



Front Elevation

Composite Doors

4.95 m
9.84 m



Side Elevation

Contrasting Stone
Heads, Cills, Surrounds & Details

Natural Coursed
Stone Facings

uPVC Windows



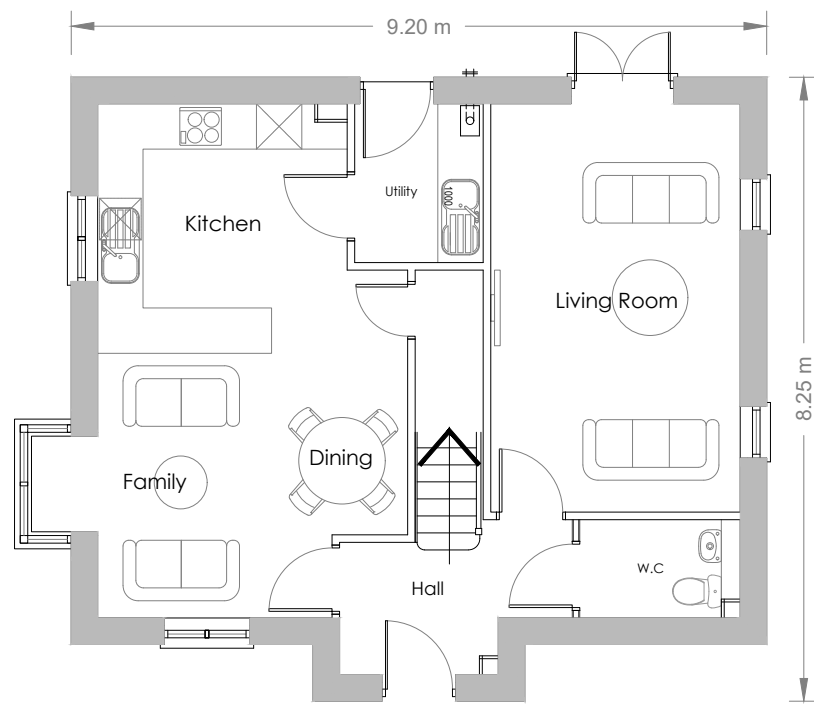
Rear Elevation

Natural Blue Slate

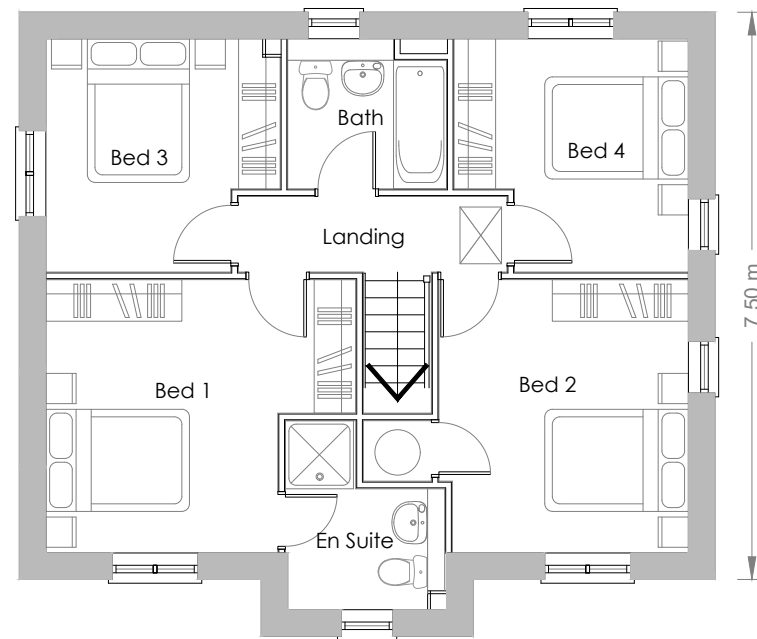
