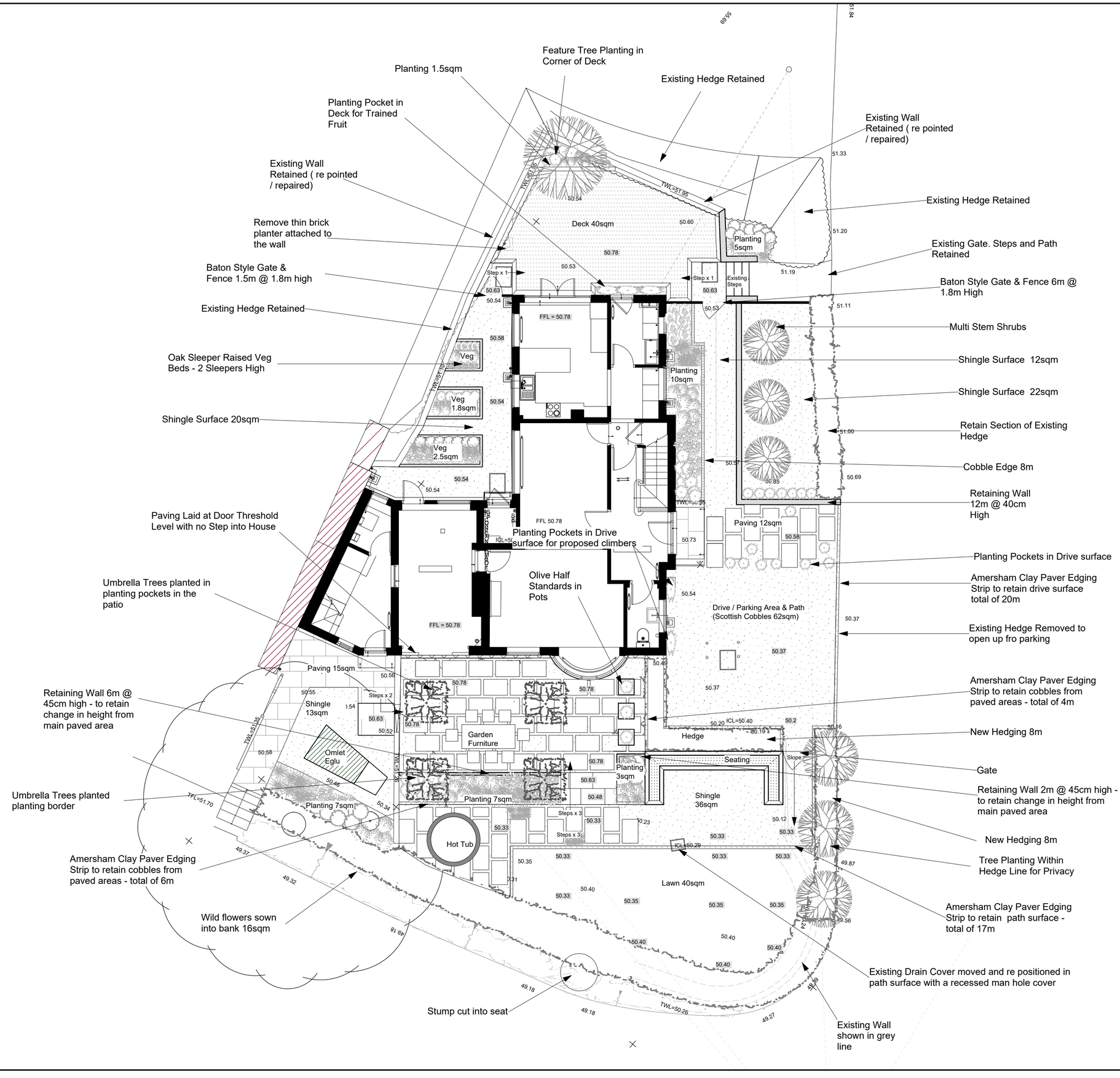



Notes:

