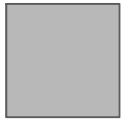


DRIVE SPEC 1 - SHARED ACCESS



FULL INFILTRATION PERMEABLE TARMAC SYSTEM TO BE FORMED WITH NO POSITIVE DRAINAGE.

PREPARATION

CAREFULLY REMOVE ALL VEGETABLE SOIL FROM AREA TO BE EXCAVATED AND STOCK PILE FOR REUSE LATER. EXCAVATE TO FORMATION LEVEL AND GRADE TO CROSSFALL OF 1 IN 60.

FORMATION TO BE WELL CONSOLIDATED AND TRACKED IN AND ANY SOFT SPOTS REMOVED.

LAY CAPPING LAYER OF OF 300mm CLEAN CRUSHED CONCRETE LAID IN TWO EQUAL LAYERS AND WELL CONSOLIDATED WITH VIBRATING ROLLER.

SUB-BASE

IF NECESSARY, A LAYER OF TERRAM OR SIMILAR GEOTEXTILE MEMBRANE IS TO BE LAID ON THE FORMATION TO PREVENT UPWARD MIGRATION OF FINES FROM SUB GRADE DURING COMPACTION PROCESS. THIS COULD OCCUR IF FORMATION NOT DRY.

SUB-BASE TO BE 350mm TOTAL THICKNESS OF TYPE 3 PERMEABLE SUB-BASE AGGREGATE

FINISH

BASE COURSE TO BE 32mm AT 80mm THICK ULTRIDRIVE POROUS.

WEARING COURSE TO BE 10mm AT 40mm THICK TARMAC ULTRIDRIVE POROUS TO BS 4987:PART1:CI.7.5.

THE CAPPING LAYER IS TO EXTEND BEYOND THE KERB LINES FAR ENOUGH TO GIVE ADEQUATE SUPPORT TO THE EDGES. SYSTEM DETAILED AND FINISHED TO MANUFACTURERS SPECIFICATIONS.

DRIVE SPEC 2



FULL INFILTRATION PERMEABLE PAVING SYSTEM.

PREPARATION

CAREFULLY REMOVE ALL VEGETABLE SOIL FROM AREA TO BE EXCAVATED AND STOCK PILE FOR REUSE LATER. EXCAVATE TO FORMATION LEVEL AND GRADE TO CROSSFALL OF 1 IN 60.

FORMATION TO BE LEVEL BUT NOT WELL CONSOLIDATED SO AS TO NOT COMPROMISE PERMEABLE SYSTEM

SUB-BASE

FORM SUB-BASE ON ONE LAYER TERRAM GEOTEXTILE MEMBRANE WITH SIDE AND END LAPS 300mm WELL TAPED AND SEALED.

SUB-BASE TO BE 300mm TOTAL THICKNESS OF PERMEABLE SUB-BASE AGGREGATE COARSE GRADED 20-6mm LAID IN THREE EQUAL LAYERS. DO NOT FULLY COMPACT.

PAVING

PAVING TO BE FORMED USING BRETT ALPHA FLOW PERMEABLE BLOCK PAVERS IN MIXED SIZE PATTERN USING MEDIUM BLOCKS.

COLOUR THROUGHOUT - CHARCOAL.

SYSTEM TO BE BEDDED ON 50mm AGGREGATE 6-2mm GRADED GRIT AND LEVELED FOR PAVING.

JOINTED WITH BRETT PERMEABLE PAVING 6mm JOINTING AGGREGATE.

SYSTEM DETAILED AND FINISHED TO MANUFACTURERS SPECIFICATIONS.

DRIVEWAY KERB EDGE RESTRAINTS

KERBS TO DRIVE SPEC AREA 1 TO BE CHARCON H82 EDGE KERB SYSTEM INSTALLED IN ACCORDANCE WITH BS7533 PART 6.

INCLUDE FOR ALL RADIUS UNITS, DROPPERS AND FLAT CROSSINGS TO COMPLETE THE SYSTEM AND INSTALL IN 150x300mm CONCRETE HAUNCH FORMED IN ST1 CONCRETE.

