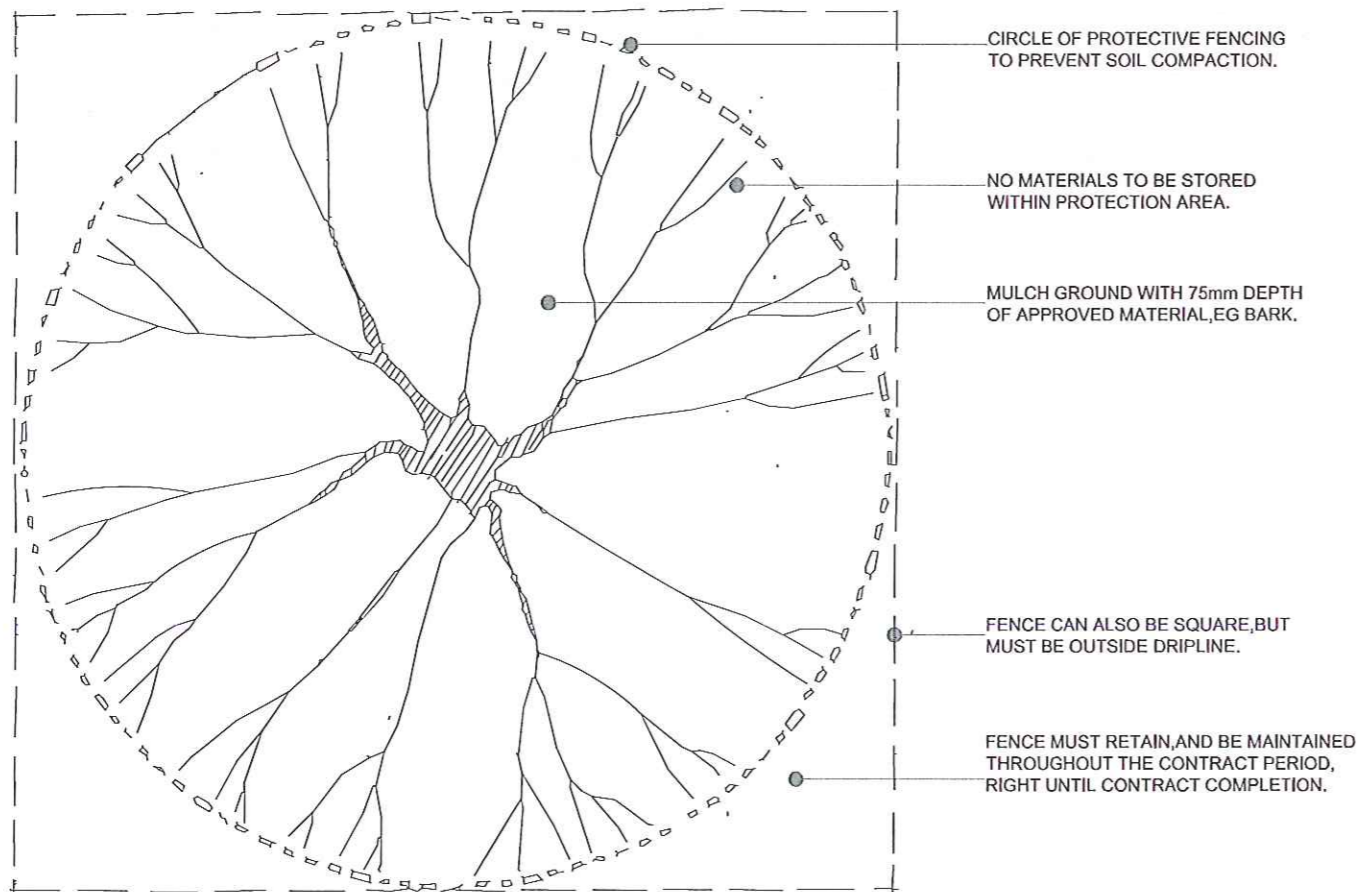


- 1 - standard scaffold poles
- 2 - uprights driven into the ground
- 3 - panels secured to uprights with wire ties and where necessary scaffold clamps
- 4 - weldmesh wired to uprights & horizontals
- 5 - standard clamps
- 6 - wire twisted & secured on inside face of fencing to avoid easy dismantling
- 7 - ground level
- 8 - approx 0.6m driven into ground

Tree protection fencing - heras mounted on scaffold poles, pegged firmly to the ground as BS5837:2012



