KEY:

PEDESTRIAN ACCESS:
Bradstone Natural Sandstone paving slabs.
(colour fossil buff).

PRIVATE DRIVEWAY:
Permeable asphalt over min 200mm open graded aggregate sub base on permeable geotextile fabric.

Storm Soakaway to approved doc. H2. designed to guidance of BRE 365.

EXISTING TREES:
To be retained.

WALL:
Facing brickwork. (See Detail A).
Brick Piers (See Detail A)

NEW HEDGE: Green beech.

HEDGE: additional planting to existing hedge.

HEDGE: Existing laurel hedge to be replanted.

HEDGE: Existing Laurel hedge to be retained.

180.000 LEVELS: Proposed levels.

PLANTING TO EXISTING HEDGE:				
Hawthorn (Crataegus Monogyna)	TW	400–600 HT	60No
Dog Rose (Rosa Canina)	TW	400–600 HT	4No
Blackthorn (Prunus Spinosa)	TW	400–600 HT	10No
Field Maple (Acer Campestre)	TW	400–600 HT	8No
Bird Cherry (Prunus Padus)	TW	400–600 HT	4No
Hazel (Corylus Avellana)	TW	400–600 HT	8No

Native hedge mix transplants/whips, planted at 300–500mm cts in staggerd double rows 500mm apart. 5 plants per lm. All protected with 600mm spiral rabbit guards.

NEW HEDGE:			
Green Beech (Fagus sylvatica)	CG	400–600 HT	98No

Hedge to be planted at 450mm cts in staggerd double rows 380mm apart, approx. 6 plants per lm. All protected with 600mm spiral rabbit guards. Mulch to a depth of 75mm after planting.

GRASS:	
Standard amenity lawn seed mix	50g/sqM
Wildflower meadow mix seed.	5g/sqM

GENERAL NOTES:

IMPLEMENTATION:
All planting is to be carried out in the first planting season following Local planning authority written approval of scheme.
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.

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 350mm to Shrubs, 150mm to grass areas.

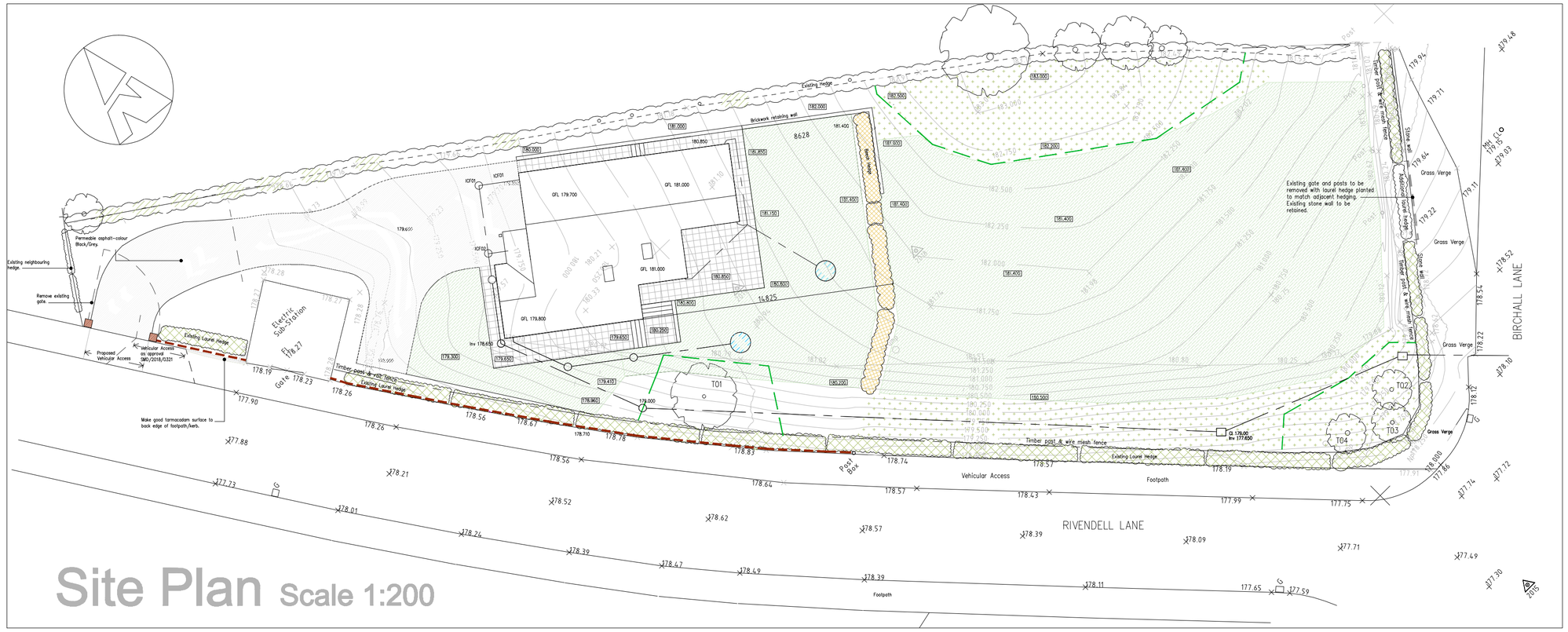
FENCING:
Temporary protective fencing and advisory notices are to be provided to protect all existing trees which are to be retained. Fencing is to be erected in accordance with guidance in British Standards 5837:2012 Trees in Relation to Design, Demolition and Construction–Recommendations, and shall be retained in position for the duration of the period that development takes place. Within the fenced area there shall be no excavation, changes in ground level, installation of underground services, provision of hard standing surfacesg, passage of vehicles, storage of materials, equipment or site huts, tipping of chemicals, waste or cement, or lighting of fires.

