© Copyright Dusek Design Associates Ltd

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.

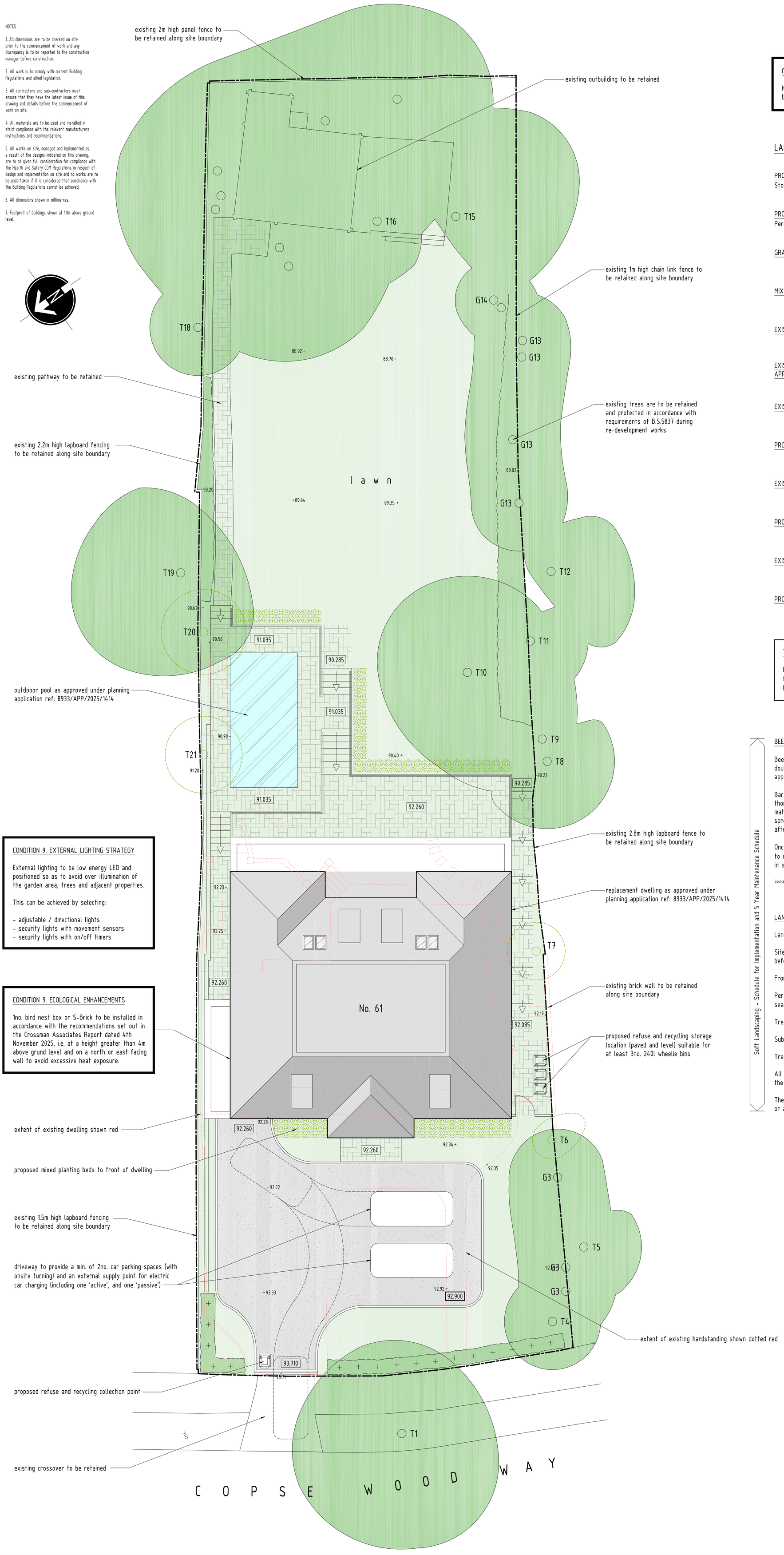
3. All contractors and sub-contractors must ensure that they have the latest issue of this drawing and details before the commencement of work on site.

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 CDM Regulations 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 1.0m above ground level.



CONDITION 6. LANDSCAPING SCHEME.

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

LANDSCAPING LEGEND

PROPOSED PATHS AND PATIO
Stone paving slab

PROPOSED DRIVEWAY
Permeable resin bound gravel

for further details relating to materials refer to submitted 'Materials Schedule'.

GRASSED AREAS

MIXED FLOWER BEDS

EXISTING TREES TO BE RETAINED

EXISTING TREES / HEDGES APPROVED FOR REMOVAL

EXISTING HEDGEROWS TO BE RETAINED

PROPOSED HEDGEROWS

EXISTING GROUND LEVEL + 92.34

PROPOSED GROUND LEVEL 92.260

EXISTING DWELLING AND HARDSTANDING

PROPOSED DWELLING

TREE PROTECTION

For further details on existing trees (including ground protection and fencing) please refer to the approved GHA Arboricultural Report and Impact Assessement (planning application ref: 8933/APP/2025/1414).

CONDITION 9. EXTERNAL LIGHTING STRATEGY

External lighting to be low energy LED and positioned so as to avoid over illumination of the garden area, trees and adjacent properties.

This can be achieved by selecting:

- adjustable / directional lights
- security lights with movement sensors
- security lights with on/off timers

CONDITION 9. ECOLOGICAL ENHANCEMENTS

1no. bird nest box or S-Brick to be installed in accordance with the recommendations set out in the Crossman Associates Report dated 4th November 2025, i.e. at a height greater than 4m above grund level and on a north or east facing wall to avoid excessive heat exposure.

Soft Landscaping - Schedule for Implementation and 5 Year Maintenance Schedule

BEECH HEDGING - Fagus Sylvatica.

Beech hedgerow 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 requried. Keep hedge and 450mm on each side weed-free.

Source: Royal Horticultural Society (www.rhs.org.uk/advice).

LANDSCAPE SPECIFICATION

Landscaping generally to be carried out in accordance with BS.4428.

Site to be cleared of all builders rubble and rotavated, levelled and tilled before planting commences.

Front gardens to be turfed and rear gardens seeded. All turfing to BS.3936.1990.

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

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

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

The Local Planning Authority may require the replacement of any tree, shrub or area of turf / seeding that dies or becomes seriously damaged or diseased.

rev:	date:	description:	
scale: 1 : 100 A1		date:	20 / 04 / 2026
drawing no: 1397 / P2 COND / 1			drawn: TF

drawing: CONDITION 6 & CONDITION 9 (LANDSCAPING, ECOLOGY AND LIGHTING)

project: 61 COPSE WOOD WAY, NORTHWOOD, MIDDLESEX, HA6 2TZ

client: MR & MRS SHAH

DDA
DUSEK DESIGN ASSOCIATES LTD
ARCHITECTURE + PLANNING
01895 831 103
info@dusek.co.uk
www.dusek.co.uk

print history: Tuesday, 28 April, 2026 11:07:14

\\Users\Tom\DDA\Team - Documents\DUSEK\DWG 1351-1400\1397 61 COPSE WOOD WAY\P2 - CONDITIONS\1397-P2(1).dwg