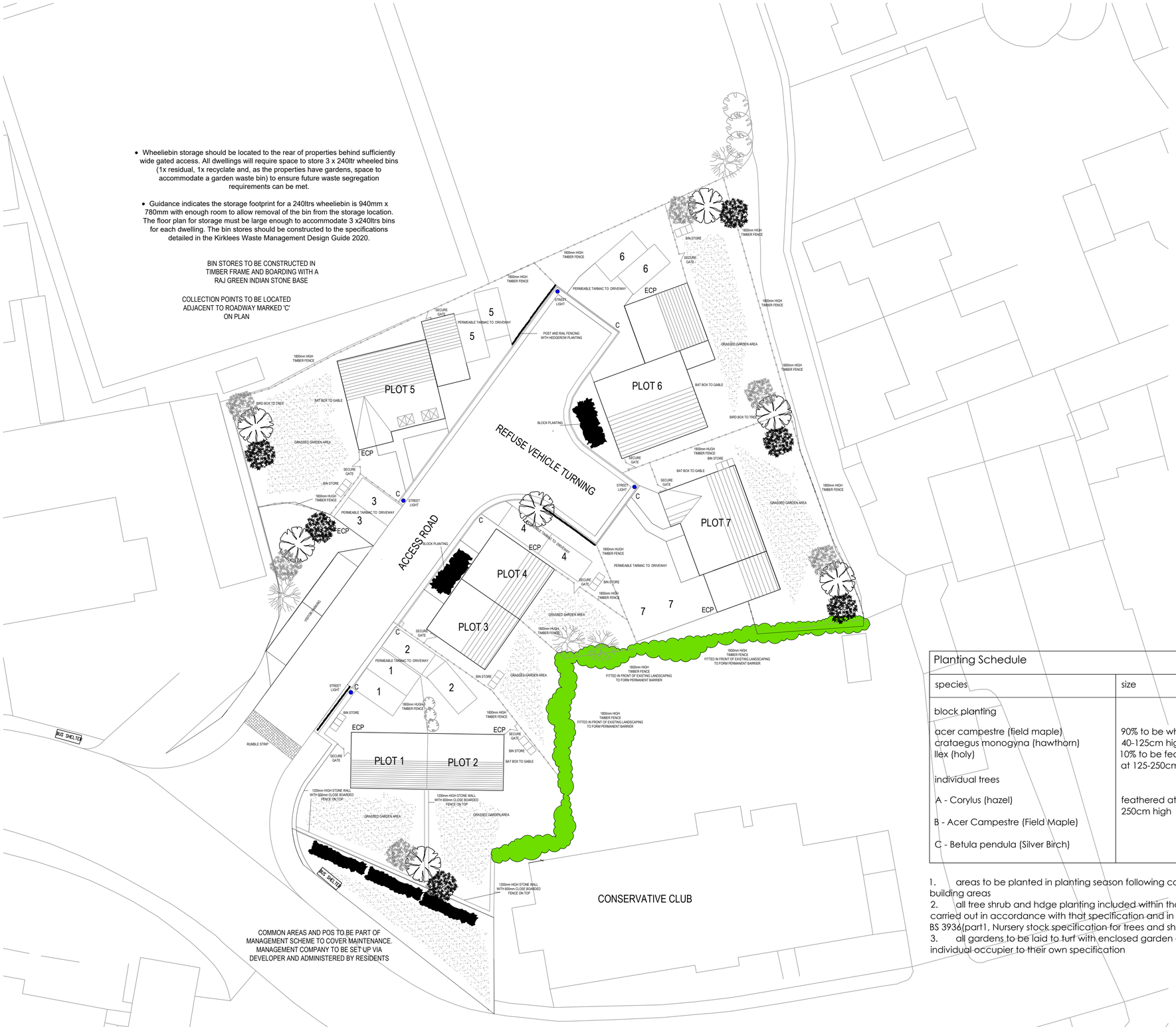
- Wheeliebin storage should be located to the rear of properties behind sufficiently wide gated access. All dwellings will require space to store 3 x 240ltr wheeled bins (1x residual, 1x recyclate and, as the properties have gardens, space to accommodate a garden waste bin) to ensure future waste segregation requirements can be met.

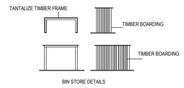
- Guidance indicates the storage footprint for a 240ltrs wheeliebin is 940mm x 780mm with enough room to allow removal of the bin from the storage location. The floor plan for storage must be large enough to accommodate 3 x240ltrs bins for each dwelling. The bin stores should be constructed to the specifications detailed in the Kirklees Waste Management Design Guide 2020.

