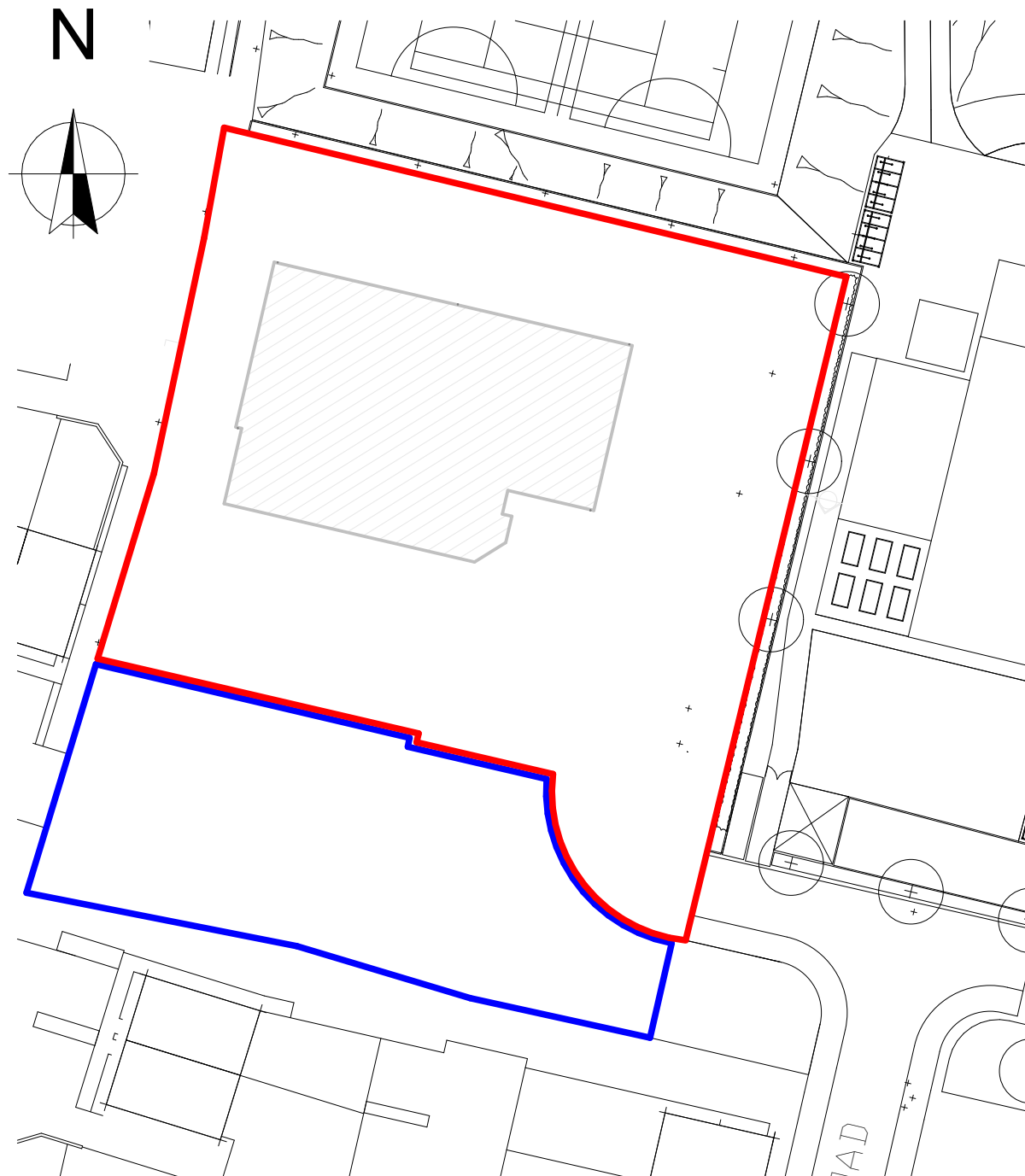










Block Plan
1:500

CLIENT	Jim Atkins
PROJECT	New Day Care
ADDRESS	Land North and East of Boorley Green, Botley, SO32 2UA
DRAWING	Block Plan
STATUS	Planning
DATE	July 2022
SCALE @ A4	1:500
DRAWING N°	1980-00-02
REVISION	B

Asplan

DESIGN - PLANNING - APPROVAL

Architecture, Planning & Building Consultancy
Chartered Surveyors & Building Engineers

info@asplan.co.uk

07968 585858



ISSUE SCHEDULE

Preliminary	☒	Building Regs	☐
Planning	☐	Construction	☐

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5m at 1:1250	5	10	15	20	25	30	35	40	45	50	55	60	65	70	75	80	85	90	95	100

