

Accommodation schedule - total 30 dwellings

2 bed houses
Hawthorn - Plots 27-30

3 bed houses
Ash - Plots 15, 22
Laurel - Plots 13, 14,16, 17, 23, 24, 25, 26
Willow - Plots 1, 2, 3, 4

4 bed houses
Birch - Plots 19,21
Maple - Plots 18,20

5 bed houses
Aspen - Plots 7, 10
Oak - Plots 8, 9

3 bed bungalows
Holly - Plots 5, 6
Magnolia - Plots 11, 12

LANDSCAPING

Native Hedgerow Planting
Native species Hedgerow comprising 70% hawthorn : 30% mixed species
of blackthorn, hazel, field maple, holly
30-50cm in double staggered rows 5 plants per metre run to frontage -
plants set in suitably prepared pits with mulch incl. clean bark chippings (10-60mm)

Tree Planting
Tree Planting to be 1.8m - 2.m high suitably staked and tied.
Plant into suitably prepared pits with mulch cover using clean bark chippings (10-60mm)
Tree species to be varied from selective list -
acer campestre (field maple),
crataegus monogyna (hawthorn),
prunus avium (wild cherry),
betula pendula (silver birch),
sorbus aucuparia (rowan),
fagus sylvaticus (common beech)
sorbus aria 'lutescens' (whitebeam).

BOUNDARY TREATMENT
Rear Gardens to be enclosed with 1.8m high timber closeboard fencing with lockable access gates from front gardens.
Demarcation of front gardens between properties to be 900mm high timber post and rail.
Rear Boundary to Plots 8-10, 19-22 to be 1200mm high closeboard timber + 600mm trellis top.

LIMITATIONS.
This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning/Building Regulation approval.
The drawing must not be used as a contract document alone.
All dimensions shall be taken from site from actual work. Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes.
All given dimensions shall be checked by the Builder/Contractor and will be his responsibility from commencement of site works.
The works will not be supervised or inspected on site by M.L.P. or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

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STANDARDS.
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BBA Certificate or European Code equivalent.

HEALTH & SAFETY.
The Employer/Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & Safety legislation for Building Sites and Work Places.
The Employer /Client is advised that should the works need to comply with the Construction Design and Management Regulations an Independent Planning Supervisor will be required

SCOPE OF THE WORKS.
The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

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revision	date	init.	revision details.
A	11-21	ajf	separation distances from existing
			dwellings added as requested by
			LPA.

SCENIC HOMES

Project
Residential Development
Chapelgate Sutton St James
Drawing
Proposed Site Layout

date Aug 2021
scale(s) 1:500 @ A1
DRG. No.
SCE / ssj / Site Layout revA