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
bins
bins
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
2.5m x 5.5m parking space
2m wide footpath
Bin collection area
dropped kerbs
Use this existing MH for new dwellings
5000
Infill existing opening
Raise existing dropped kerbs
Form new vehicular access
Infill existing opening
Raise existing dropped kerbs
2.4x47m visibility splay line
2.4x43m visibility splay line
Interpolated Finished Floor Level 116.53m
Ridge 124.79
Eaves 118.53
Ridge 119.45
Eaves 121.18
kitchen
landing
wc
hall
37
Eaves 121.29
Ridge 124.08
Interpolated Finished Floor Level 116.64m
bedroom secondary window
Eaves 121.45
Ridge 125.26
Ridge 124.08
Eaves 121.40
Eaves 117.33
Ridge 120.44
Eaves 119.56
Ridge 121.76
Eaves 118.89
Ridge 121.74
Eaves 118.00
Ridge 126.47
Eaves 123.78
Ridge 126.19
Eaves 123.75
Ridge 126.31
Eaves 123.77
Eaves 123.64
Ridge 125.37
Eaves 123.60
Ridge 121.59
TWL 118.60
TWL 118.52
TWL 118.30
TWL 116.10
TWL 115.48
TWL 115.92
TWL 116.12
TWL 118.05
TWL 117.00
TTL 122.22
TTL 123.32
OHI Cables
OHI Cables
OHI Cables
Picket Fence 1.2m
FPR 1.5m
Wall And Fence
Panel Fence 0.9m
Panel Fence 0.8m
Hedge
THE DELVES
SLOW
SLOW
MH 115.61
MH 115.21
MH 115.06
MH 115.09
MH 115.09
MH 115.18
Sign
Gas
Bus Stop
Cvr
Lp
Sp
Gy
Sv
Fh
BT
IC
The Gate (PH)
0m
8m
20m
N

scheme design site layout 1:200

Site Area edged in Red = 2347m2

REVISIONS	DATE
A Further information added	29/04/22
B Bin collection area & mature trees added	12/05/22
C Access widened to 5m & 2m wide footpath added	04/08/22

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 C

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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.