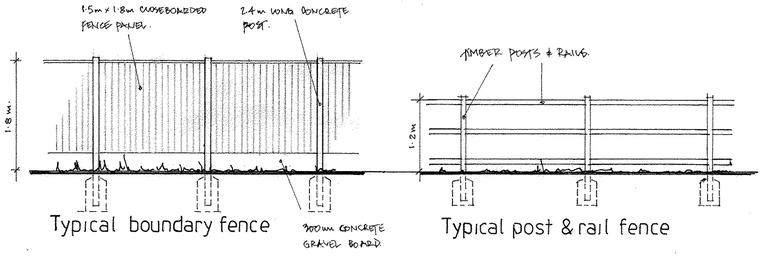
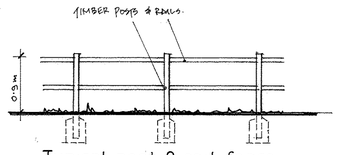


Typical boundary fence

Typical post & rail fence



Typical post & rail fence

Ecology enhancements

1. A NET GAIN OF NEW HEDGEROW PLANTING TO PROPOSED TO ENHANCE BIODIVERSITY OF THE SITE (300m)
2. 3no SCHWEGLER 2F-DFP BAT BOXES TO BE ERECTED ON SUITABLE TREE'S AROUND THE SITE.
3. 1no 'TREECREEPER' BOX TO BE MOUNTED ON ONE OF THE EXISTING OAK TREES.
4. 1no. BARN OWL BOX TO BE MOUNTED ON A SUITABLE TREE.
5. 2no ROBIN/WREN BOXES TO BE MOUNTED ON SUITABLE TREE'S.
6. 6no INVERTIBRATE LOGGERIES TO BE PROVIDED IN POSITIONS SHOWN ON SITE PLAN.
(LARGE LOGS 10-50 CM OF HARDWOOD EG OAK, SYCAMORE ASH, WITH THE BARK STILL ATTACHED SHOULD BE SUNK MIN 600m INTO THE GROUND, IN PARTIALLY SHADED AREA'S.
LOGGERIES TO ALSO BE USED AS HEDGHOG REFUGES.

BIRD BOX POSITIONS

BAT BOXES x3 - MIN 3·65m OFF GROUND AND ORIENTATED SOUTH EAST.

TREE CREEPER BOX x1 - MIN 3·0m OFF GROUND AND ORIENTATED NORTH EAST.

BARN OWL BOX x1 - MIN 4·0m OFF THE GROUND AND ORIENTATED NORTH EAST.

ROBIN/WREN BOXES x 2 - MIN 1·2m OFF THE GROUND AND ORIENTATED NORTH EAST.

NOTE: ALL EXTERNAL LIGHT FITTINGS TO BE BAT FRIENDLY IE: FITTED WITH HOOD (EG ANSELL LIGHTING PARONA APEX/EDWL)

EXISTING TREE'S AND HEDGING RETAINED

EXISTING TREE'S RETAINED AND PROTECTED DURING CONSTRUCTION IN ACCORDANCE WITH TREE REPORT.

PLANTING LIST:

- (A) HEBE MRS WINDER
- (B) BERBERIS DARTS RED LADY.
- (C) SKIMMIA KEW GREEN
- (D) FUSCHIA VERSICOLOR
- (E) GERANIUM MAC ALBUM.
- (F) EUONYMUS EMERALD GAIETY.

INDIGENOUS MIXED SPECIES HEDGE SPECIFICATION (300mm CTRS)

50% HAWTHORN (CRATAEGUS MONOGYNA).
10% HAZEL (CORYLUS AVELLANA).
10% SPINDLE (EUONYMUS EUROPAEUS)
10% DOG ROSE (ROSA CANINA)
10% DOG WOOD (CORNUS SANGUINEA)
5% BLACKTHORN (PRUNUS SPINOSA)
5% HOLLY (ILEX AQUIFOLIUM).
(DOUBLE STAGGERED ROW OF 5 PLANTS PER LINEAR METRE)

NEW 1·8m CLOSEBOARDED FENCE WITH CONCRETE POSTS & GRAVEL BOARDS.

2·9m x 5·5m CAR PARKING SPACES.

NEW INDIGENOUS MIXED SPECIES HEDGE.

NEW 1·2m TIMBER POST & RAIL FENCE.

5·5m x 2·9m VISITOR PARKING SPACE.

