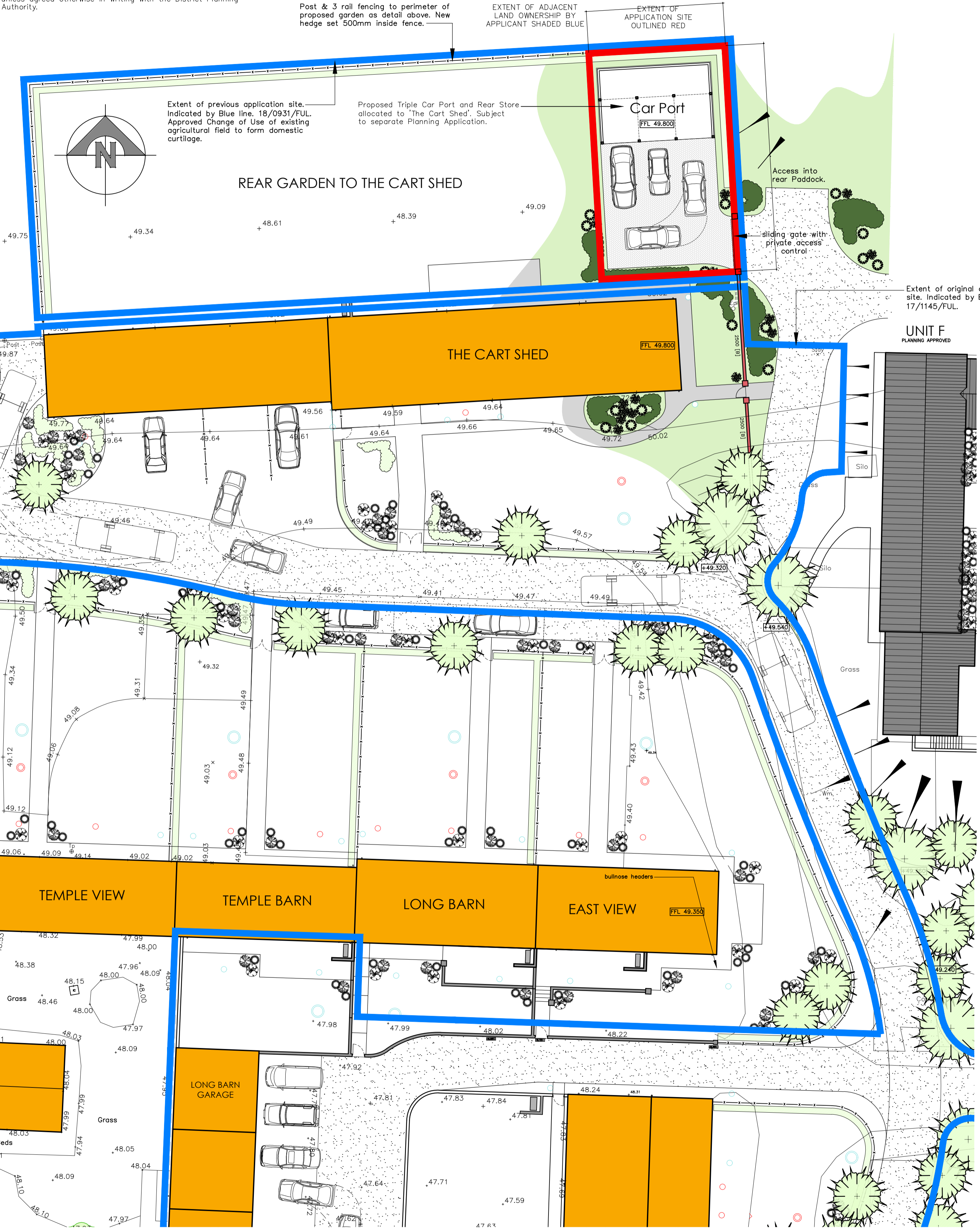
