



		LEDGER
		Indicates new specimen trees such as Oak, Rowan, Cherry, Silver Birch.
		Indicates existing travel route with link existing foot path to main street of Llandysul.
		Indicates 1800 high close boarded timber fence
		Indicates new natural amenity areas to rear of the dwelling to be at least 25m ² - New lawns to be sown with a general purpose lawn seed such as a blend of perennial ryegrass, tall fescue, red fescue and brown top. Ideally sow the seeds in mid May or mid September.
		<p>The property will also be planted with various shrubs and plants as listed below which are considered to be the back bone of any garden, offering long-term structure and beauty across the seasons. They will be planted on the first planting season following occupation of each dwelling and shall include the following;</p> <ul style="list-style-type: none"> - Butterfly bush; - Lavender; - Hydrangea; - Japanese Barberry; - Heather.
		PIR = Indicates position of proposed external lighting. Lights to operate off a passive infrared (PIR) motion sensor, sensitive to large objects only and with timers set on a low duration (2 mins; max). Lights to have a maximum wattage of 11w, with compact Fluorescent light sources fitted with appropriate UV filters. Hoods should be installed to direct the light below the horizontal plane, at an angle of 70 degrees
		Indicates tactile slabs at crossing points.
		Indicates refuse and cycle store.
		Indicates patio areas minimum of 3.0x3.0 meters.

PL VER 1	10/05/24	All measurements must be checked on site. If there are any deviations the designer should be notified and written confirmation sought.
		The plans are the property of M. Baggott Chartered Surveyors and Architectural Service and written permission must be sought before passing any plans onto third parties.
		Party Wall agreements should be put in place before any works commence on site.
No.	Date	Issue Notes
Design Firm	Mark Baggott Chartered Surveyors & Architectural Practice p. 01559371550 m. 07717292879 e. mark@baggottmark.co.uk	
Consultant	Mark Baggott	
Project Title	Proposed development of 'Block 1' at former secondary school, Llandysul, Ceredigion.	
Sheet Title	PROPOSED LANDSCAPING SCHEME	
Project Manager	N/A	Project ID BLOCK 1
Drawn By	MB	Scale 1:100; 1:50;
Reviewed By		Sheet No. 6 of 6
Date	19/04/2024	
CAD File Name	D:\FFR\N\TEP\1 DEVELOPMENTS	PAPER A1