Black Rainwater Goods

White Render

8.80 m



Ground Floor



First Floor



Side Elevation

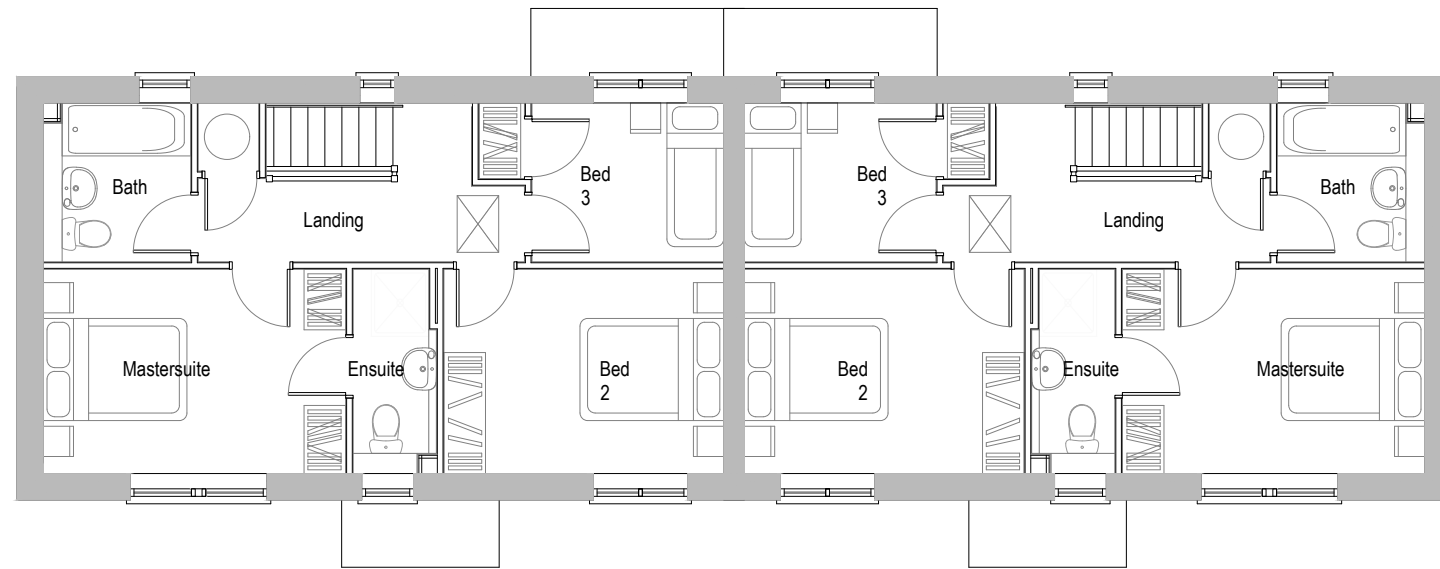


Barn Meadow House
Southfield Fold Farm
Southfield
Burnley
Lancashire
BB10 3RH
Tel : 01282 601157
Mbl : 07976 782876

