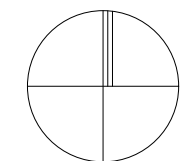


General Notes

NORTH



THIS DRAWING HAS BEEN PREPARED FROM SURVEY INFORMATION SUPPLIED BY OTHERS AND IS FOR INFORMATION PURPOSES ONLY. DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY.

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ALL DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORK AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES.

THE PARTY WALL ETC ACT 1996 CAME INTO FORCE ON 1ST JULY 1997 THROUGHOUT ENGLAND & WALES. IF YOU INTEND TO CARRY OUT BUILDING WORK WHICH INVOLVES ONE OF THE FOLLOWING CATEGORIES:
• WORK ON AN EXISTING WALL OR STRUCTURE SHARED WITH ANOTHER PROPERTY (SECTION 2 OF THE ACT)
• BUILDING A FREE STANDING WALL OR WALLS OF A BUILDING UP TO OR ACROSS THE BOUNDARY WITH A NEIGHBOURING PROPERTY (SECTION 1 OF THE ACT)
• EXCAVATING NEAR A NEIGHBOURING BUILDING (SECTION 6 OF THE ACT)
YOU MUST FIND OUT WHETHER THAT WORK FALLS WITHIN THE ACT (YOUR PROJECT MANAGER WILL BE ABLE TO ADVISE YOU ON THIS). IF IT DOES, YOU MUST NOTIFY ALL AFFECTED NEIGHBOURS. A NOTICE MUST BE GIVEN EVEN WHERE THAT WORK WILL NOT EXTEND BEYOND THE CENTRE LINE OF A PARTY WALL.

ALL CONSTRUCTION PROJECTS, COMMERCIAL OR DOMESTIC, ARE SUBJECT TO THE CDM REGULATIONS (2015). IT IS THE RESPONSIBILITY OF THE CLIENT TO ENSURE THAT WHERE MORE THAN ONE CONTRACTOR IS INVOLVED IN THE PROJECT THAT A 'PRINCIPAL DESIGNER' IS APPOINTED TO UNDERTAKE CDM RESPONSIBILITIES ON THEIR BEHALF. ANY PROJECT REQUIRING MORE THAN 30 DAYS WORK AND 20 OR MORE WORKERS ON SITE SIMULTANEOUSLY AT ANY GIVEN TIME, OR WHICH REQUIRES MORE THAN 500 WORKING HOURS MUST BE NOTIFIED BY THE CLIENT TO THE HSE USING AN F10 NOTIFICATION PRIOR TO WORK COMMENCING ON SITE.

BEFORE STARTING WORK YOU NEED TO CHECK IF ANY ASBESTOS IS PRESENT. IN COMMERCIAL PROPERTIES THERE SHOULD BE A PLAN/REGISTER ASK TO SEE IT. YOU NEED TO CHECK THAT THE PLAN COVERS THE AREA OF THE BUILDING THAT YOU WILL BE WORKING IN AND IF YOU ARE DOING REFURBISHMENT WORK THAT IT INCLUDES A SURVEY THAT TELLS YOU WHAT TYPES OF ASBESTOS IS PRESENT AND ITS CONDITION. IF THERE IS NO REGISTER OR SURVEY OR THE REPORT IS NOT CLEAR DO NOT START WORK.

NO WORKS ARE TO START ON SITE PRIOR TO DISCHARGE OF ANY / ALL PRE-START PLANNING CONDITIONS.

THE CLIENT IS AT RISK IF ANY WORKS ARE STARTED PRIOR TO APPROVAL BY APPOINTED BUILDING CONTROL BODY.

Key Plan

SCALE 1:100
0 2000 4000 6000mm

Revisions

C04 Fence colour added	DW	24/10/2025
Prunus replaced with C03 Crataegus species	DW	24/10/2025
Plantin species updated, driveway surface amended to be permeable, Notes	DW	23/10/2025
C02 updated, levels added	DW	12/06/2025
C01 Construction Issue	DW	

Rev Description Drw Chk Date

Drawing Status:

PLANNING

Client:

DR ARAZ ATHAR.

Project:

REPLACEMENT DWELLING,
DENBIGH, PEX HILL,
CRONTON

Drawing:

PROPOSED LANDSCAPE PLAN.

Project No:	Drawing No:
1830	01_03_C04
Scale:	Date:
1:100	MAR 25
	DW
	Checked by:
	—

Topsoil - to be spread to 300mm depth over planting beds and graded to fall. All existing vegetation to be cleared from the area as shown and border dug over. Incorporate organic matter (well rotted manure) to improve condition of soil. Any imported topsoil should be to BS 3882:2015. In-situ soil should be protected and handled in accordance with Construction Code of Practice for the sustainable use of topsoil on construction sites (Defra 2009)

No tree or shrub clearance should take place during March-August to avoid bird nesting season.

