

GENERAL NOTES

- DO NOT SCALE FROM THIS DWG.
- ALL DIMENSIONS ARE IN MM UNLESS STATED OTHERWISE.
- THIS DWG TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT AND ENGINEERS DRAWINGS
- ALL DIMENSIONS SHOWN ON ANY DWG TO EXISTING STRUCTURES ARE APPROXIMATE AND THE CONTRACTOR IS TO OBTAIN ALL EXACT SITE DIMENSIONS NECESSARY TO CARRY OUT THE WORKS.
- ALL SPECIALIST ITEMS TO BE USED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
- TEMPORARY PROTECTION SHALL BE PROVIDED TO PREVENT WATER PENETRATION INTO ANY EXISTING STRUCTURES DURING THE WORKS.
- THE CONTRACTOR SHOULD MAINTAIN THE STABILITY OF ALL EXISTING STRUCTURES WITHIN AND ADJACENT TO THE WORKS, AND OF ALL THE WORKS FROM THE DATE OF POSSESSION OF THE SITE UNTIL PRACTICAL COMPLETION OF THE WORKS. THE CONTRACTOR SHALL DESIGN, INSTALL AND MAINTAIN ALL NECESSARY TEMPORARY WORKS TO COMPLY WITH THE ABOVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT SUFFICIENT TOLERANCES ARE PROVIDED AND INTEGRATED THROUGHOUT ALL ELEMENTS OF THE WORKS. THE CONTRACTOR IS TO TAKE ACCOUNT OF TOLERANCES DETAILED ELSEWHERE WHEN COMPLYING WITH THIS CLAUSE
- THE CONTRACTOR IS TO USE THE SPECIFICATION ISSUED WITH THE CONSTRUCTION PACK ANY VARIATIONS ARE TO BE ARCHITECT APPROVED PRIOR TO CONSTRUCTION
- COPYRIGHT REMAINS WITH MARTIN SPENCER ARCHITECTURE LLP

LEGEND

Parking Spaces	75 spaces (inc. 5 Dis)	
Cycle bays	9 spaces	
Site Area	3.31 acres	1.34 ha

	High voltage cable to be diverted (assumed 3m easement to both sides)
	Ex trees retained and soil levels to be maintained as existing
	Macadam surface to engineers specification
	Asphalt H.D road to engineers specification
	Block paving
	Battered smoke concrete block or in-situ embossed
	100mm deep gravel strip
	Wildflower grassland
	Ecology zone Creation and management ecology recommendation 6.1.1

Wildflower Grassland Creation

Areas of proposed wildflower grassland will be re-seeded with an appropriate wildflower mix (e.g. Emorsgate Seeds EM2- General Purpose Meadow Mix).

Ground preparation and aftercare would follow the recommendations provided by Emorsgate Seeds, with the preparation of an appropriate soil tilth, followed by sowing of the seeds ideally during the autumn or spring or at other times of the year if there is sufficient warmth and moisture. Once sown, the seeds will be firmed in with a roll, or by treading, to give good soil/seed contact.

Most sown meadow wildflower and grass species are perennial; they will be slow to germinate and grow and will not usually flower in their first growing season. There will often be a flush of annual weeds from the soil in the first growing season which may grow up and obscure the meadow seedlings beneath. This annual weed growth can be controlled by topping or mowing.

The newly sown grassland will be mown regularly throughout the first year of establishment to a height of 40-60mm, removing cuttings if dense. This will control annual weeds and help maintain balance between faster growing grasses and slower developing wildflowers. Any residual perennial weeds should be spot treated or dug out.

Wildflower Grassland Management

Once established, the grassland will be managed as hay meadow habitat, with the grasslands to go uncut between April and late August. This will allow a hay meadow type habitat with associated wildflowers to come through during the summer. After flowering in August, a 'hay cut' of the meadow will be taken using a power scythe or petrol trimmer. The grassland will be cut back to a height of approximately 50mm.

The 'hay' will be left to dry and shed seed for 1-7 days and then will be removed from site. Failure to remove the 'hay' will result in a build-up of litter forming a dense mat which can impact upon plant diversity. No fertiliser would be applied to these areas.

6.1.1 Habitat Management and Creation

It is recommended that any future development of the site avoids negative impacts upon the band of woodland along the site's southern boundary.

Where possible an appropriate buffer area should be retained between the edge of the developed area and this woodland feature.

Landscaping in this area should comprise of native broadleaved trees and shrubs including oak, silver birch, alder, willow, hawthorn, blackthorn, hazel and holly.

The proposed development will result in the loss of some species-poor, semi-improved grassland. This habitat is considered to be of limited botanical and conservation interest, however if appropriately managed it could develop into a feature of greater conservation. The grassland's potential conservation value is enhanced through its strategic location alongside the wider woodland wildlife corridor at Target Note 2.

