

- NOTES:**
1. This drawing remains the Copyright of GBa&E
  2. All dimensions to be checked on site by Contractor
  3. All dimensions in millimetres unless otherwise stated
  4. Do not scale copies of this drawing
  5. Any discrepancies in information should be reported to GBa&E for advice before proceeding
  6. All timber to be treated with preservative to B.S. 1282 prior to use and made good thereafter
  7. This plan must be read in strict conjunction with other plans in this set. Structural Engineer's and specialists' details
  8. All work shall be carried out in a good and workmanlike manner and with proper care and skill
  9. All goods and materials shall be of good quality and reasonably fit for their intended purpose
  10. PROTECTED SPECIES:
  11. Data, birds, great crested newts and certain other species are protected by Law. It is therefore essential that, if any such species are discovered, during, or before, the construction process the works are suspended and the local office of Natural England contacted for advice
  12. All proprietary products to be fixed/installed in strict accordance with manufacturer's recommended methods

2.5m high Conifer hedge removed and replaced with native hedging comprising the following, planted in staggered rows 450mm apart at 450mm centres:  
 50% Hawthorn (*Crataegus monogyna*)  
 20% Hazel (*Corylus avellana*)  
 10% Holly (*Ilex aquifolium*)  
 10% Field maple (*Acer caespitose*)  
 10% Guelder rose (*Viburnum opulus*)  
 all as '1+1' transplants 40/60.  
 Resultant hedge ultimately to be maintained at 2.0m high.

Pavios and paths in Brett Bronte weathered buff  
<https://www.brett paving.co.uk/home-owners/garden-paving/traditional-1-bronte/>

Between points A & B existing 1.8m boundary fence replaced.

1800mm closeboard fence

Access drive and parking spaces finished in Geogrid 'standard' interlocking paving system infilled with chippings c/w delineation markers for spaces.  
<https://www.grassform.co.uk/pdf/cache/Grassform%20Product%20Spec%20Sheet%20-%20Geogrid%20Standard.pdf?v=2&cached=false&data16=2016-09-09-08:54:07>

Overall access construction zone 5500mm to include 1800mm ht. closeboard fence each side between points E & F and G & H. Topsoiled verges planted with lavender full length both sides - *Lavandula angustifolia* 'hidcote' - in 15/20 C2 size at 450mm centres

Proposed access to no.25

Reconfigured drive to no.25 in porous finish to match existing

Existing stone wall to receive matching infill where existing access to be closed within one month of new access being open to use

Existing dropped kerbs replaced with standard kerbs. 254x127x914mm to LCC standard specification to include reconfiguring footway & verge to similar standard

1000x1000mm pedestrian visibility splays with no obstruction greater than 600mm above g.l.

**SETTING-OUT LINE**  
**Face of garage Type C**

Small apple tree T6:C3 replaced with Cox's Orange Pippin 2 year old half standard

Existing continuous good quality min. 1.8m high closeboard fence to be retained between points B & C

1800mm closeboard fence to separate proposed gardens

Existing vegetation trimmed back to existing picket fence to receive new 1.8m closeboard fence between points C & D

**SCHEDULE OF ERECTION OF BOUNDARY TREATMENTS:**

All north-east boundary treatments to nos 25, 27 & 29 to be erected prior to commencement of building works

Boundaries each side of proposed drive to be completed prior to occupation of proposed dwellings. Temporary 'heras-type' security fencing to be erected prior to commencement of project and retained until new permanent fences erected  
<http://www.herasreadyfence.co.uk/heras-temporary-fencing-151-system-round-top>

Reinforcement/replacement of existing boundaries to adjoining properties other than the above to be undertaken pre-occupation of proposed dwellings

Boundaries between proposed dwellings to be completed prior to occupation of associated dwellings

**SCHEDULE OF MATERIALS:**

Dwelling Types A & C inc garages -  
 Brick: Weinberger 'Kassandra multi'  
<http://wienberger.co.uk/product-search/kassandra-multi>  
 Roof tiles: Merca blend

Dwelling types B1 & B2 -  
 Brick: Anglian 'Bacara handmade'  
<https://www.anglianbrick.co.uk/bricks/sahara/>  
 Roof tiles: Forticrete 'Gemini' - Slate grey

Joinery throughout:  
 Munster PVCu standard moulded profile in Ivory  
<http://www.munsterjoinery.co.uk/productdetails?pi=146&n=225&pc=0&gc=12&c=1&ci=2&i=10>

Garage doors throughout

Additional garages:

No.25:  
 Brick to match existing dwelling as closely as possible  
 Roof tile - reclaimed from existing garage to be demolished

No.27 - Anglian 'Bacara handmade'  
<https://www.anglianbrick.co.uk/bricks/sahara/>  
 Roof tiles: Forticrete 'Gemini' - Slate grey

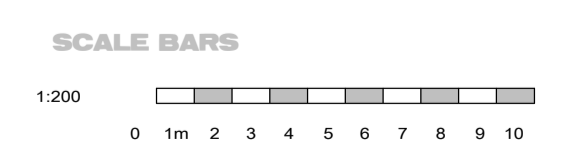
- F 12 09 17 TYPE C NORTH-WEST FENCE/HEDGE AND T6 REPLACED
- E 08 09 17 GARAGE FFL'S ADDED
- D 05 09 17 FURTHER SETTING-OUT/INFO ADDED
- C 05 09 17 FFL'S AMENDED
- B 16 08 17 BOUNDARIES FROM A TO D CONFIRMED. SETTING-OUT DETAILS/
- A 15 08 17 FFL'S ADDED. REAR BOUNDARY OF No.29 AMENDED

**Aspects Building Services**

**Proposed 4No. Dwellings at 25-29 Burbage Road, Burbage, Hinckley, Leicestershire**

**SITE LAYOUT, LANDSCAPING & SETTING-OUT PLAN**

drawn	size	scale	ref	rev
gb	A1	1:200	4489/50	F



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