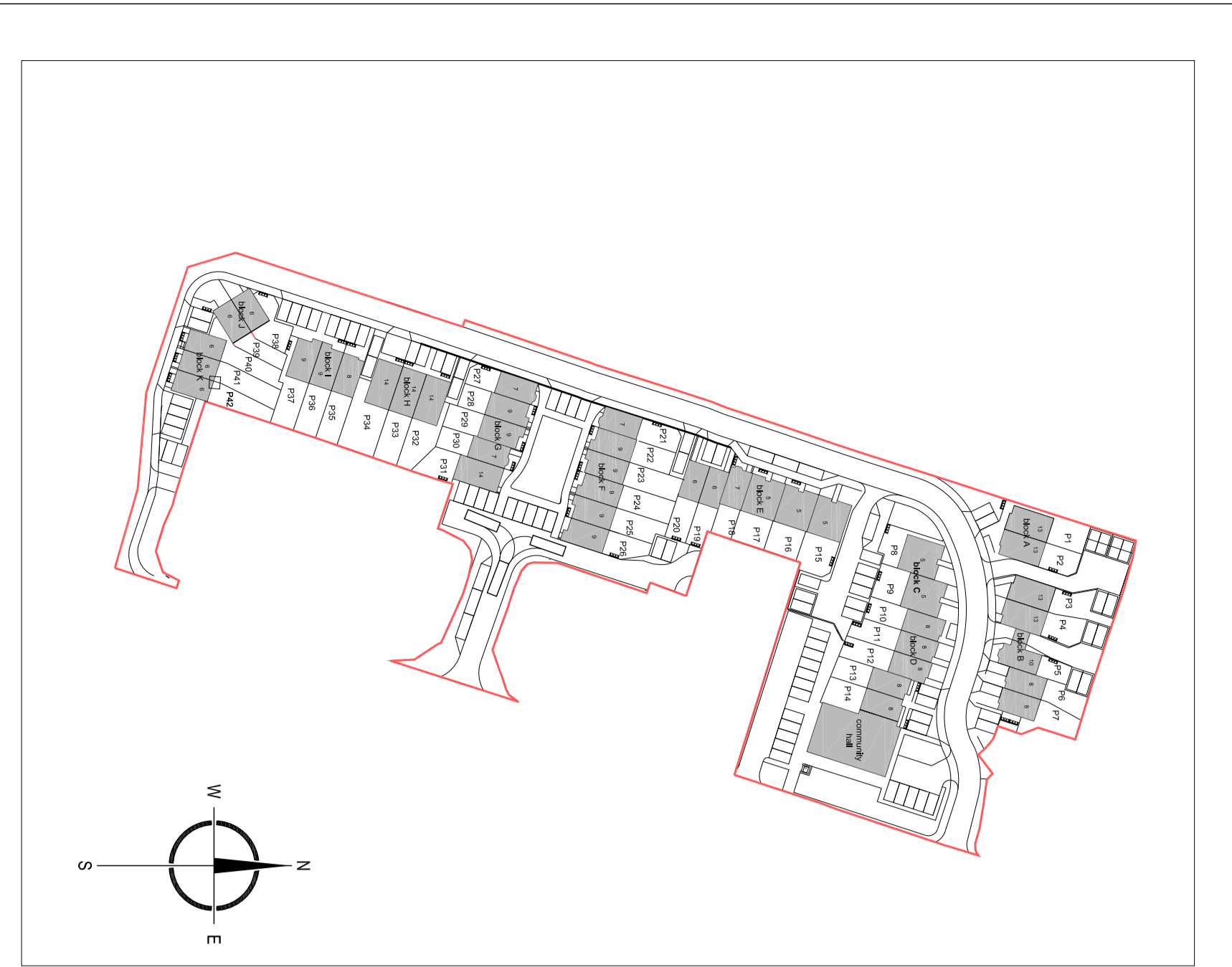


07 Site Layout - Landscaping
1:250



Site Location Plan - Phase 1a
1:1250

PARKING SPACE SETTING OUT CO-ORDINATES

P01	X=551698.718	Y=256232.348
P02	X=551703.284	Y=256230.889
P03	X=551692.947	Y=256202.164
P04	X=551688.633	Y=256199.982
P05	X=551727.716	Y=256204.478
P06	X=551726.237	Y=256193.912
P07	X=551734.893	Y=256202.155
P08	X=551734.414	Y=256201.140
P09	X=551740.503	Y=256197.589
P10	X=551739.024	Y=256198.574
P11	X=551739.306	Y=256194.343
P12	X=551720.827	Y=256184.343
P13	X=551741.018	Y=256181.041
P14	X=551742.489	Y=256185.606
P15	X=551756.700	Y=256189.180
P16	X=551761.266	Y=256187.701
P17	X=551757.567	Y=256176.285
P18	X=551753.001	Y=256172.764
P19	X=551691.281	Y=256172.635
P20	X=551698.900	Y=256170.785
P21	X=551701.324	Y=256176.079
P22	X=551706.731	Y=256174.271
P23	X=551705.208	Y=256169.719
P24	X=551740.503	Y=256197.589
P25	X=551739.024	Y=256198.574
P26	X=551739.306	Y=256194.343
P27	X=551714.237	Y=256166.688
P28	X=551719.528	Y=256163.331
P29	X=551718.069	Y=256158.728
P30	X=551747.739	Y=256149.276
P31	X=551683.845	Y=256161.336
P32	X=551678.128	Y=256144.268
P33	X=551675.971	Y=256139.754
P34	X=551680.501	Y=256138.185
P35	X=551672.516	Y=256130.026
P36	X=551681.618	Y=256128.973
P37	X=551700.209	Y=256127.024
P38	X=551698.683	Y=256123.073
P39	X=551665.645	Y=256108.375
P40	X=551682.522	Y=256099.297
P41	X=551691.301	Y=256101.676
P42	X=551665.887	Y=256099.196
P43	X=551688.529	Y=256076.558
P44	X=551703.746	Y=256085.231
P45	X=551720.729	Y=256079.265
P46	X=551660.628	Y=256078.807
P47	X=551656.103	Y=256066.368
P48	X=551651.558	Y=256066.912
P49	X=551649.648	Y=256061.077
P50	X=551654.211	Y=256059.588
P51	X=551646.306	Y=256035.741
P52	X=551641.936	Y=256037.210
P53	X=551665.645	Y=256015.275
P54	X=551646.633	Y=256017.121
P55	X=551665.941	Y=256012.549
P56	X=551664.481	Y=256013.925
P57	X=551675.943	Y=256013.925
P58	X=551674.482	Y=256009.353

- KEY:**
- PAVED AREAS:** 450 x 450mm concrete slabs by 'Marshall's' type. Saxon, colour: Natural (or similar). To rear of gardens (depth of 1800mm), 300mm rear path to garden exit. All access, same for shed (access to shed) / bins can be reduced to 600mm (width), slip resistance required, all as ERS.
 - TURF AREAS:** To Landscape Architects specification
 - TIMBER KNEE RAIL:** 75x75mm sw rail with splayed top edge, fixed to 75x75mm posts set in conc. posts to be 500mm above ground. Refer to Architects drawing: AEX H 103
 - BOUNDARY FENCE / GATE DETAIL:** 1800mm high close boarded fence with 300mm walls over (SBD requirement). Refer to Architects drawing AEX H 104.
