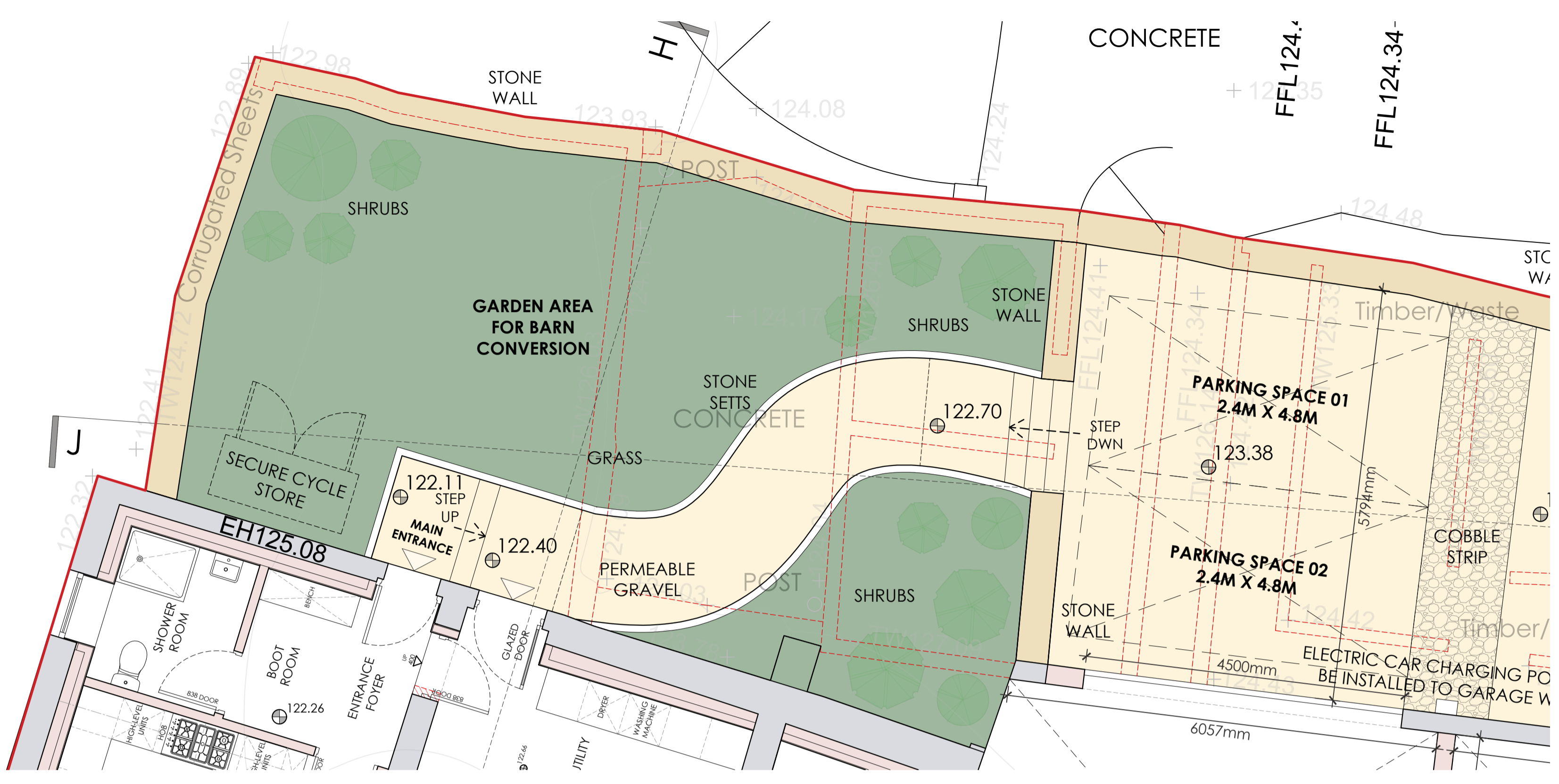
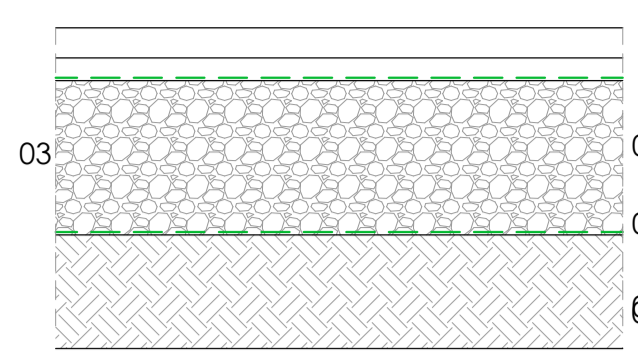


