Notes:

All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices.

All work and materials should comply with Health and Safety legislation and to be approved by the Local Authority Planning / Building Control Officer.

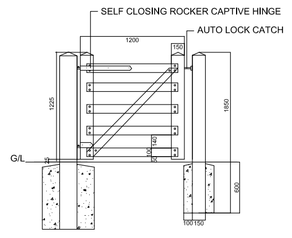
All dimensions are in millimetres unless where explicitly shown otherwise.

The contractor should check and clarify all dimensions as work proceeds and notify the design team of any discrepancies.

Do not scale off the drawings, if in doubt ask.

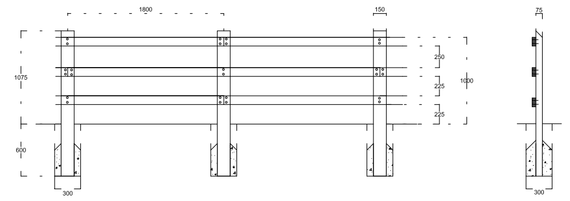
Avalon Chartered Town Planning are not liable for work undertaken prior to Full Planning Consent and/or Building Regulations Approval

Gate Detail - 1:50



HANGING STILE 75 X 150 X 1225
CLAPPING STILE 75 X 150 X 1225
RAILS 60 X 100 X 1050
BRACE 60 X 100 X 1500
JOINTS SHALL BE ACCURATE AND TIGHT FITTING HELD WITH 10 DIA. HARDWOOD DOWELS, GLUED AND CRAMPED WITH RESIN GLUE.
ALL TIMBER SHALL BE JOINERY QUALITY SOFTWOOD
ALL TIMBER SHALL BE PRESSURE TREATED IN ACCORDANCE WITH BS 5589 (1978)
ALL FIXTURES AND FITTINGS TO BE GALVANISED

Fence Detail - 1:50



NOTES

1. ALL TIMBER IS TO BE APPROVED SOFTWOOD SAWN OR BORED AS SPECIFIED PRIOR TO BEING TREATED.
2. PRESERVATIVE TO BE COPPER / CHROME / ARSENIC, WATER BORNE TYPE TO B.S.4072 TO BE PRESSURE IMPREGNATED IN ACCORDANCE WITH B.S.5589 (1978) SECTION 6, TABLE 10, TO GIVE 40 YEARS LIFE FOR TIMBER IN CONTACT WITH THE GROUND.
3. ALL NAILS SHALL BE 100 X 5 ROUND WIRE, GALVANISED TO B.S.729.
4. POSTS SHALL BE 75 X 150 X 1675 AT A MAXIMUM OF1800 CENTRES, WITH 50 WEATHERED TOP, SET VERTICALLY 600 IN GROUND MINIMUM HOLE 300 X 300 HALF FILLED WITH 1:10 CONCRETE AND RAMMED, WHEN HARD, BACKFILL REMAINDER WITH SOIL AND RAM.
5. RAILS SHALL BE 38 X 100, BUTT JOINTED ON CENTRE LINE OF POST, JOINTS STAGGERED AS SHOWN, TWO 100 NAILS PER STATION DRIVEN ON THE SKEW, NO END SPLITS SHALL BE PERMITTED.
6. FENCE SHALL BE ERECTED TRUE TO LINE AND THE LEVEL SHALL FOLLOW THE PROFILE OF THE GROUND.
7. END POSTS SHALL BE 150 X 150 X 1675 WHERE DIRECTED AND RAILS SHALL EITHER BE MORTICED OR LET IN FLUSH TO FACE, AS DIRECTED.
8. WEATHERED TOPS TO POSTS SHALL BE CUT ACCURATELY AND NEATLY, FREE FROM SPLITS, ROUGHNESS AND SPLINTERED EDGES. CHAIN SAWS SHALL NOT BE USED.

Arboricultural Survey Key

Arboricultural Survey Undertaken by :-

Bowland Tree Consultancy - MICFor

Tel: 01200 441 117

T = Surveyed Individual Tree
G = Surveyed Group of Trees
H = Surveyed Hedge

Please refer to associated Arboricultural Impact Assessment Report for specific details in respect of items detailed below:

Tree Categorisations:

Trees to be Considered for Retention:

Category 'A' Tree/Group/Hedge
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years

Category 'B' Tree/Group/Hedge
Those of Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years

Category 'C' Tree/Group/Hedge
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

Trees Unsuitable for Retention:

Category 'U' Tree/Group/Hedge
Those in Such a Condition that they Cannot Realistically be Retained as Living Trees in the Context of the Current Land Use for Longer Than 10 Years

RPAs & CEZs:

Radial Root Protection Area (RPA)
Area that Should be Protected Throughout Development Works with Protective Fencing to form a CEZ - see below

Construction Exclusion Zone (CEZ)
Ground Area to be Enclosed with Temporary Protective Fencing Throughout the Development Process

Landscaping Key

Grass

Timber Decking

Residential Access Road (Tarmac - upto 25 Units)
270mm Type 1 GSB Sub-Base below an 85mm DBM Base Course and finished with 30mm CGM Wearing Course and loose fine lime stone chippings. Camber of surface to be 1:40. Edges to be left unfinished with grass verge.

