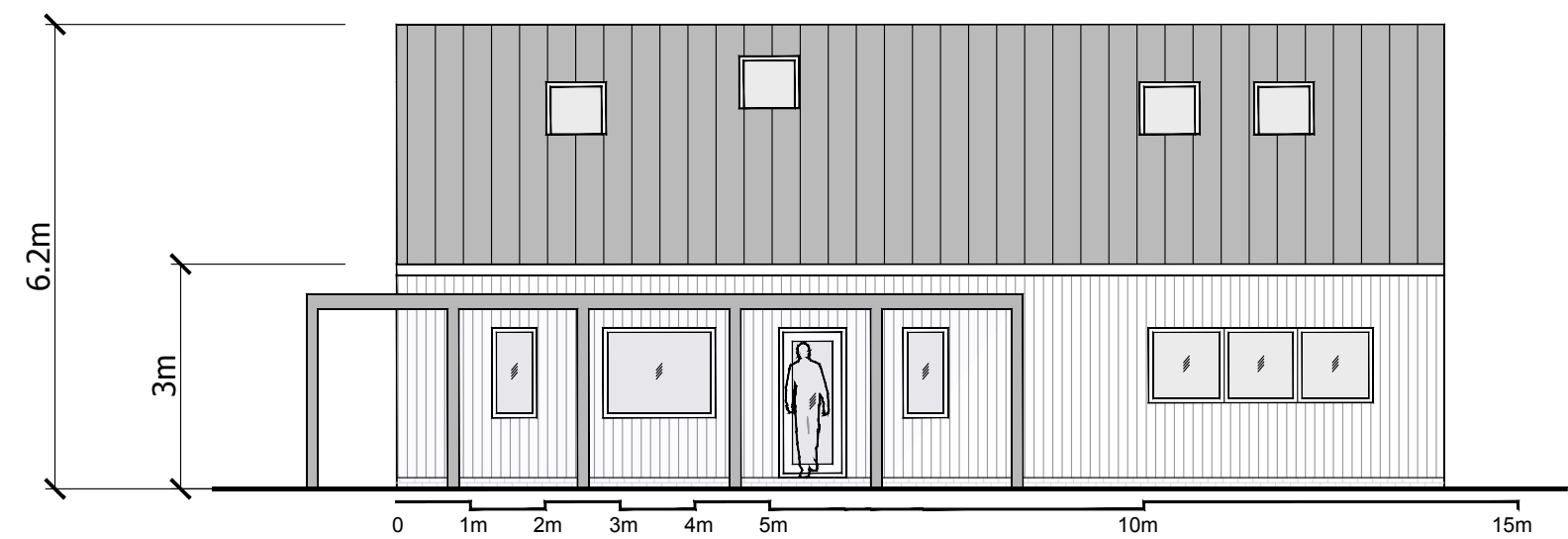
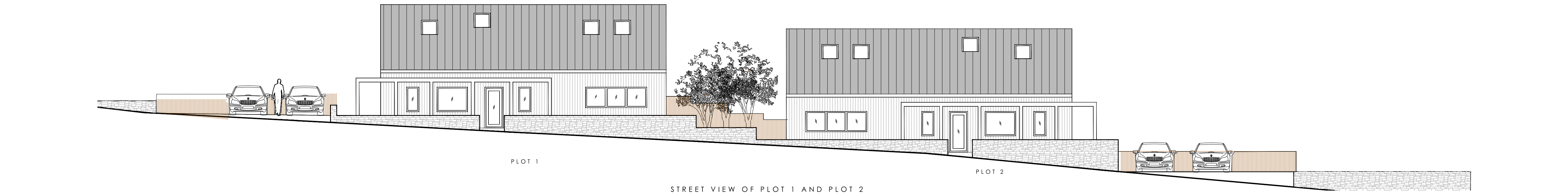
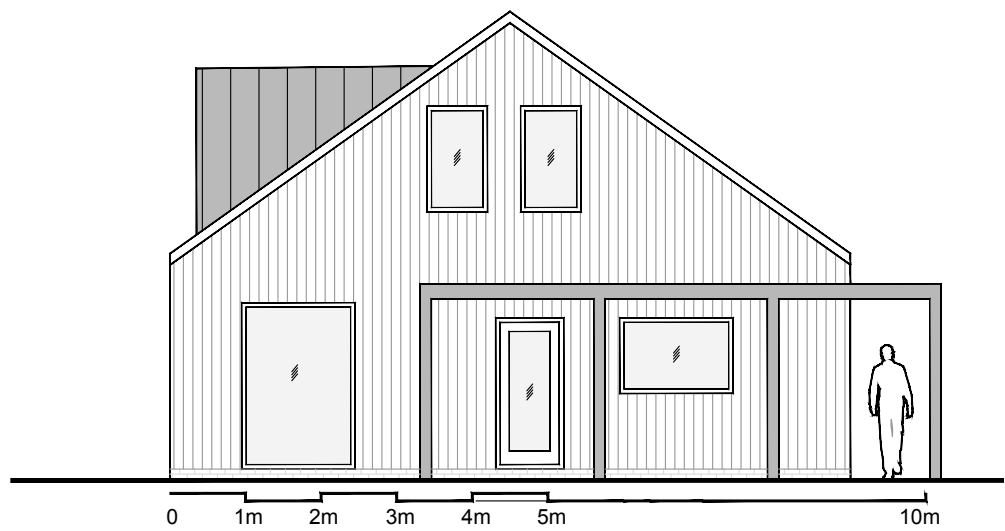
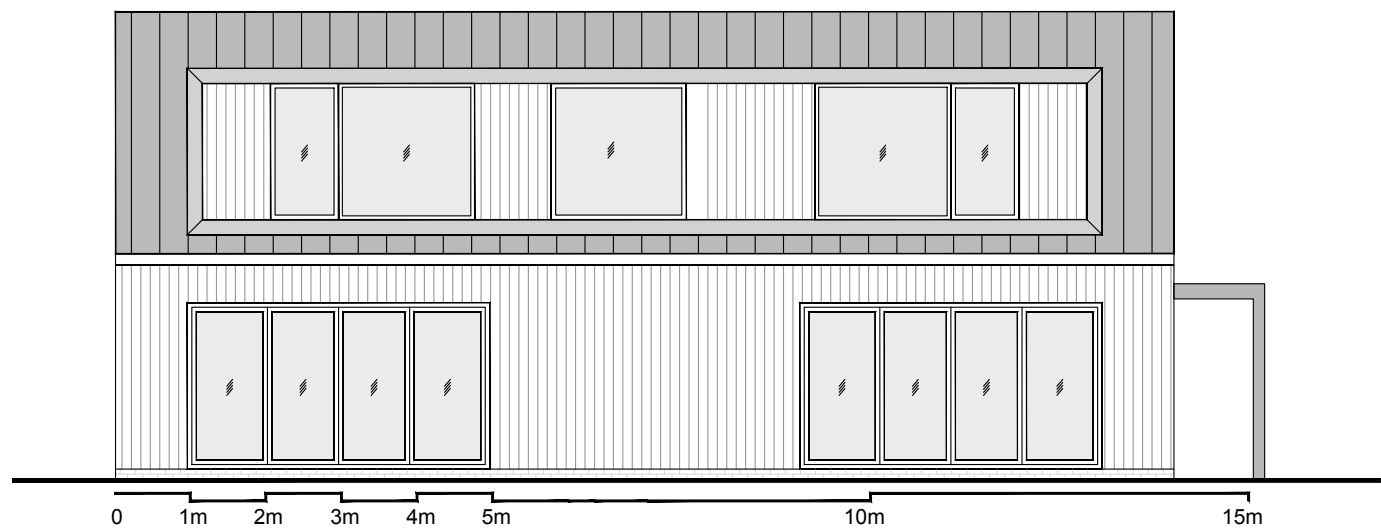




