

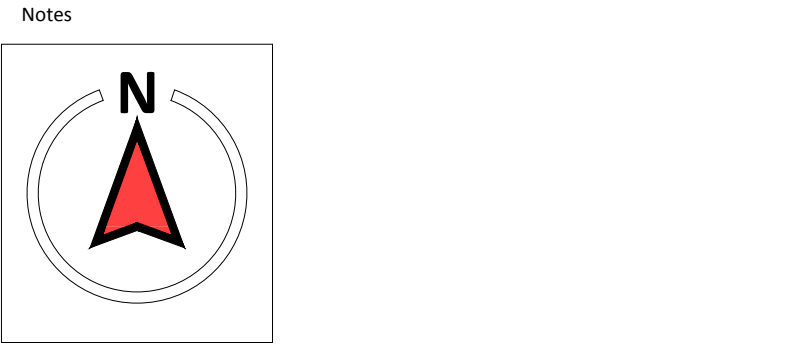


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The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. The Contractor is to comply in all respects with current Building Legislation, British Standard Specifications, Building Regulations, Construction (Design & Management) Regulations, Party Wall Act, etc. whether or not specifically stated on this drawing. This drawing must be read with and checked against any structural, mechanical, or other specialist documentation provided. This drawing is not intended to show details of foundations, ground conditions or ground contaminants. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor. A suitable method of foundation should be provided allowing for existing ground conditions. Any suspect or fluid ground, contaminants on or within the ground, should be further investigated by a suitable expert. Any earthwork constructions shown indicate typical slopes for guidance only & should be further investigated by a suitable expert.

Where existing trees are to be retained they should be subject to a full Arboricultural inspection for safety. All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services. A suitable method of foundation is to be provided to accommodate the proposed tree planting.

Sketch proposals are for illustrative purposes only & as such are subject to detailed site investigation including ground conditions/contaminants, drainage, design & planning/density negotiations. Sketch proposals may be based upon enlargements of OS sheets & visual estimations of existing site features. Accuracy will therefore need to be verified by survey. Sketch proposals have not been considered in respect of CDM Regulations or the HSA construction regulations if applicable.



EXISTING SITE AREA - BLUE BOUNDARY
Total Blue Area 3441m² 0.3441 hectares 0.8502 Acres

PLANNING AREA - RED BOUNDARY
Total Red Area 35m² 0.0035 hectares 0.0086 Acres

RED LINE DENOTES THE APPLICATION SITE

EXISTING TREES		
TREE No.	SPECIES	COMMENTS
T1	MAGNOLIA	
T2	APPLE	
T3	HORSE CHESTNUT	
T4	PEAR	
T7	BIRCH	
T8	WILLOW	
T9	BEECH	
T10	LABURNUM	
T11	CONIFER	
T12	GREENGAGE <i>PRUNUS DOMESTICA</i>	12-14cm GIRTH
T13	BIRD CHERRY <i>PRUNUS PADUS</i>	12-14cm GIRTH
T14	ALDER <i>ALNUS GLUTINOSA</i>	12-14cm GIRTH
T15	WILD CHERRY <i>PRUNUS AVIUM</i>	12-14cm GIRTH
G1	CONIFER	
G2	CONIFER x3	
G3	CONIFER	
G4	HAWTHORN & CONIFER	
H1	HAWTHORN, ELDER & PRIVET	
H2	HAWTHORN, ELDER, ASH & HOLLY	