

All works with the RPA's to be non-machine works and all to be done by hand.

GENERAL NOTES

NOTES REGARDING BOUNDARY TREATMENT-
All external (where replaced) and party house fencing to be 1800mm Close Board including rear pedestrian gate access.
All existing fences to perimeter of site to be retained. If exposed and in poor condition once site cleared to be replaced or faced internally with 1800 close board fence within site

NOTES REGARDING hedgehog -
See Landscape plan - provide to each length of garden fence 'Jacksons Hedgehog Gravel Board' or suitable alternative to allow free movement of hedgehogs through gardens

NOTES RE LANDSCAPE (read with landscape plan)
SOILS: to be prepared in accordance with BS 8601:2013 and BS 4428:1989 and to Ground Specialist Report from ASL for any imported and as saved topsoil to be in accordance with BS 3882: 2015 'Multipurpose Grade'

Grass areas to be a minimum depth of 150mm, Shrub beds 450mm depth and forestry / transplants 300mm depth. Any weed / grass growth to be sprayed out with appropriate herbicide at least 10 days prior to cultivation. Proprietary non peat compost to BSI PAS 100 to 50mm depth.
PROPOSED PLANTING: Should planting be required outside of the planting season (October - March) any bare root or rootball stock specified is to be replaced with containerised stock to an appropriate or similar specification

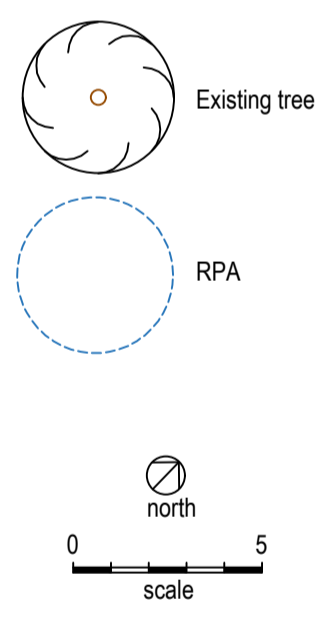
SHRUB & HERBACEOUS PLANTING: plants to be in accordance with BS 3936 and handled in accordance with CPSE guidelines and planted in accordance with BS 4428:1989.

All shrubs to have a minimum of three breaks. Well water plants immediately after planting and prior to spreading of mulch. Planting areas to be covered with 75mm depth amenity grade bark mulch and kept weed free.

HEDGE PLANTING: plants to be in accordance with BS 3936 and handled in accordance with CPSE guidelines and planted in accordance with BS 4428:1989. Hedge plants to be pit planted in single or double staggered rows 300mm apart at 450mm centres (or as scheduled). Well water plants immediately after planting and prior to spreading of mulch.
Planted areas to be covered with 75mm depth bark mulch and kept weed free. Where necessary plants to be protected from rabbits with rabbit fence and / or individual rabbit mesh guards securely staked. Unless otherwise indicated on the drawing it is assumed that all hedges are to be maintained at a maximum height of 1.5m for the purposes of the NHBC guidelines.

TURFING: Grass turf areas to be cultivated turf, laid in accordance with BS 4428:1989. Topsoil to be rotovated and levelled as required and any debris or stones greater than 50mm diameter removed. Pre-turfing fertiliser to be applied in accordance with manufacturers instructions. Turf to be laid from planks with broken joints well butted up, pegged to slopes where required. Well water after laying to avoid shrinkage.

SEEDING: grass areas to be seeded in accordance with BS 4428:1989 during March, April or September. Topsoil to be rotovated and levelled as required and any debris or stones greater than 20mm diameter removed.



Plans to be read in conjunction with drainage layout plan (by others) drawing reference C-1002-101 and site plan reference 1680-P-01.

Access widened from 2.8m to 5.7m in accordance with part 5 highway standards in particular TF01 and T13. Existing southern kerb line to be removed. Black top strengthened footway sub base of 100mm thick granular type 1; the base course to be 100mm thick bitumen macadam CL 6.5i two layers and the wearing course to be 20mm thick bitumen macadam CL 7.6.
Kerbs to be 125mm x 255mm Type HB2 and 125mm x 150mm type BN in accordance with BS EN 1340. Kerbs to be bedded on designated (i) mortar of nominal 20mm thickness (tolerance shall be -10mm/+20mm)
Footway gradient to dropped kerb in area of tactile paving to be 1:12 max
Tactile paving shall be blister Type TAF flags (400mmx400mmx55mm) buff in colour; Domes on the tactile paving flags must align exactly with domes on the opposite side of the crossing. Tactile paving flags shall be 65mm thick concrete flags on 30 mm thick designation (i) mortar bed on 100mm thick ST2 concrete base on 100mm thick sub base.

