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CDM:
Clients and contractors must fulfil their duties under the CDM regulations 2015.The client is required to notify the HSE of any projects lasting more than 30 days or involving more than 500 person days.

Existing site entrance to serve plot 6 - existing walls and piers to be retained- any making good or repairs to be carried out in materials to match existing - any works to adopted highway/footpath to be in accordance with L.A. highways engineers requirements

Proposed hedge planting to boundary to specification

Existing hardstanding area to be resurfaced to provide parking spaces for plot 6

N
W E
S

Existing site entrance - existing walls and piers to be retained to form access to development - any making good or repairs to be carried out in materials to match existing - any works to adopted highway/footpath to be in accordance with L.A. highways engineers requirements

Proposed hedge planting to boundary to specification

New path to connect patio to existing path

garage

PLOT 6
ffl 183.0-lower
ffl 185.7-upper

+185.5

185.30

183.00

185.00

Retaining walls to struct. eng. design and details faced in natural stone

Remove existing path and steps

Existing walls and patio arrangement to be retained - walls refaced in coursed natural stone

RETAINED 'HISTORIC' DWELLING SHOWN SHADED

FFL-182.86

LANDSCAPING

TRAFFIC CALMING

Continue extg. ret. wall to match extg.

Existing bungalow to be demolished

Proposed hedge planting to boundary to specification

Denotes natural dry stone walling to max height of 1m

Proposed hedge planting to boundary to specification

Formal landscaped area

Plot 5
ffl 186.25

187.00+

Plot 1
ffl 182.50

186.85+

ffl 186.50

ffl 186.50

186.00+

Plot 4
ffl 186.45

181.00+

Plot 1 parking spaces

Reinstate path

183.00+

184.00+

185.00+

Plot 3
ffl 186.15

Plot 2
ffl 184.00

ffl 184.30

ffl 185.85

Dashed line denotes proposed retaining structure subject to structural engineers design and details dependant on ground conditions - details of retaining structure, heights and materials to be to L.A. approval

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 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%
Elder (Sambucus nigra) 10%
Dog rose (Rosa canina) 5%
Honeysuckle (Lonicera periclymenum) 5%

Existing understory planting to be generally retained - where planting has been disturbed as part of development margins to be reinforced with the following native species in 3L pots at the rate of 2.5 plants pr. square meter;
Wood sorrel (Oxalis acetosella)
Wood anemone (Anemone nemorosa)
Lesser celandine (Ranunculus ficaria)
Herb robert (Geranium robertianum)

Include a few native ferns at rate of 1 plant pr. square meter, such as;
Male fern (Dryopteris filix-mas)
Hart's tongue (Asplenium scolopendrium)
Hard fern (Blechnum spicant)

Domestic garden areas to be finished in turf - generally prepare areas eliminating weeds etc., rotivate to a depth of 200-300mm adding well rotted organic matter - rake prepared ground and add general purpose fertilizer - lay turf , level and keep well watered until established.

In general existing boundary treatments to be retained - where repairs and making good are required this to be carried out using materials and construction methods to match existing

PRIVATE ROAD WITHIN THE SITE
Proposed new access drives within the site constructed in accordance with engineers recommendations subject to site ground conditions and finished with tarmac surface or other finish to client choice and to L.A. consent - existing driveways to be prepared and resurfaced in tarmac subject to inspection of sub base prior to carrying out the resurfacing work

Individual drives and parking spaces within the site to be finished in concrete block paving - permeable if site conditions allow - to L.A. approval

Denotes boundary hedge planting to specification

-183.00

Denotes stone boundary walls faced in natural stone to match dwellings to a maximum height of 1.8m above adjacent ground level and finished in natural stone cappings

rev:	date:	description
F	11-5-22	General Revisions to suit revisions to house type and revisions to levels and some boundary treatments
E	18-12-20	General Revisions following planning and conservation officer comments
D	5-11-20	General Revisions following meeting with L.A.
C	30-6-20	Plot 6 gen. revisions
B	7-10-19	Plot 5 handed
A	24-7-19	General revisions to plot 1

AJ COCKER ASSOCIATES
CHARTERED BUILDING SURVEYORS

New Century House
176 Drake Street
Rochdale
OL16 1UP
Tel: 01706 764880
Fax: 01706 764881

www.ajcockerassociates.co.uk
mail@ajcockerassociates.co.uk

RICS the mark of property professionalism worldwide

Project:
Honresfeld, Halifax Road, Littleborough

Proposed Site Layout

scale: 1:250
date: July 2019
drawn: NL

Client: Hallmark Developments

Dwg. Nr. H404-05-F