Do not scale directly from this drawing. All discrepancies are to be brought to the attention of the Practice.
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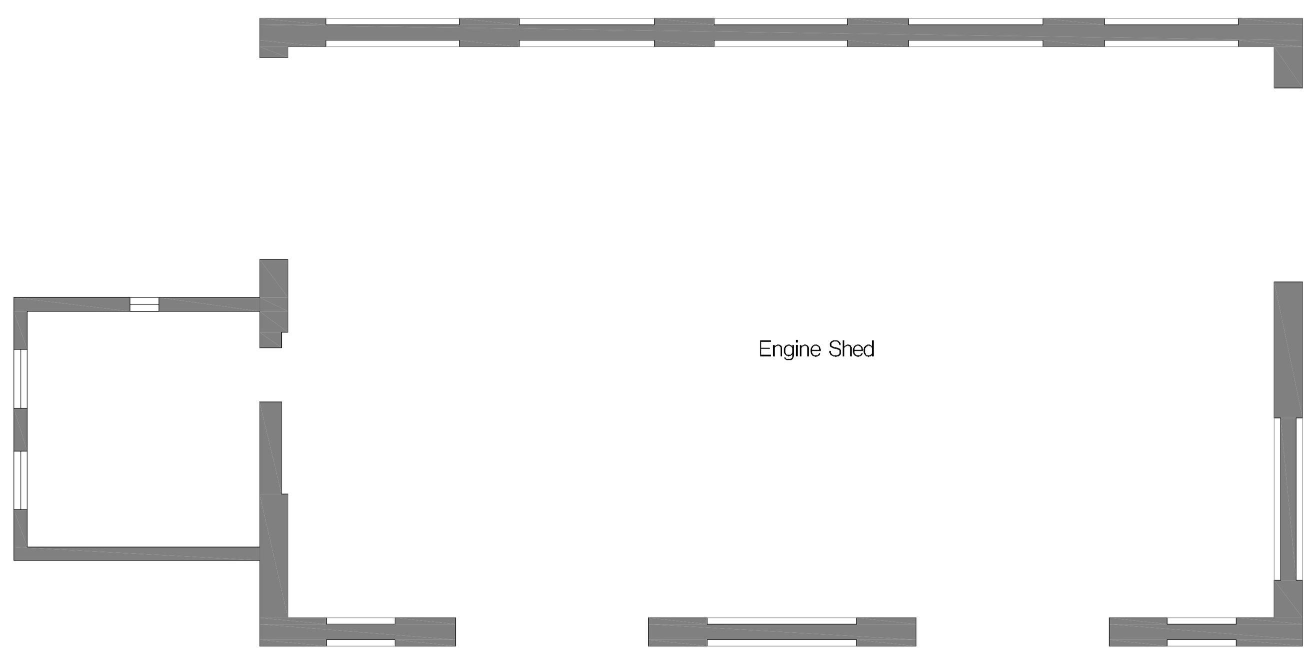
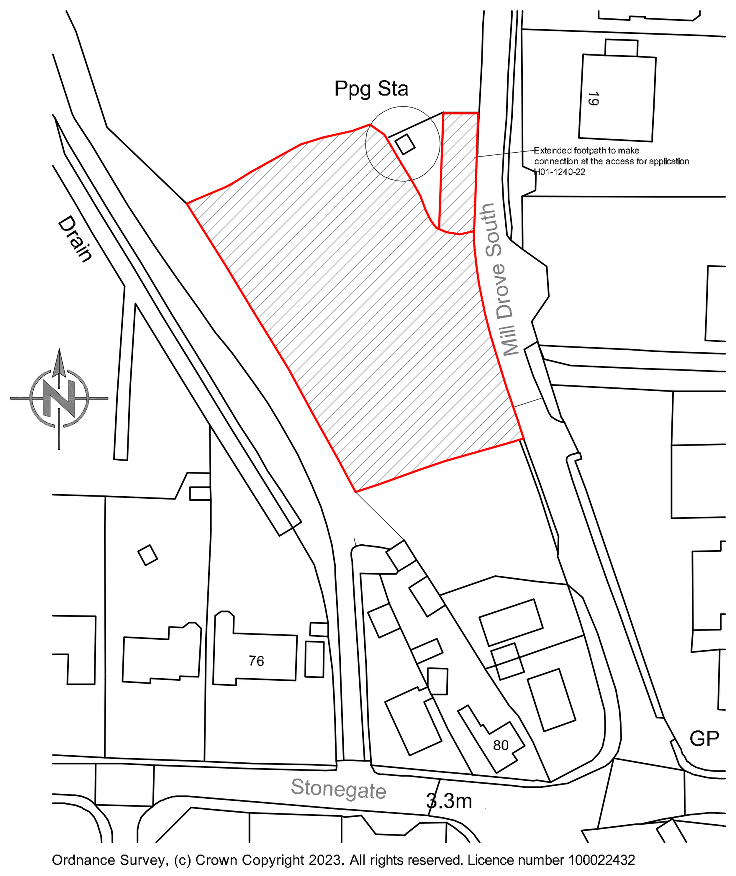
EXISTING BARN ELEVATIONS