PLANTING SPECIFICATION

- GENERAL All planting and landscape operations to comply with Recommendations for General Landscape Operations BS 4428 (1989) and all plant material is to comply with the National Plant Specification. Locally produced peat-free topsoil, compost, turf, plants and mulch to be used wherever possible.
- PREPARATION WITHIN THE CROWN SPREAD OF EXISTING TREES Remove weeds and existing vegetation by hand digging. Retain existing topsoil and cultivate by hand with no greater change of level than 100mm. Proposed new plants to be spaced to avoid damage to tree roots. Planting pits to be backfilled with fresh topsoil and compost mixed 50/50.
- PREPARATION Break out any existing hard surface to full depth of construction and excavate to allow full depth of topsoil and compost indicated below. Remove any stones greater than 50mm in any dimension. Remove existing unwanted plants including their roots. Finished levels of topsoil with mulch dressing to be 50mm above adjacent pavings.
- TOPSOIL Imported topsoil to BS 3882. Premium quality. Spread in layers no deeper than 150mm. Topsoil depths:
 - Grass areas – 150mm
 - Shrub beds – 450mmLocally produced Eco Supersoil is recommended as it contains 30% compost.
- FERTILISER All shrub beds to have incorporated bonemeal at the rate of 70g/m2 into the topsoil. After planting all beds be top dressed with a slow release fertiliser such as Vitagrow Tree and Shrub Fertiliser or similar to manufacturer's recommendations.
- COMPOST Shrub beds to have 100mm depth of good quality organic manure, spent mushroom compost or peat-free compost, incorporated into the soil prior to planting. Locally produced and peat-free, Eco Mix or Eco Tree & Shrub Compost is recommended.
- PLANT HANDLING, DELIVERY AND STORAGE To be as recommended in the National Plant Specification. Phase the delivery of plants so that there is only sufficient for planting within 48hrs of delivery or, if necessary, ensure suitable temporary storage before final planting by heeling in or lining out.
- PREPARATION OF PLANTS Remove inorganic containers. Check for damage, disease or pest infestation. Reject seriously damaged plants. Carefully prune any minor root damage.
- PLANTING
 - In position shown on the drawings
 - At the rate specified, avoiding regimented rows
 - In holes large enough to allow adequate root spread and tease out congested root balls of container-grown plants
 - Excavate holes at least 75mm below the root system and a minimum 400mm for climbers
 - Set plants so that their original soil level matches the new surrounding ground and with their best side displayed
- PLANTING HEDGES Excavate trench 300x300mm with suitable topsoil and 100mm depth of compost cultivated in. Plant spacings to be appropriate to genus selected.
- PLANTING SHRUBS Shrub pits to be 150mm wider than the container size or large enough to allow the full spread of bare root plants. Backfill with a mix of topsoil and compost.
- PLANTING TREES Excavate pit 150mm deeper and 500mm wider than the rootball. Break up base of pit. Backfill with mix of topsoil and compost. Dress with slow release fertiliser to manufacturer's recommendations. Tree stakes to be minimum 75mm diameter, free of bark with one end pointed. Drive stake upright 450mm into bottom of excavated planting pit close to the tree stem on the windward side. Cut off at one-third the height of the tree and secure tree with approved ties and spacers at the top of the stake.
- BACKFILLING to be selected existing topsoil. Add 600g/m3 of bonemeal to stimulate root growth. Any additional imported organic matter should be well mixed with at least an equal quantity of existing soil. The backfill is to be evenly worked round the roots and well heeled in.
- IMMEDIATELY AFTER PLANTING Lightly prune back any damaged or malformed growth. Rake soil to an even, fine tilth to the required levels.
- WATERING Saturate the root ball of container grown plants before planting. Immediately after planting, water all trees and shrubs thoroughly and again before mulching.
- PLANTING SEASON Plant out non-container grown plants only between October and March inclusive unless otherwise agreed. Container grown or containerized plants may be planted out at any time of year except when the temperature is below 4°C or on a falling thermometer, in frozen or waterlogged ground or in drought conditions.
- MULCH Spread 75mm of good quality bark chippings 50-75mm in any direction. Mulch to be free from sticks, leaves and rubbish and have been rested for at least 90 days.
- TURF
 - to BS 3969 with weedkiller applied 1 to 3 months before lifting;
 - 900 x 300 minimum size x 25mm minimum even thickness.
- DELIVERY to be phased to ensure laying within 48hrs of lifting. Stacks not to exceed 1.4m high.
- PREPARATION FOR TURFING
 - Remove all weeds, rubbish and stones over 30mm in any dimension.
 - Cultivate topsoil to a minimum depth of 100mm.
 - Reduce top 30mm to a fine tilth.
- FERTILISER FOR TURFING Dress areas to be turfed with Growmore N7:P7:K7 fertiliser at a rate of 50g/m.sq. Work into the top 30mm of tilth 7 days before turfing and water in well.
- LAYING TURF
 - Transport turf over close-butted timber planks.
 - Lay turf in consecutive rows.
 - Lay turf from timber planks protecting previously laid turf.
 - Lay turf close butted breaking the joint in alternate rows.
 - Use only whole turves at margins.
 - Consolidate lightly with wooden beaters.
 - Brush in finely sieved topsoil to fill all joints.
 - Ensure final surface is 20mm above any adjacent hard surface.
- TURFING ADJACENT TO OBSTRUCTIONS
 - Leave a neat 300mm radius of soil round all newly planted trees.
 - Unless otherwise shown on the drawing, turf right up to existing established trees, walls, fences and similar obstructions, leaving no soil uncovered.
- TREE QUALITY to the National Plant Specification with size as noted on drawing or schedule.
- TREE STAKES 75mm minimum diameter, free of bark, with one end pointed.
- STAKING FOR TREES UP TO 'STANDARD' SIZE Drive stake upright 450mm into bottom of excavated planting pit close to the tree stem on the windward side. Cut off at one-third the height of the tree and secure tree with approved ties and spacers at the top of the stake.
- PLANT TREES
 - Upright and in exact positions shown on the drawings
 - In holes large enough to allow adequate root spread
 - So that their original soil level matches the new surrounding ground
 - So that the original orientation is maintained
 - Excavate holes at least 75mm below the root system and loosen soil in base of holes
 - For root-balled or bare-root stock, cut back any damaged roots to sound growth
 - Bio-degradable corrugated plastic tree guards are to be fitted to all trees to protect from damage.
- WATERING AND AERATION PIPES Provide perforated plastic watering pipes in a circle round the base of tree pits at the level of the bottom of the root ball.
- BACK-FILLING to be selected existing topsoil where available. Any imported soil/organic matter should be well mixed with at least equal quantities of existing soil. The back-fill is to be worked round the roots and well heeled in leaving the top slightly proud of the existing level to allow for settlement.
- PRUNING Immediately after planting carry out light formative pruning according to species. Remove damaged or weak growth.
- WATERING AND PROTECTION Water thoroughly immediately after planting and at intervals as necessary until Practical Completion. After the first watering, mulch with 75mm of composted coarse bark shippings over the excavated area.
- MAINTENANCE AND REPLACEMENT Replace any trees that are dead or dying within three years of planting. In the following year in March or April apply N7:P7:K7 fertiliser round all trees and keep the ground weed free for 1 metre diameter round each tree.

