SURVEY PRODUCED BY TRIWAY

0 4 6 8 10 12 16 20 25 30 40 50

N

PROPOSED ACOUSTIC 2M HIGH FENCE — EXTENT OF PROPOSED ACOUSTIC 2.5M HIGH FENCE

PROPOSED SPECIFICATION AS PER FIGURE 6 OF ACOUSTIC ASSOCIATES ENVIRONMENTAL NOISE ASSESSMENT N.B NO FENCE REQUIRED TO SIDE OF GARAGE AS THE GARAGE PROVIDES ACOUSTIC BARRIER. FENCE STARTS AGAIN FROM REAR CORNER OF PLOT 1 GARAGE TO THE SOUTH EASTERN CORNER OF THE HIGHFIELD (KINGSTON LODGE) 269 HIGH R.D) N.B EXTENT DETERMINED ON SITE AS LOCATION NOT SURVEYED

APPROX BOUNDARY OF 269 HIGH RD (TAKEN FROM PROMAP - NOT SURVEYED)

EXISTING TIMBER CLOSE BOARDED FENCE

EXISTING METAL CLOSE BOARDED FENCE

N.B CHANGE IN FENCE HEIGHTS TO BE GRADUAL SO NO SUDDEN STEP IN FENCE HEIGHT.

EXISTING 2.13 (7 FT) CLOSE BOARDED FENCE

PROPOSED ACOUSTIC FENCE 2M to 2.5M NOMINAL HEIGHT WHERE SHOWN

PROPOSED ACOUSTIC FENCE 2.5M ABOVE NEIGHBOURING GROUND LEVEL. FENCE TO BE GRADUATED DOWN TO EXISTING FENCE LEVEL WHEN IT REACHES THE SOUTH EASTERN CORNER OF THE REAR GARDEN OF KINGSTON LODGE

APPROX LOCATION OF I.D.B PIPED DYKE N.B EXACT LOCATION OF PIPED DYKE TO BE ESTABLISHED PRIOR TO STARTING ON SITE TO ESTABLISH REQUIRED EASEMENTS.

OPEN DITCH PIPED IN ACCORDANCE WITH IDB DETAILS.

EXISTING METAL CLOSE BOARDED FENCE TO BE TIMBER CLAD BEYOND ACOUSTIC FENCE. HEIGHT TO MATCH EXISTING TIMBER FENCE

EXISTING ACCESS AMENDED TO SUIT

EXISTING ELECTRIC POST, STAY & CABLES TO BE REPOSITIONED AS REQUIRED

PROPOSED 1.8M C.B FENCE TO SIDE & REAR BOUNDARIES WHERE SHOWN

900 HIGH POST & RAIL FENCE

Kirkgate

Gardens

S.H.I.D.B REQUIREMENTS: NO BUILDINGS WITHIN 9M BYELAW ZONE. ONLY ACCESS ROAD AND DRIVES IN 6M ZONE.

PROPOSED 900 HIGH POST & RAIL FENCE TO SIDE & REAR BOUNDARIES WHERE SHOWN

EXISTING PIPE TO BE RE-NEWED N.B FOR EXACT DETAILS & LOCATION OF PIPED DYKE SEE ENGINEERS DETAILS.

TARMAC

Headwall

Ditch

APPROX. LOCATION OF ADJACENT HEDGE. (NOT SURVEYED) EXACT LOCATION DETERMINED ON SITE

APPROX. LOCATION OF ADJACENT BUNGALOW. (NOT SURVEYED, EXTRACTED FROM PROMAP)

S.H.I.D.B REQUIREMENTS: NO BUILDINGS WITHIN 9M BYELAW ZONE. ONLY ACCESS ROAD AND DRIVES IN 6M ZONE. ACCESS ROAD TO BE CONSTRUCTED NO CLOSER THAN 2M FROM BRINK OF THE DRAIN. N.B FOR EXACT DETAILS & LOCATION OF PIPED DYKE SEE ENGINEERS DETAILS.

EXISTING BOUNDARY COMPRISING OF C.B. FENCE AND HEDGE

PROPOSED 1.8M C.B FENCE TO SIDE & REAR BOUNDARIES WHERE SHOWN

ACCESS ROAD

TARMAC DRIVES

EXISTING HEDGE

S.H.I.D.B REQUIREMENTS: NO BUILDINGS WITHIN 9M BYELAW ZONE. ONLY ACCESS ROAD AND DRIVES IN 6M ZONE. ACCESS ROAD TO BE CONSTRUCTED NO CLOSER THAN 2M FROM BRINK OF THE DRAIN.