EXISTING BARN FLOOR PLAN



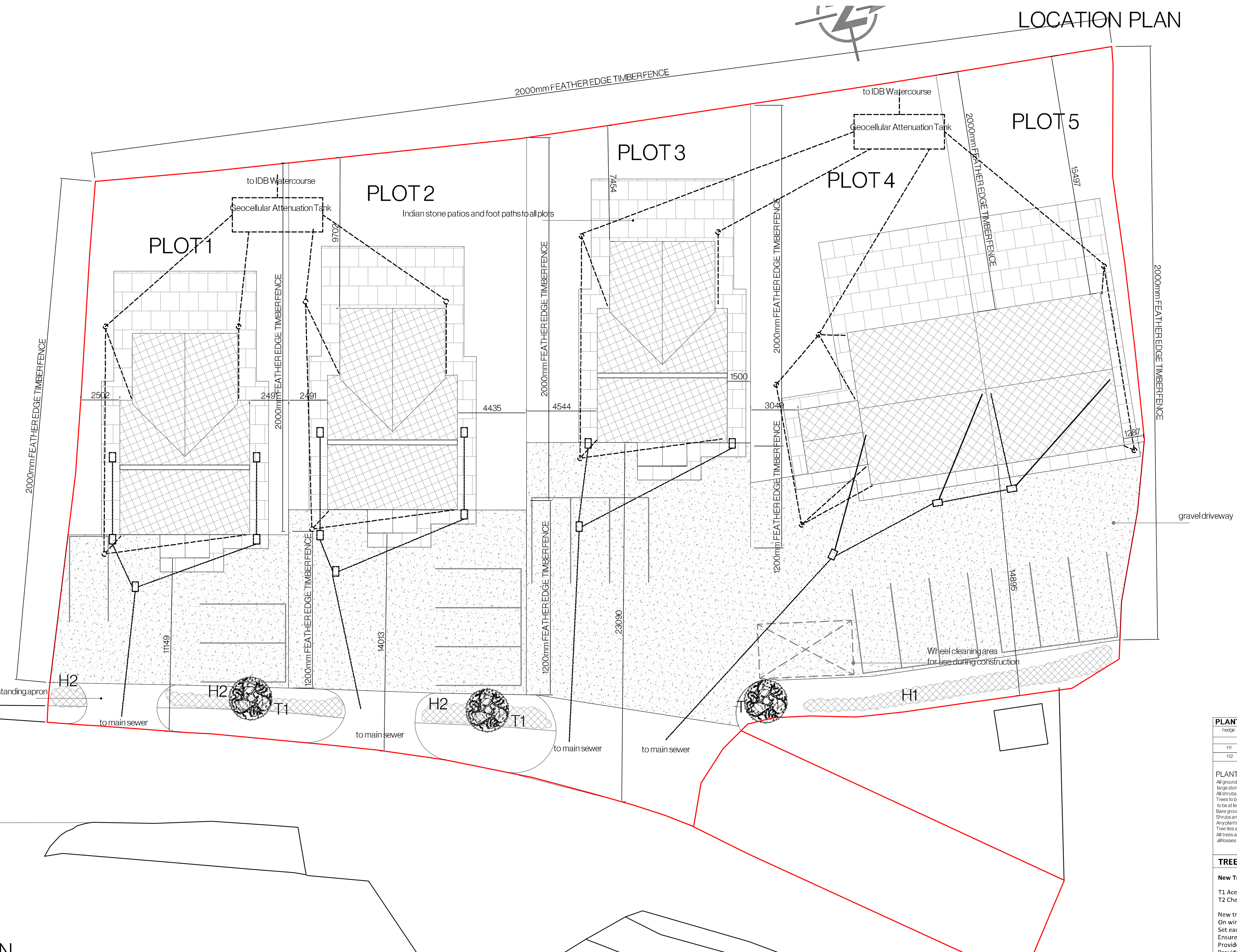
LOCATION PLAN

NOTE:
Finished floor level to 3.33 OD = 300mm above average existing ground level.
All other area to remain as existing.
Hard landscaping to be set at existing ground levels