- Area 1&8&12&18&19
- Pyracantha orange glow 2L pot 40/60 height, 3 per metre
- Prunus Olto Luyken 2L pot 3-5 per metre 20-40cm height
- Pyracantha Rogersiana 2L pot 40/60 height, 3 per metre
- Area 3
- Photinia Red Robin 3L pot 40/60 height 3 per metre single stagger 300mm
- Pyracantha Rogersiana 2L pot 40/60 height, 3 per metre
- Area 4&5
- 30No Cotoneaster x Skogholm
- 30-40No Diactor, 2L pot
- 35No Viburnum x Juddii
- 30-40, 3L pot
- 35 Hedera Helix Glacier
- 40-60, 2L pot
- Area 10
- Native mix of Quickthorn 45-60cm, 300mm apart staggered, Hornbeam 45-60cm, 450mm apart staggered, Privet 45-60cm, 300mm apart staggered.
- Area 13&14
- Cotoneaster Coral Beauty to frontline, 3per metre sq.
- To rear Cotoneaster Lacteus, 3per meter sq.
- Area 15
- Euonymus Japonicus Mont, 450mm centres.
- Area 16
- Pyracantha Rogersiana, 500mm centres.
- Area 17
- Cotoneaster Lacteus, 3 per metre sq.

Note - No area 11 (omitted)
Pre-seed fertiliser to be applied in accordance with manufacturers instructions. Lightly rake areas after sowing. Seed to be Germinial Seeds mix A19 'All Purpose Landscaping' (or similar)

MAINTENANCE: To be carried out at approximately monthly intervals to include the following by contractor until transferred to management company:

- a. Eradicate weeds by hand or appropriate chemical means.
- b. Cut out dead or / and damaged stock or branches, prune as required.
- c. Ensure all shrubs and trees are firmed in, securely staked and tied.
- d. Collect litter, sweep and tidy site.
- e. Apply suitable non-residual pesticides, fungicides, fertilisers and water as required.
- f. Carry out grass mowing to turf when attained 100mm, cut to 35mm (50mm for shaded areas).
- g. All hedges to plot frontages be maintained at a max height of 1.0 to 1.5 m. Hedges and shrub planting if within visibility splays to be maintained in accordance with current highways design guidelines at 600mm.

WATERING: all plant material to be watered by contractor until transferred to management company in dry periods until established during April through to September. Frequency of watering regime to be determined by weather conditions, soil conditions and underlying geology, all plant beds to be watered to ensure soil is consistently moist to promote successful establishment. As a guide only it is suggested that during hot, dry periods, plants are to be watered every six to ten days

Tree Number	Species	Category	RPA radius
T1	Lime	B	5.4
T2	Lime	B	3.6
T3	Lime	B	3.9
T4	Lime	B	3.9
T5	Lime	B	4.5
T6	Lime	B	4.8
T7	Lime	B	6.0
T8	Lime	B	4.8
T9	Lime	B	6.3
T10	Lime	B	4.8
T11	Lawson Cypress	U	r/a
T12	Lime	B	4.5
T13	Lime	B	5.4
T14	Mountain Ash	U	2.4
T15	Flowering Cherry	C	2.4
T16	Hornbeam	B	4.5
T17	Hornbeam	B	6.3
T18	Common Hazel	C	4.8
T19	Hornbeam	B	3.0
T20	Swedish Whitebeam	B	3.9
T21	Ash	B	4.2
T22	Hornbeam	B	5.4
T23	Hornbeam	C	8.7
T24	Hornbeam	C	8.7

Drawing to be read in conjunction with Clay Civil Consultants drawing C-1002-101.



76 Priory Road, Kenilworth, Warwickshire, CV8 1LQ
01926 512400
info@ramus-architects.co.uk

Job:
Feasibility layout for 401 London Road, Coventry

Client:
Mr P Wroe

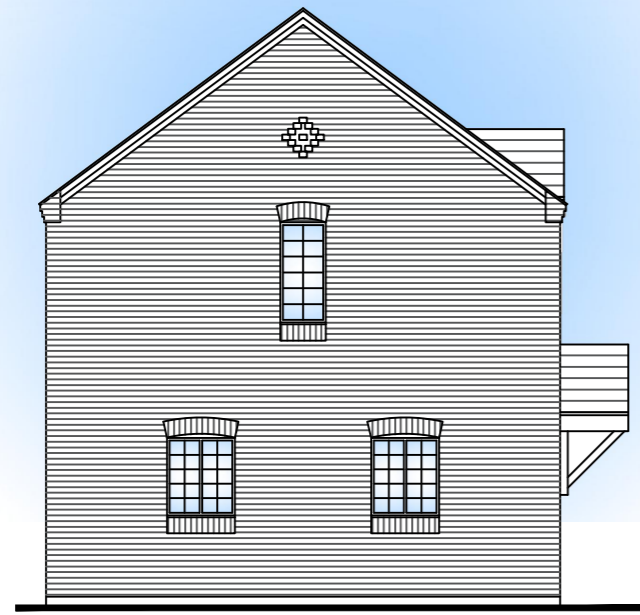
Drawing title:
Proposed tree protection, landscape & external works Plan

Scale:
1:200 @ A1

Date:
Sept 2023

Dwg No:
1680-LP-01_P

Based on survey by others.
 Drawing for planning purposes only.
 Drawings Copyright or Michael Ramus Architects and not to be passed to any other party without written consent.



