LANDSCAPE KEY

- Pavement - AREA (2x49.5) 99m2
- Reclaimed Granite / Whinstone Cobble Paving Driveway Entrance - AREA 89m2
- Bodpave Contained Gravel Driveway - AREA - 75m2 +140m2 = 215m2
- Gravel Driveways - AREAS Plot 1- 125m2, Plot 2- 128m2, Plot 3- 124m2, Plot 4- 125m2 Total Area 502m2
- Patio and paving
- Gravel
- Cairthness Stone Wall - 0.9m high x 18m long (total length)
- Existing Trees and Hedges
- Proposed Trees and Hedges
- Grass
- Bungle Burn
- Perforated land drain in pea gravel

BOUNDARY TREATMENTS

PERIMETER BOUNDARIES:
East at Existing Property -Existing Beech Hedge and new 1.8m High Vertical Rail Timber Fence
East at Plot 4 - 1.2m High Vertical Rail Timber Fence adjacent to drive way entrance, then 1.8m from driveway to southern boundary

Southern Boundary (Plots 4, 3, and 2) - Existing 1m High Post and Wire Fence and Existing Hedge

Western Boundary- Existing Natural Boundary defined by Bungle Burn

Northern Boundary (Plot 1) - Beech Hedge and 1m High Timber Post and Wire Fence connecting to Stone Wall Site Feature Entrance
Northern Boundary (Existing House) - 900mm High Feature Stone Wall Sections at either end and in the middle opposite the house main entrance with 900mm high timber fencing in between.

INTERNAL PLOT BOUNDARIES:
Existing House:
South Boundary between plots 3 and 4 - 1.8m High Vertical Rail Timber Fence
West Boundary adjacent to communal driveway - 1.8m High Vertical Rail Timber Fence dropping to 1.2m at bend, 1.2m thereafter to site entance.

Plot 1 & 2:
South Boundary between plots 1 and 2 - 1.8m High Vertical Rail Timber Fence
East Boundary adjacent to communal driveway - 1.8m High Timber Fence dropping to 1.2m adjacent to house, 1.2m thereafter to site entance.

Plot 2 & 3:
Boundary Between plots 2 and 3:
1.8m High Timber Vertical Rail Fence from southern boundary to bend at driveway, dropping to 1.2m from that point to the plot's entrance

Plot 3 & 4:
Boundary Between plots 3 and 4: 1.8m High Vertical Rail Timber Fence

SUDS:
All proposed new hard landscaped areas will be constructed to be permeable.
Around Each House:
Surface water to drain into 100mmØ perforated land drain buried in min 450mmx450mm pea gravel attenuated water retention perimeter to allow slow infiltration of the surface water into adjacent ground and a controlled rate of discharge into nearby burn.

Sewage Treatment Plant:
WTE Apex biodigester sewage treatment plant
Treatment Plant to be designed, constructed and installed in accordance with:
BS en 12566-1: 2000 (for a prefabricated septic tank) or;
BS 6297: 1983 or; the conditions of certification by a notified body.
The tank should have a securely sealed cover openable by one person using standard opening keys.
A sumpless inspection chamber should be provided between the treatment plant and the outflow pipe to enable regular testing of the discharged wastewater, in accordance with diagram shown in regulation 3.8.3.
Labelling (located adjacent to the electricity consumer unit or water stopcock) describing the wastewater treatment plant should recommend necessary maintenance, and should include the following text:
'THE DRAINAGE SYSTEM FROM THIS PROPERTY DISCHARGES TO A WASTEWATER TREATMENT PLANT. THE OWNER IS LEGALLY RESPONSIBLE FOR ROUTINE MAINTENANCE AND TO ENSURE THAT THE SYSTEM COMPLIES WITH ANY DISCHARGE CONSENT ISSUED BY SEPA AND THAT IT DOES NOT PRESENT A HEALTH HAZARD OR A NUISANCE'.

ACCESS TO BUILDINGS

A min. 900mm wide accessible route should be provided from the car parking area to the accessible dwelling entrance. The surface of the accessible route should be firm, uniform and of a material and finish that will permit ease in manoeuvring. It should provide a degree of traction that will minimise the possibility of slipping.