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PLANT SCHEDULE			
Category	Latin Name	Size	Quantity
Native Hedging	Acer campestre (whip)	60-80cm	109
Native Hedging	Crataegus monogyna (whip)	60-80cm	109
Native Hedging	Fagus sylvatica (whip)	60-80cm	265
Native Hedging	Prunus spinosa (whip)	60-80cm	109
Perennials	Salvia nemorosa 'Caradonna'	2-3L	19
Shrubs	Ceanothus 'Blue Mound'	10-12L	7
Shrubs	Euonymus fortunei 'Emerald Gaiety'	10-12L	11
Shrubs	Hebe 'Mrs Winder'	10-12L	8
Shrubs	Hebe 'Nicola's Blush'	10-12L	3
Shrubs	Hebe albicans	10-12L	7
Shrubs	Lavandula angustifolia 'Vera'	10-12L	6
Shrubs	Rosmarinus officinalis 'Miss Jessopp's Upright'	10-12L	18

TREE SCHEDULE		
ID	Botanical Name	Specification / Notes
NT01	Malus domestica	Heavy Standard
NT02	Malus domestica	Heavy Standard
NT03	Malus domestica	Heavy Standard
NT04	Malus domestica	Heavy Standard
NT05	Malus domestica	Heavy Standard

BIODIVERSITY NET GAIN

In order to achieve biodiversity net gain on the site, all planting complies with BS42020: 2013.

Specified plants are selected from the *RHS Plants For Pollinators* recommended list.

Additionally, 426 sqm of wildflower meadow and 130 sqm of native hedging has been added.

HEDGEHOG ACCESS

All existing and proposed fencing to have hedgehog gaps installed at the base. Gaps to be 13cm x 13cm.

HABITAT CREATION KEY

- Open-Fronted Bird Box
- Traditional Bird Box
- Bat Box
- Insect Houses

HATCH KEY

- Paving
- Tarmac
- Lawn
- Planting
- Hedging
- Emorsgate EM1 Wildflower Meadow

PROTECTION OF TREES

- The responsibility for the safety of trees always rests with the site owner or the person who has control of tree management. Where sites contain trees this JPS design does not include liaison with the appropriate local planning authority or any application for consent for works to protected trees or hedges. Consent for works to protected trees and hedges must be obtained from the local planning authority prior to any works being carried out on them.
- The trees and landscape features within or adjacent to the site may be protected by tree preservation orders, be within a conservation area, constitute an important hedgerow or be subject to planning conditions. The local planning authority must be consulted for details of any such planning restrictions and their advice followed before work is planned or carried out to trees.
- The legal Duty of Care requires that all works to trees should be carried out by qualified, arboricultural contractors working according to Health & Safety Executive guidelines. All treeworks should be carried out to arboricultural industry best practice and comply with BS 3998:2010 'Tree work - Recommendations'. All tree management work must take account of the Wildlife and Countryside Act, 1981, as amended by the Countryside and Rights of Way Act, 2000, which makes it a criminal offence to disturb, injure or kill bats or nesting birds and other protected animals.
- Important hedgerows may be protected if they are in the countryside, are over 20m long and over 30 years old, provide habitats for protected species or have been designated as such by a local planning authority.
- Tree health and condition can change over time and be affected by the environment, therefore, regular periodic inspections are recommended and a qualified arboriculturalist consulted if any concerns are identified.

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THIS LANDSCAPE PLAN IS FOR SUBMISSION TO THE LOCAL PLANNING AUTHORITY, SUITABLE TO SATISFY PLANNING CONDITIONS ONLY. THIS DRAWING MUST NOT BE USED FOR TENDERING OR CONSTRUCTION PURPOSES

C



1.8m green chainlink fence to play areas

Planting Bed A-87.4 sq m
Acer campestre (whip)-109
Crataegus monogyna (whip)-109
Fagus sylvatica (whip)-109
Prunus spinosa (whip)-109

Planting Bed B-7.8 sq m
Hebe 'Mrs Winder'-8
Euonymus fortunei 'Emerald Gaiety'-8
Rosmarinus officinalis 'Miss Jessopp's Upright'-8

Planting Bed C-3.1 sq m
Hebe 'Nicola's Blush'-3
Euonymus fortunei 'Emerald Gaiety'-3
Rosmarinus officinalis 'Miss Jessopp's Upright'-3

Refuse store

Planting Bed D-2.0 sq m
Lavandula angustifolia 'Vera'-6

Cycle parking

Disabled parking bays

Planting Bed E-10.9 sq m
Hebe albicans-7
Ceanothus 'Blue Mound'-7
Rosmarinus officinalis 'Miss Jessopp's Upright'-7
Salvia nemorosa 'Caradonna'-19

Apo drains to edges

Planting Bed F-31.2 sq m
Fagus sylvatica (whip)-156

TREE RPA

Root Protection Area
The RPA shown is for illustrative purposes only and should be checked against that as provided by a qualified arboriculturalist

TREE SYMBOL KEY

- Existing Tree (ET)
- New Tree (NT)
- Remove Tree (RT)

BOUNDARY TREATMENT KEY

- A - B Vehicular and pedestrian access
- B - C New 1.8m high chainlink fence
- C - A New 1.8m high chainlink fence & new native hedging

WILDFLOWER MEADOW SPECIFICATION

EM1 EMORSGATE

Ground preparation

Endeavour to select ground that is not highly fertile and does not have a problem with perennial weeds. Good preparation is essential to success so aim to control weeds and produce a good quality seed bed before sowing. To prepare a seed bed first remove weeds using repeated cultivation. Then plough or dig to bury the surface vegetation, harrow or rake to produce a medium tilth, and roll, or tread, to produce a firm surface.

Sowing

Seed is best sown in the autumn or spring but can be sown at other times of the year if there is sufficient warmth and moisture. The seed must be surface sown and can be applied by machine or broadcast by hand. To get an even distribution and avoid running out divide the seed into two or more parts and sow in overlapping sections. Do not incorporate or cover the seed but firm in with a roll, or by treading, to give good soil/seed contact.

