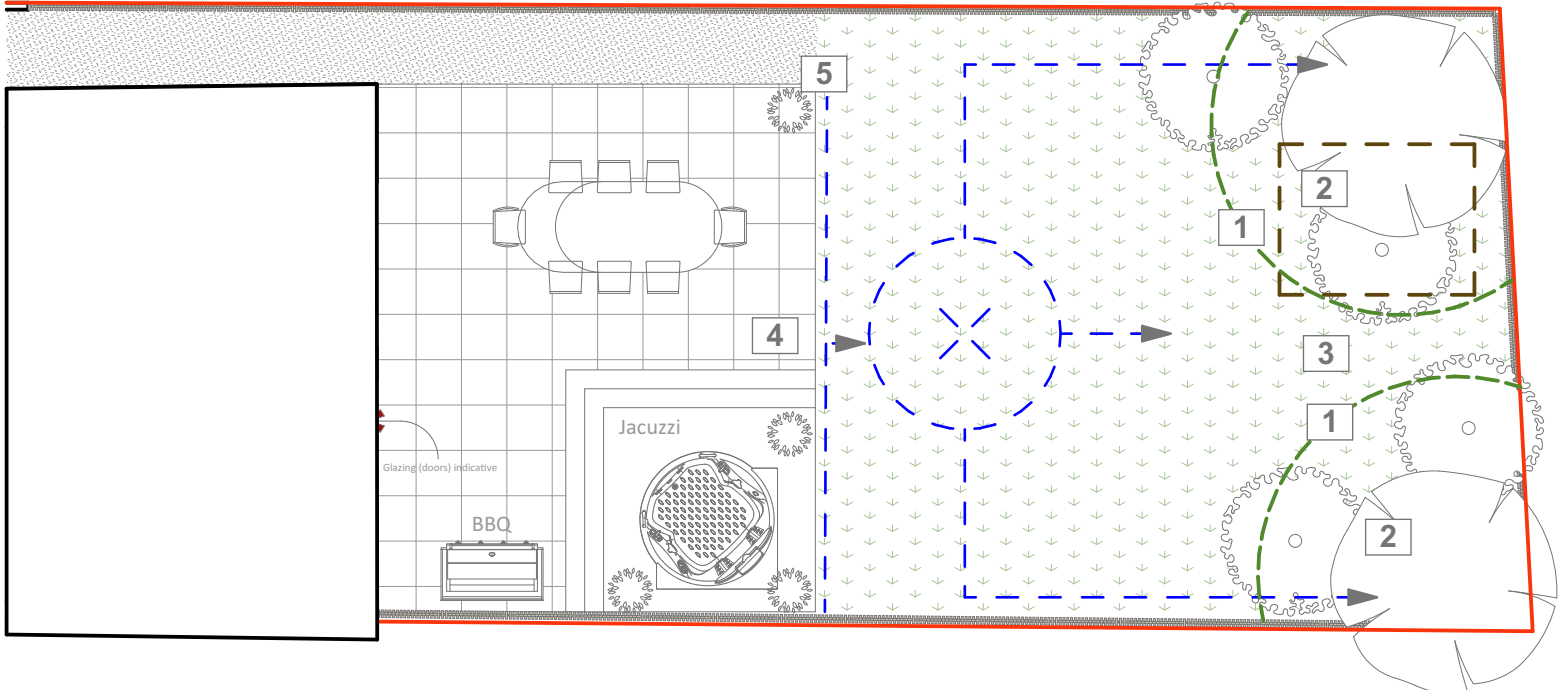


		Notes
Indicative Proposed Site Plan - Rear Garden 1:100@A3		Key Existing shed to be retained Indicative soakaway and water tank
permeable jointing channel drain existing flags — lifted, cleaned, re-bedded & re-pointed; damaged units replaced to match existing compacted free-draining sub-base new soakaway, sized per BRE Digest 365; min. 5m from building and tree RPAs 1. Protective fencing erected prior to commencement of any works on site and retained, undisturbed, for the full duration of construction. 2. No excavation, material/plant storage, mixing of materials or vehicle movement within the Root Protection Area (RPA). 3. Extent of RPA and fencing to be confirmed by an arboricultural method statement prior to works commencing.		North Scale Bar 012345 1:100@A3 012 1:50@A3
Typical paving and drainage detail Tree protection detail		Brass Architecture www.brassarchitecture.com 86-90 Paul Street London UK EC2A 4NE 6135 - 19 BR 19 Bishops Road Highgate London N6 4HP Drawing Name Proposed Rear Garden Plan Drawing Status Planning Application Modified by JPB Date Jul 26 Checked by RS Date Jul 26 Drawing Scale 1:100
General Notes		
- All existing trees, hedges and bioundary planting are to be retained and protected in accordance with BS 5837:2012 for the duration of the works. - Existing patio paving is to be retained, cleaned and re-bedded/re-pointed where required and any damaged units replaced to match existing. - New soft landscaping to comprise species appropriate to the charachter of the Highgate Conservation Area, complementing the existing planting. - Areas of hard or soft landscaping disturbed by access or construction activity to be reinstated to match their existing condition or improved. - Surface water is to be managed on site vie permeable new soakaway, no net increase of impermeable surface area is proposed. - Drawing to be read in conjunction with flood risk assesment and drainage proposals. - Drawing to be read in conjunction with Landscape and Garden Reinstatement Plan - All existing perimeter trees, shrubs, hedges and established boundary planting to be retained and protected throughout the works. - No tree or mature shrub removal is proposed. Any pruning required for safe construction access shall be minimal and undertaken by a competent contractor. - Existing central lawn to be retained. Areas disturbed by construction to be decompacted, regraded and reinstated with matching turf or seed on completion. - New supplementary planting to consist of shade-tolerant, pollinator-friendly shrubs, ferns, grasses and perennials compatible with the established garden character. - New rear terrace paving to be slip-resistant and permeable where feasible, with falls directed away from the building and adjoining boundaries. - Continuous accessible channel drain to be provided at the new lower-ground-floor glazed threshold. - New extension roof runoff to discharge via filter to rainwater reuse and attenuation storage, with controlled overflow to the verified lawful drainage connection. - No surface water to discharge onto adjoining land or directly against the building. All drainage access points to remain accessible for maintenance. - All existing boundary treatments and garden features affected by construction access to be reinstated to match the existing on completion. - Any retained plant accidentally damaged or lost during the works to be replaced with an equivalent species		
Layout ID		Revision
0004		