Titled 'Approved Planning Layout'

A1

Mandavale

RIVER WALK

F.L. 4.6m

F.L. 4.55m

F.L. 4.55m

F.L. 4.5m

F.L. 4.5m

F.L. 4.57m

HEDGE

WALL

FENCE

FOOTPATH

Drainage easement

Surface water from site to discharge at this point at a controlled rate. Details to be prepared by Consulting Engineer and agreed with Authorities prior to commencement of work on site.

Location for underground SW pumps

Existing tree to be retained and protected during construction works

Toddler Play Area

pedestrian access

lockable gates for maintenance vehicle access

Em bankment to flood defence wall to be at a gradient of 1-3

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FLOOD DEFENCE WALL

GRASS BANK

New manhole and connection onto existing 225Diam. public f.w.sewer

Vandon Lodge

F.L. 4.35m

proposed f.w. sewer

proposed s.w. sewer

new fence to this boundary to be in accordance with requirements of the Environment Agency

Land retained in ownership ofapplicant for access to possible future developmentof 'blue' land.

building positions interpolated from L.A. plan

F.L. 4.3m

20

F.L. 4.3m

18

MH CL 4.85 IL 0.670

41

39

23

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22

BED 1 BED 2 BED 3 BED 4

-10 0 10 20

-5 5 15

Key

- 1.8m high vertically boarded fence
- 1.8m high wall with 440mm piers
- 1m high wall with railings
- 1m high Parkland fence
- Proposed SW. rising main
- Proposed F.W. drain
- Proposed S.W. drain
- U.G. telephones
- Water mains
- Gas mains
- Electric mains
- Proposed tree and shrub planting
- trees to be removed
- 19 plot numbers

NOTES

1. New tree planting to be in accordance with NHBC Standards Part 4 Chapter 4.2.
2. Turfed or seeded areas to be carried out during the first available planting season closest to the hanover of adjoining property.
3. Level access to be provided into main entrance to each property in accordance withPart M of the Building Regulations.
4. House floor levels to be 4.8m AOD at centre of each dwelling.
5. Materials
   Facing bricks to be agreed with L.A.
   Roof tiles to be agreed with L.A.
   Private Footpaths and Patios
   600x450x38mm pcc pavings on50mm sand on 100mm hardcore.
   Private Individual Drives
   Tarpaved as public footpaths with gravel finish.
   Access road and footpaths.
   Tarpaved to Humberside Highway Specification
   Shared Surface Carriageway
   Blockpaved to Humberside Highway Spec.
6. EYCC HIGHWAY REQUIREMENTS
   Land within vision splay at site entrance must not have planting orobstruction greater than 600mm in height.
7. Entrances to properties must not be gated unless the gates are set back 5m from the edge of the carriageway.
8. Constructioin details of drives in close proximity to existing trees to be agreed with L.A.tree officer prior to installation.
9. Existing retained trees to be protected with 1200mm high chestnut pale fencing at spread of tree in accordance with BS.1722part 4 or as agreed with tree officer on site.
10. Playground equipment, fencing and safety surfacing to be installed in complete accordance with the manufacturers instructions and specifications.

Planting Schedule

SHRUBS

	CODE	NAME	density/sqm	height in m	no.of trees in lower strat	density (sqm)
BED 1	LaH	Lavandula angustifolia 'Hidcote'	CG 2L	20	3	4
	SrPA	Sambucus racemosa 'Plumus Aurea'	CG 3L	45	3	3
	WV	Weigela florida 'Variegata'	CG 3L	30	3	3
BED 2	LaH	Lavandula angustifolia 'Hidcote'	CG 2L	20	3	4
	Ctr	Ceanothus thrysiflorus repe ns	CG 3L	45	2	3
	PMH	Philadelphus 'Manteau d'Hermine'	CG 3L	45	3	2
BED 3	LaH	Lavandula angustifolia 'Hidcote'	CG 2L	20	3	4
	Ctr	Ceanothus thrysiflorus repe ns	CG 3L	45	2	3
BED 4		Hebe albicans	Ground cover planting			
		Hypericum calycinum	3 spacies per bed planted			
		Rosa Max Graf	at 450 centres in groups			
		Cotoneaster dame ri	of five to bf sizes			

TREES

B	Beech (Fagus sylvatica)
H	Hornbeam (Carpinus betulus)
Fa	False Acacia (Robinia psuedoacacia frisia)
SI	Silver Lime (Tilia tomentosa)
Hb	Himalayan Birch (Betula utilis)
Dm	David Maple (Acer Davidii)
Jt	Judas Tree (Cercis siliquastrum)
Oa	Ornamental apple (Malus profusion)
Mp	Monterey Pine (Pinus radiata)
Hh	Highclere Holly (Ilex x altaclarensis)

All new trees to be half standard and must comply with BS3936. Trees to be staked on windward side and secured with 2no tois. Area of planting pit to be broken up to a depth of 150m overall Pit size 1000x1000 Trees to be planted at nursery depth with slight crown to backfill.

Application Site Area

1.15hectares [2.84 Acres]

Amendments
A 13.10.06 Plots 15-22 revised following planning officer comments.
B 24.01.07 Trees to rear aardens of 7-13 repositioned following E.A. comments.
C 29.01.07 Layout corrected in respect of plots15-22

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Client

Mr R.D. Oldridge

Project

Proposed Residential Development at Vanden Lodge, High Street, Hook.

Drawing

Planning Layout

Lib ref.	Drawing No.
BS\DV\1103	1103/PL/01/C
Scale 1:250	Date Aug'05
	Drawn by