Fencing to comprise of standard 3 metre long scaffold tubes at maximum 3 metre centres driven into ground Minimum 600mm with 3 No cross members with 2 metre high heavy gauge galvanized tube and weld mesh infill panels and restraint poles clamped and anchored to ground poles at 3 maximum metre centres. (See Figure 2 BS 5837:2012) alternatively 2 metre high galvanized tube and welded mesh infill panels to be supported and restrained with stabilizer strut with base plates secured with ground pins. (See Figure 3 BS 5837:2012).

NOTE: Demountable block and mesh panel systems (eg. "Heras" are not acceptable)

SIGNAGE:
Pre–printed laminated waterproof signs A3 in size are to be fixed securely to fencing panels at minimum 9 meter intervals.

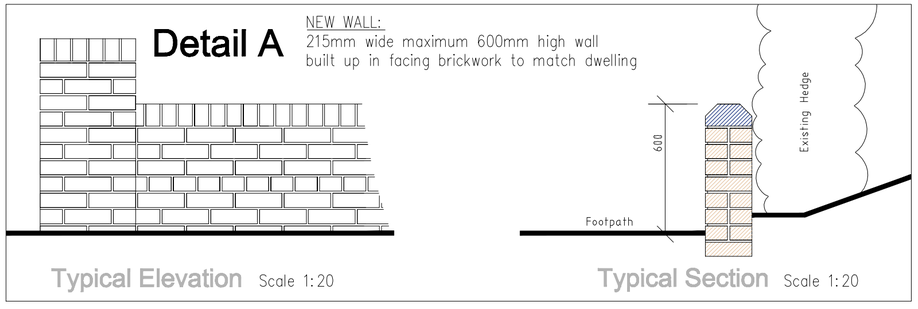
PROTECTED TREE ZONE
NO STORAGE OR OPERATIONS
WITHIN FENCED OFF AREAS

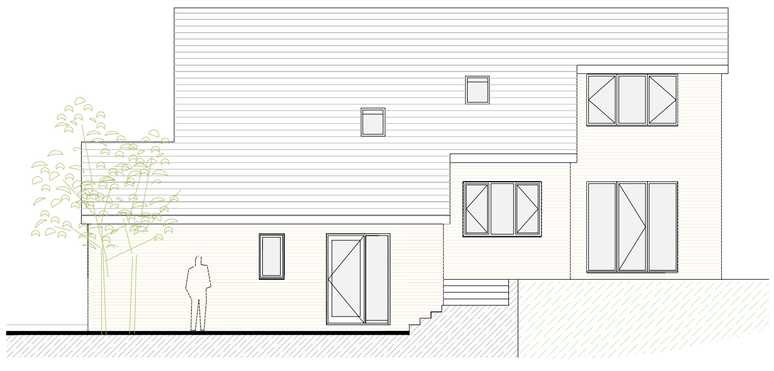


Site Plan Scale 1:200

DRAINAGE
All storm and foul drainage to be installed as shown on Floor and Site plans, all pipes shall be BS EN 295 1991 pt.1, 100mm diameter with flexible jointing collars. Bed and backfill in accordance with manufacturers instructions. Drains positioned below floor slabs are to be surrounded in 200mm thick 20N grade concrete with 'flexcell' board at each pipe joint. Lintels to be provided over all pipes passing through foundation walling.
Subject to results of percolation tests all storm water is to discharge into newly formed soakaways designed in compliance with approved document H2 and guidance of BRE 365.

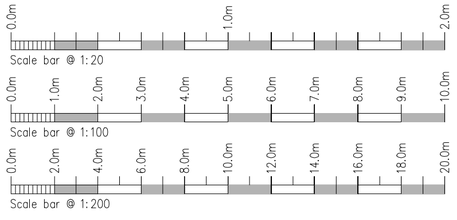
INSPECTION CHAMBERS
Form new precast concrete or PVCu inspection chambers as shown on floor and site plans, all installed in accordance with manufacturers instructions. Form all jointed connections to inspection chambers, gulleys and associated fittings. All chambers are to have medium duty frames and covers.
