

Existing elder tree to be retained
Existing Hazel tree to be retained.



Space for client's own compost bins

Existing apple tree to be retained

New lawn, Rowlawn Medallion turf or equivalent laid over min 150mm topsoil. Ensure good drainage, relieve any compaction and remove stones and debris over 50mm in any direction prior to laying. Finished levels to be 20mm above adjacent hard surfaces or edges
100x5mm Exceledege All-Edge aluminium edging to new lawn and borders. Top of edging to be 20mm below adjacent lawn levels. (Kinley Systems Ltd)

New steps. Treads to be 900x390x40mm with pencil round top leading edge: Heath sawn sandstone from London Stone. Pre-sealed by merchant. Nosing 20mm. 3mm joints grouted using an Ardex-Flex grout, colour TBC. Slabs laid on 6-10mm adhesive bed over min 120mm C25/30 mass poured concrete base with A142 fabric reinforcement. Sub-base to be 100mm compacted DOT Type 1 over geotextile membrane. Risers to be brick to match kitchen extension.

Aluminium grating, Aco Rainpave B125 channel and grating set into concrete slab beneath paving. Constant depth channel with inline sump unit taken into nearest suitable surface water inspection chamber

1196x596x20mm Silver Grey porcelain tiles from London Stone laid on Domus Floor+XT raised access floor pedestals with 3-4mm joints. 6.6no. pedestals per m2, to manufacturers spec.

Aluminium retaining edge: AluExcel 150 (AE150RM from Kinley Systems) to form edge adjacent to border and between house wall & paving. Edging to be bedded & haunched on C20 concrete. Top of edging to be flush with top of paving.

Existing fence to have 3"/10 gauge galvanised weldmesh panels (1200x2400mm) cut to size & fixed using galvanised mesh clips (eg from FH Brundle) to provide support for proposed evergreen climbing plants (13.3 lin m)

Drainage along house wall: 60-80mm dia. perforated pipe run in void formed by AluExcel edging set 120mm from house wall. Pipe to be cut through edging and run below paving where paving abuts door threshold. Void to be filled with 10-20mm clean shingle. Pipe to discharge into adjacent flower bed.

ONLY FLAT 1, 14 FERNCROFT AVENUE HAS BEEN SURVEYED BY THiiNK DESIGN. ALL CONTEXT BUILDINGS ARE INDICATIVE ONLY

New hardwood deck, lpe or equal. 21-145mm boards, smooth 2 sides with pencil rounded edges, grooved for hidden fixings. Hidden fixings to be 'Deckwise' lpe extreme hidden clip system available from Southgate Timber. Secured to treated softwood subframe. Subframe to be 47x145mm treated timber joists set at max 400mm centres, braced as necessary using noggins & fixed to 100x100 green oak posts set in concrete. Ensure drainage to bottom of posts using a 50mm bedding layer of pea shingle or similar.

New oak sleeper retaining edge, height approx 300mm above decking level. Formed from 200x100x2400 sawn oak, laid flat & secured to 200x100 sawn oak posts set in concrete using 6.3x200mm Timberlok screws

4no. timber steps at 150mm risers, formed from lpe deck boards as per deck construction. Fascia board to hide subframe using 21x145mm ipe boards as above, screwed and plugged

Stone mowing edge set 20mm below finished lawn level, to be 'Heath' sawn sandstone 600x195x25mm (cut from stock: London Stone Ltd), pre-sealed by merchant. Laid on 30-50mm continuous mortar bed over 250x120mm concrete foundation

Existing bank - levels remain unchanged

Existing wild cherry tree to be retained. Refer to tree survey and consultant's report

100x5mm Exceledege All-Edge aluminium edging to new lawn and borders. Top of edging to be 20mm below adjacent lawn levels. (Kinley Systems Ltd)

Retaining wall to engineer's specification. Brick to match proposed kitchen extension. Height varies with ground level.

New shed, 1800x2400, from Crane Garden Buildings or similar. Felted apex roof, ridge height under 2.5m.

