



Former School
 Llandysul
 Callling's Land Surveys
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	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 perenial 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 04/04/24 1	<p>All measurements must be checked on site. If there are any deviations the designer should be notified and written confirmation sought.</p> <p>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.</p> <p>Party Wall agreements should be put in place before any works commence on site.</p>	
No.	Date	Issue Notes

**MARK BAGGOTT CHARTERED
 SURVEYORS AND
 ARCHITECTURAL PRACTICE**

Design Firm: Mark Baggott Chartered Surveyors & Architectural Practice
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Consultant: Mark Baggott

Project Title: Proposed development at former secondary school, Llandysul, Ceredigion.

Sheet Title: PROPOSED LANDSCAPING PLAN

Project Manager:	N/A	Project ID:	BLOCK 3 - TYR YSGOL
Drawn By:	MB	Scale:	
Reviewed By:		Sheet No.:	
Date:	19/04/24		
CAD File Name:	D:\FFRIN\TEP\ DEVELOPMENTS		

5 of 5

PAPER A1

1 LANDSCAPING PLAN BLOCK 3
 Scale: 1:500