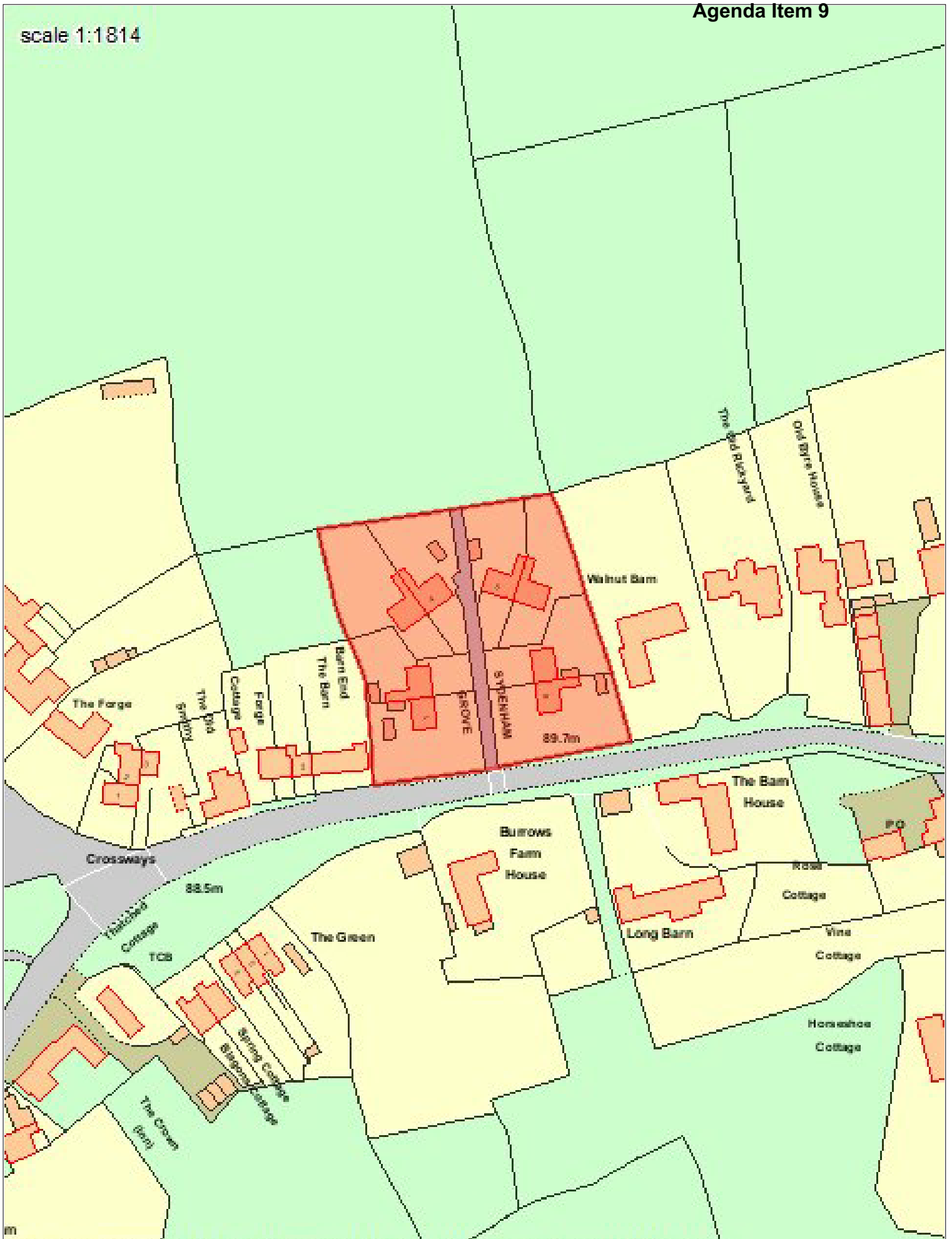
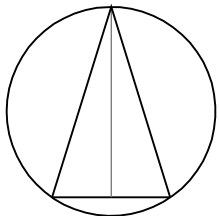
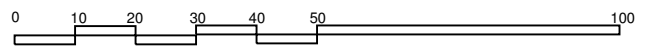
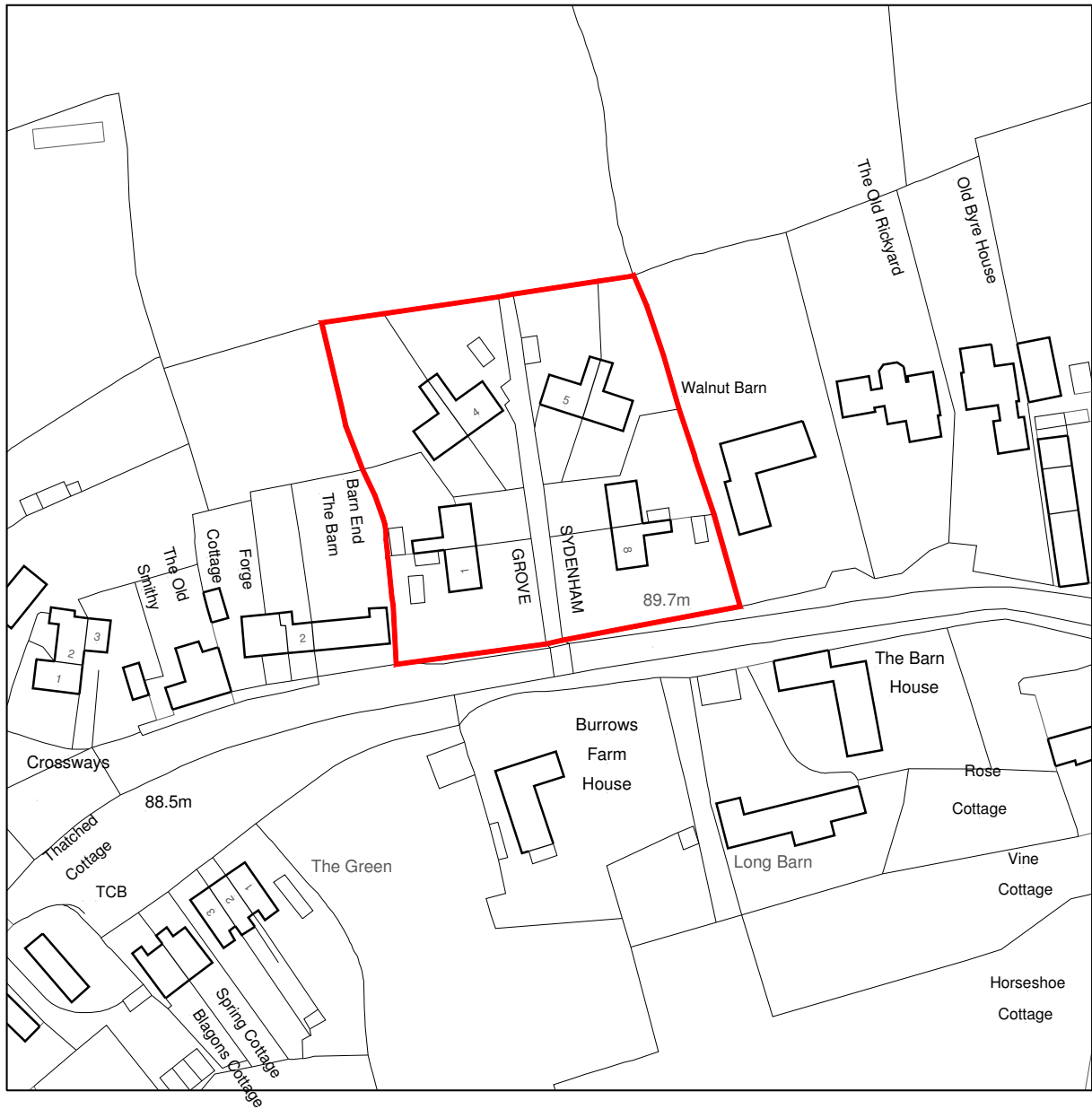


