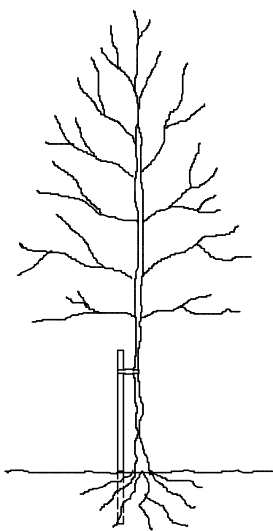


-
- existing ridge - 53.465
- Existing dwelling currently under construction. Refer to planning ref 19064/APP/2019/3508
- Extent of existing dwelling previously approved under planning ref 75438/APP/2020/727 (extension / refurb project)
- proposed ridge - 53.125
- existing ridge - 53.630
- beaufort
- silver birches
- merry acre
- SITE SECTION THROUGH SILVER BIRCHES
- SCALE 1:200



TREE STAKING SPECIFICATION

Remove stake on onset of or during the second growing season after planting.

LANDSCAPE SPECIFICATION

All turfing to BS.3936 1990.

Tree and shrub planting to BS.3936 Part 1 1992

Sub-soil areas below planting to be de-compacted before planting commences.

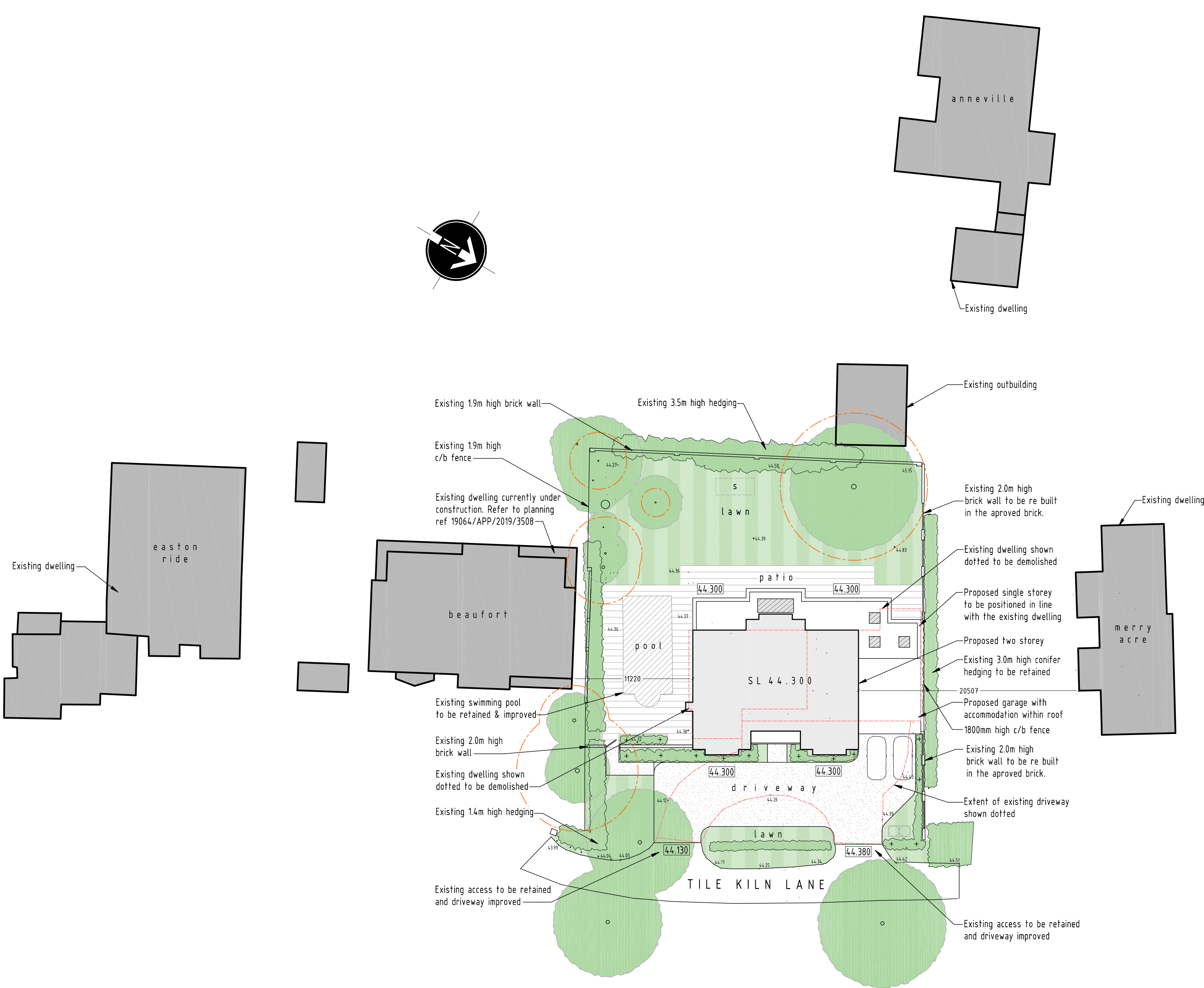
Tree protection to be carried out in accordance with B.S.5837 2012.