First year management

Most of the sown meadow species are perennial and are slow to establish. Soon after sowing there will be a flush of annual weeds, arising from the soil seed bank. These weeds can look unsightly, but they will offer shelter to the sown seedlings, are great for bugs, and they will die before the year is out. So resist cutting the annual weeds until mid to late summer, especially if the mixture contains Yellow Rattle, or has been sown with a nurse of cornfield annuals. Then cut, remove and compost. Early August is a good time. This will reveal the young meadow, which can then be kept short by grazing or mowing through to the end of March of the following year. Dig out any residual perennial weeds such as docks.

Management once established

In the second and subsequent years EM1 sowings can be managed in a number of ways which, in association with soil fertility, will determine the character of the grassland. The best results are usually obtained by traditional meadow management based around a main summer hay cut in combination with autumn and possibly spring mowing or grazing. Meadow grassland is not cut or grazed from spring through to late July/August to give the sown species an opportunity to flower.

After flowering in July or August take a 'hay cut': cut back with a scythe, petrol strimmer or tractor mower to c 50mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site. Mow or graze the re-growth through to late autumn/winter to c 50mm and again in spring if needed.

EM1 is a complete mix composed of 10% native wild flowers and 90% slow growing grasses (by weight). The flower and grass components are also available to order separately as EM1F for the flower component and EG1 for the grass component.

Composition

Wild flowers 10%

- 0.30% *Achillea millefolium* - Yarrow
- 1.50% *Centaurea nigra* - Common Knapweed
- 1.50% *Leucanthemum vulgare* - Oxeye Daisy
- 1.50% *Malva moschata* - Musk Mallow
- 3.00% *Plantago lanceolata* - Ribwort Plantain
- 1.00% *Poterium sanguisorba ssp sanguisorba* - Salad Burnet
- 0.20% *Ranunculus acris* - Meadow Buttercup
- 1.00% *Rhinanthus minor* - Yellow Rattle

Grasses 90%

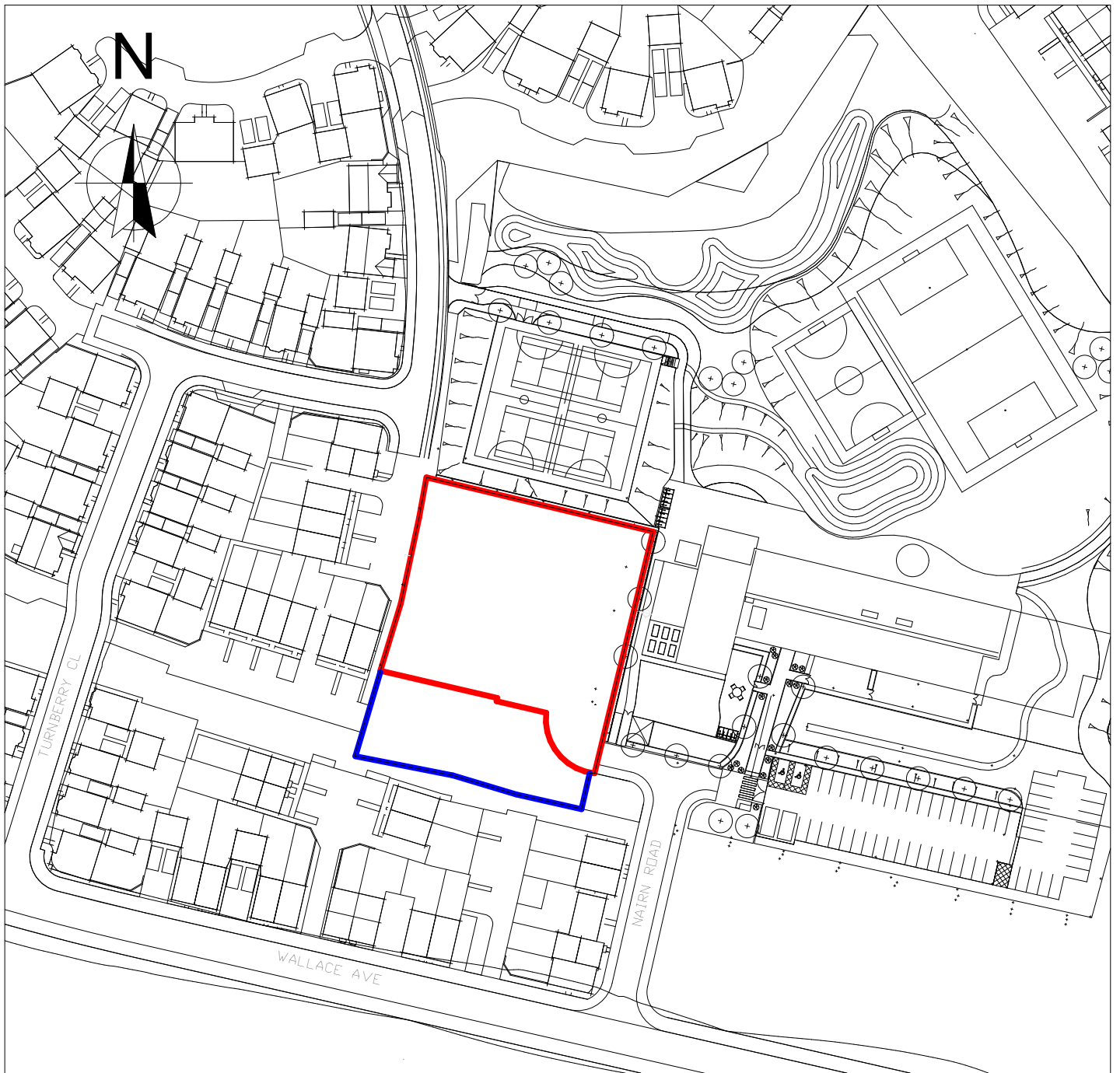
- 9.00% *Agrostis capillaris* - Common Bent
- 31.50% *Cynosurus cristatus* - Crested Dogstail
- 27.00% *Festuca rubra* - Red Fescue
- 4.50% *Phleum bertolonii* - Smaller Cat's-tail
- 18.00 *Poa pratensis* - Smooth-stalked Meadow-grass

JPS
LANDSCAPE DESIGN

BOURNEMOUTH OFFICE
Wilson House, 2 Lorne Park Road, Bournemouth BH1 1JN TEL: 01202 426143