KERBS TO SHOW 100mm FACE AND 20mm FACE TO CROSSINGS.

KERBS TO DRIVE SPEC AREA 2 TO BE 914x150x50mm CONCRETE PLANK EDGING INSTALLED IN ACCORDANCE WITH BS7533 PART 6. INSTALL IN 150mm BED AND HAUNCH FORMED IN ST1 CONCRETE. FINISHED TOP OF EDGING LAID FLUSH WITH FINAL SURFACE LEVEL OF PAVING.

PATIOS/PATHS/BIN/BIKE STORE AREAS - PATH SPEC 1



EXCAVATE GROUND TO REDUCED LEVELS TO LAY 150mm WELL COMPACTED CRUSHED CONCRETE OR BRICK HARDCORE ON 1200 GAUGE POLYTHENE DPM TURNED UP AT PERIMETER EDGES AT JUNCTION WITH BUILDING. SUB-BASE BLINDED WITH 75mm C20 CONCRETE TAMPED INTO LEVEL, EVEN SURFACE LAID TO 1 IN 80 FALL TO GARDEN AREAS OR ACO BRICKSLOT THRESHOLD DRAINS WHERE SHOWN.

LAY NATURAL INDIAN SANDSTONE SLABS IN FOSSIL MINT OF SIZES 600x900mm (TBC) LAID IN STRETCHER BOND PATTERN TO APPROVAL OF SO. SLABS TO BE LAID IN 25mm FULL MORTAR BED AND NEATLY FLUSH POINTED.

FENCING

CB DENOTES 1800mm HIGH CLOSEBOARDED FENCE

FENCE TO BE TREATED TIMBER CLOSE BOARDED FENCING ON 100x100mm BORED AND CONCRETED POSTS WITH MINIMUM 3NO SUPPORT RAILS IN MAX 2700mm BAYS WITH 225mm GRAVEL BOARD AT BASE. GATES TO BE MINIMUM 900mm CLEAR OPENING AND OPERABLE FROM BOTH SIDES.

BIN STORAGE

PROVIDE HANDSTANDING FOR 1 LOCAL AUTHORITY ISSUE REFUSE BINS, 1 RECYCLING BIN & 1 GARDEN WASTE BIN, TO EACH PLOT. TO BE BROUGHT KERB SIDE FOR REFUSE COLLECTION DAYS.

CYCLE STORAGE

ALL DWELLINGS TO FEATURE SECURE LOCKABLE STORAGE FOR BICYCLES USING ASGARD BIKE STORE AS SHOWN

RAINWATER BUTTS

PROVIDE SANKEY 210 LITRE STANDARD RAINWATER BUTT FITTED TO RAINWATER PIPES, INCORPORATING DIVERTER VALVE TO POSITIONS AS INDICATED ON PLAN.

PROVIDE STANDARD WATER BUTT STAND, STOOD ON SLABS AS PER PATIO SPACE.

FOUL DRAINAGE

DRAINS TO CONNECT TO EXISTING PUBLIC FOUL SEWER VIA PUMPING STATION - SEE ENGINEERS DRAWINGS FOR FULL DETAILS

SURFACE WATER DRAINAGE

ALL DWELLINGS TO DISCHARGE TO SOAKAWAYS LOCATED AS SHOWN - SEE ENGINEERS DRAWINGS FOR FULL DETAILS

EXTERIOR LIGHTING

FORUM LETO GU10 LED 3000k OR LESS, DOWNWARDS FIRING WALL LIGHT WITH PIR IP65 RATED

IN ADDITION TO MANUAL SWITCHING ALL LIGHTING TO BE FITTED WITH PHOTOCELL, PIR AND TIMER CONTROL TO ENSURE MAX. 1 MINUTE OPERATION ONLY WHEN NEEDED. PIR SET TO DETECT LARGE OBJECTS ONLY.

