22B HIGH STREET. STILTON. HUNTINGDON. PE7 3RA

EXISTING RESIDENTIAL DWELLINGS

drawing number
MN/191/A

0 5 10 15 20 25

SCALE BAR

OUTLINE OF FORMER EXISTING COMMERCIAL BUILDING SHOWN AS A BLUE DASHED LINE.

REAR GARDENS LAID TO TURF

EXISTING COMMERCIAL PREMISES

CLOTHES DRYER

SHED CAPABLE OF STORING 4 CYCLES. SIZE 2000 X 1200 MINIMUM

BIN STORAGE AREA

Calculated Boundary from Information (no access to survey)

EXISTING RESIDENTIAL DWELLINGS

22A

FENCE REDUCES IN HEIGHT FROM 1800 TO 900

PLOT 1

PLOT 2

PLOT 3

PLOT 4

PLOT 5

FRONT GARDENS LAID TO TURF

DRIVEWAY

AREA LEFT FOR SHRUBS

KNEE RAIL 450MM HIGH

VISIBILITY SPLAYS SHOWN SHADED NO SHRUB PLANTING IN THIS ZONE

VISIBILITY SPLAYS SHOWN SHADED NO SHRUB PLANTING IN THIS ZONE

CONCRETE POST BOUNDARY MARKER 70MM HIGH

CONCRETE POST BOUNDARY MARKER 70MM HIGH

HEDGE 1 HEDGE 2 HEDGE 3 HEDGE 4 HEDGE 5 HEDGE 6 HEDGE 7 HEDGE 8 HEDGE 9

T1 T2 T3 T4 T5 T6 T7 T8 T9

HIGH STREET

BOUNDARY FENCING
Boundary fencing to the site boundaries to be 2000mm high close boarded feather edged fencing with concrete posts and gravel boards

450mm high knee rail constructed from 100mm x 100mm treated posts with an arris rail on the top from 70mm x 70mm timbers and secured to the posts with a galvanised steel plate and fully nailed.
Posts at 1800mm centres.
Finish to match palisade fencing (green preservative finish)

FENCING NOTES
1 Garden gates to give a clear 850mm wide opening and to be provided with 1 pair of anti lift heavy duty t hinges, 1 suffolk latch & 1 slidingbolt.
2 Feather edged fencing to be from 90mm x 13mm to 6mm feather edge fencing.
3 All fencing to be from green tanalised pressure treated timber and to be retained in that colour. Preservative to give 30 years of life to the fence
4 Fencing palings fixed to 3 arris rails cut from 100mm x 100mm timber. 150mm deep timber gravel board with centre support to be provided.
5 Fencing rails secured to 125mm x 100mm concrete posts at 2400mm maximum centres. Posts set 750mm in the ground in 450mm x 450mm plain concrete base.

PATHS
Paths to front and rear of dwellings from 50mm thick precast concrete paving slabs and to be 1200 wide (min) to the front of the dwellings and 600mm to the rear of the dwellings.

DRIVEWAY
Driveway construction to be to adoptable standards
Driveway finish from block paviors 200x 100 x 60 thick.

The driveway and drainage construction and specification is as determined by the Infrastructure Engineers. in conjunction with the clients

REFUSE BINS
Bins are stored to the rear of the dwellings in the positions as shown and are located on a hardstanding formed from precast concrete pavings on a base as specified for the paving slabs.
A 1500 space is required to the fronts of them and a hard paved area (as shown) provided from the bin area to the carriageway.
The bins are to be left at the front of the propertys on the bin collection days.

LEVELS AND DRAINAGE
To be in accordance with the Infrastructure Engineers designs and details.
Please refer to seperate details, specification and drawings.

SOFT LANDSCAPE DETAILS
TREES
Trees are defined by the suffix T1. T2 etc.
T1, T2, T3 and T4 are to be Crataegus laevigata 'Pauls Scarlet'
T6, T7 and T8 are to be Sorbus commixta 'Embley
T5 and T9 are to be Sorbus 'Joseph Rock'

HEDGING
Hedges 3,4 5 & 7 are Escallonia Rubra Macrantha
Hedges 1,2,6,8 & 9 are Crataegus Monogyna

SHRUB PLANTING
All areas are left for the eventual owners to plant out to add their 'stamp' to the new developemnt.

EXISTING LEVELS AND BUILDINGS ETC
These are all shown coloured purple/pink

scale 1:100 Print at A1	date NOVEMBER 2022	revision A 08/11/2022 Drawing issued

title
HARD & SOFT LANDSCAPING PLAN DETAILS

contract
OAKWOOD HOMESLIMITED

sharman architecture
OAK BARN. WILLOW DROVE. BOROUGH FEN. PETERBOROUGH. PE6 7QB
tel: 07724 529 094 email: paulsharman1@btinternet.com