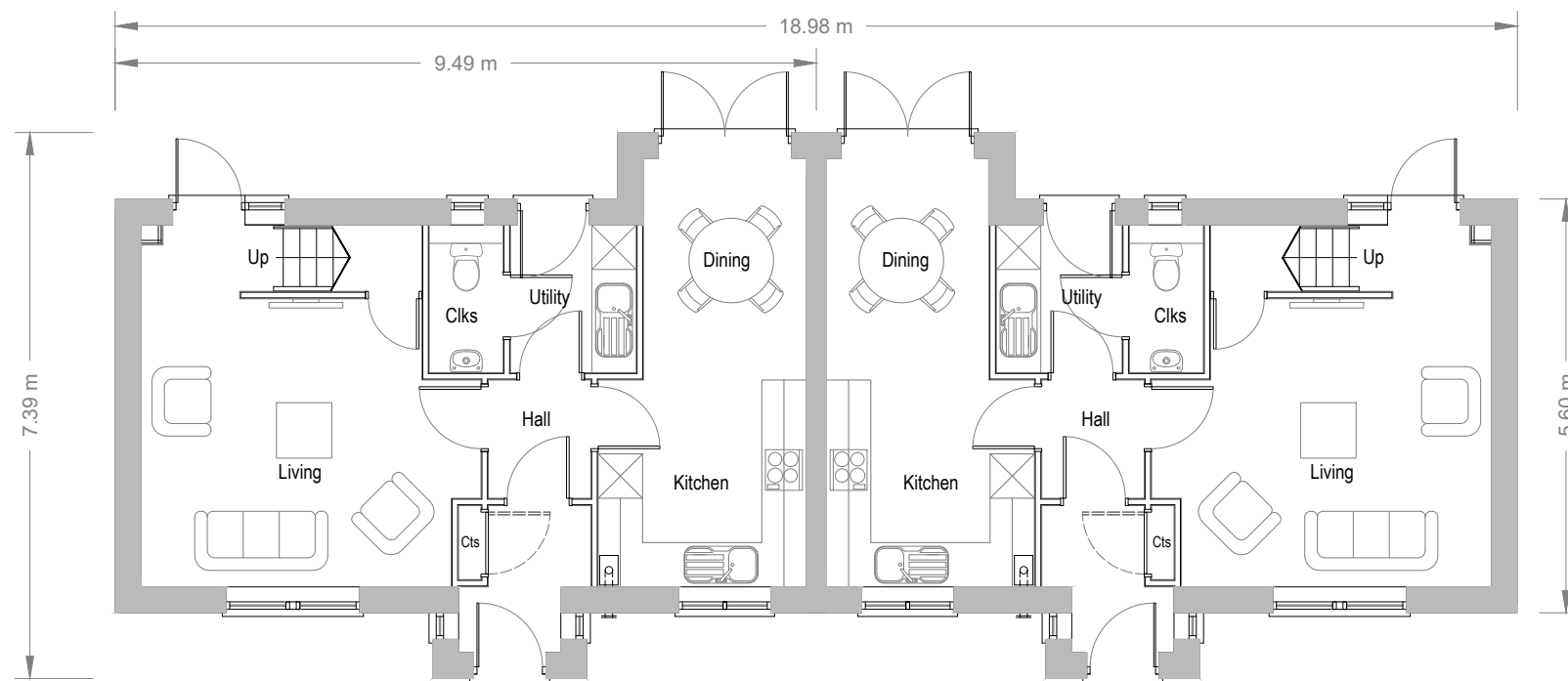
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Project	CRAG VIEW, COWPE		
Drawing Title	Housetype Plot 01 Plans & Elevations		
Revision	C	02.07.20	Drawn D.G.Lever
			Scale 1:100 @ A3
			Drawn 17th Mar 2020
E-mail	darren.dgla@gmail.com		
E-mail	1948BEB/CVC/HT01		
Checked		Approved	A3

