

Notes

Related Drawings: DIA Drawing based on PAZ: 25/14/5000/Land West of Gatesmead, Planning Layout 30/09/2026.
Site: 10/14/5000/Land West of Gatesmead Lane, revised 20/10/2026.

Issue: Drawn by David Jarvis Associates Limited (DRAWN) COPYRIGHT: ALL RIGHTS RESERVED 2026 LICENCE NUMBER: 00000011. This drawing is for Planning purposes only. Do not use this drawing for Construction. The information contained in this drawing should be used as a guide to the final forms and finishes of the landscape scheme. Any variations to be agreed by the Client and local authority.

Scaling: Do not scale this drawing. Use given dimensions only.

Setting out: refer to Engineers for information regarding setting out. In the event of discrepancy refer to Engineers for the final instance.

Survey: Original survey provided by the Client.

Services: Where possible these are identified on the drawings but, for the avoidance of doubt all service/utility locations should be considered indicative and identified as such. To ensure these services are correctly shown are current refer to the original survey provider or utility engineer or Client for confirmation and further information regarding services. In the event of new services being installed refer to the approved Engineer. It is recommended that hazard warning tape (large electric cable / danger service) to be installed over all service routes (to remain on site) to current BS guidelines (BS6752).

Lighting: Refer to lighting engineers drawings.

Planting: Plant species are selected and located in line with consideration of the site conditions, MSHC guidelines and discussion with the local authority and design team. All plants and planting provision to conform to the David Jarvis Associates Limited landscape specification that will accompany the Construction issue drawing. No species or plant location is to be varied without prior consent of the Landscape Architect.

Bioreactivity: All plant stock to be sourced from a supplier verified to be pest and disease free and in accordance with Plant Passport / Animal and Plant Health Agency (APHH) and current CEH requirements. Supplier information / certification to be retained for a period of not less than 12 years and must be made available upon request.

Foundations: Developers / Contractors to ensure that all foundations (buildings and external walling) are designed and constructed so as to take into account, at the time of delivery, any existing or proposed trees, hedgerows or other vegetation on the application site or existing vegetation on land adjoining the site at the time of construction and any trees listed on hedgerow removal are adjacent to the site during the process 15 years. For this purpose the developer / contractors must submit all relevant details to the authority dealing with the Building Regulations Certificate.

Design Levels: Refer to Engineers where design levels are not shown.

CDM: Drawings to be read in conjunction with Designer's risk assessment. Potential risks above that of those associated with the ground construction topic in this drawing are identified below.

KEY

APPLICATION BOUNDARY

LAND WITHIN APPLICANT'S CONTROL

EXISTING TREES AND VEGETATION TO BE RETAINED

TREES: PROPOSED
SEE PLANTING SCHEDULE FOR DETAILS

BITMAC: VEHICULAR

BITMAC: PEDESTRIAN

BLOCK PAVING
MARSHALLS TESSILA, TRADITIONAL 150 x 120 x 80mm,
HERRINGBONE OR SIMILAR APPROVED.

BLOCK PAVING
MARSHALLS TESSILA, PENNANT GREY TRADITIONAL 150 x 120 x 80mm,
HERRINGBONE OR SIMILAR APPROVED.

CONCRETE PAVING SLABS
MARSHALLS HERITAGE, YORKSTONE
600 x 600 x 38mm, OR SIMILAR APPROVED.

PATH - SELF BINDING GRAVEL
BRECKON, GOLDEN AMBER SELF BINDING GRAVEL,
OR SIMILAR APPROVED.

PATH - RESIN BOUND GRAVEL
ADORAIR, ADORSTONE PLUS RESIN BOUND GRAVEL,
AUTUMN QUARTZ, OR SIMILAR APPROVED.

SAFETY SURFACE: RUBBER MULCH
R13 SAFETY SURFACES, COLOUR GREEN RES BROWN,
TREXCO LOGGED, OR SIMILAR APPROVED.

SEAT
FURNITURES, CHESTNUT SEAT WITH BACKREST
3 PERSON, OR SIMILAR APPROVED.

PICNIC TABLE
FURNITURES, CHESTNUT PICNIC BENCH &
TABLE 1 PERSON, OR SIMILAR APPROVED.

LITTER BIN
BROOKLYN, DERBY COMPACT LITTER BIN,
OR SIMILAR APPROVED.

SIGNAGE - ECOLOGY INFORMATION BOARD
FITZPATRICK WOOLMER, BOWMAN INTERPRETATION DISPLAY,
OR SIMILAR APPROVED.

SIGNAGE - PLAY AREAS
FITZPATRICK WOOLMER, OUTDOOR PARK
SIGNS, OR SIMILAR APPROVED.

GATE TO MATCH FENCING

TIMBER BOARDWALK

PLAY LOG
REFER TO PLAY AREA DRAWING

PLAY BOULDER
REFER TO PLAY AREA DRAWING

Drawing Revision				
Rev.	Date	Description	Drawn	Checked
P1	01/10/2026	Updated in line with latest layout.	AvB	ED
P2	10/09/2026	Landscape and surfacing at plots 13 and 15 amended in line with updated road layout.	ED	
P3	01/09/2026	Hedges and tree species amended following comments.	ED	PG
P4	15/05/2026	Updated in line with latest road line.	AvB	ED
P5	28/04/2026	Updated in line with latest layout.	AvB	ED
P6	16/04/2026	Updated in line with latest layout.	AvB	PG
P7	01/04/2026	First issue.	AvB	ED

Status

PLANNING

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Client

CREST NICHOLSON PARTNERSHIPS AND STRATEGIC LAND

Project

LAND WEST OF GATESMEAD

Drawing Title

HARD SURFACE AND BOUNDARY TREATMENT PROPOSAL

Scale	Sheet Size	Date Plotted
1:500	A0	01/10/2026
Client Ref.	Drawing Ref.	Drawing No.
-	3403-5-2-1	DR-0011
		S4-P7