Retaining walls: Concrete foundation & stem to engineer's specification. Facing to be brick to match kitchen extension. Coping to be 900/600x300x40mm 'Heath' sawn sandstone with pencil round external top edges (Allow for corners where needed) from London Stone (pre-sealed by merchant) laid on 10mm continuous mortar bed. 3mm joints grouted using Ardex-Flex colour tbc

Planters: Polystone Giant Plate planters, 90cm dia or similar

1no. step formed from header course of brick on edge to match house/kitchen extension. Riser height to be set on site relative to kitchen /back door level

All inspection chambers where visible to be fitted with recessed block paving covers with paving cut in to maintain bond pattern. EG: Fully galvanised 600x450x100mm from RecessedManholeCovers.co.uk

Side access paving to be riven indian sandstone, eg Autumn Brown from London Stone, 900x600x25mm laid in staggered courses with 10mm mortar joints. Paving to be laid to falls on 50mm continuous mortar bed over min 120mm compacted MOT type 1 subbase.

General Notes

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client

THOMPSON

project title

14 FERNCROFT AVENUE

drawing title

GENERAL ARRANGEMENT

drawn by

JP

scale

1:100 @ A2

checked by

JP

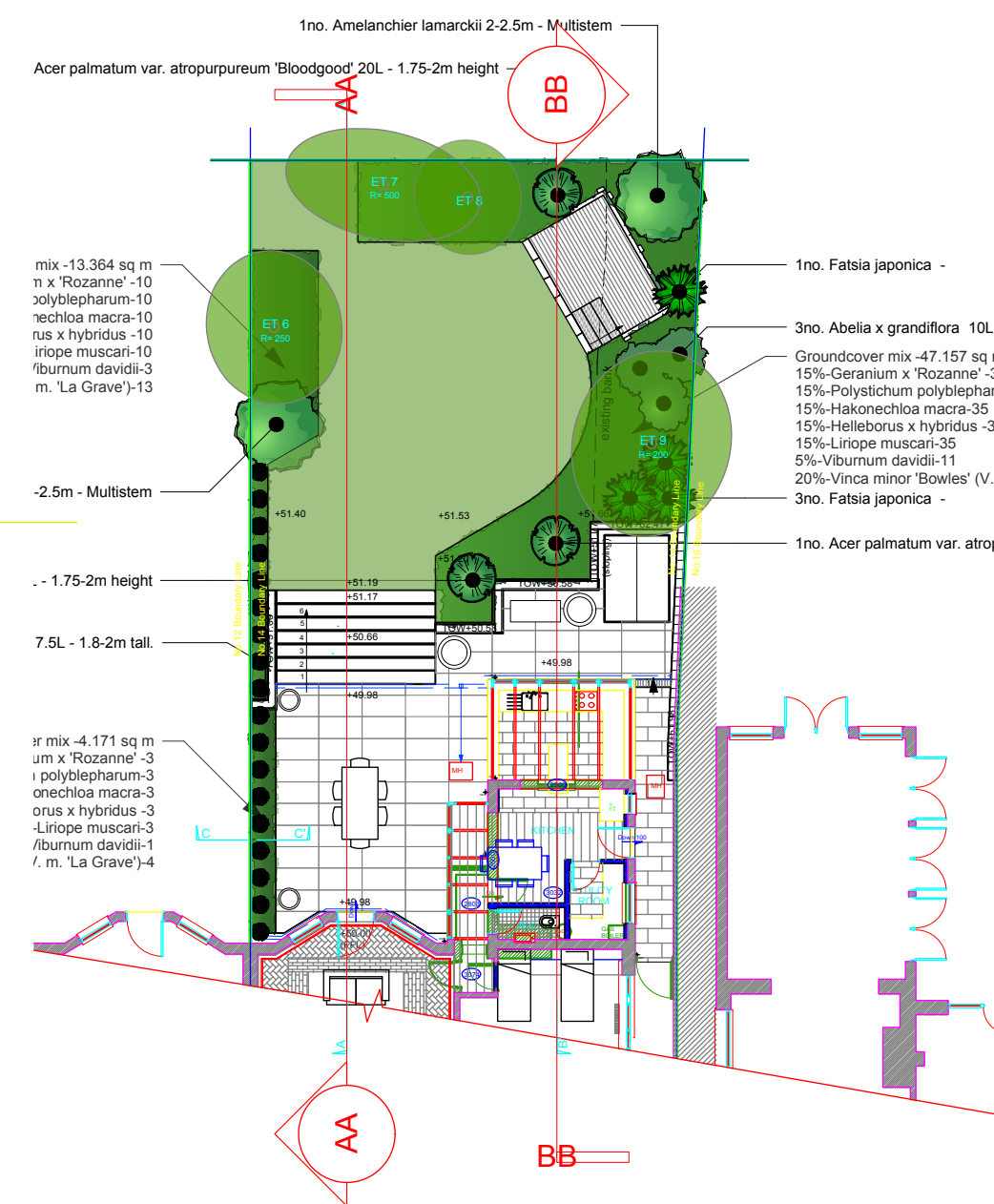
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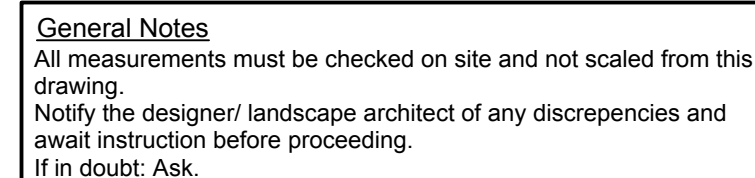
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18/09/2017