DRIVEWAY SPECIFICATION

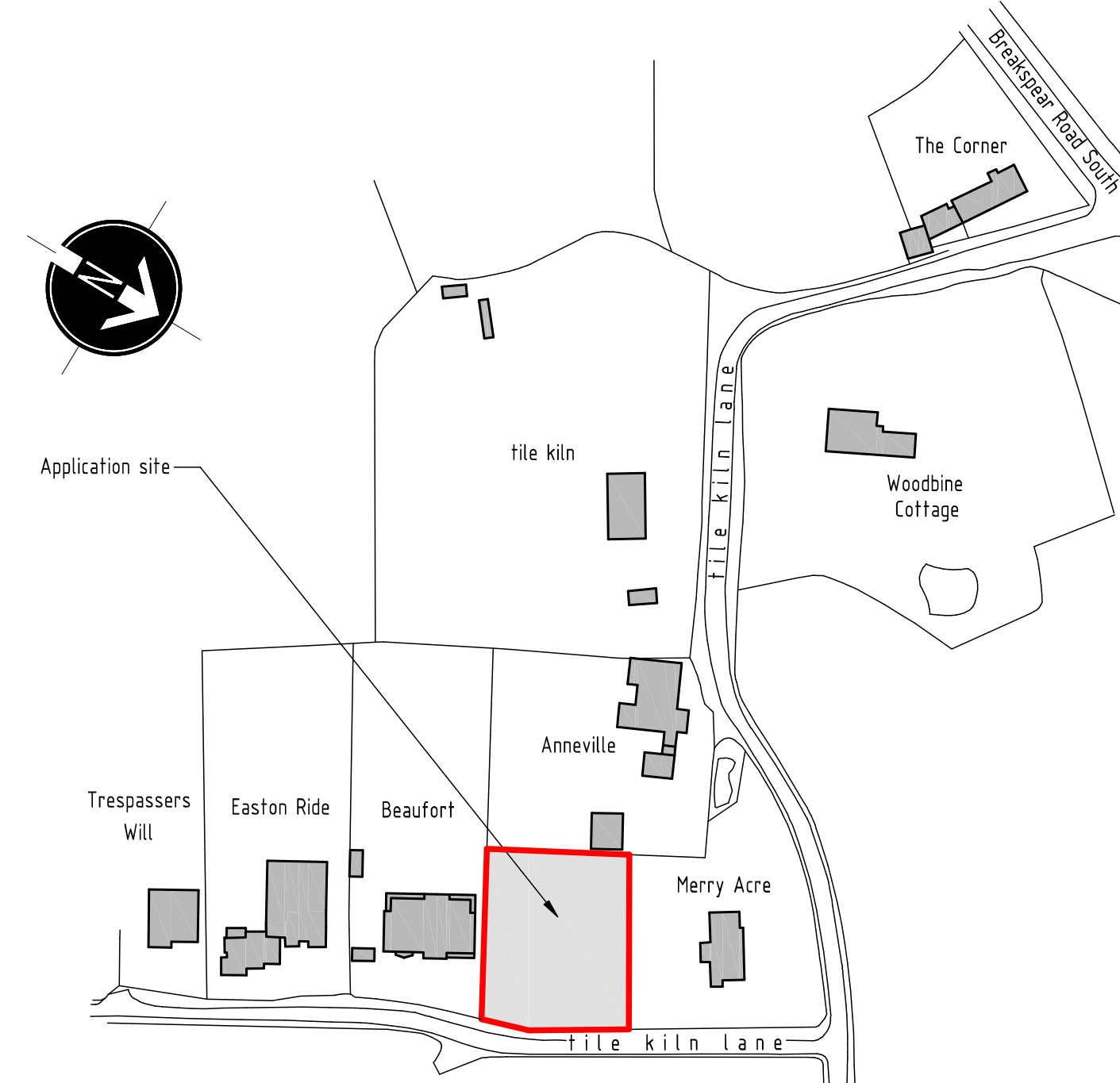
Driveway to be finished with permeable resin bound gravel.

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)

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



SITE LAYOUT PLAN - SCALE 1:250

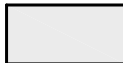
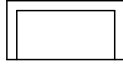
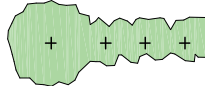
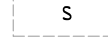
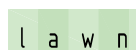
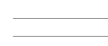


LOCATION PLAN - SCALE 1:1250

SCALE BAR (m)



LEGEND

<u>Proposed two storey</u>		<u>Proposed structural ground floor slab level</u>	S L 4 4 . 3 0 0
<u>Proposed single storey</u>		<u>Proposed Levels</u>	44.300
<u>Existing dwelling and structures to be demolished</u>		<u>Existing Levels</u>	+ 44.39
<u>Proposed new planting</u>		<u>Refuse and recycling storage & collection points</u>	
<u>Existing trees & planting to remain</u>		<u>Surface water soakaway</u>	
<u>Grassed areas</u>		<u>Root protection area (RPA)</u>	
		<u>Proposed permeable patio</u>	

rev:	date:	description: 0.119 ha	
scale: 1 : 250	A1	date: 04 / 10 / 2021	
drawing no: 1334	/ P2 / VOC / 1		drawn: FJ

drawing: PLANNING PROPOSALS,
SITE LAYOUT PLAN & LOCATION PLAN

project: LAND AT SILVER BIRCHES,
TILE KILN LANE, HAREFIELD, UB9 6LU

client: MR P. WILLMOTT



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