scale 1:1814



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Appendix B



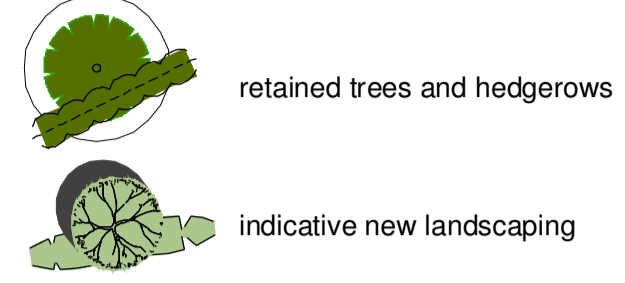
Sydenham Grove, Sydenham

April 17  
1:1250@ A4  
2016049

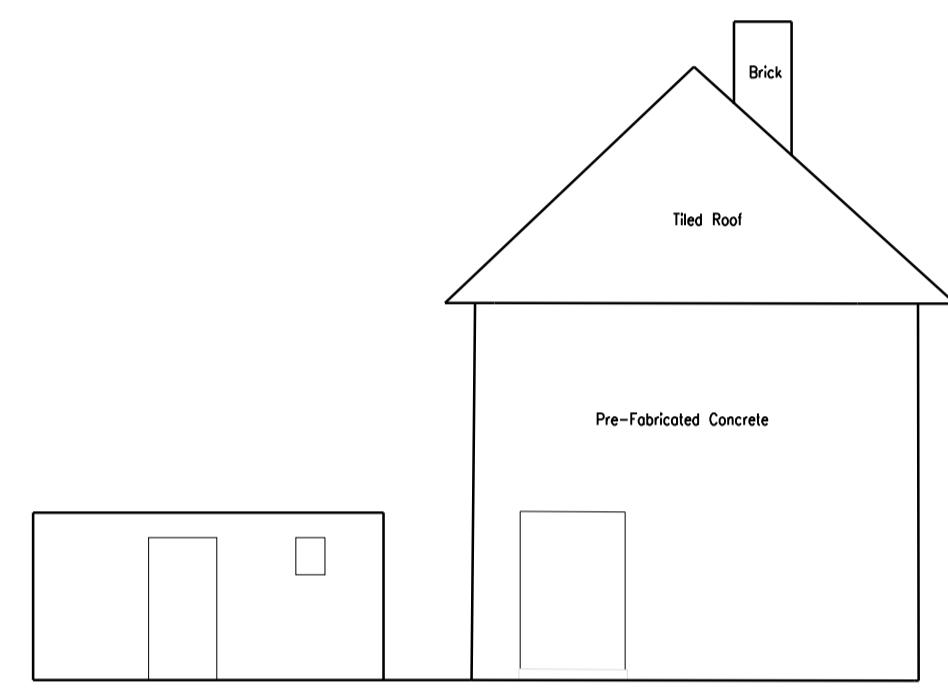
Site location plan

P01  
Page 46

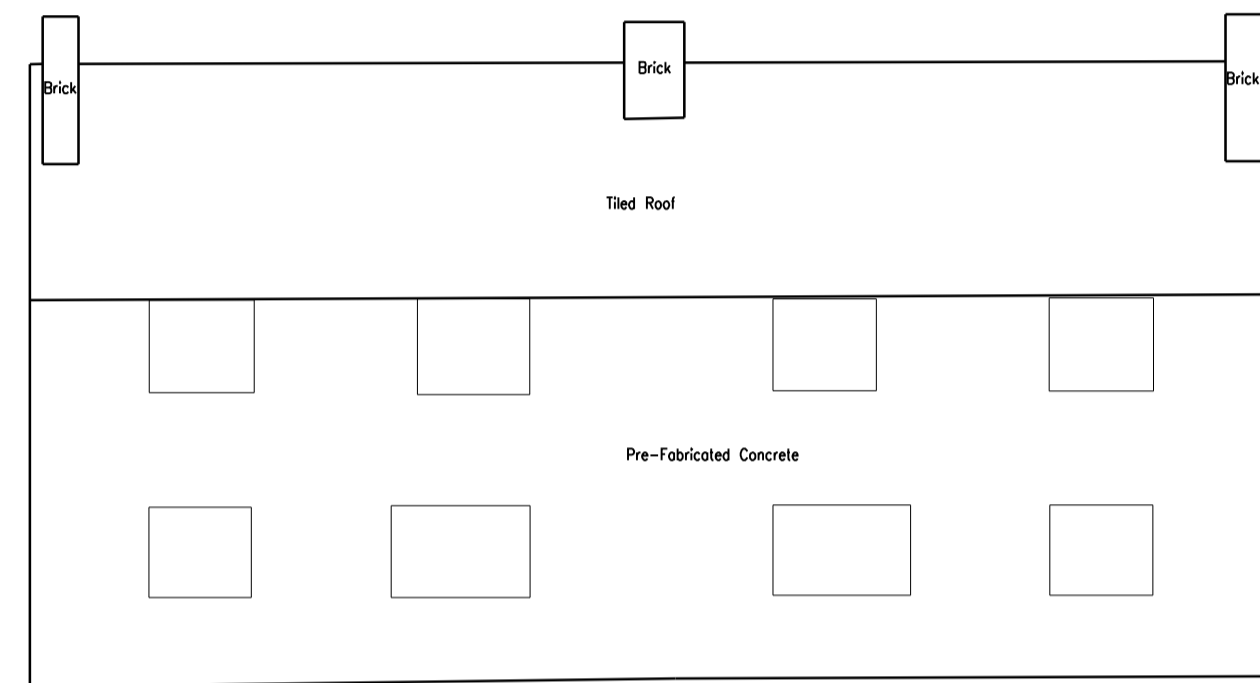
key



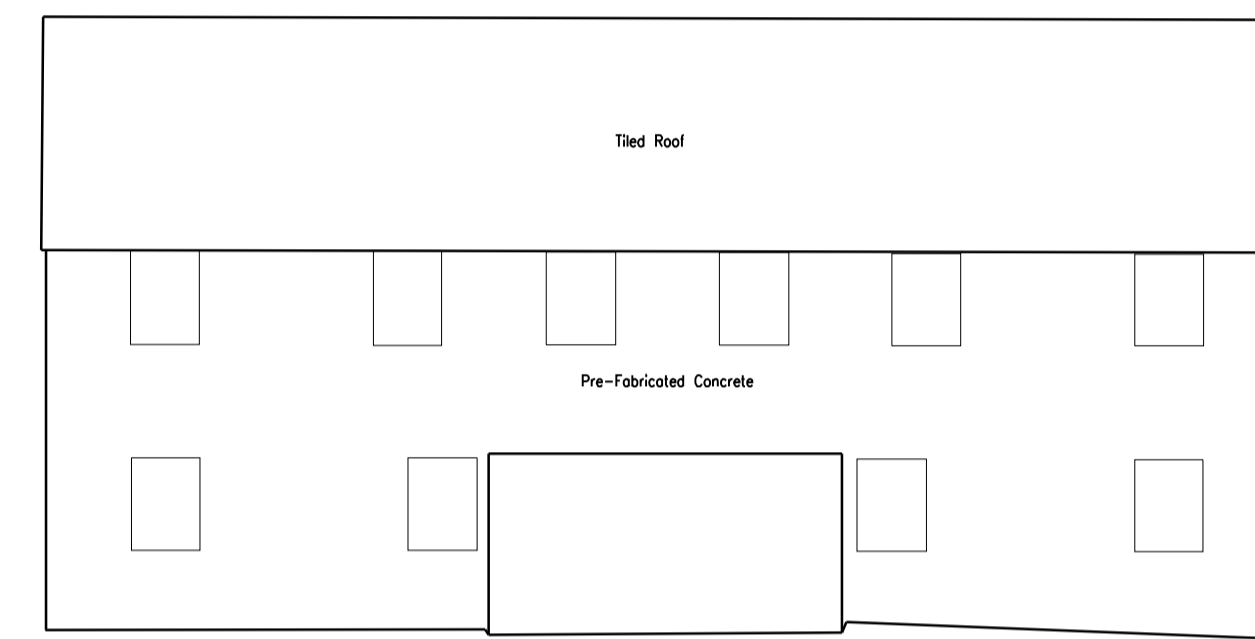
	Sydenham Grove, Sydenham	April 17
	Site plan	A1@+200
		2016049
		P02B