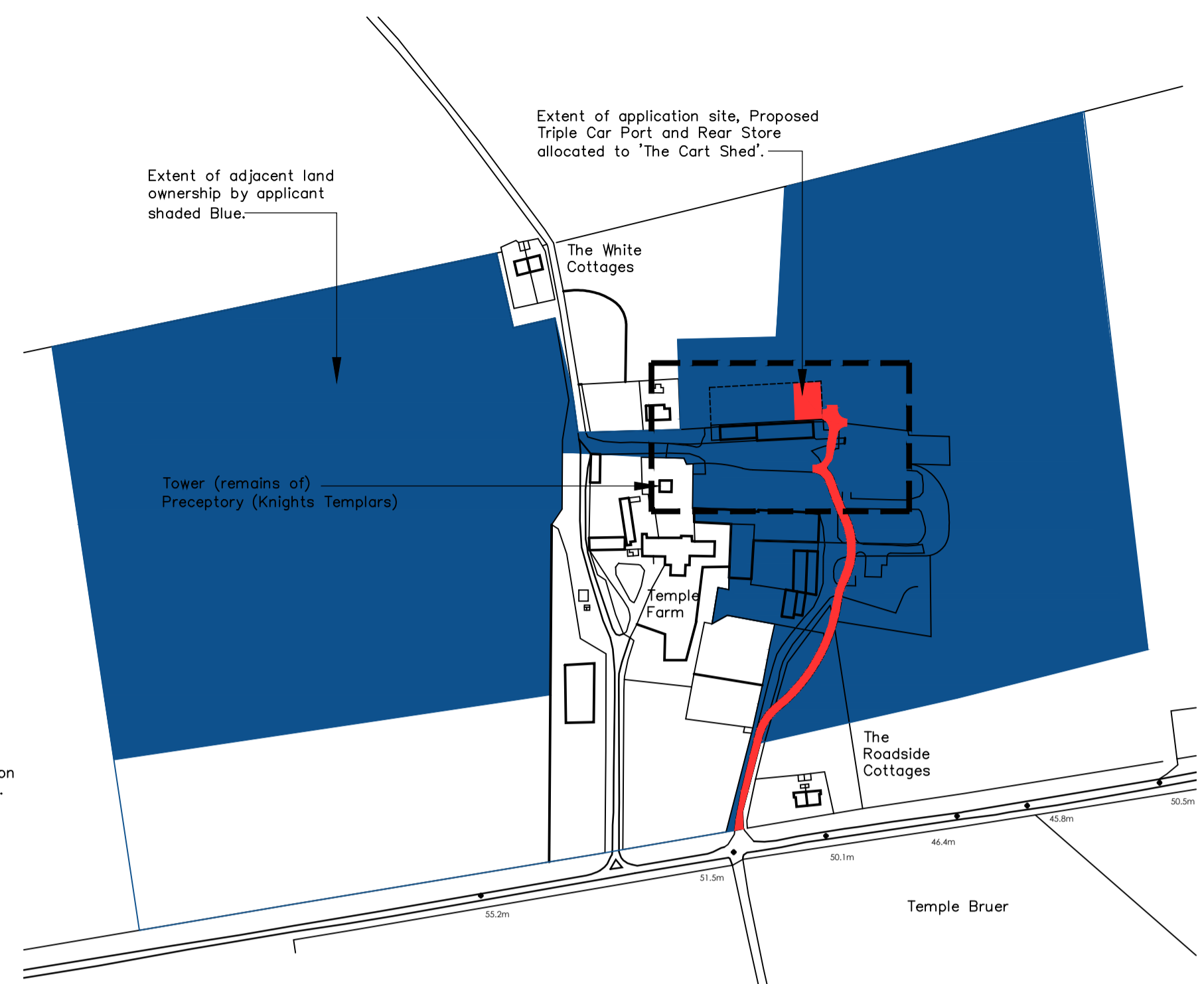


