

Nidagravel permeable gravel stabilisation grid.

Ceramic Patio Tile

Vegetable Planters

Grass Area

ADEZZ decorative water tables

RPA

1 : 175

LANDSCAPE PLAN

General

Drawings prepared for local authority. Any electrical, heating installation, joinery items, finishes, and fittings to be instructed by the client. The clients are to satisfy themselves that any buried private or public services will not affect the proposal.These drawings have been prepared on the understanding that work will not commence on site prior to the granting of planning permission and building reg approval. All drawings are copyrights and may not be used in conjunction with other projects

CDM REG 2015

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	Ref.	Botanical Name	Common Name	Quantity
	T1	*Amelanchier lamarckii*	Snowy Mespilus / Juneberry	2
	G1	Hebe 'Green Globe'	Hebe	11
	G2	*Liriope muscari*	Lilyturf	8
	G3	*Berberis thunbergii* 'Atropurpurea Nana'	Dwarf Purple Barberry	8
	G4	*Carex oshimensis* 'Everillo'	Golden Japanese Sedge	8
	G5	*Iris sibirica*	Siberian Iris	35
	G6	*Rosa* spp.	Roses	74
	G7	*Sarcococca confusa*	Sweet Box	5
	G8	*Persicaria amplexicaulis* 'Firetail'	Red Bistort	26
	G9	*Dryopteris erythrosora*	Autumn Fern	9
	G10	*Deschampsia cespitosa*	Tufted Hair Grass	19
	G11	*Cornus alba* 'Sibirica'	Red-barked Dogwood	28
	G12	*Euonymus europaeus*	European Spindle	23
	G13	*Viburnum tinus* 'Blossom Mound'	Laurustinus	**45**
	G14	*Fagus sylvatica* 'Purpurea'	Copper / Purple Beech	**30**
	G15	*Carpinus betulus*	Hornbeam	36
	G16	*Prunus spinosa*	Blackthorn	21
	G17	*Crataegus monogyna*	Hawthorn	13
	G18	*Osmanthus* × *burkwoodii*	Burkwood Osmanthus	**43**
	G19	*Elaeagnus* × *ebbingei*	Oleaster	37
			TOTAL	**481**

Item	Proposed material / product	Intended application
1	Nidagravel Grey Gravel Grid ↗	Permeable gravel pathways or surfacing
2	Concrete paving slabs on grass	Stepping-stone garden pathways, as shown in your image
3	ADEZZ Corten Steel Planters	Raised ornamental planting
4	BioScapes SuDS Unit	Surface-mounted rainwater attenuation and planting
5	ADEZZ Water Tables	Decorative garden water features

1.



2.



3.



4.



5.



Rev	Description	Date

STATUS	PURPOSE OF ISSUE
	PLANNING

INNOVATIVE DESIGN SOLUTION

STRUCTURAL DESIGN BY:

PROJECT

2 Somme Road Allestree Derby, Derbyshire DE22 2NP

TITLE

LANDSCAPE PLAN

CLIENT

NEIL DOSANJH

DRAWN BY	CHECKED BY	DATE
Author	Checker	11/12/26

SCALE (@ A1)	PROJECT NUMBER
1 : 175	FILE NUM

DRAWING NUMBER	REV
A124	

LANDSCAPE SPECIFICATION AND GENERAL NOTES

GROUND PREPARATION

General Site Preparation

All areas proposed for soft landscaping shall be cleared of construction debris, rubbish, weeds and other unsuitable materials before planting.

The existing ground shall be prepared as necessary to provide suitable conditions for the proposed planting. Existing ground levels shall generally be retained unless otherwise indicated on the landscape plan and associated sections.

Any compacted ground outside the Root Protection Areas (RPAs) shall be loosened where required to improve drainage and planting conditions.

Existing Trees and Root Protection Areas

All retained trees shall be protected throughout the landscaping works in accordance with BS 5837:2012 and the Arboricultural Survey Report and Method Statement prepared by John A Booth, dated 19 November 2026, as revised.

The existing G1 tree group, comprising Lombardy Poplar and Silver Birch, has an identified RPA radius of 7.2 m.