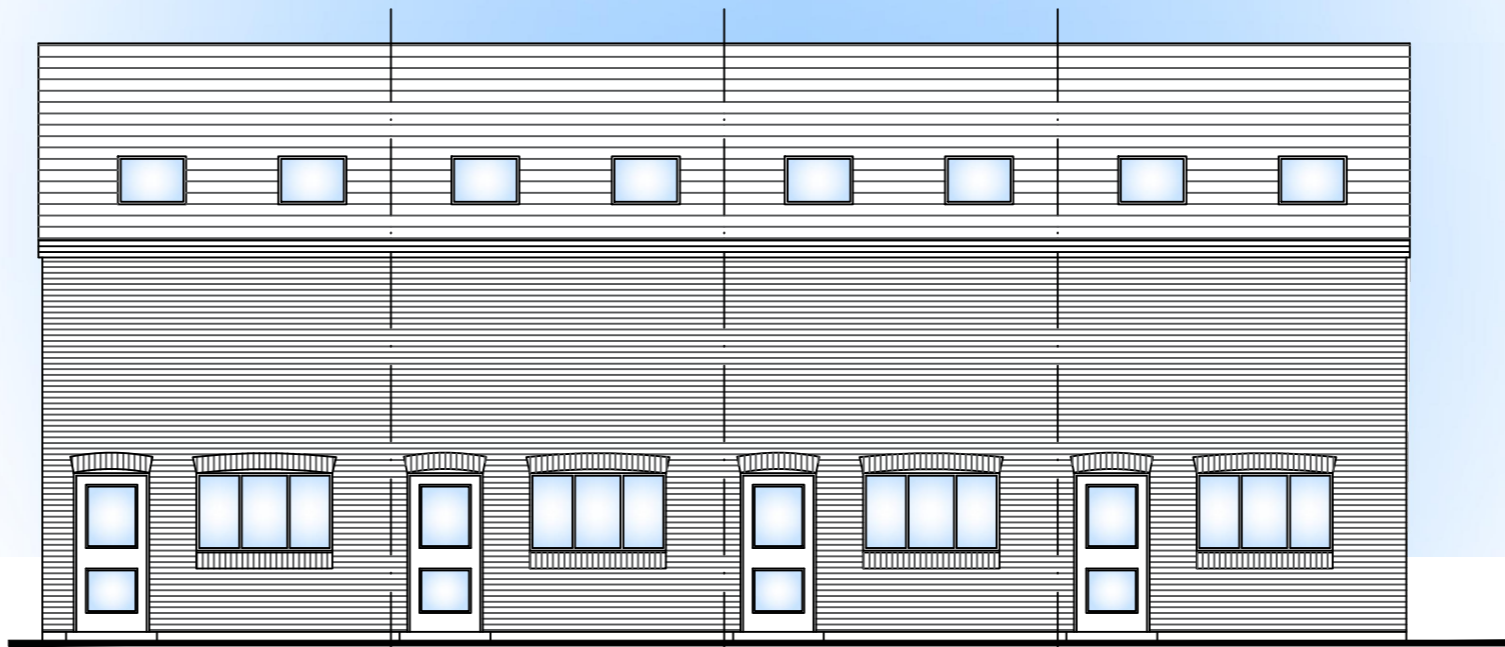
Elevation 1 - side elevation
 1:100
 0 5
 scale



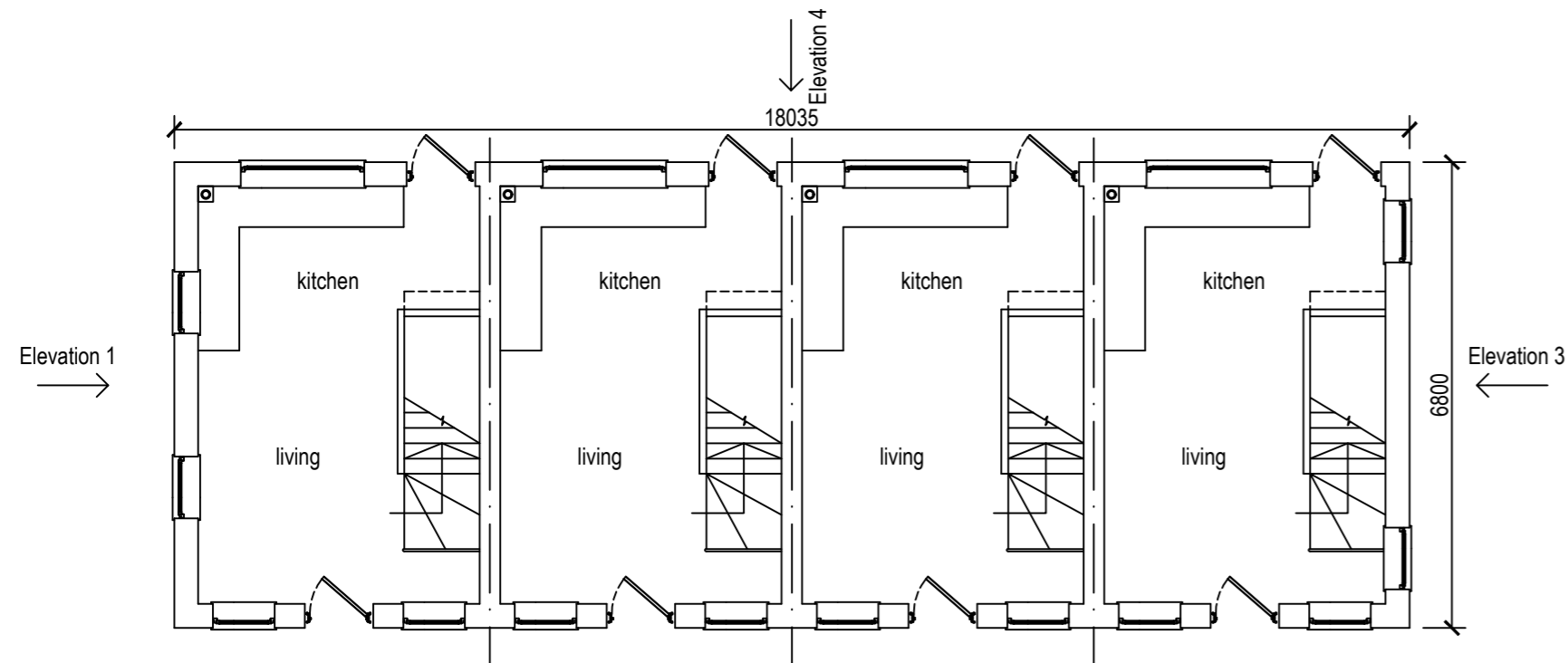
Elevation 2 - front elevation
 1:100
 0 5
 scale
 Facing brick to be orange/red to match existing main house.
 Tiles to be grey tiles to match existing main house.
 Brick soldiers to window heads and cills.