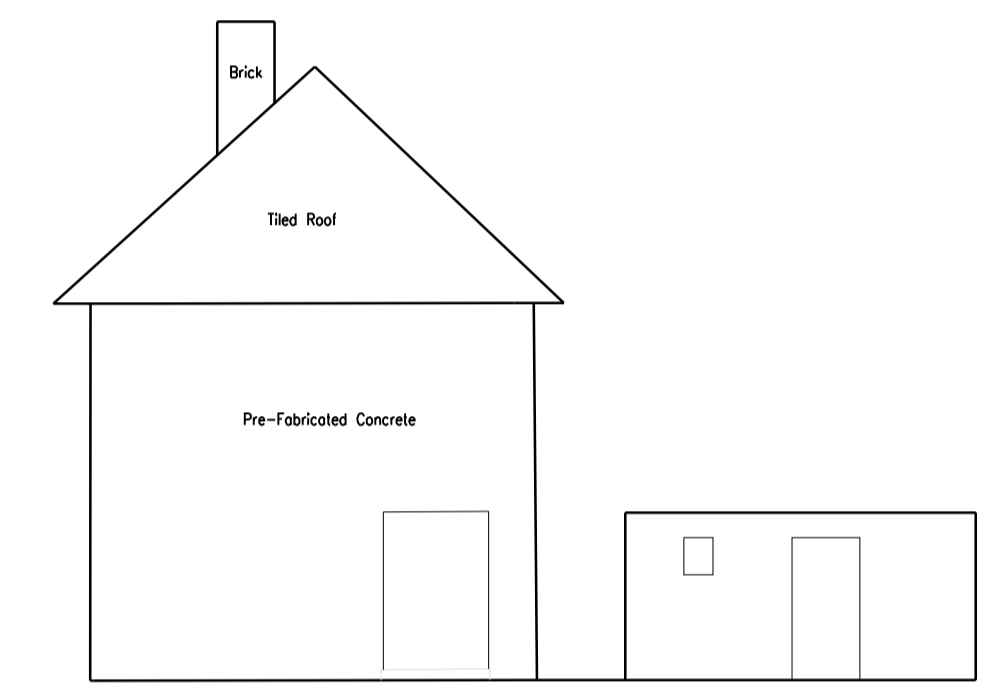
left side elevation



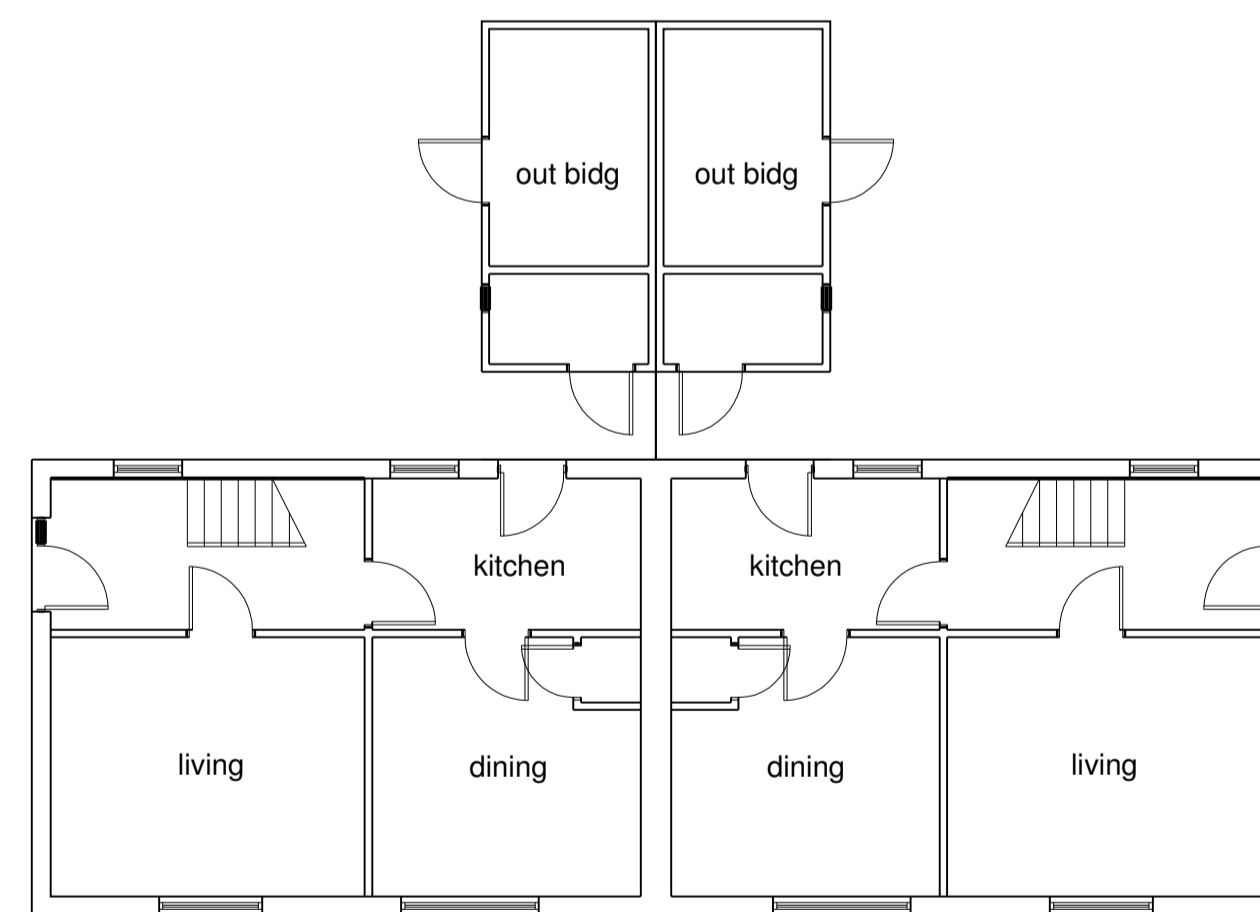
front elevation



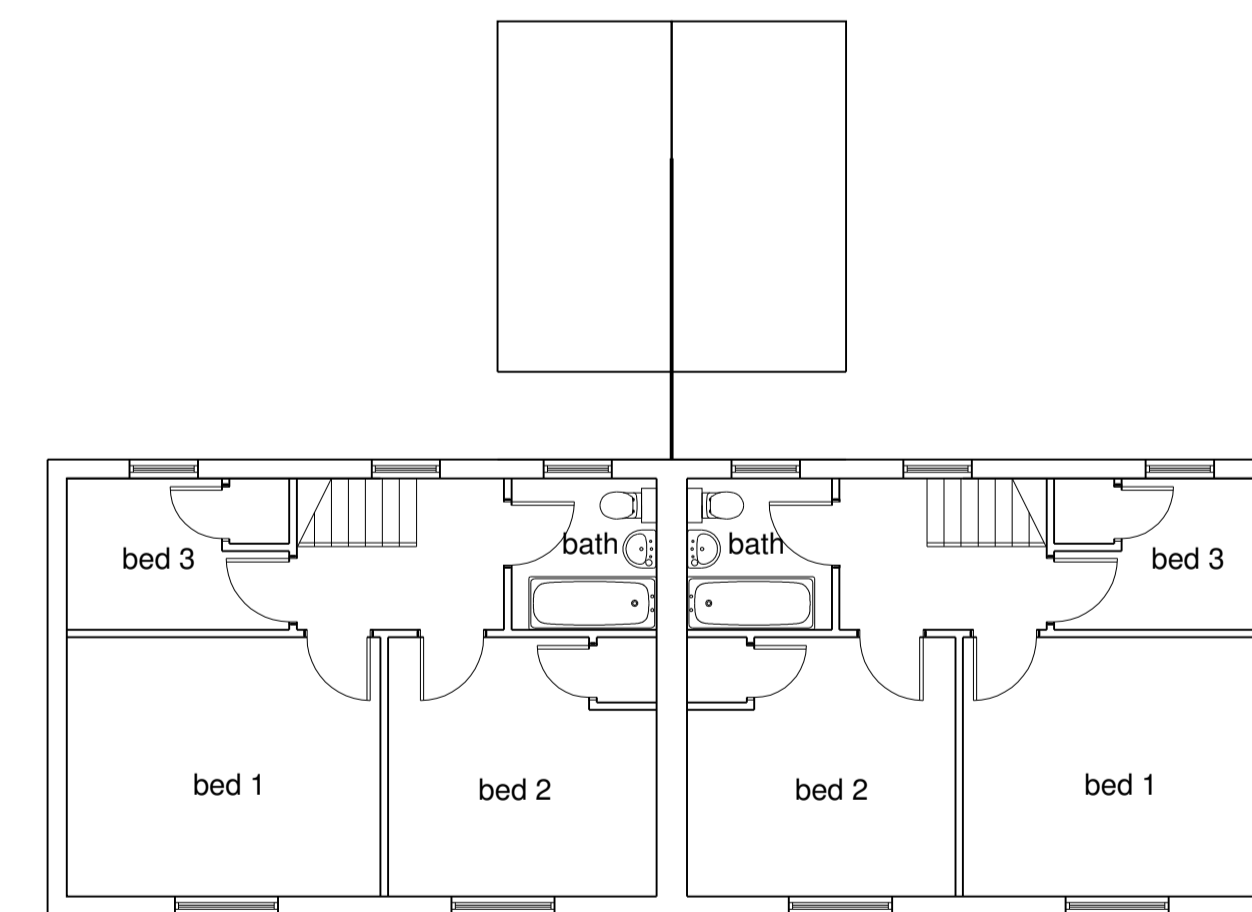
rear elevation



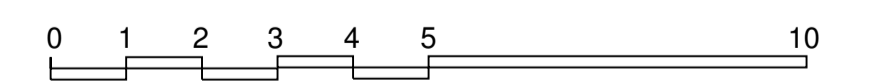
right side elevation

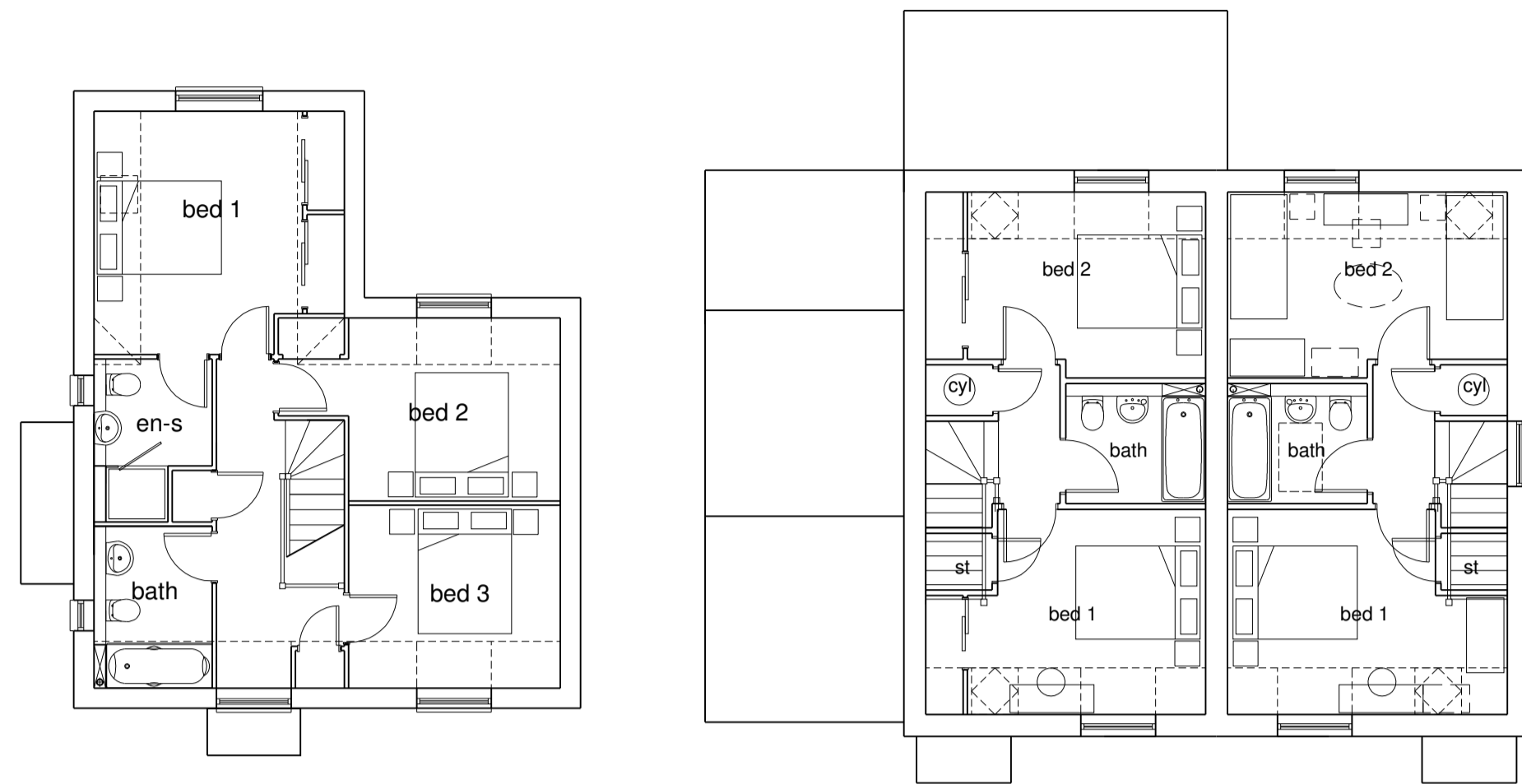


ground floor plans

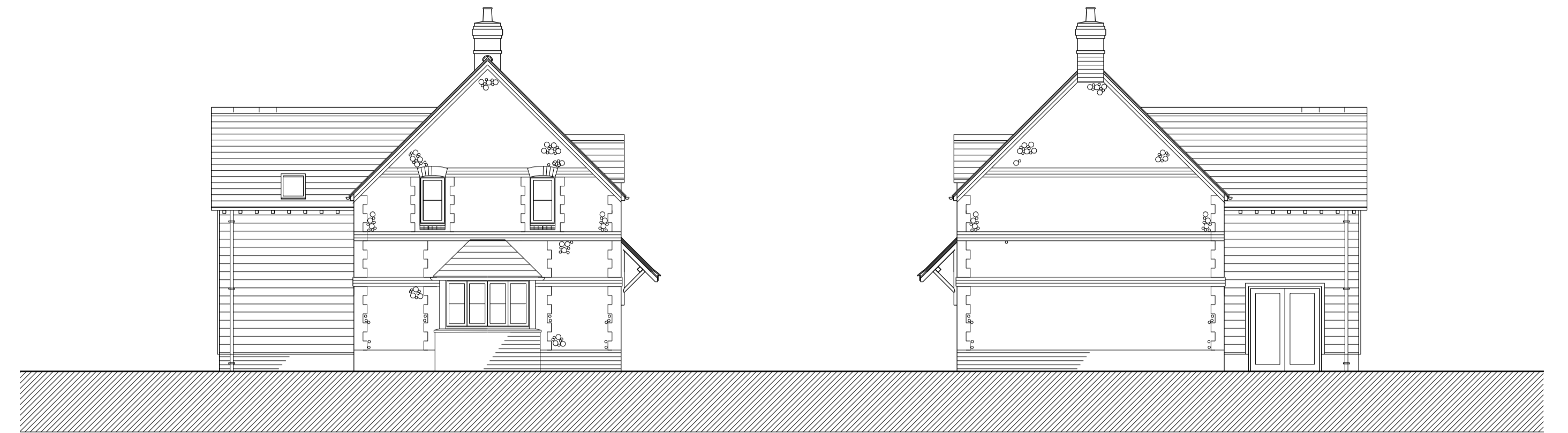


first floor plans



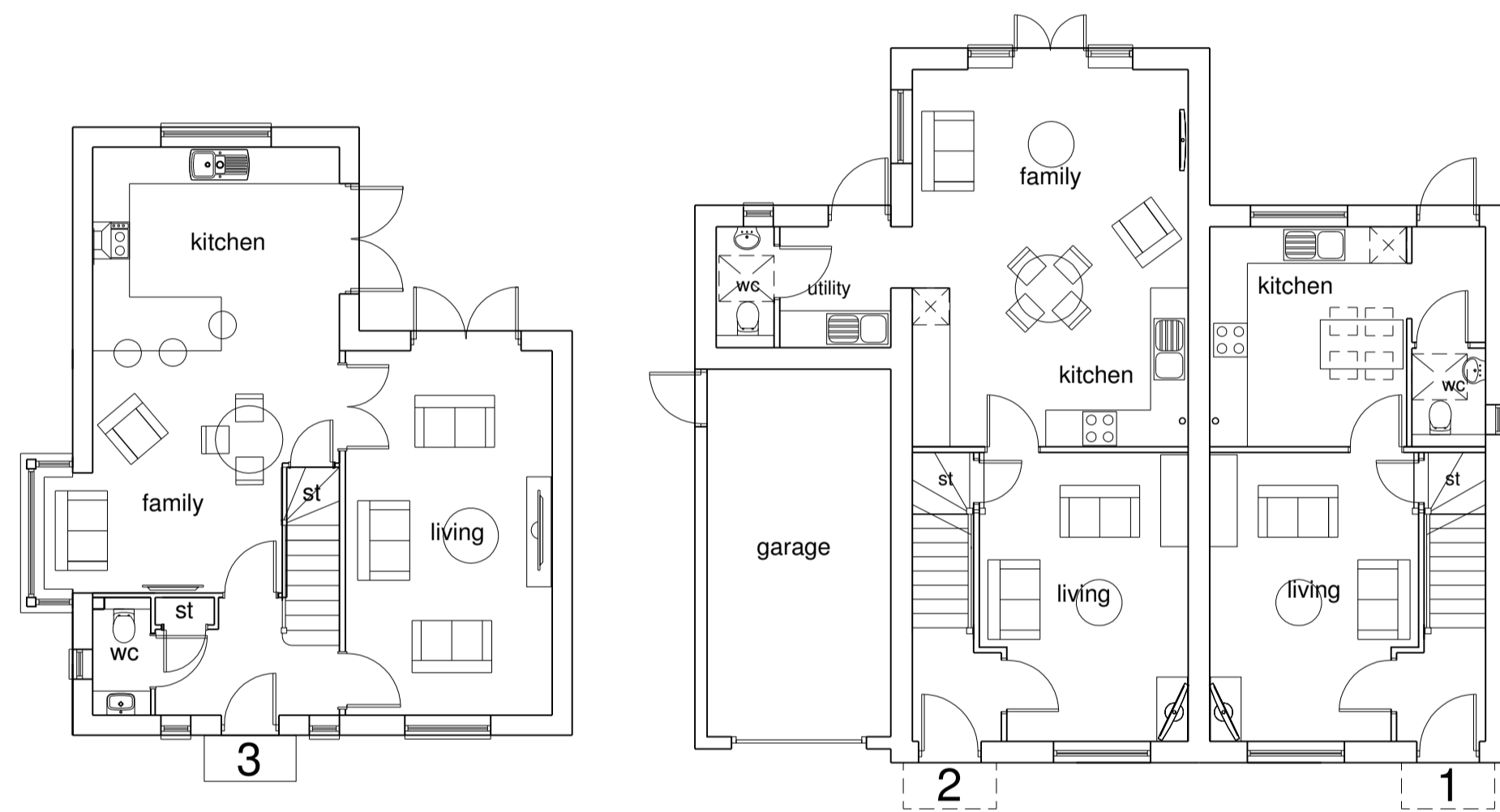