N.B FOR EXACT DETAILS & LOCATION OF PIPED DYKE SEE ENGINEERS DETAILS.

PROPOSED 1.8M C.B FENCE TO SIDE & REAR BOUNDARIES WHERE SHOWN

EXISTING HEDGE TO BE REMOVED WHERE SHOWN. NEW 1.800 HIGH CLOSE BOARDED FENCE TO CEDARWOOD.

900 HIGH POST & RAIL FENCE

1.800mm FOOTPATH TO SITE FRONTAGE

900 HIGH POST & RAIL FENCE, & BEECH HEDGE WHERE SHOWN

EXISTING ACCESS AMENDED TO SUIT

EXISTING TREES & HEDGE TO BE CLEARED AT SITE ENTRANCE AS REQUIRED

EXISTING HEDGE TO BE REMOVED TO SITE FRONTAGE. 1.800 WIDE FOOTPATH TO CONNECT WITH EXISTING FOOTPATH ON CHURCH GATE AS REQUIRED BY APPROVAL H23-0065-18 PLANNING CONDITION 19.

CEDARWOOD

Cross Street

Cross Street

Church Gate

O/H Line

Works Access

MH CL 3.44

MH CL 3.32

PLOTS 1 AND 2 = 90.13 SQ M
PLOTS 3 & 5 = 130.15 SQ M
PLOTS 4 & 6 = 129.97 SQ M
PLOT 7 = 118.37 SQ M
PLOT 8 = 115.04 SQ M

MATERIALS SCHEDULE:

BRICKS: PLOTS
OLD COTTAGE BLEND: 1,2,5,7
FARMHOUSE ANTIQUE: 3,8 and garage block serving Plots 3 and 4
AUDLEY ANTIQUE: 4,6
BRICK DETAILING TO BE WESTLEY RED BRICK

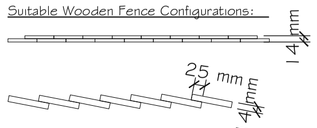
ROOFTILES: PLOTS
MARLEY EDGEMERE CONCRETE INTERLOCKING SLATE SMOOTH GREY : 1,2,5,7
SANDTOFT DOUBLE PANTILE TERRACOTTA RED SMOOTHFACED : 3,4,6,8

KEY

Denotes grassed areas to be maintained by Private Management Company- VERDANT DRIVE (MANAGEMENT COMPANY) LTD, Company No 10338754 Registered office: Wool Hall Farm, Cross Gate, Wykeham, Spalding, Lincs, PE12 6HW.

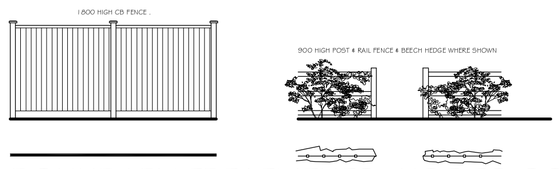
Publicly accessible open space grassed areas to be seeded with a suitable seed mix into bare soil cleared of all vegetation and annual weeds. Seeding to be carried out during relevant planting conditions and in accordance with manufacturers instructions (generally March / April or September) When seeded ensure areas watered as required especially during dry spells. Subsequent maintenance and aftercare all in accordance with grass suppliers details however the Management Company will aim to cut the grass it has responsibility for a minimum of 10 times a year.

SPECIFICATION FOR CLOSE BOARDED ACOUSTIC BARRIER FENCE (EXTRACT FROM ACOUSTIC ASSOCIATES REPORT)
Any acoustic barrier should comprise of an impervious material, e.g. close-boarded timber and have a mass per unit area of at least 10 kg/m2.
Any material can be used to construct the acoustic barrier, with a minimum surface density of 10 kg/m2. This will give noise attenuation up to 20 dB.
It is advised that the minimum thickness of a wooden fence is at least 14mm and is overlapped as shown below.
Suitable Wooden Fence Configurations:



NOTE: ALL GAPS SHPULD BE SEALED, INCLUDING THE AREA BETWEEN THE GROUND AND BOTTOM OF THE BARRIER.