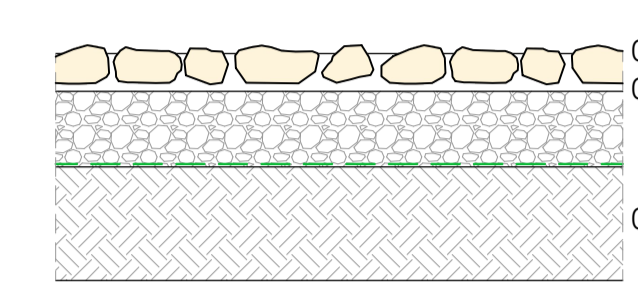
This drawing is to be read in conjunction with all relevant Architect, consultants' and specialist drawings and specifications. The Architect is to be notified of any discrepancies before proceeding. Do not scale from this drawing. All dimensions and levels are to be checked on site. This drawing is subject to copyright. All work carried out before Planning and Building Permission has been granted is at the contractor's risk.



**PROPOSED LANDSCAPING PLAN TO DISCHARGE CONDITION 14**  
Scale 1:50



**PROPOSED DRIVEWAY DETAIL TO DISCHARGE CONDITION 14**  
Scale 1:10



**PROPOSED COBBLE STRIP DETAIL TO DISCHARGE CONDITION 14**  
Scale 1:10



**COTSWOLD GOLD GRAVEL**

**HARDSTANDING:**

- GROUNDTRAX CELLPAVE™ 40 INTERLOCKING CELLULAR PAVING GRID, 100% POLYETHYLENE, PANEL SIZE 500 x 500 x 40mm DEEP PAVING GRID FILLED WITH COTSWOLD GOLD GRAVEL OR SIMILAR APPROVED IN RANGE 5-20mm TO BS EN 13242, WITH ASSOCIATED VERTICAL EDGING KERBS AND BOARDS.
- BEDDING LAYER TO BE 25-45mm THICK SHARP SAND, GRIT OR A FREE DRAINING 5-19mm ANGULAR AGGREGATE.
- GEOTRAX IS1000 GEOTEXTILE FABRIC.
- 150-250mm TYPE 3 OPEN-GRADED RECYCLED AGGREGATE (DOT TYPE 3 OR EQUIVALENT) LAYERED AND COMPACTED.
- GEOTRAX GX20/20T BIAXIAL REINFORCEMENT GEOGRID.
- SUBGRADE SOIL STRIP ALL VEGETATION, TOPSOIL, ORGANIC MATTER, LOOSE FILL, AND SOFT/UNSUITABLE MATERIALS TO EXPOSE A FIRM, COMPACT SUBSOIL. DISPOSE OF UNSUITABLE MATERIAL OFF-SITE OR TO DESIGNATED SPOIL AREAS.
- 100 x 100mm YELLOW LIMESTONE COBBLE STRIPS WITH TUMBLLED EDGES, SLAB THICKNESS 30-50mm THICK.
- THE COBBLE STRIP SHALL BE LAID ON A CLASS 2 MORTAR BED COMPRISING A 1:3 CEMENT TO SHARP SAND MIX, SEMI-DRY IN CONSISTENCY, THE MORTAR BED SHALL BE 30-40 MM THICK AFTER COMPACTION AND LAID TO THE CORRECT FALLS AND LEVELS. COBBLES SHALL BE PRESSED FIRMLY INTO THE MORTAR AND TAPPED TO LINE AND LEVEL USING A RUBBER MALLET.

