

Notes

Related Drawings: DJA Drawing based on
- DWG Architects Kingfisher Base Site Layout Base Site Layout 05, received 17/02/2025 1:42PM
- FLAC 42-1050 Topo + VT8 - FS

Issue: Drawn by David Jarvis Associates Limited (CROWN COPYRIGHT. ALL RIGHTS RESERVED 2025 LICENCE NUMBER 0100031). This drawing is for Planning purposes only - Do not use this drawing for Construction. The information contained in the drawing should be used as a guide to the final forms and finishes of the landscape scheme. Any revisions to be approved by the Client and Local Authority

Scaling: This drawing can be scaled for planning purposes but should not be used for any other purpose.

Setting out: refer to Engineers for information regarding setting out. In the event of discrepancy refer to Engineers in the first instance.

Survey: Original survey provided by the Client.

Services: Where possible these are identified on the drawings but, for the avoidance of doubt all service/utility locations should be considered indicative until identified on site. To ensure those services / utilities shown are current refer to the original survey provider or utilities designer or Client for confirmation and further information regarding easements. In the event of new services being installed refer to the appointed Engineer. It is recommended that hazard warning tape 'danger electric cable'/ 'danger services' to be installed over all service routes (to remain on site) to current BS guidelines (BS7671).

Lighting: Refer to lighting engineers drawings.

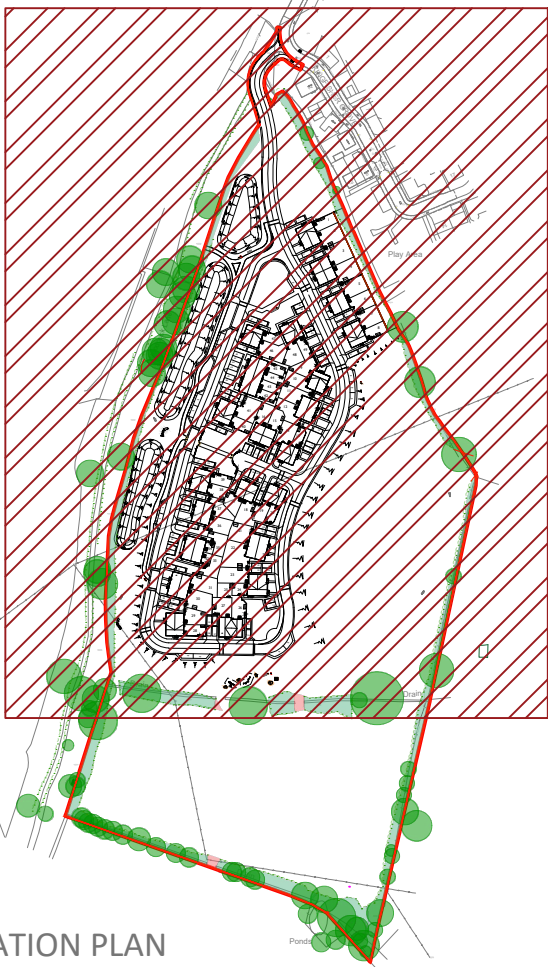
Planting: Plant species are selected and located in line with consideration of the site conditions, NHBC guidelines and discussions with the Local Authority and design team. All plants and planting procedure to conform to the David Jarvis Associates Limited Landscape Specification that will accompany the Construction issue drawings. No species or plant location is to be varied without prior consent of the Landscape Architect.

Biosecurity: All plant stock to be sourced from a supplier certified to be pest and disease free and in accordance with Plant Passport / Animal and Plant Health Agency (APHA) and current DEFRA requirements. Supplier information / certification to be retained for a period of not less than 12 years and must be made available upon request.

Foundations: Developers / Contractors to ensure that all foundations (buildings and external walling) are designed and constructed so as to take into account, at the time of maturity, any existing or proposed trees, hedgerows or other vegetation on the application site or existing vegetation on land adjoining the site at the time of construction and any trees felled or hedgerows removed on or adjacent to the site during the previous 15 years. For this purpose the developer / contractors will submit all relevant details to the authority dealing with the Building Regulations Certificate.

