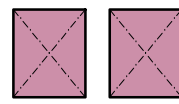


Rotary Dryer:

Indicates fixed and secured rotary dryer in concrete footings to be provided -
Min 6m of drying line for 3+ Bedroom
Min 4m of drying line for 1 - 2 Bedrooms



Waste/Bin:

Indicates dedicated bun & recycling storage for LA collection scheme (2 No. 240L Bins), L.A. Also provide 1 No. 55 Liter Recycling box and 1 No. 38 Liter box per house. All storage containers to have lids. Refer also to C.602.142 for details.

Composting:

External proprietary 330 litre composting container, sited according to the manufacturer's instructions. Containers should be accessible but not sited in close proximity of windows, doors, or ventilation intakes for habitable areas within the dwelling or surrounding dwellings. Provide all dwellings with information leaflet explaining how the composting system will work and materials that can be composted.

Rainwater Butts:



Indicates rainwater butt - Min Capacity: 150 Liters for 1 -2 Bedroom
200 Liter for 3+ Bedroom

Notes:

Water butts will be located on a stable, adequately supported base and will be constructed of a durable material, opaque to sunlight. All butts will have a childproof lid, A top for drawing off water and a connection to the rainwater pipe with an automatic overflow into the conventional drainage system. There will be a means of detaching the rainwater pipe and access provision to enable cleaning.

Inclusive Design:

Access to all external storage and facilities noted above to be fully compliant with AD H and AD M. All surfaces on routes to and on such facilities must be firm, slip resistant and contrast visually with adjacent surfaces. Storage facilities must be less than 30m walking distance from the main/closest external entrance door and therefore must be level thresholds to these doors. Door furniture must meet section 6.4 of B.S 8300:2009. There must be a min 1500mm Diameter turning circle at any of these amenities.

Any gates forming access to or from each individual property must have a level threshold and have a clear opening width of min. 900mm.

Any lighting along the inclusive access route or at the amenity must be located at the HT between 450 & 1200mm from the floor.

Shed/External Store:

Robust T&G clad timber garden shed T&G roof boarding to be provided. All timber to be preservative treated.

Manufacturer/Supplier/Design: To Association approval.
Min size: 4m² for 2 & 3 bed dwellings to meet CFSH requirements.
6m² for 4 bed dwellings to meet CFSH requirements.

Lock: Provide permanent lock conforming to BS 3621:2004, not a padlock.

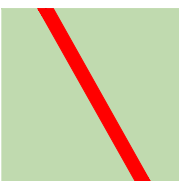
Base: Insitu concrete 300mm thick slab allowing both the wheel and frame to be locked securely i.e. 'Sheffield' type fitting.

All hinges to be on the inside as SBD guidelines

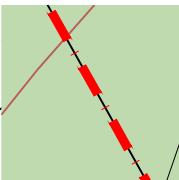
Decoration:- Preservative based stain; colour to Association approval.

Position at least 500mm off any fence to allow for future maintenance.

Timber Fencing/Gates:

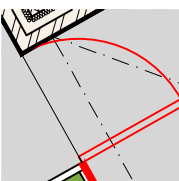


Refer to Architects external works drawings for location and type. Close boarded fencing 1.8m high to be provided to boundary of rear garden areas as shown on external works plan and as a 3m long privacy screen between adjacent rear gardens. 1.2m high close boarded fencing between adjacent rear gardens all as indicated.
Type: BCR 180B (concrete posts) - 140 x 115mm
Rail: 75 x 75 Triangular aris

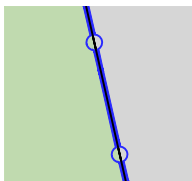


Clause 315, 1200mm high close boarded fencing to intermediate boundaries between rear gardens.
Type: BW 120 (concrete posts) - 140 x 115mm
Rail: 75 x 75 Triangular aris
Type: WPC 180B (concrete posts) - 140 x 115mm
Rail: 75 x 75 Triangular aris

All fencing to be fixed to concrete posts at 2.4m centres
3 strand galvanised metal wire to be securely fixed to external side of top, bottom and centre rail positions of each board to vulnerable areas.

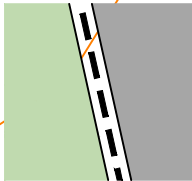


1.8m high lockable, timber personnel gates, minimum clear width 900mm to be provided to provide pedestrian access between rear and front gardens. Design to match fencing and to be framed, ledged and braced construction. Fit ironmongery comprising one and a half pairs of galvanised strap hinges, Suffolk latch and bolt.



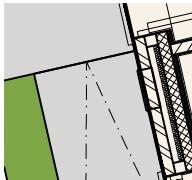
Metal Railings:

900mm high galvanised hoop top metal railings where indicated to define defensible spaces of front gardens with concrete mowing strip/margin as detail and where indicated on the external works plan. Finish to be painted black, primed with mordant solution.