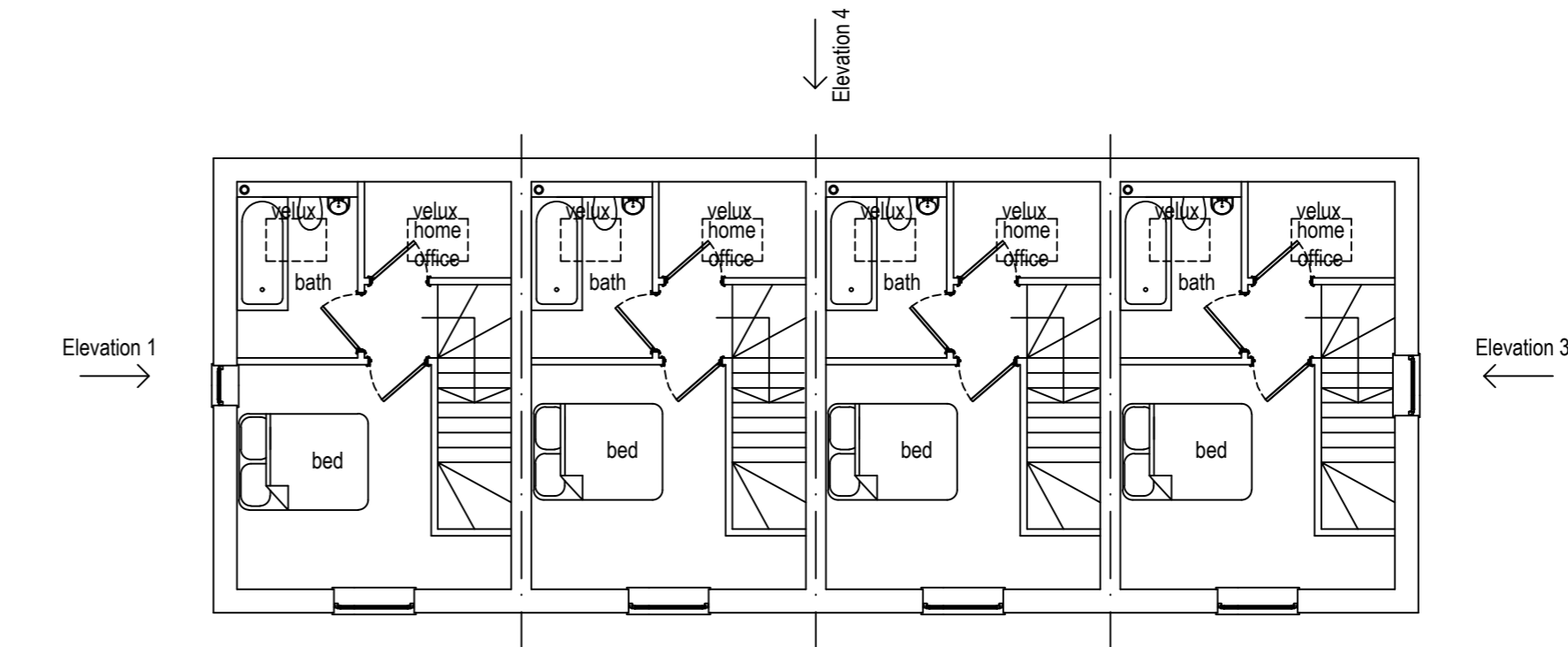
Elevation 3 - side elevation
 1:100
 0 5
 scale
 Obscure glazing
 fixed shut



