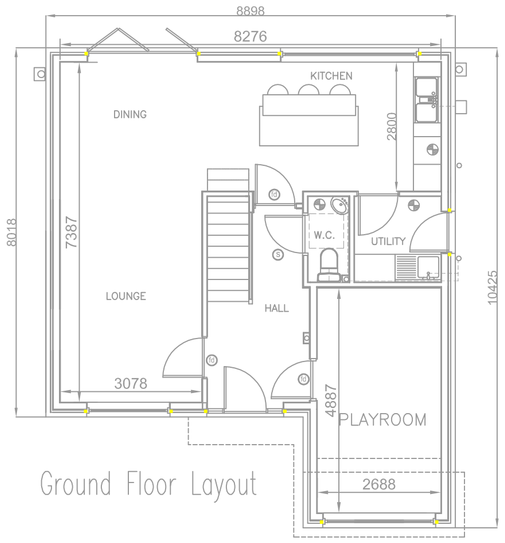
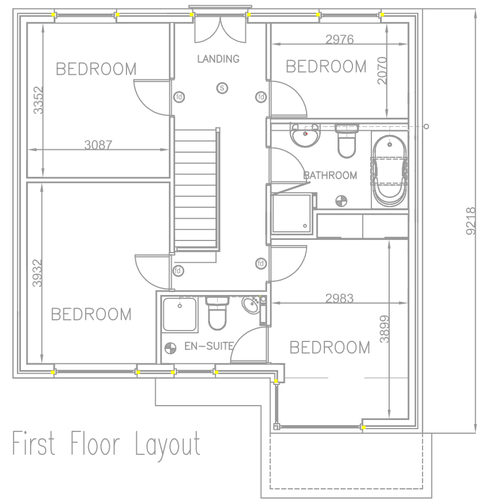
PROPOSED REVISION TO PLOT 12 HOUSE TYPE - GENERAL ARRANGEMENT - 1:100 SCALE



Ground Floor Layout



First Floor Layout



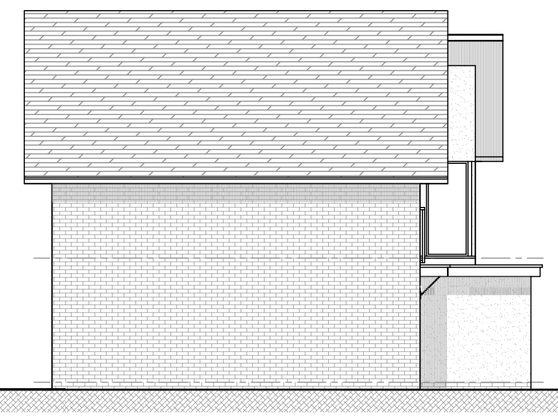
REAR ELEVATION



SIDE ELEVATION



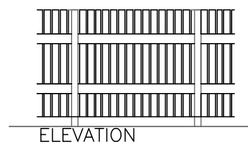
FRONT ELEVATION



SIDE ELEVATION

General materials schedule;

- Mellow red facing Brick
- Marley Edgemere Interlocking Slate- smooth grey reconstituted slate roofing tiles
- Blue Class B Engineering Brick course up to DPC
- K-Rend Render Finish (Sterling White or Ivory)
- 120mm x 18mm Cedar cladding.
- Black UPVC Fascia. Soffits to match or cedar boarding.
- Black Half-round Gutters and Down pipes
- Anthracite UPVC Windows and Garage Doors.



ELEVATION

FENCING TO COMPRISE 100X100 POSTS SET IN CONCRETE WITH 100X25 VERTICAL BOARDS (25MM SPACINGS BETWEEN) ON 150 X25 RAILS INCLUDE FOR 150 X25 GRAVEL BOARDS AT BASE MAX HEIGHT OF FENCE 1.8M **FROM G.L.**

SCREEN FENCE DETAILS
(FENCE REF: S.F.)

