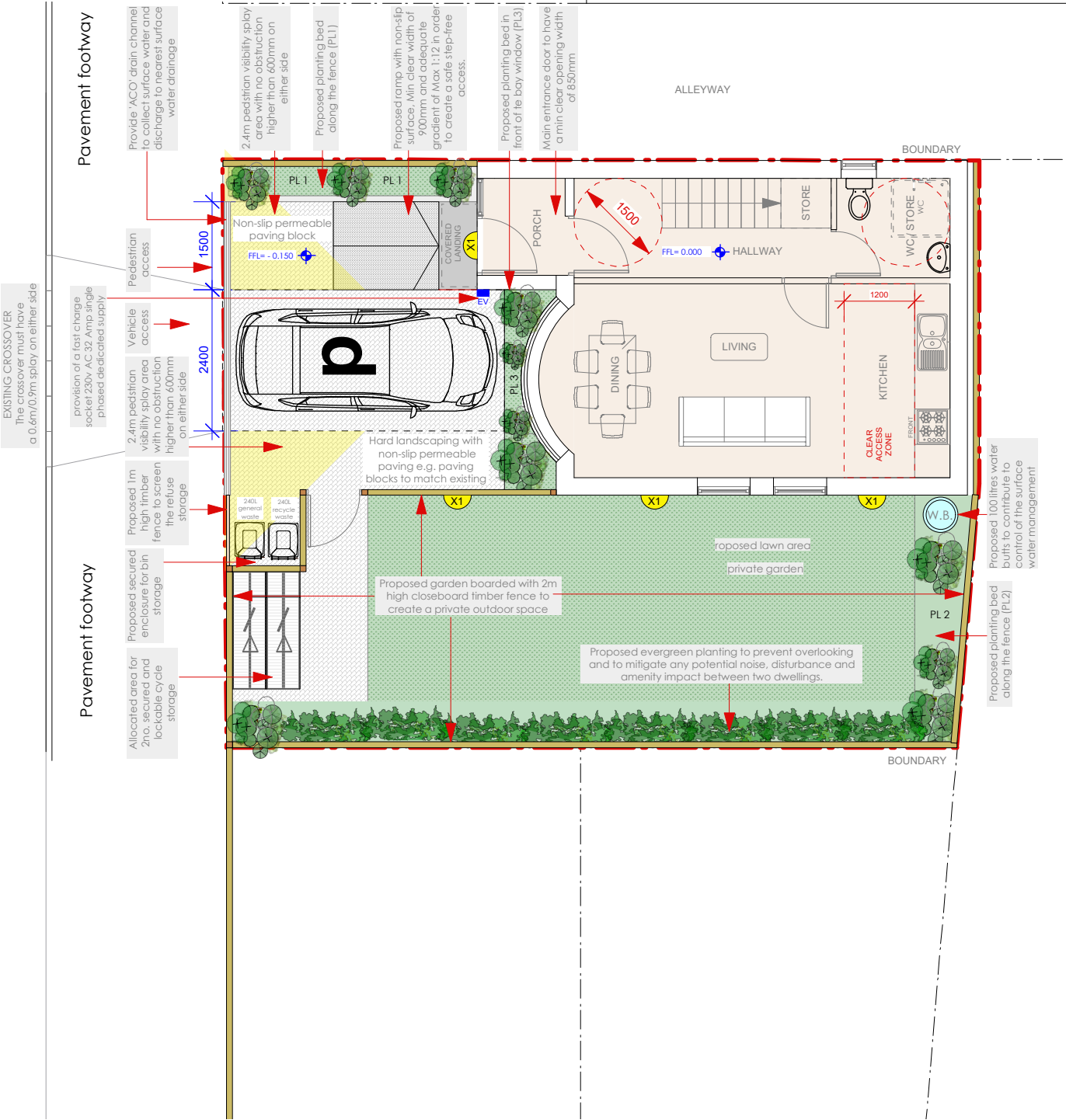




1 Planting Plans
EX-10 Scale: 1/100

Written specification of planting



Evergreen Hebe "Celina" Plant for PL 1 &2



Hybrid Tea Roses for PL 1 &2



Hebe - Dwarf Evergreen Emerald Green for PL 1&2&3



Lavender - Lavendula Angustifolia for PL 1&2&3



Proposed low maintenance planting e.g. Berberis thunbergii - Deciduous, requires little pruning for PL 1&2&3

Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

PLANTING SCHEDULE

SPECIES	POT SIZE	QUANTITY	HEIGHT (M)	SPREAD (M)	RECOMMENDED MIN. DENSITY
LAVENDER - LAVENDULA ANGUSTIFOLIA	5L	4	0.1-0.5	0.1-0.5	3-4 p/m
HYBRID TEA ROSES Colour Red, Orange, Red, Pink, Blue	5L	2	0.6 -0.8	0.3-0.4	N/A
HEBE - DWARF EVERGREEN EMERALD GREEN	2-3L	6	0.1-0.5	0.1-0.5	3-5 p/m
EVERGREEN HEBE "CELINA" PLANT		9	0.1-0.3	0.1-0.4	
NOTE : ALL PLANTS TO BE PLANTED DURING THE FIRST PLANTING SEASONS AND IN ACCORDANCE WITH PLANTING INSTRUCTION FOR EACH SPECIES.					
1.8M HIGH TIMBER FENCE					
DRIVELINE PRIORA PERMEABLE BLOCK PAVING DRIVELINE PRIORA PERMEABLE BLOCK PAVING AND BORDER - COLOR CHARCOAL OR SIMILAR BY MARSHALLS LAYING COURSE 50MM DEPTH OF 6MM CLEAN CRUSHED STONE AND SUB BASE 200MM DEPTH OF 20MM CLEAN CRUSHED STONE WITH WELL DEFINED EDGES. THE SURFACE WATER FROM CHANNEL DRAIN TO DISCHARGE INTO A SOAK AWAY LOCATED WITHIN THE SOFT LANDSCAPING AREA AND NOT INTO THE SURFACE WATER OR FOUL WATER SEWER.					

Issue.

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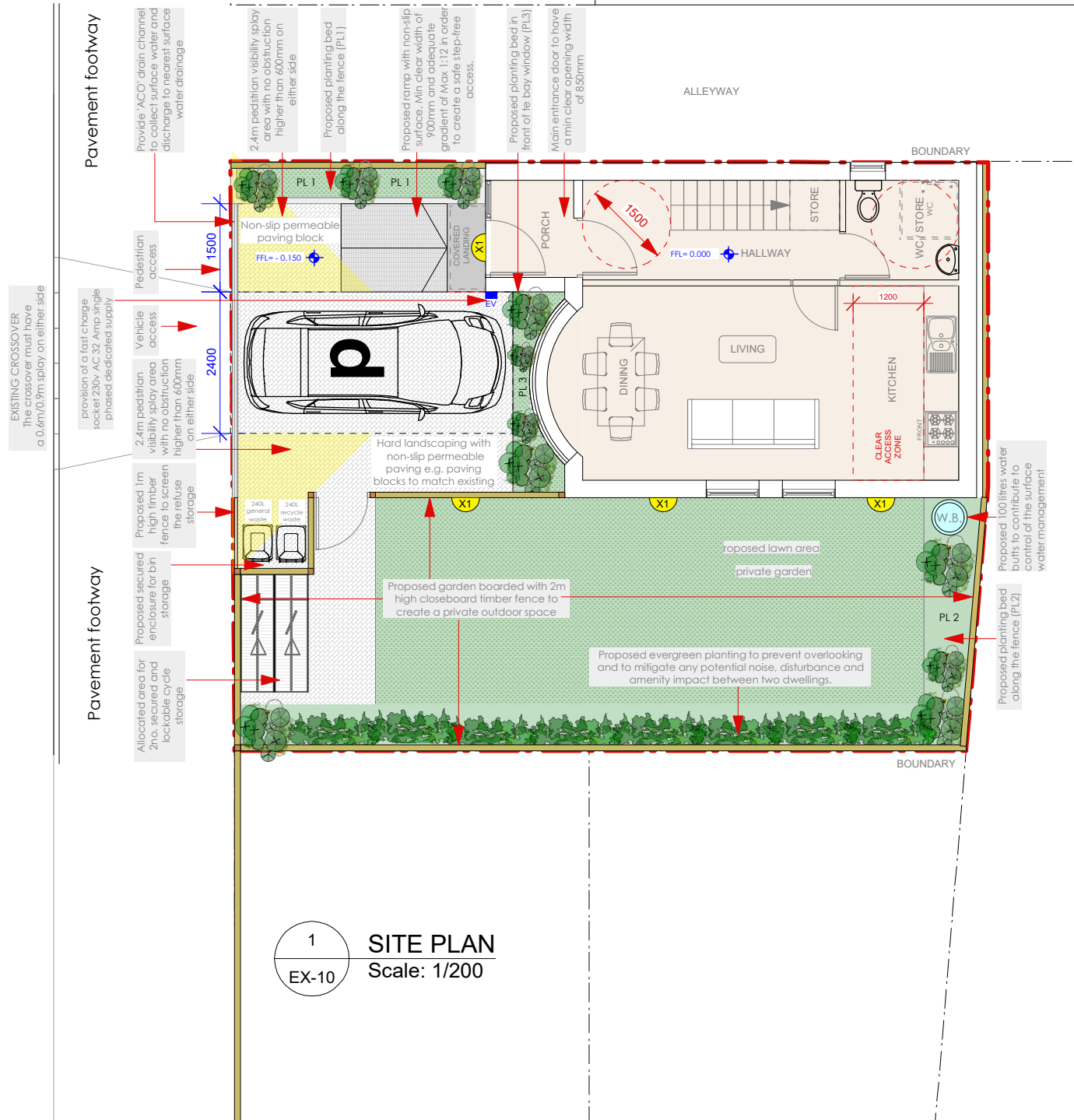
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Project:
Land rear of 96 Bourne Ave UB3 1QP