SOUTH ELEVATION



WEST ELEVATION



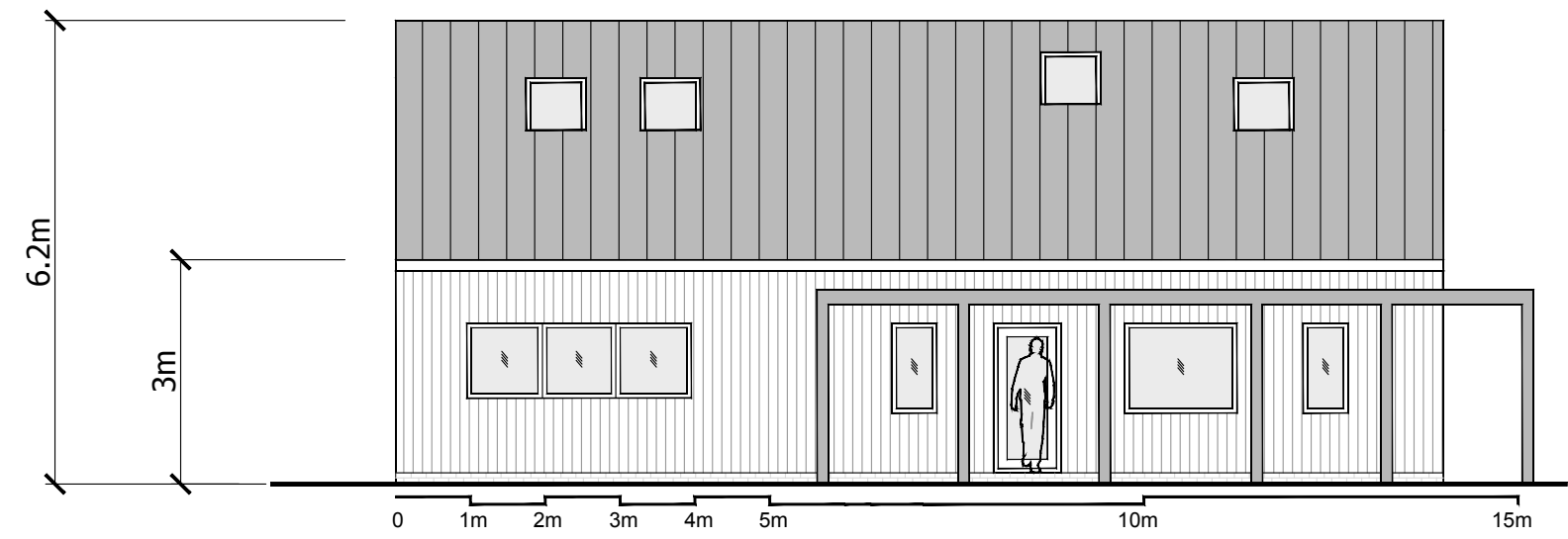
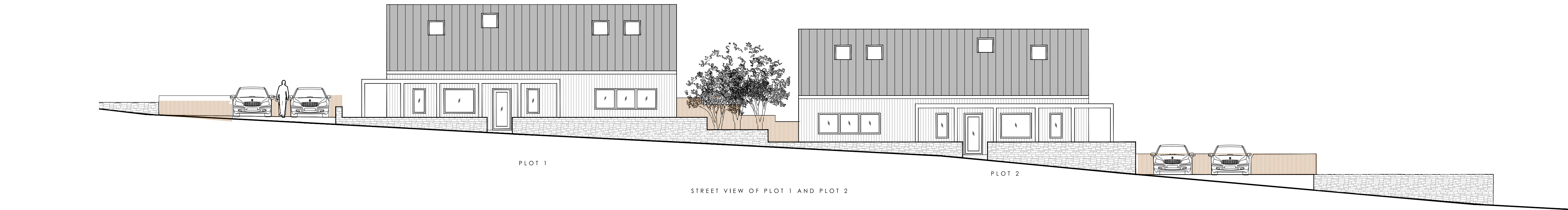
NORTH ELEVATION