cad filename



2 Key Plan
Scale: 1:200



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14 FERNCROFT AVENUE

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GENERAL SECTIONS

drawn by JP	scale 1:100 @ A2
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checked by JP	drawing no. LD-THO-P-002A
date	

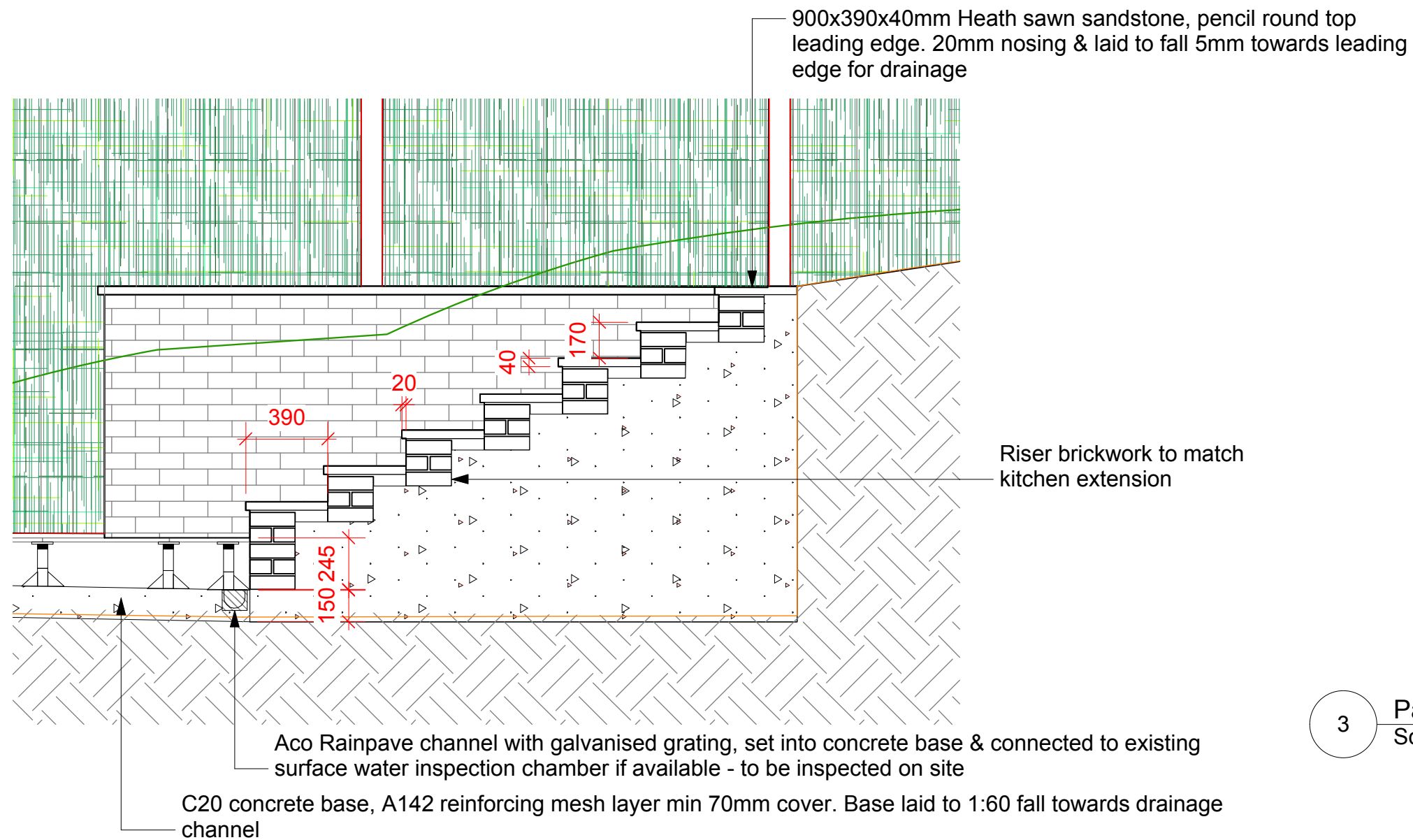
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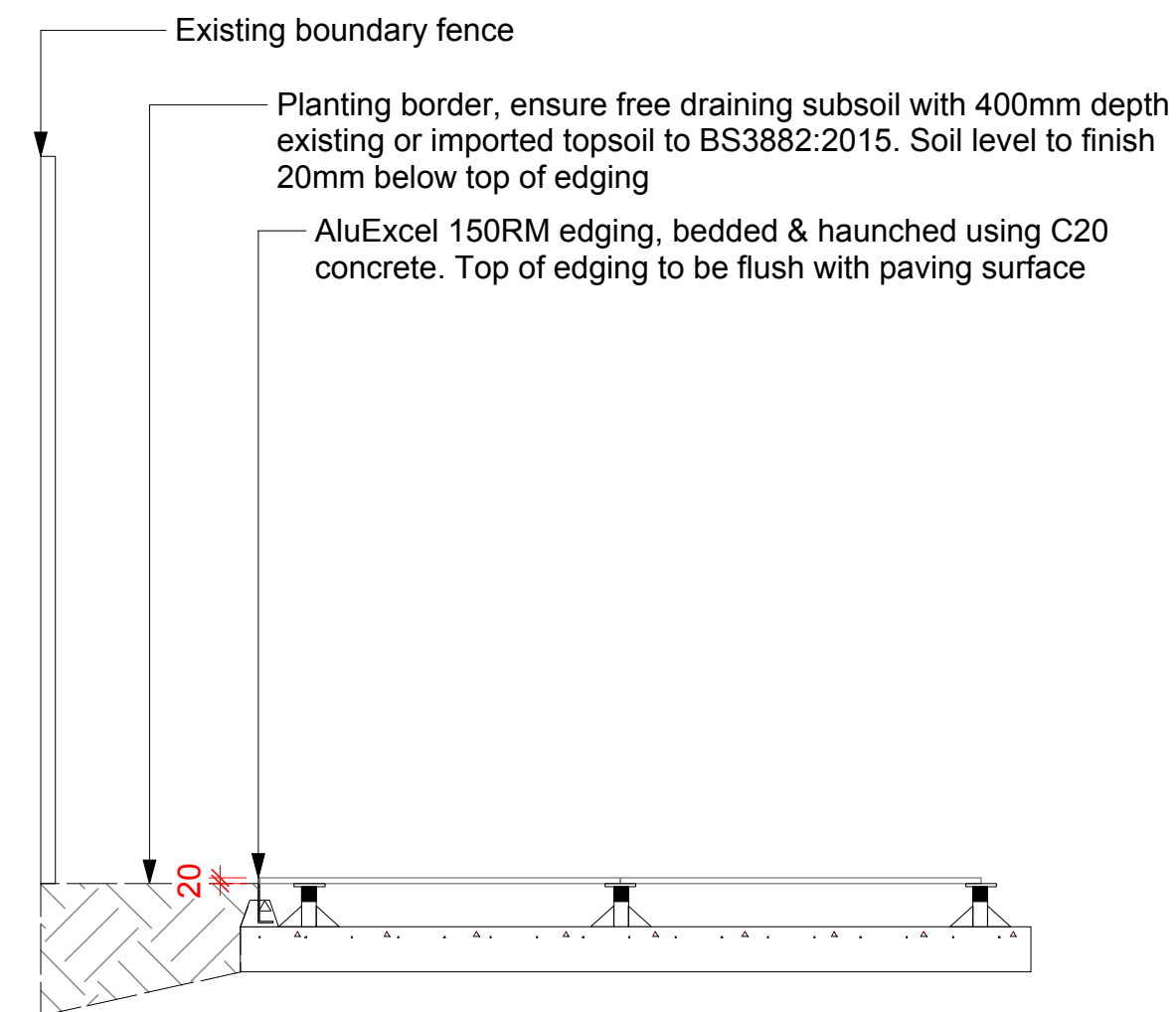
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A