No mechanical excavation, trenching, rotavation, storage of materials, soil compaction or unauthorised changes to ground levels shall take place within the RPA.

Where planting is proposed within the RPA, holes shall be carefully excavated by hand, avoiding existing tree roots. Planting positions shall be adjusted where necessary to prevent root damage.

All works within the RPA shall follow the accompanying Arboricultural Method Statement.

Topsoil

Imported topsoil, where required, shall comply with BS 3882:2015 and be free from contaminants, weeds, rubble and other unsuitable materials.

A suitable depth of topsoil shall be provided for the proposed shrubs, perennials and grass areas, taking account of existing ground conditions.

No additional soil shall be placed over existing tree roots within the RPA without agreement from the project arboriculturist.

PROPOSED PLANTING

General Planting

All proposed trees, shrubs, hedging, ornamental grasses and perennials shall be healthy nursery stock, true to species and free from pests and diseases.

Planting shall follow the species, quantities and locations shown on the proposed Landscape Plan and Planting Schedule.

The revised planting scheme comprises:

- 2 ornamental trees.
- 479 shrubs, hedging plants, ornamental grasses and perennials.
- Total proposed planting: 481 plants.

Planting shall be carried out during suitable weather and ground conditions, with appropriate watering immediately after installation.

Planting positions may be adjusted slightly on site to accommodate existing tree roots, underground services and other constraints while maintaining the proposed planting arrangement.

Shrub and Ground-Cover Planting

Shrubs, ornamental grasses and perennial plants shall be planted at the same depth as previously grown in their containers.

Planting holes shall be suitable for the supplied root systems, with soil gently firmed and watered following planting.

Plants shall be arranged as indicated on the Landscape Plan to provide a balanced and natural appearance.

Proposed Boundary Hedging

New mixed hedging is proposed along the garden boundaries to provide privacy for neighbouring properties, seasonal colour and biodiversity benefits.

The proposed hedging includes evergreen species such as Elaeagnus, Viburnum tinus and Osmanthus, together with deciduous species including Hornbeam, Copper Beech and Euonymus europaeus.

Hawthorn and Blackthorn are also included within the proposed native hedging.

The species shall be arranged in accordance with the Planting Schedule, with deciduous varieties interspersed throughout the hedge to provide seasonal interest.

The hedging shall generally be maintained at approximately 1.8–2.0 m in height, with regular trimming to encourage dense growth and prevent encroachment onto neighbouring properties.

Planting Within the RPA

Approximately 24 m of the proposed boundary hedging falls within the Root Protection Area of the retained G1 tree group.

This section shall comprise Hornbeam, Beech, Hawthorn and Blackthorn, in accordance with the revised Arboricultural Method Statement.

The hedging shall be planted in double staggered rows at approximately 600 mm planting distances using 1,200 mm high bare-root whips.

All planting holes shall be excavated carefully by hand, avoiding existing roots. Planting positions shall be adjusted where necessary.

The final arrangement shall be subject to the available planting width and the project arboriculturist's requirements.

No continuous trench excavation or mechanical ground preparation shall be undertaken within the RPA.

Tree Planting

The proposed "Amelanchier lamarckii" trees shall be planted in accordance with BS 8545:2014 and the locations identified on the Landscape Plan.

Tree pits shall be suitable for the supplied root systems, with appropriate backfilling, watering, staking and mulching as required.

New trees shall be positioned to avoid obstruction of pedestrian routes, underground services and existing structures.

Mulching

Proposed shrub and planting beds shall receive approximately 75 mm depth of suitable ornamental bark mulch.

Mulch shall be distributed evenly and kept clear of direct contact with plant stems and tree trunks.

GRASS AND TURF

Areas identified for new grass or turf shall be prepared to provide a suitable, even growing surface.

New turf shall be good-quality amenity turf laid on prepared topsoil and watered immediately following installation.

Existing grass areas identified for retention shall be protected during construction and made good where necessary.

No mechanical cultivation shall take place within retained tree RPAs unless agreed with the project arboriculturist.