first floor plans

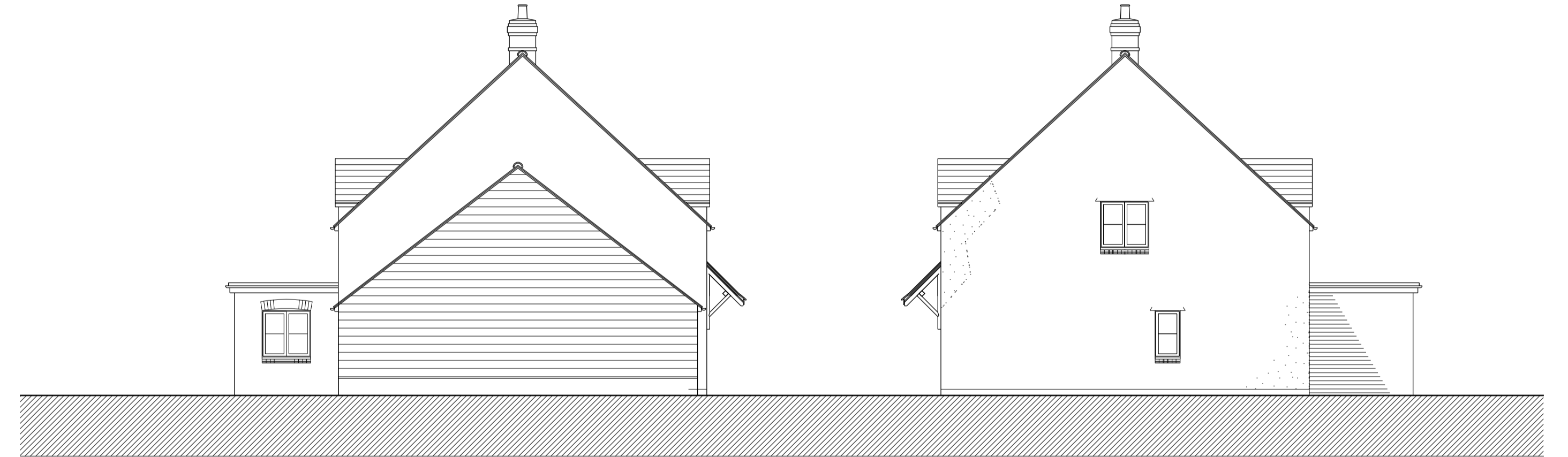


left side elevation - plot 3

right side elevation - plot 3



ground floor plans

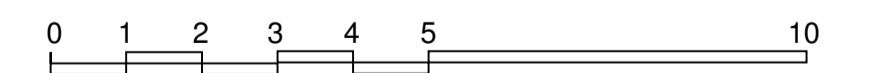


left side elevation - plot 2

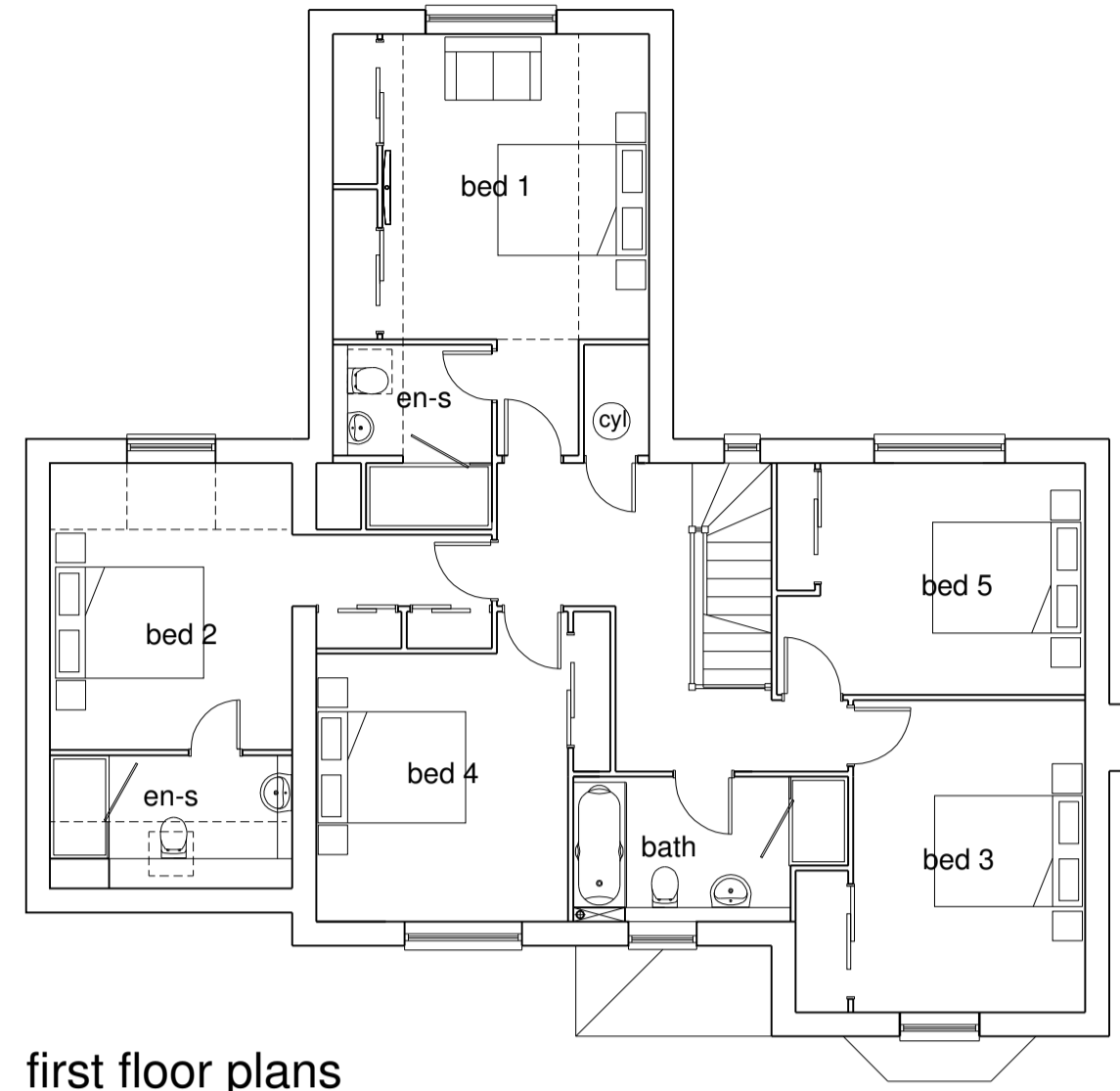
right side elevation - plot 1



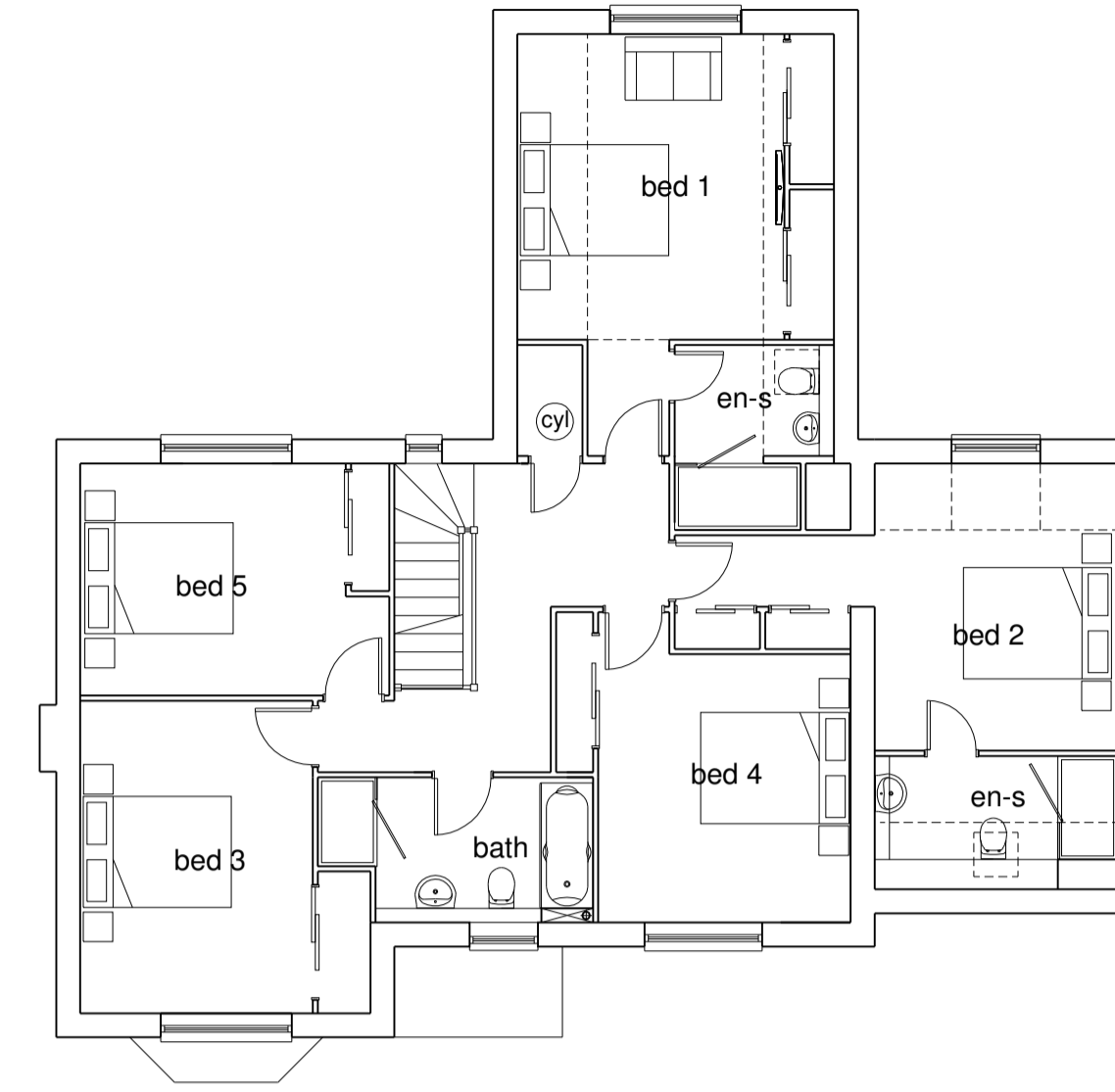
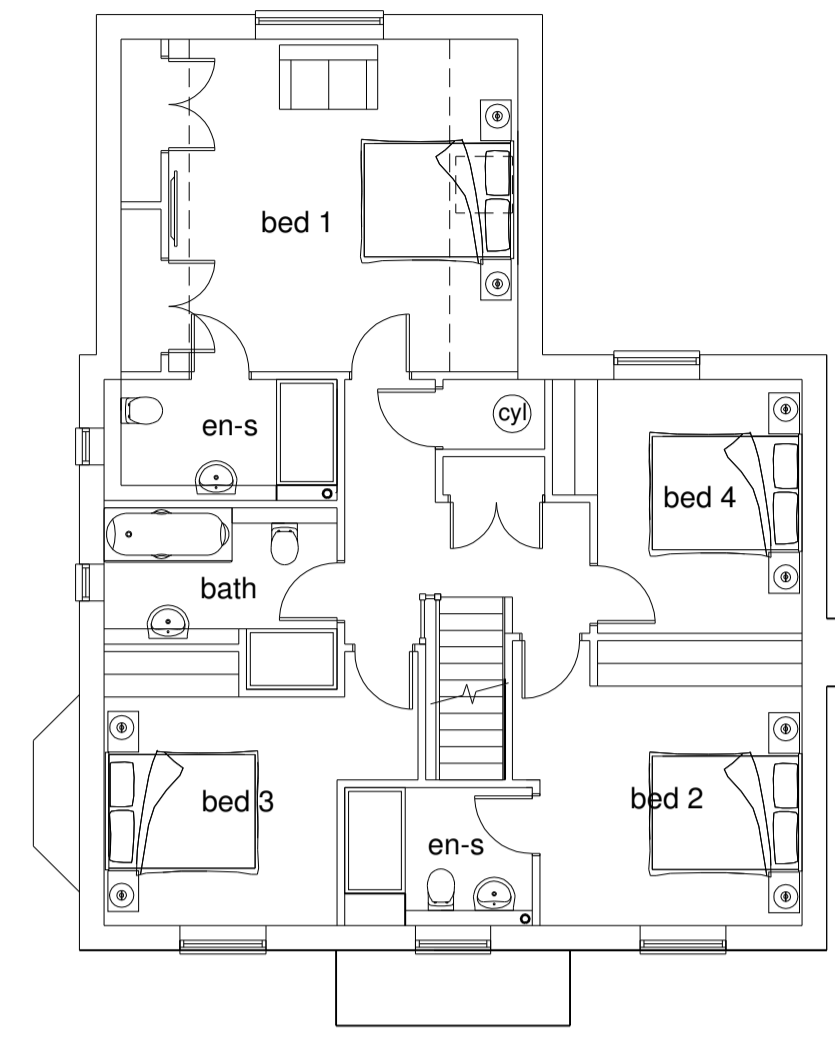
front elevation - plots 1-3