EAST ELEVATION

Materials:
Walls - Larch cladding (vertical boarding with channel gap)
Roof - Stainless steel standing seam roof. Catnic SSR3 (RAL 7016 Anthracite Grey)
Windows - Aluminium casements (RAL 7016 Anthracite Grey)
Door - Aluminium with central glazing (Obscure) (RAL 7016 Anthracite Grey)
Rain - Stainless steel square section guttering and down pipes (RAL 7016 Anthracite Grey)
Canopy / Brise Soleil - Timber (Painted Tikkuila Valti Opaque RAL 7016 Anthracite Grey)
Rear Dormer - Stainless steel standing seam. Catnic SSR3 as per roof with timber cladding inlays

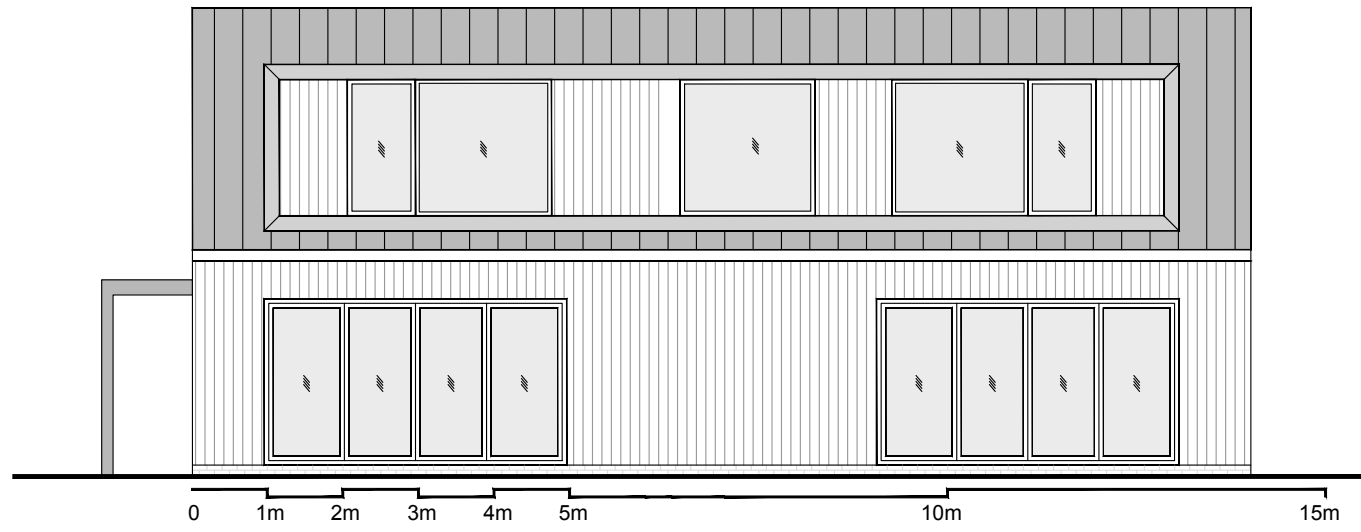
CLIENT: D. ABRAHAM		SITE: LAND ADJ 107 HEOLGERRIG,	
PROJECT:		RESERVED MATTERS / P/2018/0105	
PROPOSED ELEVATIONS - PLOT 1			
DRAWN GJH	CHECKED GJH	SCALE 1:100	DATE JUN/22
PRELIMINARY TENDER ASSEMBLY	☒ ☐ ☐	Job No. 0034 Drawing No. 001.PROP.ELV.1	Rev. B