WALL LIGHT TO BE DIMMABLE SET TO THE LOWEST LIGHT INTENSITY. LIGHT FITTING IS DOWNWARDS FACING AND FITTED WITH HOOD TO AVOID LIGHT SPILL. HEIGHT TO BE 2m FROM FFL. LIGHT IS TO BE NO GREATER THAN 3LUX AVERAGE AND MAX. HORIZONTAL ILLUMINANCE OF 0.6 UNIFORMITY.

ELECTRIC CAR CHARGERS

○ DENOTES POD POINT TWIN CHARGER, EACH FITTING SERVES TWO CAR PARKING SPACES.

VEHICLE CHARGE POINTS SHALL COMPLY AS PER THE FOLLOWING;

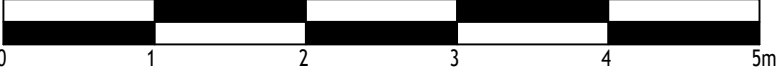
- CHARGE POINTS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH BS EN 61851
- HAVE MINIMUM NOMINAL RATED OUTPUT OF 7kW
- HAVE A UNIVERSAL SOCKET
- BE FITTED WITH AN INDICATOR TO SHOW THE CHARGING STATUS
- BE MIN. MODE 3 SYSTEM FOR EVC RUN FROM A DEDICATED CIRCUIT
- MEET REQUIREMENTS OF BS 7671

FIRE HYDRANT

● FIRE HYDRANT POSITION AS PROPOSED BY SOUTH EAST WATER TO BS 750.

FIRE HYDRANT POSITION TO BE SUPPLIED WITH 90mm. THE HYDRANT SHALL BE MAINTAINED BY THE OWNER/OCCUPIERS OF THE DEVELOPMENT AS PART OF THEIR ANNUAL MAINTENANCE.

Scale 1:50

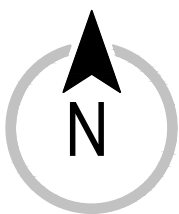


Oakhurst Studio	Revisions	Date
Horam		
Heathfield	01825 767854	
East Sussex	www.mjbach.co.uk	
TN21 0LJ	admin@mjbach.co.uk	

PRELIMINARY

Revisions	Date

TREE PROTECTION AND SPECIAL WORKS	
TREE PROTECTION FENCING	
AS MARKED TP ON PLAN	
PROVIDE AND MAINTAIN 2400mm HIGH RIGID CLOSE STEEL MESH FENCING ON FULLY PINNED SUPPORTS BASES AND BRACING TO CREATE A CONTINUOUS IMMOVABLE BARRIER. PROVIDE APPROVED SIGNAGE AT 10 METRE INTERVALS ALONG FENCE "PROTECTED TREES - KEEP OUT" ALL IN ACCORDANCE WITH BS837 TREES IN RELATION TO CONSTRUCTION.	
FORM HEAVY DUTY STEEL SECURITY GATES AT SITE ENTRANCES WITH APPROVED STATUTORY SITE SAFETY WARNING NOTICES SUBJECT TO AGREEMENT WITH EMPLOYER FRONTAGE FENCING AND GATES MAY BE IN THE FORM OF 2400mm PAINTED PLY HOARDING.	
 EXISTING TREES.	 EXISTING TREES TO BE REMOVED.



LAWNS

ALL AREAS MARKED AS LAWN ON PLANS SHALL BE TO THE FOLLOWING SPECIFICATIONS.

PREPARATION:

ALL AREAS TO BE PREPARED TO A FINE LIGHTLY CONSOLIDATED TILTH USING NOTHING LARGER THAN HAND OPERATED MACHINE TOOLS. ALL BEDS SHALL BE FREE OF STONES LARGER THAN 25mm AND CLEAN AND FREE FROM ALL BUILDERS RUBBLE, RUBBISH AND OTHER DELETERIOUS MATTER. ALL BEDS SHALL BE RAKED, LEVELED AND LEFT TO SETTLE FOR A PERIOD OF ONE WEEK PRIOR TO TURFING. USE FIRST QUALITY FRESHLY CUT MEADOW TURF FROM AN APPROVED LOCAL SUPPLIER FOR FRONT GARDENS TO EACH PLOT AND JUBILEE SEED AND TURF LTD J53 SEED FOR REAR GARDENS

