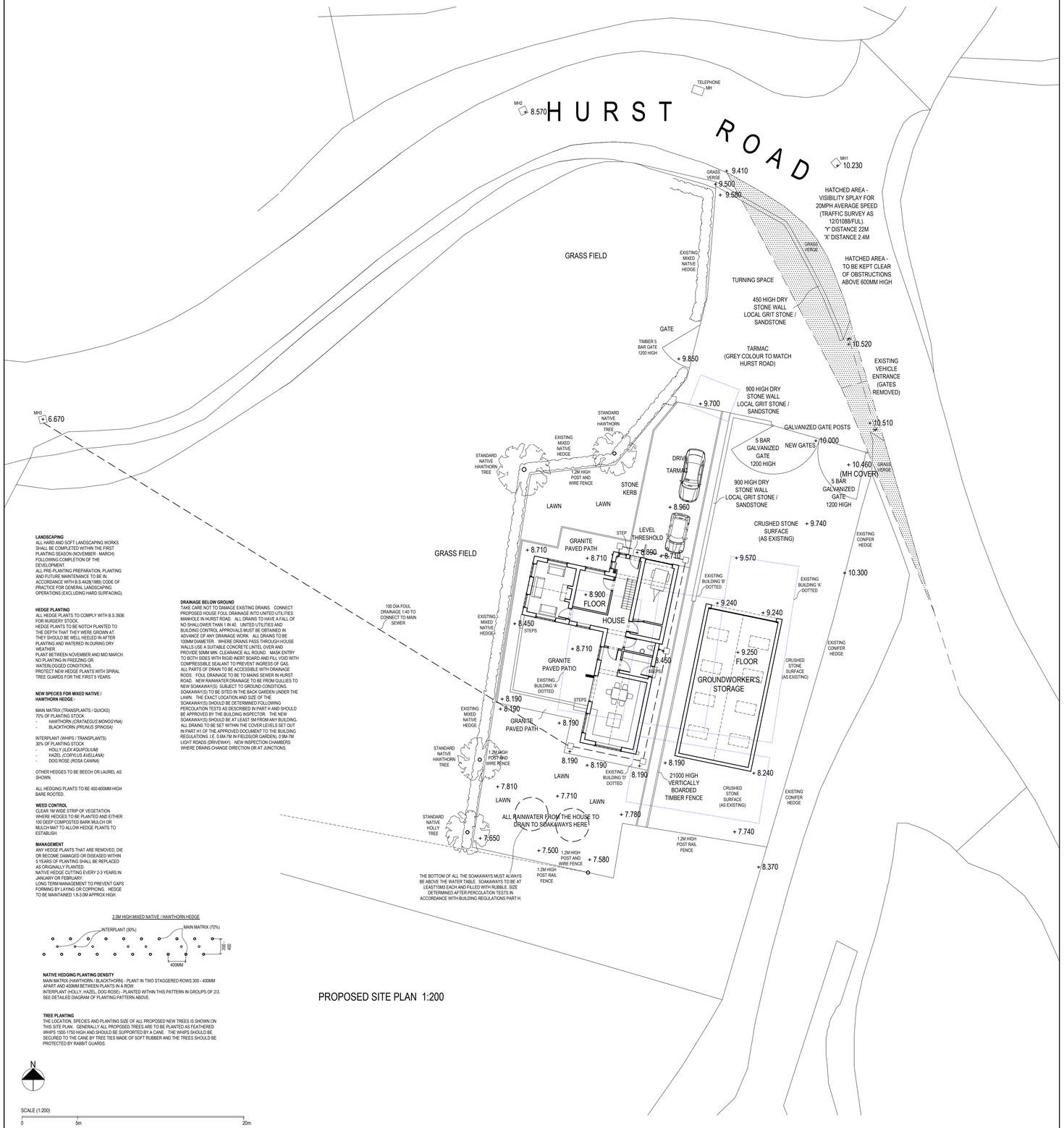


PROPOSED SITE PLAN 1:200

LANDSCAPING
ALL HARD AND SOFT LANDSCAPING WORKS SHALL BE COMPLETED WITHIN THE FIRST PLANTING SEASON (NOVEMBER - MARCH) FOLLOWING COMPLETION OF THE DEVELOPMENT.
ALL PRE-PLANTING PREPARATION, PLANTING AND FUTURE MAINTENANCE TO BE IN ACCORDANCE WITH B.S.4428:1989 CODE OF PRACTICE FOR GENERAL LANDSCAPING OPERATIONS (EXCLUDING HARD SURFACING).