**LANDSCAPING:**

ALL WORKS WITHIN THE DEVELOPMENT AREA SHALL BE SUBJECT TO BS 5837:2012.

**PLANTING SPECIFICATION:**

ANY NEW HEDGEROWS TO BE PLANTED IN DOUBLE ROWS 500mm APART AT 4m<sup>2</sup> INTO 300 x 300 x 300mm PITS AND BACKFILLED WITH TOPSOIL AND FINISHED WITH 50mm DEEP COURSE OF COARSE FOREST BARK MULCH.

GRASSED AREAS TURFED, GRADED AND CROSS GRADED TO EVEN RUNNING FALLS. APPLY FERTILISER AT A RATE OF 70g/m<sup>2</sup> AND RAKE IN. A DRESSING OF FINELY SIFTED TOPSOIL TO BS3882 SHOULD BE APPLIED TO THE LAID TURF AND BRUSHED IN.

ALL SHRUB MATERIAL SHALL BE FIRST QUALITY, STURDY AND WELL ROOTED STOCK. SHRUBS PLANTED INTO 450mm GOOD QUALITY TOP SOIL INCORPORATING ORGANIC COMPOST AND SLOW RELEASE FERTILISER.

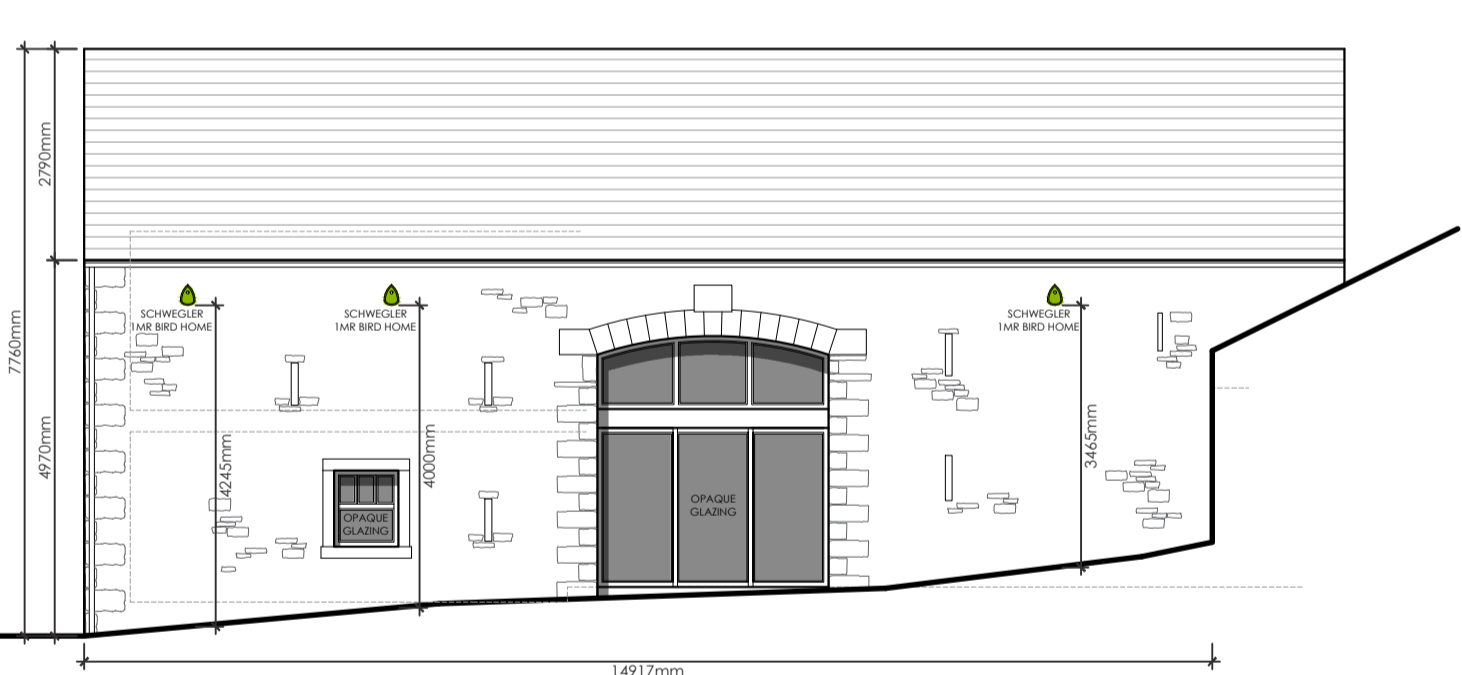
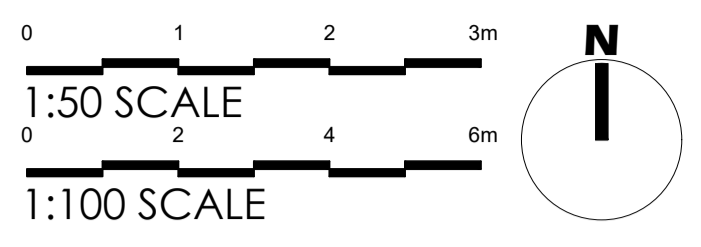
TOP SOIL, WHETHER EXISTING ON SITE OR IMPORTED, SHALL COMPLY WITH BS3882:2007 AND BE OF PREMIUM GRADE, FREE DRAINING, FRIABLE, TOP SPLIT, MEDIUM LOAM, TOPSOIL CONTAINING EXCESS SAND OR CLAY WILL NOT BE ACCEPTABLE. THE TOPSOIL SHALL BE FREE FROM PERNICIOUS WEEDS, STRAW, STONES, WOOD, CLAY LUMPS AND FOREIGN MATTER EXCEEDING 50MM IN SIZE. TOP SOIL TO HAVE A PH VALUE OF BETWEEN 0.4 AND 0.75 AND A HUMUS CONTENT OF NOT LESS THAN 50% ON A DRY WEIGHT BASIS. ALL TOPSOIL SHALL BE OBTAINED FROM THE TOP 150MM OF GROUND. STONE CONTENT SHALL NOT BE IN EXCESS OF 5%. PC CONTENT SHALL BE SALT FREE AND NOT MORE THAN 2MM HOS/CM AT 250 CENTIGRADE. NUTRIENT STATUS SHALL BE MEDIUM TO VERY HIGH - MIN OF AG ADAS DEFINITION.

