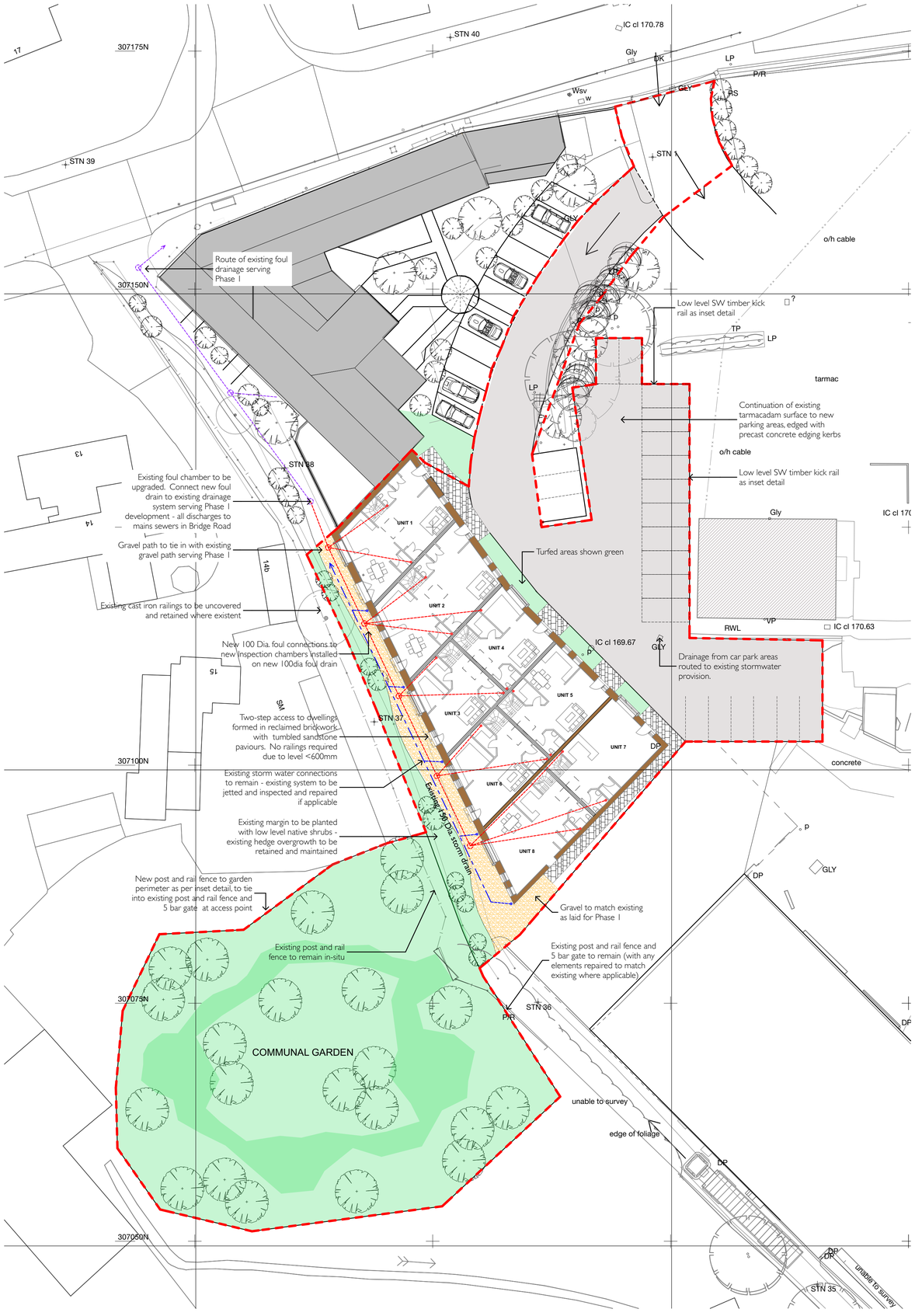
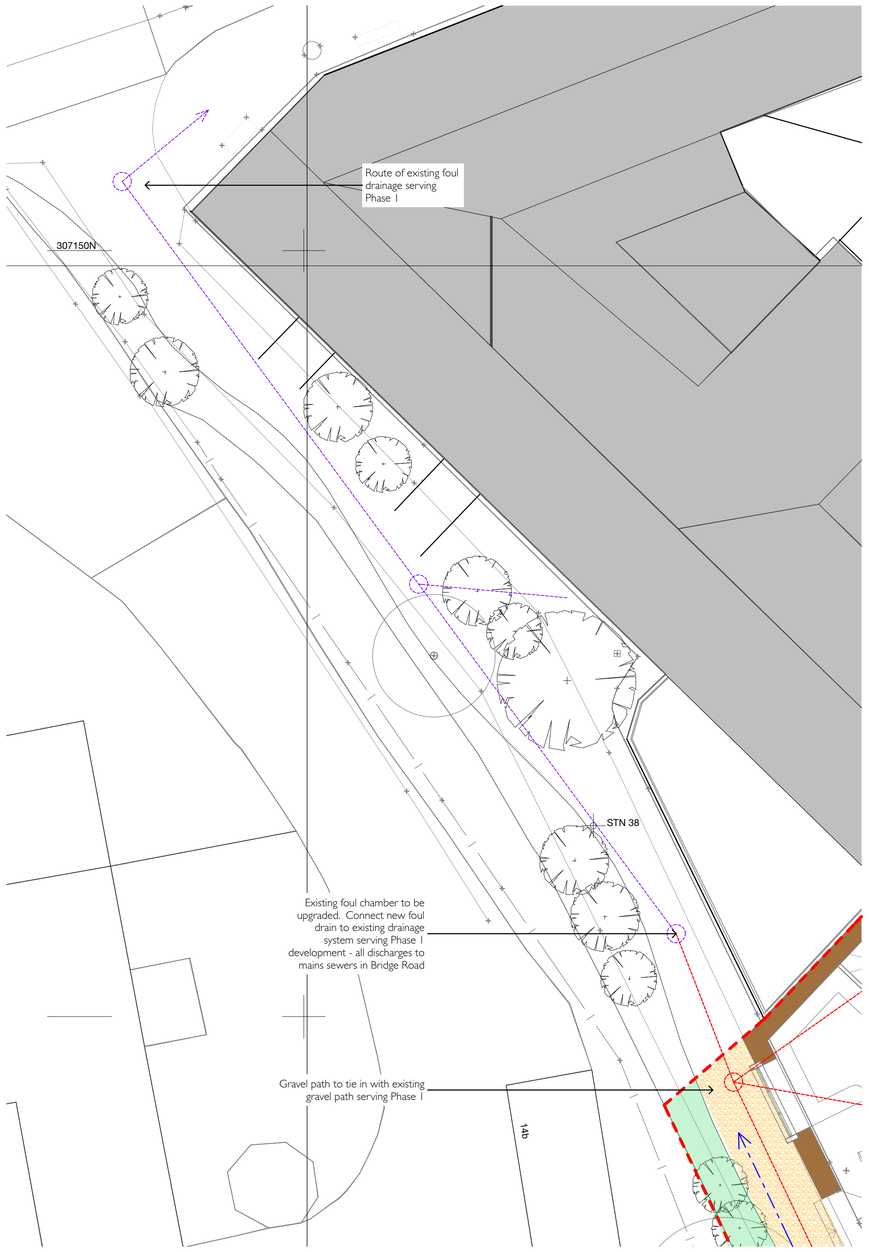
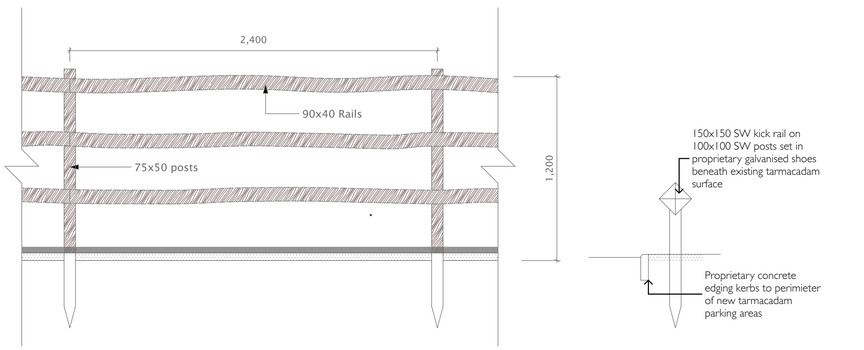