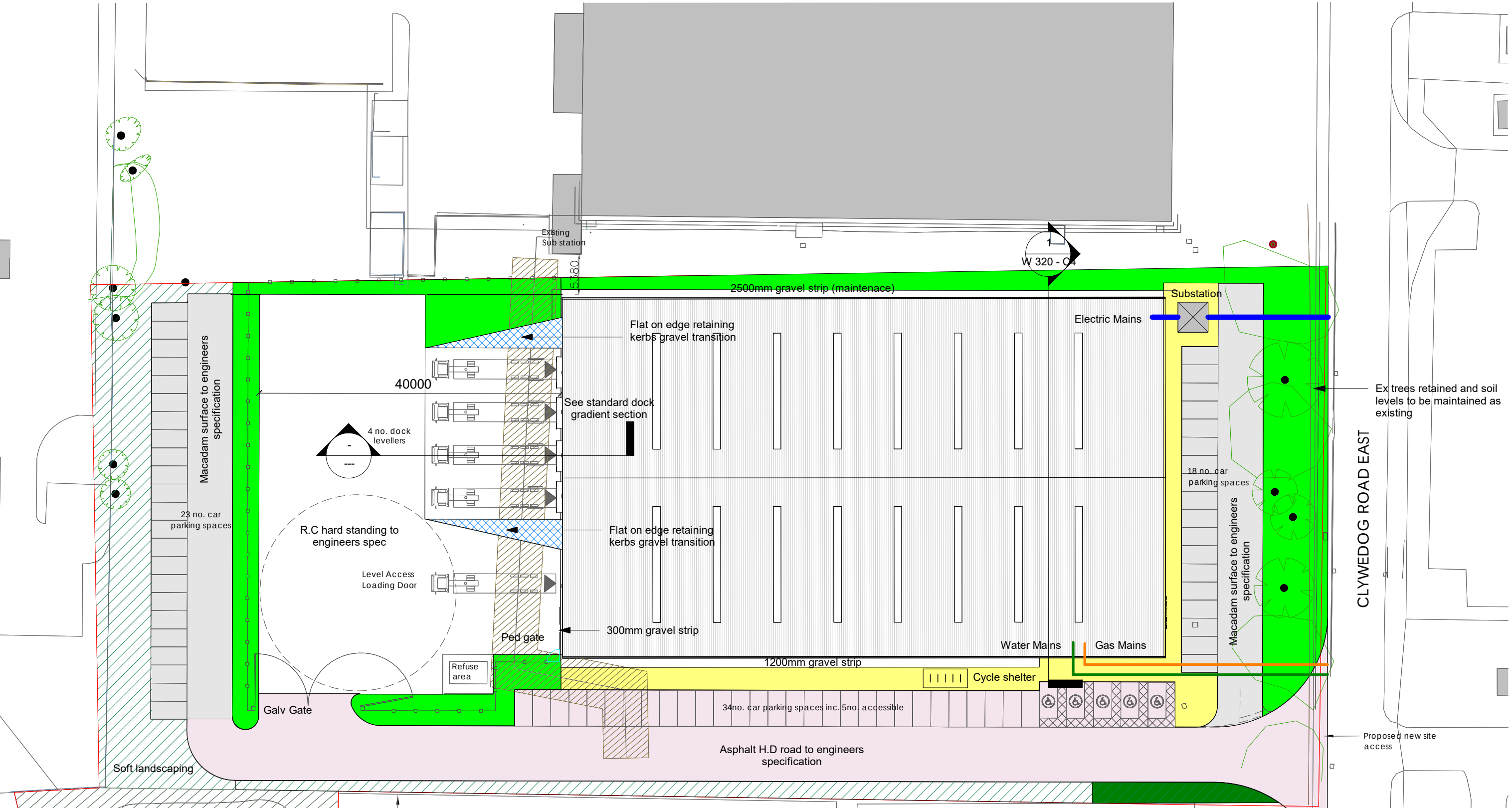
A habitat management plan should be developed for the site and these retained habitats should be managed for their biodiversity value.

Should it prove practical, areas within the development site or other nearby, off-site land should be managed for invertebrate conservation in general, and dingy and grizzled skipper butterflies in particular.

The establishment of features such as bunds, mounds and other areas should be created using nutrient poor soils. Medium-coarse aggregate material should be used for such features with a limestone or other high pH material preferable as it facilitates the development and maintenance of an open, species-rich sward.

Bare ground areas should be orientated, where possible, such that they are exposed to the full sun during much of the day, i.e. south facing.

The banks should be sown with an appropriate wildflower mix (e.g. Emorsgate Seeds EM6F) and/or a translocation of species from within the development site such as common birds-foot trefoil, creeping cinquefoil and agrimony.



00 - Proposed-Site-Plan

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CLIENT		SHEET	
FI real Estate Management Ltd		Proposed-Site-Plan GA with landscaping	
PROJECT		PURPOSE OF ISSUE	
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