note:
The approved boundary treatment shall be completed before first occupation/use of the relevant unit or in accordance with an agreed timetable.
The approved landscaping scheme for each unit shall be carried out within 6 months of the first occupation of the unit or completion of the development, whichever is sooner unless agreed otherwise in writing with the District Planning Authority.

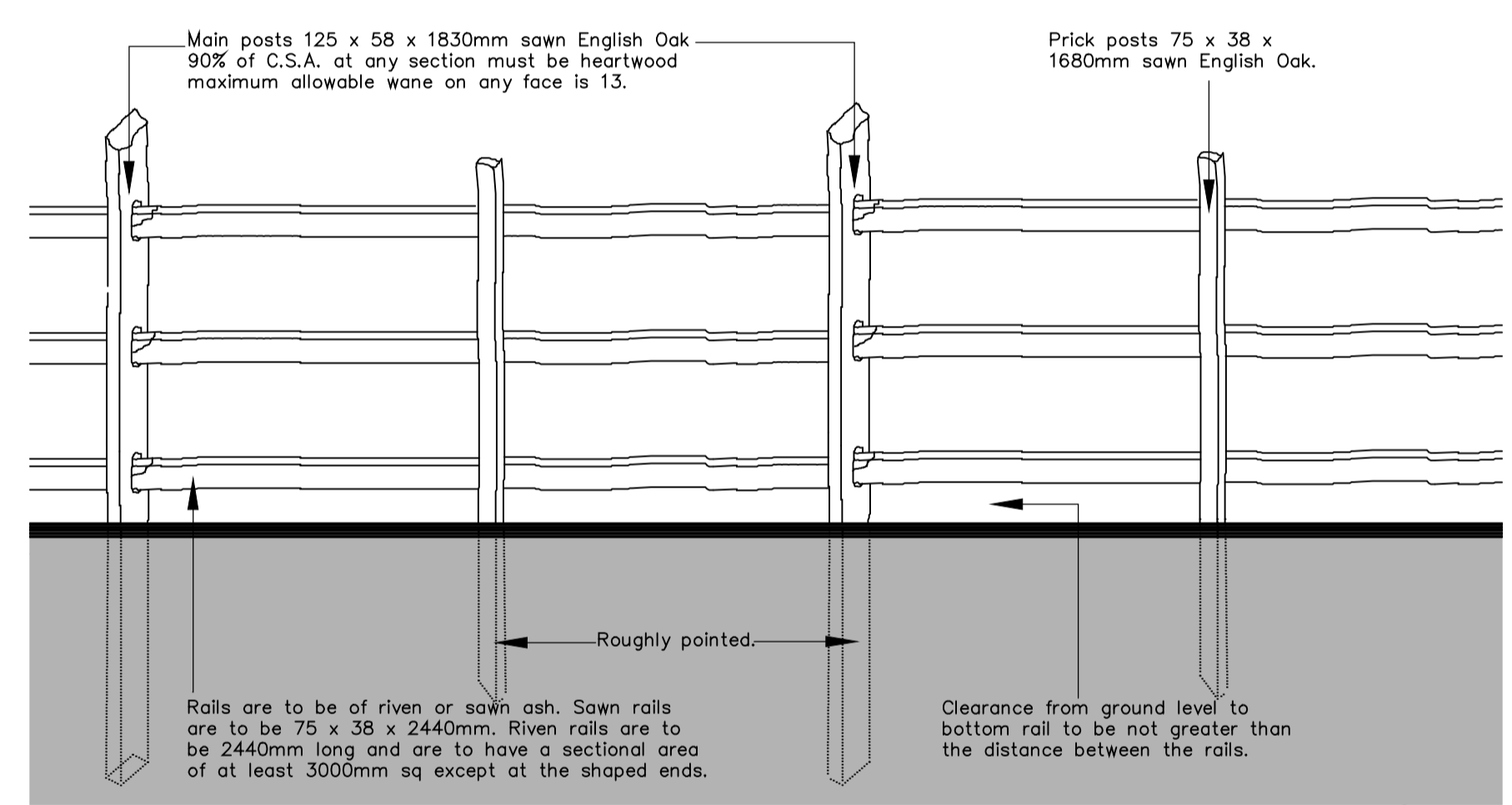
Extents of land ownership indicated on this drawing are an interpretation of land registry title plans provided to this practice by the clients solicitor and should only be relied upon to demonstrate approximate land ownership extents for the purposes of a planning application and should not be relied upon for any other purpose.



