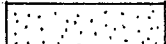


## GENERAL LANDSCAPING & EXTERNAL WORKS DETAILS.

- ——— - 100mm dia. foul drainage runs – min. fall to pipes to be 1 in 40.
- ——— - 100mm dia. surface water drainage runs – min. fall to pipes to be 1 in 60.
- S ——— Soakaway Construction
-  - Turfed/Seeded Grassed Areas.

### **Tree Planting**

Native tree planting to be 3.0m to 3.6m tall and to be sited a min. 6m from any buildings.

WC – Wild Cherry. SB – Silver Birch. BC - Bird Cherry. O - Oak. R - Rowan.

New paths and patio areas to be finished in stone/slate flags to client's specification and approval.

The new access drive, parking and turning area to be finished in tarmac or other approved surface finish.

All existing fences and hedgerows to site boundaries to be retained, where indicated on plans.

A new native hedgerow to be planted to infill boundary between dwelling and farmyard area, as shown on plan. i.e. hawthorn, blackthorn, holly, hazel, honeysuckle, etc. Planting at a min. 5 plants per metre square area.

All planting, seeding, turfing, fencing or other treatment comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following completion of the development.

Any trees or plants which, within a period of five years of completion of the development, die, are removed or seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

The proposed new parking areas to serve the proposed replacement dwelling to be finished in tarmac, or other approved hard standing surface finish, to client's specification and approval.

The vehicular access to have a maximum gradient of 1 in 20, and the new parking and turning areas to have a maximum gradient of 1 in 40.

A parking area to the front of the replacement dwelling and adjacent to the main front entrance door to be provided for disabled parking and for access to the dwelling, and to be surfaced with a permeable paving system, to client's specification and approval. e.g. tarmac, or other approved surface finish.

The new disabled parking area to have a maximum fall and cross-fall gradient of 1 in 20.

A level access approach is to be provided from the car parking space to the main principal entrance door with a gradient not steeper than 1 in 20. The path to the principal front entrance door is to be a min. 1-20m wide.

A level platform is to be provided outside the main principal entrance door with min. dimensions of 1-20m x 1-20m for level access to the dwelling.

A level access threshold strip to be provided across the main principal entrance doors.

### **Foul Water Disposal - to existing Septic Tank**

The foul water drainage from the development proposals to discharge to the existing or new replacement septic tank serving the existing dwelling. The tank capacity to be min. 3600 litres to cater for a max. 9 full time residents.

### **Surface Water Disposal - Soakaways.**

The site surface water drainage to discharge to soakaways sited a min. 5m from any buildings and roads.

Soakaway construction to be in accordance with details and recommendations within the BRE Digest 365.

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