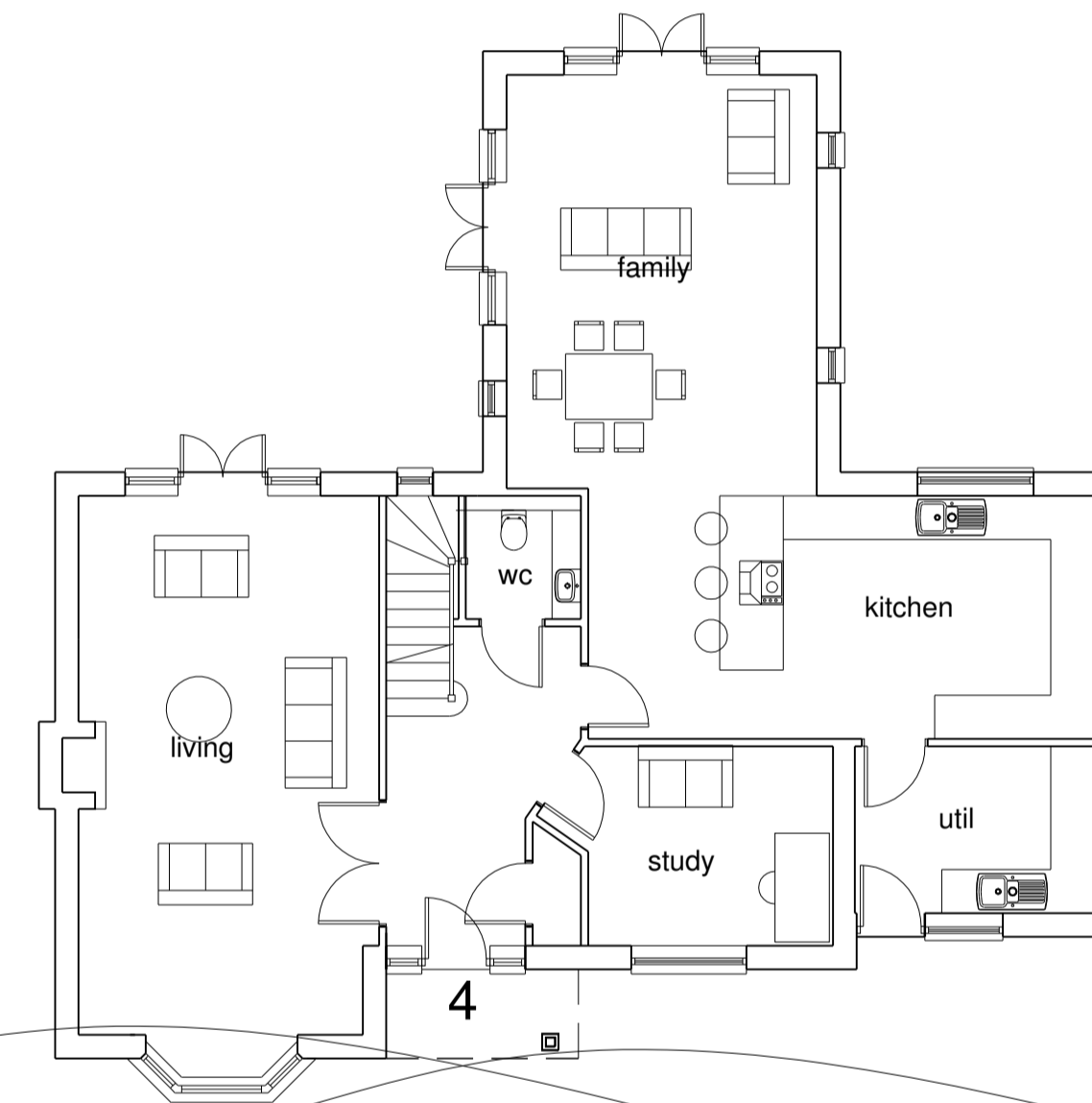
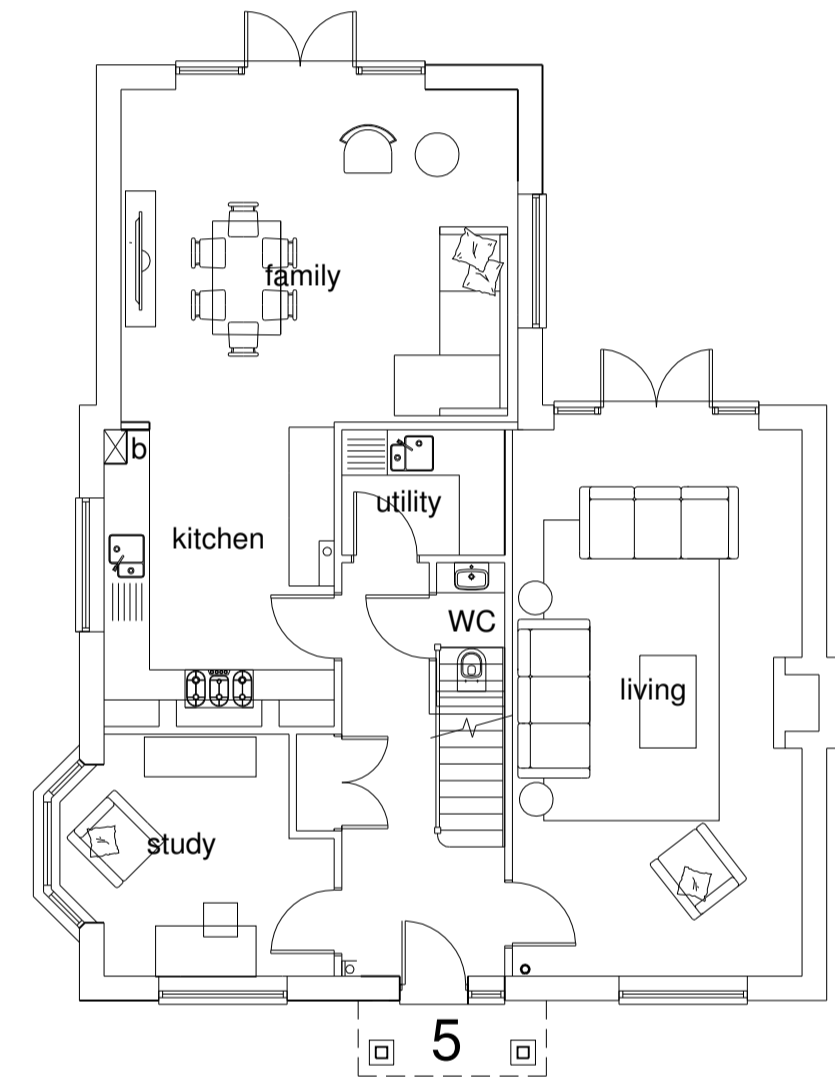
	Sydenham Grove Sydenham	April 17
	Plans and elevations - plots 1-3	A1@1:100
		2016049
		P03



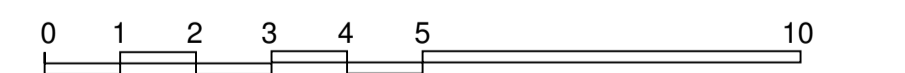
first floor plans



ground floor plans



front elevation - plots 4-6





left side elevation - plot 6



right side elevation - plot 6



left side elevation - plot 4



right side elevation - plot 4



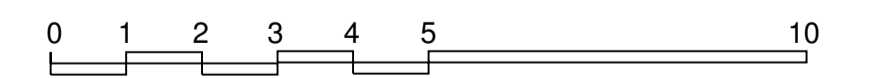
left side elevation - plot 5



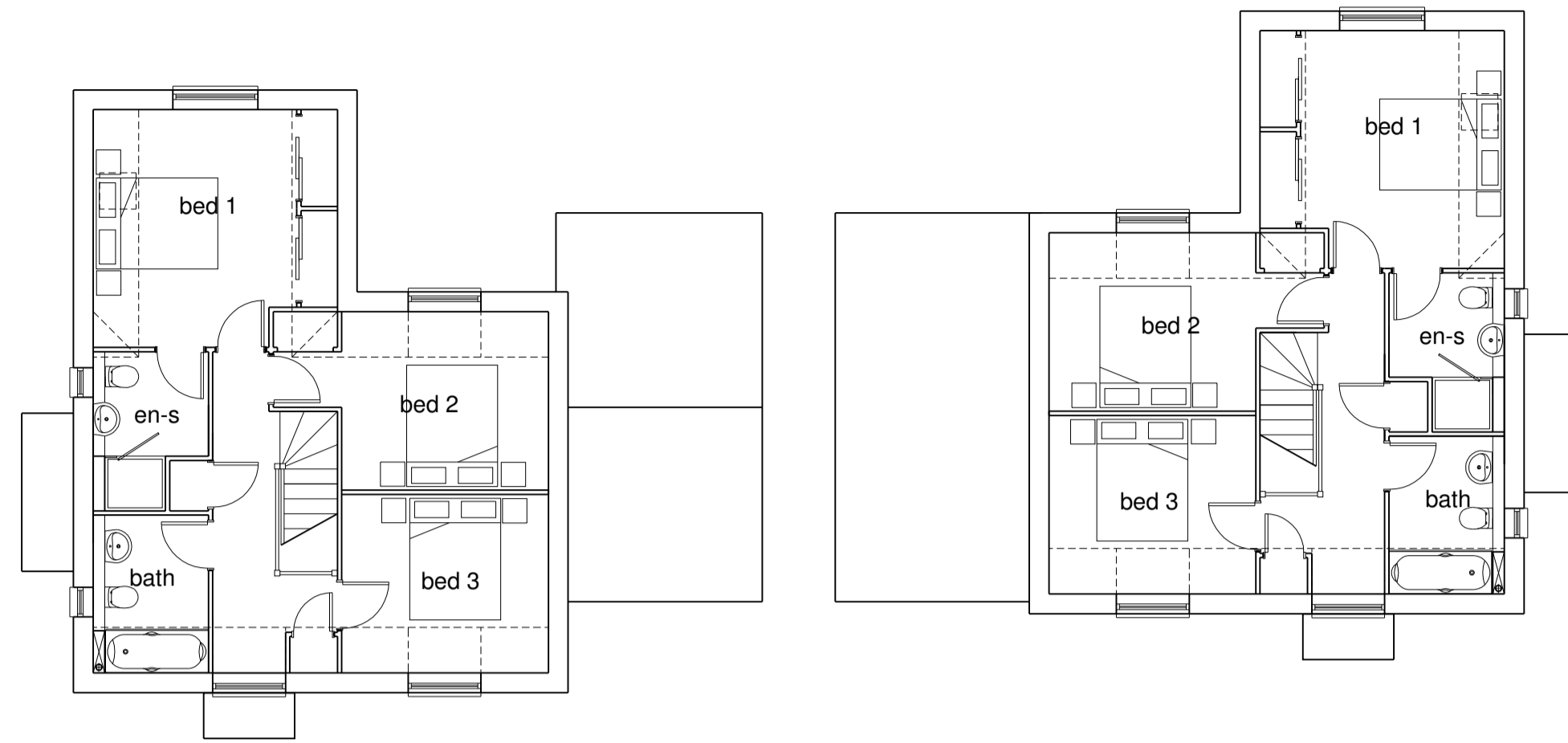
right side elevation - plot 5



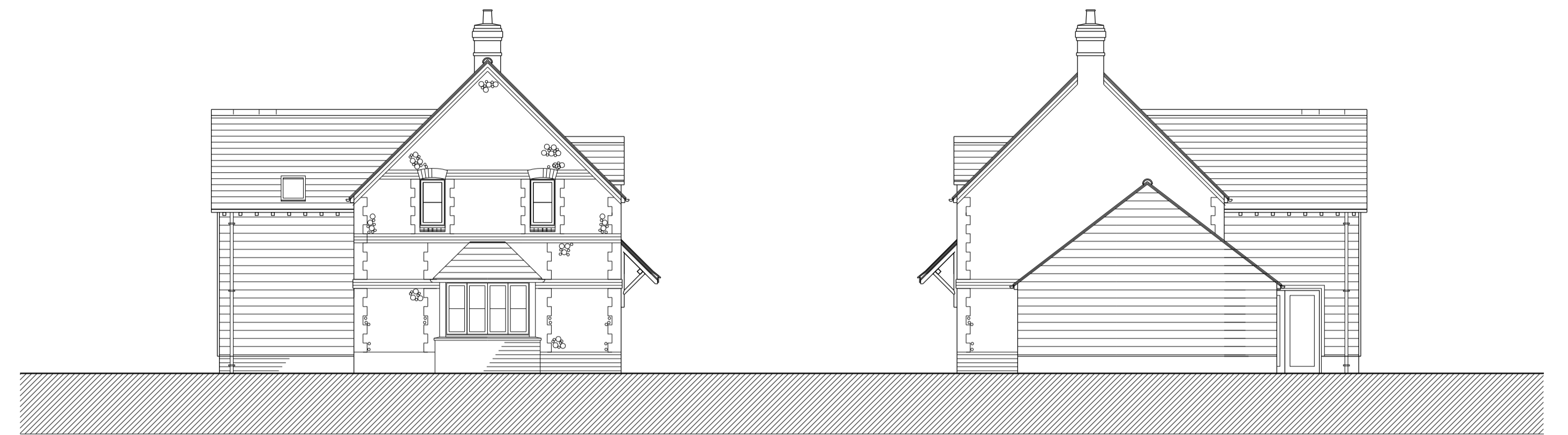
rear elevation - plots 4-6



	Sydenham Grove	April 17
	Sydenham	A1@1:100
	Plans and elevations - plots 4-6	2016049
		P05