4 BED DETACHED
2062 SQ. FT. (incl garage)

AS APPROVED UNDER PLANNING CONSENT REF; 15/01328/AM

4 BED DETACHED
1417 SQ FT (incl garage)

PLOTS 11 & 12 (plot 12 handed) -APPROVED UNDER PLANNING 18/00145/FUL



SITE LAYOUT PLAN 1:500 SCALE

DENOTES LENGTHS OF EXISTING BOUNDARY TREATMENTS TO BE RETAINED

DENOTES NEW TIMBER SCREEN FENCING TO DETAIL

DENOTES 1M HIGH POST AND WIRE FENCE TO SOUTHERN BOUNDARY BACKED UP BY HEDGE

LANDSCAPING DETAILS TO SOUTHERN BOUNDARY WITH RETAINED GREENSPACE CORRIDOR - AS APPROVED UNDER 15/01328/AM

Generally clear and prepare area where mound is to be formed. Form mound 15m in width at base in good quality top soil graded at max rise over run of 5:1 to 7:1. Finish with well graded topsoil and sow with 'woodland and shade' wild flower seed mix from 'Wild Flower Lawns and Meadows' or similar approved.

Topsoil
Imported top soil to comply with BS3882:1994. Where topsoil is absent imported top soil shall be spread to a depth of 0.3m. Within any tree protection areas, to minimize disturbance of tree roots during planting operations, topsoil shall be spread to a maximum depth of 0.15m over existing top soil.

Planting.
All hardy nursery stock shall comply with BS: 3936, Specification for nursery stock. All site preparation, planting and post planting aftercare shall comply with "Handling and Establishment of Landscape Plants" 1996 published by the committee for Plant Supply and Establishment. All stock to be planted at the sizes and densities detailed in the planting schedule. All trees of a height greater than 1.5 meters shall be supported using a wooden stake of a top diameter not less than 50mm. The tree stake shall be driven to a depth of not less than 0.5m. The height of the stake above the ground level shall be equal to 1/3rd the height of the tree. All staked trees shall be attached to the top of the stake with a single proprietary tree tie.

Mulching.
All planted ornamental stock shall be mulched with a course grade of part-composted wood-chip or bark mulch.The mulch shall be spread to a depth of 50mm to a radius of 300mm around all shrubs and transplants and a radius of 500mm around all trees of a height greater than 1.0m.

Hedge planting;
To be carried out in accordance with BS4428:1989 Code of practice for general landscape operations. Hedging plants to be planted in two, staggered, rows at a density of not less than 5 pr meter with approx 450mm between plants in the same row and 300-400mm between rows. Hedgerow shrubs should be either notch planted of trench planted. Trenches dug to a min depth of 400mm and width 600mm with plants put into ground at the same depth at which they had been grown in the nursery. Typical planting schedule;
Hawthorn (Crataegus monogyna) 60%
Blackthorn (Prunus spinosa) 20%
Field Maple (Acer campestre) 10%
Hazel (Corlyus avellana) 10%

Trees:
To be not less than 10cm girth (standards) and 'whips' (8-10cm girth) planted at 2-2.5m c/c to provide rapid canopy closure in accordance with Woodland Trust Management Guide 4. Trees to be planted in mixed groups of the following species.
Species;
Pendunculate Oak - Quercus robus
Alder - Alnus glutinosa
Hornbeam - Carpinus betula
Holly - Ilex aquifolium
Rowan - Sorbus aucuparia

Understory planting;
To comprise the following native species 3L pot size planted at the rate of 2.5 plants pr. square meter;
Guelder rose - Viburnum opulus
Hazel - Corylus avellana
Spindle - Euanymus europaea
Elder - Sambucus nigra

GENERAL SITE LANDSCAPING DETAILS;
Topsoil
Imported top soil to comply with BS3882:1994. Where topsoil is absent imported top soil shall be spread to a depth of 0.3m. Within any tree protection areas, to minimize disturbance of tree roots during planting operations, topsoil shall be spread to a maximum depth of 0.15m over existing top soil.

Planting.
All hardy nursery stock shall comply with BS: 3936, Specification for nursery stock. All site preparation, planting and post planting aftercare shall comply with "Handling and Establishment of Landscape Plants" 1996 published by the committee for Plant Supply and Establishment. All stock to be planted at the sizes and densities detailed in the planting schedule. All trees of a height greater than 1.5 meters shall be supported using a wooden stake of a top diameter not less than 50mm. The tree stake shall be driven to a depth of not less than 0.5m. The height of the stake above the ground level shall be equal to 1/3rd the height of the tree. All staked trees shall be attached to the top of the stake with a single proprietary tree tie.

Mulching.
All planted ornamental stock shall be mulched with a course grade of part-composted wood-chip or bark mulch.The mulch shall be spread to a depth of 50mm to a radius of 300mm around all shrubs and transplants and a radius of 500mm around all trees of a height greater than 1.0m.

