

LANDSCAPING KEY



GRASS (Turf Roll to BS3969)
Preparation - Install new top soil of good quality of minimum 100mm depth, free of vegetation and to be turned over, levelled, lightly consolidated and free from surface stone, other debris and perennial weeds. Obtain a fine tilth to ensure thorough contact between soil and turf roots when laid. Turf to be inspected prior to laying. Do not lay turf when soil is frozen to a depth of 25mm or more, or when the ground is waterlogged

PERMEABLE BLOCK PAVING (TYPE 1)
Pedestrian Permeable Block Paving to Private Amenity Areas
- 80mm min Permeable Paving Blocks - TBC
- (pointed with 2-6mm clean crushed stone)
- 50mm min Laying course of 2-6mm clean crushed stone
- Inbitex Geotextile
- 100mm Dense Base Course to BS EN 13106
- 220mm min 10-63mm subbase stone
- SC Intergrid
- Inbitex Geotextile

PERMEABLE BLOCK PAVING (TYPE 2)
Pedestrian Permeable Block Paving to Communal Areas
- 80mm min Permeable Paving Blocks - TBC
- (pointed with 2-6mm clean crushed stone)
- 50mm min Laying course of 2-6mm clean crushed stone
- Inbitex Geotextile
- 100mm Dense Base Course to BS EN 13106
- 220mm min 10-63mm subbase stone
- SC Intergrid
- Inbitex Geotextile

PUBLIC PAVEMENTS
To be replaced with TBC

CK CONCRETE BULLNOSE KERB

BPK BLOCK PAVING BULLNOSE KERB

+ 00.000 EXISTING EXTERNAL LEVELS

+ 00.000 PROPOSED EXTERNAL GROUND LEVELS

LP NEW LAMP POST
(as shown on original approved ground floor plan 173-010-GA-PLN Rev P1)



5 YEAR MAINTENANCE PLAN

Any trees or plants which within a period of 5 years from completion of the development die, are removed or become seriously damaged or diseased will be replaced in the next planting season with others of a similar size and species.

The development will be fully managed by a management company. They will be responsible for maintenance of the premises and external areas.

PLANNING CONDITIONS IN RELATION TO EXTERNAL WORKS (HGY/2020/0589)

CONDITION 6 - The proposed 23 secure and covered cycle parking facilities as set out on plan number 173-009- GA-PLN/P1 shall be provided prior to the occupation of the use hereby permitted and such spaces shall be retained thereafter for this use only.

CONDITION 7 - Prior to superstructure works, a detailed scheme for the provision of refuse and waste storage and recycling facilities shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter.

CONDITION 15 - Prior to completion or first occupation of the development hereby approved, whichever is the sooner, details of treatment of all parts on the site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner. Details shall include:

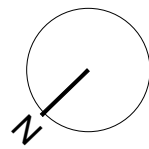
- 1) location, type and materials to be used for hard landscaping including specifications for the permeable paving;
- 2) a schedule detailing sizes and numbers/densities of all proposed trees/plants;
- 3) layout and specification of food growing and composting area, including how rainwater will be harvested and water points are accessible to growers;
- 4) bird and bat boxes; and
- 5) Details, including elevations and materials of all hard boundary treatments. Any new tree(s) that die(s), are/is removed or become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within five years of planting shall be replaced. Unless further specific permission has been given by the Local Planning Authority, replacement planting shall be in accordance with the approved details.

CONDITION 18 - The proposed residential units shall not be occupied until an agreement with the local highway authority under Section 278 of the Highways Act 1980 securing the following works outside the site have been secured:

The necessary section of redundant crossover across the footway into the site is removed and public footpath at this location reinstated.

The location of a disabled badge (blue badge bay) parking bay on the public highway, adjacent to the relevant accessible dwelling is secured.

CONDITION 19 - Before the development hereby permitted is occupied, details of any external lighting shall be submitted to and approved in writing by the local planning authority. The details shall include location, design, levels of brightness and beam orientation, together with measures to minimise overspill and light pollution and minimise impacts to foraging bats. The lighting scheme shall thereafter be carried out in accordance with the approved details and the measures to reduce overspill and light pollution retained for the lifetime of the development unless otherwise agreed in writing by the local planning authority.



External Works Plan

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Notes :

Rev.	Description	Date	By
C2	2no. Sheffield Bike Stands added to rear public space to support planning Condition 6	10.05.2024	SIB

C1	Issued for Construction	09.05.2024	SIB
P6	Concrete & Block Paving Bullnose Kerb Key added	01.05.2024	SIB
P5	Top of wall levels removed Raised planter 300mm above ground requirement removed following updated SBD requirements	26.04.2024	SIB

Client :
Alexander James Ltd

Project No :
21005

Project :
**Land opposite:
16 Park Road, Edith Road
Haringey
London
N11 2QE**

Drawing Title :
External Works Plan

Drawn by :
SIB

Date :
August 2022

Status :
CONSTRUCTION

Drawing No :
010

Checked by :
**Scale @ A1:
1:100**

Rev. No :
C2

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