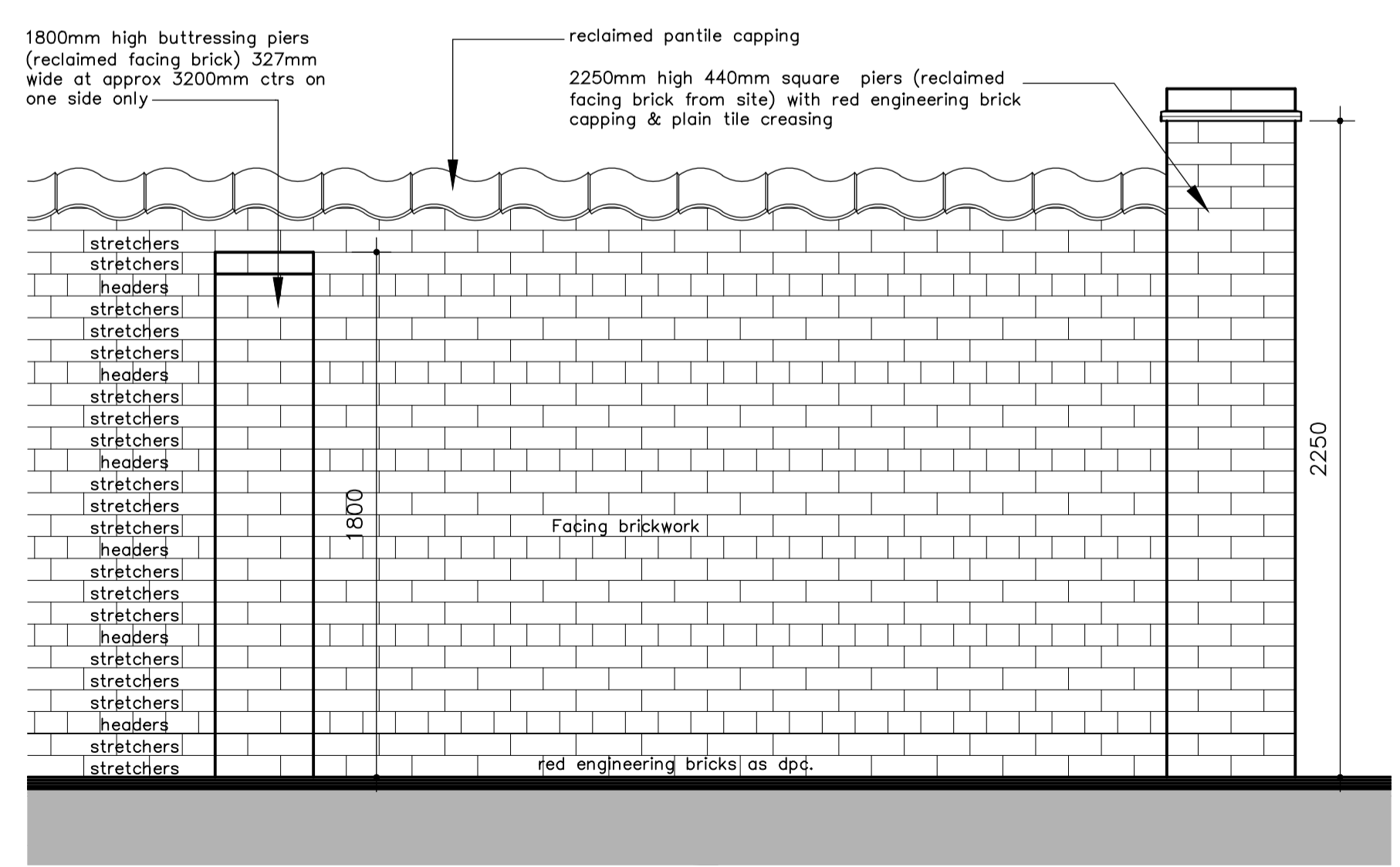
proposed site layout plan - 1:200



proposed site location plan - 1:2500



proposed post & 3 rail fencing detail - 1:20



proposed brickwork wall detail - 1:20

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Revisions
A Amended in line with Planning requirements. 10.05.21

51.63 Indicates existing levels taken from Topographical Survey supplied by others.
+51.200 Indicates Proposed Levels to site.

GRASS SEEDING/TURFING
Topsoil level is to be cultivated to a minimum depth of 150mm, left even and raked. Sow at a minimum rate of 30gms/m². Soil surface is to be left slightly proud of hard surfacing. Service access points are to finish flush with final soil level. All grass seeding is to be in accordance with B.S. 4428:1989, carried out in the first seeding season following dwelling occupation.