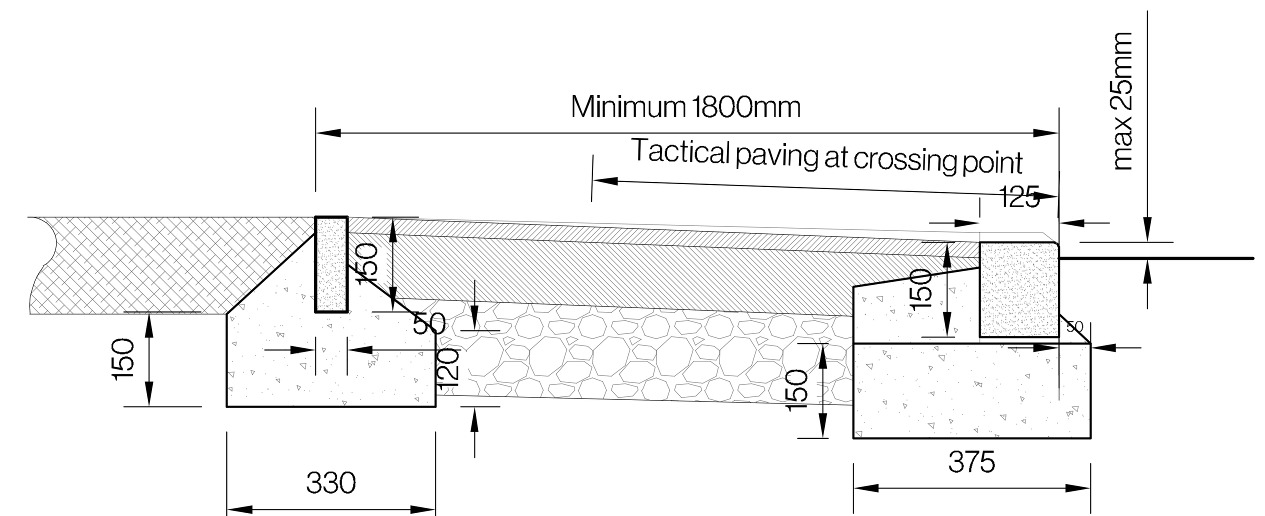
Foul water to connect into main sewer in road.

Surface water to discharge into IDB drain via Geocellular Attenuation Tanks to ensure flow rate does not exceed greenfield rates.

(drainage design indicative only)