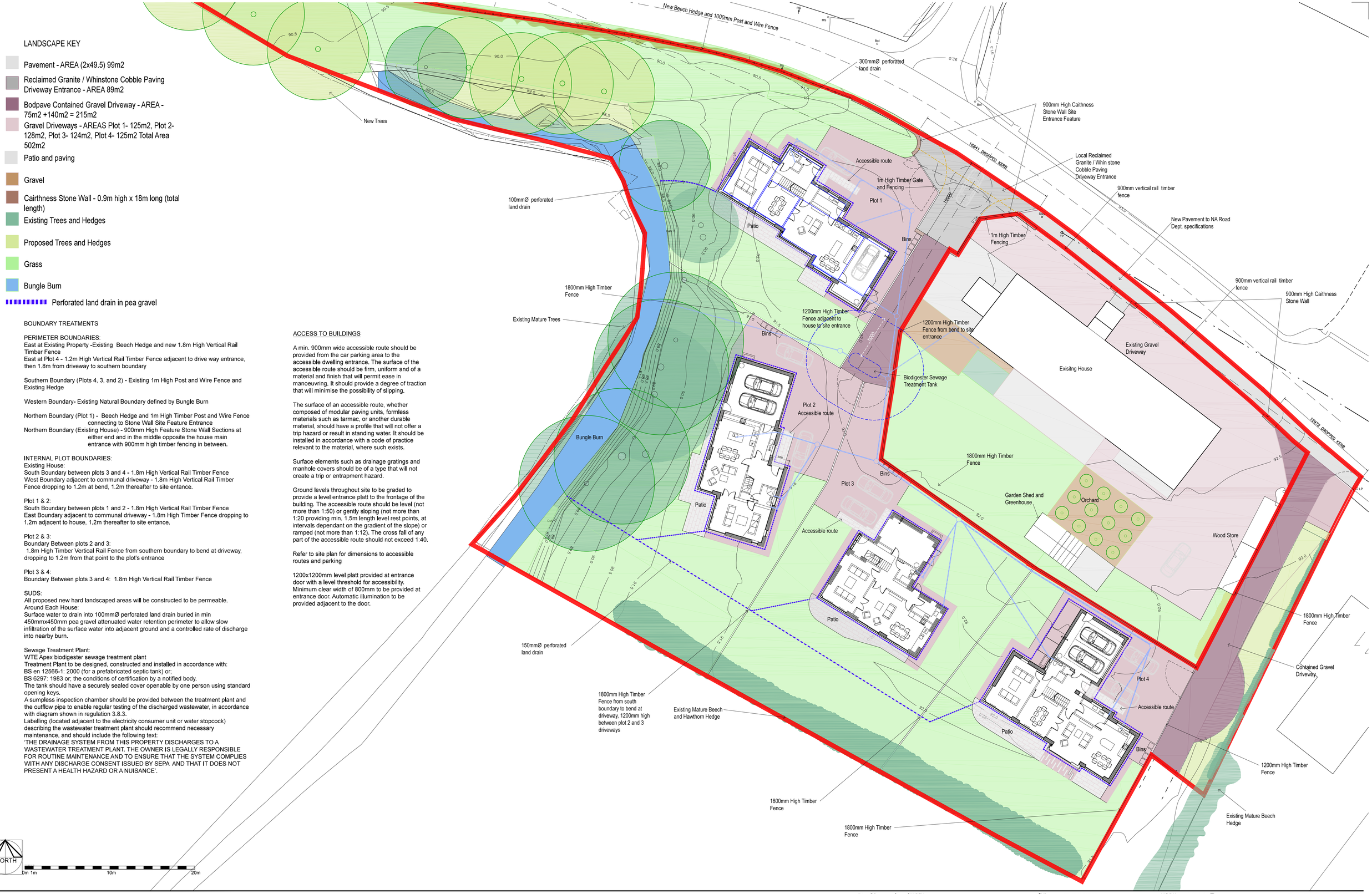
The surface of an accessible route, whether composed of modular paving units, formless materials such as tarmac, or another durable material, should have a profile that will not offer a trip hazard or result in standing water. It should be installed in accordance with a code of practice relevant to the material, where such exists.

Surface elements such as drainage gratings and manhole covers should be of a type that will not create a trip or entrapment hazard.

Ground levels throughout site to be graded to provide a level entrance platt to the frontage of the building. The accessible route should be level (not more than 1:50) or gently sloping (not more than 1:20 providing min. 1.5m length level rest points, at intervals dependant on the gradient of the slope) or ramped (not more than 1:12). The cross fall of any part of the accessible route should not exceed 1:40.

Refer to site plan for dimensions to accessible routes and parking

1200x1200mm level platt provided at entrance door with a level threshold for accessibility. Minimum clear width of 800mm to be provided at entrance door. Automatic illumination to be provided adjacent to the door.



note
- do not scale
- check all dimensions on site prior to erection or fabrication and report any discrepancies to the architect immediately

rev	date	by	description

client	CRUTH LIMITED
project	FAIRVIEW RESIDENTIAL DEVELOPMENT BURNHOUSE
drawing	SITE LANDSCAPE PLAN
project no.	1011-P
drawing no.	102
revision	
scale	1:200 @ A1
status	PLANNING
drawn	AS
date	JUNE 2021

DAS DESIGN
ARCHITECTS
13 Barrmill Road
Burnhouse KA15 1LG
m:07950400213
e: info@dasdesign.co.uk
www.dasdesign.co.uk