

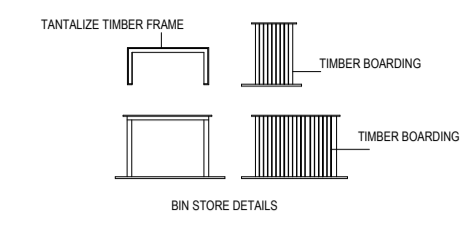
COLLECTION OF BINS DURING CONSTRUCTION
COLLECTION POINTS TO BE LOCATED
ADJACENT TO ROADWAY MARKED 'C'
ON PLAN
EACH DWELLING WILL HAVE THE BINS COLLECTED AT POINT 'C'
OWNERS TO PUT BINS OUT FOR COLLECTION
ROADWAY WILL HAVE BASE COAT AND THEREFORE REFUSE VEHICLES WILL HAVE ACCESS TO
THE SITE
EACH PROPERTY WILL HAVE COLLECTION FROM POINT 'C'

- 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 recycle 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 x 240ltrs bins for each dwelling. The bin stores should be constructed to the specifications detailed in the Kirklees Waste Management Design Guide 2020.

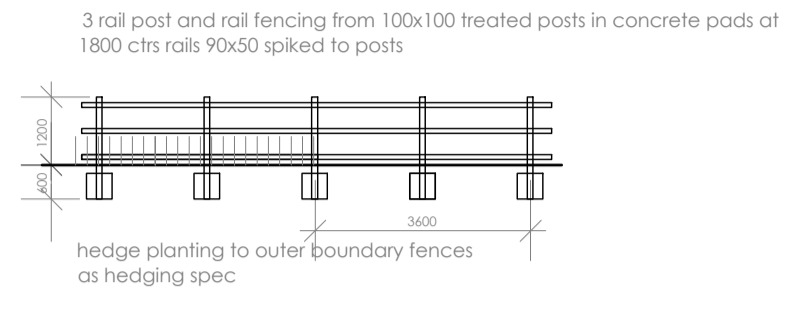
BIN STORES TO BE CONSTRUCTED IN
TIMBER FRAME AND BOARDING WITH A
RAJ GREEN INDIAN STONE BASE
COLLECTION POINTS TO BE LOCATED
ADJACENT TO ROADWAY MARKED 'C'
ON PLAN
EACH DWELLING WILL HAVE THE BINS COLLECTED AT POINT 'C'
OWNERS TO PUT BINS OUT FOR COLLECTION

BAT BOXES FITTED TO GABLES
OF NEW DWELLINGS TO BE SHWEGLER 1FFH

BAT BOXES FITTED TO NEW TREES
TO BE SHWEGLER 1FF



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 ARCHITECT'S PRIOR
WRITTEN CONSENT.



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
Prepare 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 position
Any plant that dies or becomes seriously damaged in the first five years will be
replaced by replica species
Planting Time table
Planted on completion of fencing and garden enclosure - estimated Autumn
Winter 2013/14

- Bed prepared for home owner planting
- 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

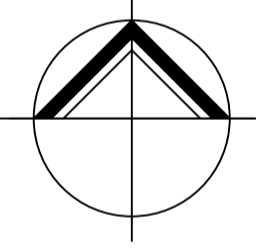
- CRIME PREVENTION
ALL DWELLINGS TO BE PASS 24 2022 COMPLIANT
LOCK STANDARDS SHOULD BE 3 STAR IS007.STS217
OR SOLID SECURE DIAMOND
CCTV FITTED TO ALL PROPERTIES WITH
SEPARATE DOOR CAMERA TO COVER COMMON AREAS
DWELLINGS TO OVERLOOK COMMON AREAS
TO STOP ANTI SOCIAL BEHAVIOR
- SECURE GATES TO GARDENS TO BE
FITTED WITH SUFFOLK LATCH WITH PAD BOLT
- STREET LIGHTING TO ADOPTABLE STANDARDS (S489:1:2020)
- 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) illex (holly)	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) B - Acer Campestre (Field Maple) C - Betula pendula (Silver Birch)	feathered at 125 - 250cm high	individuals

1. areas to be planted in planting season following completion of the adjacent building areas
2. all free shrub and hedge planting included within that specification shall be carried out in accordance with that specification and in accordance with BS 3934(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

PROPOSED HARD AND SOFT LANDSCAPING PLAN



**NORTHERN
DESIGN**

(OLDHAM)
CHARTERED ARCHITECTS

NORTHERN DESIGN
17 STATION LANE
GROTTON
OLDHAM
OL4 5GY
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.
C	DOC REVISIONS	12.24	A.D.
D	DOC REVISIONS	01.25	A.D.
E	DOC REVISIONS	03.25	A.D.
SCALE	1:200 AT A1	02.24	AD
PROJECT No.	DRAWING No.	Rev.	
2402	02	E	