N.B. READ IN CONJUNCTION WITH ACOUSTIC ASSOCIATES REPORT.



BOUNDARY TREATMENTS NOT TO SCALE

ANY APPROVED SCHEME OF BOUNDARY SCREENING SHALL BE FULLY IMPLEMENTED BEFORE ANY DWELLING TO WHICH IT RELATES IS BROUGHT INTO USE AND SHALL THEREAFTER BE RETAINED IN ITS ENTIRETY.

LANDSCAPING - WORKS SPECIFICATION

All plants and planting to conform with all the relevant latest British Standards and Codes of Practice.

TREE PLANTING
Excavate pit 1.25 x 1.25 x 600m 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 pulvensed bark or equivalent, spread over planting pit.

SHRUB PLANTING
Planting areas to be filled with minimum 450mm depth of good quality topsoil, 600mm where trees incorporated into planting areas, free from stones over 50mm in diameter and perennial weeds.
Planting areas to be cultivated and cleaned of perennial weeds prior to planting. Planting holes to be excavated 150mm wider than root spread.
Mulch: 50mm depth of coarse grade pulvensed bark or equivalent to be spread over plating areas.
Planting areas to be fenced with 1.5m chestnut paling fencing until completion of 12 months defects period.

GENERAL
Water and drought: Ensure adequate suitable water is available for planting and subsequent maintenance.
Maintenance:Maintain the planted areas until 12 months after the date for completion as follows:
a. Hoe or otherwise remove weed.
b. Make up levels where necessary with topsoil.
c. Keep plants watered in hot weather early or later in the day.
d. Prune if necessary to shape up plants to remove unwanted growth and roots and to promote healthy growth.
e. Spray against harmful insects or fungal attack.
N.B. Ensure all newly planted areas to be kept in a weed free condition.
Reinstatement: replace any dead or damaged plants during a period of 12 months from completion of the planting.
Such landscaping scheme as approved by the LPA shall be carried out in its entirety within a period of 12 months beginning with the date on which development is commenced. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated and all losses shall be made good as and when necessary, unless the LPA gives written consent to any variation.

SHRUB SPECIFICATION
1. Hypericum Calycinum
2. Cotoneaster Skogholm Coral Beauty
3. Cotoneaster Horizontalis
4. Lavenda Spica Midcote
5. Lonicera Pileata

The above to be planted at maximum 3/sqm. 30 / 45 cm

6. Senecio Greyi
7. Pyracantha Mohave
8. Viburnum Tinus
9. Forsythia ' Lynwood '
10. Hypericum Patulum ' Midcote '

The above to be planted at maximum 3/sqm . 45 / 60 cm

TREE SPECIFICATION (12-14cm heavy standard size nursery stock)

BP Betula Pendula
C Crataegus laevigata Rosea Flore Pleno
CL Crataegus Lavallei
SL Sorbus aria 'Lutescens'
PP Prunus Padus

BH Beech Hedging

HARD LANDSCAPING
Drives and Private Access Roads: Tarmac
Domestic Footpaths: Concrete Paving Slabs

Rev.	Details	Date
G	Additional information added -	29-6-16
F	Amended site boundary information to Northern Boundary.	29-6-16
E	Planning Condition 6- Amended Acoustic Fence location.	20-6-16
D	Planning Condition 6- Amended Acoustic Fence height. 2.5m high fence also extended slightly west to begin level with south west corner of vehicle workshop. Add fence detail.	15-6-16
C	Planning Amendment- S.H.I.D.B amendments , omit 2no trees to Plot 5 NE corner. Omit reference to grasscrete adj. piped dyke.	8-2-16
B	Amend in line with Planning Ammendments.	4-2-16
A	Additional Information	16-12-15

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Contractors must check all dimensions on Site. Only figured dimensions are to be worked from. Any foundation depths indicated are indicative only and must be in accordance with the consulting engineers design and/or agreed on site with the local authority during excavations. Any discrepancies in the information contained herein must be reported to the Architect before work proceeds.

Drawings to be read with Engineers calculations / report where applicable.

Note: If drawing details existing structures, we have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.

Project	Proposed Residential Development, KIRKGATE / CROSS ST WHAPLODE
Drwg.	Landscape Proposals-Amended Scheme
Scale	1:200 @ A1
Date	Sept. '15
Drg No.	11-2078- 110
Rev.	G

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