Drawing Title:

Proposed Planting

Dwg no: 0235-PR-02	Revision. G	Date: 04.12.2025
Scale: 1:100@a3p	Drawn by:	Checked by:



Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

There are no trees on site. All Existing Shrubs to be retained. Those which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced by the proposed landscape plans detailed above. All Landscaping will be maintained by an external contractor visiting the site once every two weeks in the summer and once a month in the winter. If retained or newly planted shrubs or trees die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.

Landscape Maintenance Schedule for a minimum period of 5 years.

3.1 Early establishment period during the first 12 months

Planted Areas: (Visits to be carried out on a monthly basis)

- Eradicate weed growth by hand weeding and or non residual herbicide treatment
- Water all planting areas as necessary during dry weather.
- Prune and trim shrubs to ensure tidy form and growth, and cut back from path and road edges as necessary.
- Remove litter, rubbish etc from planted areas.
- Top up/ rake over bark mulch in ornamental areas to maintain reasonable levels.
- Replacements to be assessed at the end of the growing season
- Replacement of plant material which has failed to be carried out during the planting season following the first growing season.

Grass Areas:

- See Schedule of Maintenance Operations

3.2 Ongoing maintenance:

- All operations as above to be continued as necessary.
- Trimming of hedge-line to encourage dense growth and create required shape and height.
- Trimming and pruning ornamental shrubs to maintain height, shape and definition of original planting layout.

SCHEDULE OF MAINTENANCE OPERATIONS

Maintenance responsibility: TBC

Maintenance Period :12 months+ 4years

Maintenance Operations Jan Feb Mar April May June July Aug Sept Oct Nov Dec

Planting

1. Weed by hand			Y	Y	Y	Y	Y	Y	Y	Y		
2. Water												
3. Trim/ Prune			Y						Y			
4. General review of tree ties		Y			Y			Y			Y	
5. Fertiliser			Y									
6. Replacement								Y				

Hard Areas

1. Clear & Spray growth Y Y

Grass

1. Cut Grass		Y	Y	Y	YY	YY	YY	YY	YY	YY	Y	Y
2. Water					Y	Y	Y	Y				
3. Trim & Maintain				Y			Y			Y		

CLEARING ALL AREAS Y Y Y Y Y Y Y Y Y Y Y Y Y

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Project:

Land rear of 96 Bourne
Ave UB3 1QP

Drawing Title:

Proposed Lanscaping

Dwg no: 0235-PR-03	Revision. G	Date: 04.12.2025
Scale: 1:100@a3p	Drawn by:	Checked by:



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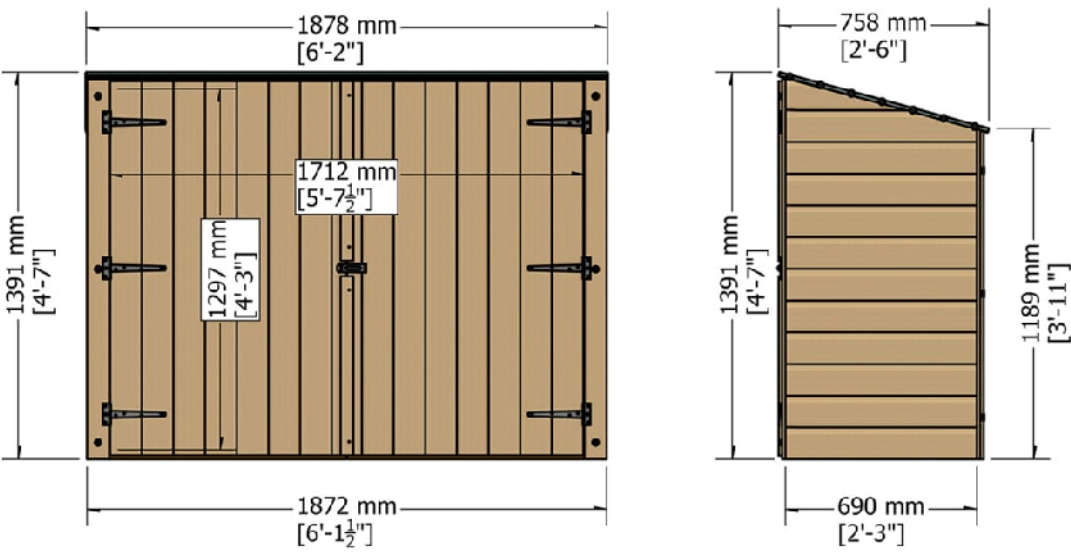
Project:

Land rear of 96 Bourne
Ave UB3 1QP

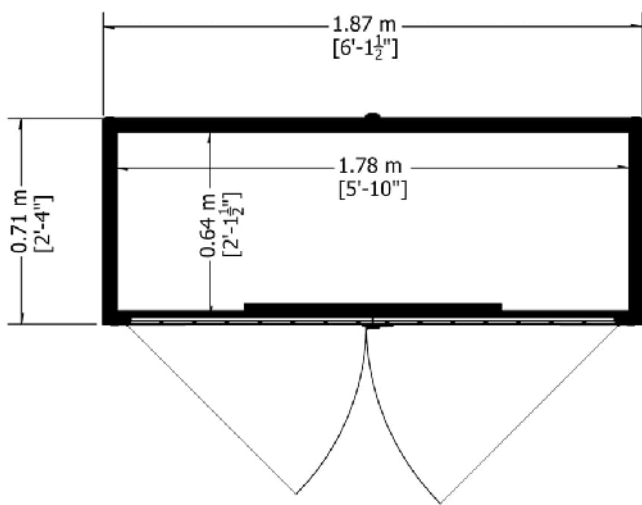
Drawing Title:

Proposed Refuse Storage

Dwg no:	Revision.	Date:
0235-PR-04	G	04.12.2025
Scale:	Drawn by:	Checked by:
1:200@a3p		



BIKE STORE



PENT BIKE STORE FLOORPLAN



Homewood Bike Store 6 x 2ft.
205/9602



Product description / spec

Economic storage for up to 3 bicycles. Wall panels are made from 12mm shiplap FSC certified timber and supplied in a honey brown timber basecoat. The roof is constructed from solid board for ease of installation and comes without a floor to allow the bikes to drain without damage to the store.

The Bike Store comes complete with fixing kit, roof felt, installation instructions. Manufactured in Britain from High Grade 12mm shiplap timber from certified sustainable sources.

Made of wood.
Made from FSC certified timber.
External size H138, W185, D630cm.
Weight 50kg.
2 person self-assembly.
Manufacturer's 10 year guarantee.
EAN: 5060211114366.

Issue.

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Project:
Land rear of 96 Bourne Ave UB3 1QP

Drawing Title:

Proposed Cycle Storage

Dwg no:	Revision.	Date:
0235-PR-05	G	04.12.2025
Scale:	Drawn by:	Checked by:
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900mm wide, 1.8m high single leaf garden timber gate, with pressure treated timber and stainless steel nails



Example of single leaf garden gate

Proposed 6ftx6ft closeboard timber fence panels with concrete post and gravel board timber fence with 2m height for boundary treatment.



Proposed evergreen planting to prevent overlooking and to mitigate any potential noise, disturbance and amenity impact between two dwellings. (e.g. Crategus monogyna native hedge or Corylus avellana native hedge)



Issue.

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Project:
Land rear of 96 Bourne Ave UB3 1QP

Drawing Title:

Proposed Boundary Treatment

Dwg no:	Revision.	Date:
0235-PR-06	G	04.12.2025
Scale:	Drawn by:	Checked by:
1:200@a3p		

OPTIONS FOR EXTERNAL WALL LIGHT TO ILLUMINATE THE FOOTPATH

X1

60mm THICK RECTANGULAR PAVING BLOCKS TO BS 6717 LAID IN 45° HERRINGBONE PATTERN. 50mm COMPACTED SAND LAYING COURSE COMPLYING WITH BS 6677 PART 3 OR BS 6717 PART 3 EXCEPT A MAX. 1% SHOULD PASS THE 75 MICRON SIEVE. SAND SHALL NOT BE FROM CRUSHED ROCK

150mm SUB BASE TYPE 1 GRANULAR MATERIAL

Driveway Construction

Sub base thickness based on A.C.B.R. of sub grade 15% C.B.R. value to be verified on site prior to construction

Formation to be proof rolled and any soft spots excavated and replaced with capping material