1 Step Detail
Scale: 1:25



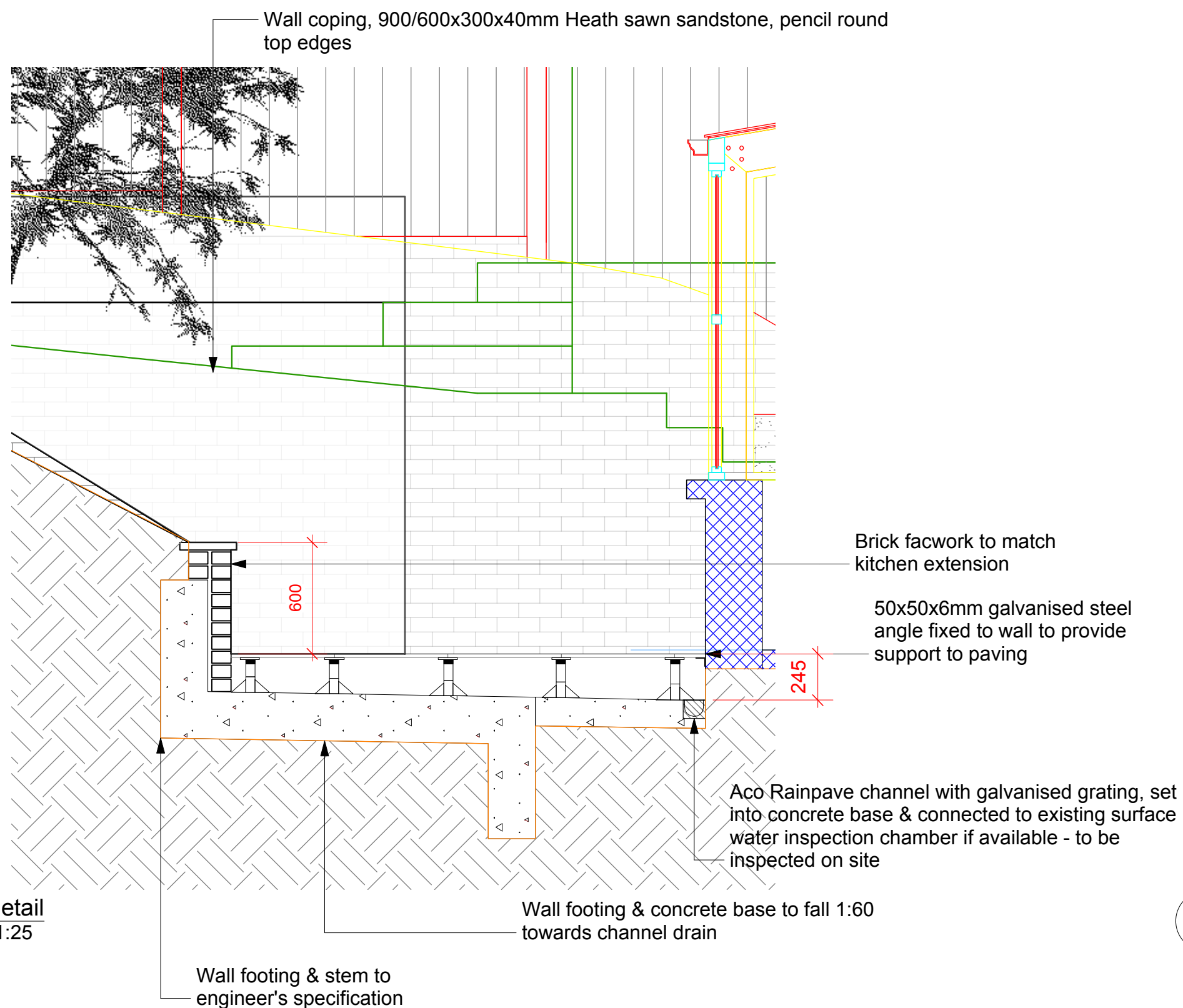
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