WILDFLOWER GRASS AREAS

PREPARATION:

ALL AREAS TO BE PREPARED TO A FINE LIGHTLY CONSOLIDATED TILTH USING NOTHING LARGER THAN HAND OPERATED MACHINE TOOLS. ALL BEDS SHALL BE FREE FROM ALL BUILDERS RUBBLE, RUBBISH AND OTHER DELETERIOUS MATTER. ALL BEDS SHALL BE RAKED, LEVELED AND LEFT TO SETTLE FOR A PERIOD OF ONE WEEK PRIOR TO SOWING. USE JUBILEE SEED AND TURF LTD WILD FLOWER MIXES AS SHOWN BELOW TO AREAS AS SHOWN

WILDFLOWER 1 - JUBILEE SEED AND TURF "UK NATIVE GENERAL PURPOSE MIX"

TREE PLANTING

ALL TREES SHALL BE OBTAINED FROM AN APPROVED LOCAL SOURCE CERTIFIED TO CONFORM TO BRITISH STANDARD BS 3936-1:1992.

EXTRA HEAVY (EXH), SEMI-MATURE, TREES SHALL HAVE A GIRTH OF NOT LESS THAN 140-160mm MEASURED 1m ABOVE GROUND LEVEL AND SHALL HAVE A MIN. HEIGHT OF 3.5m

STANDARD (STD) TREES SHALL HAVE A GIRTH OF NOT LESS THAN 80-100mm MEASURED 1m ABOVE GROUND LEVEL AND SHALL HAVE A HEIGHT OF NO LESS THAN 2.5-3m

ALL NEW PLANTS SHALL BE PROTECTED USING BIO-EARTH BIODEGRADABLE PLASTIC-FREE SHELTER GUARD.

ALL TREES SHALL BE SUPPLIED FROM SPECIALIST CONTAINER GROWN BAGS.

SPECIFICATIONS

REF	SPECIES		SIZE
T1	<i>Liriodendron Tulipifera</i>	TULIP TREE	STD
T2	<i>Alnus Cordata</i>	ALDER	STD
T3	<i>Pyrus Calleryana 'Chanticleer'</i>	CALLERY PEAR	STD
T4	<i>Amelanchier Canadensis 'Multistem'</i>	CANADIAN SERVICEBERRY	STD
T5	<i>Prunus 'Sunset Boulevard'</i>	CHERRY	STD
T6	<i>Carpinus Betulus 'Fastigiata'</i>	HORNBEAM	STD
T7	<i>Prunus Hillieri Spire</i>	CHERRY	STD
T8	<i>Prunus Padus</i>	BIRD CHERRY	STD

PREPARATION FOR TREE PLANTING WITHIN COMPLETED TREE STATIONS

EXCAVATE HOLE 60x100x100cm SQUARE, FILLED WITH FIRST QUALITY SCREENED TOP SOIL AND 50 LITRES FARMYARD MANURE AT EACH TREE STATION. TREE STATIONS TO BE COVERED USING MYPEX MATTING AND FINISHED USING BARK MULCH.

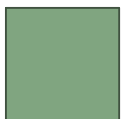
FINISHED LEVEL OF SOIL TO BE 10cm ABOVE SURROUNDING GROUND TO ENSURE TREE STATIONS DO NOT BECOME FLOODED DURING WET PERIODS OF WEATHER.

STAKING OF TREES AT TREE STATIONS

ALL TREES SHALL BE STAKED USING 4 STAKES SET OUT AT 4 CORNERS OF EACH INDIVIDUAL TREE STATION AND CROSS TIMBERS FIXED BETWEEN STAKES. TREE FITTED WITH TWO REINFORCED RUBBER CUSHIONED TREE TIES TO ALLOW FLEXIBILITY WITHIN STEM OF TREE.