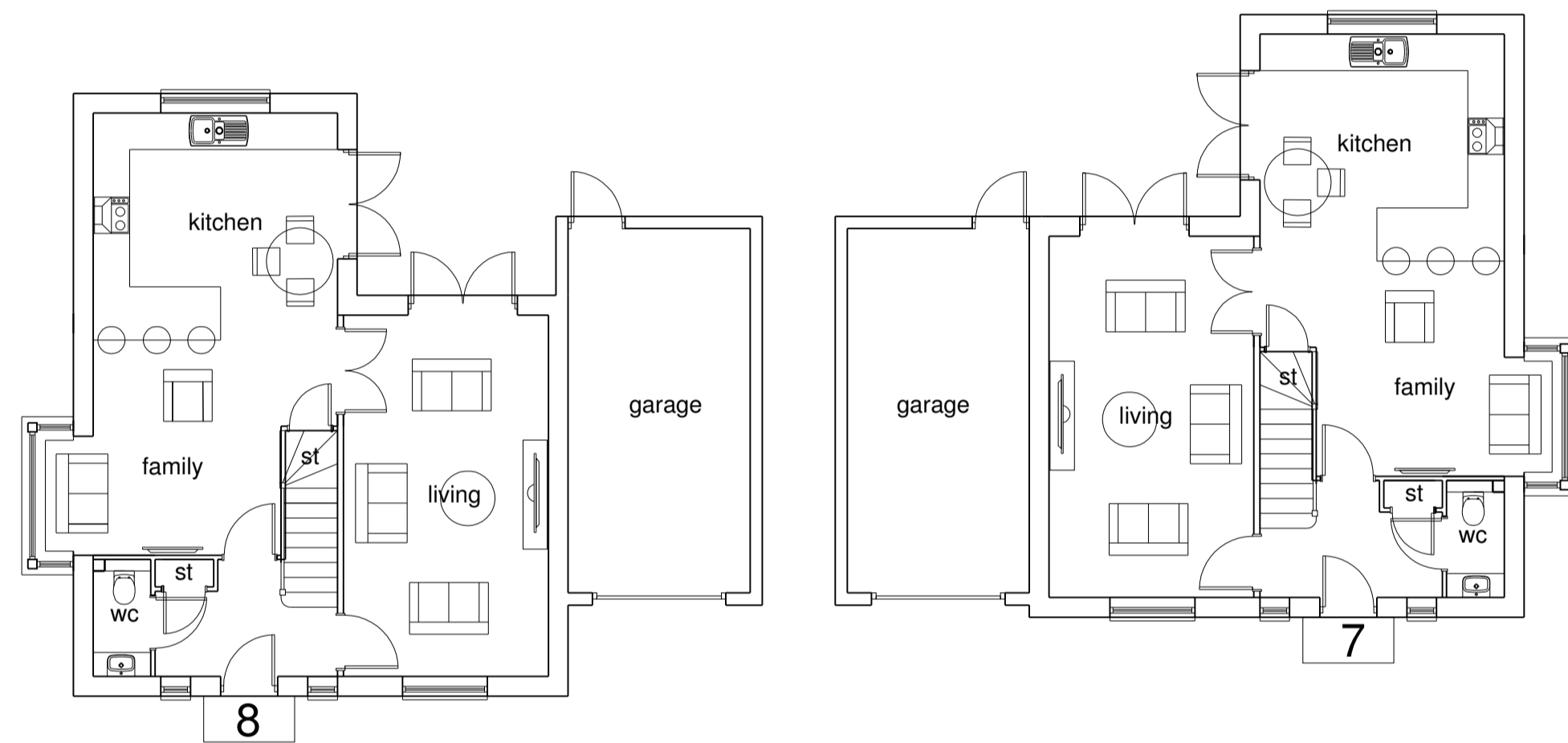


first floor plans

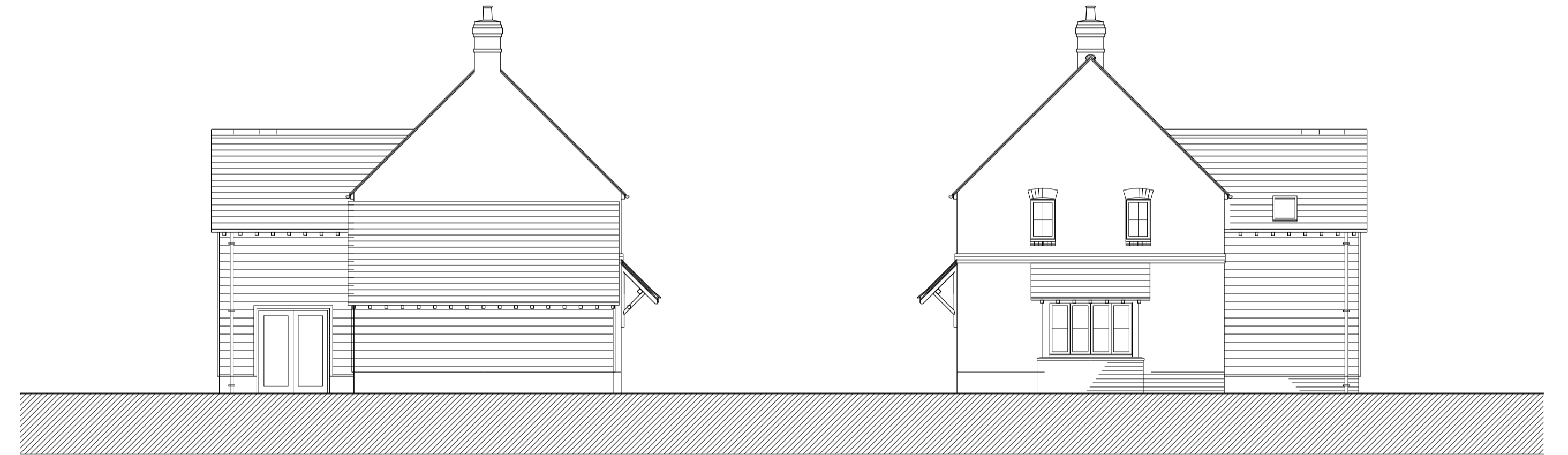


left side elevation - plot 8

right side elevation - plot 8



ground floor plans



left side elevation - plot 7

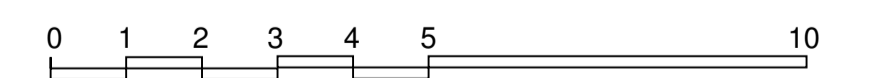
right side elevation - plot 7



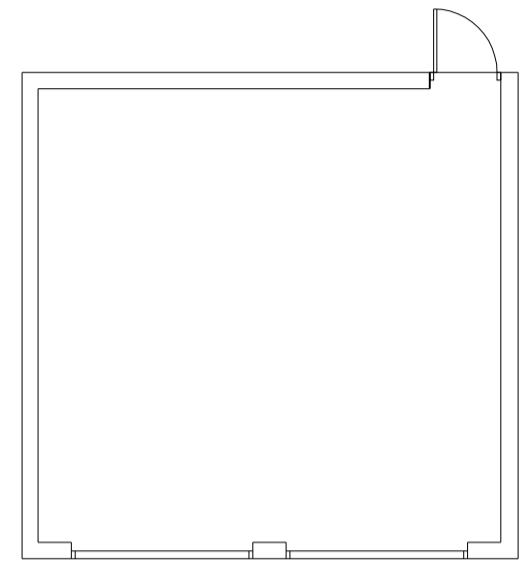
front elevation - plots 7-8



rear elevation - plots 7-8



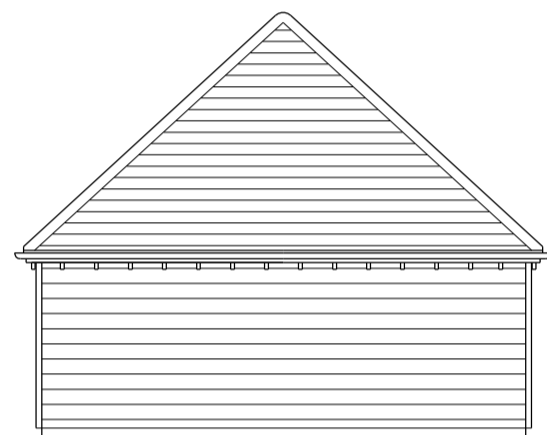




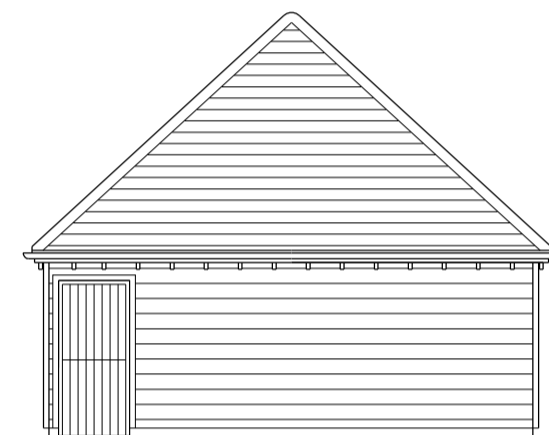
plan



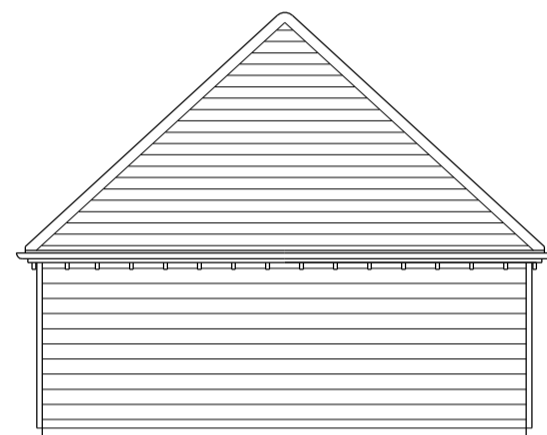
front elevation  
garage for plot 5



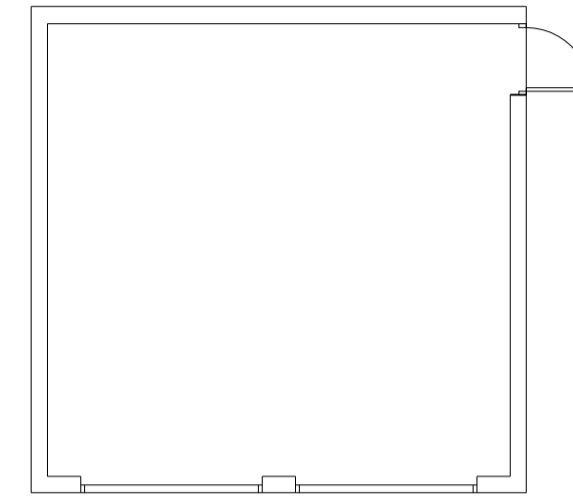
left side elevation



rear elevation



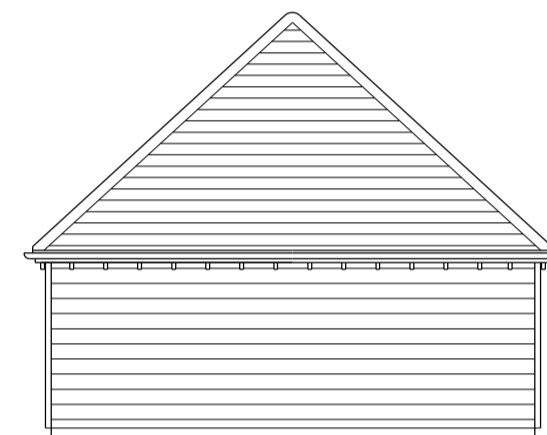
right side elevation



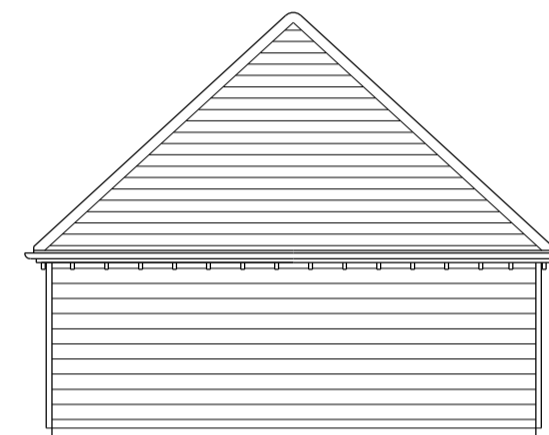
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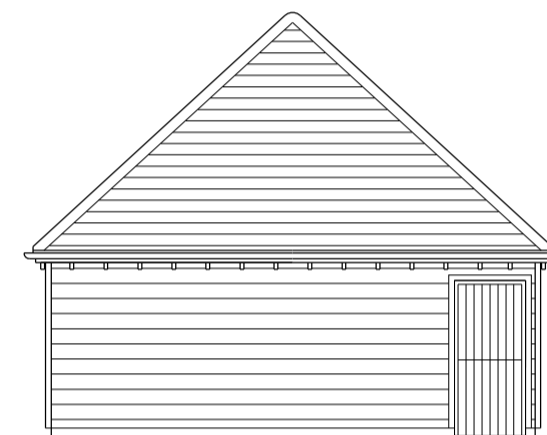
front elevation  
garage for plot 6



