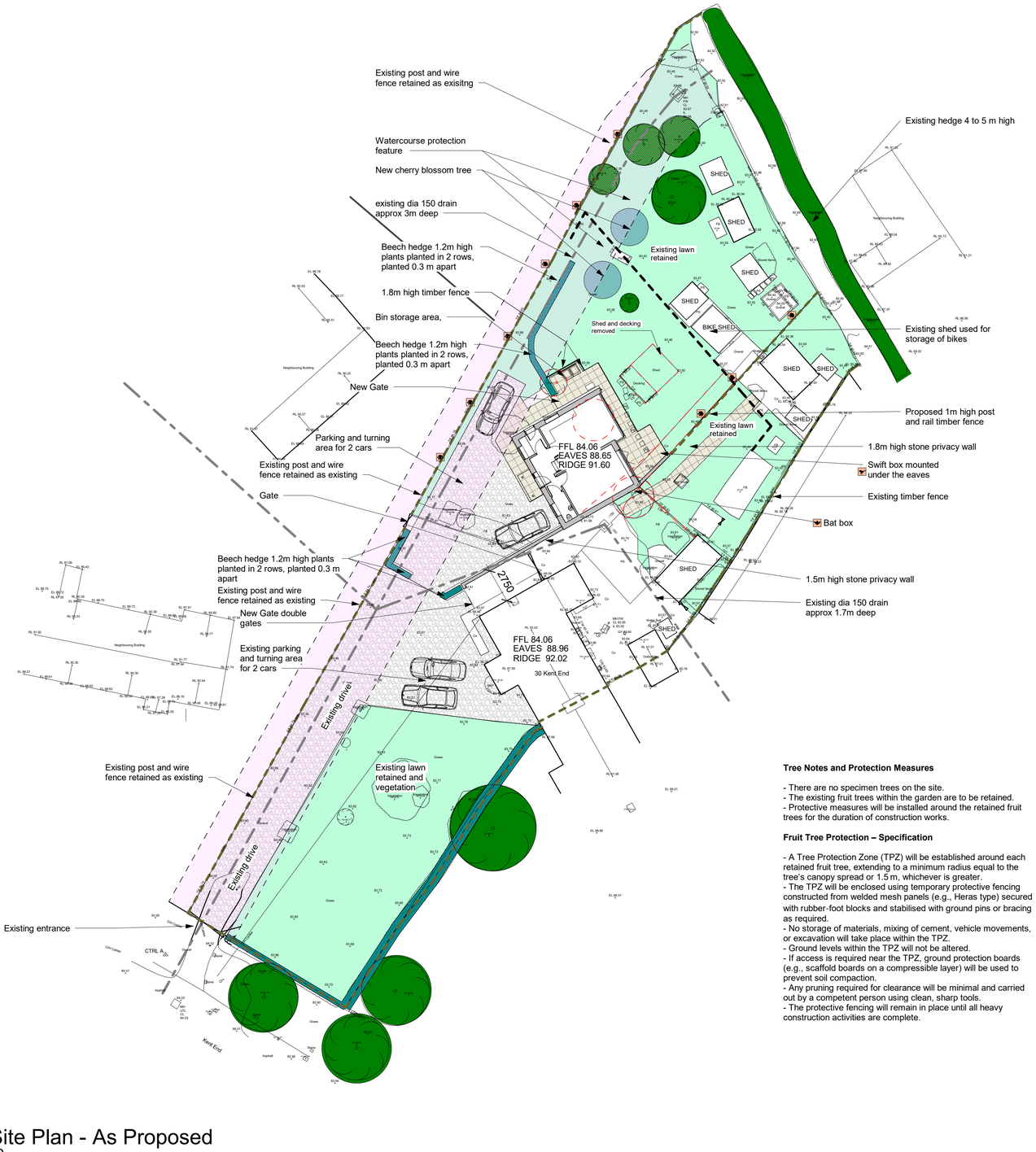
© HALZAC DESIGN LTD 2023.
A1



PL Site Plan - As Proposed

1 : 200

INCLUDES LANDSCAPING AND ECOLOGY

0 1 2 3 4 5 6 7 8 9 10 11 12 13

SCALE 1:200

Proposed Garden, Hard Landscaping and Boundary Arrangements

The existing, well-established garden will be retained largely as it is, preserving its current character and appearance. Two small fruit trees have been removed due to their limited condition and location. As part of the enhancement of the garden, a new small cherry blossom tree will be planted to provide seasonal interest and maintain the overall green quality of the site.
The subdivision fence has been carefully positioned to allow approximately 50% of the existing sheds to be retained by the donor house. Although both properties are owned by the same family (father and daughter), the fence will not be installed at this stage. The established garden, sheds, planting and patio areas will therefore continue to be shared in the interim.

Hard Landscaping
New hard landscaping will be introduced immediately around the new building, comprising reconstituted stone paving slabs. These will provide accessible circulation for visitors with disabilities, along with a modest patio area and a defined bin-storage space.

A new parking area will be created to accommodate two cars for the proposed dwelling. This will be formed using a permeable gravel system, consisting of a compacted sub-base of MOT Type 3, a geotextile membrane, and a stabilising cellular grid filled with angular gravel. This construction allows surface water to drain naturally, reducing runoff and supporting sustainable drainage principles.

The existing parking area and established driveway serving the donor property will remain unchanged and will not be affected by the works, other than being made good on completion where any temporary construction access may have occurred.

Soft Landscaping
- A new beech hedge (Fagus sylvatica) will be planted to reinforce the garden boundary while maintaining the open character of the adjacent public right-of-way.
- Hedge to be planted as bare-root whips (60–80 cm) at 3–5 plants per linear metre in a staggered double row.
- Planting trench to be cultivated and improved with topsoil; mulch applied after planting.
- Watering and formative pruning to be carried out during establishment.

- Two young cherry blossom tree – Prunus serrulata (small, early-stage specimen) will be planted within the garden to replace the two removed fruit trees.
- Tree to be supplied as a young container-grown plant (approx. 1–1.25 m high) suitable for early establishment and long-term growth.
- Planting pit to be improved with topsoil and finished with a 75 mm mulch layer.
- Tree to be lightly staked with a biodegradable tie; watering to be maintained during establishment.

Ecology Notes
Integrated Wildlife Features
- One Schwegler 2FR integrated bat box will be installed on the new building, positioned on an elevation with minimal artificial lighting and mounted at least 3 m above ground level.
- One woodstone swift next box fitted below the eaves of the external walls to support local swift populations.
- To be installed as high as possible on the elevation, approximately 4.3 m above ground level, with clear, unobstructed flight access.
- North- or east-facing elevation preferred to avoid overheating.
- The existing hedgehog hotel will be retained, and hedgehog access routes will continue to be maintained across the site.
- Existing boundary fences already allow hedgehogs to move freely between gardens, ensuring no new barriers to movement are created.

External Lighting – Wildlife-Sensitive Strategy
To avoid disturbance to bats, birds and other wildlife:
- External lighting will be kept to a minimum and only installed where necessary.
- Warm-white LEDs will be used (>550 nm) to reduce ecological impact.
- No illumination will be directed toward boundaries or the adjacent watercourse.
- Hooded or directional fittings will be used to minimise light spill.
- No lighting will be installed on or directed toward bat or bird enhancement features (bat box, swift brick).
- The entrance-porch light will be fitted under the canopy, directed downwards, and equipped with a cowled hood to prevent upward or outward spill.
- The back-door light will be wall-mounted, also directed downwards and fitted with a cowled hood to ensure light is contained to the immediate doorway area.

Amphibian Protection & Watercourse Safeguarding – Temporary Barrier Specification
- A temporary amphibian barrier will be installed around the construction working area to prevent newts, frogs and other small wildlife from entering the site during building works.
- The barrier will consist of a minimum 300 mm high low-permeability membrane (e.g., polythene or proprietary amphibian fencing) supported by timber stakes at 1–1.5 m centres.
- The base of the membrane will be buried or securely pinned to prevent amphibians passing underneath.
- The barrier will form a continuous enclosure around active working zones, with all gaps sealed.
- The fencing will remain in place for the duration of construction and will be regularly inspected to ensure it remains intact and functional.
- Any amphibians found within the working area will be carefully relocated to suitable habitat within the retained garden.

Additional Watercourse Protection Functions
- The amphibian barrier will also act as a runoff-control line, preventing sediment, debris or contaminated water from entering the adjacent stream.
- It will clearly mark the no-storage zone, ensuring no materials, spoil, chemicals or equipment are placed beyond this point or closer to the watercourse.
- The barrier line will be shown on the site plan to ensure contractors understand the protected zone and working limits.

Tree Notes and Protection Measures

- There are no specimen trees on the site.
- The existing fruit trees within the garden are to be retained.
- Protective measures will be installed around the retained fruit trees for the duration of construction works.

Fruit Tree Protection – Specification

- A Tree Protection Zone (TPZ) will be established around each retained fruit tree, extending to a minimum radius equal to the tree's canopy spread or 1.5 m, whichever is greater.
- The TPZ will be enclosed using temporary protective fencing constructed from welded mesh panels (e.g., Heras type) secured with rubber-foot blocks and stabilised with ground pins or bracing as required.
- No storage of materials, mixing of cement, vehicle movements, or excavation will take place within the TPZ.
- Ground levels within the TPZ will not be altered.
- If access is required near the TPZ, ground protection boards (e.g., scaffold boards on a compressible layer) will be used to prevent soil compaction.
- Any pruning required for clearance will be minimal and carried out by a competent person using clean, sharp tools.
- The protective fencing will remain in place until all heavy construction activities are complete.

EXAMPLE BAT AND SWIFT BOX

SHWELGER 2FR - BAT BOX

ImageS taken from web page
https://www.schweglershop.de/en/2FR-for-forming-rows/00755-1

WOODSTONE SWIFT NEXT BOX

Image taken from web page
https://www.birdfood.co.uk/swift-nest-box-woodstoner

Status: A1 TO ACCOMPANY A PLANNING APPLICATION

DRAWING NUMBER PREFIXED WITH
EX = EXISTING DRAWING, NOT TO BE SCALED EXCEPT FOR PLANNING PURPOSES, BASED ON INFORMATION PROVIDED BY: Checkor
SK = SKETCH DRAWING, INFORMAL DRAWING, NOT FOR OFFICIAL USE, NOT TO BE USED FOR PLANNING PURPOSES, NOT TO BE SCALED.
PL = DRAWING TO ACCOMPANY A PLANNING APPLICATION, CAN BE SCALED FOR PLANNING PURPOSES ONLY, NOT FOR CONSTRUCTION(NFC).
BR = DRAWING FOR A BUILDING REGULATION APPLICATION AND APPROVAL ONLY, USE GIVEN DIMESNSION ONLY, NOT TO BE SCALED, NFC.
WD = WORKING DRAWING, INCLUDES ADDITIONAL DETAIL OVER AND ABOVE BR DESIGNATION, USE GIVEN DIMENSION ONLY, NOT TO BE SCALED.

PROJECT TITLE:
NEW HOUSE IN THE GROUNDS OF 30 KENT END, ASHTON KEYNES SN6 6PU
CHIVERS
DRAWING:
SITE PLAN - AS PROPOSED
INCLUDES LANDSCAPING AND ECOLOGY

SCALE @ A1	DATE:	DRAWN BY
1 : 200	JAN'26	CR

LATEST REVISION:

HALZAC DESIGN LTD
ARCHITECTURAL DESIGN SERVICE
1 Whitgift Ct, Grange Park, Swindon, SN5 6HQ
halzacdesign@icloud.com halzaodesign.co.uk
01793 951631 07801070166

JOB NUMBER:	DRAWING NUMBER:	REV:
25-003	PL20	

COPYRIGHT HALZAC DESIGN LTD 2023