Elevation 4 - rear elevation
 1:100
 0 5
 scale



Ground floor plan
 Plots 1 - 4
 1:100
 0 5
 scale



First floor plan
 Plots 1 - 4
 1:100
 0 5
 scale



76 Priory Road, Kenilworth,
 Warwickshire, CV8 1LQ
 0 1 9 2 6 5 1 2 4 0 0
 info@ramus-architects.co.uk

Job:
 Feasibility layout for
 401 London Road, Coventry

Client:
 Mr P Wroe

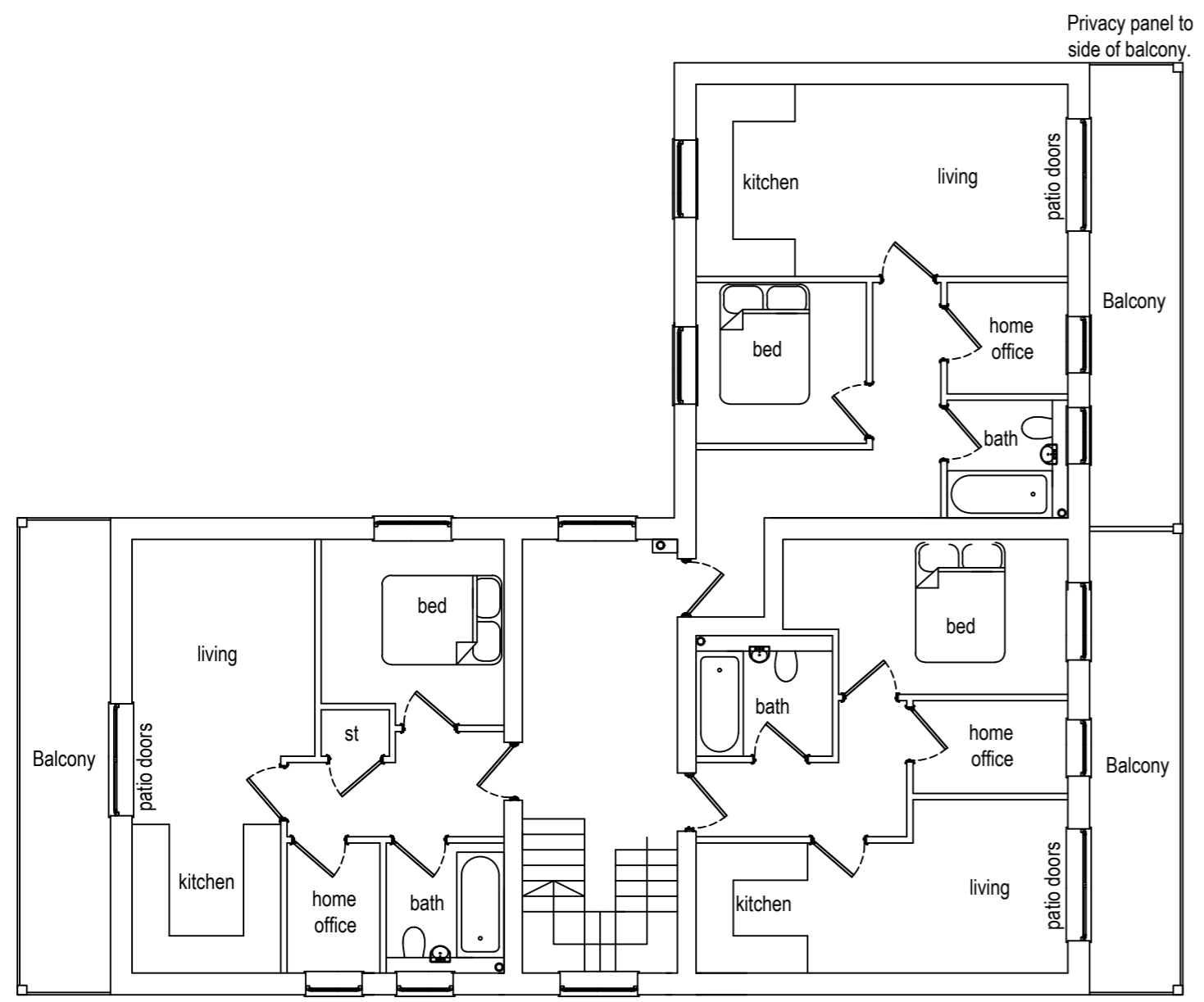
Drawing title:
 Block One
 Plans & Elevations