SPD12 Drainage & External Works 1:250



SPD12 Large Scale Plan 1:100



SPD19 Fencing Details 1:20

PLANNING RESUBMISSION A1

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interface ISO 9001 CERTIFICATION

CIAT

NOTE

1. Do not scale this drawing.
2. All dimensions to be checked on site and any discrepancies to be reported to Gareth Hickman Architectural Limited immediately
3. Any indication of services is approximate only and full investigation should be carried out on site prior to commencing the works
4. It is the responsibility of the contractor to comply with building regulations whether or not wholly depicted on this drawing
5. To be read in conjunction with any specialist Structural, Geotechnical or Mechanical design by others.

Scales:-

COMMUNAL GARDEN

There is an area of fenced scrubland on the Western side of the site, with existing self-seeded trees.
This area will need extensive reclaiming and re-grading. It is believed there has been a large amount of tyres and other detrition dumped on the area, which is currently totally overgrown and inaccessible. At this stage it is impossible to determine what undulation and grading will remain once the area has been cleared.

It is intended that the area should be kept in an informal natural state with minimal additional planting. Existing trees will be kept. (Should there be any requirement for pruning or removal this will be subject to appropriate planning consent). Where possible it is planned to remove any existing grasses in the form of turf, which may then be re-laid. The remaining areas will be seeded with proprietary hard-wearing coarse pasture grass seed. When established, this grass will be cut occasionally during summer months to a height of about 40mm.

Additional planting will be limited to flowering shrubs to attract wildlife. Layout and positioning of appropriate shrubs will depend on the undulations and contour, once the scrub has been cleared away.

In addition to existing self-seeded trees, the following shrubs and climbers will be planted around the perimeter of the grassed open space area in the centre of the plot.

Climbers. These will be planted near the roots of the existing trees and trained to grow into and up the existing trees.
3 x Clematis (Montana; Rubens & Jackmanii) planted in shade or with tile protection.
2 x Lonicera (Periclmenum or Serotina).

Shrubs Free standing around the back edge of the flat area.
2 x Cytisus (Scopairus) pruning of new bloomed stems after flowering. Height to 2 metres.
2 x Escallonia (Apple blossom). Planted around the back edge of the flat area. Height to 1800mm.
2 x Winter Jasmin (nudiflorum) Planted in the near edge of the grass. Pruned and shaped in March and allowed to trail.
4 x Lavender (Hidcote) Planted in the near edge of the grass. Will grow to about 500mm.
10 x Vinca (major) Planted in front of other shrubs. Needs little attention will grow to about 250mm.

REFER ALSO TO THE APPENDED LANDSCAPE AND MANAGEMENT PLAN COMPILED BY HORSEHAY ESTATE SERVICES LTD DATED MARCH 2017

RevID	Issue Name	Change ID	Date
01	SITE PLANS		17/10/2016
02	PLANNING CONDITIONS		18/11/2016
03	PLANNING		14/02/2017
04	PLANNING RESUBMISSION		24/04/2017

GARETH HICKMAN ARCHITECTURAL LTD
The Poplars, Lightmoor, Telford, Shropshire, TF4 3QN
t) 01952 590039
info@garethhickman.co.uk
www.garethhickman.co.uk

Client #Client Full Name
Project #Project Name
Drawing Proposed Site Plan
Scale 1:250, 1:100, 1:20@A1 Date March 2017
Checked By A. Hudson
Proj. Ref #Pln Dwg No P.04 Rev. 05