PLOT 01

CRAG VIEW, COWPE



First Floor



Ground Floor

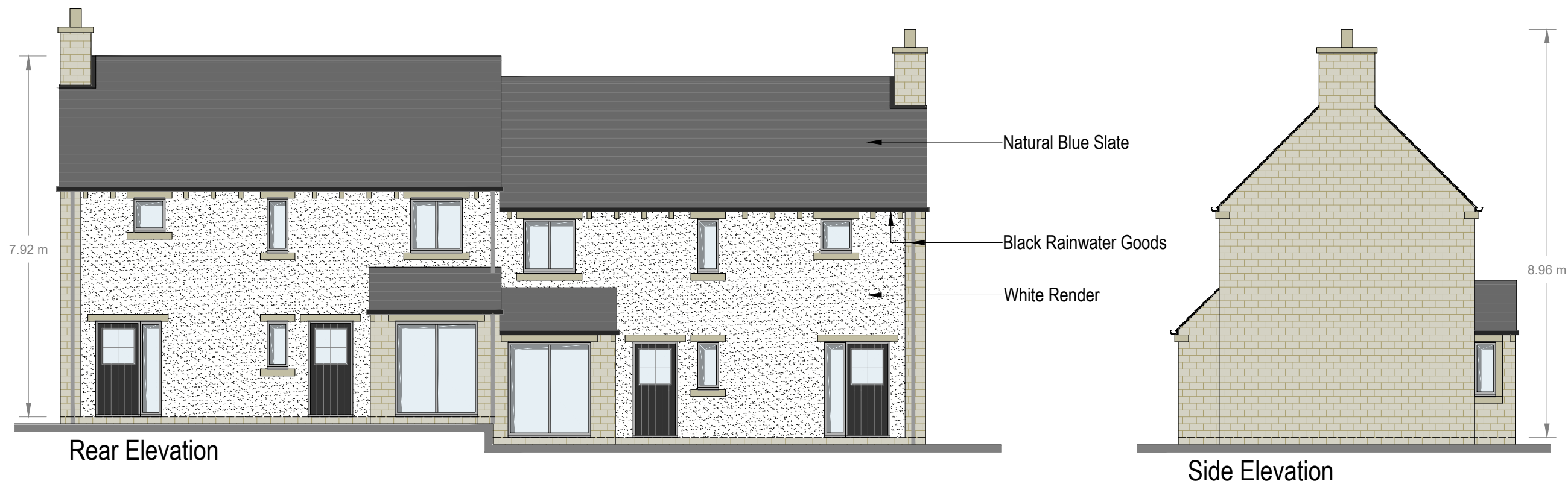
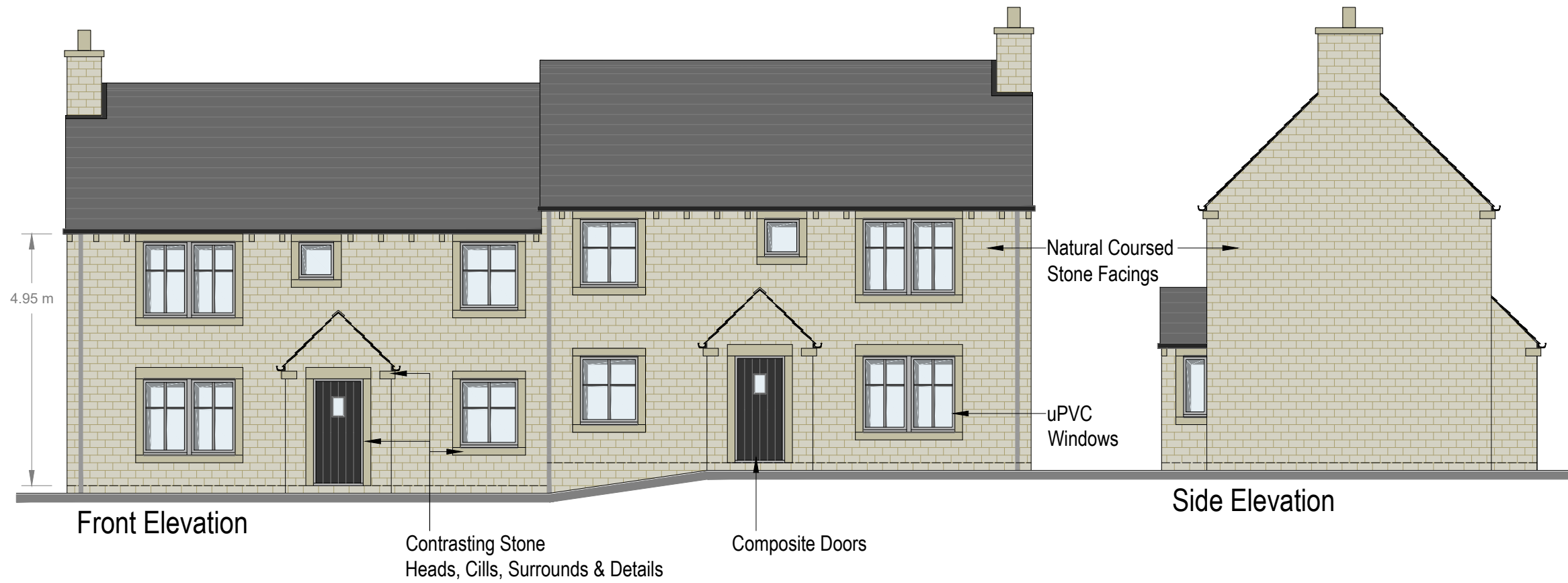
PLOTS 02 & 03

CRAG VIEW, COWPE



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Client	B & E BOYS		
Project	CRAG VIEW, COWPE		
Drawing Title	Housetype Plots 2 & 3 Plans		
Revision	C	02.07.20	Checked
Drawn	D.G.Lever		Approved
Scale	1:100 @ A3		Drawn
Drawn	17th Mar 2020		E-mail :
Drawing No.	1948BEB/CVC/HT02		darren.dgla@gmail.com
			A3