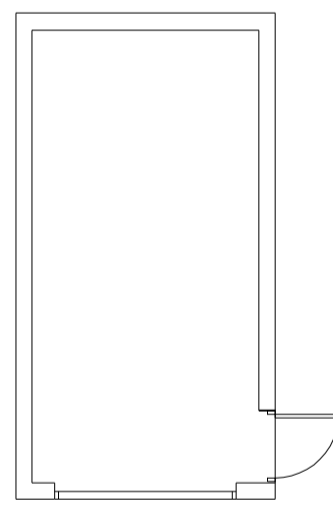
left side elevation



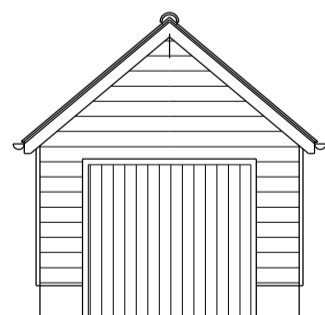
rear elevation



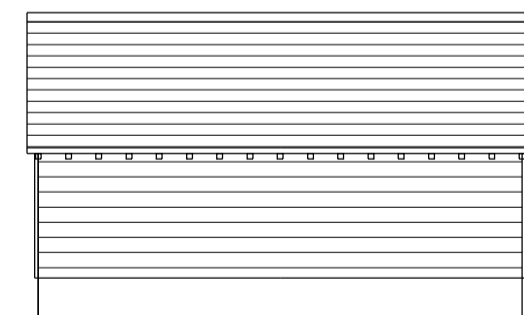
right side elevation



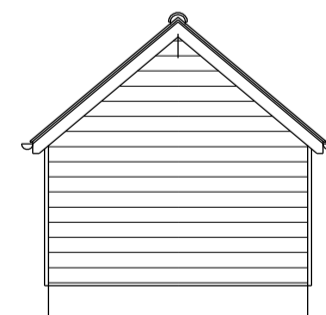
plan



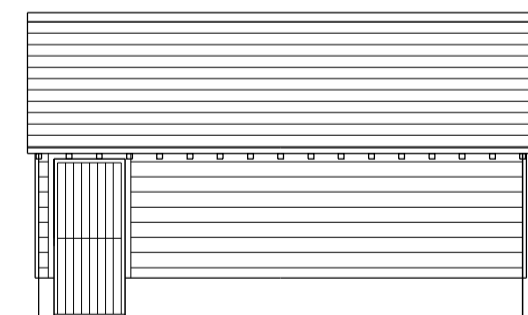
front elevation  
garage for plot 3



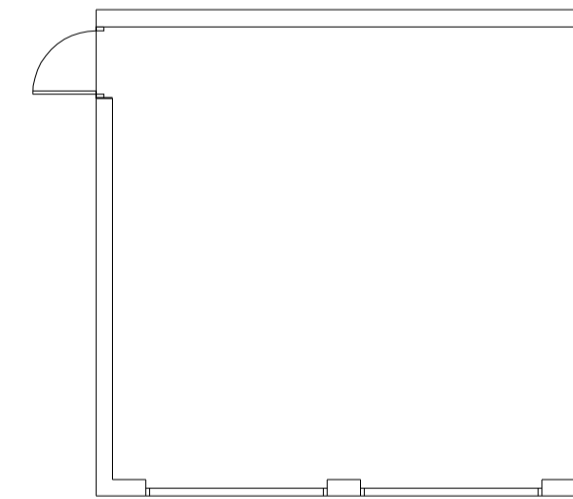
left side elevation



rear elevation



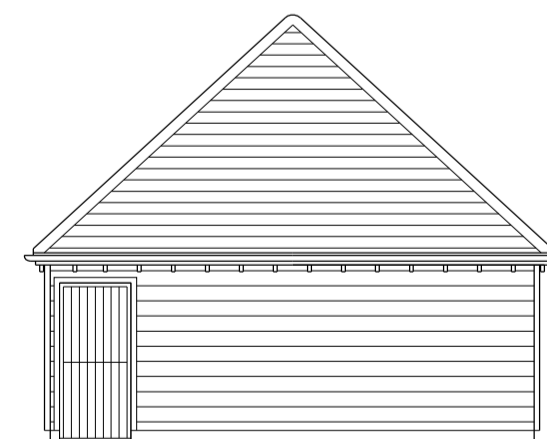
right side elevation



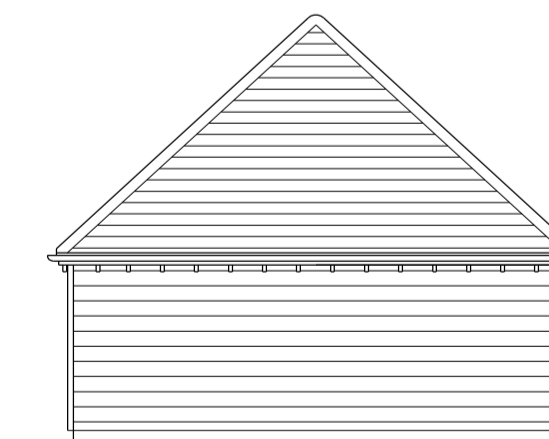
plan



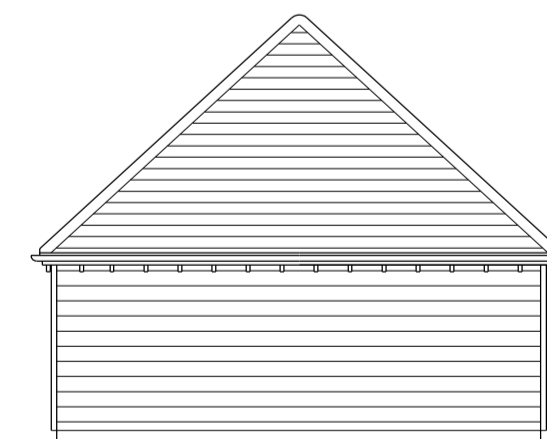
front elevation  
garage for plot 4



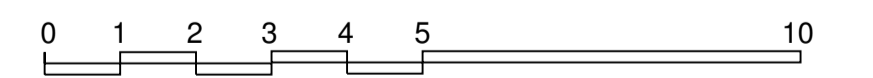
left side elevation



rear elevation



right side elevation



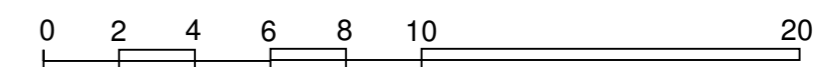
	Sydenham Grove Sydenham	April 17
	Plans and elevations - garages	A1@1:100
		2016049 P07



elevation along access road

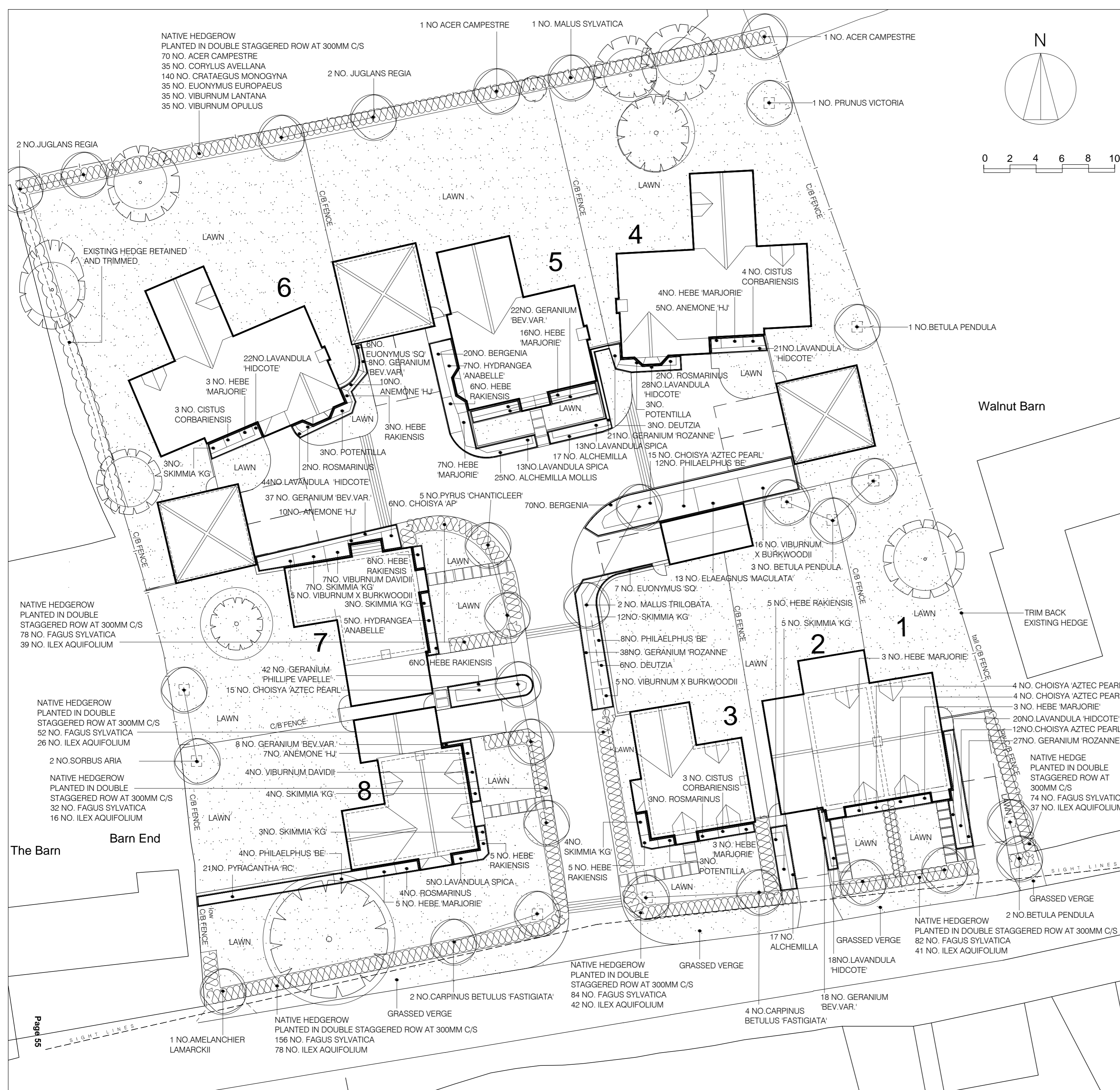


elevation across site frontage



Sydenham Grove  
 Sydenham  
 Street elevations

April 17  
 A2@1:200  
 2016049  
 P08



Trees	No.	Height at least	Girth	Pot Size	Root	Specification
Acer campestre	2	4-4.5m	14-16cm	CG		clear stem to 1.8m, regular crown
Amelanchier lamarkii 'Robin Hill'	1	4-4.5m	14-16cm	CG		clear stem to 1.8m, regular crown
Betula pendula	6	4-4.5m	14-16cm	CG		clear stem to 1.8m, regular crown
Carpinus betulus 'Fastigiata'	6	4-4.5m	14-16cm	CG		clear stem to 1.8m, regular crown
Juglans regia	4	3.5-4.25m	12-14cm	CG		clear stem to 1.8m, regular crown
Malus sylvatica	1	4-4.5m	14-16cm	CG		clear stem to 1.8m, regular crown
Malus trilobata	2	4-4.5m	14-16cm	CG		clear stem to 1.8m, regular crown
Sorbus aria	2	3.5-4.25m	12-14cm	CG		clear stem to 1.8m, regular crown
Prunus 'Victoria'	1	300 cm min	10-12cm	CG		clear stem to 1.8, regular crown
Pyrus calleryana 'Chanticleer'	5	4-4.5m	14-16cm	CG		clear stem to 1.8m, regular crown

Native Hedging						
Acer campestre	70	30-45cm	1+1	BR		bushy, 2 breaks in lower third
Corylus avellana	35	30-45cm	1+1	BR		bushy, 2 breaks in lower third
Crataegus monogyna	140	30-45cm	1+1	BR		bushy, 2 breaks in lower third
Euonymus europaea	35	30-45cm	1+1	BR		bushy, 2 breaks in lower third
Fagus sylvatica	558	30-45cm	1+1	BR		bushy, 2 breaks in lower third
Ilex aquifolium	279	45-60cm	rootball	BR		bushy, 2 breaks in lower third
Viburnum lantana	35	30-45cm	1+1	BR		bushy, 2 breaks in lower third
Viburnum opulus	35	30-45cm	1+1	BR		bushy, 2 breaks in lower third

Shrub planting stock						
Choisya 'Aztec Pearl'	56	45-60cm		3L	PG	bushy, 3 breaks in lower third
Cistus corbariensis	10	30-40cm		3L	PG	bushy, 3 breaks in lower third
Deutzia scabra	9	45-60cm		3L	PG	bushy, 3 breaks in lower third
Elaeagnus 'Maculata'	13	45-60cm		3L	PG	bushy, 3 breaks in lower third
Euonymus 'Silver Queen'	13	30-40cm		3L	PG	bushy, 3 breaks in lower third
Hebe 'Marjorie'	44	30-40cm		3L	PG	bushy, 3 breaks in lower third
Hebe rakiensis	36	20-30cm		3L	PG	bushy, 3 breaks in lower third
Hydrangea 'Annabelle'	12	45-60cm		3L	PG	bushy, 3 breaks in lower third
Lavandula 'Hidcote'	153	20-30cm		3L	PG	bushy, 3 breaks in lower third
Lavandula spica	31	30-40cm		3L	PG	bushy, 3 breaks in lower third
Philadelphus 'Belle Etoile'	24	45-60cm		3L	PG	bushy, 3 breaks in lower third
Potentilla 'Abotswood'	9	30-40cm		3L	PG	bushy, 3 breaks in lower third
Pyracantha 'Red Column'	21	45-60cm		3L	PG	bushy, 3 breaks in lower third
Rosmarinus 'Miss Jessop Variety'	11	30-40cm		3L	PG	bushy, 3 breaks in lower third
Skimmia 'Kew Green'	41	30-40cm		3L	PG	bushy, 3 breaks in lower third
Viburnum davidii	11	45-60cm		3L	PG	bushy, 3 breaks in lower third
Viburnum x burkwoodii	26	45-60cm		3L	PG	bushy, 3 breaks in lower third

