

NEW PLANTING

Proposed low level ground cover shrubs, all to be under 0.85m in height.
Not to encroach on visibility splay.
Bare root plants, density of 5-7 per metre.

Approx. total 96No, planted in groups of 3 & 5, to include:
20% cotoneaster *Cotoneaster conspicuus*
10% cinquefoil *Potentilla fruticosa*
20% hebe *Hebe mackenii*
50% euonymus *Euonymus fortunei*

Proposed native mix of blackthorn hedging to feature a good selection of species already growing on the established boundaries of South Street Farm, and would therefore blend with the trees/bushes growing on the front boundary facing Wrotham Road.
The hedging plants, once established, will in time provide wildlife food and shelter.
Bare root blackthorn-based mixed native hedging, density 3-5 per metre.

Approx. total 680No, to include:
50% blackthorn *Prunus spinosa*
10% bird cherry *Prunus padus*
10% field maple *Acer campestre*
10% dog rose *Rosa canina*
10% hazel *Corylus avellana*
10% hawthorn *Crataegus monogyna*



Cotoneaster conspicuus



Potentilla fruticosa



Hebe mackenii



Euonymus fortunei



Prunus spinosa



Prunus padus



Acer campestre



Rosa canina



Corylus avellana



Crataegus monogyna

NEW EXTERNAL LIGHTING



Single adjustable wall light
powder coated aluminium, black
154mm H x 78mm W
4.5W warm white 2700K LED 35°
fitted near entrance doors
& doors to garden
15No total

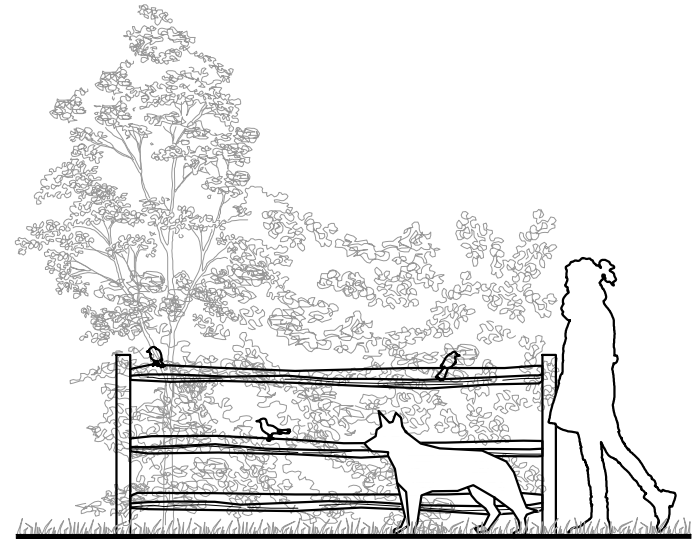


IP65 rated outdoor LED soffit light 100mm Ø
powder coated aluminium, black
4.5W warm white 3000K LED 38°
tilt adjustable
60No total

All external light fittings to automatically switch off both when there is enough daylight and also when not required at night (PIR sensors, timers, etc.).

Security lights fitted with passive infra-red detectors (PIRs) and/or timing devices should be adjusted so that they minimise nuisance to neighbours and are set so that they are not triggered by traffic or pedestrians passing outside the property.

NEW FENCING



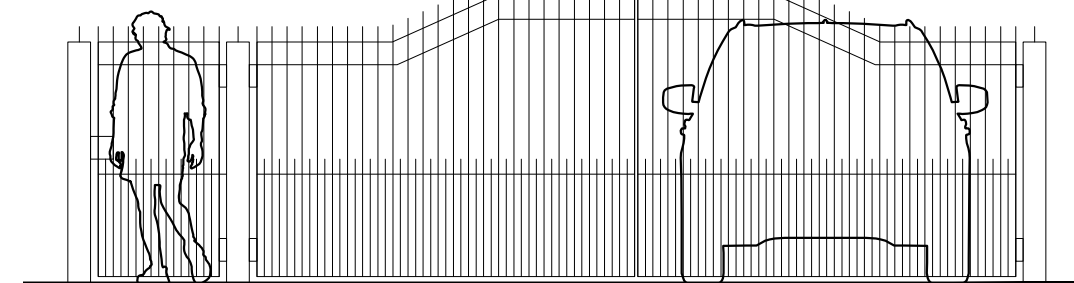
1.2m high post and rail boundary fence formed to denote domestic garden division with proposed planting of hedgerow to comprise of native species and allowed to establish to a minimum 1.5m in height.
Posts:
preserved softwood, mortised
1.8m x 125mm x 75mm

