Control Coordinate Schedule			
Station	Easting	Northing	Height
STN–101	992.597	1025.321	91.423
STN–102	1015.680	979.395	91.317
STN–103	1052.439	943.453	91.563

0 5 10m 20m

N

Easting = 992.597
Northing = 1025.321

STN - 101

Easting = 986.092
Northing = 1016.753

Easting = 1015.680
Northing = 979.395

STN - 102

EXISTING CROSS OVER AND SITE ACCESS ROAD CLOSED AND MADE GOOD IN ACCORDANCE WITH LOCAL AUTHORITY HIGHWAYS ENGINEERS SPECIFICATION AND REQUIREMENTS

Easting = 1027.479
Northing = 964.712

TARMAC CROSS OVER ROAD SURFACE IN ACCORDANCE WITH LOCAL AUTHORITY HIGHWAYS ENGINEER'S SPECIFICATION AND REQUIREMENTS

Hazel Grove

NEW SITE ENTRANCE / EXIT

Easting = 1031.970
Northing = 960.200

Easting = 1052.439
Northing = 943.453

STN - 103

Easting = 1051.001
Northing = 942.407

Footpath

Lane End

Easting = 960.263
Northing = 991.196

Easting = 953.028
Northing = 982.887

Easting = 937.177
Northing = 958.040

Easting = 965.693
Northing = 933.391

Easting = 992.202
Northing = 910.478

Easting = 1016.772
Northing = 889.239

BLOCK A
SUPPORTED
HOUSING SCHEME

BLOCK B

BLOCK C1

BLOCK C2

BLOCK D

BLOCK E

GARDEN

GARDEN ACCESS TO HAVE LEVEL THRESHOLD DOOR.

PATIO STEPS TO BACK OF BLOCK 'A'

DWARF RETAINING WALL IN FRONT OF HEDGE, TO ENG'S. DETAILS

PATIO STEPS TO BACK OF BLOCK 'B' ALL TO SUIT SITE LEVELS BY ENG'S.

FOR F.F.L. TO EACH PLOTS REFER TO SETTING OUT ENGINEERS DRAWING 'ROLTON GROUP'.

FOR F.F.L. REFER TO SETTING OUT ENGINEERS DRAWING 'ROLTON GROUP'.

ACCESS AND EXIT GATE FOR HNSU SUBJECT TO SECTION 278 AGREEMENT WITH LOCAL HIGHWAY AUTHORITY.

BOLLARDS

1.8m HIGH METAL PALISADE GATES.

RETAINING WALL BEHIND HEDGE, TP ENG'S. DETAILS.

BRICK WALL AND RAILING TO RAMPS.

Existing Ash
Existing Lime
Existing Poplar
Existing S/ Birch
Existing Orchard
Existing Horsechestnut

1.8m BOUNDARY FENCE + TRELLIS

1.5m BOUNDARY FENCE + TRELLIS

1.5m TO BOUNDARY

150 CONCRETE EDGING LAID FLAT AS MOWING STRIP.

Water butt pump & tank

CYCLE STORE

BIN STORE

SUB STATION

NEW TREE

Ramp

RS

0 4 8 12 16 20 METRES
SCALE 1:200 (A1)

20 METRES
16
12
8
4
0
SCALE 1:200 (A1)

Hard Landscape Key:

- SITE BOUNDARY
- SOFT LANDSCAPING, ALL AS PER LANDSCAPE ARCHITECT'S DRAWING AND SPECIFICATION.
- BLOCK PAVED AREAS FORMING , PATHS AND ROADWAYS AS SHOWN. LANDING'S AND EXTERNAL STEPS WITH CONTRASTING NOSINGS, ALL LAID IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- EXTENT OF ADOPTABLE HIGHWAY AREA, TARMAC SURFACING REFER TO HIGHWAYS ENGINEERS SPEC.
- CAR SPACES FINISHED IN BLACK TARMAC WITH WHITE LINING.
- CONCRETE PAVING SLABS TO OPPROVED SPEC. 6 M² PAVED PATIO AREA TO ALL HOUSES.
- 1.2x1.2m LEVEL LANDINGS TO ENTRANCE DOORS
- NOTIONAL RAMPS IN PAVING SLABS TO SUIT/ FOLLOW PAVING GRADIENTS/LEVELS SUBJECT TO DETAILED DESIGN.
- R/W RETAINING WALL TO STRUCTURAL ENGINEERS DETAILS
- ROTARY DRYER
- 2.4x2.1x2.0m LOCKABLE SHED WITH CYCLE STORAGE INSIDE TO AFFORDABLE UNITS.
- WATER BUTT
- NEW TREE TO LANDSCAPE ARCHITECT'S SPEC.
- EXISTING TREES RETAINED