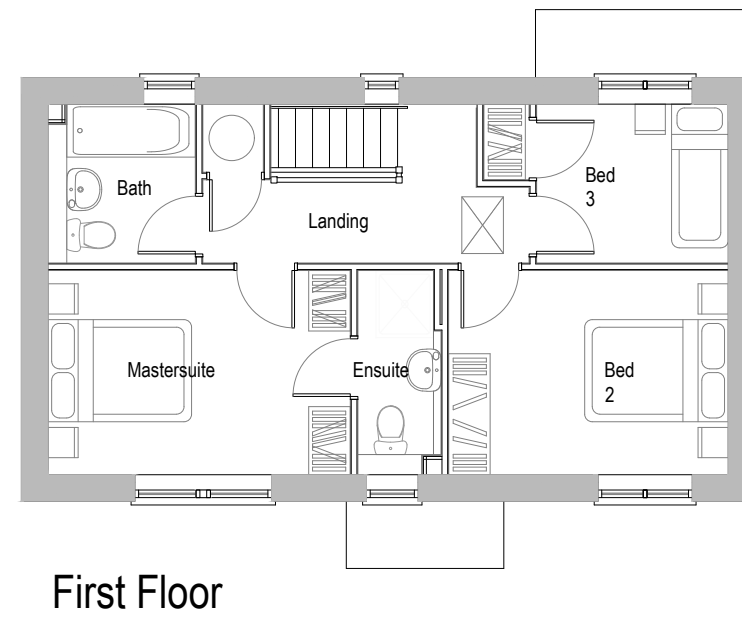
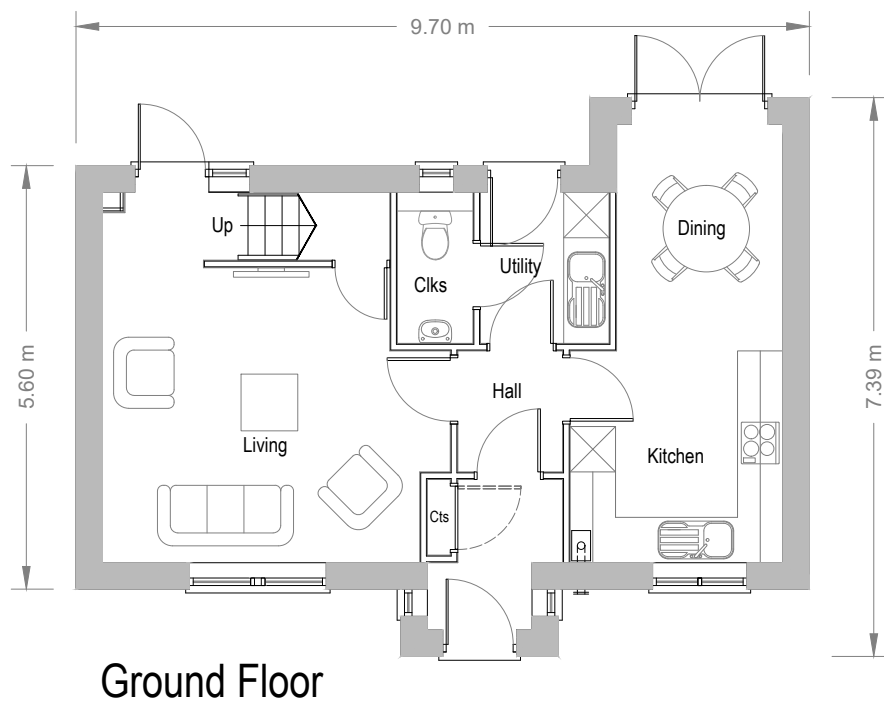
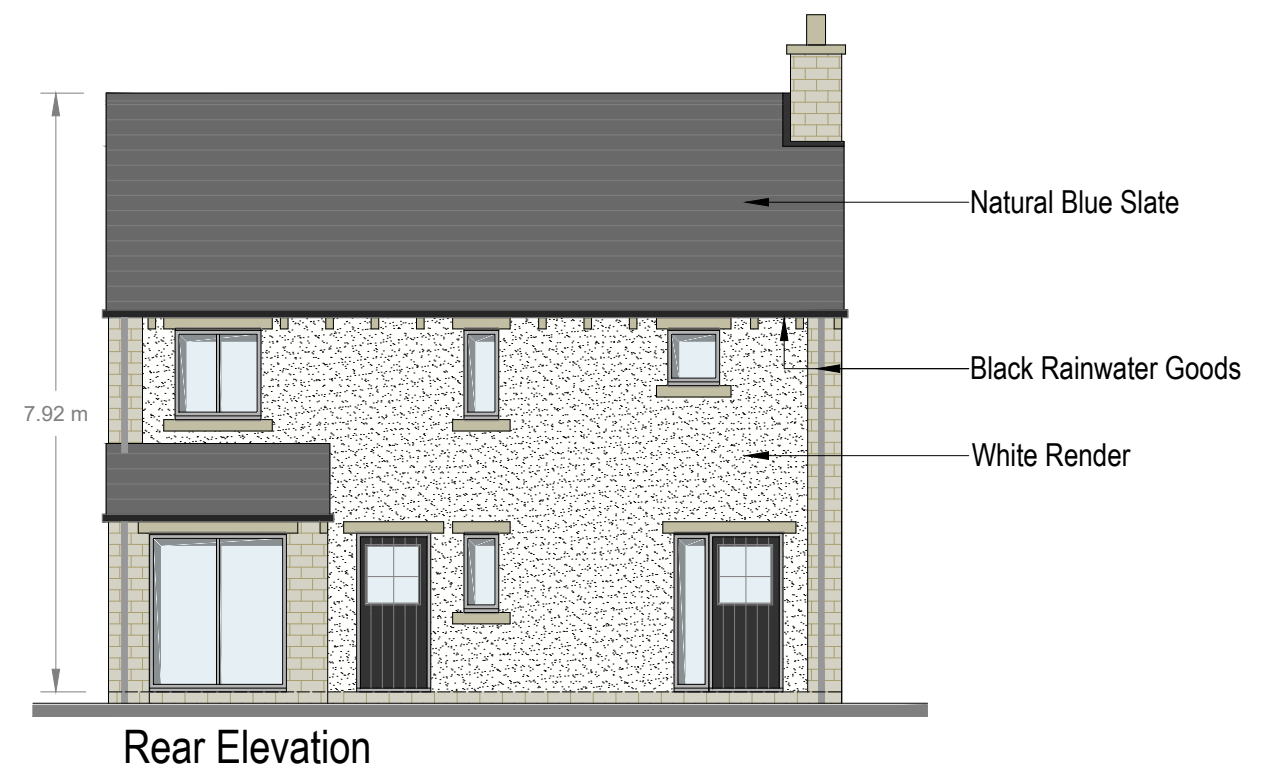
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Client	B & E BOYS		
Project	CRAG VIEW, COWPE		
Drawing Title	HouseType Plots 2 & 3 Elevations		
Revision	C	02.07.20	Drawn D.G.Lever
			Scale 1:100 @ A3
			Drawn 17th Mar 2020
Drawing No.	1948BEB/CVC/HT03		
E-mail	darren.dgla@gmail.com		