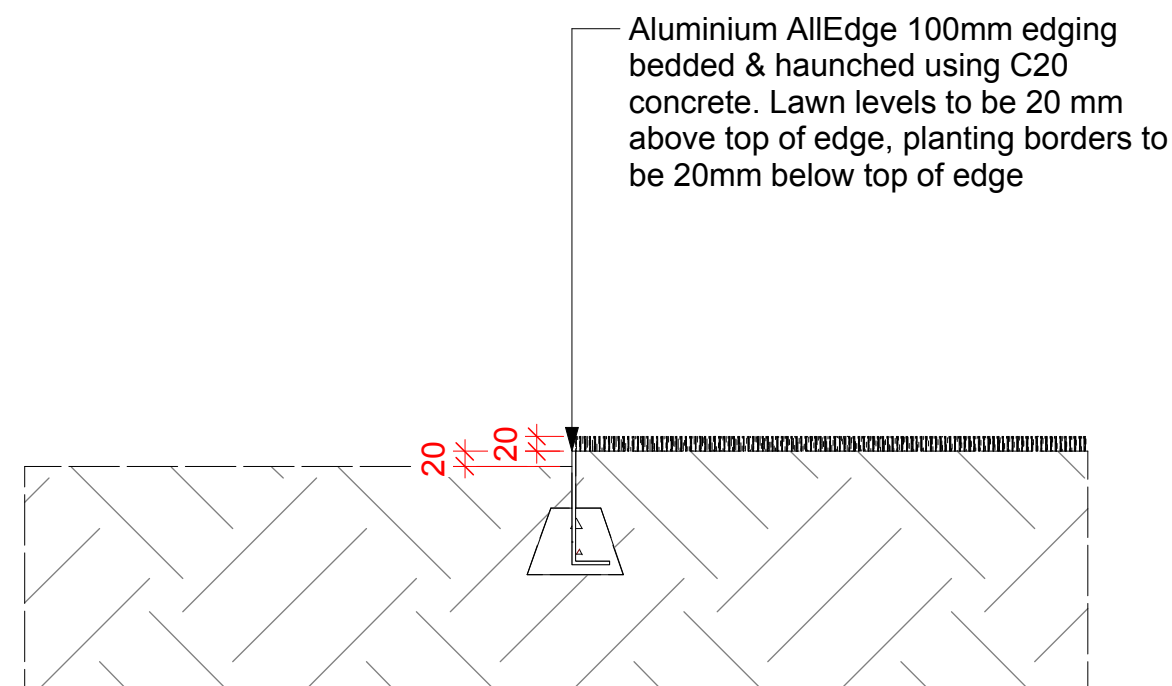
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2 Wall Detail
Scale: 1:25



