date June 18	Drawn by MK
Job Number 120	Drawing Number 011	Revision A



Revisions



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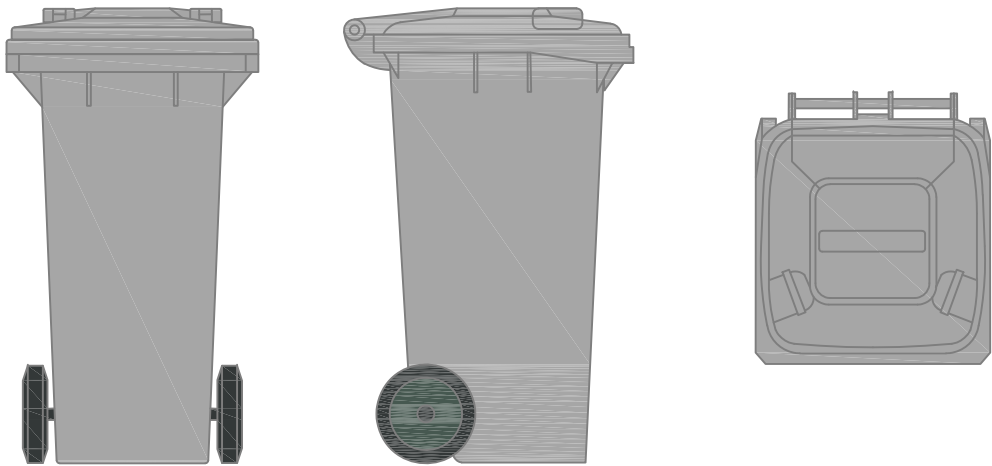
Project
Extension & Alterations
22 Printing House Lane, Hayes

Title
Vehicle Parking

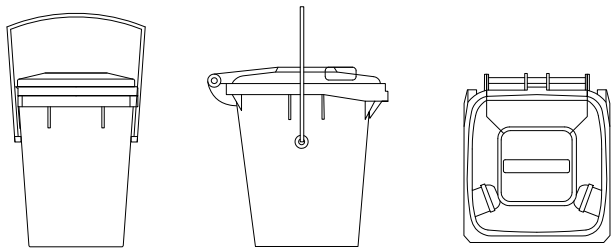
Scale	Date June 18	Drawn by MK
Job Number 120	Drawing Number 012	Revision

NOTES
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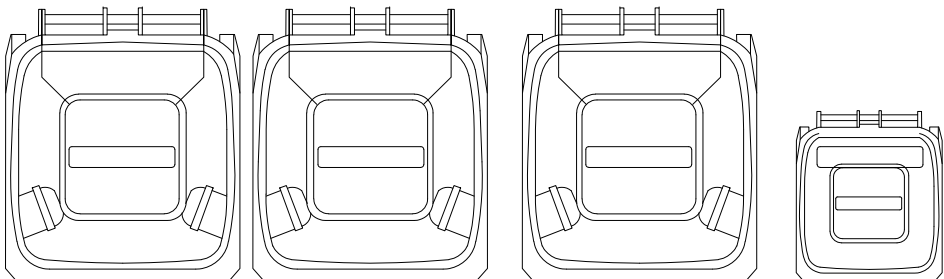
Council provided bin storage's for homeowners



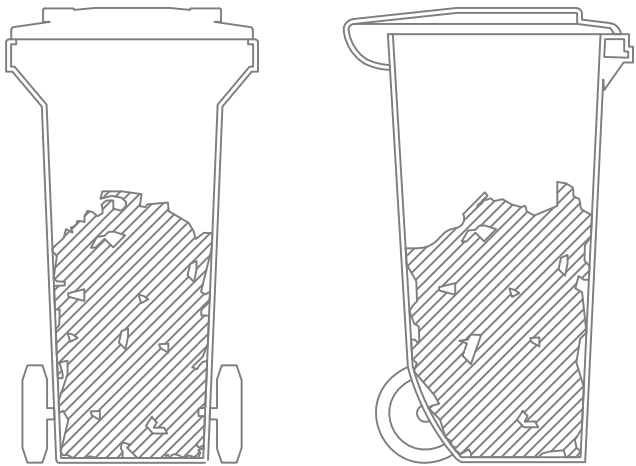
General Waste



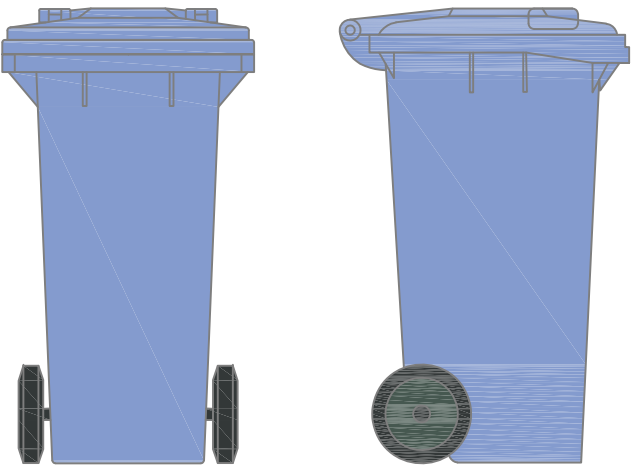
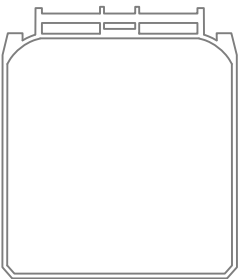
Food Waste



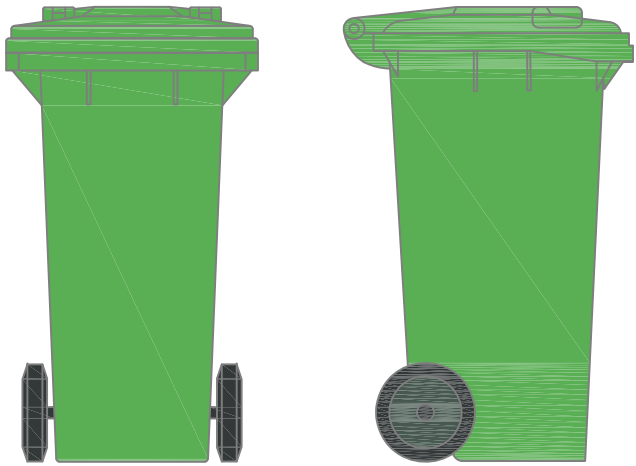
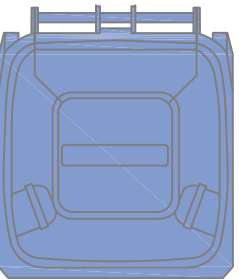
Plan



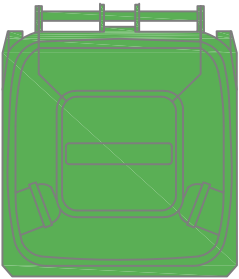
Section



Plastics Waste



Garden Waste



Revisions
A



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Project
Extension & Alterations
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Title
Waste Collection

Scale 1:20	Date June 18	Drawn by MK
Job Number 120	Drawing Number 015	Revision