Wallbox Pulsar Max EV charger or similar for EV charging spaces

CLEVEDON GARDENS

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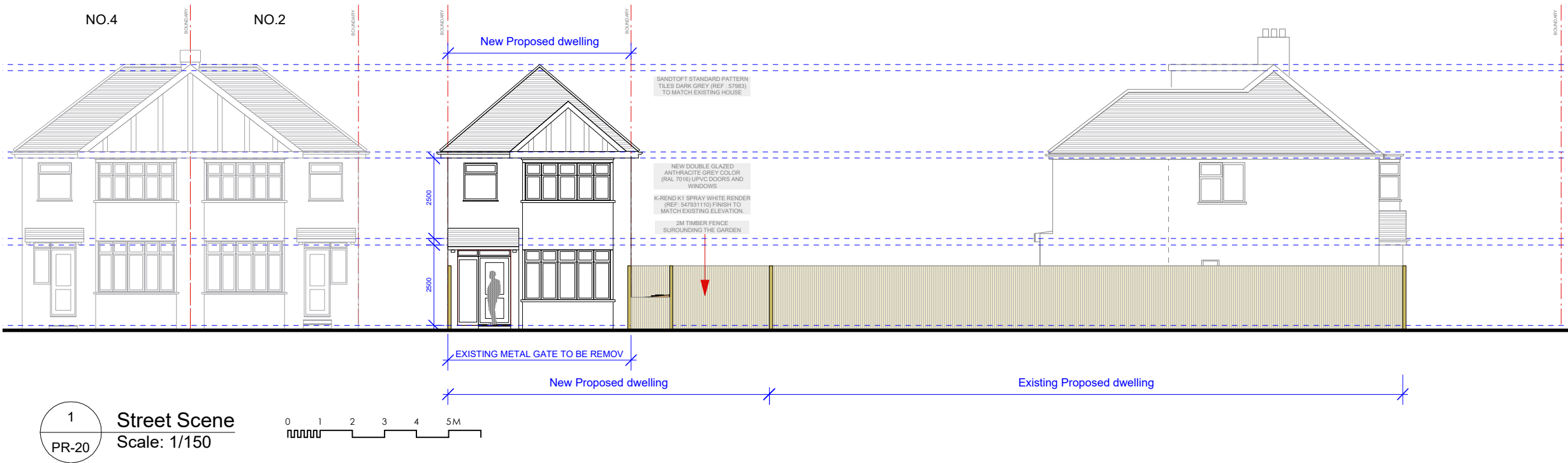
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Project:
Land rear of 96 Bourne Ave UB3 1QP

Drawing Title:
Proposed Hard Surfacing material and External Lighting

Dwg no:	Revision.	Date:
0235-PR-07	G	04.12.2025
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0 1 2 3 4 5M



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If the contract exceeds the above then it is the client's duty to appoint a Principal Designer & Principal Contractor. In accordance with the guidelines of CDM2015 we confirm we are not the principal designer and this role will be carried out by others, unless otherwise is agreed with us in writing. You should be aware of the responsibilities of the client and principal designer in accordance with CDM2015. If you are not please let us know and we can provide you guidelines.

PARTY WALL ACT
The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following:
(a) Various work that is going to be carried out directly to an existing party wall or party structure
(b) New building at or astride the boundary line between properties
(c) Excavation within 3 or 6 metres of a neighboring building(s) or structure(s), depending on the depth of the hole or proposed foundations.
We confirm that we do not accept any responsibilities regarding the boundary line or party wall matters or any issues raised by neighbours unless otherwise is agreed with us in writing.

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NOTE: ALL PROPOSED MATERIALS TO MATCH EXISTING

Revision.	Description
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You Architecture Ltd.
A M T E 60 Pinkwell Lane, UB3 1PH
+44(0) 77 46 60 40 23
+44(0) 20 87 56 04 39
info@youarchitecture.co.uk

Project:
Land rear of 96 Bourne Ave UB3 1QP

Drawing Title:

Proposed External Materials

Dwg no:	Revision.	Date:
0235-PR-08	G	04.12.2025
Scale:	Drawn by:	Checked by:



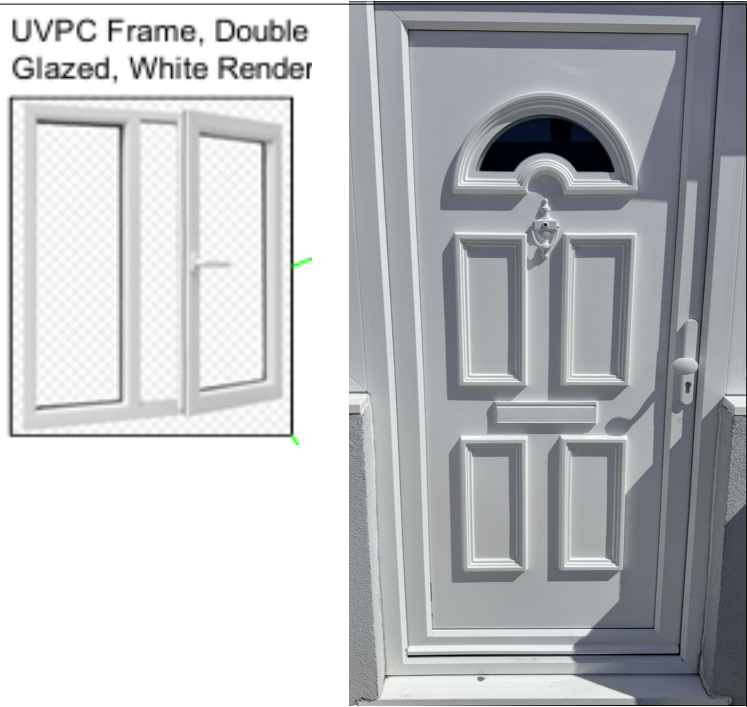
Wet plasters (finishes)
CERESIT CT 174
SILICATE SILICONE AQUASTATIC
Decorative thin layer plaster for indoor and outdoor applications, stone like structure, grain 1.5 mm or 2 mm.

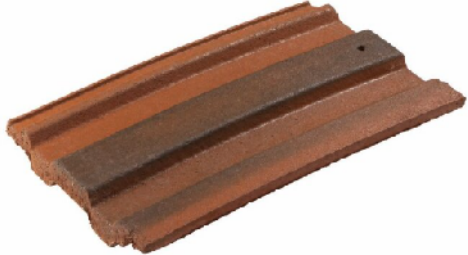
- Hydrophobic and resistant to dirt
- Vapour permeable
- Low water absorption