TOPSOIL TO BE SPREAD OVER PREPARED LEVEL SUBSOIL BASE TO ENSURE A MINIMUM DEPTH OF 450mm TO ALL SHRUB PLANTED AREAS AND 150mm DEPTH TO GRASSED AREAS. SPREAD OVER PREPARED SUBSOIL IN LAYERS NOT EXCEEDING 150MM AND GENTLY FIRM BEFORE SPREADING THE NEXT.

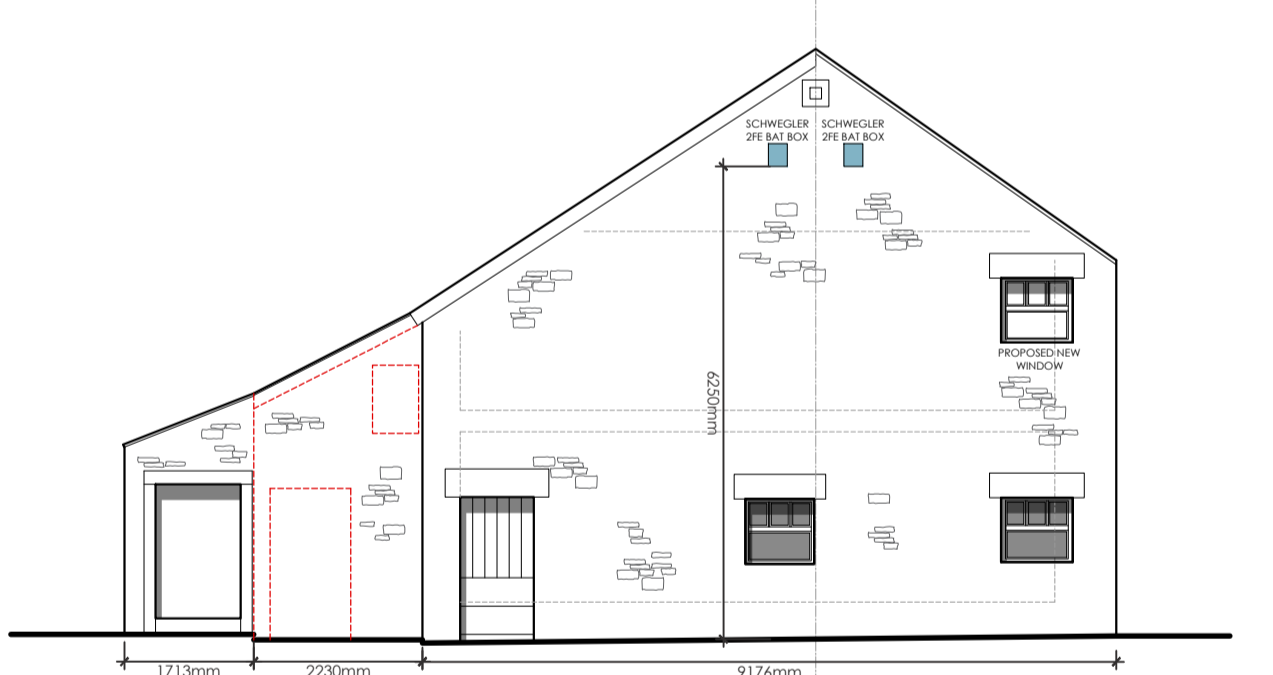
SHRUB PLANTING SCHEDULE:

SPECIES / SIZE:  
 5No. ANCANTHUS : 3L  
 5No. CALLUNA : 3L  
 5No. ESCALLONIA DONARD SEEDLING : 3L  
 5No. PITTOSPORUM TENUIFOLIUM : 3L  
 5No. VIBURNUM TINUS : 3L

ALL PLANT MATERIAL TO BE A MIN. 3 LITRE POT SIZE AND BE COMPLIANT TO BS 3936 PARTS 1 AND 4, AND BS4428. FINISHED BEDS DRESSED WITH A 50mm LAYER OF COARSE FOREST BARKMULCH.