Backfill to sides of inspection chamber with compacted selected fill/hardcore up to surrounding formation levels.





FACING MATERIALS:	
WALLS:	Blockleys–Synthesis S03. Sample to be delivered to SMDC reception.
ROOF:	Marley Modern (Colour Anthracite).Sample to be delivered to SMDC reception.
WINDOWS:	Aluplast Ideal 70 Anthracite Grey Upvc. Sample Window and ironmongery to be delivered to SMDC reception.

WINDOWS/DOORS
Install purpose made Aluplast Ideal 70 windows (Colour Ap40 Antracite Grey), all to be fitted with 50mm recess double glazed with low–E glass. Manufactuers certificate is to be provided to illustate compliance to achieve max. U value 1.2W/mk. draught stripped ventilated openings all min. 5% of room floor area.
All windows are to be manufactured and designed to meet the security requirements of PAS 24:2012, Doorsets letter plates apertures to be maximum 260mmx40mm, window casements are to provide safe operation and allow for cleaning within the building. All first floor window casements are to be fitted with egress hinges to provide an unobstructed minimum opening area of 0.33sqm minimum dimensions eg. 450mmx 750mm with bottom of casement not more than 1100mm above floor level. Silicone mastic sealant to be applied internally and externally around all windows.



Rev.	Drawn	Comments.	Date
A	ACB	Confirm asphalt surface finish to all driveway.	28.07.19
B	ACB	Additional Drainage information.	28.01.20
C	ACB	Add brickwork boundary wall to site frontage.(See detail A).	12.05.20
D	ACB	Re site Vehicular Access.	26.05.20

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Client:
Birchendel Holdings Ltd

Project:
Proposed Dwelling on Land off Rivendell Lane, Birchall, Leek. Staffordshire.

Title:
Site Plan.

Status:
Planning Conditions 4,6,8,10,17,18 (SMD/2018/0321)

Paper Size A2: Date: February 2019 Drawing Ref: 1448-34