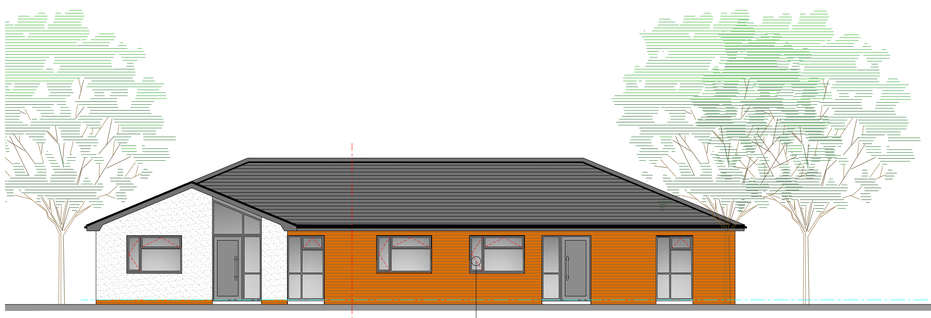


FRONT ELEVATION

Dashed lines denote opening lights and bifold door opening configuration

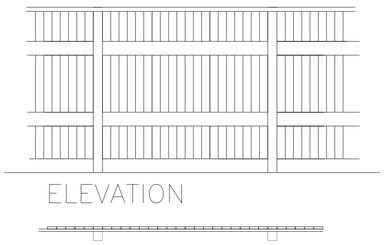
General Notes;

- Facing brickwork to outer walls to L.A. approval.
- Through colour render to front projection.
- Reconstituted interlocking slate roofing tiles to L.A. approval
- Anthracite gray finish UPVC double glazed windows.
- Insulated composite doors with double glazed panels.

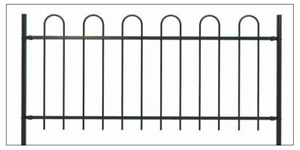
SIDE ELEVATION

SIDE ELEVATION

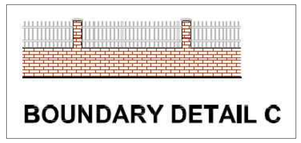
REAR ELEVATION



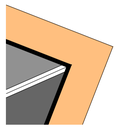
Boundary detail A- 1.8m high close boarded timber screen fence