Herbaceous stock						
Alchemilla mollis	59			2L	PG	Strong, well rooted plants
Anemone 'Honore Jobert'	32			2L	PG	Strong, well rooted plants
Bergenia 'Winterglut'	90			2L	PG	Strong, well rooted plants
Geranium macrorrhizum 'Bevan's Variety'	93			2L	PG	Strong, well rooted plants
Geranium 'Phillipe Vapelle'	42			2L	PG	Strong, well rooted plants
Geranium 'Rozanne'	86			2L	PG	Strong, well rooted plants

**Grass areas**  
Amenity lawns to be turfed with good quality meadow turf, with minimal or no ryegrass content.

- GENERAL LANDSCAPE NOTES**
- PREPARATION FOR SOIL PLACEMENT
    - THE SITE IS TO BE GRADED TO REDUCED LEVELS AS REQUIRED TO ACCOMMODATE THE PROPOSED SOIL DEPTHS
    - ALL SITE DEBRIS, WASTE AND ANY CONTAMINATED MATERIALS ARE TO BE REMOVED FROM PROPOSED SOFT LANDSCAPE AREAS
    - ALL EXISTING AND PROPOSED SUBSOIL LAYERS ARE TO BE THOROUGHLY BROKEN AND CULTIVATED AS MAY BE REQUIRED TO RELIEVE ANY SOIL COMPACTION, TO PREVENT ANAEROBIC SOILS, AND TO ENSURE FREE DRAINAGE
    - ENSURE ALL LANDSCAPE AREA SITE BASES ARE DECOMPACTED AND CULTIVATED. SITE BASE AREAS ARE TO BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO COVERING WITH ANY NEW SUBSOILS OR TOP SOILS.
  - SOILS FOR GENERAL LANDSCAPE AREAS
    - TOPSOIL AND SUBSOILS ARE TO BE NATURALLY OCCURRING SOILS AND ARE TO BE CAREFULLY STRIPPED FROM SITE AND STORED WITHOUT COMPACTION OR CONTAMINATION FOR RE-USE WITHIN THE LANDSCAPE WORKS. WHERE IMPORTED TOPSOILS AND SUBSOILS ARE REQUIRED FOR LANDSCAPE WORK, THEY SHALL BE TO BS882 - GENERAL PURPOSE GRADE TOPSOIL AND, BS3882 ECONOMY GRADE TOPSOIL (FOR SUBSOIL USE) RESPECTIVELY. EXISTING AND PROPOSED SUBSOIL LAYERS ARE TO BE THOROUGHLY CULTIVATED TO RELIEVE ANY SOIL COMPACTION AND ENSURE FREE DRAINING CONDITIONS PRIOR TO PLACING TOPSOIL.
    - GRASS AREAS TO HAVE 100MM SOIL OVER WELL CULTIVATED SUBSOIL.
    - SHRUB AND HEDGEROW AREAS TO HAVE 400MM TOPSOIL OVER WELL CULTIVATED SUBSOIL.
    - STANDARD TREE PITS NOT LESS THAN 1500MM SQUARE BACKFILLED WITH 600MM TOPSOIL OVER 200MM WELL CULTIVATED SUBSOIL, WITH WELL BROKEN BASE TO PIT.
  - GENERAL PLANTING:
    - PROVIDE ROOT BARRIERS AND COMPRESSION BOARD ETC WHERE REQUIRED TO PROTECT WALLS, BUILDINGS OR OTHER STRUCTURES FROM EXISTING OR PROPOSED PLANTING MEASURES.
    - HEDGEROWS TO BE PLANTED IN STAGGERED ROWS.
    - FINISH ALL PLANTING AREAS WITH MULCH OF 50MM PROPRIETARY AMENITY BARK MULCH.
    - ALL PLANT MATERIALS, LANDSCAPE MATERIALS AND OPERATIONS ARE TO BE CARRIED OUT IN ACCORDANCE WITH BEST HORTICULTURAL PRACTICE AND IN ACCORDANCE WITH APPROPRIATE BRITISH STANDARDS AND CODES OF PRACTICE.
    - ALL PROPOSED SHRUB AND HEDGE PLANTED AREAS, AND 1M BASE OF TREES IN GRAS AREAS, ARE TO BE KEPT ENTIRELY CLEAR OF GRASS AND WEEDS FOR THE FIRST 3 YEARS FROM PLANTING.
    - THE CONTRACTOR IS TO CONFIRM THE LOCATION OF ALL SERVICES PRIOR TO UNDERTAKING LANDSCAPE WORKS AND PROVIDE PROTECTION TO SERVICES IN ACCORDANCE WITH BRITISH STANDARDS. ROOT BARRIER (SUCH AS GREENLEAF REROOT) TO BE INCORPORATED WHERE TREES ARE LESS THAN SPECIFIED DISTANCE AWAY FROM SERVICES. THE ROOT BARRIER DEPTH IS TO EXTEND TO A MINIMUM OF 300MM BELOW ADJACENT SERVICES.
    - DETAILED BUILDING AND WALL DESIGN IS TO INCLUDE ALL FOUNDATION DEPTHS, TOGETHER WITH TREE ROOT BARRIERS AND OTHER MEASURES AS NECESSARY DEPENDING ON SOIL PLASTICITY, TO ENSURE THAT THE RELATIONSHIP OF BUILDINGS WITH EXISTING AND PROPOSED TREE PLANTING CONFORMS WITH THE NATIONAL HOUSE BUILDING COUNCIL STANDARDS BUILDING NEAR TREES.
    - PROVISION FOR WILDLIFE
      - ALLOW FOR PROVIDING BIRD AND BAT BOXES AND HOLES IN FENCE PANELS FOR HEDGEHOGS, ALL AS DETAILED BY WINDRUSH ECOLOGY LTD. IN THEIR ECOLOGICAL APPRAISAL, NOV. 2016.

**KEY**

- EXISTING TREES RETAINED
- PROPOSED TREE PLANTING
- PROPOSED SHRUB PLANTING AREAS, PLANTING DIVISION LINES
- PROPOSED HEDGE PLANTING
- PROPOSED LAWN GRASS AREAS

REVISED  
REV DATE COMMENT  
A 11/01/17 WORK PLANTING RESPONSE TO ARCHITECTURAL LAYOUT CHANGES

CLIENT:  
**SOHA**

PROJECT:  
**SYDENHAM GROVE**

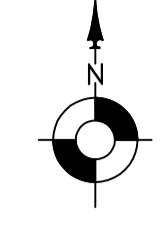
DRAWING TITLE:  
**PLANTING PLAN**

DATE: **APRIL '17** SCALE: **1:200 @A2** DRAWING NO: **0652.1.1A**

**ADAMS HABERMEHL LTD**  
22 THE NURSERY, SUTTON COURTNEY, ABRINGDON, OXON, OX14 4UA  
TEL: 01235 847799



CONTROL			
Name	Easting	Northing	Height Remark
1	473084.473	201863.080	88.972 Hgt
2	473112.898	201867.437	89.670 PK Nail
3	473106.783	201906.710	89.720 PK Nail
4	473099.846	201923.797	89.791 PK Nail
5	473089.980	201926.786	89.742 PK Nail
6	473077.825	201919.285	89.693 PK Nail
7	473082.945	201902.611	89.589 PK Nail



**Legend:**

<b>Abbreviated Features:</b>	<b>Legend:</b>	<b>OH</b>	<b>Overhead</b>
AV	Air Valve	P	Post
Av	Average	PB	Post Box
B	Bollard	PE	Pipe
BB	Beafina Beacon	PM	Parking Meter
BH	Borehole	RE	Road Eye
BL	Bed Level	RL	Ridge Level
BS	Bus Stop	RP	Reflector Post
BT	British Telecom Cover	RS	Road Sign
B/W	Brick Retaining Wall	RW	Retaining Wall
Br/W	Brick Wall	RWP	Rain Water Pipe
CATV	Cable TV Cover	S	Stump
CCIV	Close Circuit TV	SL	Soffit Level
CL	Cover Level	SN	Sign
Col	Column	SNP	Street Name Plate
C/P/W	Concrete Retaining Wall	SV	Stop Valve
C/R	Catch Pit	SVP	Soil & Vent Pipe
DPC	Damp Proof Course	SW	Surface Water
DK	Drop Kerb	S/RW	Stone Retaining Wall
Dr	Drain	SL/W	Stone Wall
EL	Eaves Level	TCS	Telephone Call Box
ER	Earth Rod	TL	Traffic Light
EP	Electricity Pole	TP	Telegraph Pole
FH	Fire Hydrant	UG	Underground
FL	Floor Level	US	Underside
F/Light	Flood Light	UTL	Unable to LIT
FW	Foul Water	DUTL	Damaged UTL
FP	Foot Path	OUTL	Obstructed UTL
G	Gully	SUTL	Sealed UTL
GV	Gas Valve	VP	Vent Pipe
GP	Gate Post	WL	Water Level
HL	Height	WM	Water Meter
IC	Inspection Chamber	WO	Wash Out
IL	Invert Level	WT	Water Tap
IO	Iron Outlet	Ø	Diameter
LB	Letter Box	<b>Fence Abbreviations:</b>	
LP	Lamp Post	B/W	Barbed Wire
MH	Manhole	C/B	Close Boarded
Mkr	Marker Post	C/I	Corrugated Iron
MS	Mill Stone	C/L	Chain Link
OSBM	Ordinance Survey Bench Mark	C/P	Chestnut Paling
OH	Overhead	I/R	Iron Rolling
P	Post	P/W	Post & Wire

**Symbols:**

Control Station :

Manhole/inspection Chamber :

Inlet Pipe :

Out Flow Pipe :

Bush :

Tree :

Gate :

Spot Level :

Bore Hole :

Trial Hole :

**Lines:**

Wall :

Verge :

Fence :

Boundary :

Edge of Spread :

Hedge :

Embankment :

OH Telecom :

OH Electric :

Drainage Flow :

Contours :

Hatching :

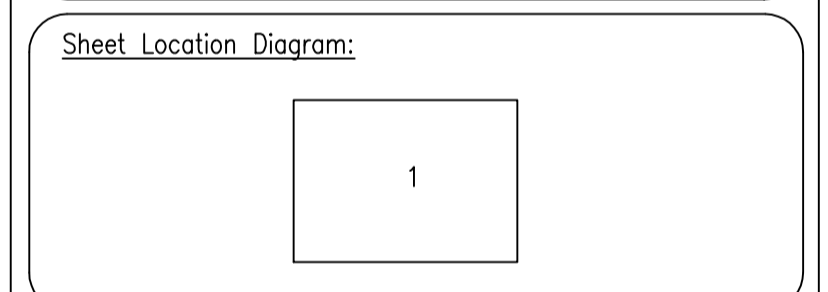
Open Sided Building :

**General Notes:**

- Man entry to sewers has not been undertaken. Depths, pipe sizes and quantity of pipes are measured from the surface. We therefore cannot guarantee the completeness or accuracy of the sewer data which should be checked with the local authority or and/on site.
- All tree heights and spreads are approximate. The plan position of trunks are taken at ground level. Girth measurements are taken at a 1.5m height. We have attempted to identify tree species, however if tree species are critical specialist advice should be sought.
- Survey information is as result of measurement to existing features and does not imply legal ownership of boundaries or land divisions. Where boundary alignment lines are added to the survey drawing and are taken from legal documents or other information supplied they are done so within the constraints of drawing quality and scale. They are provided on the basis of opinion and do not imply legal contract.

Plan Coordinate Control:-  
Plan Coordinates relate to National Grid OSG36(02) using GPS.  
LSF = 1.000 at Stn 2

Level Datum:-  
All Levels relate to OSG36(02) using GPS



**Notes:**

REV NO	REV NOTE	DATE	SIGNED

6 Franklin's Close, Ecton, Northants, NN6 0QG  
Tel: 01604 491543 Fax: 01604 790361  
Email: info@globalsurveys.co.uk

Site: Sydenham Grove, Sydenham

Client: Soha Housing Ltd. c/o Subsight Surveys Ltd

Survey Description: Topographical Survey

Date	Sept 2016	Scale	1/200 @ A1
Dwg. No	16336-Topo	Surveyor	DT
Sheet	1 of 1	Checked	MSW