Landscaping Legend

Tree to be removed

Retained fruit tree

Proposed fruit trees on dwarf root stock (e.g. Apple, Plum, Gage, Cherry etc). (Final spread <4m)

Miscellaneous proposed bushes/shrubs w

Existing hedge

BNG Habitat creation - New native hedgerow - to be maintained at c1.2-1.5m height. To comprise existing relocated hedgerow specimens where removed (if possible) and/or new planting comprising an equal mix of the following:
Hawthorn
Blackthorn
Holly
Dog Rose
Wild Privet
Elder

500mm (min) clean imported topsoil planted with mix of partial shade tolerant Perennials And Shrubs at nominal 300-600mm ctrs.

500mm clean imported topsoil finished with cultivated turf to BS3639. Grade TBA

BNG Habitat creation - 500mm clean imported topsoil seeded with Standard General Purpose Meadow Mixture (e.g. Emorsgate EM2) with meadow grass seed (85%) and wildflower mix (15%), comprising the following:

Wildflowers:
Achillea millefolium – Yarrow, Centurea nigra – Common Knapweed, Cruciata laevipes – Crosswort, Daucus carota – Wild Carrot, Knautia arvensis – Field Scabious, Leucanthemum vulgare – Oxeye Daisy, Malva moschata – Musk Mallow, Medicago lupulina – Black Medick, Plantago lanceolata – Ribwort Plantain, Poterium sanguisorba ssp sanguisorba – Salad Burnet, Primula veris – Cowslip, Ranunculus acris – Meadow Buttercup, Rhinanthus minor – Yellow Rattle, Silene dioica – Red Campion, Silene vulgaris – Bladder Campion

Grasses:
Agrostis capillaris – Common Bent, Cynosurus cristatus – Crested Dogstail, Festuca rubra – Red Fescue, Phleum bertolonii – Smaller Cat's-tail (a), Poa pratensis – Smooth-stalked Meadow-grass

Permeable/pervious paved finish to LCC Highways adoptable standard as follows:
Surface Course - 80mm thick Tobermore Hyrdropave Duo block permeable pavers, colour: Slate
Laying Course - 50mm thick sand bedding to BS7533-3:2005+A1:2009
Binder Course - 130mm AC20 Dense Bin 40/60 with Ø75mm cores drilled at 750mm ctrs.
Sub-Base - Type 3 granular stone to BS EN 1325 with Min 155-25% voids, laid to minimum 300mm thickness (extra to suit hydraulic design as required).
Sub-grade - as required to suit levels - design CBR of 6% as per GI report recommendation

Nominal 22mm Indian Sandstone (colour Raj Green), laid on nominal 50mm bed of 10:1 sharp sand cement, on 100mm well compacted hardcore

1.2m high timber post and rail fence

1.8m high timber fence comprising fence panels with 300mm top trellis section

Bins — Bin storage area for 3no. wheelie bins, with paved surface to match main paths

5x x 2.5m parking space (outside or within carport/garage)

Swale for storm water attenuation

Ground level terrace

Floor level terrace (-150)

New Dwelling

Original proposed footprint

Storm water attenuation crates and pump system under driveway as required

New property boundary to No.53

West Bank

FOOTPATH

House FFL (GF) 4.315

Garage FFL 3.715

Eaves 6.191
Ridge 10.107
No.34
Eaves 6.181
Ridge 6.667 Conservatory

Eaves 6.650
Ridge 8.192
Eaves 6.697

LAWN

Dead

T1 4T/0.17
T2 3T/0.20
T3 3T/0.21
T4 3T/0.10
T5 3T/0.15
T6 1T/0.07

1T/0.14
1T/0.10
1T/0.10
1T/0.15
1T/0.12
1T/0.08
9T/0.70

N

0m 2m 4m 6m 8m 10m

Visual Scale 1:100

RTK

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RIBA Chartered Practice
RICS

Revision/Issue Notes:

Rev:	Notes:	Issue Date:	By:
A	Scheme developed for Planning	17.10.2025	NF
B	PLANNING SUBMISSION	18.12.2025	NF
C	Scheme amended	19.05.2026	GD
D	Boundary line revised	15.07.2026	GD

Project Name:
Single New Build Dwelling

Project Address:
Land to Rear of 53 West Street, Crowland, PE6 0EE

Client:
Mr M Woodroffe

Project:	Drg No:	Revision:
1888	01	D

Drawing Title:
Proposed Site Plan

Scale:	Paper size:
1:100	@A1

Drawn: GD | Checked: NF

Issue:
PLANNING

Drawing to be scaled for planning purposes only. All dimensions to be verified on site. All drawings are the copyright of RTK Stamford Ltd.