SOUTH ELEVATION



WEST ELEVATION



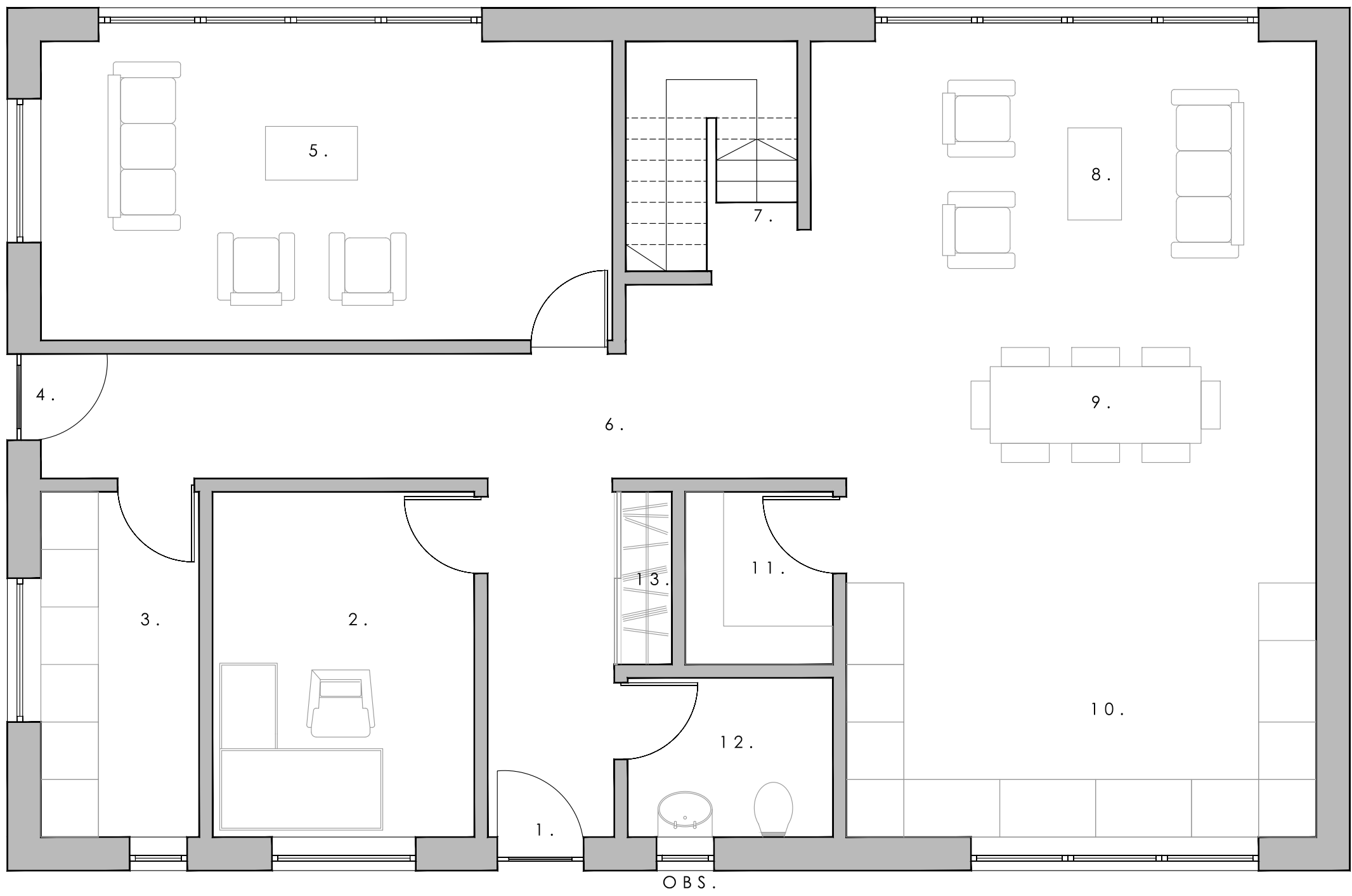
NORTH ELEVATION



EAST ELEVATION

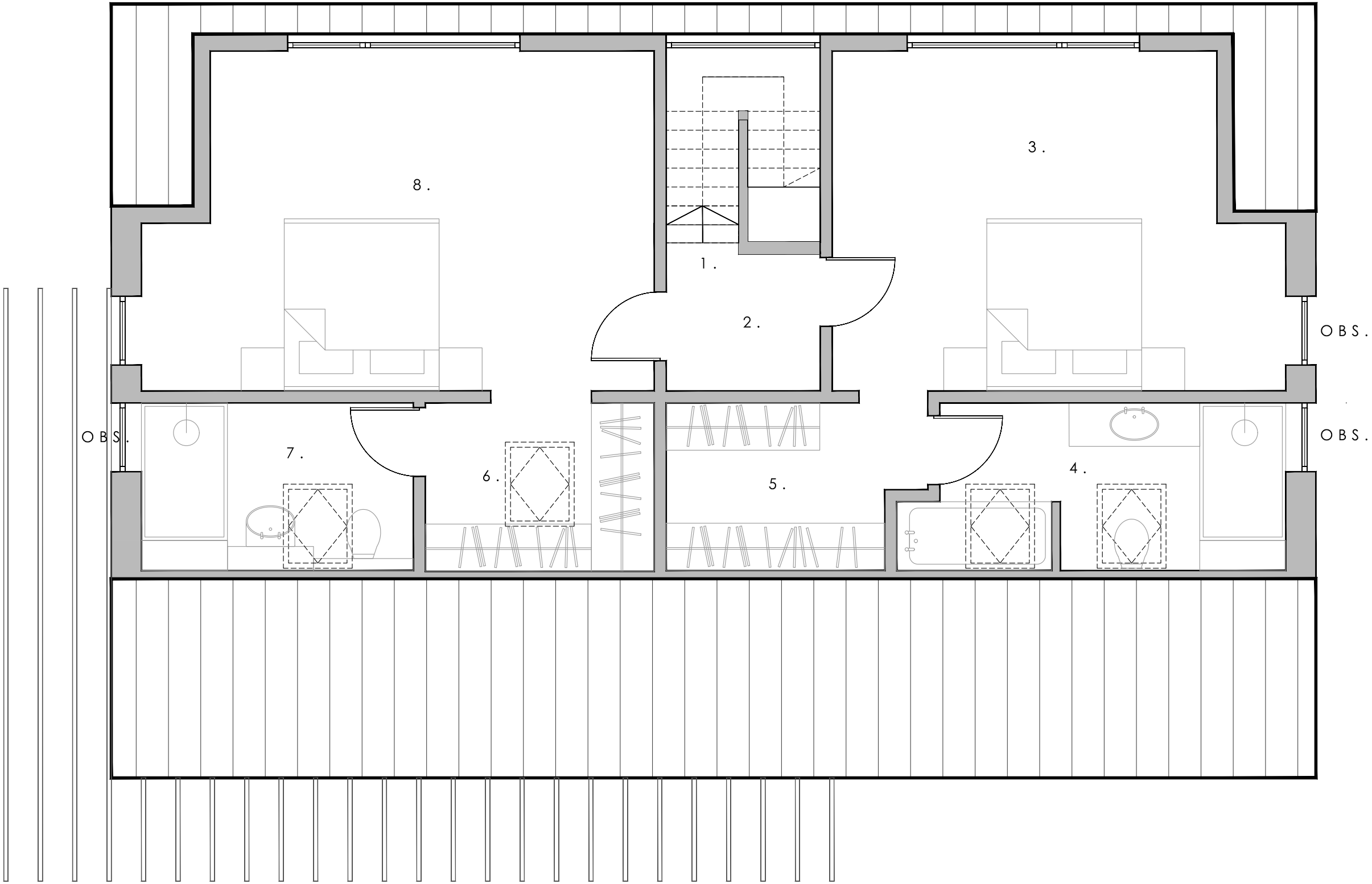
Materials:
Walls - Larch cladding (vertical boarding with channel gap)
Roof - Stainless steel standing seam roof. Catnic SSR3 (RAL 7016 Anthracite Grey)
Windows - Aluminium casements (RAL 7016 Anthracite Grey)
Door - Aluminium with central glazing (Obscure) (RAL 7016 Anthracite Grey)
Rain - Stainless steel square section guttering and down pipes (RAL 7016 Anthracite Grey)
Canopy / Brise Soleil - Timber (Painted Tikkuila Valti Opaque RAL 7016 Anthracite Grey)
Rear Dormer - Stainless steel standing seam. Catnic SSR3 as per roof with timber cladding inlays

