

Condition 34, Existing Western Boundary Hedge

The existing hedge is approximately 3-4m in height between the proposed rear gardens of the properties and Spalding Road

Ownership and maintenance of this hedge will be transferred to each individual property owner (plots 7-10) who will be responsible for this in perpetuity

Yearly Maintenance of hedge will be carried out by each individual property owner who's gardens back onto this and it is never to be trimmed below 3m in height and only trim back the previous years growth to the sides

Under no circumstances this hedge is to be removed and if found during the yearly inspections to be dying this section is to be taken out and replaced with mixed native species hedging

Native mix - 40% Prunus spinosa - Blackthorn
40% Crataegus mongyna - Hawthorn
20% Rosa Canina - Dog Rose

3 per m run planted in a staggered double row at 20cm spacing 45/60cm with wires and canes

- Keep plants watered in hot weather
- Prune if necessary to shape up plants and remove unwanted growth and roots.
- Spray against harmful insects or fungal attack.

PROPOSED ADOPTED ROAD

The new road to be constructed in Tarmac to current LCC Highways road specification and put forward for adoption by the Highways department, this road will take Fire and Rescue vehicles, All Driveways to be in charcoal block paving installed to manufactures design standards

Removal of Hedge

Prior to commencement of the works Ecology Consultant to inspect the Hedge for nesting birds and prepare a written report, if none found hedge to be removed within 7 days of inspection being carried out

EXISTING GATEWAY IN HEDGE

Upon completion of the works the existing gateway is to be removed and the hedge infilled with same species to match the existing hedge

FRONT AND REAR GARDENS

All to be turfed or seeded

BOUNDARY TREATMENTS

All To be close boarded fencing to the rear of each property between dwellings and post and rail fence to the front

Condition 18 (Meter boxes)

- Indicates positions of services
- water entry
 - electric wall mounted meter box
 - gas wall mounted meter box



PROPOSED TREES:-
Ginkgo Biloba 2no

Landscaped Area

All to be turfed and planted with 2no trees and conveyed to plot 2 to maintain

Tree Planting: 12-14cm Girth At 1m From GL container grown

Excavate Pit 1.25m x 1.25m x 600mm deep, fork subsoil and sides of pit, spread roots evenly and backfill with good quality topsoil firming in 150mm layers. **Staking:** Stakes to be 1.8m peeled pointed 'tanalised' softwood, minimum top diameter 20/30mm. **Tie:** One approved tie, attached within 250mm of top of stake. Mulch 50mm depth of coarse grade pulverized bark or equivalent, spread over planting pit.

Planting area's to be filled with minimum 450mm depth of good quality topsoil, 600mm where tree's incorporated into planting area's free from stones over 50mm in diameter and perennial weeds. Planting area's to be cultivated and cleared of perennial weeds prior to planting. Planting holes to be excavated 150mm wider than root spread. Mulch: 50mm depth of coarse graded pulverized bark or equivalent to be spread over planting area's. planting area's to be fenced with 1.5m chestnut paling fencing until completion of 12 months defects period.

Condition 8 (materials)

Bricks: Chelsea Smoked Red Facings with yellow/orange sand and white cement and bagged finished

Roof: Natural Spanish slate throughout

Drives: charcoal block paving
Paths: buff

Condition 29 (Finished Floor Levels)

All House Finished Floor Levels are set at 3.225 ODN in accordance with the new Flood Risk Report undertaken

All finished Paths and Patio areas are set at 3.075 ODN (150mm below FFL) These are then to be blended into existing ground levels for the garden areas, no lifting of garden areas

Condition 30 (Fire hydrant)

Anglian Water to insert a wash out point at the end of the cul-de-sac for the Fire Brigade use incase of a fire

BOUNDARY TREATMENTS

Southern boundary (IDB Easement strip)
1.2m post and rail timber fence to be erected on the line of the 9m easement. Plant Laurel (prunus laurocerasus rotundifolia) hedging at 600mm centres (dyke side)
Laurels to be min 1.2m in height and in 10L pots.
Laurels ordered 1.2-1.5m height range

BOUNDARY TREATMENTS

1.8m high close boarded side fencing to terminate at 9m easement line plots 4-6
Area beyond this (hatched red) is to be seeded and remain in the ownership of the occupier and they will be responsible in maintaining and security of this area
IDB have only right of access over this area and no legal rights to the ownership of this area

D B L ARCHITECTURAL DESIGN
Architectural Designers & Planning Consultants

Tel: 07828174365
Email: malc@dbldesign.onmicrosoft.com

28A Millview Road, Ruskington,
Lincs, NG34 9EZ

Drawn by:

MC

Checked by:

MRC

Project:

Residential Development
10 Dwellings

Client:

Melbourne Holdings Limited

Drawing Title:

Amended Layout Plans

Site Location:

Spalding Road
Pinchbeck, Spalding

Date:

Oct 2021

Scale:

1:500 @ A1

Drawing Number:

M164 -110

Revision:

G

The copyright of this drawing is retained by the architectural designers. It is not to be reproduced without permission. All levels and dimensions to be checked on site by General Contractor before work is put in hand.