This drawing is to be read in conjunction with all other relevant drawings and specifications.
Do not scale from this drawing (Unless for planning purposes). Use figured dimensions only.
All levels and dimensions to be checked on site prior to commencement of works on site.
All dimensional discrepancies are to be brought to the immediate attention of the originator.
Respons bility cannot be accepted for alteration and/or deviation from this design without prior knowledge.
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It is the responsibility of the Client to check Legal Boundaries are correctly indicated and that relevant Party Wall Notices (usually served via a Surveyor) where required have been served to adjoining neighbours prior to any commencement of works. No responsibility will be held by Simon Harvey Designs Ltd for any failure in the above.

This drawing is to be read in conjuction with Arboricultural Impact Assessment and Preliminary Method Statement prepared by MJCAC - rev A

PLANTING SCHEDULE:

Proposed Beech Hedging:

New trench dug by hand to 300mm wide x 400mm deep, mixed with bonemeal and backfilled with good quality topsoil and wood chip mulching, ensuring full roots covered.

New Beech planted as indicated.
Beech plants (Fagus Sylvatica), 40/60cm in height, bareroot, planted in singular rows (to match existing) at maximum. 400-500mm centres.

Regulary watered throughout first season and into dry weather. Top up any soil shrinkage and replace any plant that dies within first five years.

Once established, suggested to maintain depth to max. 600mm deep and suggested height to approximately 2.4m once established and so as to match existing site hedges.

Discharge of condition 3 of Full planning approval ref: DC/24/1827

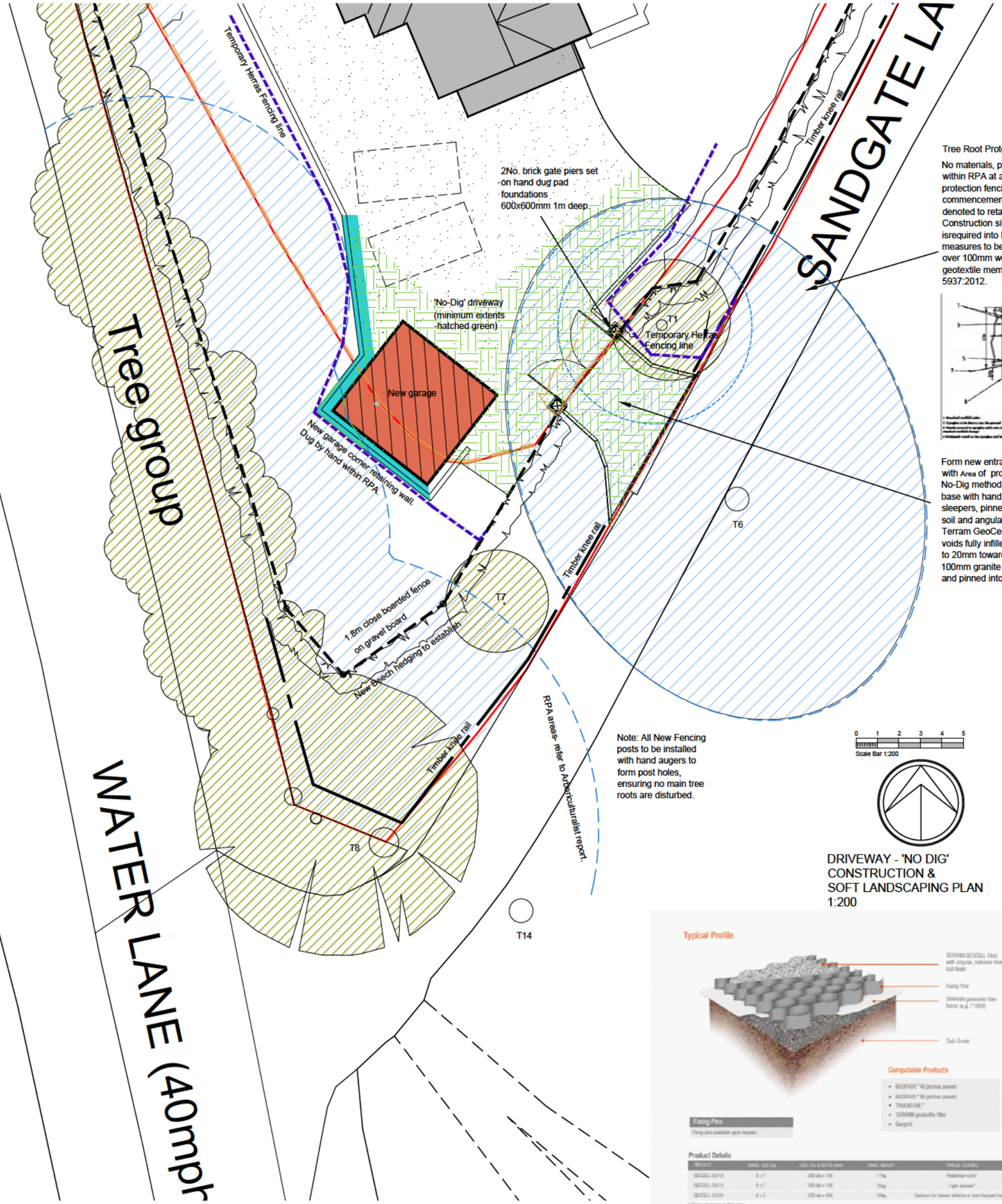
3- Pre-commencement Condition: No works shall commence until full details of all soft landscaping works have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