Scale:
 1:100 @ A2

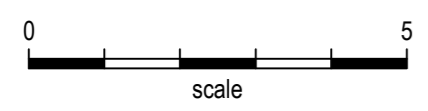
Date:
 Dec 2023

Dwg No:
 1 6 8 0 - P - 0 2 _ P

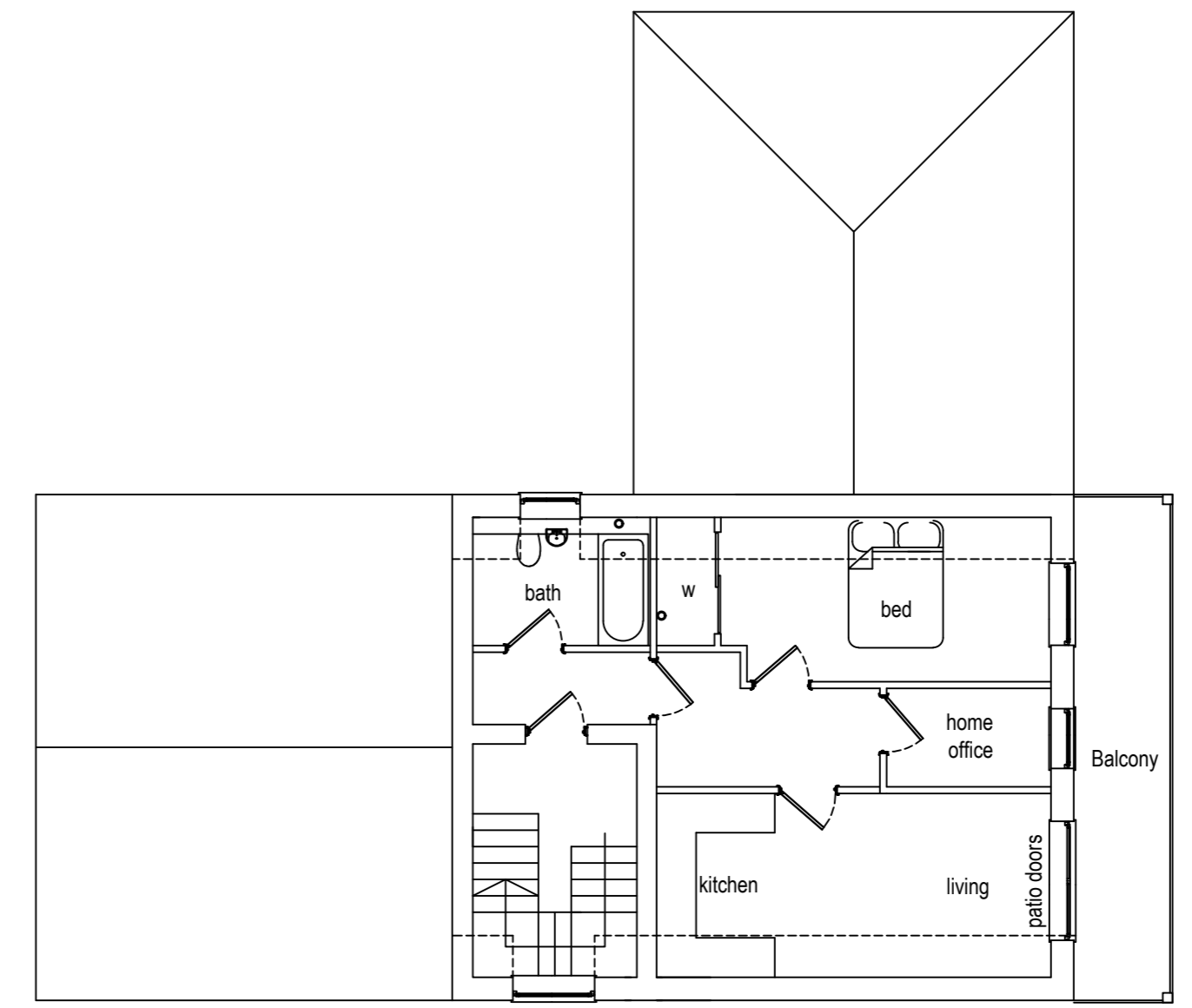
Based on survey by others.
 Drawing for planning purposes only.
 Drawings Copyright or Michael Ramus Architects and not to be passed to any other party without written consent.