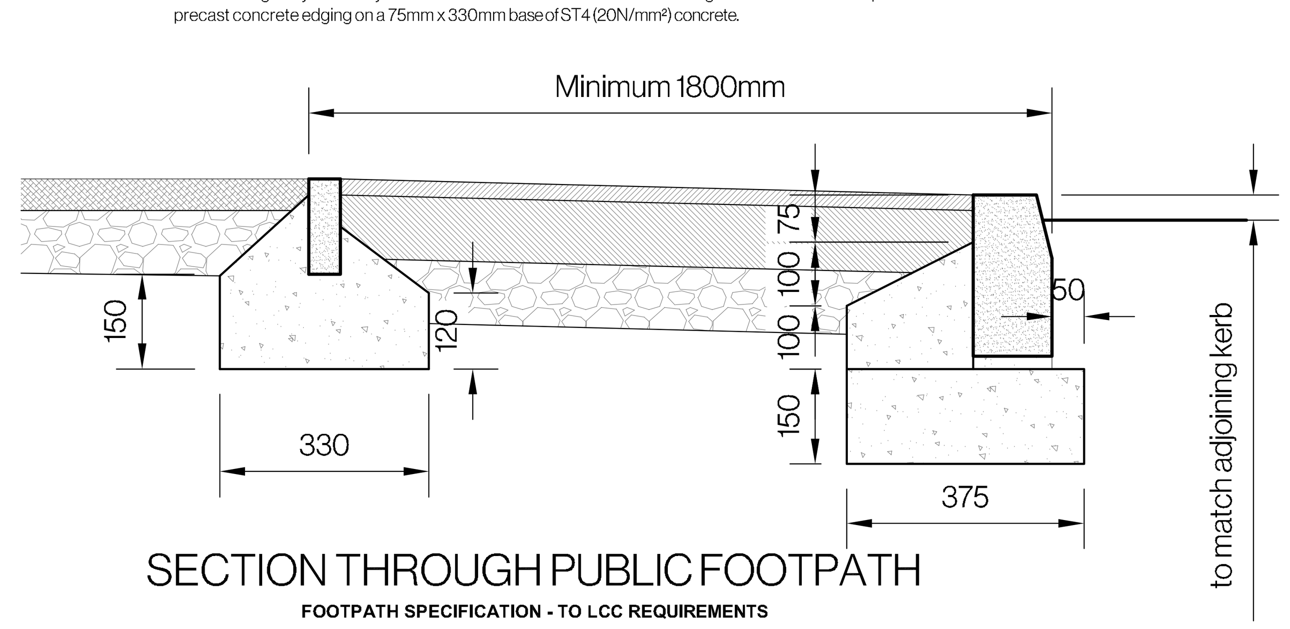


PROPOSED BLOCK PLAN



SECTION THROUGH CROSSOVER

1.6.1 Light Duty (Domestic) crossings
1.6.1.1 150mm of Type 1 sub-base to Clause 1.2. (NB where the CBR value of the sub-grade is below 1.5% an approved geosynthetic layer to Clause 6.7 will be required to be placed on the sub-grade). On certain sites the depth of topsoil may exceed 275mm. On such sites topsoil containing organic matter, roots, etc. shall be removed and replaced with Type 1 sub-base in accordance with Clause 1.2.
1.6.1.2 100mm of AC20 Dense Bin Rec Binder Course 40/60 or 100/150pen to Clause 9.1 compacted to a void content within the range 2%-10%.
1.6.1.3 25mm of AC6 Dense Surf Surface Course to Clause 9.4 compacted to a void content within the range 2%-10%.
1.6.1.4 The joint between the access crossing and the carriageway shall be formed with 125mm x 150mm precast concrete kerbs on a 150mm x 380mm base of ST4 (20N/mm²) concrete (approximately 1 cement: 2 sand: 4 aggregate by volume mix). A 125mm x 150mm x 225mm taper kerb will be required on each side of the crossing along the carriageway edge.
1.6.1.5 The highway boundary shall be delineated across the access crossing with 50mm x 150mm square cut precast concrete edging on a 75mm x 330mm base of ST4 (20N/mm²) concrete.



SECTION THROUGH PUBLIC FOOTPATH

FOOTPATH SPECIFICATION - TO LCC REQUIREMENTS

*100mm of Type 1 sub-base to Clause 1.2
*100mm of 20mm size Dense, 70/100 or 100/150 Binder Course (AC 20 dense bin rec) to Clause 9.1 compacted to a void content within the range 2%-10%.
*25mm of 6mm size Dense 70/100 or 100/150 Surface Course (AC 6 dense surf) to Clause 9.4 compacted to a void content within the range 2%-10%.
*The Surface Course must be bonded to the Binder Course.
*Crossfall to be 1:30 towards carriageway
*Precast concrete kerbs and edgings to be to BS EN 1340:2003
*Concrete bed and backing to grade ST3 to clause 12.1
*Prepared formation to be sprayed with an approved weedkiller

PLANTING SCHEDULE - HEDGES

hedge	species	Qty	height on planting / density of planting	manner grown / supplied to site	Maintained height
H1	Native hedge	5 per m	200 mm centres - 600mm high on planting	container grown	1200mm
H2	Privet hedge	5 per m	200 mm centres - 600mm high on planting	container grown	1200mm

PLANTING AND AFTERCARE
All ground to be properly cultivated and tilthed prior to planting, and treated with slow release fertilser. Weeds and foreign material including large stones are to be removed from site.
All shrubs to be planted at centres specified and watered on completion
Trees to be planted in shallow pits with a layer of compost at the bottom, and are to be staked and tied with proprietary ties. The stakes are to be at least 600mm longer than the staked height of the tree to ensure that sufficient is driven into the ground.
Bare ground within and around shrubs and trees to be covered with tree bark.
Shrubs and trees to be watered in dry periods.
Any plants that die are to be replaced
Tree ties are to be replaced as necessary
All trees and shrubs are to be maintained for a five year period beginning with the date of completion of the scheme and, during that period, all losses shall be made good.

TREES - PLANTING AND MAINTENANCE SCHEDULE

New Trees

T1 Acer
T2 Cherry

New trees to be half standard 1800 mm high with well-developed fibrous roots.
On windward side provide pressure treated timber stake to support bottom 3rd of tree.
Set each tree in minimum 300 x 300 x 300 mm pit with peat mulching in base.
Ensure tree is well-heeled in.
Provide protection If rabbits are a problem.
Provide mulching mat to suppress weed growth around base of tree or until tree is established and cover with 20mm of soil.

Revision	Date	Drawn	Description

Client: Pippard Construction
Project: Proposed Residential Development of 5 Detached Dwellings
Pumping Station Mill Drove South Cowbit Spalding PE12 6FS
Drawing: Planning (Existing barn, block, location and footpath plans)
Scale: 1:10, 1:50,1,100, 1:200, 1:1250@ A1 | Drawn: AWM | Checked: TAC | Date: 01/12/2025 | Drawing No. 24/672/PA/004

TaC ARCHITECTS

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