FITZROY ST

GROSVENOR CAR PARK
78 CAR PARKING SPACES

MEMORIAL HALL

RESTAURANT

THE HIGH STREET

T1 T2 T3 T4 T5 T6 T7 T8 T9 T10 T11 T12 T13 T14 T15 T16 T17 T18 T19 T20

G18

Existing CBF to remain, repair and replace as necessary
Trees to be retained, please see report for protection measures

Existing wall neighbouring Grosvenor car park with black metal railings. To remain as existing and repaired and replaced if necessary

New swing gates or roller gate

Existing entrance to garage to remain and improved. New metal railings to connect to existing and mesh/steel gate(s) to provide security to residents.

Existing wall neighbouring memorial gardens with black metal railings. To remain as existing and repaired and replaced if necessary
Trees to be retained, please see report for protection measures

Tarmac parking to highway standards

27 20 31 14 10 11

Existing wall neighbouring Grosvenor car park with black metal railings. To remain as existing and repaired and replaced if necessary

Proposed new pedestrian entrance. New metal railings to connect to existing and mesh/steel gate(s) to provide security to residents

new metal railings

No new boundary treatments - high street entrance, all to remain as existing

SCALE 1:200 (METRES)
0 5 10 15 20

1:200 Proposed Boundaries & Landscaping

Hard/Soft Landscaping

Key

= Soft landscaping to be surrounded with pea shingle or grass including edging

= Tarmac car parking spaces with painted lines

= Pavement to be flush with tarmac, type and colour tbc

Provisional Setting Out

Planting will be exactly as shown on Landscaping drawing(s). Detailed drawings to be pro
subject to approval. Check that all setting out conforms to the plan before any planting works and
planting works are carried out. Failure to do so may result in rejection of the work and m
require amendment at the contractors expense.
All planting beds shall be a minimum of 1m wide, except where there is insufficient space
All beds near foundations, paths and edgings will require careful consideration to ensure t
is free from concrete before planting. Please notify the contractor & the site manager if the ar
identified is sealed with concrete before planting, to determine the impact the planting w
on the concrete.

Planting

All planting must be carried out in accordance to the specification and schedule of quantit
Please refer to future contractors report(s) for further information on planting/existing an
proposed topsoil depth/mulching.
All similar approved planting/procedures and quantities are to be agreed in writing with
named inspector and employer before ordering. All plants shall be the true size specified and
supplied otherwise. All shrubs other than ground cover shall be 400-600mm heights and si
unless otherwise instructed by HTA. All trees shall be Standard, Semi Mature Tree stock, not po
hedge or specimen. Trees shall be supplied as bare rooted or root balled.
All trees and hedge plants shall be watered with 20ltrs per m2 trees 25ltr per tree. Any
be a cultivated grade such as 'Irrigreen' 'medallion' or other similar approved and agreed
Contractor. The contractor will replace rejected turf at own cost.
Typical planting structure to be:-
Native Hedge: Mix of species to include: Crataegus monogyna, Corylus avellana, Ilex aqu
Acer campestre, Viburnum lantana, Viburnum opulus
Ground Cover borders: Mix to include: Rubus Green Carpet, Lonicera Maygreen, Euonymu
Cistus, Potentilla, Hebe, Persicaria etc
Grasses and Herbaceous plants: Mix to include: Deschampsia, Calamagrostis, Lavandula,
Achillea, Rudbeckia, Echinacea etc
Mixed evergreen shrubs: Mix to include: Viburnum tinus, Elaeagnus, Photinia, Hydrangea,
Sarcococca, Skimmia, Mahonia etc

Hard Landscaping

This drawing is to be read in conjunction with TAB drawings, specification and the relevan
structural engineers drawings.
All road works and adoptable storm water drainage to be undertaken in strict accordance
the current Suffolk C.C. Highway estate roads construction specification.
The Contractor is to take extreme care to locate and avoid any existing services on site p
The works below to determine the precise position, depth and size of all drainage connecti
before any digging commences and report all discrepancies.
Asphalt to B.S.594, Bitumen macadams to B.S.4986. Concrete and sub-base to specificat
Pre-cast concrete edgings to B.S.7263.
Width of footways as shown in layout (varying 2.0m on Windmill Hill merging to a propose
on proposed site).
Full width of formation to be treated with an approved herbicide.
On clay subgrades, the depth of sub-base to be increased by 75mm, in accordance with
Cl. 10.4.3.b.
All dimensions are in metres unless otherwise stated.
Please ensure all relevant British standards are followed. Such as all workmanship and ma
shall conform to BS. General landscaping operations (exc. hard landscaping) BS4428: 198
Trees in relation to construction: BS3837 : 2012 & BS5837: 2012

Paving

50mm thick permeable regular blocks, random course laying pattern using 160 & 240mm
sizes (colour tbc) laid to falls sub base refer to TAB101-104

Edging to block paving

Kerb sets bedded in concrete, edge onto driveway with top 25mm above adjacent pave
refer to TAB101-104 for sub base details colour to match paving.

Paving to paths (all plots)

600x450x15 S. 200x200x35mm size flagstone paving slabs (colour tbc) butt laid in offset
to provide a 1x300mm wide path to falls away from building. Level access to be provided t
front doors.

Pea shingle (where applicable)

Allow for 100mm wide pea single margins where paving slabs abut buildings and to pavin

Boundary Treatment

All boundaries are to remain as existing unless otherwise stated. All boundaries will be
repaired/replaced where necessary.
The boundary to the west is demarked by the neighbouring retaining wall and railings pas
black, with varying floor heights. To the West is Grosvenor Yard public car park and a pub
house (Low Yard), with detached Indian restaurant neighbouring the site. All existing bou
are to be retained where possible.
Existing boundary vegetation will be retained and enhanced where possible or replaced w
native planting and biodiversity such species to enhance the biodiversity of the proje
minimised where proximity to and disturbance to the local wildlife.
To the north is the Memorial Gardens, a mature Yard and partially screened with mature tre
hedges forming a natural boundary along the east and Memorial Gardens. The northern e
the site is concealed by a 10ft close boarded fence panel and tree, which is in the garden
Fitzroy Street. The most convenient access to site is currently from Fitzroy Street and use
onto the High Street at the opposite end of site. All access is shared with existing users of
public car park and surrounding commercial and residential properties.

Rev	Description	Da
	TAB Architecture tel (01638) 482862	
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	Russet Drive, Suffolk, IP28 8HA	
	Rosewood Offices, Cambs, CB7 5QH	
Client	: Marfetgroup	
Job title	: Deniros Nightclub	
Drg	: Proposed Site Plan, Boundaries & Landscape	
scale @ A1	1:200 date: Nov 2015 drg no. TAB124-	