Specimen Trees - Trees to be planted into pit approx 150mm wider and the same depth as the rootball. Backfill the tree pit with quality topsoil. For any tree pits deeper than 300mm, a layer of free draining subsoil should be used below the rootball with topsoil in the upper 300mm of the pit. If there is a hard pan/drainage issues, break up base of tree pit. If ground conditions are poor, increase size of tree pit. All standard trees to be staked with a double 75mm x 75mm x 1500mm pointed stakes. Drive into ground to approx 900mm high from ground level and use soft rubber ties to fix tree. Stakes to be removed after 3 years.

Herbicide and cultivation - Topsoil to be treated with two applications of herbicide prior to planting where necessary, strictly in accordance with the Control of pesticides Regulations 1986 (or otherwise updated legislation) and following manufacturers instructions by qualified staff. The topsoil shall then be cultivated to 150mm depth.

Spot treat with herbicide throughout the maintenance period in accordance with the manufacturers instructions.

Mulch - Planting beds to receive 75mm depth pulverised ornamental bark mulch.

Watering - All newly planted material to be thoroughly saturated before and after planting and well watered in the first twelve months, during any prolonged period (5+ days) of dry weather. Topsoil to comply with BS 3882:2015

Defects Liability Period - Any proposed trees or shrubs which die, become diseased, damaged or are removed within 5 years of planting shall be removed and replaced with trees and shrubs of a similar species or as agreed with the local planning authority.

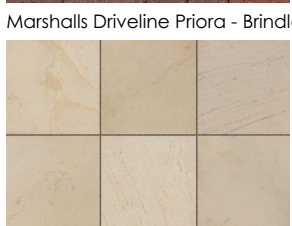
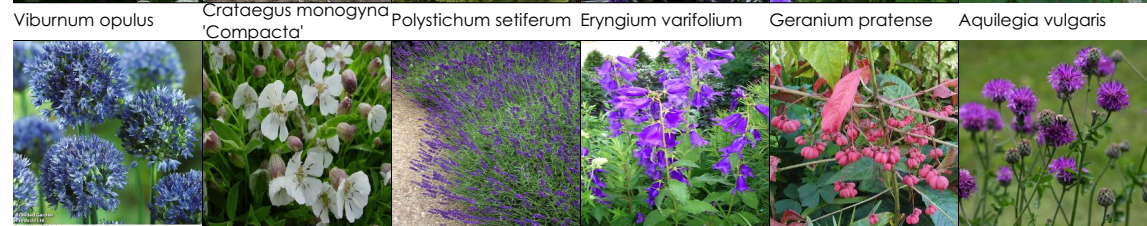
Audit trail of Plant Stock - All native plant species to be of local provenance and follow the 'Flora Locale Code of Practice' for collection, growing and supply of native fauna. Other plants to carry plant passports following DEFRA guidelines to ensure traceability. These restrictions are in place to prevent the spread of pests, fungal and bacterial diseases.

Retained Trees and Planting - Retained trees and shrubs which could be affected by the construction works to be protected for the duration of the works with root protection zones marked with protective fencing as per BS 5837:2012.

Lawn - Lay new turf onto a minimum of 300mm depth topsoil reduced to a fine filth 10mm down particles. Any imported topsoil should be to BS 3882:2015. In situ soil should be protected and handled in accordance with Construction code of practice for the sustainable use of topsoil on construction sites (Defra 2009)

Drainage - Permeable paving used to driveway area. Paving to rear to be laid to falls towards gulleys and to planting beds to North of paving area.

Proposed Planting



Plant Name	Symbol	Qty	Mature Height	Mature Spread	Planting	Pot Size
Viburnum opulus 'Roseum'	Vo	2	2.5-4m	2.5-4m	Spring/Autumn	5l
Crataegus monogyna 'Compacta'	Cmc	3	1.5-2.5m	1.5-2.5m	Spring/Autumn	5l
Eryngium varifolium	Er	12	0.3 - 0.5m	0.3 - 0.5m	Late winter	9cm
Polystichum setiferum	Pos	20	1 - 1.5m	0.5 - 1m	Spring/Autumn	9cm
Campanula latifolia	Cl	12	1-1.5m	0.1-0.5m	Spring	9cm
Silene uniflora	Su	15	0.1-0.5m	0.1-0.5m	Early Spring/Aut	9cm/seed
Geranium pratense	Gp	23	0.5-1m	0.5-1m	Spring/Autumn	9cm
Euonymus europaeus	Ee	1	2.5-4m	2.5-4m	Spring-Autumn	2l
Lavandula angustifolia	La	20	0.5-1m	1-1.5m	Spring	9cm
Allium caeruleum	Ca	20	0.5-1m	0.1m	Summer-Winter	9cm
Aquilegia vulgaris	Aq	11	0.5-1m	0.1m	Spring	Seed
Centaurea scabiosa	Cs	34	1-1.5m	0.5-1m	Spring/Autumn	9cm/seed



Pressure treated timber hit and miss fence with vertical boards at 1.8m high. Natural colour finish to match existing fence to North Boundary



General Amenity Grass.



Marshall's Driveline Priora Brindle permeable block paving colour 200x100x60mm



Marshall's Towngate garden paving in Buff Multi



Topsoil with bark mulch finish



Low level (450mm high) brick wall