**PROPOSED BIRD/BAT BOX POSITIONS - EAST ELEVATION TO DISCHARGE CONDITION 16**  
Scale 1:100



**PROPOSED BIRD/BAT BOX POSITIONS - SOUTH ELEVATION TO DISCHARGE CONDITION 16**  
Scale 1:100

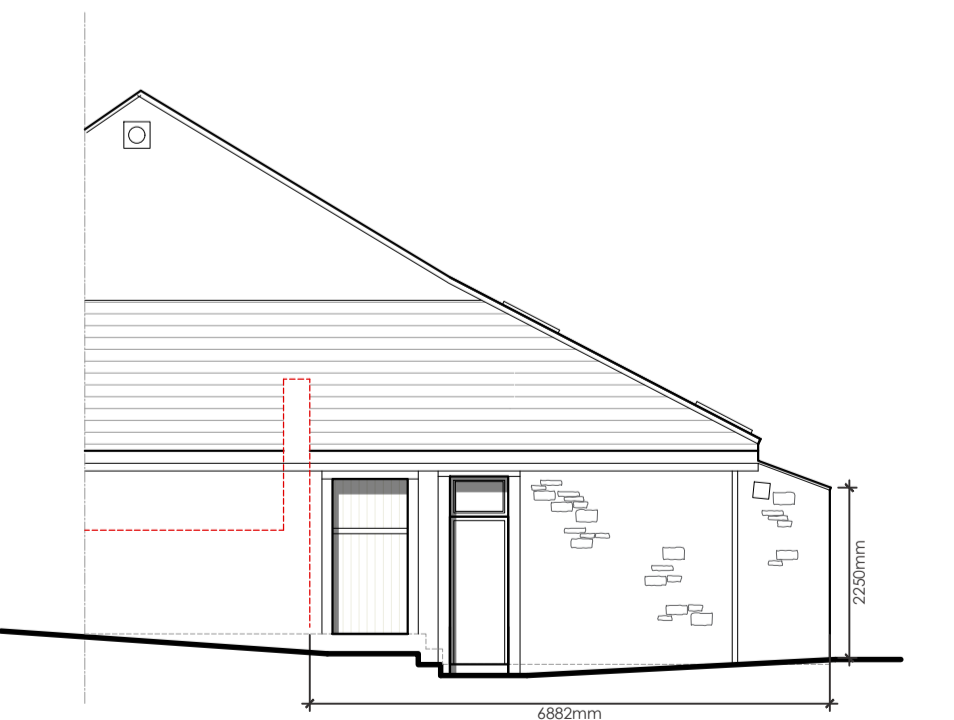


**SCHWEGLER BIRD HOME**

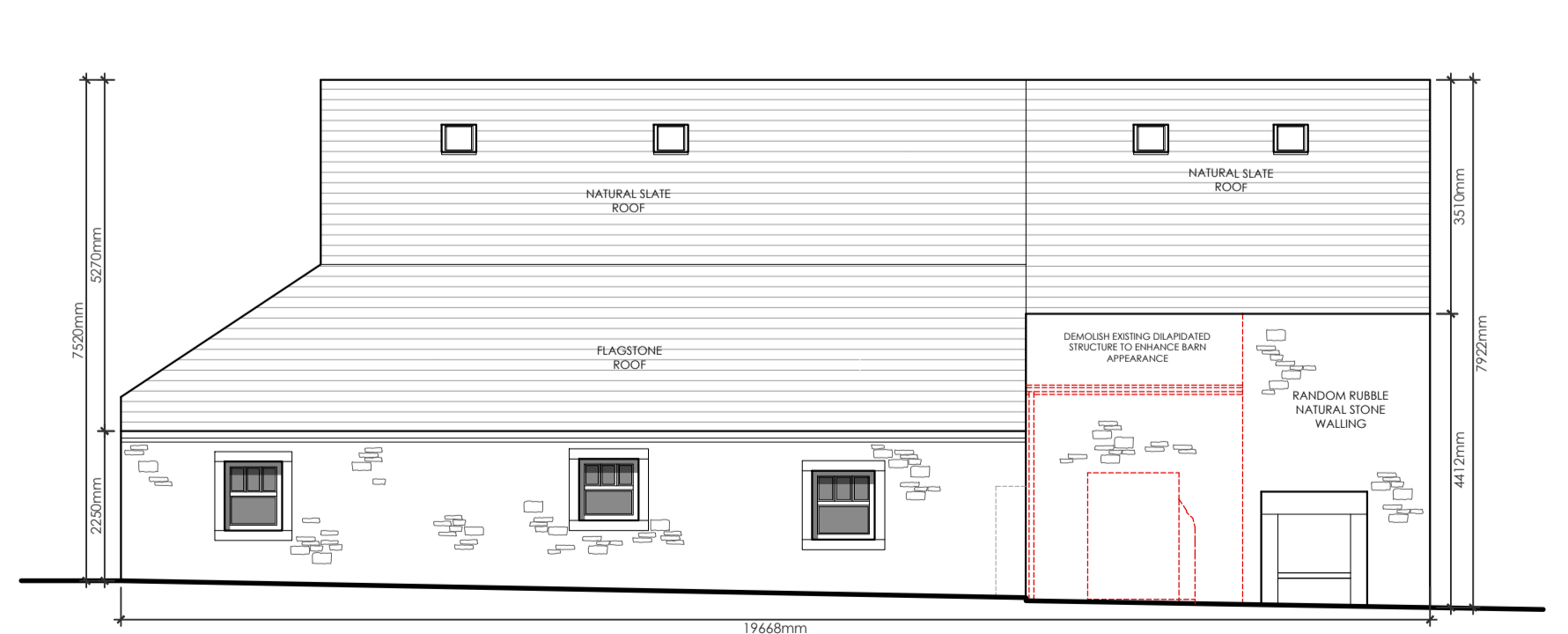
**SCHWEGLER BIRD HOME 1MR - 3No. TOTAL**