CLIENT: D. ABRAHAM			
SITE: LAND ADJ 107 HEOLGERRIG,			
PROJECT:			
RESERVED MATTERS / P/2018/0105			
PROPOSED ELEVATIONS - PLOT 2			
DRAWN GJH	CHECKED GJH	SCALE 1:100	DATE JUN/22
PRELIMINARY TENDER ASSEMBLY	☒ ☐ ☐	Job No. 0034 Drawing No. 002.PROP.ELV.2	Rev. B



- KEY:
- 1 FRONT ENTRANCE
 - 2 STUDY/OFFICE
 - 3 UTILITY
 - 4 BACK DOOR
 - 5 LOUNGE
 - 6 HALL
 - 7 STAIRS
 - 8 LOUNGE
 - 9 DINING
 - 10 KITCHEN
 - 11 LARDER
 - 12 W.C
 - 13 CLOAK
- OBS - OBSCURE GLAZED

GROUND FLOOR



- KEY:
- 1 STAIRS
 - 2 LANDING
 - 3 MASTER BEDROOM
 - 4 MASTER EN SUITE
 - 5 MASTER DRESSING
 - 6 DRESSING
 - 7 SHOWER ROOM
 - 8 BEDROOM
- OBS - OBSCURE GLAZED

FIRST FLOOR

CLIENT: D. ABRAHAM			
SITE: LAND ADJ 107 HEOLGERRIG,			
PROJECT:			
RESERVED MATTERS / P/2018/0105			
PROPOSED FLOOR PLANS - PLOT 1			
DRAWN GJH	CHECKED GJH	SCALE 1:50	DATE JUN/22
PRELIMINARY TENDER ASSEMBLY	☒ ☐ ☐	Job No. 0034 003.PROP.FP.1	Drawing No. Rev. B



General Planting Notes

All plants to be healthy, hardened-off and with good fibrous root systems and to comply with requirements of BS3934 Specification for Nursery Stock. All planting to be undertaken in accordance with BS4428 Code of Practice for General Landscape Operations.

All Plants to be protected from wind exposure at all times. All plants to be soaked in water for several hours prior to planting on to be well watered in.

No planting to be carried out during poor weather conditions i.e when ground is frozen, waterlogged, or during droughts, hot sunshine or persistent dry or cold winds. All plant material to receive enough water to ensure healthy establishment.

Site Clearance

All land to be free from old foundations, concrete bases or any other similar obstructions. Before topsoiling the formation is to be loosened to a depth of 150mm by harrowing or ripping to assist in natural drainage. All coarse rubble, builders rubble and artifacts greater than 75mm in diameter exposed by ripping operations shall be removed to a licenced facility.

Subsoil

Where required, all subsoil grading of the site shall leave landscape areas with smooth flowing contours to achieve the specified finished levels when topsoiled. Prior to topsoiling, subsoil formation should be ripped and loosened to a depth of 450mm. Any imported subsoil shall be in accordance with BS3882 for amenity use.

Cultivation

Cultivate the soil of all areas prior to seeding and planting. This should include loosening, aerating and breaking up soil into particle 2-8mm to a depth of 150mm. Remove any undesirable material brought to the surface to a depth of 100mm including viable weeds, roots and large stones or clay balls with any dimension exceeding 30mm. Final cultivation prior to seeding topsoil shall be brought to a fine tilth by approved mechanical means or by hand raking, and if necessary re-grading of the surface will be carried out to conform to the prescribed finished levels.

Topsoiling

Topsoil to general planting and grass seeded areas to be to BS3882: 2007 Multipurpose Grade. Topsoil must be free from pernicious weeds and roots, clay lumps, non-soil materials, brick or other building materials, foreign matter and chemical contamination. Topsoil should be spread evenly over areas to be seeded and planted. Minimum topsoil depth after settlement shall be: Grass 150mm, Shrubs - 450mm and trees - 750mm. Topsoil shall be spread in layers not exceeding 150mm and firm each layer before spreading next. At the time of laying, both material and weather should be reasonably dry. Soil levels should be 30mm higher than adjacent kerbs and paving after settlement and married in with existing soil levels.

Weed Treatment

All areas to be planted are to be treated with round up a minimum of 10 days prior to planting. Planted areas are to be kept weed free with the use of herbicides. All dead vegetation to be removed.

Planting General

All plant material to be supplied in accordance with HTA National Plant Specification. All planting to be local provenance wherever possible and from local supplier.

Tree Planting

Planting of new trees should follow recommendations BS 5837: 2005 Avoiding damage to new structures by new trees. Underground services prior to excavation of tree pits should be checked.

