

## 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 allied legislation.

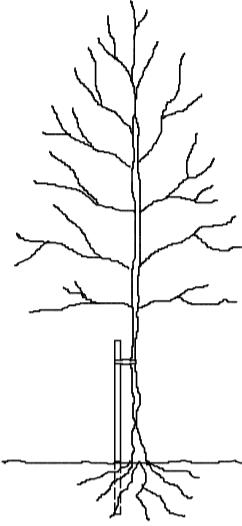
3. All contractors and sub-contractors must ensure that they have the latest issue of this drawing and details before the commencement of work on site.

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 indicated on this drawing, are to be given full consideration for compliance with the Health and Safety at Work etc. Act 1974 in respect of design and 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 10m above ground level.



## TREE STAKING DETAIL

## TREE STAKING SPECIFICATION

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.

## LANDSCAPE SPECIFICATION

Landscaping generally to be carried out in accordance with BS4428. 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 BS3936 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 filled before planting commences. Front gardens to be turfed and rear gardens seeded.

All turfing to BS3936 1990.

Pernicious weeds are to be treated with translocated herbicide during growing season (spot treated).

Tree and shrub planting to BS3936 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.

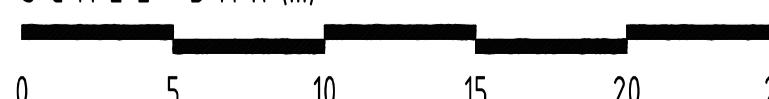
## DRIVEWAY SPECIFICATION

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.

## SCALE BAR (m)



## ELECTRIC VEHICLE CHARGING POINT

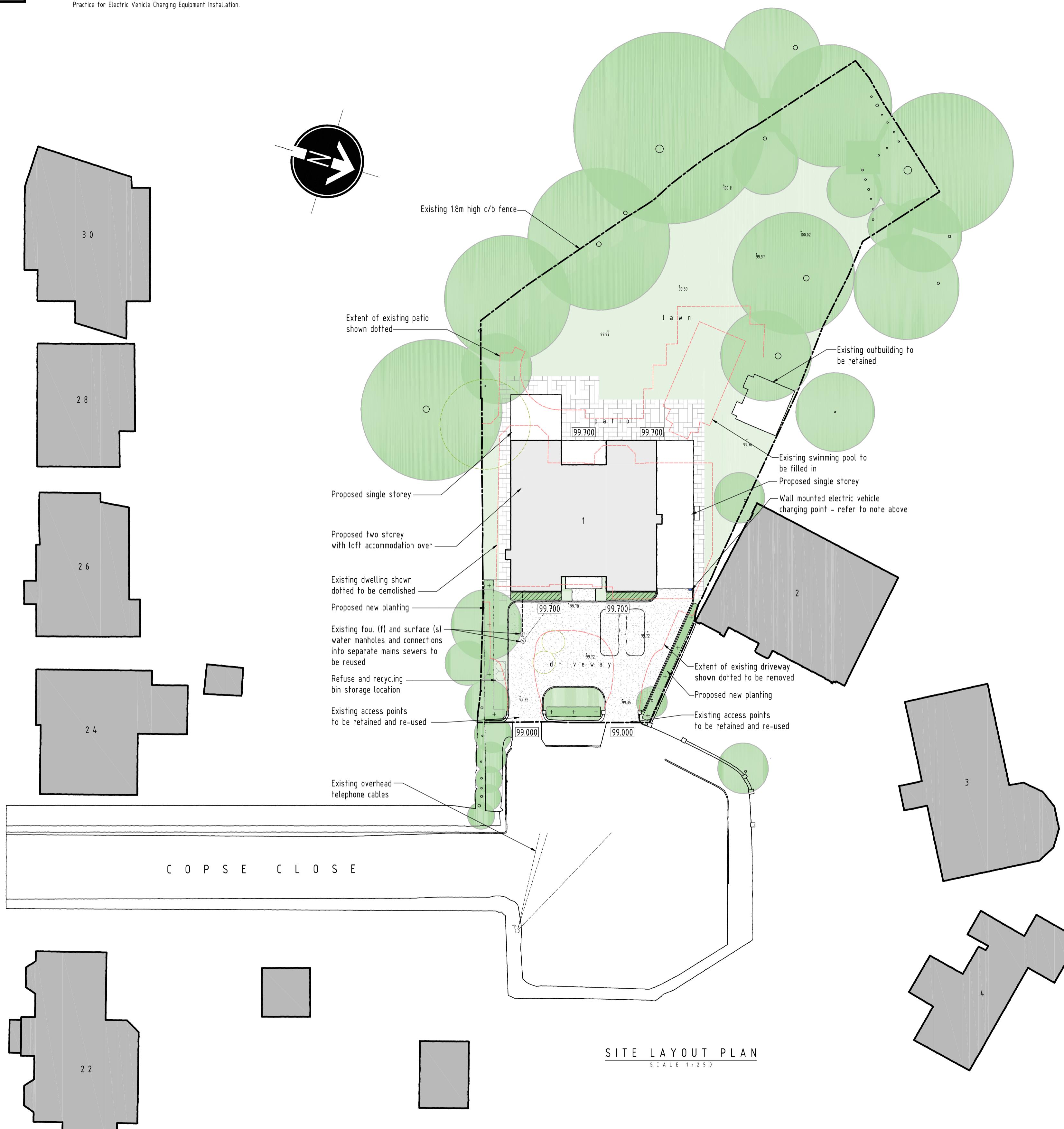
As set out in AD S, Section 1: New Residential Buildings, all associated parking spaces for the new dwelling must have access to an electric vehicle charging point.