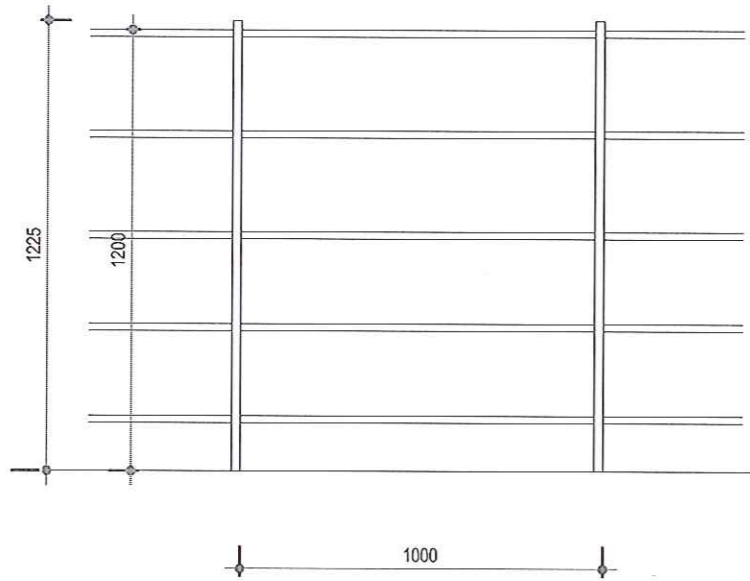
Terence C. Burton MCIAT
CHARTERED ARCHITECTURAL TECHNOLOGIST

CONTRACT
Proposed Replacement Dwelling,
Essendon Country Club, Bedwell Park, Essendon

DRAWING TITLE
Site Plan -
PLANNING CONDITIONS DETAILS 1

SCALE 1:200 @ A3 | DATE July 2013 | REVISION
DRAWING NUMBER 13/ ECC/PL/11 | TELEPHONE / FAX 01279 304363

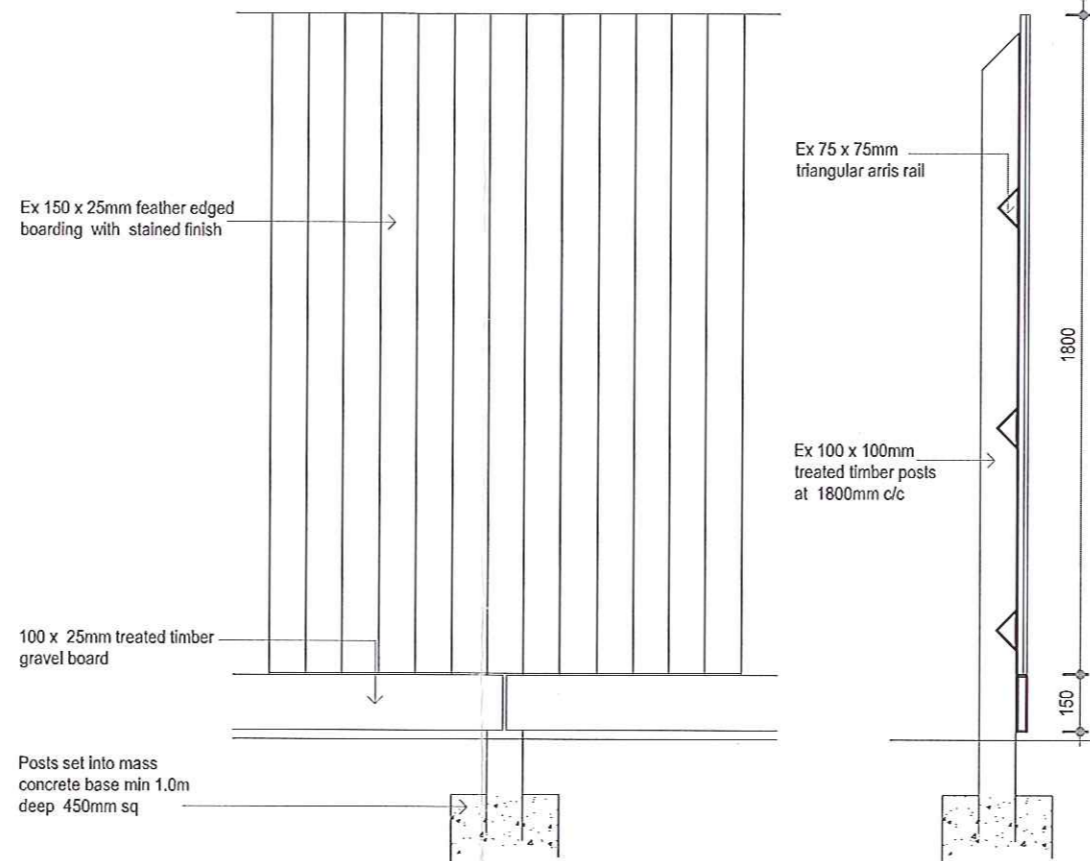
8 WHEEL WRIGHTS CLOSE
BISHOPS STORTFORD
HERTS.
CM23 4GH



Metal Estate Railings

Black painted Parkland estate style metal railings 1.2m high with support posts at 1.0m centres.