HARD LANDSCAPING AND SURFACE MATERIALS

Permeable Gravel Surfacing

Proposed permeable gravel areas shall incorporate the Nidagravel gravel stabilisation grid system, as indicated on the Landscape Plan.

The surfacing shall be installed in accordance with the manufacturer's recommendations and the accompanying product specification PDF.

Where proposed within the RPA, installation shall follow the approved no-dig construction methodology set out in the Arboricultural Method Statement.

Concrete Paving Slabs Set Within Grass

Proposed pedestrian pathways shall incorporate individual concrete paving slabs laid with grass joints, as shown on the Landscape Plan.

The slabs shall be suitable for external pedestrian use and installed in accordance with the selected manufacturer's recommendations.

The proposed arrangement shall allow grass to grow between the slabs, providing a softer landscaped appearance.

Where paving falls within the RPA, installation shall follow the approved arboricultural construction method, avoiding unnecessary excavation and disturbance to existing roots.

RAISED PLANTING BEDS – CORTEN STEEL

The proposed raised vegetable and ornamental planting beds shall comprise proprietary ADEZZ Corten steel planters, as shown on the Landscape Plan.

The planters shall be installed in accordance with the manufacturer's recommendations, with suitable growing medium and drainage provisions.

The relevant ADEZZ product specification PDF shall be submitted alongside the Landscape Plan as supporting information for Condition 10.

Where any planters are located within or close to the RPA, the installation method shall be agreed with the project arboriculturist to avoid damage to existing roots.

WATER FEATURES AND RAINWATER MANAGEMENT

Decorative Water Features

The proposed decorative water features shall comprise ADEZZ water tables, as identified on the Landscape Plan.

The selected products shall be installed in accordance with the manufacturer's specifications and installation requirements.

The relevant ADEZZ Water Tables product PDF shall be submitted alongside the Landscape Plan.

Any water features or associated services within the RPA shall follow the approved Arboricultural Method Statement.

Rainwater Attenuation – BioScapes SuDS Unit

The proposed BioScapes High Attenuation SuDS Unit shall provide rainwater collection and attenuation as part of the landscaping scheme, where connected to the approved drainage system.

The unit shall be installed in accordance with the manufacturer's recommendations and the approved surface water drainage arrangements.

The accompanying BioScapes SuDS Unit technical specification PDF shall be submitted with the Landscape Plan.

The proposed drainage connections and controlled discharge arrangements shall be provided in accordance with the approved drainage details.

EXISTING BOUNDARY FENCING AND HEDGE SCREENING

The existing boundary fencing shall be retained in its current position unless otherwise indicated on the approved drawings.

New mixed hedging shall be planted along the identified garden boundaries to provide privacy and improve the appearance of the site.

The proposed hedging shall generally be maintained at approximately 1.8–2.0 m in height.

Any works to existing fencing or proposed boundary structures within the RPA shall be carried out in accordance with the approved Arboricultural Method Statement.

Details of boundary treatments, construction and associated ground levels shall be shown on the relevant landscape drawings and sections.

SURFACE WATER DRAINAGE

Surface water from the proposed roofs, patios, pathways and hardstanding shall be managed in accordance with the approved drainage strategy.

The landscaping includes permeable gravel surfaces, grassed areas and the proposed BioScapes SuDS unit, where indicated on the Landscape Plan.

Any soakaways, swales, rainwater storage or other drainage features shall be constructed in accordance with the approved drainage details.

The proposed landscaping shall not result in uncontrolled discharge of surface water onto adjoining properties or increase the risk of flooding.

No drainage excavation shall take place within the RPA unless an appropriate working method has been agreed with the project arboriculturist.

PROTECTION OF ACCESS AND HARDSTANDING

Landscaping works shall not obstruct or encroach upon the pedestrian routes, parking spaces or vehicular access areas shown on the approved plans.

Planting adjacent to access routes shall be maintained to prevent obstruction of movement and visibility.

Hard landscaping shall be installed to provide safe and suitable surfaces for its intended use.

LANDSCAPE MAINTENANCE

General Maintenance

All proposed landscaping shall be maintained to ensure healthy establishment and long-term growth.

