








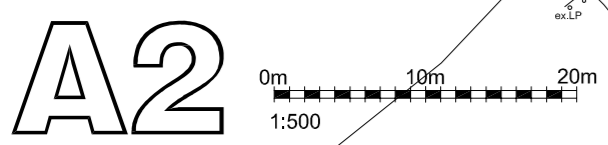
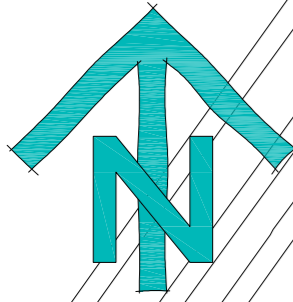


ALL MATERIALS, LANDSCAPE DETAILS AND BOUNDARY TREATMENTS ARE SUBJECT TO APPROVAL BY THE LOCAL PLANNING AUTHORITY

- NOTES:
- DO NOT SCALE FROM THIS DRAWING.
- This drawing is the copyright of The Design Gap Limited. No part of this drawing may be reproduced in any material form without the written permission of The Design Gap Limited. WARNING the doing of an unauthorised act in relation to a copyright work may result in both a civil claim & a criminal prosecution.
 - All dimensions to be verified on site prior to any shop or site works being commenced.
 - All discrepancies to be reported to The Design Gap Limited BEFORE any work is put in hand.
 - This drawing must be read in conjunction with relevant consultant & specialist drawing(s).
 - This drawing must be read in conjunction with the drawing(s) specified.
 - The Design Gap Limited accepts NO liability to third parties arising out of unlawful reproduction or use of this drawing.

Legend:

-  Existing tree
-  Existing shrubs to be cut back.
-  Existing shrubs.
-  New tree planting see schedule for species.
-  New shrub planting.
-  Turf to front garden areas.
-  Service Easement.
-  Protected Strip Easement.
-  Existing Sewer Easement.



ALL EXTERNAL BOUNDARIES ARE BASED ON SURVEY INFORMATION SUPPLIED BY THE CLIENT. ALL BOUNDARIES TO BE CHECKED AGAINST THE LAND REGISTRY PLAN PRIOR TO COMMENCEMENT ON SITE AND ANY DISCREPANCIES TO BE NOTIFIED TO THE DESIGN GAP LIMITED

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.

- Sorbus Arja (Whitebeam).
- 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.

© Copyright. All rights reserved. This drawing must not be reproduced in whole or part without permission from The Design Gap Limited.

Reproduced from Promap 1: 1250 scale by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office.
© Crown Copyright. All rights reserved. Licence number LIG1312.

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 Pheonix 2 17N (with Elite 2 6x2 RS chassis) refuse vehicle. Area around ex.El Sub St. revised. JW



Email: john@thedesigngap.co.uk Mob: 07986093588

Client: Gleeson Homes & Regeneration

Project: PROPOSED DEVELOPMENT AT GLEN STREET, HEBBURN.

Drawing Title: SOFT LANDSCAPING

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

Date: 11:02:15 Drawing No.: GH44: L: 03A