BIN STORES TO BE CONSTRUCTED IN
TIMBER FRAME AND BOARDING WITH A
RAJ GREEN INDIAN STONE BASE

COLLECTION POINTS TO BE LOCATED
ADJACENT TO ROADWAY MARKED 'C'
ON PLAN



PROPOSED HARD AND SOFT LANDSCAPING PLAN

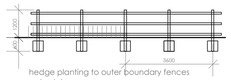


IF IN ANY DOUBT PLEASE ASK THE ARCHITECT FOR CLARIFICATION.

DO NOT SCALE FROM DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE

THE COPYRIGHT FOR THESE DRAWINGS REMAINS THE PROPERTY OF THE ARCHITECT, THEY MUST NOT BE REPRODUCED IN ANY WAY WITHOUT THE ARCHITECTS PRIOR WRITTEN CONSENT.

3 rail post and rail fencing from 100x100 treated posts in concrete pads at 1800 ctrs rails 90x50 spiked to posts



hedge planting to outer boundary fences as hedging spec

Hedging Specification:
40 / 60cm plants in approx. the following mix
Field Maple - 20%
Blackthorn - 10%
Hawthorn - 50%
Holly - 20%
Hedging to be planted at a rate of 7 per metre.
Cultivation Planting Method
Perpare ground and a moist seed bed
Remove extg foliage which will effect the establishment of the plants
plants to be dib planted and carefully firmed into postiton
Any plant that dies or becomes seriously damaged in the first five years will be replaced by replica species
Planting Timetable
Planted on completion of fencing and garden enclosure - estimated Autumn Winter 2013/14

[redacted] Bed prepared for home owner planting

[redacted] Post and Rail fencing with hedge planting

FGFL = 100.00 Ground Floor Slab Levels

1.8m C/B 1.8m high close boarded fence

permeable macadam Permeable Tarmac surfacing and sub-base

Raj Green Indian sandstone paving

NOTES RELATED TO DESIGNING OUT CRIME

CRIME PREVENTION
ALL DWELLINGS TO BE PASS 24 COMPLIANT
LOCK STANDARDS SHOULD BE 3 STAR ts007,STS217
OR SOLID SECURE DIAMOND
CCTV FITTED TO ALL PROPERTIES WITH
SEPARATE DOOR CAMERA TO COVER COMMON AREAS

DWELLINGS TO OVERLOOK COMMON AREAS
TO STOP ANTI SOCIAL BEHAVIOR

SECURE GATES TO GARDENS TO BE
FITTED WITH SUFFOLK LATCH WITH PAD BOLT

STREET LIGHTING TO ADOPTABLE STANDARDS (5489:1:2020)

FRONT AND REAR ACCESS DOORS TO HAVE
LOW ENERGY LIGHTS ON DUSK TO DAWN SETTINGS

Planting Schedule

species	size	density
block planting		
acer campestre (field maple) crataegus monogyna (hawthorn) Ilex (holy)	90% to be whips at 40-125cm high 10% to be feathered at 125-250cm high	1.0 - 2.0 ctrs
individual trees		
A - Corylus (hazel)	feathered at 125 - 250cm high	individuals
B - Acer Campestre (Field Maple)		
C - Betula pendula (Silver Birch)		

1. areas to be planted in planting season following completion of the adjacent building areas
2. all tree shrub and hdge planting included within that specication shall be carried out in accordance with that specification and in accordance with BS 3936(part1, Nursery stock specification for trees and shrubs
3. all gardens to be laid to turf with enclosed garden areas landscaped by the individual occupier to their own specification

NORTHERN DESIGN
(OLDHAM)
CHARTERED ARCHITECTS
NORTHERN DESIGN
17 STATION LANE
GROTTON
OLDHAM
OL4 5QY
TELEPHONE : 07753 859616

CLIENT
SHS CONSTRUCTION LTD

PROJECT
PROPOSED DWELLINGS
ROSE AND CROWN INN
132 KNOWL ROAD, GOLCAR
HD7 4AN

DRAWING TITLE
PROPOSED HARD AND SOFT LANDSCAPING

Rev.	Notes	Date	Drawn
A	PLANNING	06.24	A.D.
B	FFL ADDED	11.24	A.D.
B	DOC REVISIONS	12.24	A.D.

SCALE 1:200 AT A1 02.24 AD

PROJECT No.	DRAWING No.	Rev.
2402	02	C