(a) Details of all existing trees and planting to be removed and retained

(b) Details of all proposed trees and planting, including schedules specifying species,

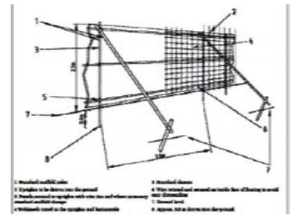
planting size, densities and plant numbers and tree pit details.

5- Pre-commencement Condition: No development shall commence until a no-dig driveway
construction plan has been submitted to and approved in writing by the Local Planning
Authority. This plan must use a three-dimensional load spreader filled with uncompacted loose angular stone and edged with pinned timber or sleepers, in accordance with BS5837:2012
standards concerning trees in relation to design, demolition, and construction. The development must be carried out at all times in strict accordance with the approved details.
Any trees or hedges on the site that die or are damaged during construction must be replaced with trees or hedging plants of a type, size, and in positions agreed upon by the Local Planning Authority.



Tree Root Protection Area indicated in Blue.

No materials, plant or vehicles are to be stored within RPA at any point and temporary Herras tree protection fencing to BS5837, to be erected prior to commencement of works and positioned, as denoted to retain physical separation from Construction site. Where pedestrian movement isrequired into RPA, temporary ground protection measures to be installed comprising of boards laid over 100mm wood chippings laid over Terram geotextile membrane as in accordance with BS 5937:2012.



Form new entrance driveway onto Sandgate lane with Area of proposed driveway as denoted IN HATCHED GREEN undertaking a No-Dig method. Area to be cleared of vegetation and graded and filled to achieve level base with hand tools / hand digging. Borders applied with 250mm deep treated timber sleepers, pinned into position with steel re-inforcement bars. Area within, levelled with soil and angular free draining and uncompacted material and laid with a 200mm deep Terram GeoCell 22/20 cellular tray with Terram T1000 membrane underlay. Cellular voids fully infilled with 4-20mm clean angular gravel with max. 50mm overfill, reducing to 20mm towards entrance with 500mm wide shallow dig gravel stop, comprising of 100mm granite setts with concrete haunching, hand dug in level (+/- 20mm) with road, and pinned into position, so as to avoid gravel spillage to Sandgate Lane.

Note: All New Fencing posts to be installed with hand augers to form post holes, ensuring no main tree roots are disturbed.

0 1 2 3 4 5
Scale Bar 1:200

DRIVEWAY - 'NO DIG' CONSTRUCTION & SOFT LANDSCAPING PLAN
1:200

B- Planting schedule added. Issued to Planning - 19.04.2025
A- Issued for Planning Approval - 12.08.2024
Revision

PLANNING

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Client: Mr & Mrs Casey

Project: Incorporation of existing curtilage land to include into residential garden & re-positioning of garage.

Address: Harleydene,
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Drawing Title: DRIVEWAY FORMATION PLAN

Drawing Number: 125-104

Date: April 2025 | Scale: 1:200 & 1:50@A3