



Proposed Site Plan

BOUNDARY TREATMENT KEY	
	- Proposed 2.1m timber close panel fence
	- Proposed 2.0m timber close panel fence
	- Existing 2.0m timber close panel fence
	- Existing 1.1m timber close panel fence

LANDSCAPING KEY	
	- Lawn/grassed area
	- Grassed area outside ownership
	- Existing tree
	- Proposed decking
	- Proposed gravel (no-fines aggregate)
	- 'No-dig' Construction

LANDSCAPING NOTE

All planting, seeding or turfing as shown on the above landscaping plan are to be carried out in the first planting and seeding seasons following occupation of the dwelling of the completion of the development, whichever is sooner, and any trees or plants which within a period of 5 years from the completion die, are to be removed and replaces with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

ARBORICULTURAL NOTE

Please refer to the below accompanying documents for information regarding root and tree protection, 'no-dig' construction, decking and all other matters that could impact arboricultural assets:

- Arboricultural Impact Assessment
- Arboricultural Method Statement
- Tree Protection Plan (Site Establishment)
- Tree Protection Plan (Construction)

Notes	
1.	The copyright of this drawing is the property of Ian H Bix Associates Ltd and must not be copied without their consent.
2.	Measurements to be checked on site by the Contractors prior to commencement of works and any discrepancies brought to the attention of the Designer.

Revisions		
A	23/01/2024	Dwelling FFL reduced to 3.3m AOD (-300mm), 2.4m boundary fence reduced to 2.1m.

IAN · H · BIX
Associates Ltd

M · C · I · A · T
ARCHITECTURAL AND
BUILDING CONSULTANTS

SANDPIPER HOUSE, LEETE WAY, WEST WINCH
KING'S LYNN, NORFOLK PE33 0ST
TEL: 01553 844077 FAX: 01553 844078
EMAIL: mail@ianbix.co.uk WEB: www.ianbix.co.uk

Project Proposed Dwelling on land rear of 175 Hawthorn Bank Spalding	
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