Trees are to be planted within one week of delivery to site.

The planting pit dimensions will be depend on the size of the root-ball but are to be prepared to standard specifications and should be at least twice the diameter of the root spread and 1.5 times the depths of the roots of the stock being planted. A radius of at least 300mm larger than the radius of the root-ball and at least 300mm deeper should be achieved.

The bottom and sides of the planting pit should be forked, to break up the subsoil, to ensure a good bond with backfill material is achieved and also to avoid root girdling. Excavated subsoil should be removed from the site and should be replaced with topsoil.

Tree stock should be planted at the original root collar soil depth and should be centrally located with the stem in an upright position.

The backfill material should consist of Topsoil 70%, mixed with 30% peat free Tree Planting Compost, which should comply with PAS 100 specification with a suitable fertilizer. This should be backfilled around the tree and should be lightly firmed to ensure close contact with the roots, to prevent any air pockets being formed. The soil should be such, as to ensure the root ball will be held securely in the soil and the penetration of moisture will not be restricted.

Following planting, trees may need protection against damage from browsing or bark stripping. Suitable protection can be achieved by the use of tree shelters. The appropriate design chosen will be dependent on protection requirements.

Staking

Extra heavy standard trees: short treble stakes and adjustable rubber ties. Standard and feathered trees: short single stakes and adjustable rubber tie. Stakes to be first grade pressure impregnated round timber with chamfered tops. Position stake close to tree on windward side and drive vertically at least 300mm into bottom of pit before planting. Backfilling: consolidate material around stake. Height of stakes: cut to approximately one third of the height of the tree above ground level. Tying: secure tree firmly but not rigidly to stake with ties within 25mm of top of stake.

Shrub Planting

To be pit planted, with sufficiently large pit to accommodate root system without bending roots (minimum size 150mm wider than roots when fully spread and 200mm deep).

Native Hedgerow Planting

All transplants to be planted with rabbit protection (tree/shrub shelters) and stake support. Trench to be excavated 800mm wide and 450mm deep then backfilled with topsoil mixed with compost in a 3:1 ratio. Hedge plants to be planted in double staggered row 450mm apart at 450 centres (5 per linear metre). All hedgerow planting to be covered with bark mulch to 50mm depth.

Grass seeding

After cultivation operations have been carried out, use a pre-seedable herbicide on areas to be seeded. Existing vegetation and stones should be removed and a light tilth prepared. Sow areas to be seeded with grass seed which has been stored off the ground in a clean, dry place free from vermin. Following an even distribution of seed, the contractor shall carry out a light raking or light harrowing of the area and ensure consolidation of the seed with the soil by the use of a light roller.

All reasonable precautions shall be taken to ensure that pedestrian and other traffic does not cross areas during cultivation and until grass has established.

The grass will be dense, of uniform green colour, free from broadleaved weeds and not visibly affected by pest or disease.

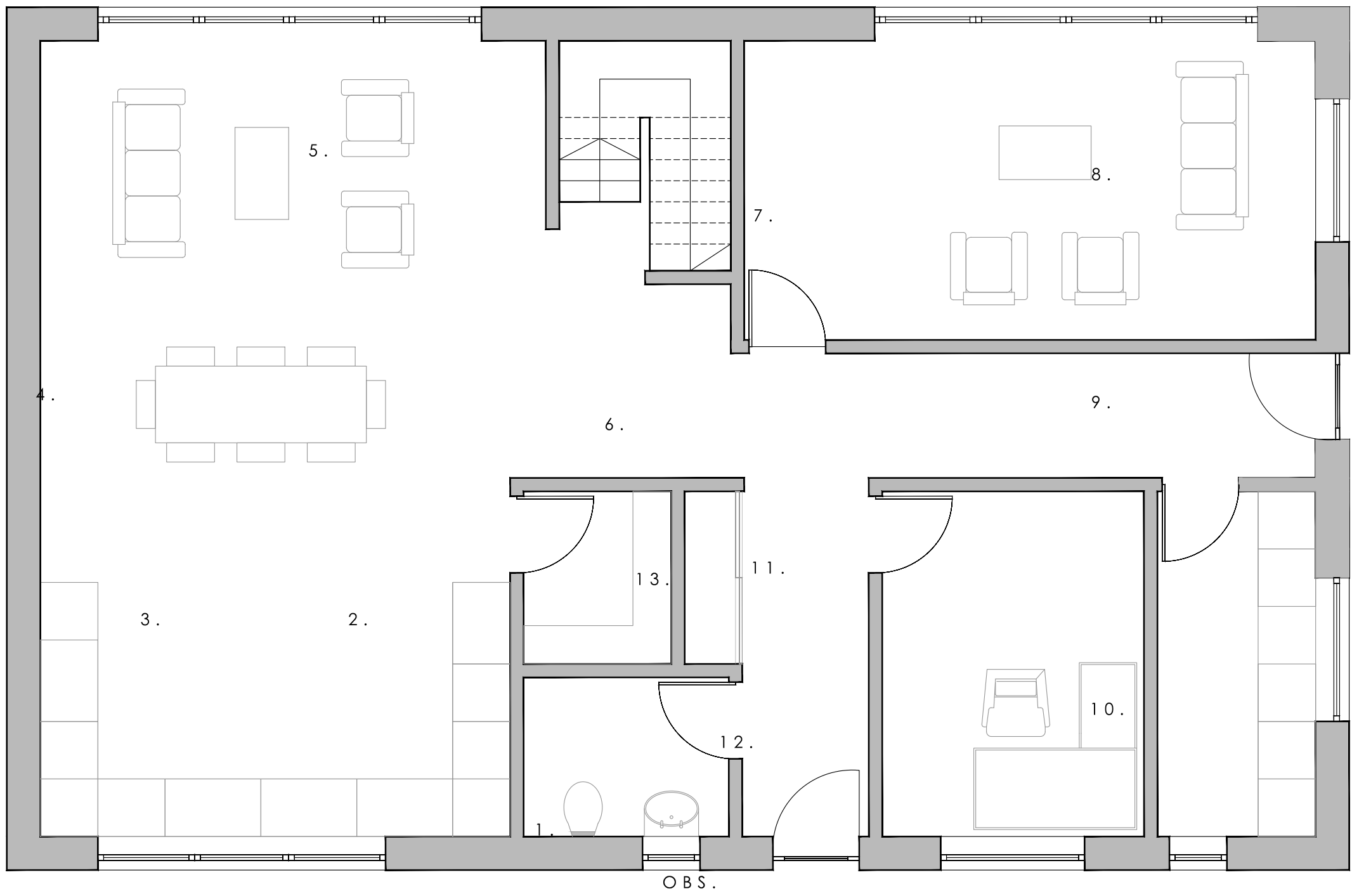
Allowance shall be made to keep the grass watered during dry periods encountered throughout the establishment period.