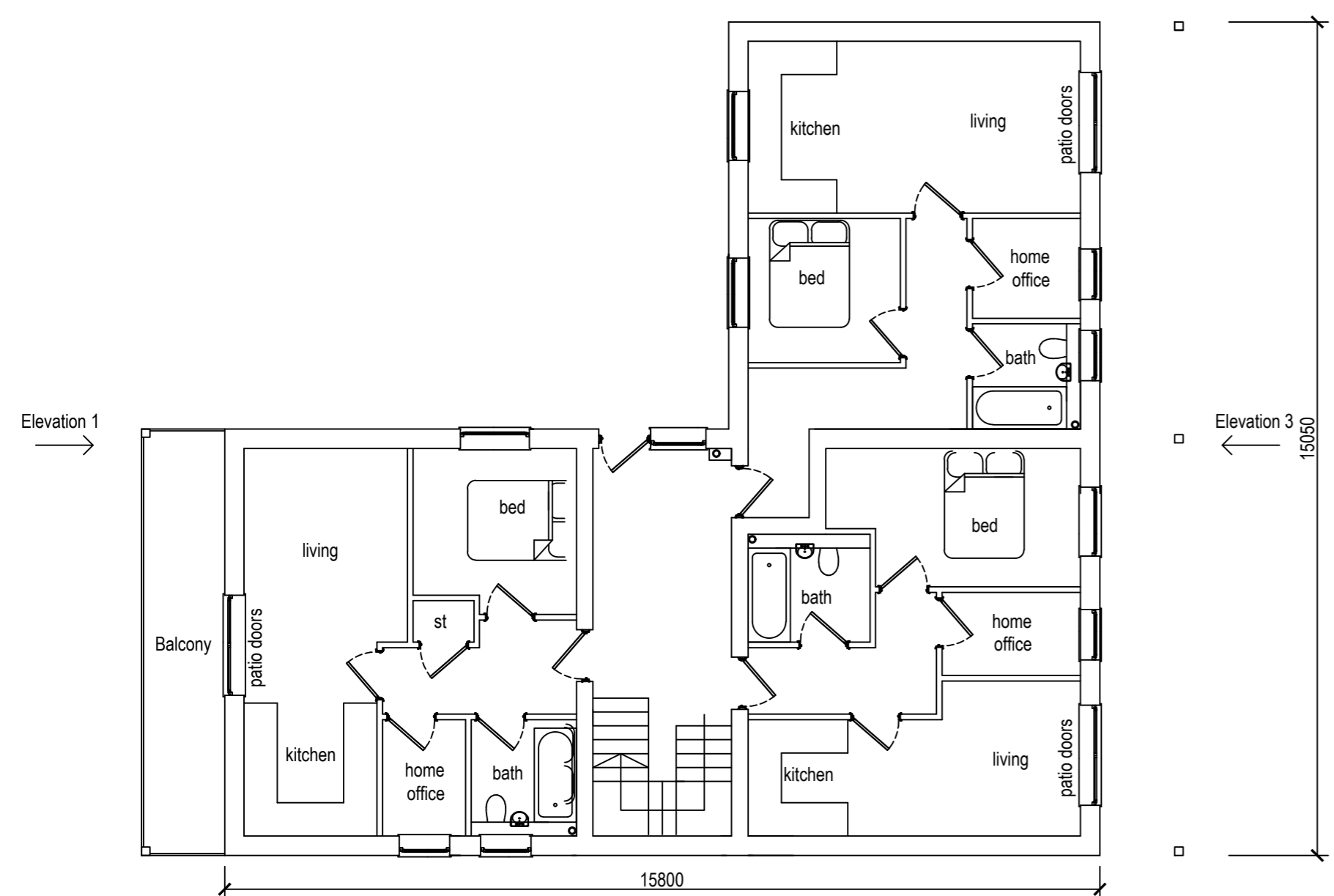
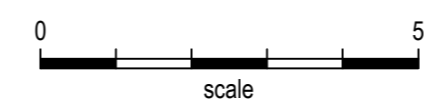
First floor plan
 Plots 8, 9 & 10
 1:100



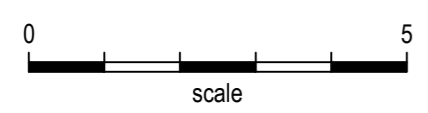
Elevation 4
 ↓



Second floor plan
 Plot 11
 1:100



Ground floor plan
 Plots 5, 6 & 7
 1:100



76 Priory Road, Kenilworth,
 Warwickshire, CV8 1LQ
 0 1 9 2 6 5 1 2 4 0 0
 info@ramus-architects.co.uk

Job :
 Feasibility layout for
 401 London Road, Coventry

Client :
 Mr P Wroe

Drawing title :
 Block Two
 Plans

Scale :
 1:100 @ A2

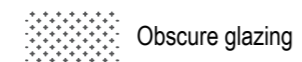
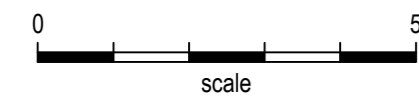
Date :
 Sept 2023

Dwg No :
 1 6 8 0 - P - 0 3 _ H

Based on survey by others.
Drawing for planning purposes only.
Drawings Copyright or Michael Ramus Architects and not to
be passed to any other party without written consent.



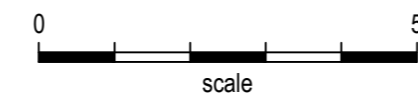
Elevation 3
1:100



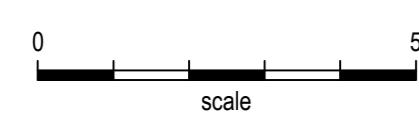
Facing brick to be orange/red to match existing main house.
Tiles to be grey tiles to match existing main house.
Brick soldiers to window heads.
Stone cills to all windows.



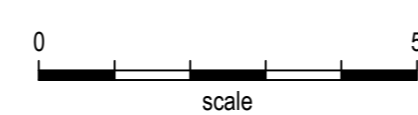
Elevation 4
1:100



Elevation 1
1:100



Elevation 2
1:100



76 Priory Road, Kenilworth,
Warwickshire, CV8 1LQ
0 1 9 2 6 5 1 2 4 0 0
info@ramus-architects.co.uk

Job :

Feasibility layout for
401 London Road, Coventry

Client :

Mr P Wroe

Drawing title :

Block Two
Elevations

Scale :

1:100 @ A2

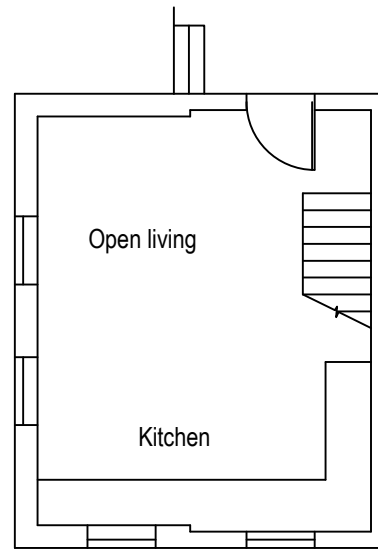
Date :

