SITE / LANDSCAPE AND DRAINAGE PLAN

ACCOMMODATION SCHEDULE	NUMBER
Three bed bungalow	1
Car parking Spaces for new dwelling	2
Car parking Spaces retained / re-surfaced	2
Cycle storage provision	1
Wheelie bin Storage (2x bins)	1
SITE AREA 613.9 sqm (0.061 hectares)	

GENERAL SITE PLANT SCHEDULE

- ALL SHRUBS TO BE CONTAINER GROWN WITH MIN 60-90CM HEIGHT AT TIME OF PLANTING
- TO BE PLANTED IN STAGGERED ROWS AT SPECIFIED CTS

SHRUBS	SPECIES	SIZE	No	DENSITY
P1	Prunus lusitanica (Azorica)	70-90cm	26	@3/Lin m
P2	Eleagnus Pungens (Maculata)	50-65cm	53	@3/Lin m
P3	Viburnum Tinus	45-65cm	44	@3/m sq
P4	Hebe Rakaiensis	20-30cm	42	@3/m sq
P5	Tsuga Canadensis (Aurea)	30-50cm	17	@3/m sq
T1. BET PEN	Betula Pendula	3.5-4.0m	1	

ROOF PLANTING SCHEDULE (SEDUM ROOF)
18 - 20 PLANTS PLANTED PER 1sqm
White Stonecrop *Sedum album*
Reflexed Stonecrop *Sedum reflexum*
Rock stonecrop *Sedum forsterianum*
Biting Stonecrop *Sedum acre*
English Stonecrop *Sedum anglicum*
Thick-leaved Stonecrop *Sedum dasyphyllum*
Navelwort/Wall Pennywort *Umbilicus rupestris*

LANDSCAPE KEY

- Permeable Heringbone Paved Shared Surface (charcoal)
- Permeable Paved area (buff)
- Grass Lawn
- Permeable Tarmac vehicle entrance area
- Permeable Tarmac vehicle parking spaces
- Existing Trees

- Cellweb for parking under tree T4 for additional 2 spaces
- Main Structure above ground on pilled supports

Shed/ storage - permeable base

SPECIFICATION FOR LANDSCAPE WORKS

1 PREPARATION

Topsoil to BS3882 shall be prepared for planting by cultivating by hand or machine, removing all weed growth and other deleterious material and carted off site, creating a working tilth. During this operation 'Enmag' granular fertilizer shall be added to the soil at manufacturers recommended rates.

2 SHRUB & WHIP PLANTING

i) Areas to be set out as per relevant plan
ii) Planting: Should be pit planted, unless specified otherwise, in a pit that comfortably accomodates all the roots or container without restriction. Each plant for hedging shall be placed in staggered rows at 600mm cts, upright & well balanced and backfill firmed in around the roots to ensure there are no air pockets. Soil to be level with the water mark.
iii) Pruning; Any damaged shoots or twigs to be carefully pruned back to sound wood Hard pruning to within 100mm of ground level to be carried out where specified.
i) Watering: when required in periods of dry weather each plant will be puddled in with at least 5 litres of clean water on planting.
v) Completion: Beds should be edged neatly, kerbs and adjacent areas lightly forked over and grass areas raked and all left neat and in a tidy condition
vi) All bare root stock to be dipped in rooting polymer prior to planting.

3 MULCH

Mulch should be either a coarse or medium grade, well seasoned, bark mulch with minimum sizes To a consolidated depth of 75mm, or a 50mm consolidated layer of spent mushroom compost

4 TURFING & SEEDING

i) Ground preparation: minimum depth of topsoil for this work , 150mm on an uncompacted base. Immediately before sowing or turfing the topsoil areas shall be cleared of all weed growth and other deleterious material and brought to a fine tilth to at least 50mm depth by mechanical means or by hand raking. The final level will be 25mm above any adjacent hard areas. An appropriate fertiliser shall be incorporated into the topsoil where necessary.

ii) Sowing: Seed shall meet the requirements of BS4428 1989. Sowing shall take place in suitable weather conditions between April 30 and May 31 and in Between August 15 and September 15. This shall be done in equal sowings in transverse directions at the suppliers recommended rate. This shall be done in very wet or dry conditions.

iii) Turf: Shall be of good quality, managed meadow turf to BS3969 1965 laid in accordance with BS4428 1989 Section Six. Turf shall be rectangular in shape and of even thickness and laid from boards in stretcher bond butt jointed and level, to form even flowing gradient of new grass and well firmed in. They shall be neatly cut around all obstacles and form beds where necessary.

6 MAINTENANCE

i) The site will be regularly inspected and at each visit a Maintenance monitoring Sheet will be completed as a record of each visit. This will incorporate a Pesticide Record sheet. All relevant codes of Practice Regarding the application of herbicides shall be completed at all times.

ii) Maintenance Visits include all labour, appropriate small tools and machinery, chemicals, plant
iii) Material required to carry out the following operations to ensure satisfactory plant development sustenance and growth to provide a tidy and pleasing landscape at all times during the maintenance period which shall be for a minimum of 5 years from Practical Completion.

Comparable replacement of dead, dying or substandard plant material excluding damage caused by vandalism to the same specification as the original planting.