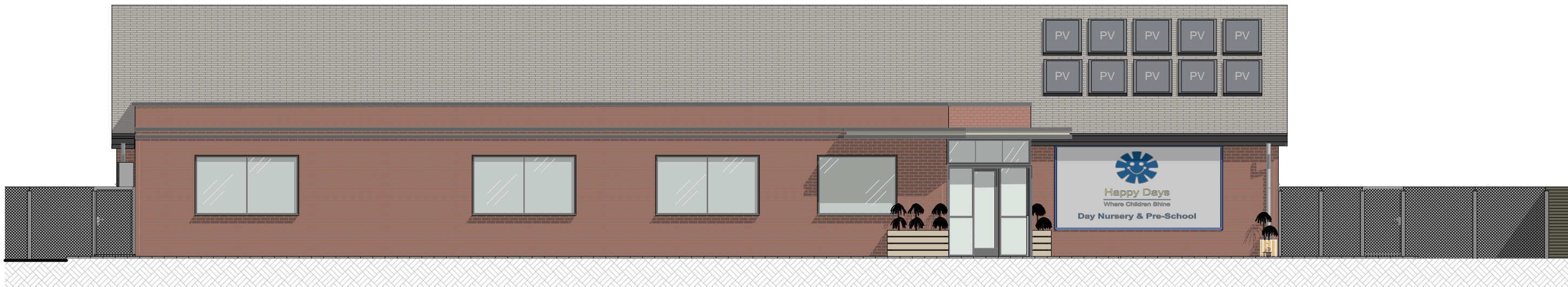
EMAIL: info@jpslandscapedesign.co.uk WEBSITE: www.jpslandscapedesign.co.uk

Drawing Title		Landscape Plan	
CAD File Number	1016	Scale	1:200 @ A1
Designer	DW	Drawing No.	LANDP001
Design Date	07.06.23	Revision No.	
Revised by	DW	Revision No.	001
Revision Date	21.06.23	Revision No.	

