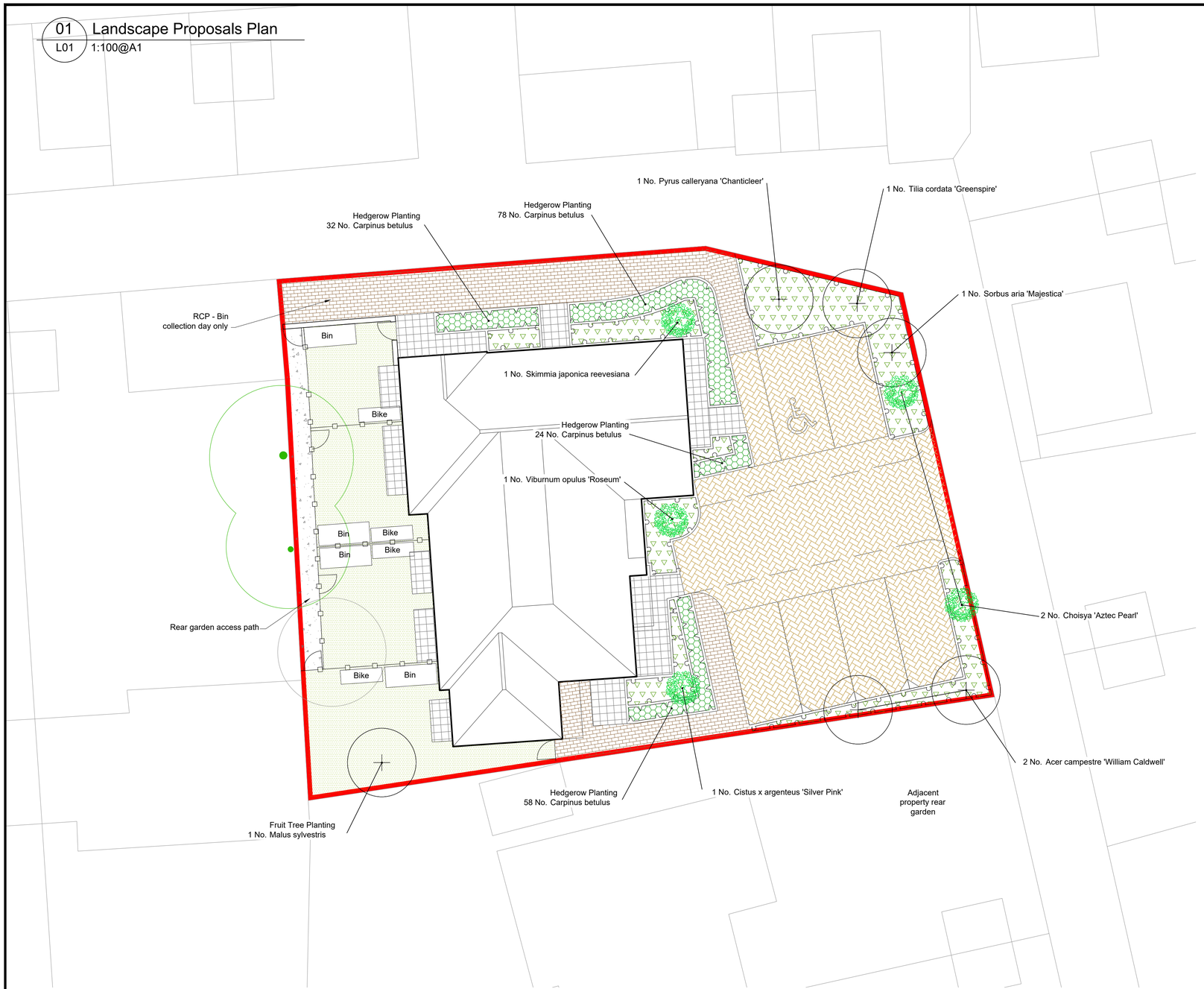
01 Landscape Proposals Plan

L01 1:100@A1



0 2 4 6 8 10m

1 : 100

Landscape Implementation - General Notes:

It is the contractor's responsibility to check for services in this area before groundworks commence. Please refer to Project H&S file for specific site risks.