PROVIDE AND INSTALL A SCHWEGLER 1MR BIRD BOX, POSITIONED AT A MINIMUM HEIGHT OF 3-4 METRES ABOVE GROUND LEVEL ON A MATURE TREE OR SUITABLE BUILDING FACADE, IDEALLY FACING BETWEEN NORTH AND EAST TO AVOID DIRECT SUN AND PREVAILING WINDS. INSTALLATION SHOULD ENSURE A CLEAR FLIGHT PATH TO THE ENTRANCE HOLE, FREE FROM OBSTRUCTIONS SUCH AS BRANCHES OR CABLES. THE BOX IS TO BE FIXED SECURELY WITHOUT DAMAGE TO THE STRUCTURE OR TREE, AND LOCATED IN A QUIET AREA WITH MINIMAL DISTURBANCE. THE 1MR MODEL IS TO BE SPECIFIED FOR ITS SUITABILITY FOR SPECIES SUCH AS REDSTARTS, TREE SPARROWS, AND ITS, AND IS TO REMAIN IN PLACE PERMANENTLY AS PART OF THE BIODIVERSITY ENHANCEMENT MEASURES. COLOUR TO BE GREEN/GREY, REF: 154/2.

MATERIAL: SCHWEGLER WOOD-CONCRETE NEST BOX.  
 DIMENSIONS: W 190 x H 270 x D 230mm  
 INCLUDES: NEST BOX AND SCREW HOOK.