Revision	C	02.07.20	Drawn D.G.Lever	Checked
			Scale 1:100 @ A3	Approved
			Drawn 17th Mar 2020	
Drawing No.	1948BEB/CVC/HT03			
E-mail	darren.dgla@gmail.com			A3

PLOTS 02 & 03

CRAG VIEW, COWPE



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 Tel : 01282 601157
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Client	B & E BOYS		
Project	CRAG VIEW, COWPE		
Drawing Title	HouseType Plot 04 Plans & Elevations		
Revision	C	02.07.20	Checked
Drawn	D.G.Lever		Approved
Scale	1:100 @ A3		Drawn
Drawn	17th Mar 2020		Approved
E-mail	darren.dgla@gmail.com		A3
Drawing No.	1948BEB/CVC/HT04		

PLOT 04

CRAG VIEW, COWPE

SPECIFICATION NOTES

1. General Landscaping

Existing levels to be preserved around retained existing trees and vegetation. Existing trees and vegetation to be retained are to be protected in accordance with BS5837:2012 during construction. Proposed planting under existing trees subject to sufficient space in root areas.

2. Preparation of Planting Beds

- Rubbish, concrete, metal, glass, decayed vegetation are to be removed and disposed of off site.
- Stones with the largest dimension exceeding 40mm are to be removed from planting beds and disposed of off site.
- Substances injurious to plant growth including subsoil, rubble, fuel and lubricants should be removed and disposed of off site.
- Remove any existing weed growth.
- Areas of large root are to be grubbed up without undue disturbance of surrounding soil and adjacent areas.
- All site preparation, planting and maintenance to comply with BS 4429

3. Topsoil

Imported topsoil to be a good quality loam to BS 3882:2015. All topsoil areas shall be thoroughly cultivated by hand or suitable machinery to the full depth of the topsoil layer, incorporating ameliorant's as specified and/or as indicated by analysis and/or as directed by the Landscape Architect. Hand cultivation's shall be carried out to achieve the required finish on areas where machine cultivation is impossible i.e adjacent to kerbs, manholes and footpath junctions etc. Surplus plant matter, rubbish and surface stones having any dimension greater than 25 mm shall be collected and removed from the site. Existing topsoil to be stripped and re-used if suitable as per specification. All work to be carried out in line with BS 3882:2015 and DEFRA Construction Code of Practice for the Sustainable Use of Soils on Construction Sites (2009).

4. Plants

General plant stock to conform to BS3936, advanced nursery stock and planting to BS 4428. Plants shall be first class examples of their species or variety, free from all pests and diseases, with good fibrous root systems and materially undamaged (refer to relevant sections of BS3936 rts 1-4 'Specification of Nursery Stock'). All planting operations to be in general compliance with BS4428: 1989 'Code of Practice for general landscape operations (excluding hard surfaces)'.
Carry out all planting while soil and weather conditions are suitable:
Do not plant during periods of frost or strong winds. Plant only during the following periods:

- Container grown and root ball plants: At any time if ground and weather conditions are favourable. Ensure that adequate watering and weed control is provided
- Bare Root stock to be planted November to March.

All plants to be planted in cultivated planting beds at densities shown in plant schedule, in pits of min. size 0.3m x 0.3m x 0.3m deep so as to accommodate full root spread, backfilled with 80% clean topsoil and 20% compost and 20g granular fertilizer. All shrub beds to be in min. 450mm good quality, well prepared topsoil.

See Plant Schedule for species palette. Bed composition, arrangement and setting-out to be approved by Landscape Architect before work commences. Topsoil depth to be 450mm for shrub planting and 150mm for grass.

Native Hedgerow - Stock to be planted in double rows, 4 - 6 per linear metre. Trees to be protected with a 600mm spiral rabbit guard and staked. To be kept free of weeds during establishment using secured mulch matting.

Bare root plants to be notch planted to depth of root collar in accordance with BS4428.

5. Trees

Trees shown on plan to be planted with species as labelled or similar approved. Do not substitute species, variety and form or reduce the specified number/density of plants without prior agreement. Note sizes shown are minimum. All trees to be planted in pits 2m x 2m x 1m deep, backfilled with 80% clean topsoil with 15% peat free tree and shrub planting compost and 5% Tree Growth Enhancer 'GroChar', including 100g granular fertilizer. Base of pit to be filled with a Terram Geotextile layer on 150mm drainage layer consisting of 20mm nominal size free draining pea gravel. Water-in heavily after planting and surface bark chippings 75mm depth. All trees to be triple staked with timber cross bar and soft ties. Any necessary tree works are to be carried out by an approved tree surgeon to BS 3998. All trees to be protected with 600mm spiral rabbit guard.

Trees planted in grass lawn to be set in bare earth squares 1m diameter around tree trunk with bark mulch to 75mm depth after planting. All work to be carried out in line with BS 3882:2015 and DEFRA Construction Code of Practice for the Sustainable Use of Soils on Construction Sites (2009).

