external works legend

- Topsoil with turf shown thus
- Topsoil with plants shown thus
- PCC paved private footpaths & patios
- Black tarmac drives
- 1.8m high fence with pcc gravel boards below (o/a ht 1.95m) set between pcc posts
- Proposed shrub planted areas comprising :

Suggested varieties :

Aucuba 'Crotonifolia'
Berberis darwinii
Buddleja 'Black Knight'
Ceanothus Thrysiflorus 'repens'
Cornus 'Widwinter Fire'
Euonymus in variety
Forsythia 'Lynwood'
Lonicera 'Baggessons Gold'
Philadelphis 'Silver Showers'
Photinia Fraseri 'red robin'
Potentilla in variety
Spiraea in variety
Viburnum tinus
Weigela in variety

All grown in 3 litre containers at a planting density of 3 plants per m2 in groups of 6.

- Proposed tree comprising Mountain Ash, Native Cherry, Silver Birch - all 2 to 3m in height at 80-100mm girth

NOTE-

Parking provision of 3.0m x 6.0m in garages and 2.5m x 5.5m on drives can be achieved on all plots meeting the Council's requirements.
Parking spaces will drain into the adjacent soft landscaped areas.

Private amenity space (rear gardens) achieve the minimum standards of 10.5m.

The foul water is proposed to be taken into the existing manhole to the east of the entrance.
The storm water drainage is proposed to be taken to new soakaways.

Hard & soft landscaping and boundary treatments have been indicated.

Biodiversity Enhancement Strategy

Where possible any new fences are to be provided with 130x130mm mammal gaps at ground level at no more than 10m centres - indicative locations denoted.
Schwegler 1FF (surface mounted) or Schwegler 27 brick box (built in) bat boxes to be located at high level on gable ends.
Schwegler Martin Nest (surface mounted) or Schwegler 17 Swift Box (built in) bird boxes to be incorporated on gable ends.

Legend

- Mammal Gap (130x130mm)
- Bat Box
- Bird Box

Rear boundary structures unaltered
Panel Fence
Panel Fence
Brick up existing gate opening
Side boundary wall to remain
Side boundary wall to remain
Rebuild boundary wall here
Approx Finished Floor Level 116.70m
Approx Finished Floor Level 116.70m
Approx Finished Floor Level 116.70m
Approx Finished Floor Level 116.70m
Interpolated Finished Floor Level 116.53m
2.5m x 5.5m parking space
2.5m x 5.5m parking space
2.5m x 5.5m parking space
10m x 8m turning area
3.0m x 5.5m parking space
Double Garage
Single Garage
Bin collection area
dropped kerbs
Use this existing MH for new dwellings
4100
2400
Form new vehicular access
Infill existing opening
Infill existing opening
Raise existing dropped kerbs
Raise existing dropped kerbs
2.4m x 47m visibility splay line
2.4x43m visibility splay line
Panel Fence 0.8m
Panel Fence 0.9m
Picket Fence 1.2m
FPR 1.5m
Wall And Fence
O/H Cables
O/H Cables
O/H Cables
THE DELVES
SLOW
SLOW
bins
bins
bins
IC
IC
IC
MH 115.61
MH 115.21
MH 115.06
MH 115.09
MH 115.09
MH 115.18
Sign
Bus Stop
Gas
Lp
Sv
Gy
Fh
BT
Cvr
TWL 118.60
TWL 118.05
TWL 116.52
TWL 116.30
TWL 116.10
TWL 115.92
TWL 116.12
TWL 115.48
TWL 117.00
TTL 122.22
TTL 123.32
Ridge 119.45
Eaves 118.53
Eaves 121.18
Ridge 124.79
Eaves 121.45
Ridge 125.26
Ridge 124.08
Eaves 121.40
Eaves 117.33
Ridge 120.44
Ridge 121.74
Eaves 118.89
Eaves 118.00
Eaves 119.56
Ridge 121.76
Eaves 121.29
Ridge 124.08
bedroom secondary window
Interpolated Finished Floor Level 116.64m
kitchen
landing
wc
hall
0m
8m
20m
scheme design site layout 1:200
Site Area edged in Red = 2347m2
The Gate
(PH)
37
79
1
2

REVISIONS	DATE
A Further information added	29/04/22
B Bin collection area & mature trees added	12/05/22

CLIENT MR R JERRAM
ADDRESS 35 THE DELVES - SWANWICK
PROJECT PROPOSED RESIDENTIAL DEVELOPMENT
DRAWING SCHEME DESIGN - SITE LAYOUT
SCALE 1:200 at A2
DATE DECEMBER 2021.
DWG No. PA/21-019 SK 81 01 B

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Contractors must check all dimensions on site, working only from grid & figure dimensions.
Discrepancies must be reported to the designer before work is done.