4 Lawn Edge Detail
Scale: 1:10



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LANDSCAPE DETAILS

drawn by

JP

scale

1:25, 1:10 @ A2

checked by

JP

drawing no.

LD-THO-P-003A

date

19/09/2017

cad filename



Plant List - 14 Ferncroft Avenue

ID	Qty	Latin Name	Common Name	Scheduled Size	Remarks
Abe-g	3	Abelia x grandiflora	Abelia	10L	
Ac-p-B	2	Acer palmatum var. atropurpureum 'Bloodgood'	Bloodgood Japanese Maple	20L	1.75-2m height
Ac-san	1	Acer palmatum 'Sangokaku'	Coral Bark Japanese Maple	20L	1.75-2m height
Am-lam	2	Amelanchier lamarckii	Lamarck Serviceberry	2-2.5m	Multistem
Fat-j	4	Fatsia japonica	Japanese Aralia	10L	
Ger-R	48	Geranium x 'Rozanne'	Rozanne Cranesbill	2L	
Hak-m	48	Hakonechloa macra	Japanese Forest Grass	2L	
Hel-xh	48	Helleborus x hybridus	Lenten Rose	2L	
Lir-m	48	Liriope muscari	Big Blue Lily Turf	1L	
Pol-p	48	Polystichum polyblepharum	Tassel Fern	2L	
Tra-j	18	Trachelospermum jasminoides	Star Jasmine	7.5L	1.8-2m tall.
Vib-d	15	Viburnum davidii	David Viburnum	5L	
Vin-m-B	63	Vinca minor 'Bowles' (V. m. 'La Grave')	Bowles` Common Periwinkle	1L	

1no. Amelanchier lamarckii 2-2.5m - Multistem

1no. Acer palmatum var. atropurpureum 'Bloodgood' 20L - 1.75-2m height

1no. Fatsia japonica -

3no. Abelia x grandiflora 10L -

Groundcover mix -46.948 sq m
15%-Geranium x 'Rozanne' -35
15%-Polystichum polyblepharum-35
15%-Hakonechloa macra-35
15%-Helleborus x hybridus -35
15%-Liriope muscari-35
5%-Viburnum davidii-11
20%-Vinca minor 'Bowles' (V. m. 'La Grave')-46

3no. Fatsia japonica -

1no. Acer palmatum var. atropurpureum 'Bloodgood' 20L - 1.75-2m height

Groundcover mix -13.364 sq m
15%-Geranium x 'Rozanne' -10
15%-Polystichum polyblepharum-10
15%-Hakonechloa macra-10
15%-Helleborus x hybridus -10
15%-Liriope muscari-10
5%-Viburnum davidii-3
20%-Vinca minor 'Bowles' (V. m. 'La Grave')-13

1no. Amelanchier lamarckii 2-2.5m - Multistem

1no. Acer palmatum 'Sangokaku' 20L - 1.75-2m height

18no. Trachelospermum jasminoides 7.5L - 1.8-2m tall.