Visits to the site as required or at times specified to maintain a continuous standard of maintenance to carry out the following operations as specified:

1 Weed the site as required or as required with herbicides to include the removal of all dead weed and other horticultural rubbish and debris

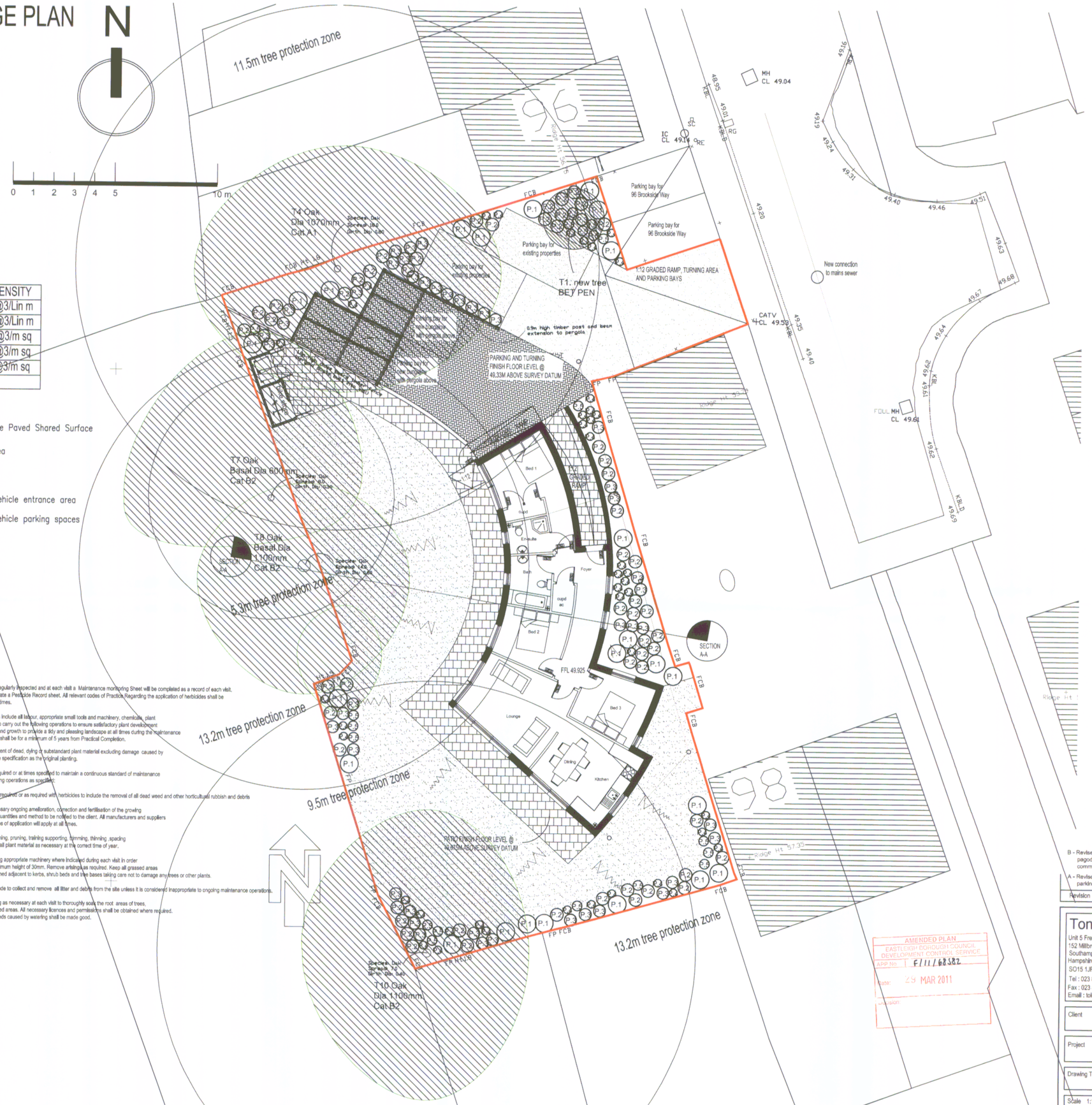
2 Arrange the necessary ongoing amelioration, correction and fertilisation of the growing medium. Times, quantities and method to be notified to the client. All manufacturers and suppliers recommended rates of application will apply at all times.

3 Arrange for the firming, pruning, training supporting, trimming, thinning, spacing and adjustment of all plant material as necessary at the correct time of year.

4 Cut the grass using appropriate machinery where indicated during each visit in order to maintain a maximum height of 30mm. Remove arisings as required. Keep all grassed areas edges neatly trimmed adjacent to kerbs, shrub beds and tree bases taking care not to damage any trees or other plants.

5 Each visit will include to collect and remove all litter and debris from the site unless it is considered inappropriate to ongoing maintenance operations.

6 Carry out watering as necessary at each visit to thoroughly soak the root areas of trees, shrubs and grassed areas. All necessary licences and permissions shall be obtained where required. Any damage to beds caused by watering shall be made good.



B - Revised the position of 2 parking spaces beneath the pagoda and moved them forward by 500mm following comments from the planner and tree officer. 29.03.11

A - Revised Site Red Line to omit 96 Brookside Ways's parking spaces. 06.01.11

Revision	Date

Tony Oldfield Architects
Unit 5 Freemantle Business Centre
152 Millbrook Road East
Southampton
Hampshire
SO15 1JR
Tel : 023 80236165
Fax : 023 80632466
Email : toldfieldarchitect.co.uk

Client	Clanfield Properties Ltd
Project	R/0 63 & 63a Moorgreen Road, West End, Eastleigh
Drawing Title	Site Plan with Tree Protection Zones
Scale 1:100	Drawn
Date 03.06.10	Checked