The drawing is copyright © Eight One Two Architects ltd. If in doubt... ASK.
Drawing measurements shall not be obtained from scaling from the drawing. All dimensions are to be site verified prior to construction. Any discrepancies are to be reported to Eight One Two Architects ltd immediately. This drawing is to be read in conjunction with all associated drawings and specifications including all relevant sub-consultants information.

Notes_

All works must be in compliance with Structural Engineers details and calculations which must be approved by Building Control PRIOR to commencment of said works on site. Trial holes must be dug to assess existing ground conditions and information must be passed to a Structural Engineer for review to enable a suitable design of the proposed Foundations.

Supplementary Notes

- The above documentation is copyright© of Eight One Two Architects ltd and is not to be copied or duplicated without express written authorisation by a Director of Eight One Two Architects ltd.
- These notes are to be read in conjunction with all relevant Architectural Consultants drawings, and details, Structural Engineers details and calculations and all other specialist consultants' details and specifications.
- Drawing measurements shall not be obtained from scaling from the drawings.
- All dimensions are to be verified on site prior to construction.
- Any discrepancies are to be reported to Eight One Two Architects ltd immediately.
- All work to be carried out at the discretion of the Building Control Officer and is to comply with all relevant regulations.
- All services installed to comply with all relevant regulations and to the satisfaction of the Boards concerned.
- Any required calculations are to be provided by a certified Structural Engineer or Builder at least 28 days before commencement of said works. (Client responsibility)
- Client is responsible to ensure that builder is a competent tradesman, experienced inconstruction work of this nature and that all aspect of their work is carried out to theihighest quality with appropriate insurances in place.
- Appointment of the Principle Designer under CDM regulations 2015 (usually the Contractor in these types of works) and completion of HSE F10 (where applicable) is the responsibility of the Client.
- All drawings and associated information are stamped to indicate their use and their use is limited as such. Should Building works be procured from this information alone, the Clients chosen Contractor is to assume all design liability from this point forward. Eight One Two Architects ltd accepts no responsibility for work not carried out to current relevant regulations, codes of practice and British / European standards. This includes ALL the requirements of the Building Inspector, including those requirements not specified on Eight One Two Architects ltd plans and associated documentation.

0 2 4 6 8 10m
SCALE 1:200

0 1000 2000 3000 4000 5000mm
SCALE 1:100

Note:
Surrounding contextual buildings and information are based on received ordinance survey drawings and are shown for illustrative & indicative purposes only. Assumed site boundary is subject to confirmation and subject to check on-site based on surrounding building that are constructed.

Note:
Information is based on OS map and received information and is subject to full topographical survey.
Assumed site boundary and site constraints subject to legal confirmation.
All Legal easements and extent of existing underground services locations are subject to confirmation.

Note:
Overall site plan and information are based on received ordinance survey drawings and are shown for illustrative & indicative purposes only. Any accurate information with regard to surrounding as built plots are subject to detailed topographic survey.

N

Rev_	Date_	Amendments_	By_	Apr'd_
B	04/06/19	Soft landscaping updated to planners comments	JaL	JaL
A	13/03/19	Soft landscaping added to the front of property	JaL	JaL

Eight_OneTwo
Architects

Tel_ +44 (0)7761 570735
Email_ mail@eightonetwo.co.uk
www.eightonetwo.co.uk
Studio A5_Brooke's Mill_Armitage Bridge_Huddersfield_HD4 7NR

Drawing Status_
BUILDING REGULATIONS

Client_
1712 DEVELOPMENTS LTD

Project_
PLOT 4_ DELF GARTH

Drawing Title_
PROPOSED BOUNDARY & LANDSCAPE TREATMENT

Drawing Scale_	Drawn By_	Checked By_
1:200 1.100	JaL	JaL
Paper Size_	**Drawn Date_**	**Checked Date_**
A1	06/02/19	11/02/2019

Drawing Number_
17 801 120 B

Note:
Plot 5 is shown for indication only. As built position is subject to detailed topograhpic survey

T 5

UNSURFACED

FFL 125.150 tbc

PLOT 4

GFL 125.000 tbc

FENCE HEIGHT 2.40m

FENCE HEIGHT 1.80m

1)

2)

PLOT 3

Note:
Planting is for guidance only

Note:
Plot 3 is shown for indication only. As built position is subject to detailed topograhpic survey

Typical Boundary Treatment between Plots 4 & 5 to soften hard landscaping

Yucca

Yucca's stiffly upright crown of evergreen swordlike foliage creates a living sculpture. Drought-tolerant for a garden with a southwestern feel.

Hosta

Foliage plant, forming the backbone of many shade gardens. Use as a specimen in a pot or in sweeps of ground cover.

Red Hot Poker

Strongly vertical, yet compact, the red-hot poker contributes the all-important eyestopping moment to a design. Pyromani Orange Blaze Kniphofia (shown) is a hybrid with bright orange flowers over grass-like foliage.

New Zealand Flax

Primerily form, texture and color, New Zealand flax (Phormium tenax) is long, leathery, swordlike leaves fan out boldly and hold their shape through thick and thin.

Single Flowering Cherry Tree

Cherries are attractive and versatile trees, giving delightful spring colour when they are in full blossom. Colin Crosbie, former

Existing Trees shown numbered to remain

1_ Black Pine Category C1
2_ Scots Pine Category C1

Please refer to Anderson Tree Survey Report_ [Dated 12_05_2015]

Vertical timber fence - Height to be around 1800-2400mm to match that of existing to Plot 3.

Block Paving Rumble Strip

Block Paving Driveway to match existing site landscaping

Indian Stone Path + Patio area to match that of existing surrounding plot landscaping

Grassed area

AS PROPOSED PLOT 4_ SITE PLAN

Scale 1.100

DELF GARTH

HIGH

UNSURFACED

PLOT 4

AS PROPOSED PLOT 4_ LOCATION PLAN
Scale 1.200