Groundcover mix -4.171 sq m
15%-Geranium x 'Rozanne' -3
15%-Polystichum polyblepharum-3
15%-Hakonechloa macra-3
15%-Helleborus x hybridus -3
15%-Liriope muscari-3
5%-Viburnum davidii-1
20%-Vinca minor 'Bowles' (V. m. 'La Grave')-4

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PLANTING PLAN

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1:100 @ A2

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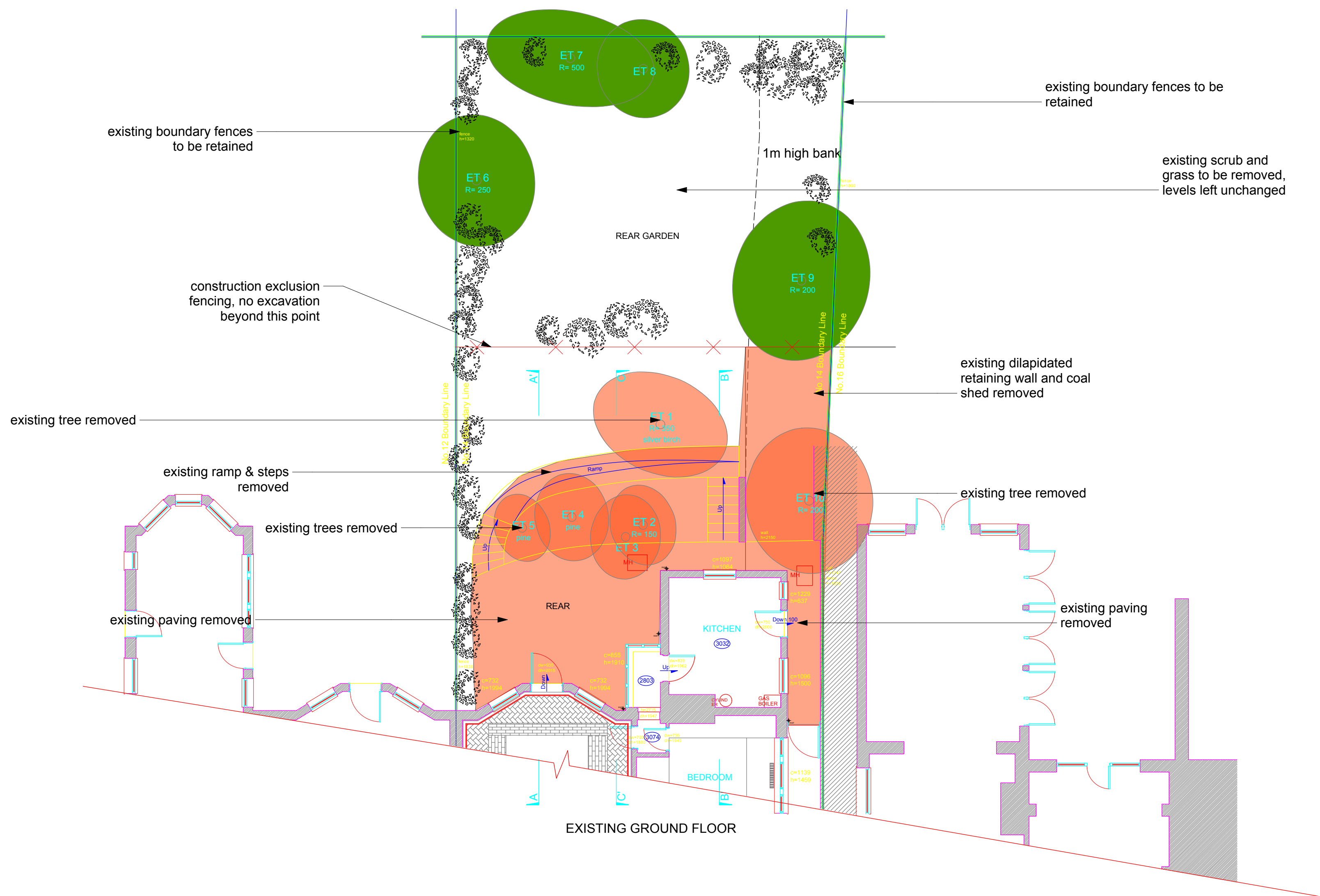
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14 FERNCROFT AVENUE

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CLEARANCE PLAN

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