Turfed Areas

Turf must meet the Turfgrass Growers Association (TGA) Quality Standards for Cultivated Turf for the supply and laying of turf. The turf soil should be of a sandy loam nature with no stones. The grass will be dense of uniform green colour, free from broadleaved weeds and not visibly affected by pest or disease. Existing vegetation and stones should be removed and a light tilth prepared. Turf to be laid within 24 hours of receipt. Turfing shall comply with BS3946 and be carried out when the weather and soil conditions are suitable. Turfing should not be carried out in exceptionally dry or frosty weather or when the ground is waterlogged. Allowance should be made to keep the turf watered during dry periods encountered throughout the establishment period.

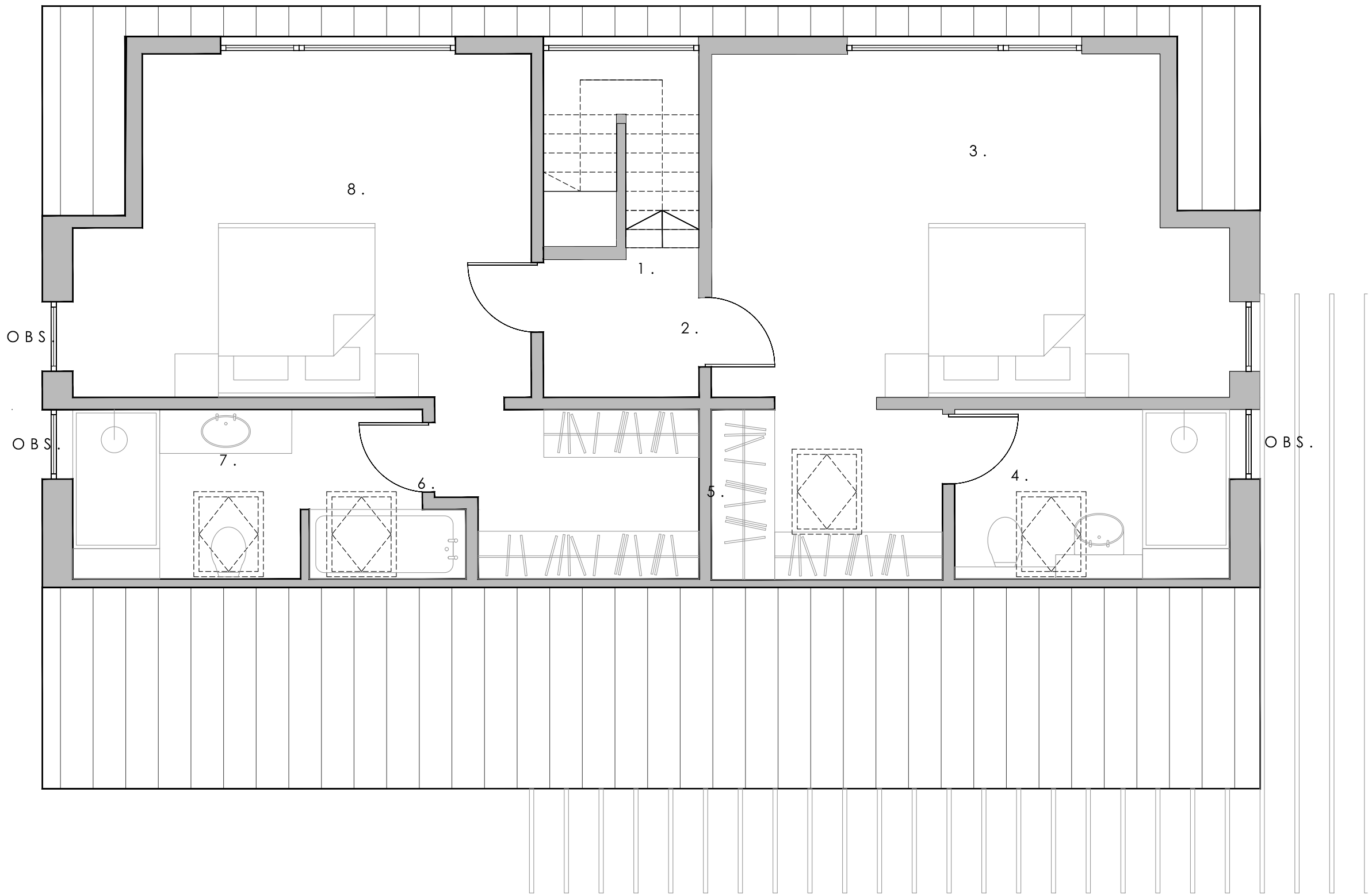
CLIENT: D. ABRAHAM					
SITE: LAND ADJ 107 HEOLGERRIG,					
PROJECT:					
RESERVED MATTERS / P/2018/0105					
LANDSCAPING					
DRAWN	CHECKED	SCALE	DATE		
GJH	GJH	1:200	JUN/22		
PRELIMINARY	☒	Job No.	Drawing No.	Rev.	
TENDER	☐	0034	004.PROP.LAND	C	
ASSEMBLY	☐				