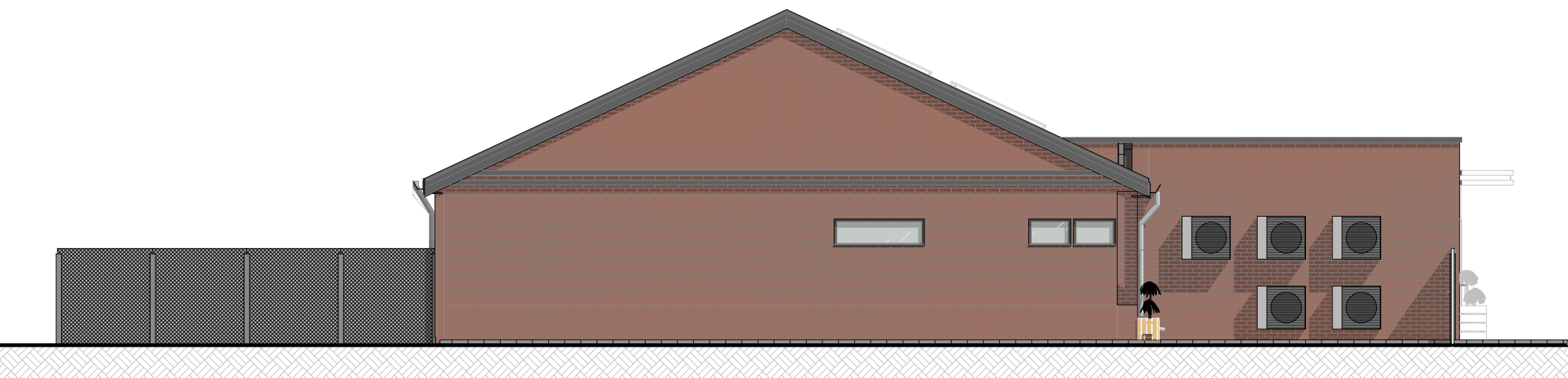


Location Plan
1:1250

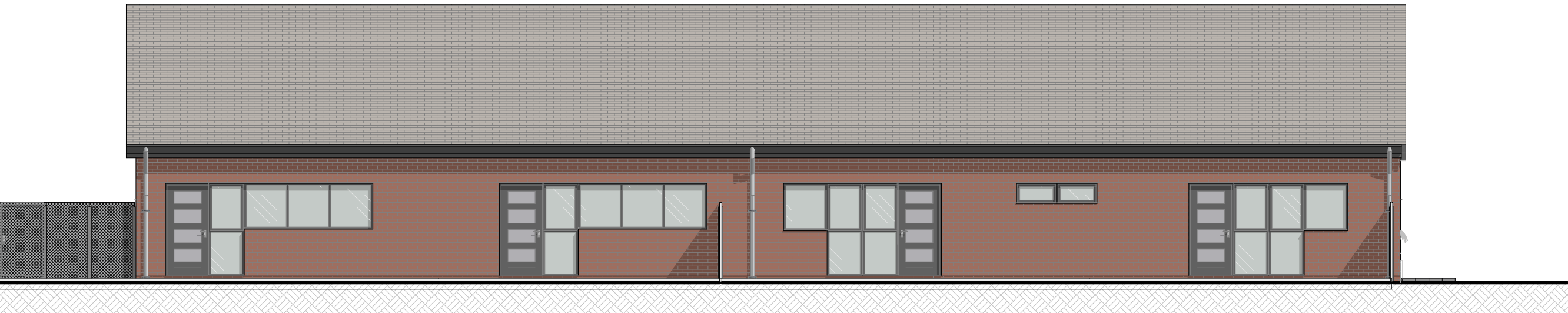
CLIENT Jim Atkins	Asplan DESIGN - PLANNING - APPROVAL Architecture, Planning & Building Consultancy Chartered Surveyors & Building Engineers info@asplan.co.uk 07968 585858   ISSUE SCHEDULE Preliminary ☒ Building Regs ☐ Planning ☐ Construction ☐ ©Asplan Registered Trade Mark No. UK00003210822. Copyright © 2017 Asplan Associates Ltd. This drawing has copyright protection and should not be reproduced without written permission from Asplan Associates Ltd. The Contractor is responsible for checking the dimensions on site and any discrepancy to be verified with Asplan Associates Ltd prior to the commencement of any building works or fabrication. This drawings is not to be scaled and must be read in accordance with all associated architectural, surveying, engineering and service drawings. IF IN DOUBT ASK!																																																					
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DATE July 2022																																																						
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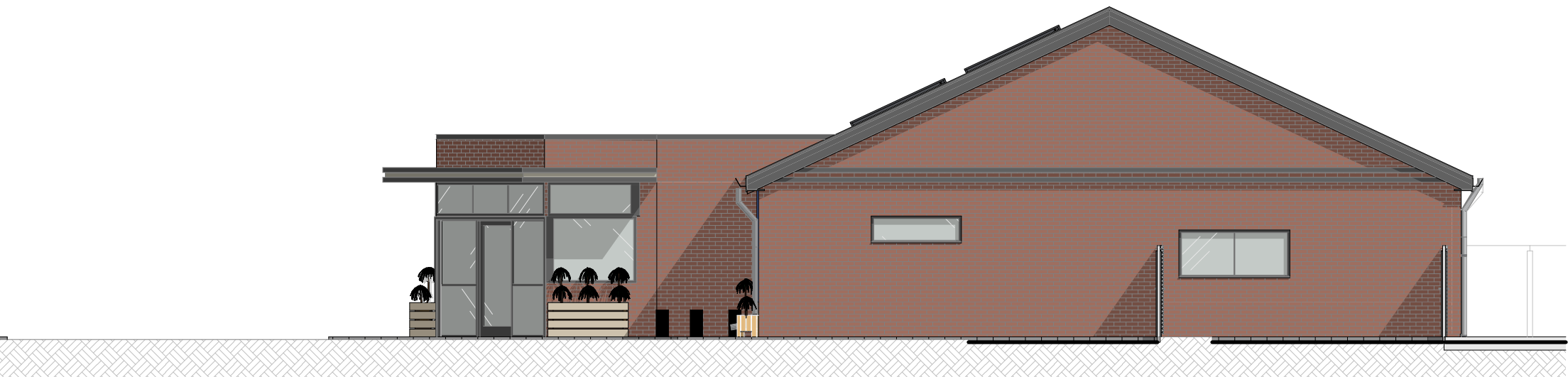
South Elevation
1:100



West Elevation
1:100



North Elevation
1:100



East Elevation
1:100

DRAINAGE (SuDS)

A new soakaway will be designed in accordance with Approved Document H & BRE Digest 365, the design allows an increase of 30% for climate change. The proposed hardstanding areas shall be laid with a cross fall so all rainwater shall be directed into the ground locally and within the site boundaries.

Provide a silt trap to the surface water drainage line so that the silt and debris can be removed before it can enter the soakaway. The silt trap shall be cleared weekly until the development is completed after which a three monthly inspection rota shall be followed.

WASTE STORAGE

Unchanged

BOUNDARY TREATMENT

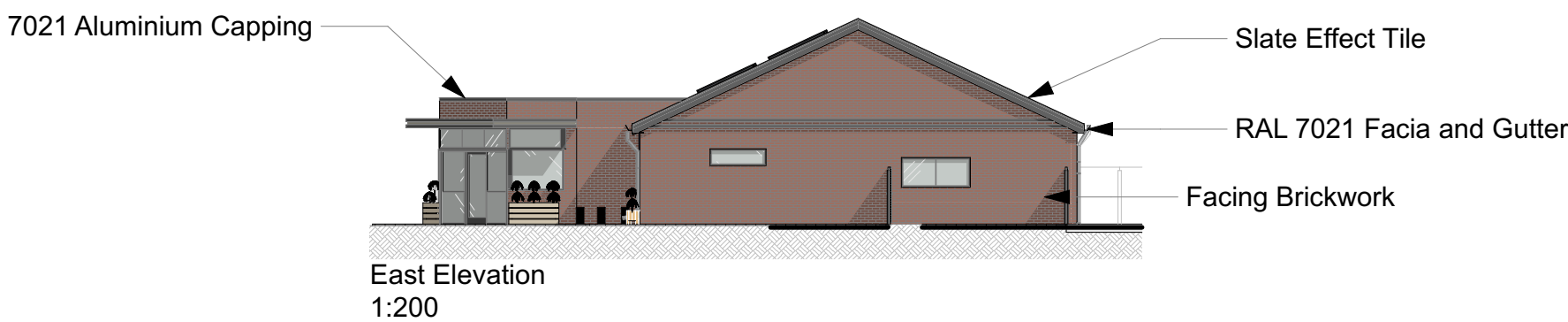
1.8m Close Boarded Boundary Fence

EXTERNAL MATERIALS

Walls Facing Brickwork
Roof Single ply Alwitra 7021 (To Flat Roof)
Slate Effect Tile
Windows & Doors RAL 7021
Rainwater Goods RAL 7021
* Denotes obscured glazing Pilkington level 5