All landscape works to be undertaken by competent persons, with appropriate training and equipment. All arisings to be removed from site at contractor's expense unless noted otherwise.

Growing Medium -
Tested and approved existing topsoil to be ripped to a depth of 300mm, the remaining specified depth replaced with BS 3882 Multipurpose Grade topsoil supplemented with suitable organic compost to PAS100 at a depth of 100mm to ameliorate soil. Topsoil should be friable and be laid to a depth of 600mm for tree planting, 450mm shrub planting, 150mm for amenity grass/turf and 50mm for wildflower seeding to aid germination.

Topsoil Heaps should be stored no deeper than 3 metres to retain aeration and friable / dry properties prior to cultivation. Use a tracked machine to for heap and protect from wet weather once final height is achieved.

Trees and shrubs to be in accordance with NPS / BS 3936 British Standard BS 3936-1, Nursery Stock Specification for Trees and Shrubs. Avoid planting during period of hard frost and ensure all field grown (bare root / rootball) stock is planted inside the planting season typically November to March. Container Plants can be planted throughout the year subject to the right conditions and ensure all plants are suitably watered during dry periods.

Planting Trees - tree pits to be 300mm larger than the rootball on all sides with the base of the pit broken up, trees in soft landscape to be staked and biodegradable tree tie at 500mm and back filled with the above improved/imported topsoil to the field grown/nursery height. All trees to be planted with proprietary aeration/irrigation pipe installed to manufacturers recommendations. Trees planted in formal grass / lawn areas to include 1m diameter bare circle and bark mulched to a depth of 75mm to avoid strimmer damage to trunk / water demand.

Planting Shrubs - to be planted in prepared beds, back filled and firmed to nursery level.

Hedge Planting - To maintain manicured treatment plant as uniform spacing as specified and ensure future pruning maintains a neat clipped edge to both sides. All hedges to have bark mulch to base.

After planting all trees and shrubs are to be well watered, lightly firmed, mulched with 75mm of medium grade FSC certified bark mulch ensuring no damage to the plants. Rabbit proof fencing maybe required to protect the establishment of the plants

Turfing and seeding - Carry out during appropriate seasons and while soil and weather conditions are suitable for the relevant operations. Only machinery and tools suitable for the site conditions and the work to be carried out shall be used. Hand tools shall be used around trees, plants and in confined spaces where it is impractical to use machinery. The soil shall be weed free prior to turfing and seeding. Contact herbicide as specified should be applied to all areas of weed growth 4-6 weeks before grassing and repeated if necessary to maintain a weed free bed. Where deep rooted weeds are present (docks, thistles etc.) approved Glyphosate-based herbicide should be applied as a spot treatment. Turf shall be laid on prepared, levelled soil (minimum 150mm depth)

Management and Maintenance

Establishment - Trees and shrubs will be watered to ensure they thrive through dry weather and re-firmed after strong winds or frost heave

Annual Maintenance - Trees and Shrubs - Tree ties to be adjusted, to be checked for damaged branches/stem and pruned in accordance with good horticultural practice, where they have died or failed to thrive they will be replaced, incorporate a slow release fertilizer as per manufactures rates, topping up mulch to ensure 75mm depth.

Defects period to be instructed for planting works to ensure replacement of dead/dying planting stock (with same sized specimens) within subsequent planting season. Defects periods recommended: min two year defects period for tree planting, min one year defects period for shrub/herbaceous planting and min 6 months for wildflower/grassed areas.
- All planting works to conform to BS 4428:1989; Code of Practice for General Landscape Operations (Excluding Hard Landscape Operations).
- All maintenance operations to conform to BS 7030:1993 Part 4 1993; Recommendations for Maintenance of Soft Landscape (Except Amenity Turf).

NOTES:

1. This drawing is to be read in conjunction with all relevant contract drawings and specifications with any conflicting information to be brought to the attention of Deacon Design before works commence on site.

2. Do not scale from this drawing, (except for planning application purposes only) always work to noted dimensions.

3. All given dimensions in mm.

KEY

- Application Site boundary

Soft Landscape

- Existing trees to be retained
- Proposed Tree Planting / Hierarchy
 Large Tree (10> metres from building)
 Street Tree (7> metres from building)
 Small / Garden Tree (3> metres from building)
- Proposed native hedgerow
 Single species formal hedgerow, maintained at 1.0 m height
- Proposed amenity planting with nectar and berry producing species
- Species rich amenity lawn turf
- Proposed specimen shrub planting
- Proposed tarmac surface to rear garden access
- Proposed impermeable block paving to parking area and parking bays
- Proposed block paving - pedestrian
- Proposed slab paving to private terraces

Outline Planting Schedule

Ornamental Planting Areas

Aster x frikartii 'Mönch'	Michaelmas daisy
Carex ochimensis 'Evergold'	Sedge
Ceanothus thyrsiflorus var. repens	Creeping bluebossom
Cornus alba 'Sibirica'	Red-barked dogwood
Deschampsia cespitosa	Tufted hair-grass
Hebe 'Red Edge'	
Lavandula stoechas	French lavender
Liriope muscari	
Luzula sylvatica	Great wood-rush
Mahonia 'Apollo'	Oregon grape
Rudbeckia fulgida var. sullivantii 'Goldsturm'	Black-eyed Susan
Sarcococca 'Winter Gem'	Sweet box
Vinca major	Greater periwinkle

02 Character Images

L01



Closeboard timber fence to private rear garden boundaries with provision for hedgehog openings



Proposed low formal hedgerow to define private front gardens



Proposed flowering lawn with tree planting



Indicative Hard Material Palette:
-Blacktop to define highways
-Block paving to define footpaths and parking bays
-Slab paving to private pathways



Proposed suitable native varieties; street tree planting to enhance semi-rural setting



Residential feature planting to prioritise native species or species that provide ecological benefits

03 Planting Schedule

L01

Header

Trees & Hedge Planting

No.	Species Name	Common Name	Specification	Density
2 -	Acer campestre 'William Caldwell'	Field Maple 'William Caldwell'	Heavy Standard :Clear Stem 175-200 :RB	Counted
192 -	Carpinus betulus	Common Hornbeam	Double Staggered	7/m
1 -	Malus sylvestris	Common Crab Apple	Heavy Standard :Clear Stem 175-200 :RB	Counted
1 -	Pyrus calleryana 'Chanticleer'	Flowering Pear 'Chanticleer'	Heavy Standard :Clear Stem 175-200 :RB	Counted
1 -	Sorbus aria 'Majestica'	Whitebeam 'Majestica'	Heavy Standard :Clear Stem 175-200 :RB	Counted
1 -	Tilia cordata 'Greenspire'	Small-leaved Lime 'Greenspire'	Heavy Standard :Clear Stem 175-200 :RB	Counted

Total :198 -

Shrubs (Plant in random groups of 1,3,5 and 7's)

No.	Species Name	Common Name	Specification	Density	Pot Size Height
2 -	Choisya 'Aztec Pearl'	Mexican Orange Blossom 'Aztec Pearl'	Bushy :C	Counted	5L
1 -	Cistus x argenteus 'Silver Pink'		Bushy :C	Counted	10L
1 -	Skimmia japonica reevesiana		Bushy :C	Counted	10L
1 -	Viburnum opulus 'Roseum'		Bushy :C	Counted	10L

Total :5 -

DRAFT

DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY
.	.	.	.	.

DRAWING STATUS
FOR PLANNING

DEACON DESIGN
Landscape Architecture | Masterplanning | Urban Design
12a The Square, Wickham, Hampshire PO17 5JQ
www.deacondesign.co.uk | info@deacondesign.co.uk

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