Sept 2023

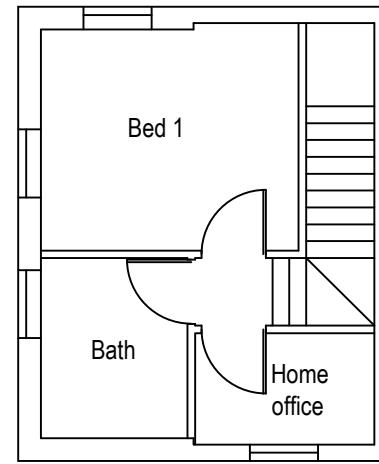
Dwg No :

1 6 8 0 - P - 0 4 _ J

Based on survey by others.
Drawing for planning purposes only.
Drawings Copyright of Michael Ramus Architects and not to
be passed to any other party without written consent.



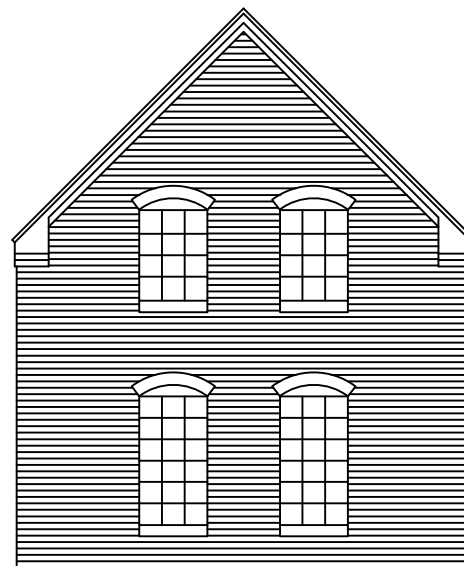
Proposed granary
Ground floor plan
1:100



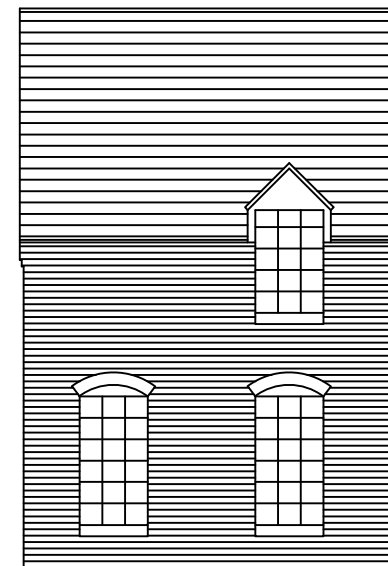
Proposed granary
First floor plan
1:100



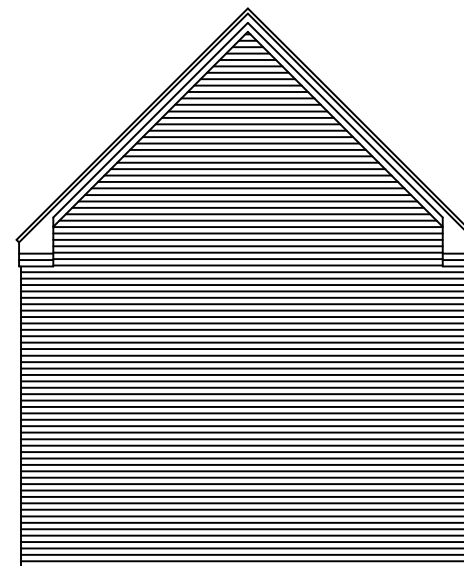
76 Priory Road, Kenilworth,
Warwickshire, CV8 1LQ
01926 512 400
info@ramus-architects.co.uk



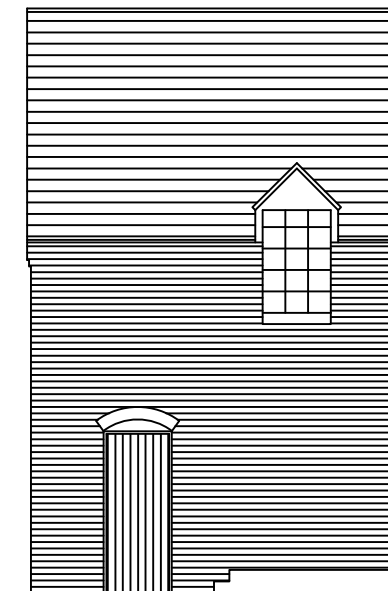
Proposed granary
Side elevation
1:100



Proposed granary
Front elevation
1:100



Proposed granary
Side elevation
1:100



Proposed granary
Rear elevation
1:100

Job :

Feasibility layout for
401 London Road, Coventry

Client :

Mr P Wroe

Drawing title :

Proposed granary plans
and elevations

Scale :

1:100 @ A3

Date :

Jan 2024

Dwg No :

1680-P-07_A