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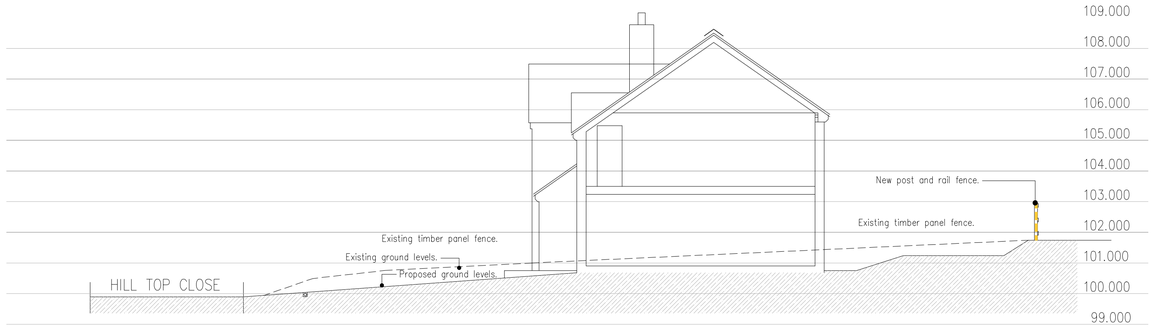
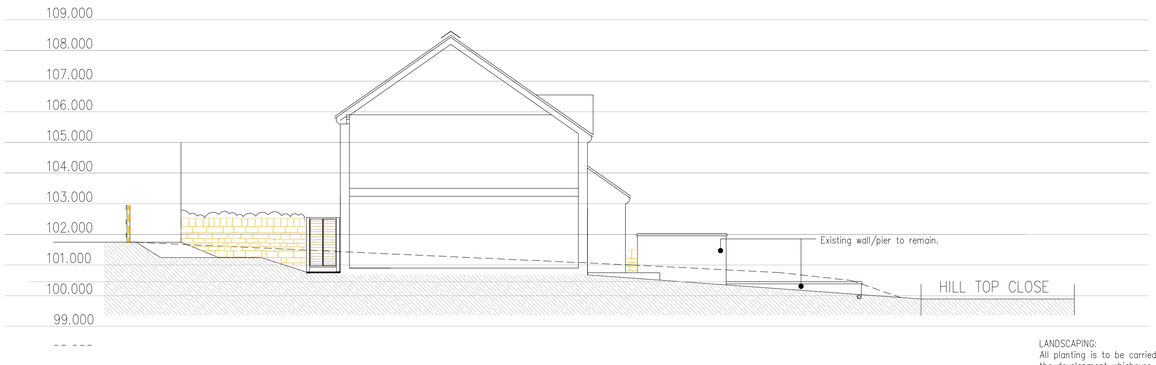
South Elevation Scale 1:50



Section X-X Scale 1:100



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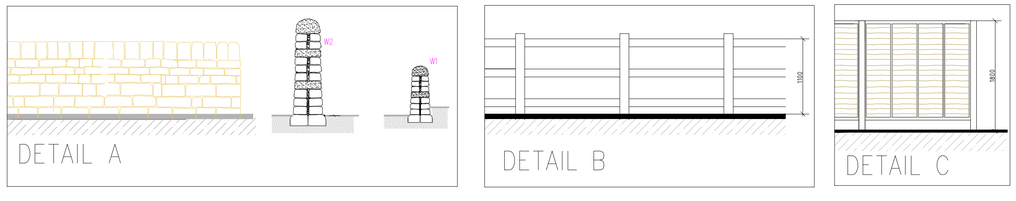
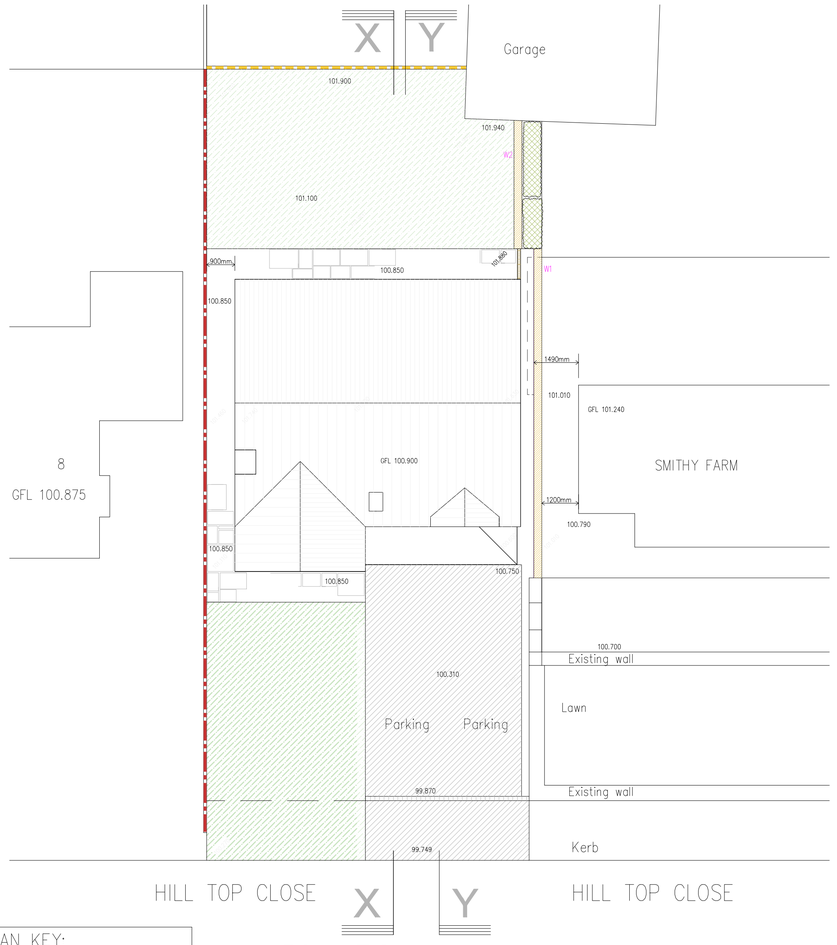