Maintenance shall include regular watering, weeding, pruning, grass cutting and replacement of failed planting.

Watering and Weeding

All newly planted trees, shrubs, hedging and perennials shall be watered as necessary, particularly during establishment and prolonged dry periods.

Planting beds shall be kept substantially free from weeds.

Weeding within the RPA shall be undertaken carefully to avoid disturbing existing roots.

Pruning and Hedge Maintenance

Trees and shrubs shall be pruned as necessary to remove dead, damaged or diseased growth.

Boundary hedging shall be regularly trimmed to maintain its proposed height and encourage dense growth.

Pruning shall be carried out at suitable times of year, taking account of wildlife and nesting birds.

Grass Maintenance

Grass areas shall be regularly maintained during the growing season.

Any damaged or failed areas shall be repaired and reseeded or returfed as required.

Replacement Planting

Any tree, shrub, hedge, ornamental grass or perennial plant which dies, is removed, becomes seriously damaged or diseased, or fails to establish within five years of implementation of the landscape scheme shall be replaced during the next available planting season.

Replacement plants shall be of the same species and equivalent specification unless otherwise agreed in writing with the Local Planning Authority.

ADDITIONAL INFORMATION – PLANNING CONDITION 10

The Landscape Plan shall be read in conjunction with the approved site drawings, relevant landscape sections, Arboricultural Method Statement and surface water drainage details.

The following supporting manufacturer's specifications shall accompany the Landscape Plan:

- Nidagravel permeable gravel stabilisation grid.
- ADEZZ Corten steel planters.
- ADEZZ decorative water tables.
- BioScapes High Attenuation SuDS Unit.

All materials and products shall be installed in accordance with the relevant manufacturer's recommendations and approved construction details.

Existing and proposed ground levels, boundary treatments, landscaping works within the RPA and any associated excavations shall be undertaken in accordance with the approved drawings and Arboricultural Method Statement.

All works shall be carried out carefully to protect retained trees, neighbouring properties, existing boundaries and the long-term appearance of the site.

