

NOTES  
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 Contractor must verify all dimensions on site before commencing work or shop drawings.  
 Report any discrepancies to the architect before commencing work. If this drawing exceeds the quantities taken in any way the architects are to be informed before the work is initiated.  
 Work within the Construction (Design & Management) Regulations 2015 is not to start until Pre Construction Health and Safety Information has been produced by the Principal Designer and a Principal Contractor has produced a Construction Phase Health and Safety Plan.  
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 This drawing originates from the CAD file:  
 S:\2022\22824\_Hollywell Close\_Hull\010\_BSB Drawings\020\_Current\_Issue\025\_Appraisal\22824\_BSB\_00\_XX\_M2\_A\_0001\_P3\_0002\_P2\_0003\_P5\_0004\_P7\_0005\_P5\_0008\_P5\_Site Drawings.dwg

**REVISIONS**

Rev	Description	Dwn	Date	Chk	Date
P1	First issue.	pm	21/06/23	jpm	21/06/23
P2	Drawing revised following meeting with HCC (planning, ecology & urban design).	jpm	27/06/23	jnh	27/06/23
P3	House type A CIFA amended; bin storage locations revised.	jpm	03/07/23	jnh	03/07/23
P4	Site layout updated.	pm	25/09/23	jpm	25/09/23
P5	Drawing status revised to contract issue (no other amendments).	jpm	14/05/24	jnh	14/05/24



**SCHEDULE OF ACCOMMODATION:**

Type A: 3bed 5person house 8nr  
 93.7msq each (Gross Internal Floor Area)  
**Total 8nr**

Parking - 16nr in-curtilage spaces (2nr per property)

**KEY:**

**LEVEL ACCESS LANDING** -  
 1200mm x 1200mm to principal entrance to each property.  
 Proprietary drainage channel to door threshold.

**PROPOSED TREES** -  
 species and locations to be agreed with HCC.  
 Policy 45 requires that 3nr new trees are planted for each new dwelling (24 total). Where possible, these have been shown as part of the development. Any shortfall in numbers will need to be planted off-site in agreement with HCC.

**REAR GARDEN BIN LOCATION AREA** -  
 Waste and recycling bins as per Hull City Council requirements. Space to accommodate 3nr 240 litre wheeled bins per property.

**PRIVATE DRIVEWAY** -  
 Permeable paving to parking bays.  
 Refer to details by Mason Clark Associates.

**ROTARY DRYER** -  
 to rear garden.

**TURF** -  
 Turfing to garden areas 150mm topsoil certified from a 'clean' source. Refer to any site remediation requirements. Gardens to be rotavated and stone picked prior to turfing. Provide mowing strip (300mm) to turfing areas adjacent walls & fences.

**PCC PAVING FLAGS** -  
 All main access paths to be 900mm wide. Paths around perimeter of dwellings to be 900mm wide. Cross fall max 1:40.

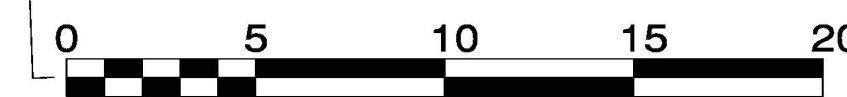
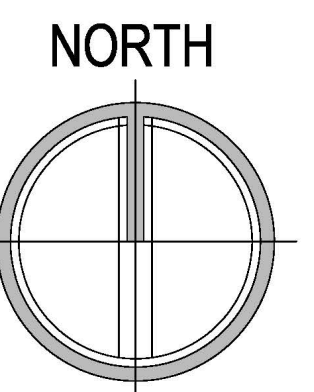
**BOUNDARY TREATMENTS:**

**PERIMETER TIMBER FENCING** -  
 1800mm high close boarded timber fencing with concrete posts. Height measured from highest adjacent ground level and stepped as appropriate. NB cases of retaining to be supported by gravel boards or flag on edge.

**REAR DIVISIONAL HIT AND MISS TIMBER FENCING**  
 1800mm high x 1800mm long hit and miss timber privacy panel, reducing in height to 1500mm with concrete posts. Height measured from highest adjacent ground level and stepped as appropriate. NB cases of retaining to be supported by gravel boards.

**FRONT DIVISIONAL METAL RAILINGS** - BETWEEN PLOTS AND BACK EDGE OF FOOTPATH  
 900mm high decorative galvanised hoop top metal railings with black painted finish to boundary.

1800mm high FLB timber gate with galvanised ironmongery and locking facility.



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**RIBA**

CLIENT  
**Hull City Council**

PROJECT  
**Residential Development,  
 Hollywell Close, Hull**

DRAWING TITLE  
**Coloured Landscape Masterplan**

Drawing Status CONTRACT ISSUE	Scale 1:200	Sheet Size A1
Drawn jpm	Date 20/06/23	
Checked jpm	Date 20/06/23	
Drawing No. 22824-BSB-00-XX-DR-A-0008	Revision P5	