Design Levels: Refer to Engineers where design levels are not shown.

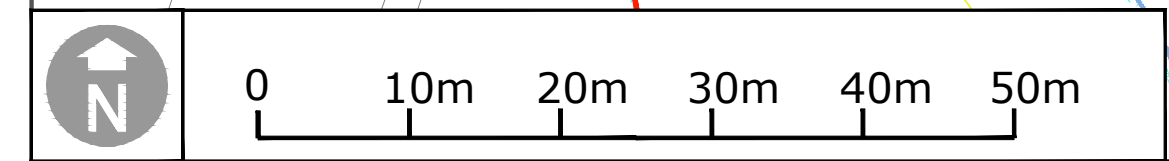
CDM: Drawings to be read in conjunction with Designers risk assessment. Potential risks above that of those associated with the general construction typical to the drawing are identified below;



LOCATION PLAN
Not to scale

KEY

- APPLICATION BOUNDARY
- BITMAC: PEDESTRIAN/VEHICULAR
To Engineer's design & specification
- CONCRETE BLOCK: BURNT OAK/SILVER
Bretts Alpha*, Burnt Oak/Silver Haze
210 x 140 x 80mm, herringbone
- CONCRETE BLOCK PAVING:
Bretts Alpha*, Silver Haze
140 x 140 x 80mm, stretcher bond
- PROPOSED FOOTPATH
Self binding aggregate
- CLOSE BOARD FENCE
- LOCKABLE GATE
To match close board fence
- KNEE RAIL:
0.45m FSC timber
- BRICK WALL WITH TRELLIS
- 0.9m HIGH BRICK GARDEN WALL
WITH 0.9m HIGH FENCING ON TOP
- POST AND RAIL FENCE:
1.1m FSC timber
(outer boundary)
- LOCKABLE ACCESS GATE TO VT8
To match post and rail fence, exact position
to be determined on site by the site ecologist
- ESTATE RAILING:
0.9m
Black
- PICNIC BENCH
Bench: Woodscape, Standard Picnic Set Type 1
Seat, hardwood
- TIMBER SEAT
Broxap, Hodnet Seat with backrest
- LITTER BIN/DOG WASTE BIN
Broxap, Westleigh Timber Slatted Litter
Bin/Sirius Dog Waste Bin
- BOULDERS
Glacial play boulders of various sizes with either
more than 1.5m clear gap OR less than 0.4m
- PLAY AREA INFORMATION BOARD
Text and design TBC
- FIXED / REMOVABLE BOLLARD
Hardwood, double weathered, 600mm high
- INFORMAL STEPPING LOGS
- VETERAN TREE BUFFER



Drawing Revision			
Rev.	Date	Description	Drawn / Checked
P7	21/02/2025	Updated to latest comments	IE / AC
P6	20/02/2025	Updated to latest layout	IE / AC
P5	14/02/2025	Updated to latest layout	IE / AC
P4	04/10/2024	Rear garden close board fence positions shown / updated to latest layout	JE / AC
P3	11/07/2024	Plant annotations omitted from index image.	AB / AC
P2	09/07/2024	Updates to suit client comments received at meeting 03.07.2024 2pm.	AJ / AB / AC
P1	27/06/2024	First issued to client team.	GR / AB / AC / JG / IE

Client
SOVEREIGN NETWORK GROUP

Project
KINGFISHER GROVE, THREE MILE CROSS

Drawing Title
HARD SURFACE AND FURNITURE PROPOSALS

Scale		Sheet Size	Date
1:500		A1	20/02/2025
Client Ref.	Drawing Ref.	Drawing No.	Version
-	3249-5-2	DR-5008	P7

Status

PLANNING

DAVID JARVIS ASSOCIATES

DAVID JARVIS ASSOCIATES LIMITED
1 Tennyson Street Swindon Wiltshire SN1 5DT
t: 01793 612173
e: mail@davidjarvis.biz
w: www.davidjarvis.biz