North western boundary: Existing dilapidated fencing removed and replace with new timber close board fence 2000mm high & mixed native hedgerow. Provide hedgehog access holes (150mm x 150mm) to north western boundary

New bike sheds

Garden division: New timber close board fence 2000mm high. Provide Hedgehog access holes (150mm x 150mm) to the north-western end

Existing dilapidated fencing removed and replace with new timber close board fence 2000mm high

Bat Box

Existing bungalow demolished (indicated dashed)

Pedestrian timber gates to match fence: 1800mm high

Timber bin store enclosure

Gravel surface over cellweb (cellular confinement system)

Permeable surface, laid in accordance with Highways specifications and details

Species rich lawn grass area, Log pile & Bug House

Existing shed removed (indicated dashed)

Existing boundary hedge retained (H2 mixed species predominately privet)

Existing hedge retained where possible. New fencing to match existing: 1800mm high.

Bird Box

Timber bin store enclosure

Existing fence 1200mm high and boundary vegetation

New tree & shrub planting



NOTES

Ground work within RPA of existing trees - Any required excavations within RPA's for the new planting and fence posts shall be undertaken by hand using hand held tools only to minimize any root damage. All such works will be undertaken in full accordance with Section 7.2 of BS5837: 2012. Any required root pruning will be undertaken by the Arboricultural Consultant (where such works are appropriate in accordance with the above Standard) and as detailed in Section 7.2'.

New Fencing: All fence posts within RPA's shall be locally adjusted to avoid significant roots and undertaken by hand using hand held tools to minimize any root damage.

Tree Survey & RPA's : Refer to Arbtech Tree Survey & AMS Report..

Hard landscape details and surface drainage - refer to Architects and Engineers details. For details on retaining structures, please refer to engineers / architects details.

Levels: proposed detailed levels to be provided by Engineers details.

Surface finishes: to be installed in accordance with the manufacturers instructions. All hard surfaces laid to falls.

Typical Hard Images





Timber close board feathered edge fencing with capping rail & gravel board



Permeable concrete block paving: Marshalls Tegula Priora block paving or Tobemore Hydopave Fusion block paving; colour tbc



Granite setts band between the gravel & permeable concrete block paving



Parking & turning area: Gravel over Cellweb

ECOLOGICAL ENHANCEMENTS - refer to Arbtech Biodiversity Report for detail and exact locations

Log Piles - 1no.

Provide Hedgehog access holes along proposed timber close board fences - 150mm x 150mm



Species rich lawn grass areas



Mixed native hedgerows



Bat Box - 1nr. Bat Box (1FF Schwegler) with in built wooden rear panel



Insect tower - 1nr. wooden bug house



Eco small Bird Box FSC Certified - 1nr.

NOTES

Copyright: This drawing is the property of Bradford-Smith Landscape Architect. It must not be copied or reproduced or passed to a third party without written consent of Bradford Smith Ltd.

Dimensions: Only figured dimensions are to be taken from this drawing. All contractors must visit site and be responsible for taking and checking all dimensions related to the works shown on the drawing. All levels in meters.

Utilities/Highways/Environment: It is the responsibility of the client or their contractor to liaise with Utility Providers, Highways Authority's and Environment Agency and to ensure that all approvals are in place. It is the responsibility of the contractor to locate all underground services prior to construction.

Drawings: All drawings and levels to be checked on site prior to the construction works commencing on site. All drawings shall be read in conjunction with relevant landscape specifications.

Discrepancies: Any discrepancy on the drawings shall be referred to the CA immediately.

LEGEND

SOFT LANDSCAPE WORKS

- Existing trees & root protection area to be retained & protected - refer to Arbtech AMS report
- Existing vegetation to be retained & protected
- Existing trees and vegetation to be removed
- Proposed tree planting - refer to drawing 931-LA-P-02
- Proposed new shrub planting - refer to drawing 931-LA-P-02
- Proposed mixed native hedgerow planting - refer to drawing 931-LA-P-02
- Proposed amenity grass areas: Species rich lawn
- Existing grass verge retained and made good where necessary

HARD LANDSCAPE WORKS

- Proposed permeable block paving - Marshalls Tegula Priora or Tobermore Hydopave: suitable for vehicular use
- Proposed paving slabs laid to falls and manufacturers instructions
- Proposed gravel surface over Cellweb (cellular confinement system)
- Proposed 3 rows of granite setts
- Proposed timber close board fencing; 2000mm high featheredged boards with capping rail & gravel board;
- Proposed timber pedestrian gates: 1800mm high
- Existing dwelling demolished

Date / Name

Revisions

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Drawing Title
Landscape General Arrangement Plan

Scale	Date	Drawn
1 : 100 @ A1	JANUARY 2025	MS

Drawing No.	Status	Revision
931-LA-P-01	PLANNING CONDITION 6	

Preliminary
Issued for Planning Approval
Issued for Construction
Issued for Design/Information
Issued for Tender
As Built

PLANNING