**PROPOSED BIRD/BAT BOX POSITIONS - NORTH ELEVATION TO DISCHARGE CONDITION 16**  
Scale 1:100



**PROPOSED BIRD/BAT BOX POSITIONS - WEST ELEVATION TO DISCHARGE CONDITION 16**  
Scale 1:100

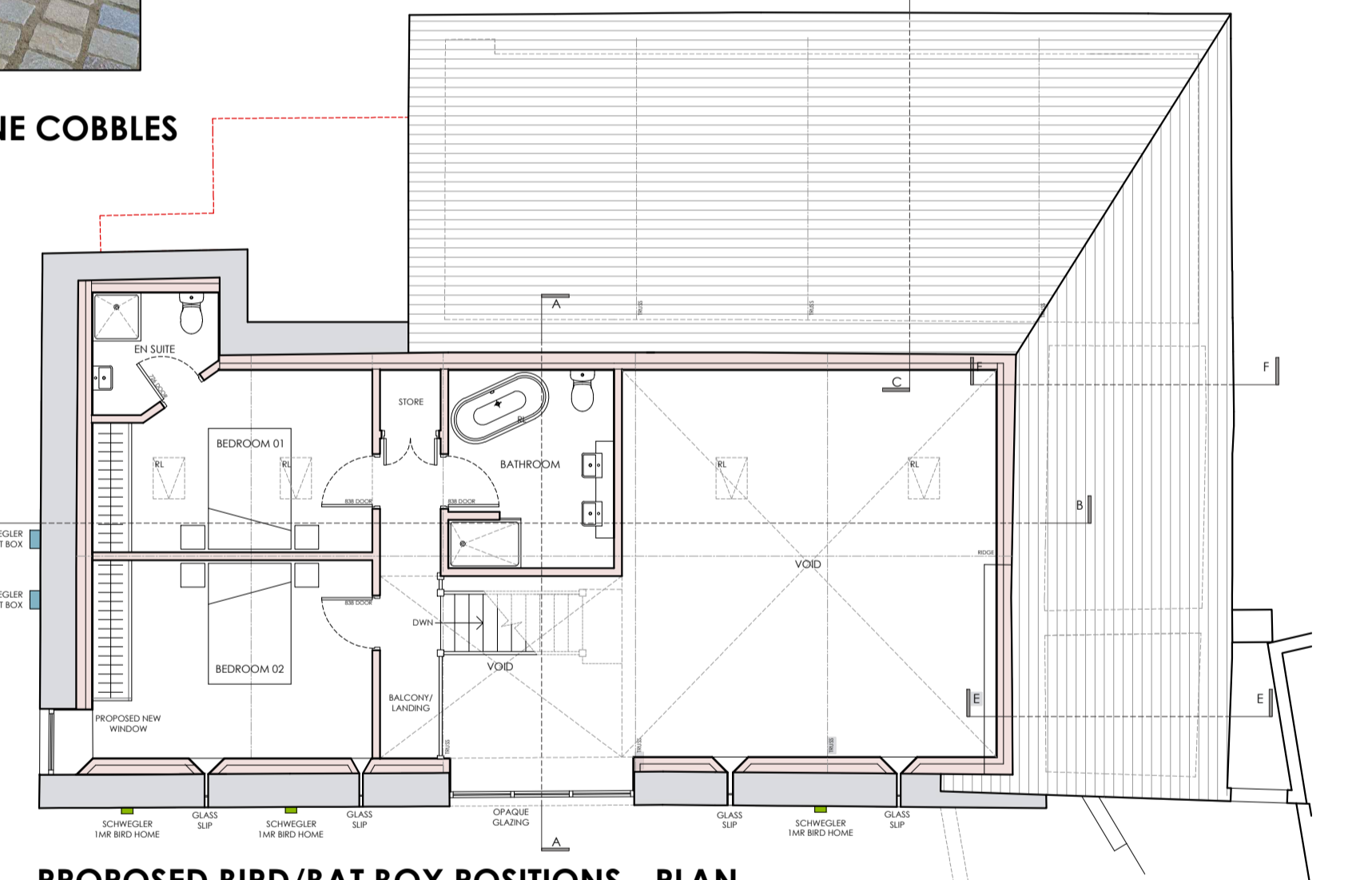


**SCHWEGLER BAT BOX**

**SCHWEGLER WALL MOUNTED BAT SHELTER 2FE - 2No. TOTAL**

PROVIDE AND INSTALL A SCHWEGLER 2FE BAT BOX AS PART OF THE ECOLOGICAL ENHANCEMENT MEASURES. THE BAT BOX IS TO BE SECURELY FIXED TO A MATURE TREE TRUNK OR A BUILDING FACADE, POSITIONED AT A HEIGHT OF AT LEAST 3-5 METRES ABOVE GROUND LEVEL, IN A SHELTERED LOCATION WITH A CLEAR FLIGHT PATH. THE BOX SHOULD BE ORIENTED TO RECEIVE SOME SUN DURING THE DAY (SOUTH, SOUTHEAST OR SOUTHWEST-FACING), WHILE AVOIDING AREAS WITH EXCESSIVE ARTIFICIAL LIGHTING. THE 2FE MODEL IS DESIGNED TO OFFER BOTH SUMMER AND WINTER ROOSTING OPPORTUNITIES FOR A RANGE OF BAT SPECIES AND SHOULD BE INSTALLED AS A PERMANENT FIXTURE TO SUPPORT LONG-TERM HABITAT PROVISION. CARE SHOULD BE TAKEN DURING INSTALLATION TO AVOID DISTURBANCE TO ANY EXISTING WILDLIFE AND TO COMPLY WITH RELEVANT BAT PROTECTION LEGISLATION.

MATERIAL: SCHWEGLER WOOD-CONCRETE NEST BOX.  
 DIMENSIONS: W 250 x H 300 x D 50mm  
 INCLUDES: BOX AND SCREW HOOK.



**PROPOSED BIRD/BAT BOX POSITIONS - PLAN TO DISCHARGE CONDITION 16**  
Scale 1:100

Client  
Mr and Mrs O'Gorman

Job Title  
Proposed building conversions at Eaves House Farm West Bradford Clitheroe BB7 3JF

Drawing Title  
Proposed Landscaping Plan and Bat/Bird Box Details.

**TO DISCHARGE CONDITION 14 & 16**  
PLANNING REF: 3/2025/0198

Scale: Various @A1 Date: JULY 2025 Drawn: TDM

**spa**  
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