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Landscaping:

Trees:

All new trees to be 2.7 - 3.0m standard nursery stock. Girth of 8.0 - 10.0cm and clear stem height of 1.8 - 2.1m. Transplanted three times. Bare-root. Symmetrical, evenly branched crowns.

1. Sorbus Aria (Whitebeam).
2. Acer Campestre (Field Maple).

Planting pits for standard trees to be 750 x 750 x 750mm and backfill with an equal mixture of topsoil & tree planting mulching compost (50% / 50%).

Stakes and ties - standard trees should be double staked and tied. Trees should be placed centrally in the pit with stakes placed either side (stake size 75 x 75 x 2400mm). Stakes should be sawn off to approx. third of length of clear stem height of the tree. 2 No. reinforced tree ties 50mm width should be used to secure the tree 50mm below the top of the stakes.

Proposed trees within 3m distance from building or services or within 2.5m of roads/parking area are to have root barriers installed.

Water to be applied to all trees and transplants on same day as planting: - Standard 36 litres/tree.

Total No. of Shrubs:	Pot Size:	Height:	Density:
24No. Lavandula Hidcote.	3L.	15 - 20cm.	4/sq.m.

House Type Schedule:

House Type	Description	Area:	Density:
201	2 bedroom semi-det. mid & end terrace.	Gross area - 2.157 acres / 0.873 hectares.	Density (Gross) - 35.51 / hectare
301	3 bedroom semi-det. & end terrace.		
309	3 bedroom semi-det. & mid terrace.		
304	3 bedroom detached		
307	3 bedroom detached		
403	4 bedroom detached	2 (1 DG)	

TOTAL : 31

NOT ALL GARAGES SHOWN WILL NECESSARILY BE CONSTRUCTED.

Materials:

- A** Brickwork: Hanson Lindum Cottage Red Multi. Contrasting Brickwork: Hanson Harborough Buff Multi. Roof: Plain Profile Concrete Tile in Dark Grey.
- B** Brickwork: Hanson Harborough Buff Multi. Contrasting Brickwork: Hanson Lindum Cottage Red Multi. Roof: Plain Profile Concrete Tile in Dark Grey.
- Paving slab access paths to level threshold for principle entrance. Gradient not to exceed 1 in 12 for maximum 5.00m length. Paving Slabs - Grey PCC.
- Permeable Crushed Aggregate - Buff Colour.
- Gravelled Areas.
- Tarmac - Black (no chippings).

Windows & French Doors - White UPVC.
Front & Rear Doors - White Composite or White Steel faced in a style to match elevation drawings.
Fascias & Soffits - White.
Rainwater Goods - Black.

Legend:

- Existing tree
- Existing shrubs to be cut back.
- Existing shrubs.
- New tree planting see schedule for species.
- New shrub planting.
- 0.6m high post & wire as detail SD-103 A.
- 2.5af 2.5m high acoustic fence.
- 1.8f 1.8m high vert. boarded fence as detail SD-100 B.
- Turf to front garden areas.
- pd Personal door to garage
- Service Easement.
- Protected Strip Easement.
- Existing Sewer Easement.
- Shared Drive.

AMENDMENTS

Issue	Date	Detail
A	18:05:15	Plots 1, 2, 11, 12 & 13 revised. Plot 10 double garage amended to single. Number of visitor parking bays increased. Proposed tree planting removed from areas adjacent to railway line. Shrub planting added front of plot 31. Alignment of existing combined sewer crossing the site & easement revised. 2.4 x 45.0 visibility splay added to junction. Tracking shown for a Phoenix 2 17N (with Elite 2 6x2 RS chassis) refuse vehicle. Area around ex.El Sub St. revised. JW
B	03:06:15	Plots 16 - 21 revised. Parking bays added side of plot 25 & in front of plots 9 & 10. Parking bay removed side of plot 29. Road widened to 5.5m at access tapering to 4.8m. JW.
C	10:06:15	2.5m high acoustic fence added to rear & side boundaries with railway. JW



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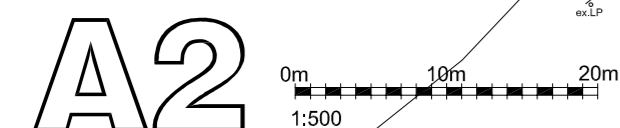
Client: Gleeson Homes & Regeneration

Project: PROPOSED DEVELOPMENT AT GLEN STREET, HEBBURN.

Drawing Title: PLANNING LAYOUT

Scale: 1:500@A2 Drawn by: JW Checked:

Date: 11:02:15 Drawing No.: GH44: L: 01C



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