ENTIRE STRUCTURE TO BE FINISHED USING STOCK FENCING TO ENSURE NO PEST DAMAGE CAN OCCUR.

HEDGE PLANTING - H1



PLANT SPECIFICATIONS:

HEDGE MIXTURE SHALL COMPRISE MEDIUM SIZE PLANTS SIZE 60-80cm HIGH BARE ROOT WITH THE FOLLOWING SPECIES RATIO: 50% *Crataegus Monogyna* (HAWTHORN) AND THE REMAINDER EQUAL MIXTURE OF *Corylus Avellana* (HAZEL), *Acer Campestre* (FIELD MAPLE), *Prunus Spinosa* (BLACKTHORN) AND *Viburnum Opulus* (GUELDER ROSE).

PREPARATION:

ALL WORK SHALL BE CARRIED OUT BY HAND ONLY. NEW PLANTS TO BE CAREFULLY INSTALLED BY HAND BY NOTCH PLANTING ONLY.

PLANTING:

TO BE PLANTED IN DOUBLE STAGGERED ROWS 300mm APART 3 PLANTS PER METRE RUN IN EACH ROW AND ALL PLANTS RANDOMLY MIXED TO GIVE AN EVEN SPREAD THROUGH THE HEDGE.

HEDGE PLANTING - H2



HEDGE SHALL COMPRISE MEDIUM SIZE PLANTS SIZE 60-80cm HIGH BARE ROOT *Carpinus Betulus* (HORNBEAM)

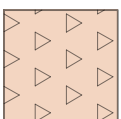
PREPARATION:

ALL WORK SHALL BE CARRIED OUT BY HAND ONLY. NEW PLANTS TO BE CAREFULLY INSTALLED BY HAND BY NOTCH PLANTING ONLY.

PLANTING:

TO BE PLANTED IN DOUBLE STAGGERED ROWS 300mm APART 3 PLANTS PER METRE RUN IN EACH ROW AND ALL PLANTS RANDOMLY MIXED TO GIVE AN EVEN SPREAD THROUGH THE HEDGE.

PLANTING - P1



PLANTING AREAS SHOWN AS P1 TO HAVE SINGLE SPECIES PER BORDER, POT GROWN IN 5L OR 7.5L POTS, OF THE FOLLOWING PLANTS.

LATIN NAME	COMMON NAMES
<i>Mahonia Aquifolium</i> "APOLLO"	"OREGON GRAPE"
<i>Hydrangea Paniculata</i> "LITTLE FRESCO"	"PANICLE HYDRANGEA"
<i>Hypericum Moserianum</i> "TRICOLOR"	"ST JOHNS WORT"
<i>Cornus Sanguinea</i> "MIDWINTER FIRE"	"DOGWOOD"

PREPARATION:

GROUND TO BE EXCAVATED TO 300mm DEEP AND BACKFILLED USING FIRST QUALITY SCREENED TOP SOIL. ALL WORK SHALL BE CARRIED OUT BY HAND ONLY.

FINISHED LEVEL OF TOP SOIL TO BE 10cm ABOVE FINISHED LAWN LEVEL

PLANTING:

TO BE PLANTED 2-3 PLANTS PER SQUARE METRE.

ECOLOGICAL ENHANCEMENTS

INSTALL THE FOLLOWING ENHANCEMENTS AS SHOWN LOCATED ON PLAN.

- ▲ HEDGEHOG HOUSE
- ▲ "HABITAT" INTEGRATED BAT BOX
- BAT ACCESS TILE
- HIBERNACULA
- "HABITAT" INTEGRATED BIRD/SWIFT NEST BOX
- ◆ 18 SCHWEGLER NEST BOX
- CAVITY BAT BOX
- CREVICE BAT BOX

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Drawing : Site Layout as Proposed	Project : Proposed Development at: HATCHGATE COTTAGE, Hatchgate Lane, Cuckfield RH17 5DU
Dwg No. : 2724/4	Client : SILVER HOMES (Cuckfield) LTD
Rev :	



By : NGM

Scale : 1:200 @ A1

Date : March 2025