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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

PROPOSED DWELLING

LANDSCAPE PLANTING, CULTIVATION AND 5-YEAR MAINTENANCE SPECIFICATION

IMPLEMENTATION

All planting shall be completed during the first available planting season (October–February) following completion of the development.

BEECH HEDGING – FAGUS SYLVATICA

Provide and plant approx. 90 No. Fagus sylvatica (Beech) bare-root transplants, 400–600mm high, to form an approx. 18m long hedge along the site frontage.

Plant in staggered double rows spaced 450mm apart with plants set at 450mm centres (approx. 5 plants per linear metre). Where applicable, position hedge approx. 900mm from fence line. Do not plant in frozen, waterlogged or snow-covered ground.

Prepare ground by full cultivation, removal of weeds, stones and debris, and decompaction of subsoil where required. Incorporate organic matter into clay soils. Firm soil around roots to eliminate air pockets.

Apply 75mm mulch immediately after planting.

ESTABLISHMENT / IMPLEMENTATION PERIOD & 5-YEAR MAINTENANCE PLAN

Years 1–2 (Establishment)

- Water regularly to maintain moist (not waterlogged) soil.
- Maintain 450mm weed-free strip either side of hedge.
- Replenish mulch to maintain approx. 75mm depth.
- Apply general-purpose fertiliser each spring.
- Replace dead/damaged plants in next planting season (Oct–Feb).

Years 3–5 (Aftercare)

- Inspect hedge twice yearly (spring/autumn).
- Weed control as required.
- Water only during prolonged dry periods.
- Spring fertiliser application if necessary.
- Replace failed plants during next planting season.

REPLACEMENT REQUIREMENT

Any plant that dies, becomes diseased, damaged or fails within 5 years of planting shall be replaced with the same species, size and specification during the next available planting season, unless otherwise agreed in writing with the Local Planning Authority.

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.

www.gardenfurniturecentre.co.uk - anthracite galvanised steel wheelie bin cover (triple)

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).

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A	01/07/2026	Additional Information Added

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

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

client: MR & MRS SHAH

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