- KEY:
- 1 FRONT ENTRANCE
 - 2 STUDY/OFFICE
 - 3 UTILITY
 - 4 BACK DOOR
 - 5 LOUNGE
 - 6 HALL
 - 7 STAIRS
 - 8 LOUNGE
 - 9 DINING
 - 10 KITCHEN
 - 11 LARDER
 - 12 W.C
 - 13 CLOAK
- OBS - OBSCURE GLAZED



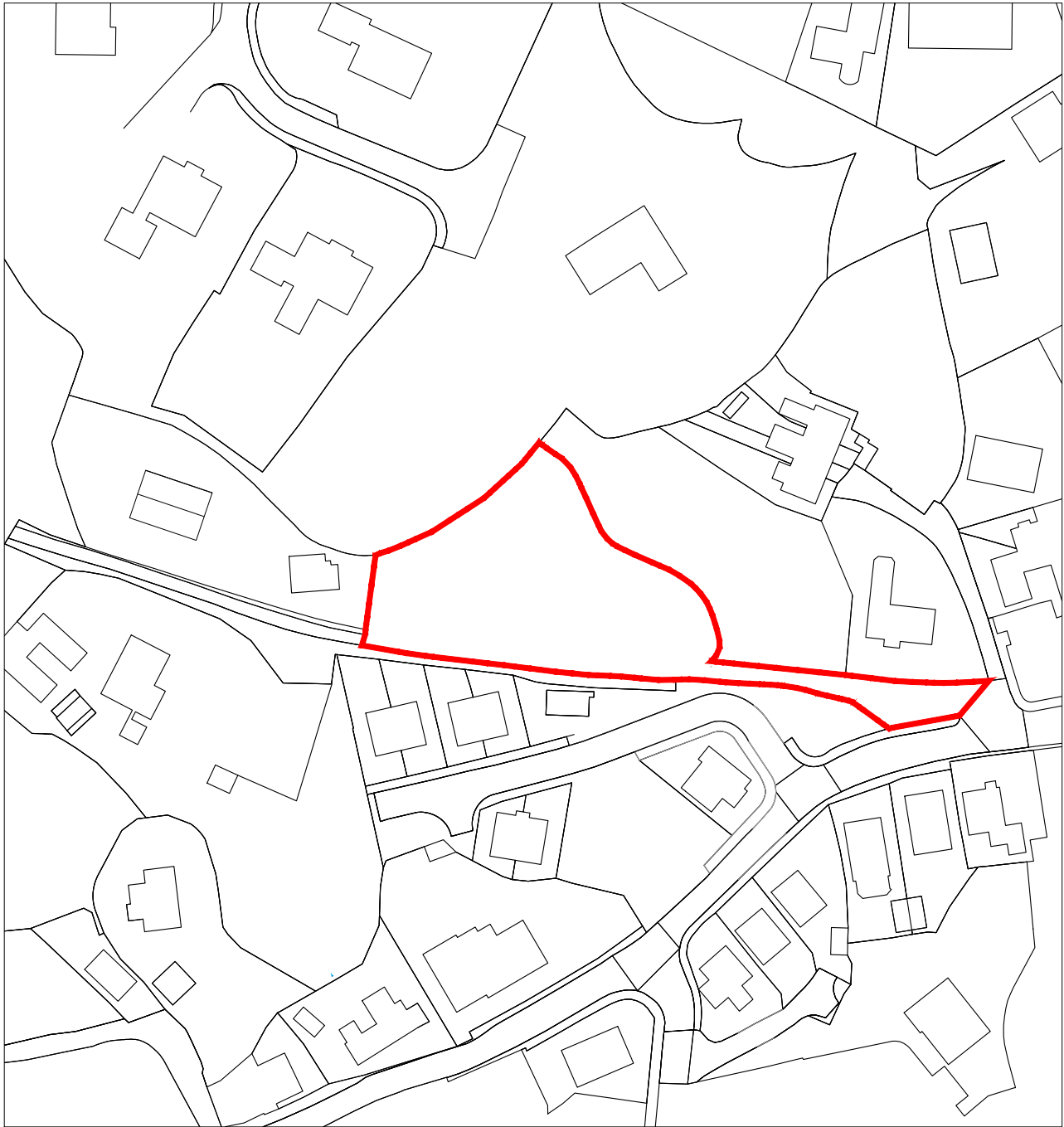
GROUND FLOOR

- KEY:
- 1 STAIRS
 - 2 LANDING
 - 3 MASTER BEDROOM
 - 4 MASTER EN SUITE
 - 5 MASTER DRESSING
 - 6 DRESSING
 - 7 SHOWER ROOM
 - 8 BEDROOM
- OBS - OBSCURE GLAZED



FIRST FLOOR

CLIENT: D. ABRAHAM			
SITE: LAND ADJ 107 HEOLGERRIG,			
PROJECT:			
RESERVED MATTERS / P/2018/0105			
PROPOSED FLOOR PLANS - PLOT 2			
DRAWN GJH	CHECKED GJH	SCALE 1:50	DATE JUN/22
PRELIMINARY TENDER ASSEMBLY	☒ ☐ ☐	Job No. 0034 004.PROP.FP.2	Drawing No. Rev. B



SITE LOCATION PLAN - 1:1250
TPS/21/001 REV B