PAVING
Paving to be Bradstone Antique Natural Sandstone Paving, in a mix of Russet Brown & Autumn Green, laid to a random pattern, consisting of 300 x 300mm, 600 x 300mm, 600 x 600mm & 600 x 900mm slabs. All paving to be grouted with Sand/Lime white Portland Cement (9:2:1) & laid on a sand/cement bed on 100-150mm clean stone, well compacted hardcore base.

GRAVEL ROAD
3.7 Metres wide minimum between kerbs to enable fire and rescue service vehicles access. (Roadway to be 20mm grade, washed, crushed flint aggregate (Woodhall)/gravel, laid to a thickness of 30mm, on a minimum 300mm well consolidated MOT type 1 base, with blinding course. Minimum carrying capacity to be 12.5 tonnes to comply with Table 8 and paragraph 11.5.

Entrance to development (first 16m (approx) following exit from adopted highway to be 40mm wearing course (10mm 180 pen sfa bituminous macadam, with golden flint aggregate), on 135mm macadam base course on 300mm type 1 mat sub base, all to highways authority approval, wearing course left to oxidise for a period of approx 2 months and then to be sand-blasted to expose the golden aggregate.

COBBLED ROAD
Bradstone Straight Cobble Carpet Stones (Charcoal) on a 35mm bed of 5 parts sharp sand to 1 part cement on 150mm clean stone, well compacted hardcore base. Compact with a vibrating mechanical plate (fitted with a rubber sole to avoid marking). Brush a slightly moist mix of 3 parts sharp sand to 1 part cement into the joints. Compact again with a vibrating mechanical plate (fitted with a rubber sole to avoid marking). Brush off any excess pointing and leave to harden.

GROUND COVER PLANTING
Denotes new low level underplanting / shrubbery in mass planting format in min. groups of 10 at max. 900mm cts. made up of the following species:
Honeysuckle - Lonicera Periclymenum
Ivy - Hedera Helix
Cotoneaster - C. Dammen
Gelder Rose - Viburnum Opulus
Box - Buxus Sempervirens
All shrubs are to be maintained weed free in bark mulch surround.

All beds excavated, subgrade well broken up and filled with 400mm topsoil then covered in 50mm coarse bark mulch and maintained weed free. Shrubs generally to be irrigated to ensure establishment. Planting of trees, shrubs and hedgerows should be in accordance with B.S.4428:1989 "Code of practice for general Landscaping Operations"
All failures are to be replaced within 5 year establishment period.

HEDGING
New hedges as indicated on the plans to be delineated with post & 3 rail fences as per drawing No. 1723C/20/22, to assist in demarking the boundary while the hedges mature. Hedges to be planted in clean, weed free, cultivated ground to the mix specified below, in a staggered pattern of 2 rows, allowing for a minimum of 5 plants per linear metre. All new plants to be provided with 'Tubex Easy Wrap' 600mm high, with bamboo supports to protect from attack by rabbits.

Common Hornbeam	(Carpinus betulus)	30%
Common Hawthorn	(Crataegus monogyna)	30%
Blackthorn	(Prunus spinosa)	10%
English Holly	(Ilex aquifolium)	10%
Common Hazel	(Corylus avellana)	10%
Wild Privet	(Ligustrum vulgare)	10%

All hedging to be planted as 600-800mm bare root transplants, and curtailed at 2000mm high. Upon completion the soil should be covered by a 75mm depth of bark mulch or similar approved material to aid the retention of moisture.

WALLING
New walls to be 215mm thick, as per drawing No. 1723C/20/22 in either stone or brick to approved samples on site to a height indicated on site plan.
1800 [B] = 1800mm high brick wall
2000 [S] = 2000mm high stone wall

Client
Delsicon (Guernsey) Limited
Project
Temple Farm
Address
Temple Bruer, Lincolnshire
Drawing
'The Cart Shed - Proposed Car Port'
Proposed Site Layout & Location Plan
Scale/Document Size
1:200 @ A1
Date
March 2021
Drawing No.
1508D/17/300A

