

SPECIFICATION NOTES

LEVELS
Following removal of the front fence and gates, demolition of part of old garage wall and the grubbing up and clearance of overgrown vegetation the existing levels to be locally re-graded to level around the new house, garage and garden patio and pathways indicated.

UNDERGROUND DRAINAGE
New foul and surface water drainage - to be UPVC underground drainage system installed in accordance with BS4660. Foul drain to be connected directly into existing sewer manhole and rainwater to be run to soakway via rw butts where indicated.

VEHICULAR ACCESS & PARKING AREA
The existing site access and driveway to be re-surfaced with semi-porous dry-laid brick paving - as detailed - with blue brick edgings in concrete haunchings

FRONTAGE PAVING & FOOTPATH & PATIO
Frontage paving to be dry-laid laid brick paving - as for driveway in stretcher bond on rolled sand bed on consolidated hardcore base. Footpath and patio within garden area to stone or concrete flag stone paving bedded on well consolidated hardcore and laid to falls to drain into surrounding soft garden areas.

SOFT LANDSCAPING
Grassed areas to be good quality turf with min.25mm grass height laid on min 100mm depth of graded topsoil - leveled, lightly rolled and dressed with a lawn establishment fertiliser then watered in and watered regularly during dry periods for at least two months. Tree and shrub planting to be carried out between November and March. Shrubs to be obtained from a nursery that adheres to the HTA's Recommendations for Plant Handling and planted in min.300mm dia. 300mm deep holes within a 1m matrix incorporating min.5ltrs planting & mulching compost into back-filling soil then watered in with min.5ltrs clean water. New shrubs to be properly maintained for at least 5 years after the completion of landscaping works, kept weed free and protected from rabbit damage during this period.

CONSTRUCTION SITE MANAGEMENT
1. An area along the north side of the site to be reserved for restricted parking of site operatives vehicles.
2. The area of the proposed site parking area to be surfaced with stone at the commencement of the development and used for loading & unloading of plant and materials. This will also reduce the amount of mud & debris picked up by the wheels of vehicles visiting the site.
3. Storage of plant and materials to be contained within the site and enclosed with security fencing where necessary.
4. Water spraying and regular rubbish & debris clearance within the site and the road area adjoining the site is to be undertaken to reduce dust /air pollution within the surrounding area.

SCHEDULED ANCIENT MONUMENT
This site is located adjacent to the 'FECKENHAM MANORIAL MOATED SITE' scheduled ancient monument. The completed archaeological investigation has revealed the survival of the moat associated with the manor site under the cultivation soils on the site probably more that 1.5m deep. The new house foundations should be NO MORE THAN 1m DEEP (1.15m below the new house FFL) and no other excavation on the site should exceed this depth - except where the new FW drain is connected into the existing sewer manhole.

The Copyright of this Drawing is vested in the Architect & cannot be copied or reproduced without his written consent. All Contractors must visit the site and be responsible for taking or checking all dimensions required for this work. Scaling this drawing may not be accurate - use figured dimensions only where shown.

SITE LAYOUT PLAN

Scale : 1/100 (at sheet size A3)

January 2021

NEW HOUSE at MILL LANE Feckenham, Worcestershire

RC516/03

RICHARD CROOK
architect
Tel. 01386-765990 / 07970-187939
e-mail - richardcrook@btinternet.com
Hillcrest - Three Cocks Lane - Offenham
EVESHAM - Worcestershire - WR11 8RY