NEW INDIGENOUS MIXED SPECIES HEDGE.

EXISTING HEDGE RETAINED.

AREA OF JAPANESE KNOTWEED TO BE TREATED FOR MIN 5YRS IN ACCORDANCE WITH SPECIALIST REPORT. LEGAL ACCESS AGREEMENT IN PLACE WITH ADJOINING LAND OWNER.

NEW 1·8m HIGH CLOSEBOARDED PANEL FENCE WITH CONCRETE POSTS & GRAVEL BOARDS.

NEW HEDGE PLANTING (REFER TO LANDSCAPE SPECIFICATION)

EXISTING TREE'S AND HEDGING TO REMAIN.

DIVIDING BOUNDARY FENCES TO BE 1·8m HIGH CLOSEBOARDED PANEL FENCE WITH CONCRETE POSTS & GRAVEL BOARDS.

1·2m TIMBER POST AND RAIL FENCE.

POSITION OF LEGAL BOUNDARY.

EXISTING TREE'S RETAINED

INDIGENOUS MIXED SPECIES HEDGE.

EXISTING HEDGE RETAINED

Plot 1 | Plot 2 | Plot 3 | Plot 4 | Plot 5 | Plot 6 | Plot 7 | Plot 8 | Plot 9

Private Drive (PERMEABLE PAVING) 4·8m

Private Drive (PERMEABLE PAVING)

PERMEABLE PAVING

8·0m x 8·0m SIZED TURNING HEAD.

BLOCK PAVED DRIVE. VISITORS PARKING.

BIN COLLECTION POINT

UNDERGROUND GAS/LPG TANKS.

C 50-200 / 48-550

VACUUM SERVICE POT

SERVICE STRIP 1·2m

VACUUM SERVICE POT CL 20-800 / 48-773

3·0m

6·0m RADIUS

5·5m 1·5m 1·5m

2·4m

BEWARE: 11,000 KVA ELECTRIC CABLE & FIBREOPTIC CABLE BELOW FOOTPATH.

2·4m x 52·0m VEHICULAR VISION SPLAY.

EXISTING TELEGRAPH POLE.

The Street

EXISTING FOOTWAY.

EXISTING BT BOX

EXISTING TELEGRAPH POLE.

NEW ACCESS.

EXISTING HEDGE REMOVED AND RE-PLANTED BEHIND VISIBILITY SPLAY.

EXISTING FOOTWAY.

2·4m x 52·0m VEHICULAR VISION SPLAY.

N

NOTES:

All dimensions must be checked on site and not scaled from this drawing.

PLOT	TYPE	SQ FT.
1 -	3 BED SEMI-DETACHED HOUSE -	1032
2 -	3 BED SEMI-DETACHED HOUSE -	1032
3 -	3 BED SEMI-DETACHED HOUSE -	1032
4 -	3 BED SEMI-DETACHED HOUSE -	1032
5 -	3 BED DETACHED BUNGALOW -	1128
6 -	3 BED DETACHED BUNGALOW -	1460
7 -	3 BED DETACHED BUNGALOW -	1272
8 -	4 BED DETACHED HOUSE -	1928
9 -	4 BED DETACHED HOUSE -	1928

NEW TREE PLANTING REFER TO SCHEDULE.
(1) CRATAEGUS MONOGYNA
(2) PRUNUS AVIUM
(3) QUERCUS ROBUR

PATIO'S & PATH'S
BRADSTONE TEXTURED SLABS COLOUR 'BUFF' OR SANDSTONE RIVEN SLABS - YORK GREEN.

BLOCK PAVING (TYPE TO BE AGREED).

1L INVERTIBRATE LOGGERIES.

REFUSE & RECYCLING STORAGE.

ALL CAR PARKING SPACES TO BE 2·9m x 5·5m.

C	MARCH '20	ADDITIONAL LANDSCAPING ADDED.
B	FEB '20	BIRD BOX POSITIONS ADDED.
A	JAN '20	MH LEVELS ADDED
	Date	Revisions

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V&B HOMES
VAUGHAN & BLYTH (Construction) Ltd
Tel: 01206 791660

Client: Rusden Ltd

Job Title: Proposed development
The Street
Raydon

Drawing Title: Proposed site layout plan

Scale: 1:200

Date: Oct 2018 | Drawn by:

Drg. No.: 687/1 | Rev.: C

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