1. Paving laid using Florence Storm Porcelain Tiles as supplied by London Stone. Slabs laid in a Stretcher Bond pattern using 900mm x 600mm slabs with a 10cm gap between the slabs in filled with shingle / aggregate. All paving laid on a compacted foundation of MOT Type 1, approx. 100mm deep with a bedding course of mortar. Haunching to be "steep" where the paving meets the proposed planting borders to allow for top soil depth close to the paving edge. Paving to be laid with a fall away from the house to reduce problems with damp. Client to approve samples. See link below for details of slabs and suppliers recomended laying and maintenance guidelines
https://www.londonstone.co.uk/porcelain-paving/premium-italian/florence-storm/
2. Edge of shingle paths & Drive to include a single row of Amersham Clay Pavers as Supplied By London Stone. See link below for details:
https://www.londonstone.co.uk/brick-pavers/alpha/amersham/
Clay Pavers laid on a compacted foundation of MOT TYpe 1 approx. 100mm deep with a bedding course of mortar. Pavers to be laid end to end butt jointed with no pointing gap. cobbles laid side by side in a single row with joints pointed. To include a sub base approx 100mm deep on path areas and 150mm deep on drive areas.
3. Any proposed steps in the paved areas to include bullnose edge detail for the tread and with the risers clad with the same slabs used on the main paved areas. See link below for details:
https://www.londonstone.co.uk/porcelain-garden-steps/40mm-bullnose/florence-storm-40mm-steps/
4. Deck to be constructed using Yellow Balau Deck Boards laid on a pressure treated softwood structural framework frame. 150mm x 50mm joists to be set 400mm apart with additional noggings set perpendicular to the joists approx. 600mm apart. Deck to include a permeable membrane under the deck to reduce problems with weed growth growing through the deck boards.
5. Any proposed walls or steps should include a concrete foundation at an appropriate depth and width relative to the proposed height of the wall.
6. New retaining wall to be constructed using Concrete blocks, painted with a rendered finish. Shingle to be backfilled at the back of the wall to stop the soil form sitting against the back of the wall.
7. Drive laid with Geo Grid Standard, (or a similar product used to stabilise shingle area. Grid laid on a compacted foundation of MOT Type 1 approx. 150mm deep with a bedding course of sharp sand, as per the suppliers recommended installation instructions. Grid to be infilled with 8-14mm Scottish Cobbles and include a permeable membrane positioned under the grid to reduce problems with perennial weed growth. See link below:
https://thefloorbox.com/products/geogrid-standard-ground-reinforcement/
8. Raised Sleeper Beds to be used for growing Veg. Beds constructed using Oak Sleepers set 2 x sleepers high. Beds to be backfilled with a 50:50 mix of premium top soil and compost. Sleepers secured together using sleeper screws and screwed to pressure treated softwood posts set vertically in the ground on the inside of the sleeper beds. A permeable membrane should be stapled to the inside of the sleepers beds to stop the timber sitting against the soil.
9. Horizontal Baton Fence & Gates to be constructed in the same style with the same materials as the existing gate.
10. New Turf laid on existing lawn, Premium grade hard wearing turf laid on a bed of topsoil approx. 5cm deep.
11. Proposed levels indicated on the drawing for the soft landscaping are to be used as a guide only. Final grading and blending of new landscaping into the existing gradient to be completed on site. Where new levels meet existing levels care should be taken to ensure that the unity of the entire scheme is retained. Grading of imported top soil may be necessary to bridge any differing levels.
12. Planting borders should be prepared prior to planting which should include a thorough digging over to a spades depth incorporating organic matter or compost. No Turf / weeds left over from original garden layout should be left or dug into proposed planting borders. If top soil is bought in to make up levels or be used to provide a better medium for planting than the existing soil, the ground beneath where the top soil is to be laid should be dug over and "loosened up" prior to the final grading of new top soil.
13. As a guide Top soil should be laid at the following depths: Lawns 10-20cm Deep, Planting borders 30-40cm deep, Tree Pits 50-60cm.
14. All workmanship and materials to comply with the relevant British standards and codes of practice.
15. While care has been taken to ensure that the measurements are correct on the drawing there are some areas where the new proposals meet the existing garden areas which will need to be addressed and visually dealt with on site to ensure the flow of the scheme is retained.
16. Shingle paths and gaps between slabs to be laid with a finished surface of 8-14mm Scottish Cobbles. Cobbles to be laid on a compacted foundation of MOT Type 1 approx 75mm deep. Permeable membrane to be included under the sub base. Planting pockets included in certain areas to soften slabs so ensure there is sufficient soil depth under the sub base to accomodate proposed planted areas.
17. All existing drain covers that are within the paved areas or shingle path areas to include recessed manhole covers that are appropriate and suitable for the proposed finished surface.
18. Proposed "U" Shaped Seat in back garden area to be constructed using rendered concrete block walls and a timber seat. Total height of seat to be constructed approx. 50cm high.
19. Retaining walls constructed using concrete blocks and clad with the same slabs used for the paved areas.


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Site
4 Nostel Priory Cottages, Balcombe, RH17 6PE

Client
Alecia Ridout

Title
Layout Plan

dwg no
1280 -1 R2

drawn by
Alex Bell

scale
1:100 @ A2

date
25.09.23

NB. All dimensions should be checked on site and not scaled from this drawing