Landscaping Description	
Trees to include: T1 - Pyrus Pendula T2 - Prunus Kanzan	Trees to be tied to double 75mm round stakes. All supporting stakes to new trees to penetrate min 600mm into soil to ensure stability. Proprietary adjustable tree ties to be used to accommodate tree growth.
SP - Shrub Planting to include: Lonicera Pileatea, Spirear Godl Flame, Scenecio Greyii, Rosa Rugosa, Prunos Laurocerasus, Syringa Vulgaris C3 pot size, planting size 40-60cm, planted at 750mm ctrs	
Landscaping Notes - 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 the 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 a similar size and species, unless the Local Planning Authority gives written consent to any variation.	



Site Plan

Scale: 1:200

0 2 4 6 8 metres



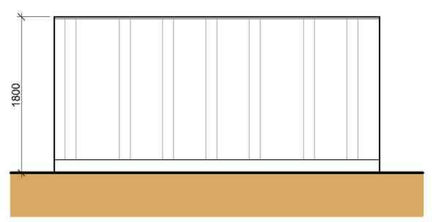
Location Plan

Scale: 1:1250

0 10 20 30 40 metres

SITE PLAN KEY

- Un-surveyed buildings taken from OS map
- Proposed development
- Existing vegetation
- Site levels (3.870)
- Items for demolition/removal
- Proposed patios in 450x450mm slabs in "Natural" (Patio)
- Proposed trees and bank of shrubs and planting (T1, T2)
- Driveway showing tarmac hardstanding surface to access as per Highways Requirements sloped back to prevent peashingle drive overspill
- Surface water drainage (Driveway)
- Foul water drainage

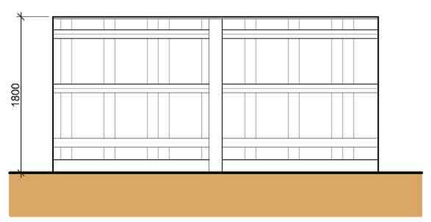


1.8m High Close Boarded Fence

Neighbour Side

Scale: 1:50

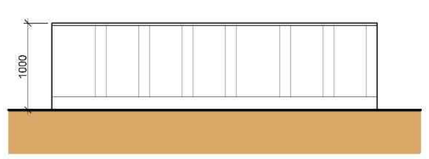
0 0.5 1 1.5 2 metres



1.8m High Close Boarded Fence

Site Side

Scale: 1:50

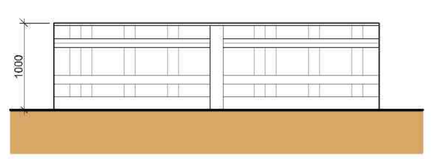


1m High Close Boarded Fence

Neighbour Side

Scale: 1:50

0 0.5 1 1.5 2 metres



1m High Close Boarded Fence

Site Side

Scale: 1:50

General Notes

1. This drawing shall not be scalec, figured dimensions only to be used.
2. All dimensions are shown in 'mm' unless otherwise stated.
3. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
4. This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
5. Any discrepancies are to be brought to the designers attention.

- All structural elements are to be designed by clients structural engineer where required
- All dimensions are to brick openings/courses.
- All kitchens are shown indicatively and are to be detailed separately in conjunction with client's kitchen manufacturer.
- Electrical positions and sizes are indicative only and are to be designed by clients Mechanical & Electrical contractor ensuring furniture layouts can be achieved.
- Mini treatment plant and soakaway design subject to percolation test results. Percolation tests to be carried out by client/contractor prior to commencment.

DESIGNERS RISK ASSESSMENT
A designers risk assessment has been carried out for this development. Swann Edwards Architecture do not consider there to be any significant risks to advise.

Revisions

A	Jan 2021	Amended to Planners Requirements

Status

FOR APPROVAL

SWANN EDWARDS ARCHITECTURE

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Job Title
Proposed Residential Development
29 Station Road, Tydd Gote
Wisbech, PE13 5QA
for: Mr S Necker

Date: November 2020
Scale: Various
Sheet Size: A1

Drawing Title
Plots 1, 2, 3 & 4
Building Regulations Drawing
Planning Condition Details

Job No.: SE-1424
Dwg No.: 1001
Drawn by: JL
Revision: A

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