Note when within root protection areas all post hole excavations to be hand dug and post holes to be lined with a non porous membrane to stop leaching of the concrete damaging the tree roots,



1800mm Close Boarded Fence

1.8m high Close boarded timber fencing with timber posts and gravel boards.

Note when within root protection areas all post hole excavations to be hand dug and post holes to be lined with a non porous membrane to stop leaching of the concrete damaging the tree roots,

Terence C. Burton MCIAT
CHARTERED ARCHITECTURAL TECHNOLOGIST

CONTRACT
Proposed Replacement Dwelling.
Essendon Country Club, Bedwell Park, Essendon

DRAWING TITLE
Site Plan - PLANNING CONDITIONS DETAILS 2

SCALE 1:20 @ A3	DATE July 2013	REVISION	TELEPHONE / FAX 01279 304363
DRAWING NUMBER 13/ ECC/PL/12			

8 WHEEL WRIGHTS CLOSE
BISHOPS STORTFORD
HERTS.
CM23 4QH



DEMOLITION

All demolition works are to be carried out in accordance with BS 6178:1982 Code of Practice for Demolition.

Clear all existing structures and materials identified as being removed to below ground level to such a depth as necessary for the new external works, whilst maintaining the integrity of any structures adjacent. Remove all redundant demolition materials from site. Grub up all obsolete drain/service runs & or manholes, cap off redundant connections and backfill with selected as dug material.

Note – retain and protect existing live drains/services serving any existing buildings.

Excavate to depths as follows and backfill with selected as dug material

- In and adjoining new foundations - Soffit of foundation trenches
- In or adjoining new drain trenches - 100MM below bottom of drain trench
- Under parking surfaces - 450MM below FGL
- Elsewhere - 300 below FGL or to suit ground surface

WORKS REMAINING TO BE CARRIED OUT EARLY SPRING 2014 PRIOR TO SEEDING

1/ Hand pick and remove any remaining bits of large hardcore /rubble that have come to the surface.

2/ Any low areas to be leveled with clean top soil. Topsoil shall be free from large roots, sticks, weeds, brush or stones larger than 1 inch in diameter or other litter and waste products. It shall be a loamy mixture having at least 90 percent passing the No. 10 sieve.

3/ Site area to be left as a reasonably flat surface prior to seeding.

GRASS AREAS

Seeding:

Areas shall be seeded with a general Grass mix with added wildflower mix fresh from the previous season's crop. Seed shall be sown on prepared ground at a rate of 35g/m², in two transverse operations. Lightly roll seed bed after sowing.

AFTERCARE PERIOD

Regular Visits: During the Aftercare Period maintenance visits shall be carried out, at least monthly from April to September and twice during the dormant season to carry out the following operations to establish healthy growth:-watering, firming-up, removal of litter, pest and disease and weed control, grass cutting and autumn tidying. All arisings shall be carted away and the site shall be left clean and tidy at all times.

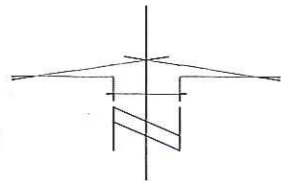
Grass Cutting:

During the first and subsequent growing seasons grass shall be kept at a height of 25mm to 50mm.

General:

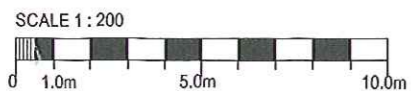
All arisings shall be carted away and the site shall be left clean and tidy at all times.

EXISTING MATURE HEDGING RETAINED



Farm Cottages Site Plan

PLANNING / SECTION 106 CONDITIONS DRAWING



REV Dec 2013 - Planner & Arborist comments added

Terence C. Burton MCIAT	
CHARTERED ARCHITECTURAL TECHNOLOGIST	
CONTRACT	
Proposed Replacement Dwelling.	
Essendon Country Club, Bedwell Park, Essendon	
DRAWING TITLE	
Site Plan - COTTAGES	
SECTION 106 DRAWING	
SCALE	DATE
1 : 200 @ A3	July 2013
DRAWING NUMBER	REVISION
13/ ECC/PL/14	A
8 WHEEL WRIGHTS CLOSE	
BISHOPS STORTFORD	
HERTS.	
CM23 4GH	
TELEPHONE / FAX	
01279 304363	