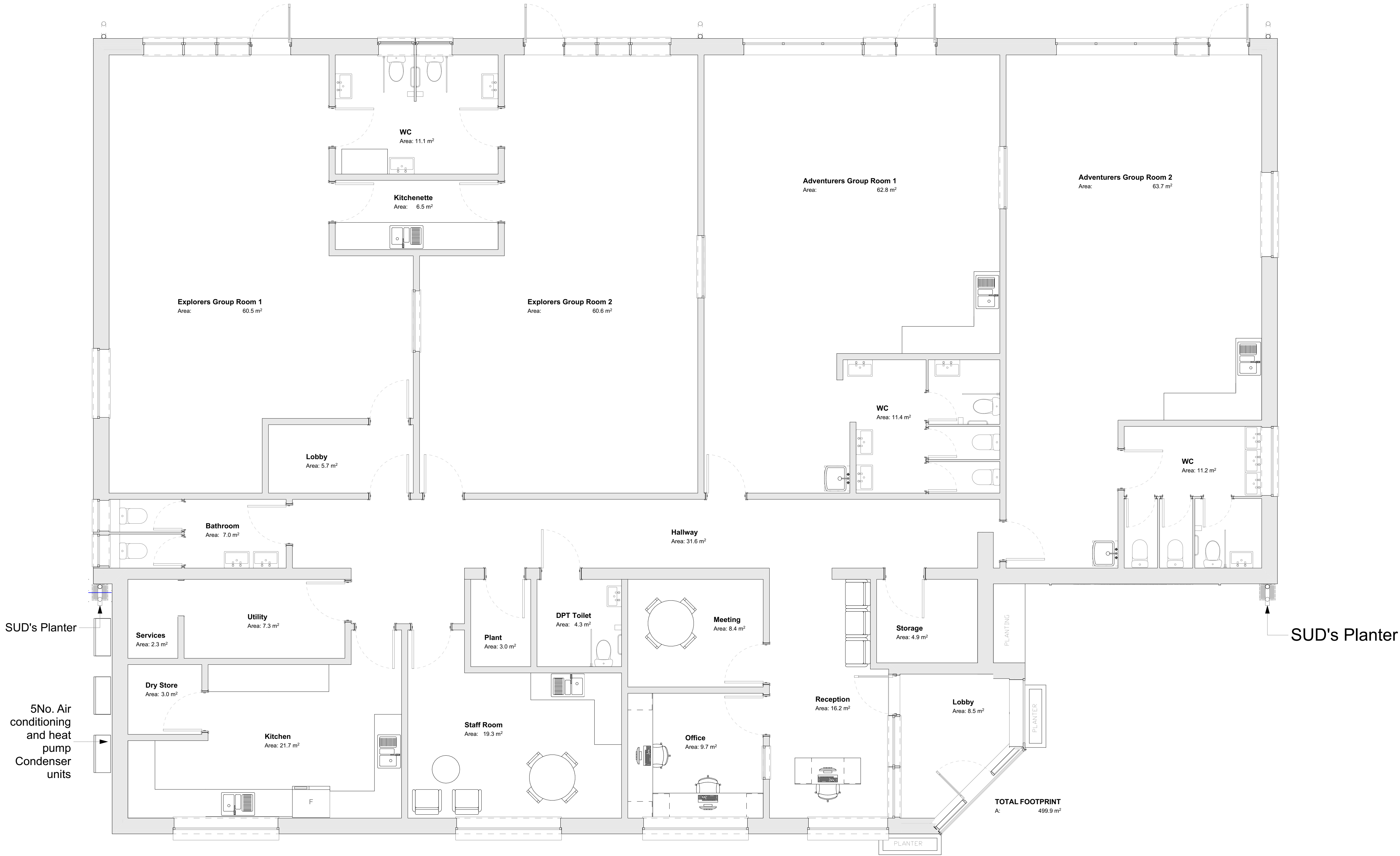
AREAS

Proposed Footprint Area GEA 499.9m²
Site Area 2100m²



East Elevation
1:200

I	13/04/2023	Sno. Air conditioner units																																	
H	12/04/2023	Front entrance planting																																	
G	14/03/2023	Fenestration and other alts.																																	
F	07/02/2023	Elevation Window Surround Detail																																	
E	18/10/2022	Additional RWP included																																	
D	29/09/2022	Internal alts and fenestration adjustment																																	
C	21/09/2022	Fenestration alts																																	
B	25/08/2022	Fenestration and material alts																																	
A	18/08/2022	Material Alterations																																	
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REV	DATE	DESCRIPTION
G	13/04/2023	5no. Air conditioner units
F	12/04/2023	Front entrance planting
E	14/03/2023	Fenestration and other alt.
D	18/10/2022	Additional RWP included
C	29/09/2022	Internal alt. and fenestration adjustment
B	21/09/2022	Fenestration alt.
A	25/08/2022	Fenestration and material alt.
CLIENT	Jim Atkins	
PROJECT	New Day Care	
ADDRESS	Land North and East of Boorley Green, Botley, SO32 2UA	
DRAWING	Proposed Floor Plan	
STATUS	Planning	
DATE	July 2022	
SCALE @ A1	1:50	
DRAWING N°	1980-00-05	REVISION G

Asplan
DESIGN - PLANNING - APPROVAL

Architecture, Planning & Building Consultancy
Chartered Surveyors & Building Engineers
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Preliminary	☒	ISSUE SCHEDULE	Building Regs	☐
Planning	☐		Construction	☐

