VISIBILITY SPLAY - CLEAR UNOBSTRUCTED SIGHT LINE FOR 57 METRES AS DWG. REF D 0521/S16/10

VISIBILITY SPLAY - CLEAR UNOBSTRUCTED SIGHTLINE FOR 105 METRES AS DRAWING REF D 0521/S16/10

COMMON HILL

1000 H TIMBER POST & 2 RAIL FENCE.

EXISTING HEDGE BUSH.

PAVING.

TIMBER ENCLOSURE ON PAVING BASE FOR 3NO WHEELIE BINS REFUSE, RECYCLING, GARDEN WASTE.

EXISTING 1800H VERTICAL CLOSE BOARDED FENCE TO NORTH BOUNDARY.

2NO EXISTING SUMMER TREES.

SILVER GREY GRANITE SETTS EDGING TO GRAVEL DRIVE

LOW LEVEL SHRUB PLANTING AROUND THE BIN STORE.

GRAVEL.

GARAGE.

3000 TARMAC.

2400.

TARMAC.

DROPPED KERB 4600.

RAMP NEEDED.

RAMP NEEDED.

1000 HIGH TIMBER POSTS AND TIMBER TRADITIONAL STYLE GATES.

GRASS.

700H BRICK WALL WITH 1800H CLOSE VERTICAL BOARDED FENCE ABOVE

700H BRICK RAISED PLANTING BEDS WITH APPROX 3m H 'TREES' AND UNDER PLANTING.

STEP.

PAVING.

PAVING AROUND HOUSE IS FLAT AND AT A LEVEL HEIGHT 170 BELOW HOUSE INTERNAL FLOOR LEVEL.

D = DOOR
W = WINDOW.

HOUSE.

CANOPY ROOF.

EXTERNAL LIGHTING

ON HOUSE & GARAGE WALLS AT 1800 HEIGHT. DENOTED BY THIS SYMBOL... LIGHT TO BE A LOW GLARE DOWNLIGHT FOR DARK SKIES AND BIODIVERSITY. SEE SEPARATE SHEET FOR DETAIL. LIGHTS TO BE CONTROLLED BY A PHOTOCEL TO AVOID THEM BEING ON IN DAYTIME.

BRICK LOW LEVEL RETAINING WALL AT 475 HEIGHT ABOVE PAVING AROUND HOUSE.

ACO DRAIN

LAWN IS HIGHER THAN PATIO - SLOPES UP TOWARDS THE REAR BOUNDARY.

BRICK WALL STEPS DOWN TO 275/150 THIS END AND 1800 H CLOSE VERTICAL BOARD FENCE STEPS DOWN WITH IT.

NORTH.

ROAD/HIGHWAY - APPROX 6730 WIDE.

TARMAC WITH CONCRETE KERB PUBLIC PAVEMENT.

GRASS VERGE.

EXISTING HEDGE IS RETAINED. APPROX 2-2.5 M HIGH OVER PAVEMENT.

PLANTING BED LOW LEVEL PLANTS.

1800 H TIMBER POST & 2 RAIL FENCE.

PLANTING BED LOW LEVEL PLANTS.

1800 H TIMBER GRAVEL BOARD STEP.

NEW MIXED NATIVE SPECIES HEDGE

1800 H CLOSE VERTICAL BOARD FENCE.

1800 H TIMBER POST & 2 RAIL FENCE

0 1 2 3 4 5 6 7 8 9 10 METRES.

PROPOSED SITE PLAN : HARD & SOFT LANDSCAPE & EXTERNAL LIGHTING.

1:100

THIS DRAWING IS FOR AN APPLICATION FOR APPROVAL OF MATTERS RESERVED BY CONDITION RELATING TO DC/23/0364.

| RATHBONE · MILLER architecture and project management | |
|---|---|
| Project: NEW DWELLING @ WINDWAYS. | |
| Client: HALLWOOD HOMES | |
| Description: SITE PLAN ETC PROPOSED | |
| Dwg No: 21521 - 102. | Scale: 1:100 |
| | Drawn by: PE. |

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## NEW & EXISTING PLANTING - SEE NUMBERS MARKED ON THE PLAN FOR LOCATIONS

**(1) Proposed - Native Mixed Species Shrubs**
Bare Root Stock, height 60 - 90 cm;
**5 No. *Rosa canina* (20%)**
**5 No. *Acer campestre* (20%)**
**5 No. *Corylus avellana* (20%)**
**5 No. *Prunus padus* (20%)**
**5 No. *Fagus sylvatica* (20%)**
Planted at 1/m2, to be planted in groups of 5 of same species.

**(2) 1 no. *Ilex aquifolium***
To be Multistem nursery stock.
Height: 1.5 - 1.8 m, CG/RB.

**(3) 11 no. *Prunus lusitanica* 'Brenelia'**
To be Standard (selected) nursery stock.
Girth: 10 - 12 cm, Height: 3.0 - 3.5 m, CG/RB;
Support: Double-staked, CS: 2.0 m.

**(4) Proposed - Underplanting**
**8 No. *Lavandula angustifolia* 'Hidcote'.**
Height 20 - 30 cm, CG 3L;
**2 No. *Lonicera pericylymenum*.**
Height 20 - 40 cm, CG 1L, Caned;
**2 No. *Clematis montana*.**
Height 20 - 40 cm, CG 1L, Caned.

**(5) 12 No. *Lavandula angustifolia* 'Hidcote',**
20 - 30 cm height, C 3L.

**(6) Proposed - Raised Planting Area**
**9 No. *Lavandula angustifolia* 'Hidcote'.**
Height 20 - 30 cm, CG 3L, 5 / m2; equally spaced specimen planting;
**10 No. *Carex oshimensis* 'Everillo'.**
CG 9cm, 9 / m2 - equally spaced groups, planted in groups of 3.

**(7) Proposed - Native Mixed Species Hedgerow**
**23 No. *Taxus baccata*;**
Height 140 cm, CG 35L.

**(8) Proposed - Linear Planting**
**50 No. *Euonymus microphyllus*,**
30 - 40 cm height, C 3L, 3/lm.

**(9) Existing Vegetation Retained**
Existing hedgerow to be retained and protected on site in accordance with *BS 5837:2012 - 'Trees in Relation to Design, Demolition and Construction - Recommendations'.*
To be infilled, where necessary, with:
***Corylus avellana*,**
*Bare root stock, height 60 - 90 cm;*
***Fagus sylvatica*,**
*Bare root stock, height 60 - 90 cm;*
***Prunus spinosa*,**
*Bare root stock, height 60 - 90 cm*
***Taxus baccata*,**
*Bare root stock, height 60 - 80 cm.*

**(10) Existing Vegetation Retained (Indicative)**
Existing tree and shrubs to be retained and protected on site in accordance with *BS 5837:2012 - 'Trees in Relation to Design, Demolition and Construction - Recommendations'.*