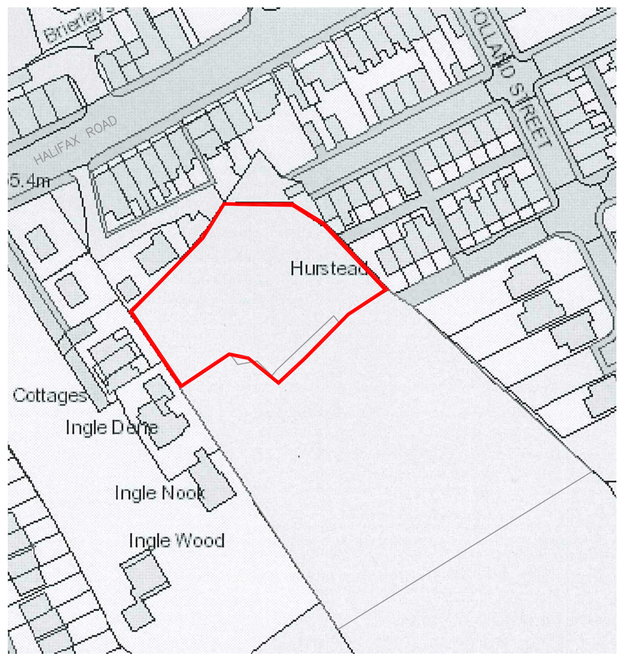
Hedge planting;
To be carried out in accordance with BS4428:1989 Code of practice for general landscape operations. Hedging plants to be planted in two, staggered, rows at a density of not less than 5 pr meter with approx 230-380mm between plants in the same row and 300-400mm between rows. Hedgerow shrubs should be either notch planted of trench planted. Trenches dug to a min depth of 400mm and width 600mm with plants put into ground at the same depth at which they had been grown in the nursery. Planting schedule;
Native Holly (Ilex aquifolum)
Native Beech (Fagus sylvatica)

Shrub planting;

Mix A:
Species
Berberis darwinii stock size: 45/60cm high Root: 3 litre container Rate: 4/m2
Berberis thunbergii "Atropurpurea" Stock size: 45/60cm high Root: 3 litre cont. Rate:4/m2
Hypericum calycinum Stock size: 10/20cm high Root:2 litre cont. Rate: 4/m2
Prunus laurocerasus "Otto Luyken" Stock size: 45/60cm high Root:3 litre cont. Rate: 4/m2
Rosa rugosa "Alba" Stock size: 45/60cm high Root: 3litre cont. Rate: 4/m2
Viburnum opulus "Sterile" Stock size: 45/60cm Root 3litre cont. Rate 4/m2

Mix B:
Species
Berberis julianae Stock size: 45/60cm Root: 3litre cont. Rate: 4/m2
Berberis thunbergii Stock size: 45/60cm Root: 3 litre cont. Rate: 4/m2
Berberis thunbergii "Atropurpurea" Stock size: 45/60cm Root: 3 litre cont. Rate: 4/m2
Rubus cockburnianus "Goldenvale" Root: 3litre cont. Rate: 4/m2
Viburnum opulus "Sterile" Stock size: 45/60cm Root: 3litre cont. Rate: 4/m2

Trees:
Species;
1= Betula utilis "Birch" Stock size: 14-16cm girth Bare root stock
2 = Sorbus aucuparia "Golden Wonder" "Rowan" Stock size: 14-16cm girth Bare root stock.
3= Acer platanoides Columnare 14-16cm girth Bare root stock
4= Acer platanoides Globosum 14-16cm girth Bare root stock



LOCATION PLAN 1:1250

DRAWING RELATES TO PROPOSED CHANGE OF GARAGE TO HABITABLE SPACE TO PLOT 12 HOUSE TYPE ONLY - PLOTS 5, 6 AND 11 REMAIN UNCHANGED IN ACCORDANCE WITH PLANNING CONSENT REFERENCE 18/01242/AM

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rev:	date:	description

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RICS the mark of property professionalism worldwide

Project:
PROPOSED REVISION TO PLOT 12

DEVELOPMENT ON LAND OFF
HOLLAND STREET L/BOROUGH

Client: Holdchase Limited

scale: As shown @A1
date: January 2019
drawn: NL.
Dwg. Nr. D206/010