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'as existing' and 'proposed' drawings based on information provided by client or clients architect - no measurement survey of the site has been undertaken by the garden designer.

this drawing is to be read in conjunction with all relevant consultants and specialist drawings. the designer is to be notified of all discrepancies before proceeding. do not scale from this drawing. all dimensions are to be checked on site. this drawing is subject to copyright.

The existing out-building and retaining wall have been relocated further away from the house on this elevation to provide a useable area that is connected to the main living area within the home. This is the only area where there is a direct inside/outside connection. It is therefore considered vital that this space not only be large enough to enhance the view from inside but also provide an opportunity to connect with the garden all year round. The quirky angles of the existing building and retaining walls have been replicated. This along with the use if reclaimed materials from site will retain the existing style, character and charm of the place. A small retaining border to the base of the retaining wall helps to soften the line of this structure. The hedge along the top of the wall acts as a barrier to the drop from the top of the retaining wall

Three trees currently stand in this area, the design for the garden works with the existing levels to ensure they will not be disturbed during the development of the property

The afternoon terrace will need to be constructed using imported materials. The focus for the scheme remains traditional with the use of sawn sandstone paving for the terrace area combined with traditional stone walling for the retaining walls required at the back. This is the perfect place for a herb garden. The planting area to the front of the retaining wall will be for a mixture of kitchen herbs, with plenty of room on the terrace for pots of mint and other more invasive species to ensure they do not take over.

The most suitable driveway surface has not yet been confirmed. Gravel or tarmac are currently being considered. Hard-landscaping to the south-western elevation of the property will combine reclaimed sandstone paving from site with reclaimed bricks from site. Where there are insufficient materials to complete an area, additional materials will be imported that have the same character. Soft-landscaping will comprise scented garden plants that are drought resistant to cope with the sunny aspect, reducing the need for maintenance. A focus on the plants that are good for pollinators will be a leading factor in plant choice throughout the scheme.

This is the main lawn within the curtilage of the garden area. The wall that separates it from the driveway with be a low stone wall in keeping with the materials and building style of the property. There will be some additional small garden trees and shrubs to the boundary to provide a sound barrier to the A59. The lawn will be for amenity purposes and will be managed as such. All boundary fences to be post and rails with a new hedge to the inner side to further increase privacy and reduce noise from the A59.

The existing boundary is fence with posts and rails. This style of fencing will be retained. The addition of a new hedge will be made. A native variety of plant will be used to achieve this to reflect the agricultural nature of the site.

Existing grassed area to the rear garden to be enhanced with wild flowers and managed as meadow grass. Some additional trees will be added to the site to increase privacy. The proposed tree varieties will be native.

The existing tree will be retained and preserved as an important specimen within the garden. There will be a root protection zone around this tree to ensure no damage is incurred during the development of the site.

This area of ground is currently on open area that has no varieties of any specific interest. The plan is to introduce a new floral mix to recreate an ancient meadow feel to the area. There will need to be some ground works to remove rubbish and rubble left over from previous owners. Following this process the grassland will be reinstated to represent an old fashioned orchard/meadow look.

Existing grassed area to the back of the Derelict Cottage to remain as it is.

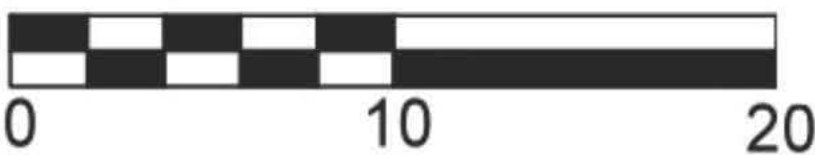
Improvement to the boundary hedging include replanting an overgrown and unmanaged hedge. The new hedge will contain native plant varieties to replicate the agricultural nature of the land.

A small orchard will be established at this end of the croft. It is possible that the ground here was used for the production of fruit when the farm was active.

The position of the gate within the boundary will be retained although it has been set back to improve safety on exiting the site. All stone work will retain the current style of the stone walls. The line of the wall will follow the existing boundary and curtilage of the site. Whilst the path is being renovated and the levels managed to better suit the interior use of the building. The building materials and style replicate the current feel of the property.

The terrace paving and retaining walls within this area will be constructed using materials reclaimed from site or reclaimed materials that match those found on site. The style of the walls and paving will replicate the random paving design and wall building methods that are currently represented within the site.

The new entrance area to be constructed using stone reclaimed from site. The games room has retained the red brick feature of the current building. This feature will be reflected in the final design for the entrance gates so that a historic reference can be found within the stonework of these new walls. Wall to be copped using triangular stone tops that are found throughout the village. The driveway entrance will be announce using reclaimed stone cobbles as a rumble strip. This will allow for a more practical solution within the driveway whilst maintaining the historic agricultural feel to the entrance from the roadside. All construction work at the entrance to comply with Highways specification.



SCALE BAR 1:200

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