General

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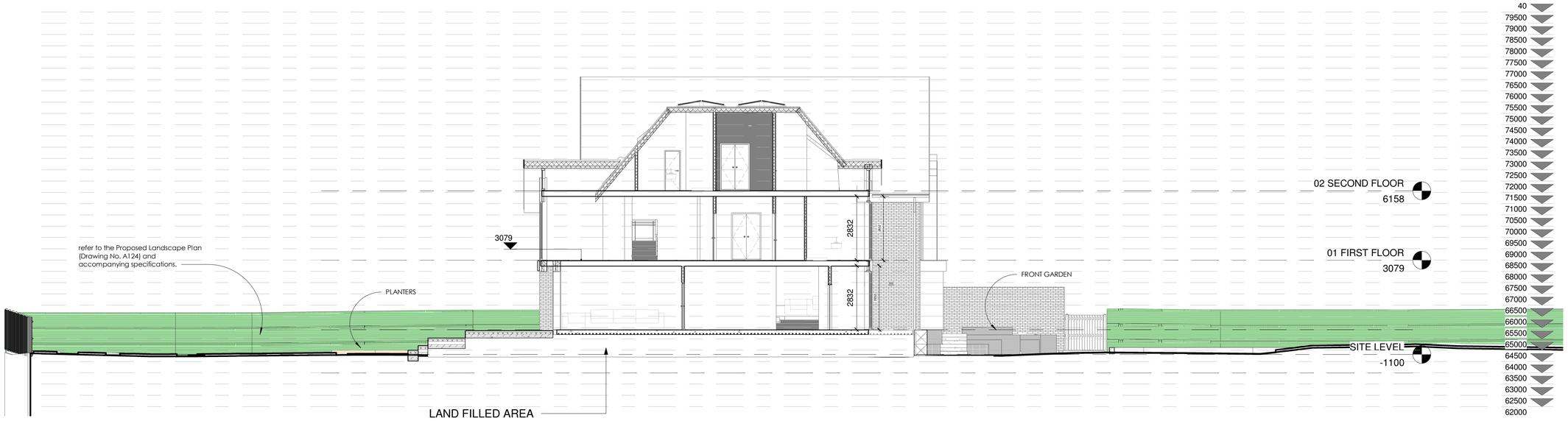
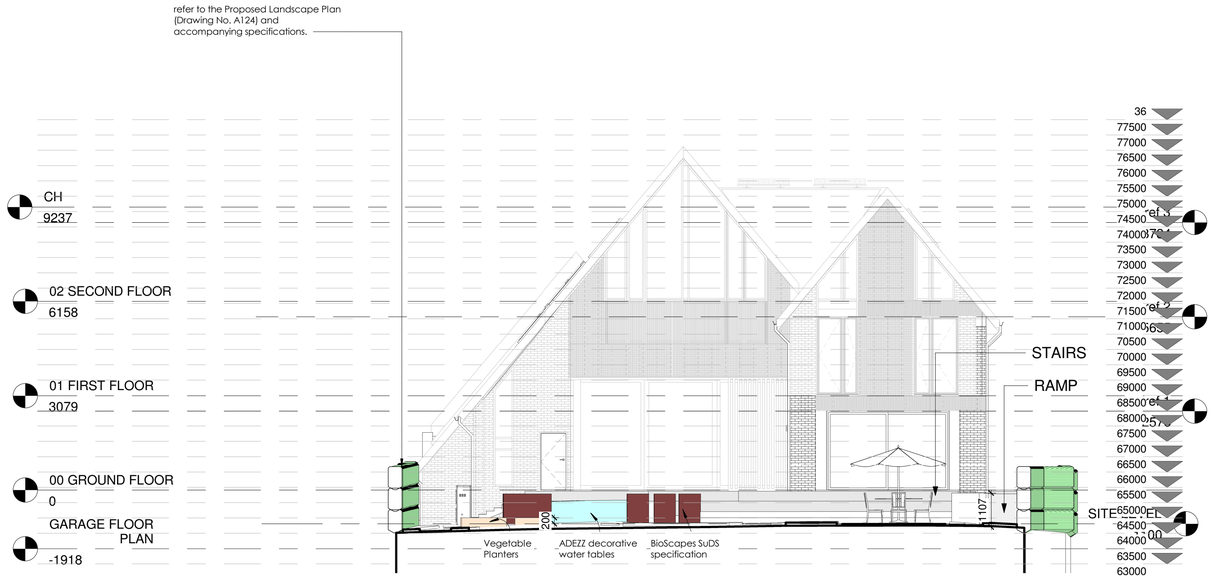


SITE SECTION 2 .

1 : 100



BACK GARDEN- SECTION 1.

1 : 100

Rev	Description	Date

STATUS: PLANNING

INNOVATIVE DESIGN SOLUTION

STRUCTURAL DESIGN BY:

PROJECT

2 Somme Road Allestree Derby, Derbyshire DE22 2NP

TITLE: SITE SECTIONS

CLIENT: NEIL DOSANJH

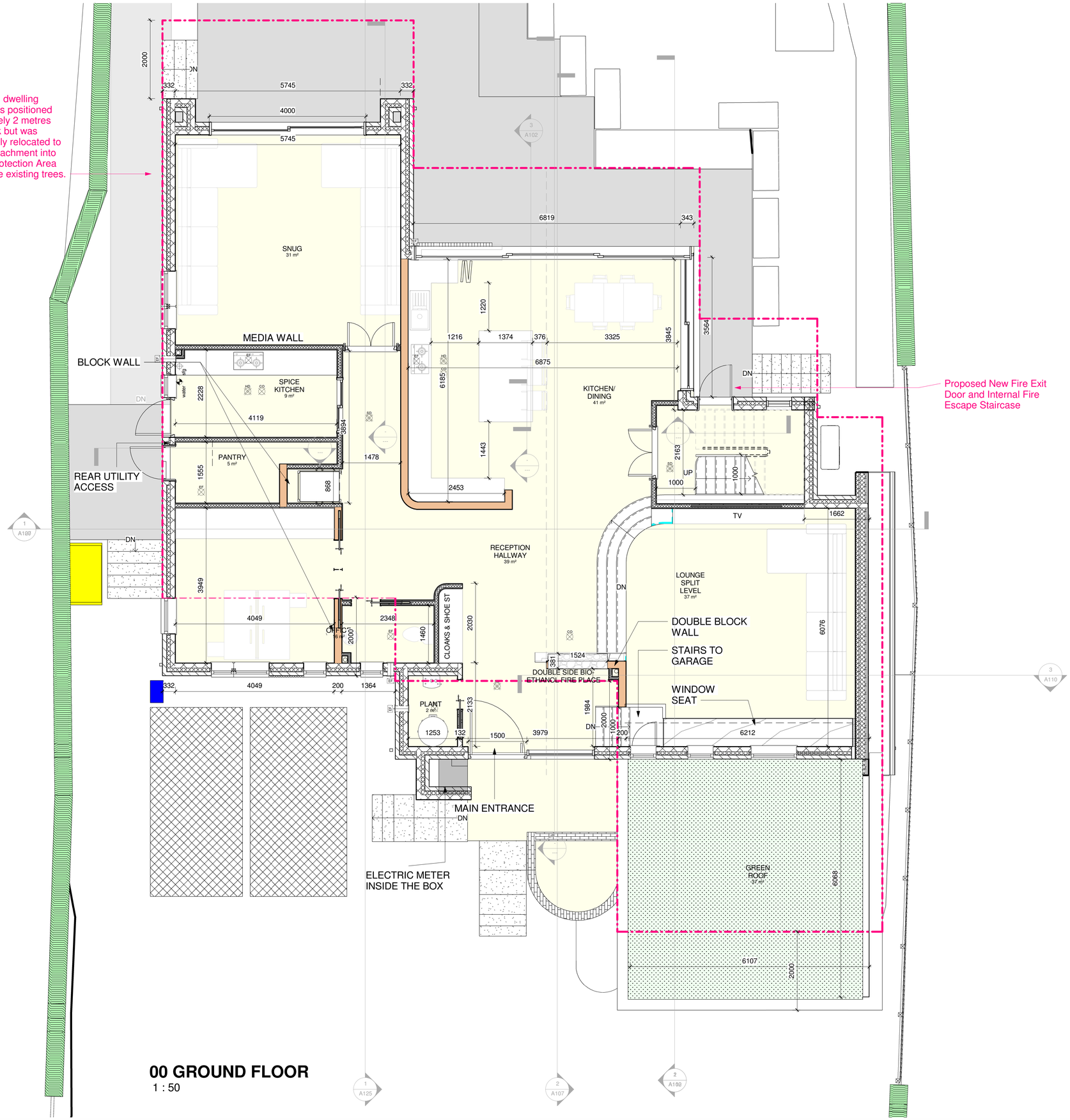
DRAWN BY	CHECKED BY	DATE
Author	Checker	11/13/26

SCALE (@ A1)	PROJECT NUMBER
1 : 100	FILE NUM

DRAWING NUMBER	REV
A125	

The original dwelling footprint was positioned approximately 2 metres further back but was subsequently relocated to avoid encroachment into the Root Protection Area (RPA) of the existing trees.

Proposed New Fire Exit Door and Internal Fire Escape Staircase



00 GROUND FLOOR
1 : 50

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Rev	Description	Date
A		28/05/2525
B	Changing garage	15/01/26

STATUS

PURPOSE OF ISSUE
PLANNING

INNOVATIVE DESIGN SOLUTION

STRUCTURAL DESIGN BY:

PROJECT
2 Somme Road Allestree Derby, Derbyshire DE22 2NP

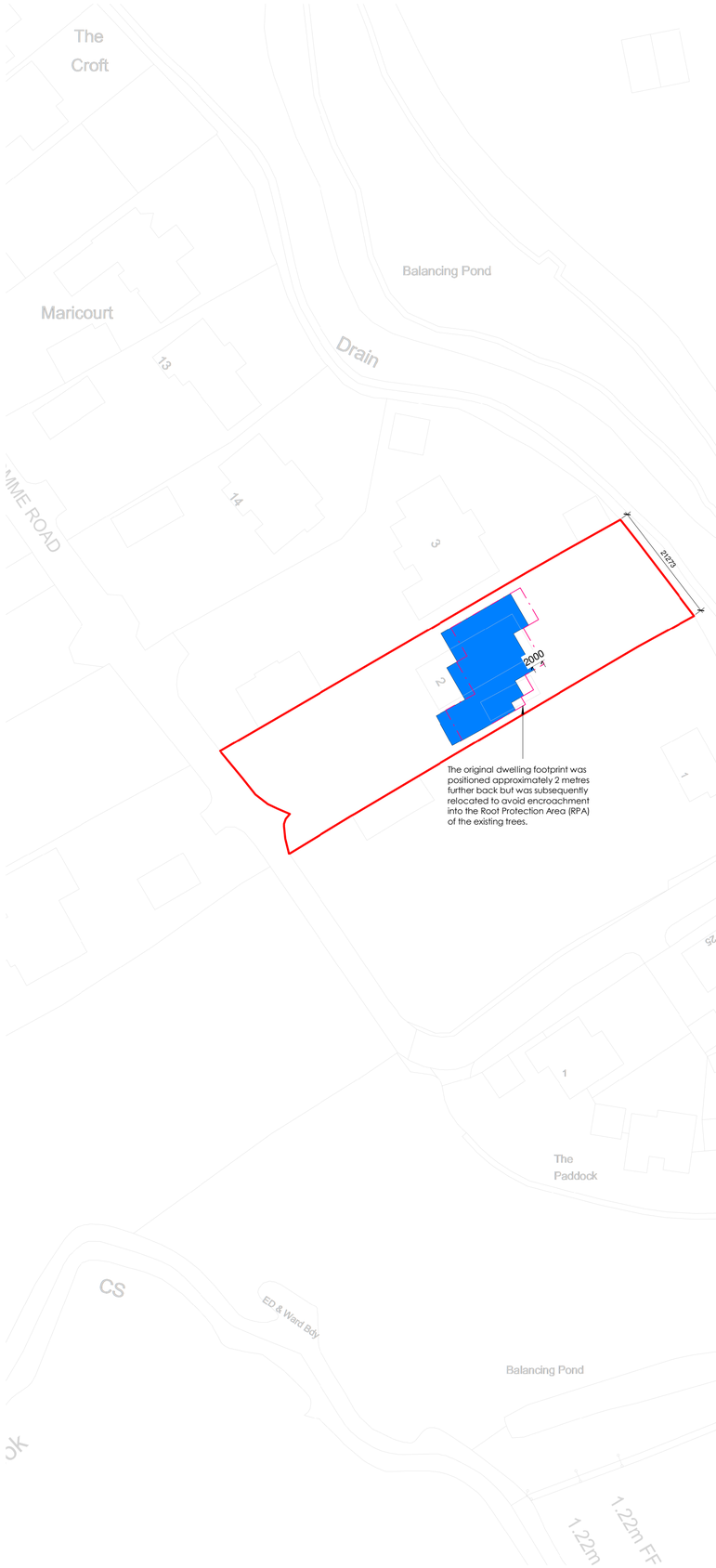
TITLE
PROPOSED FLOOR PLAN

CLIENT
NEIL DOSANJH

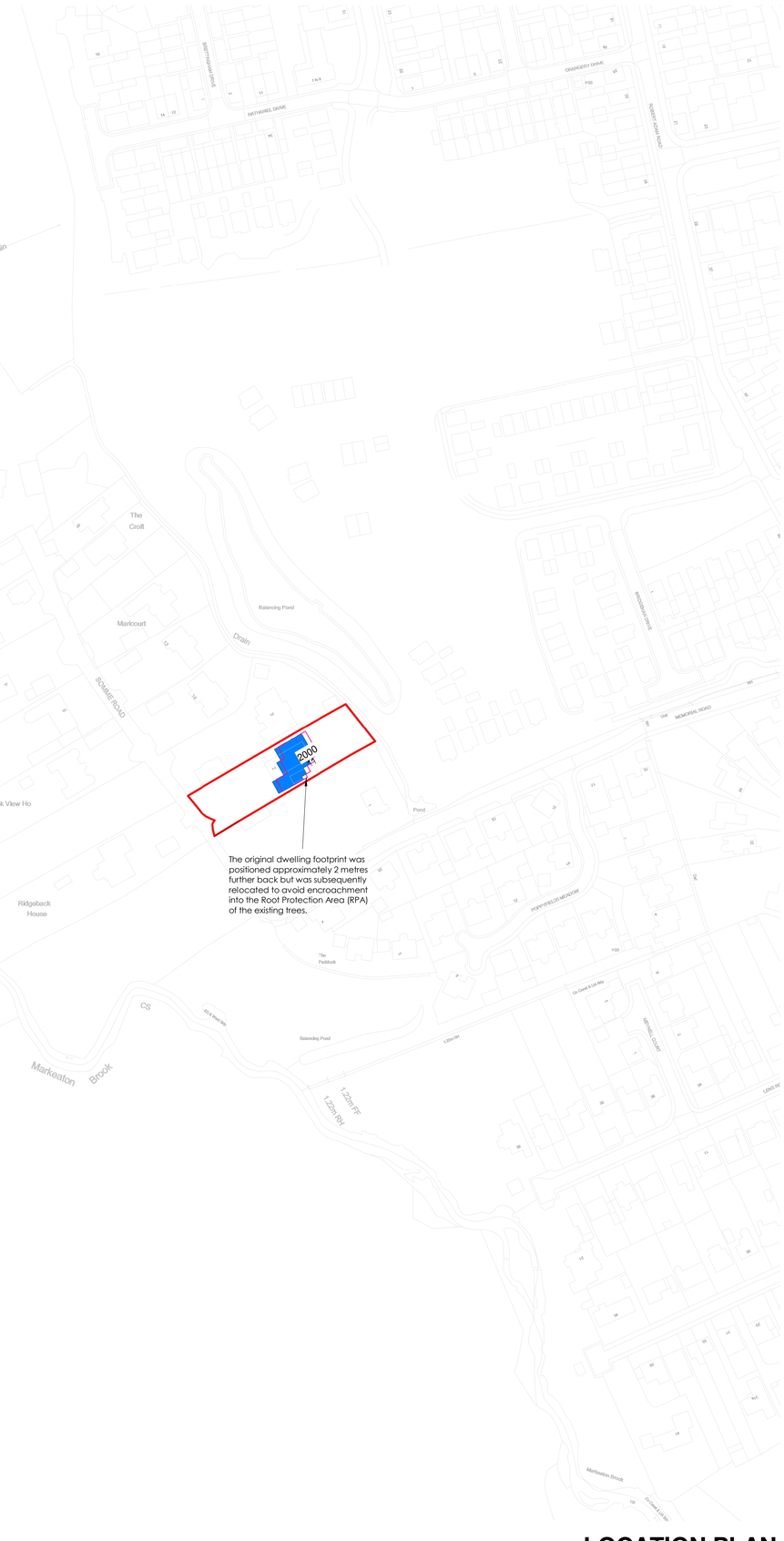
DRAWN BY	CHECKED BY	DATE
SUHASINI	SUHASINI	15/01/2026

SCALE (@ A1)	PROJECT NUMBER
1 : 50	FILE NUM

DRAWING NUMBER	REV
A100	B



SITE PLAN
1 : 500



LOCATION PLAN
1 : 1250

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North

Rev	Description	Date
A		28/05/2525
B	Changing garage	15/01/26

STATUS	PURPOSE OF ISSUE
	PLANNING

INNOVATIVE DESIGN SOLUTION

STRUCTURAL DESIGN BY:

PROJECT

2 Somme Road Allestree Derby, Derbyshire DE22 2NP

TITLE

BLOCK & LOCATION PLAN

CLIENT

NEIL DOSANJH

DRAWN BY	CHECKED BY	DATE
SUHASINI	Checker	15/01/2026

SCALE (@ A1)	PROJECT NUMBER
As indicated	FILE NUM

DRAWING NUMBER	REV
A112	B