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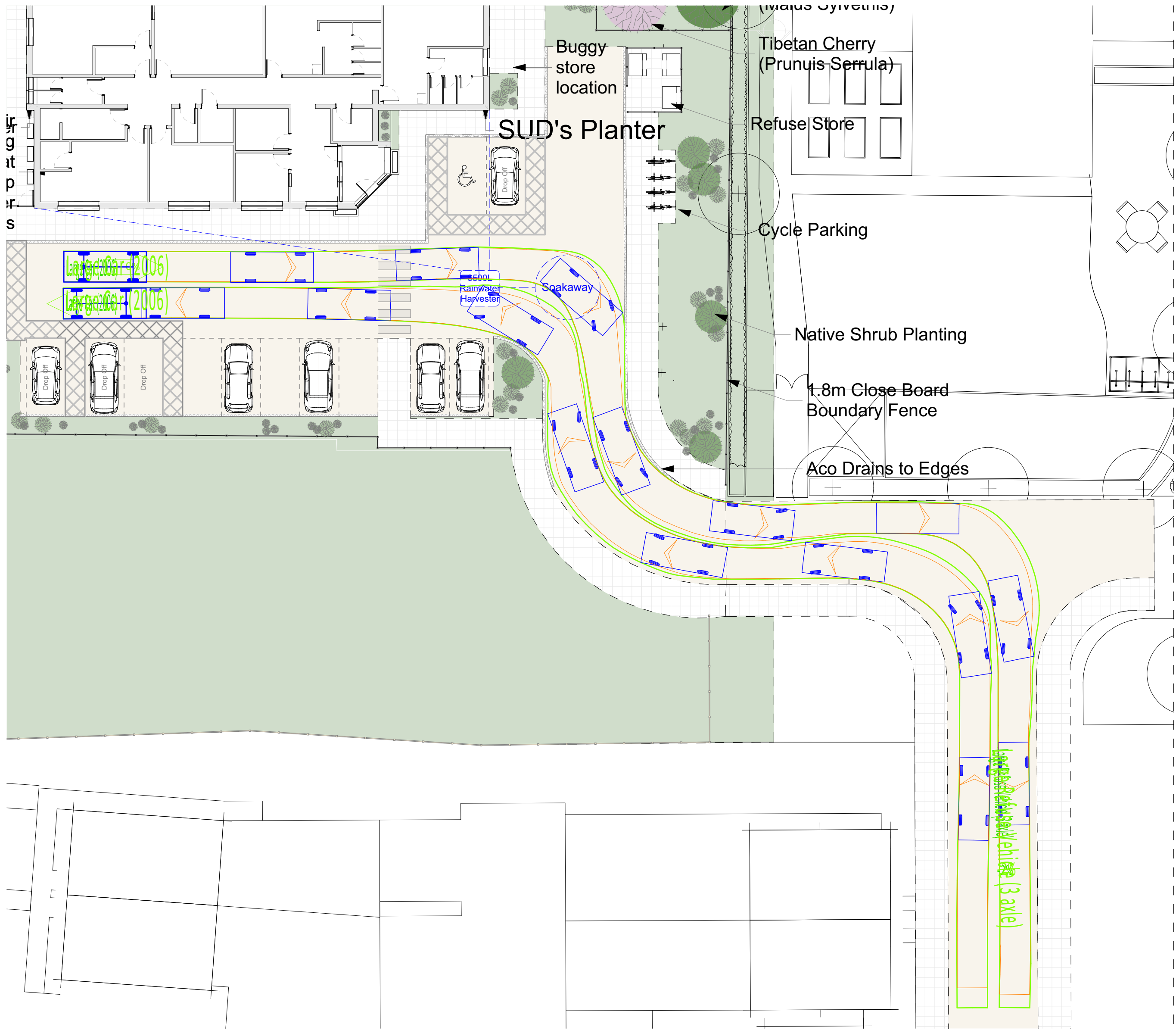
1m at 1:50	0	1	2	3	4
1m at 1:100	0	1	2	3	4
1m at 1:50	0	1	2	3	4
1m at 1:100	0	1	2	3	4
1m at 1:50	0	1	2	3	4
1m at 1:100	0	1	2	3	4
1m at 1:50	0	1	2	3	4
1m at 1:100	0	1	2	3	4



I	13/04/2023	5no. Air conditioner units																								
H	12/04/2023	Front entrance planting																								
G	14/03/2023	Fenestration and other aits.																								
F	10/02/2023	Road made wider																								
E	07/02/2023	Site Plan Extended																								
D	18/10/2022	Additional RWP included																								
C	29/09/2022	Internal aits and fenestration adjustment																								
B	21/09/2022	Fenestration and material aits																								
A	25/08/2022	Fenestration and material aits																								
REV	DATE	DESCRIPTION																								
CLIENT	Jim Atkins																									
PROJECT	New Day Care																									
ADDRESS	Land North and East of Boorley Green, Botley, SO32 2UA																									
DRAWING	Proposed Site Plan																									
STATUS	Planning																									
DATE	July 2022																									
SCALE @ A1	1:100																									
DRAWING N°	1980-00-03	REVISION 1																								
Asplan DESIGN - PLANNING - APPROVAL Architecture, Planning & Building Consultancy Chartered Surveyors & Building Engineers info@asplan.co.uk07968 585858  CBuilDE chartered building engineer  RICS REGISTERED SURVEYORS Preliminary Planning ☒ ☐ ISSUE SCHEDULE Building Regs Construction ☐ ☐ ©Asplan Registered Trade Mark No. UK00003210822. Copyright © 2017 Asplan Associates Ltd. This drawing has copyright protection and should not be reproduced without written permission from Asplan Associates Ltd. The Contractor is responsible for checking the dimensions on site and any discrepancy to be verified with Asplan Associates Ltd prior to the commencement of any building works or fabrication. This drawing is not to be scaled and must be read in accordance with all associated architectural, surveying, engineering and service drawings. IF IN DOUBT ASK! <table><tr><td>1m at 1:50</td><td>2</td><td>3</td><td>4</td></tr><tr><td>1m at 1:200</td><td>10</td><td>20</td><td>30</td></tr><tr><td>1m at 1:100</td><td>20</td><td>40</td><td>60</td></tr><tr><td>1m at 1:50</td><td>10</td><td>20</td><td>30</td></tr><tr><td>1m at 1:200</td><td>20</td><td>40</td><td>60</td></tr><tr><td>1m at 1:100</td><td>40</td><td>80</td><td>120</td></tr></table>			1m at 1:50	2	3	4	1m at 1:200	10	20	30	1m at 1:100	20	40	60	1m at 1:50	10	20	30	1m at 1:200	20	40	60	1m at 1:100	40	80	120
1m at 1:50	2	3	4																							
1m at 1:200	10	20	30																							
1m at 1:100	20	40	60																							
1m at 1:50	10	20	30																							
1m at 1:200	20	40	60																							
1m at 1:100	40	80	120																							



Proposed site plan with garbage truck
1:200



Proposed site plan with passing cars
1:200

B	13/04/2023	Sno. Air conditioner units
A	12/04/2023	Front entrance planting
01	14/03/2023	Fenestration and other alt.
REV	DATE	DESCRIPTION
CLIENT		
Jim Atkins		
PROJECT		
New Day Care		
ADDRESS		
Land North and East of Boorley Green, Botley, SO32 2UA		
DRAWING		
Proposed site plans with vehicle access		
STATUS		
Planning		
DATE		
July 2022		
SCALE @ A1		
1:200		
DRAWING N°		REVISION
1980-00-04		B
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chartered building engineer		
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Planning	☐	Construction
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1m at 1:500		
1m at 1:200		
1m at 1:100		
1m at 1:50		
1m at 1:25		