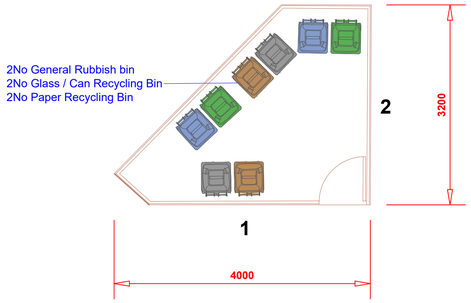
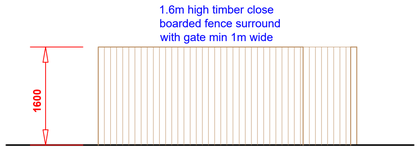
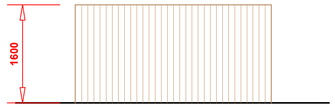


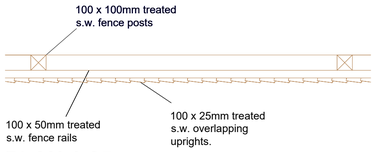
BIN STORE PLAN
Scale 1:50



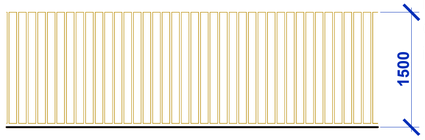
BIN STORE ELEVATION 1
Scale 1:50



BIN STORE ELEVATION 2
Scale 1:100

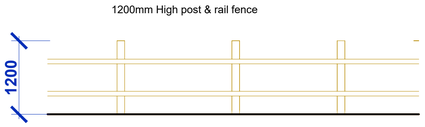


PLAN 1:25



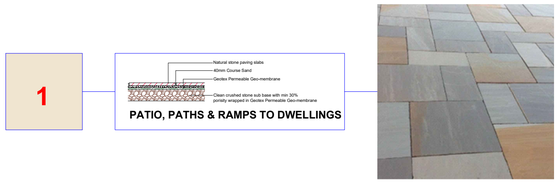
ELEVATION 1:50

BOUNDARY DETAIL A
BDA



ELEVATION 1:50

BOUNDARY DETAIL A
BDB







GARDEN RETAINING WALL
TO ENGINEERS DETAILS &
FACED WITH NATURAL STONE



STONE BOUNDARY / RETAINING WALL DETAIL WITH COPING STONES

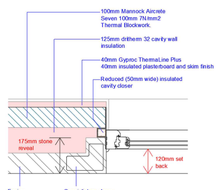


M1 - Lawn / grassed area
Good quality farmed turf laid
in well compacted sub base



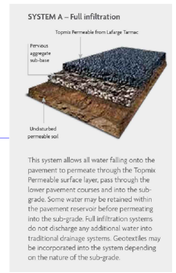
T1 / T2

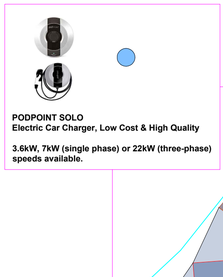
Existing Trees to be enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.



WINDOW & DOOR REVEAL DETAIL

TOPMIX PERMEABLE TARMAC DETAIL

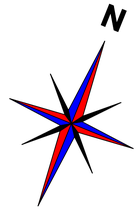




PROPOSED SITE PLAN



5No Sarcococca confusa



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The contract for the works is between the client and his / her contractor, Contractor to visit site, study the details provided within the drawing and be familiar with both the work to be carried out in accordance with the details provided, Any stated dimension must be checked prior to any form of construction, All works and materials to comply with all relevant British Standards and carry a genuine BBA certificate, The materials specified within this drawing are a guide for the contractor as they are recognised materials with genuine BBA certificates etc. Any contractor who decides to use any different materials than that noted on the drawing must inform James Campbell Associates Ltd.

Any discrepancies discovered or items found that where not visible at the time of the initial survey should be reported to James Campbell Associates Ltd for consultation with our client.

CONSTRUCTION NOTES:-

Imported Topsoil

Topsoil shall comply with BS3882: 2007 and shall have a pH value of between 5.5 and 7.5. Topsoil shall be good quality medium top split loam easily
moulded when moist. It must be neither too sticky nor leave a smooth polished surface when smeared. It shall be free from chemical or other pollutants, and
not contain stones or flints in excessive quantities, or clay, sand, gravel, chalk or lime, nor may it include rubbish or other extraneous matter, pernicious weeks
or couch grass nor roots or top-growth of trees or shrubs. No organic material derived from a sewage works will be accepted as topsoil.

The contractor shall prior to undertaking grass reinstatement and tree/shrub planting that there is adequatesoil depths in respect to both element of work.
For example - soil depth for grassland shall be at a minimum depth of 150mm. For general shrub planting at 300mm depth. All trees to be pit planted in 1000
x 1000 x 1000, unless otherwise stated or instructed.

The contractor shall supply a sample load of topsoil for approval prior to commencing operation. The sample, if approved, shall be set on one side to remain
as indicative of the quality required until the top soiling is completed. The client as requested that certification from the contractors supplier confirming that
the soil being imported is 'First Rate Topsoil' and is free of contamination, pernicious and noxious weeds or any other pollutants. 'Contractor to provide
analytical breakdown of soil/metal compositions which makes certain of soil (s) imported.

The spreading of topsoil shall only be done in dry weather and when ground conditions are right, unless in exceptional circumstances, the Landscape Architect
authorised otherwise. No claim for delay due to the above will be sustained. Topsoil and subsoil in heaps or dumps shall not be sited so as to damage or impede
water courses or other drainage, so long as they are capable of remaining in operationand are not generally affected by the re-spreading and re-grading of the site.

Any consolidated material is to be broken up to a depth of 400mm and the top 100mm reduced to a fine tilth suitable for final shaping with a graded blade
(particle size 10mm and below). All undesirable material brought to the surface including stones larger than 50mm in any dimension, root, tufts of grass and
foreign matter is to be removed off site to the contractors approval landfill site and or recycling plant.

Preparation needs to be carried out when the soil is dry and manageable. Any consolidated material is to be broken up to 300mm depth and the top 50mm of all
soil reduced to a fine tilth suitable for final shaping with a grading blade (particle size 10mm and below). All undesirable material brought to the surface including
stones larger than 50mm in any dimension, root, tufts of grass and foreign matter is to be removed off site.

GRASS SEEDING

Season

Seeding shall be carried out only during calm weather conditions when the season and soil conditions are suitable.

Seed Bed Preparation

Prior to sowing a fine tilth shall be prepared up to 25mm in depth by raking or harrowing all debris brought to the surface over a 25mm in dia, shall be stone
picked and removed to the Contractors own tip.

Seed Mixes (If by seed application)

The following seed are to be used. An 80 grammes sample of seed mix shall be supplied by the Contractor for approval prior to use, together with a copy of the
seed merchant's invoice.

Area for private gardens use seed mix A19 - supplied by British Seed Houses (BSH).

The total quantities of seed required shall be divided in half, each half being machine broadcast or sown evenly by hand in transverse directions to provide a total
rate of sowing as shown above. The seed shall not be drilled. After sowing, the seed shall be lightly chain harrowed or hand raked into the immediate surface and
rolled with a Cambridge Ring Roller. The contractor must allow for decompaction of consolidated ground prior to undertaking work earmarked for grassland and
or trees and shrub plantations.

Turf

Full removal of existing material, cultivated 'full preperation', & supply and lay low maintenance good quality turf, to be supplied by a specialist grower.
Note - All areas to receive grass reinstatement, shall be thoroughly prepared to good horticultural practice prior to laying of turf.

DRAWING TITLE

PROPOSED LANDSCAPE PLAN

JAMES CAMPBELL ASSOCIATES LTD
CHARTERED ARCHITECTURAL SERVICES
CIOB
CIAT

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173 Rochdale Road
Firgrove
Rochdale
OL16 3BN

Tel: 01706 354888
Mob: 07817 623183
Email: admin@jamescampbellassociates.co.uk
Web: www.jamescampbellassociates.co.uk

PROJECT

PROPOSED 2No DWELLINGS

LOCATION

Land Adjacent to
112 Church Street
Littleborough

DRAWN:-	Frank James Smith	DRAWING NUMBER:-
DATE:-	June 2023	**23.3130.9**
SCALE:-	1:100 @ A1	
ISSUE:-		