6. Mulch

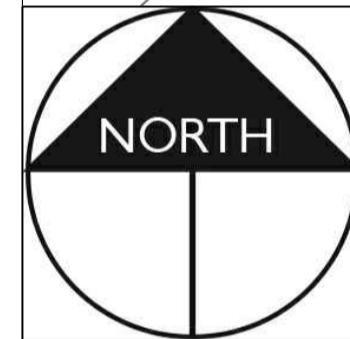
General purpose mulch prepared in accordance with PAS 100. All planting areas and tree pits to be mulched with 75mm (settled depth) bark mulch. Sample of mulch to be approved by Landscape Architect.

7. Grass

Turfing shall be carried out during appropriate seasons and while soil and weather conditions are suitable for the relevant operations. Hand tools shall be used around trees, plants and in confined spaces where it is impractical to use machinery. The soil shall be weed free prior to turfing. Turf shall be laid on prepared, levelled soil (minimum 150mm depth) in the areas indicated on the drawings and laid in accordance with BS 3969:1998+A1:2013.

8. Replacement of trees and Boundary vegetation

The contractor shall replace all plants/trees that have failed to thrive (show growth or display foliage) during the growing season after planting (including plants damaged during maintenance operations). Replacements to match original specification or similar size/species approved by the Landscape Architect. In particular, if any of the boundary vegetation, including those marked for retention, are to be replaced with similar size and species if they die within 5 years.



KEY

- Existing Trees Retained trees -
- Proposed Trees See plant schedule and specification for details on species, nursery grades
- Proposed shrub planting See plant schedule and specification for details on species, nursery grades
- Proposed Mixed Native Hedgerows See plant schedule and specification for details on species, nursery grades
- Proposed Grass Turf to front gardens and grass seed to back gardens and amenity space
- Proposed Stone Walls
 - low level dry stone walling to the front
 - Traditionally built natural stone to the rear garden /landing walls, pointed in mortar To Engineers Specification
- Proposed Close Boarded Timber Fences and Gates - 1.8m High
- Proposed Flag Paving 600x600x50mm PCC Flag Paving Tobermore Mayfair - Sandstone or similar approved
- Proposed Bitmac Driveway and Footpath Laid to Engineers Specification
- Drive Threshold Tobermore Hydropave Sienna block paving Silver 173x173x80mm. Single Row

Rev	Date	Description	Initials

Planting Schedule

Trees						
Qty	Code	Botanical Name	Girth/ Dia. cm	Height cm	Root Zone	Specification
2	Ac	Acer campestre 'Streetwise'	14-16.	300-350	RB	5 breaks 4 X Standard 175-200cm min. clear stem
3	Bf	Betula 'Fascination'	12-14	400-450	RB	Extra Heavy Standard
Shrubs and Ground Cover						
Qty	Code	Botanical Name	Rate / m2	Height/Dia cm	Container Size	Specification
18	CHO AZT	Choisya ternata 'Aztec Pearl'	5	30-40	3L	Bushy; 4 brks
14	HEB GEM	Hebe 'White Gem'	5	20-30D	3L	Bushy; 5 brks
20	SAR HUM	Sarcococca humilis	5	20-30D	3L	Bushy; 6 brks
24	VIB DAV	Viburnum davidii	5	20-30	3L	Bushy; 3 brks

Mixed Native Hedges (H1)

Total length on site: 74 lin m (370 no. plants)

Qty	% mix	Botanical Name	Size in cm	Root / Pot size	Density / Spacing	Final Height
148	40	Crataegus monogyna	60/90	Whip	5no. Linear m	1.2m
37	10	Ilex aquifolium	60/90	Whip	5no. Linear m	1.2m
74	20	Prunus spinosa	60/90	Whip	5no. Linear m	1.2m
74	20	Corylus avellana	60/90	Whip	5no. Linear m	1.2m
37	10	Viburnum opulus	60/90	Whip	5no. Linear m	1.2m



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Client
B & E Boys
Project
Crag View, Cowpe
Description

LANDSCAPE LAYOUT
Planting Plan and Schedule

Status
FOR PLANNING
Scale 1:200@A1 Drawn KL Checked PGG Date May 2020
Job number OAK1403 Drawing number LP01 Revision -