Boundary detail B- 600mm high hoop topped galv. steel railings painted black

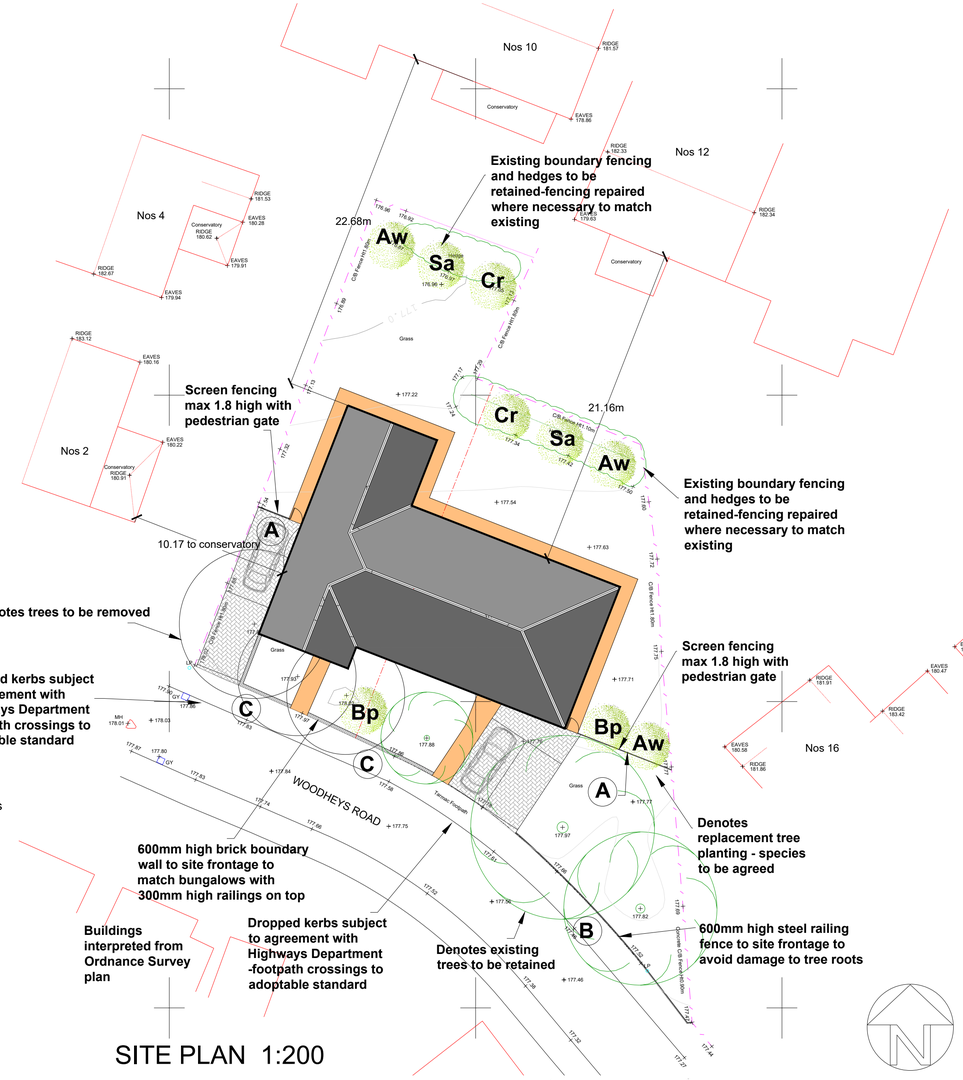


Boundary detail C- MAX 0.9m high overall - 600mm masonry topped with 300mm high galvanized steel railings with black paint finish

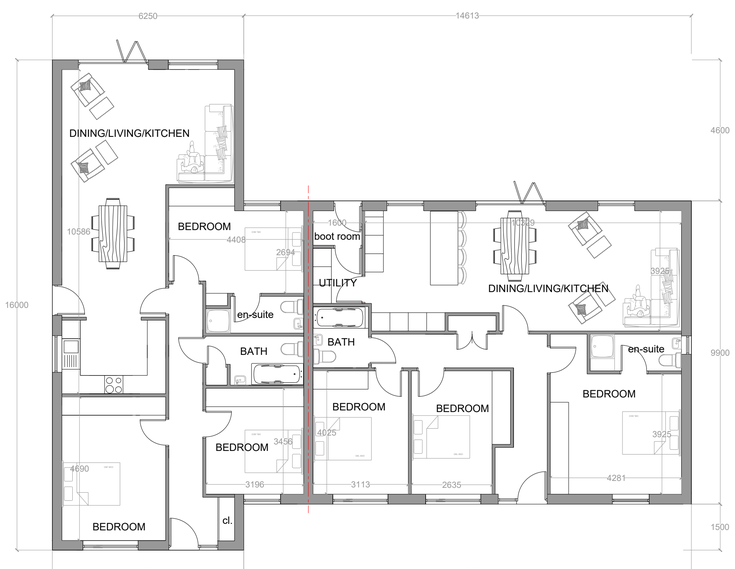


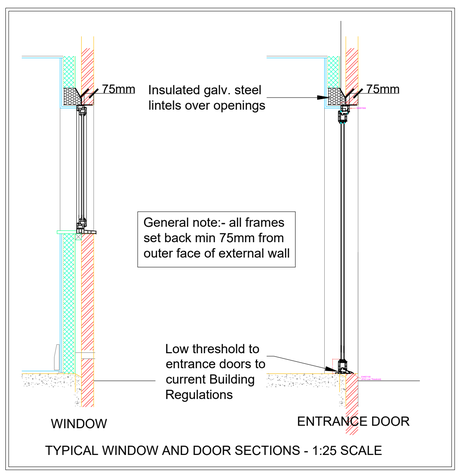
Denotes footpaths to perimeter of dwellings and pedestrian access formed in p.c.conc paving slabs.

Denotes parking spaces/ driveway formed in concrete block paving - permeable if site conditions allow subject to engineers recommendations



SITE PLAN 1:200





LANDSCAPING SCHEDULE

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 metres 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.

Trees:

Tree species have been specifically selected for their compact or fastigiate form due to their restricted locations as well as their flowers and berries for wildlife.

Species;

Aw- Acer campestre William Caldwell

Bp - Betula pendula 'Youngii'

Cr - Sargent Crabapple Tree

Sa - Sorbus aucuparia 'Rosiness'

All other open areas of the site not described to be fininshed with turf:-

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

LOCATION PLAN 1:250

rev:	date:	description
A	7-8-23	Updated for planning conditions

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RICS the mark of property professionalism worldwide

Project:

Land at rear of 2-4 Merlin Close
Littleborough

Semi detached bungalows -Gen. arrangement

Client: Hoyle Developments

scale: 1:100/ as shown

date: April 2023

drawn: NL

Dwg. Nr. H479-01-A

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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.