DC/am

Indicative Northing

paddock area to be used as possible position of geothermal system for PLOTS 2 – 5 TBC

Paddock

field drive to allow jcb access

Stables

post and rail fence with hedge planting to deliniate residential curtilage

existing residential curtilage

post and rail fence with hedge planting

Hedge to site boundary

reinforce existing boundary planting

Garden

Garden

drainage layout to all plots to specialist's details

post and rail fence with hedge planting

boundary planting to be retained and reinforced (cut back where indicated)

Patio

Patio

Patio

crushed stone finish

PLOT 4

FFL 8.970m

PLOT 5

FFL 8.970m

extent of building works not to encroach beyond the village boundary

Existing site boundary

Existing site boundary

crushed stone finish

G4 FFL 8.820m

G2 FFL 8.820m

G3 FFL 8.820m

G3 FFL 8.820m

ACO drain to garage threshold

Courtyard

Service turning to fire prevention note PP21, BS 5906:1980

ACO drain to garage threshold

DG 5 FFL 8.820m

DG 1 FFL 8.820m

Field View

Holly Cottage

retaining wall to engineer's details

1.5m high wall w/saddleback coping

crushed stone finish

Garden

Garden

Garden

direct sealed connection

Patio

Patio

1.5m high wall w/saddleback coping

existing house to be demolished shown dashed

reinforce existing boundary planting

PLOT 3

FFL 9.750m

PLOT 2

FFL 9.750m

direct sealed connections

direct sealed connection

Driveway

PLOT 1

HATCH DENOTES AREA OF SITE PREVIOUSLY DEVELOPED

any dead trees within this boundary to be removed and replaced with native species such as Field Maple (acer campestre) or Hawthorn (crataegus monogyna)

Footpath under trees to be no-dig construction

boundary planting to be retained and reinforced (cut back where indicated)

retain existing trees subject to T.P.O. with all approved works to be carried out prior to commencement on-site

existing hedge planting to be cut back to create new gated access to plot 3

existing hedge retained as indicated

2m x 2m pedestrian visibility splays

existing hedge retained as indicated

BARTON ROAD

EXISTING FOOTPATH

New footpath to site entrance shown hatched, extended from existing

existing access to be closed and new access to be formed in accordance with highway consultants details

Mill House

Site Plan
Scale 1:200

LANDSCAPING SPECIFICATION

- Denotes exist. tree to be retained (remove trees where shown dotted)
- Denotes new tree planting. All trees to be standards (12 - 14cm girths) Mix of: -

T1 Cherry (*prunus avium*)
T2 Holly (*ilex aquifolium*)
T3 Silver Birch (*betula pendula*)
T4 Rowan (*sorbus aucuparia*)
T5 Field Maple (*acer campestre*)

- Indicates new hedgerow planting. Mix of: -

Hawthorn (*crataegus monogyna*) 60%
Holly (*ilex aquifolium*) 25%
Blackthorn (*prunus spinosa*) 10%
Dog Rose (*rosa canina*) 5%

Hedgerow trees, 60 - 120cm whips planted in staggered rows (5no. plants per linear metre)

- Indicates shrub planting

S1
Dogwood (*cornus sanguinea*) 20%
Guelder Rose (*viburnum opulus*) 20%
Hazel (*corylus avellana*) 20%
Dog Rose (*rosa canina*) 20%
Elder (*sambucus nigra*) 20%

S2
Firethorn (*pyracantha atalantioides*) 20%
Ivy (*hedera helix golden heart*) 20%
St. John's Wort (*hypericum hidcote*) 40%
Periwinkle (*vinca major*) 20%

S3
Midsummer Beauty (*hebe*) 20%
Emerald Gaiety (*euonoymus*) 25%
elaegnus pungens maculata 10%
Bristol Ruby (*weigela*) 15%
viburnum tinus 15%
Gold Flame, (*spiraea japonica*) 15%

All proposed shrubed areas to be planted with densities of max 4no. plants per m² to allow for adequate coverage in accordance with good horticultural practice to BS 4428

All driveway and courtyard finishes as indicated

- Indicates raw turfed areas
- Indicates extent of precast conc. paving slabs
- Indicates brickwork walls and support piers, heights as indicated

All planting and seeding or turfing shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any plants or trees which within the period of five years from the completion of the development die, are removed or are seriously damaged or diseased shall be replaced within the next planting season with others of similar size and species.

Prior to the commencement of works on site all exitg. trees to be retained shall be securely fenced off by the erection, to coincide with the canopy of the tree where possible, of a 2.3m protective barrier in accordance with BS5837:2005. Within these fences) areas there shall be no alteration to ground levels, no compaction of the soil, no stacking or storing of any materials and any service trenches shall be dug and backfilled by hand. When scaffolding within the RPA the ground should remain undisturbed and protected by geotextile fabric and sole butting scaffold boards on a compressable layer.

All (other) site boundary treatments as indicated

Form drive to county council specification with tarmacadam finish bound at edges with precast concrete edging kerbs set on concrete foundations for the first 5m into the site

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH:-
TOPOGRAPHICAL SURVEY - 03.1718.01 & 02
PRODUCTION DRAWINGS - 03.1718.33 to 36

Levels:
+ 00.00 Existing Level
+ 00.000 Proposed Level

All materials are to be submitted to and approved in writing by the Local Authority

Drainage layout to John Tolton's specialist details

G	Plot 4 Gable removed	09.09.11
F	Gable added to Plot 4	18.07.11
E	Dormer added to Plot 4	06.07.11
D	Planning Amendements	04.06.10
C	Planning Amendements	09.03.10
B	Clients Amendements	07.01.10
A	Clients Amendements	05.01.10

Revisions :

Figured dimensions must be taken in preference to scaled dimensions and any discrepancies are to be referred to David Granger Architectural Design Limited. Contractors, subcontractors and suppliers must verify all dimensions on site before commencing any work or making any workshop drawings. All drawings are copyright of David Granger Architectural Design Limited.

DAVID GRANGER
Architectural Design Limited
The Old Dairy, Mill St., Packington,
Ashby-de-la-Zouch, Leics. LE65 1WN
Tel: 01530 560939 Fax: 01530 560115
www.davidgrangerdesign.com
Company Reg. No. 5068912

Project
Proposed Residential Development
Fearnlea, Barton Road,
Carlton, Nuneaton
Warwickshire

Drawing Title
Production Drawing – Sheet 1 of 5
Proposed Site Plan

Client
Mr & Mrs Davies

Drawing No.
03.1718.32 G

Date: Dec 2009
Scale: 1:200
Drawn by: SR
Checked by: SF

PRODUCTION DRAWING ~ SITE PLAN

RESIDENTIAL DEVELOPMENT ~ FERNLEA ~ BARTON ROAD ~ CARLTON ~ NUNEATON ~ WARWICKSHIRE