Domestic Access Road (Gravel - Single Unit)
250mm Type 1 GSB. Edges to be left unfinished with grass verge.

Bollard Light

Fire Point

Foul Drainage (Underground) Not Included

Water Supply (Underground) Not Included

Dry Stone Wall

1075mm Timber Fencing -
See detail

Hedgerow Existing - a mix of:-
Hawthorn, Blackthorn, Hazel, Field Maple, Holly, Crab Apple, Gelder Rose, Dog Rose, Wild Privet, Honey Suckle

Hedgerow Proposed - a mix of:-
60% - Hawthorn / Field Maple,
30% - Hazel / Holly,
10% - Crab Apple / Guelder Rose / Dog Rose / Wild Privet / Honey Suckle

- Hedgerow planting to be at two rows at 0,5mtr spacing's with plants spaced at 0,4 - 0,6mtr ctrs
- Hedgerow plants to be 0+1 / 1+1 and between 40-60cm in height
- Approximately 163mtrs of hedgerow (Throughout site and to boundaries) = 652 plants

Trees -

	Open Space Heavy QTY	Groupings Std QTY	Hedgerows Whips QTY	Woodland 2 + 1 QTY
As - Ash (Common European) *fraxinus excelsior* (≥16m / ≥16m / Fast)**	2	3	3	0
Al - Alder (Common) *Alnus glutinosa* (≥16m / 6-15m / Fast)	5	0	6	0
B - Beech (Common) *Fagus Sylvatica* (≥16m / 6+15m / Mod)	0	0	0	0
C - Cherry (Wild) *Prunus Avium* (6-15m / 6-15m / Fast)	0	0	0	0
H - Holly - *Ilex aquifolium* (6-15m / 6-15m / Fast)	0	0	0	0
L - Lime - (Small Leaved) *Tilia cordata* (≥16m / 6-15m / Mod)**	0	0	0	0
O - Sessile Oak *Quercus petraea* - (≥16m / ≥16m / slow)**	0	0	6	0
P - Scots Pine - *Pinus sylvestris* (≥16m / 6-15m / Mod)	0	6	0	0
R - Rowan (Mountain Ash) *Sorbus Aucuparia* - (6-15m / 6-15m / Mod)	3	0	0	0
S - Silver Birch *Betula pendula* (6-15m / ≥6m / Fast)*	2	5	0	0
Wb - Whitebeam *Sorbus Aria* (6-15m / 6-15m / Mod)	0	0	0	0
TOTAL (Average Height / Average Spread / Growth Rate) **Suitability for Hedgerows	**12**	**14**	**15**	**0**

- Trees to be planted as designated on plan or as specified below
- Trees in open space to be Heavy Standard (12-14cm) Located as indicated
- Trees group planted in open space to be Standard (8-10cm)
- Trees in hedgerows to be Whips (1 - 1.5mtr) @ irregular 15mtr - 20mtr spacing's
- Trees in woodland to be 1 + 1 (60 -80cm) @ 3mtr random spacing's
- Woodland tress to be planted in species groupings
- All trees to have straight stems and well shaped heads
- All planting of trees is to be undertaken in accordance with -
  - BS4428:1989 - Code of Practice for General Landscape Operations. BSI British Standards, London.
  - BS3936-1:1992, Nursery Stock - Part 1: Specification for Trees and Shrubs. BSI British Standards, London.
  - BS4043:1989, Transplanting Root-Balled Trees. BSI British Standards, London.
  - BS3998:2010, Tree work, Recommendations, BSI British Standards, London.
- Trees Planted In hedgerows should be protected from trimming by using marker stakes and tree tags.

Amendments:
Original Drawing - 01-06-12
A - Alterations to access in response to comments from Lancashire Highways Authority(Martin Nuget 25-10-12) 10-11-12 RJ
B - Alterations to access road in response to comments from RVBC 19-11-12 RJ

Avalon RTPI
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2 Reedley Business Centre, Redman Road, Burnley, Lancashire, BB10 2TY

PROPOSED SITE PLAN

Site: Land at Southport House
Sawley

Client: Mr J SUTTON

Date: 10.11.12 **Scale:** 1:300 @ A1

Project No: SUTT/01 Dwg 03B **Drawn:**RLJ

Amendments: A B