Rails:
riven oak
2.8m x 300mm girth

Nails:
75mm galvanised

NEW GATES

New access gate formed of square steel hollow sections, painted black

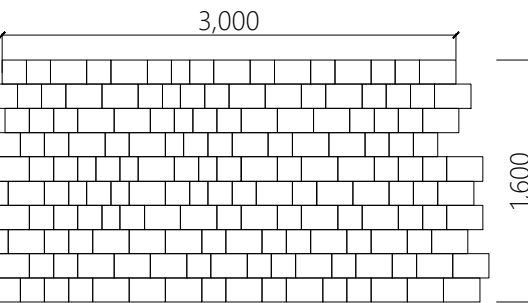


NEW PAVING

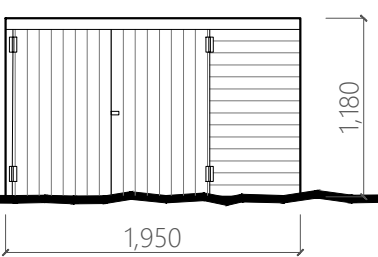
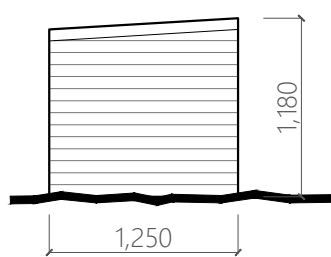
Block paving in a muted, soft, neutral blend of colours using three different sized blocks:
240 x 160mm approx. 45%
160 x 160mm approx. 48%
120 x 160mm approx. 7%

Castacrete concrete block paving, aged effect collection, colour: autumn mix.
www.castacrete.co.uk/concrete-block-paving/aged-effect-block-paving-collection/autumn-mix

Pattern sample:



CYCLE STORAGE

FRONT ELEVATION
SCALE 1:50SIDE ELEVATION
SCALE 1:50

Double door Cycle store, pent roof - felt finish, walls - featheredge cladding
www.shedszen.com/products/6x4-wooden-garden-bike-store-double-door-pent-roof-felt-wood-garden-shed-storage

Section of hedgerow & fencing to be removed, armco barrier to remain, relocate post and rail fencing behind visibility splay, with introduction of low level ground cover shrubs to soften edges to parking area

Existing trees to remain

Relocated steel entrance and pedestrian gate to form secure private access to parking courtyard & garaging.

Works to improve visibility at the existing access point:
Visibility splay
2.4m x 120.0m x 120.0m

Remove all fencing to block paved apron entrance, clear all vegetation
Castacrete concrete block paving, aged effect collection, colour: autumn mix.

Proposed low level ground cover shrubs. To include cotoneaster, cinquefoil, hebe, euonymus.

Space for bins - collection day only

Existing hedgerow section to be removed to improve visibility.

New hedgerow comprised of native species and allowed to establish to approximately 2.0m+ in height with repositioned post and rail fencing behind. To be comprised of species already growing around the grounds such as blackthorn, bird cherry, field maple, dog rose, hazel and hawthorn. Hedge & fence not to encroach on sightline.

SITE PLAN - LANDSCAPING

SCALE 1:200

EV charging points



Riven 1.2m high post and rail boundary fence formed to denote domestic garden division with proposed planting of hedgerow to comprise of native species and allowed to establish to approximately 2.0m in height

Concrete walls and elevated ramp to be demolished.

Castacrete concrete block paving, aged effect collection, colour: autumn mix

Central tiered, brick planters with shrubs and specimen trees.

Existing menage to revert back to grassland.

Riven 1.2m high post and rail boundary fence formed to denote domestic garden division with proposed planting of hedgerow to comprise of native species and allowed to establish to a minimum 1.5m in height. To be comprised of species already growing around the grounds, such as blackthorn, bird cherry, field maple, dog rose, hazel and hawthorn. The berry bearing bushes will also encourage birds.

KEY		
Proposed Site Boundary		Visibility splay
Land owned by applicant		
Proposed foul drainage		
Existing buildings		Fence
Removed		
Existing Trees		Low level ground cover shrubs
Proposed Trees		Hedgerow 1.5m to 2.0m+ high

REV	DRAWN	CHECKED	DATE	AMENDMENTS
A	VC	MK	21.10.22	First issue
B	VC	MK	28.11.22	Amended
C	VC	MK	27.02.23	Shown additional details

SCALES
1:200 0 2 4 10 20 m
1:50 0 1 2 5 m

NOTES
These drawings and notes should be read in conjunction with all of the following: 1. Graceland Design's Building Regulations drawings. 2. Do not scale any dimension from any drawing. 3. Verify all dimensions on site before commencing any work or preparing any detail drawing. 4. All fabrication drawings to be agreed by Graceland Design. 5. All building materials, components and workmanship are to comply with the relevant British Standards Codes of Practice and appropriate manufacturers recommendations. 6. All works to comply with current building regulation and NHBC requirements.

PROJECT Mr Leydon		SITE ADDRESS South Street Farm, Wrotham Road, Meopham, Gravesend, DA13 0QJ		 Unit 11 Brunswick Industrial Centre Brunswick Road Ashford Kent TN23 1ED info@gracyarddesign.co.uk Tel 01233 612876									
STAGE Planning													
DRAWING Site Plan Visibility analysis and improvements Landscaping scheme External lighting details TV-charging points		CONTENT Plan		<table><tr><td>DRAWN BY VC</td><td>CHECKED BY MK</td><td>SCALE @A1 1:200, 1:50</td><td>DATE 27.01.2023</td></tr><tr><td colspan="3">DRAWING NUMBER 1040/A1/19</td><td>REVISION B</td></tr></table>		DRAWN BY VC	CHECKED BY MK	SCALE @A1 1:200, 1:50	DATE 27.01.2023	DRAWING NUMBER 1040/A1/19			REVISION B
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PLANNING