HEDGE PLANTING
ALL HEDGE PLANTS TO COMPLY WITH B.S.3936 FOR NURSERY STOCK.
HEDGE PLANTS TO BE NOTCH PLANTED TO THE DEPTH THAT THEY WERE GROWN AT. THEY SHOULD BE WELL HEELED IN AFTER PLANTING AND WATERED IN DURING DRY WEATHER.
PLANT BETWEEN NOVEMBER AND MID MARCH. NO PLANTING IN FREEZING OR WATERLOGGED CONDITIONS.
PROTECT NEW HEDGE PLANTS WITH SPIRAL TREE GUARDS FOR THE FIRST 5 YEARS.

NEW SPECIES FOR MIXED NATIVE / HAWTHORN HEDGE:-

MAIN MATRIX (TRANSPLANTS / QUICKS)
70% OF PLANTING STOCK.
- HAWTHORN (*CRATAEGUS MONOGYNA*)
- BLACKTHORN (*PRUNUS SPINOSA*)

INTERPLANT (WHIPS / TRANSPLANTS)
30% OF PLANTING STOCK.
- HOLLY (*ILEX AQUIFOLIUM*)
- HAZEL (*CORYLUS AVELLANA*)
- DOG ROSE (*ROSA CANINA*)

OTHER HEDGES TO BE BEECH OR LAUREL AS SHOWN.

ALL HEDGING PLANTS TO BE 450-600MM HIGH BARE ROOTED.

WEED CONTROL
CLEAR 1M WIDE STRIP OF VEGETATION WHERE HEDGES TO BE PLANTED AND EITHER 100 DEEP COMPOSTED BARK MULCH OR MULCH MAT TO ALLOW HEDGE PLANTS TO ESTABLISH.

MANAGEMENT
ANY HEDGE PLANTS THAT ARE REMOVED, DIE OR BECOME DAMAGED OR DISEASED WITHIN 5 YEARS OF PLANTING SHALL BE REPLACED AS ORIGINALLY PLANTED.
NATIVE HEDGE CUTTING EVERY 2-3 YEARS IN JANUARY OR FEBRUARY.
LONG TERM MANAGEMENT TO PREVENT GAPS FORMING BY LAYING OR COPPICING. HEDGE TO BE MAINTAINED 1.8-3.0M APPROX HIGH.

2.0M HIGH MIXED NATIVE / HAWTHORN HEDGE

NATIVE HEDGING PLANTING DENSITY
MAIN MATRIX (HAWTHORN / BLACKTHORN) - PLANT IN TWO STAGGERED ROWS 300 - 400MM APART AND 400MM BETWEEN PLANTS IN A ROW.
INTERPLANT (HOLLY, HAZEL, DOG ROSE) - PLANTED WITHIN THIS PATTERN IN GROUPS OF 2/3. SEE DETAILED DIAGRAM OF PLANTING PATTERN ABOVE.

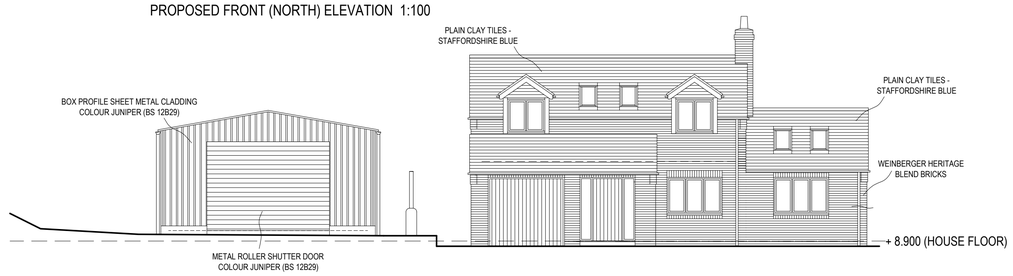
TREE PLANTING
THE LOCATION, SPECIES AND PLANTING SIZE OF ALL PROPOSED NEW TREES IS SHOWN ON THIS SITE PLAN. GENERALLY ALL PROPOSED TREES ARE TO BE PLANTED AS FEATHERED WHIPS 1500-1750 HIGH AND SHOULD BE SUPPORTED BY A CANE. THE WHIPS SHOULD BE SECURED TO THE CANE BY TREE TIES MADE OF SOFT RUBBER AND THE TREES SHOULD BE PROTECTED BY RABBIT GUARDS.