Documents
TDS (1)
CERESIT CT 174 en_GI | application/pdf

External render

External windows





Redland
REDLAND 49 TILE
SKU number: 10001700

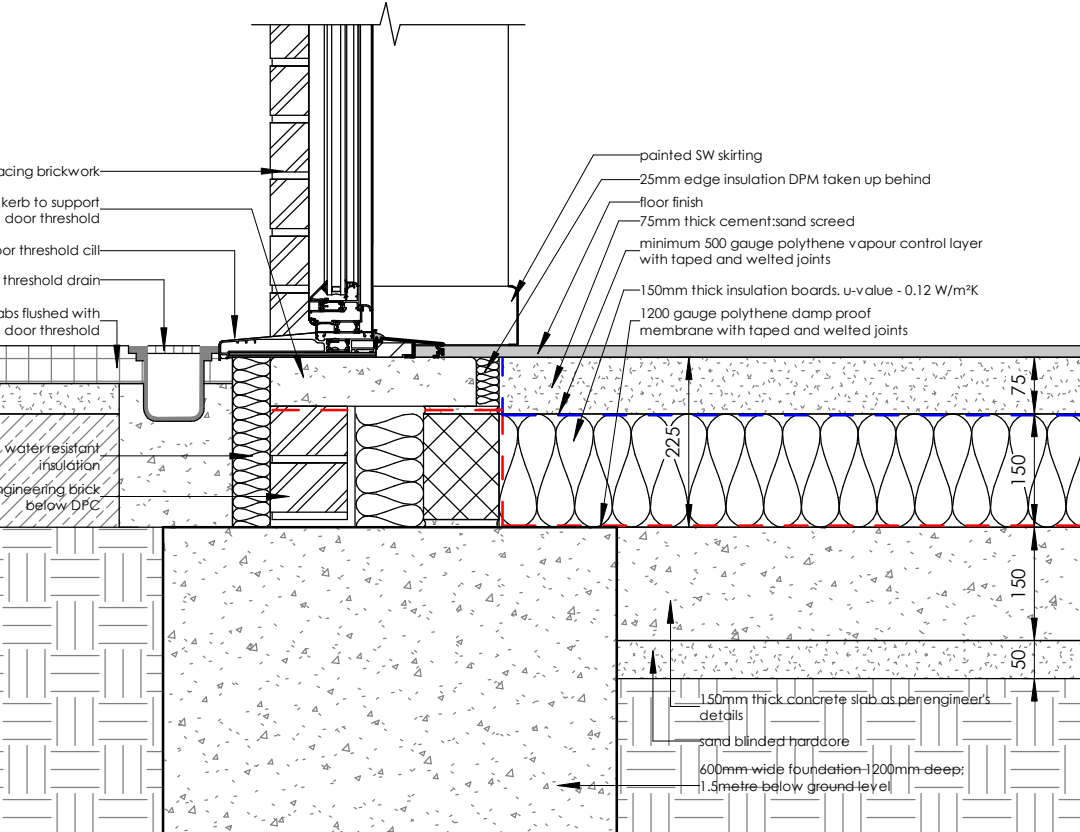
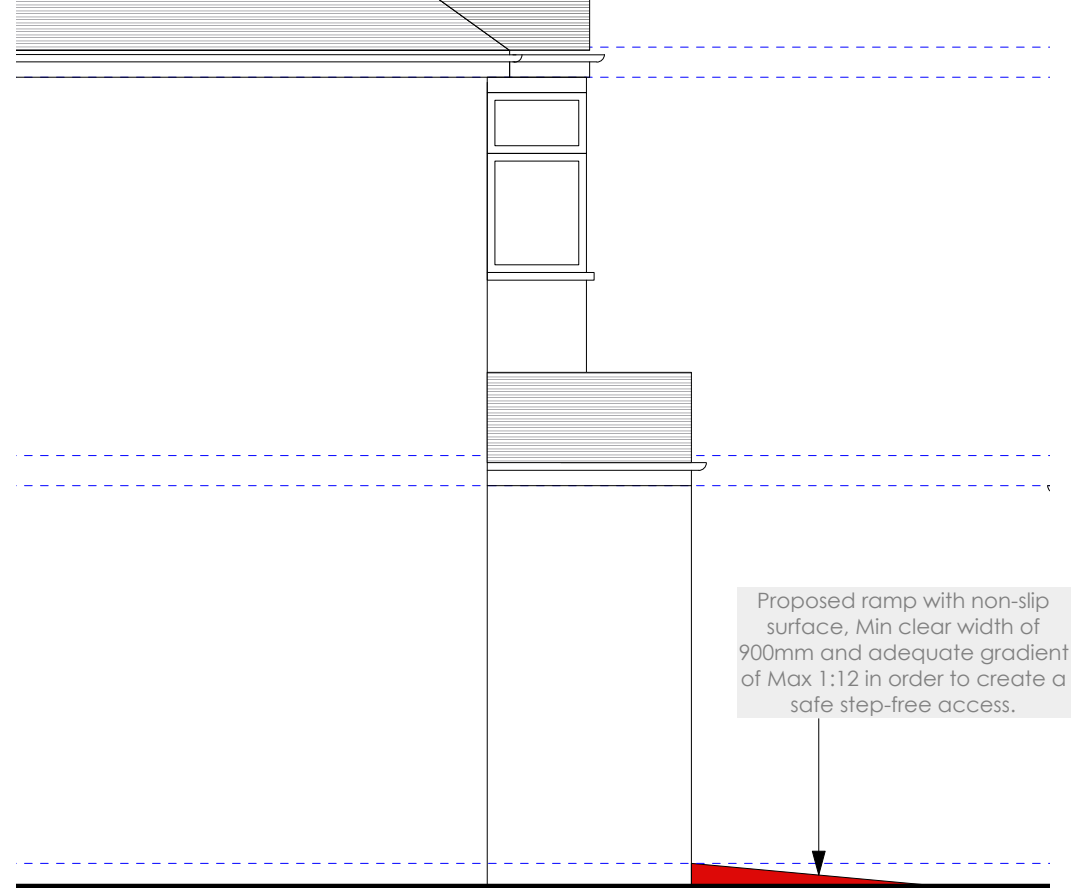
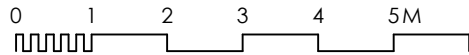
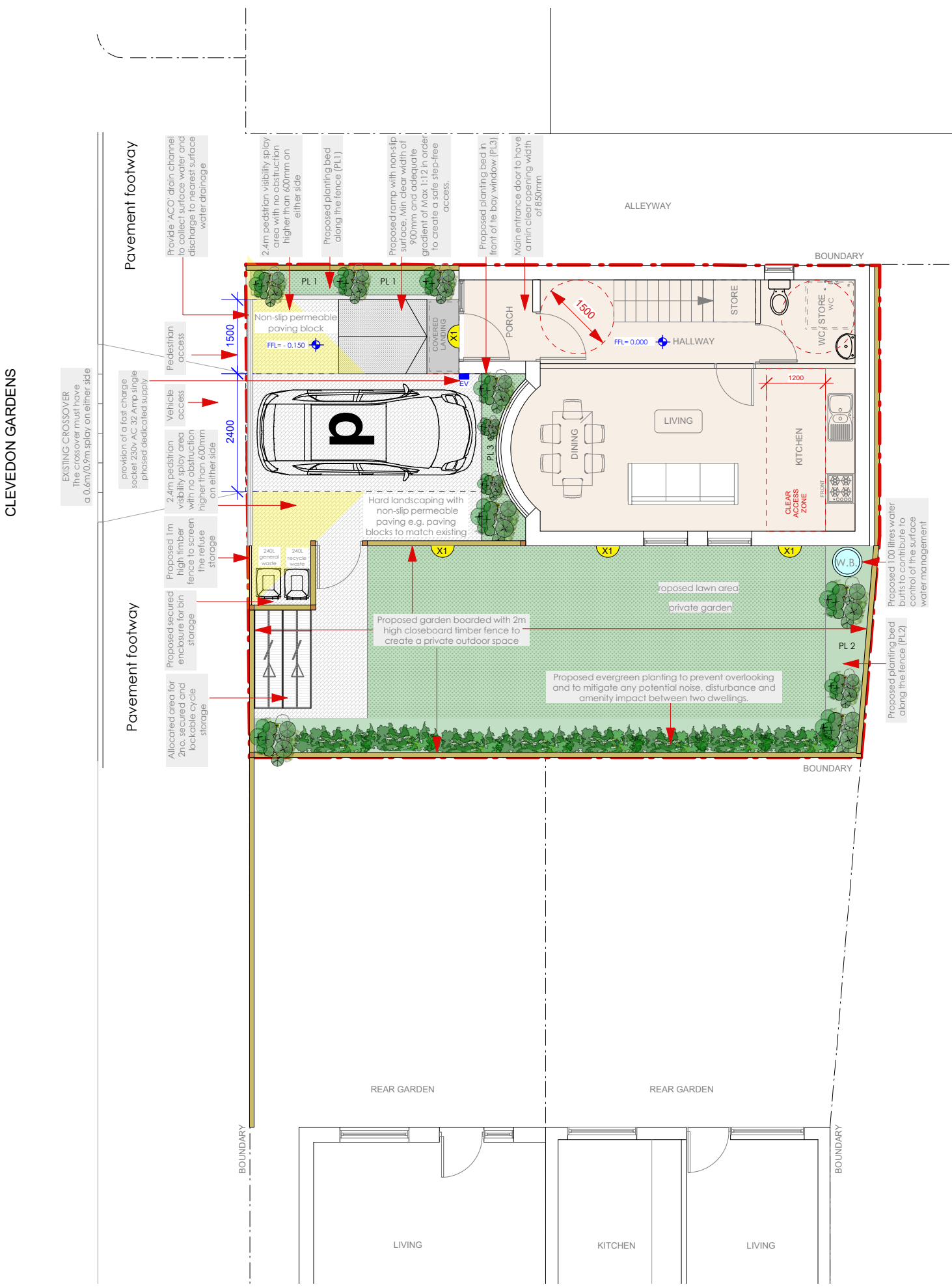
Colour: Rustic Red