SITE BOUNDARY TREATMENTS:

BETWEEN POINTS:–

(A)–(B) : EXISTING ESTABLISHED HEDGE WITH CONC. POSTS & CHAIN LINK FENCING

(A)–(H) : TO BE RETAINED, ALLOW FOR ANY LOCAL REPAIRS & SUPPLEMENTING HEDGING WITH ADDITIONAL STRUCTURAL PLANTING. EXISTING "PALISADE" GATES REMOVED & GAP FORMED BY BOTH GATES AND CLOSED OFF SITE ACCESS ROAD, INFILLED WITH HEDGING & FENCING TO MATCH EXISTING. HEDGING & FENCING REMOVED WHERE REQUIRED TO FORM NEW ACCESS ROAD.

(B)–(C) : EXISTING SPARSE HEDGING & CHAIN LINK FENCING, CHAIN LINK FENCING TO BE REMOVED & HEDGING BETWEEN POINTS (B1)&(C) TO BE REMOVED.

(B)–(B1): ANY VIABLE HEDGING TO BE RETAINED. NEW 1.5m HIGH CLOSE BOARDED TIMBER FENCE.

(B1)–(C): 1.8m HIGH NEW CLOSE BOARDED TIMBER FENCE WITH 300mm HIGH TRELLIS.

(C)–(D) : REPLACE EXISTING TIMBER FENCE WITH NEW 1.8m HIGH CLOSE BOARDED TIMBER FENCE WITH 300mm HIGH TRELLIS.

(D)–(E) : 1.8m HIGH NEW CLOSE BOARDED TIMBER FENCE WITH 300mm HIGH TRELLIS.

(E)–(F) : EXISTING BOUNDARY HEDGING & CHAIN LINK FENCING RETAINED.

(G)–(H) : NEW 1.8m HIGH CLOSE BOARDED TIMBER FENCE TO BE PROVIDED TO THE GARDEN SIDE OF THE EXISTING HEDGING WITH 300mm HIGH TRELLIS.

(F)–(G) : EXISTING HEDGING & CHAIN LINK FENCING REMOVED. NEW 1.8M HIGH CLOSE BOARDED TIMBER FENCE TO BE PROVIDED WITH GATE AS SHOWN TO BE WITHN SITE SIDE OF VISIBILITY SPLAYS.

ALL TIMBER CLOSE BOARDED FENCES HAVE CONCRETE POSTS AND CONCRETE GRAVEL BOARDS.

SITE FENCING

1. 1.8m — NEW PERIMETER HEDGING TO MATCH EXISTING.
2. 1.8m + 300 — 1.8m HIGH NEW CLOSE BOARDED TIMBER FENCE WITH 300mm TRELLIS OVER.
3. 1.8 - 1.5m — 1.8m HIGH NEW CLOSE BOARDED TIMBER FENCE TO PATIO WIDTH (3.6m LONG), REDUCING TO 1.5m HIGH WITH 300mm. TIMBER TRELLIS BETWEEN GARDENS.
4. 1.8m — 1.8m HIGH NEW CLOSE BOARDED TIMBER FENCE.

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Note :

SITE BOUNDARY CO-ORDINATES ARE BASED ON SITE SURVEY STATIONS, STN 101 to 103, WITH NORTHING AND EASTING CO-ORDINATES AS INDICATED ON THE SCHEDULE , BASE ON SITE SURVEY DRAWING :-
No. SI, Job : 08304, DATED : March 08, By P J DUNPHY (Construction Services Ltd), P.O Box 197, Kings langley, Herts, WD4 8DJ.

THIS DRAWING TO BE READ IN-CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS FOR SITE SETTING OUT , LEVELS , EXTERNAL HARD FINISHES AND SITE DRAINAGE, REFER TO M & E ENG'S. DWG FOR ALL UTILITY SERVICES, AND REFER TO LANDSCAPE ARCHITECTS DRAWINGS.

Rev	Description	Drawn
P1	BLOCK B OVERALL FOOTPRINT REDUCED BLOCK E WHEELCHAIR UNIT & CAR PORT CANOPY ADDED. CAR SPACES 42 - 45 MOVED NORTH & NEW TREE/SOFT LANDSCAPING BAY MOVED SOUTH	JP

canvas architects
canvas architects ltd
Nickron House
Bury lane
Rickmansworth
Herts WD3 5RG

Client
WILLMOTT DIXON HOUSING
places for people

Project
HAZEL GROVE DEVELOPMENT
HATFIELD
HERTFORDSHIRE AL10 9DX

Title
PROPOSED HARD LANDSCAPING SITE PLAN

Scale	Date
1:200 @ A1	APR 2006
Drawn: WSC	Checked: RS

File Path:–

Job No.	Drawing No.	Revision
5678	PL106	P1