As a minimum, charging points should comply with the requirements set out in Para. 6.2, including having a min. 7kW nominal rated output, be a min. Mode 3 specialised system running from a dedicated circuit, and fitted with a universal socket and visual charging status indicated / light display.

To be designed and installed as described in BS EN 61951 and requirements of BS 7671 and IET's Code of Practice for Electric Vehicle Charging Equipment Installation.

## CONDITION 7. LANDSCAPING SCHEME

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority

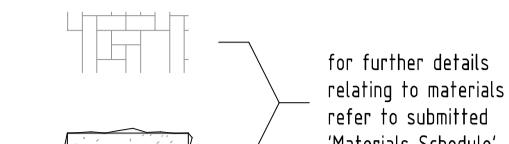


## SITE LAYOUT PLAN

SCALE 1:250

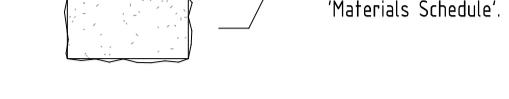
## LANDSCAPING LEGEND

## PROPOSED PATHS AND PATIO



Stone paving slab

## PROPOSED DRIVEWAY



Permeable resin bound gravel

## GRASSED AREAS



Grassed areas

## MIXED FLOWER BEDS



Mixed flower beds

## EXISTING TREES TO BE RETAINED



Existing trees to be retained

## EXISTING TREES / HEDGES APPROVED FOR REMOVAL



Existing trees / hedges approved for removal

## EXISTING HEDGEROWS TO BE RETAINED



Existing hedgerows to be retained

## PROPOSED HEDGEROWS



Proposed hedgerows

## EXISTING GROUND LEVEL



Existing ground level

## PROPOSED GROUND LEVEL



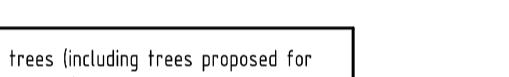
Proposed ground level

## EXISTING DWELLING



Existing dwelling

## PROPOSED DWELLING



Proposed dwelling

for further details on existing trees (including trees proposed for removal, ground protection and fencing) please refer to the GHA Arboricultural Report and Impact Assessment.

## BEECH HEDGINGS - Fagus Sylvatica

Beech hedge row formed of individual plants (size 400mm / 600mm) planted in staggered double rows 450mm apart, with plants set at 900mm intervals. Plants to be positioned approx. 900mm from fence line. Avoid waterlogged soil.

Bare root plants to be planted during mild spells in winter (October and February) in thoroughly cultivated soil free from weeds, stones and roots. In clay soil, mix organic matter with the soil dug out from the hole to backfill, and work between the roots or spread over soil surface and fork into top 250mm of soil. Add mulch to depth of 75mm after planting to prevent weeds.

Once planted, water to keep soil moist (for min. 2 years) and do not allow young plants to dry out (nor become waterlogged). Top-dress annually with general purpose fertiliser in spring and re-apply mulch as required. Keep hedge and 450mm on each side weed-free.

Source: Roya

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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.

All new planting is to be implemented in the first planting season following the completion of building works.

rev: date: description:

scale: 1:250 A1 date: 31/07/2023

drawing no: 1436 / PCOND / 1 drawn: FJ

drawing:

## CONDITION 7. LANDSCAPING SCHEME

project: LAND AT 1 COPSE CLOSE, NORTHWOOD, MIDDLESEX, HA6 2XG

client: MR &amp; MRS PATEL



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print history: Monday, 11 March, 2024 15:22:43

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