Site Plan Scale 1:100

SITE PLAN KEY:

- LEVELS: As Existing / 100.310 As Proposed
- WALL: (See detail A) Dry Stone walling.
- FENCE: Existing Timber Post and panel fence.
- FENCE: (See detail B) Timber Post and Rail.
- FENCE: (See detail C) Timber post and waneyedge panel fence.
- Proposed Dwelling.
- GRASSED AREA: (See Turfing specification)
- PARKING: Tarmacaddam surface.
- PEDESTRIAN: Random natural stone paving.
- NEW HEDGE: (See hedge specification)

HEDGE SPECIFICATION:

Green Beech (Fagus sylvatica)	CG	400-600 HT	26No

Hedge to be planted at 450mm cts in staggered double rows 380mm apart, approx. 6 plants per lm. All protected with 600mm spiral rabbit guards.

LANDSCAPING:
All planting is to be carried out in the first planting season following the occupation of the dwelling or the completion of the development whichever is the sooner;and any trees, plants or shrubs which are removed, die, become seriously damaged or diseased within a period of 5 years shall be replaced in the next planting season with others of similar size and species.
All planting is to comply with the requirements of all current/relevant British Standards specifications including BS 3936: Part 1 (1992), Part 2 (1990) and Part 4 (207), BS 4043 (1989) where applicable, BS 4428 (1989). All plants to be supplied in accordance with the plant schedule. Any planting outside the recognised planting season (Nov–Feb) to be containerised stock and supplied at the sizes specified.

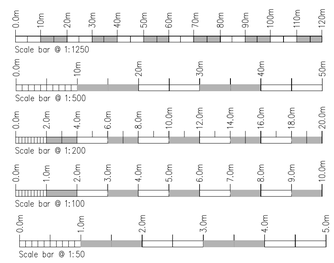
PREPARATION
Weedkill areas to be planted or paved. Use glphosate in accordance with manufacturers instructions applied by trained and certificate holding personnel wearing/ using PEE. Leave for a minimum of three weeks of day time temperatures over 6 degrees C to kill the root system.
Strip topsoil using hand tools to a maximum of 200mm depth over all areas to be surfaced or planted. Cultivate areas to be planted to break up subsoil and ensure free drainage. Only existing clean topsoil in good condition to be placed in new planting beds with 50:50 mix with mycrorrhizal compost. For the remainder use imported topsoil in accordance with BS 3882:2007 Multipurpose Grade. Slightly dome planting beds and create a slight recess to capture mulch adjacent to finished levels of adjacent paving or edging, ensure a minimum 450mm depth for shrubs.

TOP SOIL:
Existing and imported topsoil shall conform to BS 3882:1994. Be free from compaction, brick/rubble/stone greater than 50mm diam. Minimum depths of soil 450mm to Shrubs, 150mm to grass areas.

GRASS TURFING:
Turf to be supplied by member of Turfgrass Growers Association to BS3669, free from undesirable grasses and weeds. Grade– Fine Sports/Ornamental. Herbicide treatment to be applied not more than 3 months or not less than 4 weeks before lifting.



Block Plan Scale 1:200



Rev.	Drawn	Comments.	Date

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Client:
Mr G. Cooper.

Project:
Proposed Dwelling on land adjacent Smithy Farm, Hill Top Close, Brown Edge, Stoke on Trent, Staffordshire, ST6 8SZ.

Title:
Plans Elevations & Sections.

Status:
Planning Conditions 10 & 11 SMD/2018/0293

Paper Size A1: Drawn: ACB February 2020 Drawing Ref: 1547-02