Brick/Timber Wall:

1835mm High Brick fair faced boundary wall with flush faced pointing. Pair size and centres to be as per structural engineers details. Include for infill 150 x 25mm softwood panels. (See brick wall/dencing drawing).



Include Anti-climbing trellis where indicated in the proposed site plan.

Paths within curtilage of dwellings generally:

Provide paths as External works layout. Minimum Width: 900mm, unless otherwise specified. Concrete slabs: Marshalls Saxon or similar non-slip. Handrails: (where required) Galvanised mild steel to BS729 or BS 549. Lay any path/platform adjacent to a dwelling with a slight fall away from the dwelling.

New Trees:

Trees specifies and location to be agreed with local authorities tree officer.

New Trees:

Trees specifies and location to be agreed with local authorities tree officer.

Turfing:

Provide topsoil and turfing to all front and rear gardens as section. All areas outside enclosed gardens are to be maintained by the contractor in accordance with clauses Q30/605 until the end of the Defects Liability Period and as planning conditions

Mowing Strip:

A 300mm minimum width concrete strip is to be provided when turfed or planted areas about external walls of dwellings.

Paved Area to rear gardens:

Provide a 10m² rectangular, nominally level, paved area with no dimension less than 3.0m. Include for Concrete slabs - non-slip. Yard gully to be provided to rear path/patio unless clear evidence that adjacent soft landscaped areas are naturally permeable.

Hardstanding for parking:

Tarmacadam to Association's approval (refer to drawings)
Overall size: 4.8m x 2.4m excluding front access paths.
Contrasting concrete edgings to be provided for delineating parking spaces. Ensure that hardstandings are adequately drained so that ponding does not occur. Gradients: To meet the requirements of Building Regulations Approved Document M Section 6.



TREES:
All trees heavy standard, girth 120mm to 140mm to comply with BS 3936 Part 1 1992.
AC - Acer Compestre (Maple)
CL - Crataegus laevigata 'Pauls Scarlet'
PPA - Prunus padus 'Albortii'
"NB" Consideration when planting near services.

All planting beds to have a maximum depth of 1500mm to assist with maintenance.
Plant Areas: All shrubs to be container grown to comply with BS3936 Part 1; 1992, and part 10; 1990 and to the following sizes and density.

LANDSCAPING SCHEDULE

Shrubs:

Form:	Size(cm)	Pol Type	Density
Achillea millefolium 'Red Velvet'	30-40	2L	6/m ²
Buxus sempervirens	40-60	RB	4/m ²
Cornus sanguinea 'Winter Beauty'	40-60	3L	4/m ²
Digitalis purpurea	40-60	3L	3/m ²
Foeniculum vulgare	30-40	2L	4/m ²
Hypericum androsaemum	30-40	3L	3/m ²
Ilex aquifolium	60-80	2L	3/m ²
Lavandula angustifolia	15-20	1.5L	4/m ²
Luzula sylvatica	40-60	2L	6/m ²
Mahonia aquifolium 'apollo'	20-30	3L	6/m ²
Osmunda regalis	30-40	1.5L	3/m ²
Origanum vulgare	40-60	1.5L	6/m ²
Rosa ovensis	40-60	3L	4/m ²
Rose pimpinellifolia	30-40	3L	4/m ²
Rosmarinus officinalis	30-40	3L	4/m ²
Senecio greyi	40-60	3L	3/m ²
Skimmia japonica	40-60	3L	3/m ²
Salix lanata	20-30	2L	6/m ²
Trollius europaeus	30-40	3L	3/m ²
Viburnum davidii	20-30	3L	3/m ²

Native Species Hedge:

Supply and plant the following for mixed as specification.
Plants are to be planted randomly at a rate of 6 plants per linear metre.
The hedging is to be kept to a height of 1350 - 1500mm.

In existing hedge locate and plant areas which need filling.
Consisting of:
Corylus Avellana (Hazel) - 10%
Corylus Avellana (Hazel) - 30%
Cornus sanguinea - 30%
Ilex aquifolium - 20%
Rosa pimpinellifolia - 5%
Rosa canina - 5%

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REV	REVISION	DATE
X	First Issue	28.04.14
A	Amended Layout	03.07.14
B	Altered for SBD	21.07.14
C	RWH Tank Added	06.08.14
D	Boundary Walls Added	18.09.14
E	Drims Added	04.11.14
F	Plot 4 Altered	07.01.15
G	POS Altered	22.01.15

Construction

scheme title:

Development at Mountain Street,
Rhoslanerchrugog.

drawing ref:

Proposed Site Plan - Sheet 1 of 2

scale:

1:100 @A1
drawn by: MOH
checked by: RAL

job:

5087

drawings ref:

AL (9) 04

rev

G

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