DRAINAGE BELOW GROUND
TAKE CARE NOT TO DAMAGE EXISTING DRAINS. CONNECT PROPOSED HOUSE FOUL DRAINAGE INTO UNITED UTILITIES MANHOLE IN HURST ROAD. ALL DRAINS TO HAVE A FALL OF NO SHALLOWER THAN 1 IN 40. UNITED UTILITIES AND BUILDING CONTROL APPROVALS MUST BE OBTAINED IN ADVANCE OF ANY DRAINAGE WORK. ALL DRAINS TO BE 100MM DIAMETER. WHERE DRAINS PASS THROUGH HOUSE WALLS USE A SUITABLE CONCRETE LINTEL OVER AND PROVIDE 50MM MIN. CLEARANCE ALL ROUND. MASK ENTRY TO BOTH SIDES WITH RIGID INERT BOARD AND FILL VOID WITH COMPRESSIBLE SEALANT TO PREVENT INGRESS OF GAS.
ALL PARTS OF DRAIN TO BE ACCESSIBLE WITH DRAINAGE RODS. FOUL DRAINAGE TO BE TO MAINS SEWER IN HURST ROAD. NEW RAINWATER DRAINAGE TO BE FROM GULLIES TO NEW SOAKAWAY(S). SUBJECT TO GROUND CONDITIONS. SOAKAWAY(S) TO BE SITED IN THE BACK GARDEN UNDER THE LAWN. THE EXACT LOCATION AND SIZE OF THE SOAKAWAY(S) SHOULD BE DETERMINED FOLLOWING PERCOLATION TESTS AS DESCRIBED IN PART H AND SHOULD BE APPROVED BY THE BUILDING INSPECTOR. THE NEW SOAKAWAY(S) SHOULD BE AT LEAST 5M FROM ANY BUILDING. ALL DRAINS TO BE SET WITHIN THE COVER LEVELS SET OUT IN PART H1 OF THE APPROVED DOCUMENT TO THE BUILDING REGULATIONS. I.E. 0.6M-7M IN FIELDS/OR GARDEN), 0.9M-7M LIGHT ROADS (DRIVEWAY). NEW INSPECTION CHAMBERS WHERE DRAINS CHANGE DIRECTION OR AT JUNCTIONS.

N

SCALE (1:200)
0 5m 20m

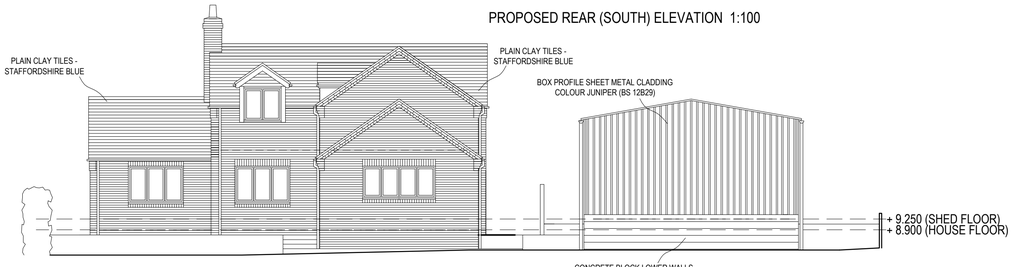
PROPOSED FRONT (NORTH) ELEVATION 1:100



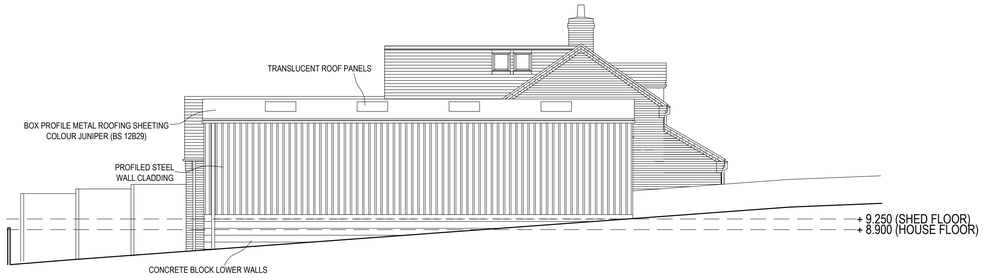
PROPOSED SIDE (WEST) ELEVATION 1:100



PROPOSED REAR (SOUTH) ELEVATION 1:100



PROPOSED SIDE (EAST) ELEVATION 1:100



SCALE
0 2m 10m

NOTES:
BUILDER TO CHECK SETTING OUT DIMENSIONS WITH THE ARCHITECT PRIOR TO CONSTRUCTION AND NOT RELY ON SCALING OFF DRAWINGS.

REV.	DESCRIPTION	DATE	INT.
C	LEVELS ADDED	MAR 18	DB
B	DWELLING DESIGN REVISED	NOV 16	DB
A	BUILDINGS REDUCED IN SIZE	AUG 16	DB

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SCALE: 1:200 @A1
1:100 @A1
DATE: JAN 2016
DRAWN BY: DB
CHECKED BY:

PROJECT: HURST ROAD, BIDDULPH - DETACHED HOUSE (REVISED) & GROUNDWORKER'S STORAGE
TITLE: PLAN AND ELEVATIONS - PROPOSED
JOB NUMBER: 00717
DRAWING NUMBER: 13C