 - BOUNDARY FENCE BETWEEN SWIFTS CORNER & THE HAVEN:** 1800mm high close boarded fence with 600mm walls over.
 - BOUNDARY FENCE BETWEEN DWELLINGS:** 1.8 x 2m privacy panel plus 1200mm high close boarded fence with 600mm walls over. Refer to Architects drawing AEX H 105
 - SITE BOUNDARY:** Existing site boundary retained
 - BIN ENCLOSURE DETAIL (HOUSES):** 1200mm high galvaneal timber fencing. Refer to Architects drawing AEX H 106
 - SEATING AREA:** Refer to Architects drawing AEX F 110 for decking and seating area to flats, blocks O and P (Phase 1b)
 - DRYING AREA:** Provide one fixed rotary dryer within rear gardens to houses. Locations shown on layout
 - COVERED BIKE AREA (PHASE 1b):** Provide hoop stands and covered area for bicycles. Type: Broxop Shelter, EX/IM/AF2, length 4.1m with 5 number EX/IM/AF2 struts. To provide spaces for 10 cycles. (or similar approved) 3 nos required. Block OP slated storage overall length to suit 6 struts, 4.9m
 - PARKING BAYS:** Standard parking bays for residents and visitors. Size: 4800 x 2400mm (Thermo plastic white lining for bay markings). Hatched area alongside space indicates possible future extension of bay (required under LTH), area left unmarked.
 - SHEDS:** Sheds to be provided for rented properties as shown on layout, suitable for housing required cycles. Shed 1, size: 1.8 x 1.2m - house 1 (cycle 1) (2 bed) Shed 2, size: 1.8 x 1.5m - house 2 (cycles 3 bed) Shed 4, size: 2.4 x 1.5m - house 4 (cycles 4 bed)
 - WATER BUTTS:** Standard water butt, 200 litre. Size: 600mm diameter x 970mm high, fitted with child proof lid, tap & overflow. Provide one water butt per dwelling. Provide one per communal garden associated with flats. Refer to layout for locations. (Installation guidelines based upon Code for Sustainable Homes)
 - GARAGE LIGHT:** Wall mounted external light, mounted over door opening. Operated by motion sensor. Power supplied from consumer unit from within dwelling
 - ARTWORK - ENTRANCE MARKER:** Community Centre Sign, stonework (lighting supply to be provided). Sign located at entrance into Swifts Corner from Haggis Gap (Phase 1a). Provide brick seats to stone surround, 1m radius from centre. Electrical supply also to be provided for lighting feature
 - BIN STORE - FLATS:** Refer to detail M7880 / AEX F 115
 - NEW TREE:** Planted as indicated. (species to be confirmed by Landscape Architect)
 - EXISTING TREE:** To be retained.
 - EXISTING TREE:** To be removed.