Surface Finish: Coated

Dimension: 226x382x44x41mm

Rooffile





Issue.

Planning Application
Not for construction
© Copyright You Architecture Ltd 2020

General Notes.
Contractors must verify all dimensions/levels and carry out all necessary exploratory works on site and confirm existing structure, temporary support or setting out before commencing any works. Do not scale off the drawings. If in doubt or any missing info please ask, do not assume. Any discrepancies to be reported to us.

No construction work before all Local Authority consents, Planning Permission, Building Control approval and structural engineer confirmation.

You Architecture Ltd is not liable for any work undertaken without Planning Consent or Building Regulations Approval before or after our involvement. Any unauthorised works without all necessary approvals from Local Authority are entirely at the risk of the owner/builder.

If any variation is made to design without our permission, we accept no liability for the entire design.

All structural elements inc. loadbearing walls, joists, beams and columns to be confirmed by structural engineer. All drawings are to be read in conjunction with all relevant drawings and specifications.

All work is to be carried out in accordance with the manufacturer's guidelines, the latest British standards Codes of Practice, regulation 7 of Building Regs and recognised working practices. All work and materials should comply with Health and Safety legislation.

Local Water Authority consent to be obtained when building over or near to public sewers.

Highways Authority Consent to be obtained when building over or near to highways.

CDM REGULATIONS 2015
The client must abide by the CDM Regulations 2015 and you may have a requirement under the CDM Regulations 2015 to notify the Health & Safety Executive.
The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:
(a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project. **(b)** Exceeds 500 person days.
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NOTE: ALL PROPOSED MATERIALS TO MATCH EXISTING

Revision.	Description

You Architecture Ltd.

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Project: Land rear of 96 Bourne Ave UB3 1QP		
Drawing Title: Proposed Step Free Access		
Dwg no: 0235-PR-09	Revision: G	Date: 04.12.2025
Scale: 1:100@a3p	Drawn by:	Checked by: