Proposed new site entrance - remove section of existing boundary/retaining wall as required and form new retaining walls to structural engineers design and details faced in natural stone to match existing wall - area between existing road edge and new wall and proposed 'rumble strip' to be surfaced in natural stone setts to match stonework of adjoining properties

'Rumble strip' - three rows of natural stone setts

Return fence at building frontage

SCHOOL CAR PARK (ACCESS DENIED)

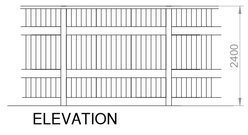
Boundary fence A

Boundary fence A

Boundary fence A

Fence type A continuous with existing garden boundary fence at corner of site.

Site Plan 1:100



BOUNDARY FENCE A

Boundary fence 'A'- New 2.4m high feather edged vertically boarded timber screen fence positioned inside the existing railing fence to the boundary with the school - at 3m c/c provide 150mmx150mm hole in gravel boards at base of fence.

Proposed paving around property and forming patio areas to be natural stone laid on mortar dabs on gravel sub base - provide a 150mm wide gravel margin against the perimeter wall.

Denotes structural engineer designed retaining walls faced in natural stone to match existing boundary wall - as required

Denotes nominal retaining structures to L.A. approval-as required

CDM:
Clients and contractors working on projects lasting more than 30 days or involving more than 500 person days must fulfil their duties under the CDM regulations 2015

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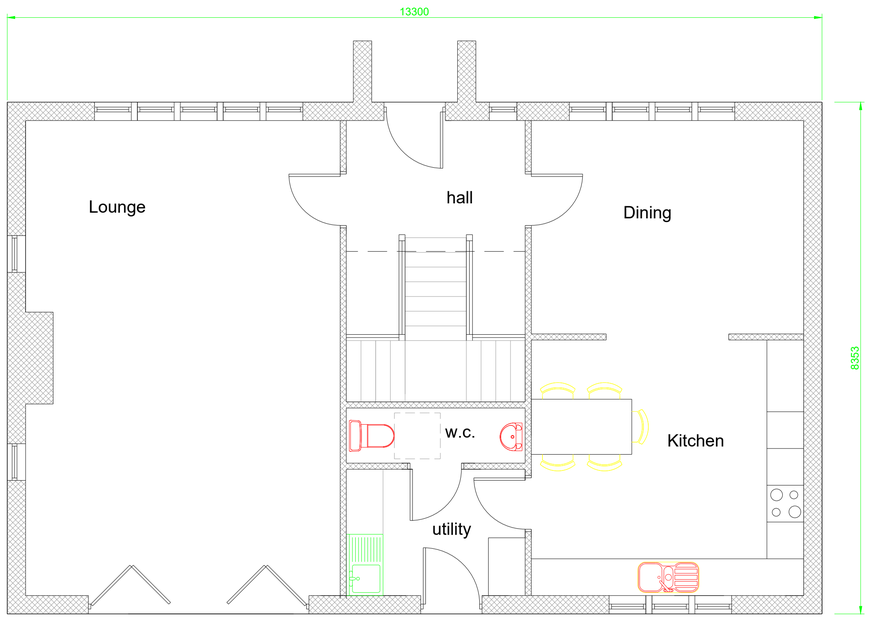
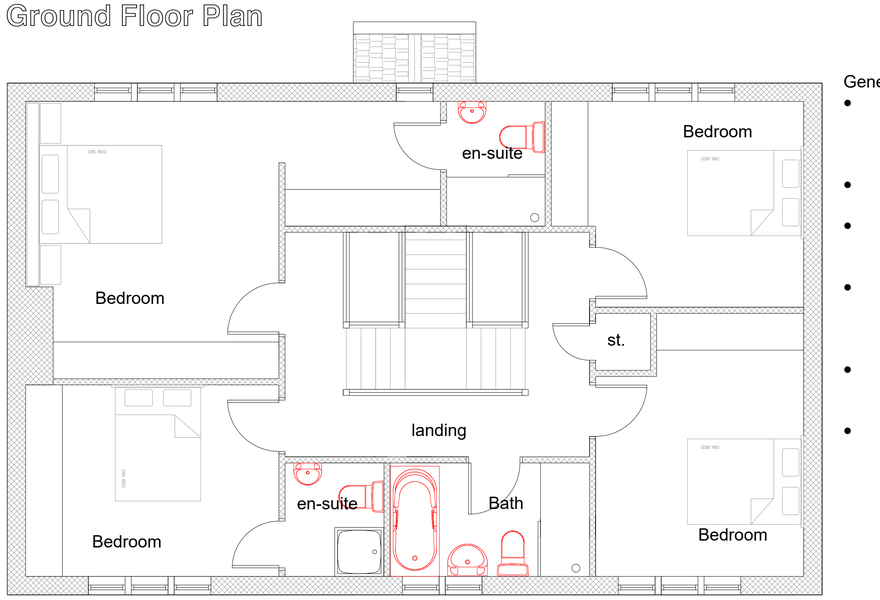


Ground Floor Plan



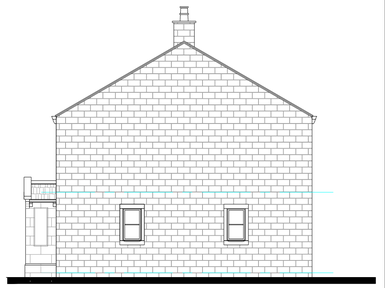
First Floor Plan



Front Elevation



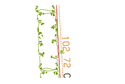
Rear Elevation

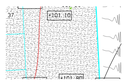


Side Elevation

General Notes;

- Walls faced in pitch faced natural local coursed stone with matching smooth heads, sills and mullions as shown
- Roof finished in natural slate to L.A. approval
- Windows to be double glazed timber frames with cream finish
- Doors to be insulated composite doors with black finish in timber frames to match windows
- Gutters to be twinwall PVCu to replicate timber gutters with matching downpipes
- Chimneys to be prefabricated GRP faced with stone slips to match walls







Proposed Box Hedge

300-40mm high RB, 5 per linear metre in a single row. Clipped after planting to form an instant 300mm high hedge.

Proposed Driveway

Two course tarmac with gritstone kerb (70mm upstand). Rainwater drainage from hardstanding areas will be designed to comply with SUD's, utilising storage, attenuation and soakaways subject to full site investigation.

Proposed Paving

Natural stone paviours with natural stone sett edge. Paving to be buff sandstone with matching setts. Paving to be 600mm courses with random lengths. Grid of 600mm square flags to be laid in centre of two main patio spaces.

Proposed Lawn areas - all spaces not otherwise indicated

All new turf to be fine quality eg Sportsman by Turflands or equivalent and laid in accordance with BS 3969 1990.

PLANTING NOTES

This landscaping plan shall be implemented in full accordance with the approved scheme within 12 months from the date when any building or other development is occupied or carried out as the case may be. Any trees, shrubs or hedges planted in accordance with this condition which are removed, die, become severely damaged or become seriously diseased within five years of planting shall be replaced within the next planting season by trees, shrubs or hedging plants of similar size and species to those originally required to be planted.

All site preparation, planting and maintenance to comply with BS 4429.

Services, both proposed and existing should be carefully located to ensure avoidance of new tree pits, hedge trenches and existing tree RPZ's. M&E contractor to liaise with Landscape Architect prior to commencement to ensure no obstruction or changes to the landscape proposals are necessary.

Topsoil to be premium grade topsoil to BS 3882:1994.Topsoil depth to be minimum of 450mm in shrub borders + 150mm in lawned areas.

All plants to be free from pests and disease. All plants to be good specimens and characteristic of the species. Do not plant anything in the rainshadow under a roof overhang.

At completion carefully spread PAS100 composted green waste to an even and uniform depth of 50mm to all planted areas, including hedges.

All trees, hedging, shrubs and plants to comply with BS 3936 specification for nursery stock.

TREE PLANTING;

- 'R' - Rowan - Sorbus aucuparia
- 'H' - Hornbeam - carpinus betulus

rev	date	description
B	3-3-21	Details of fence to south and west boundaries added
A	17-6-20	Window frames changed to timber

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RICS the mark of property professionalism worldwide

Project:
Proposed development of land adjacent to 7 Falinge Fold, Rochdale

Proposals-planning conditions

scale: 1:50-1:100
date: Jan 2020
drawn: NL

Client: B&R Homes

Dwg. Nr. B407-001/B