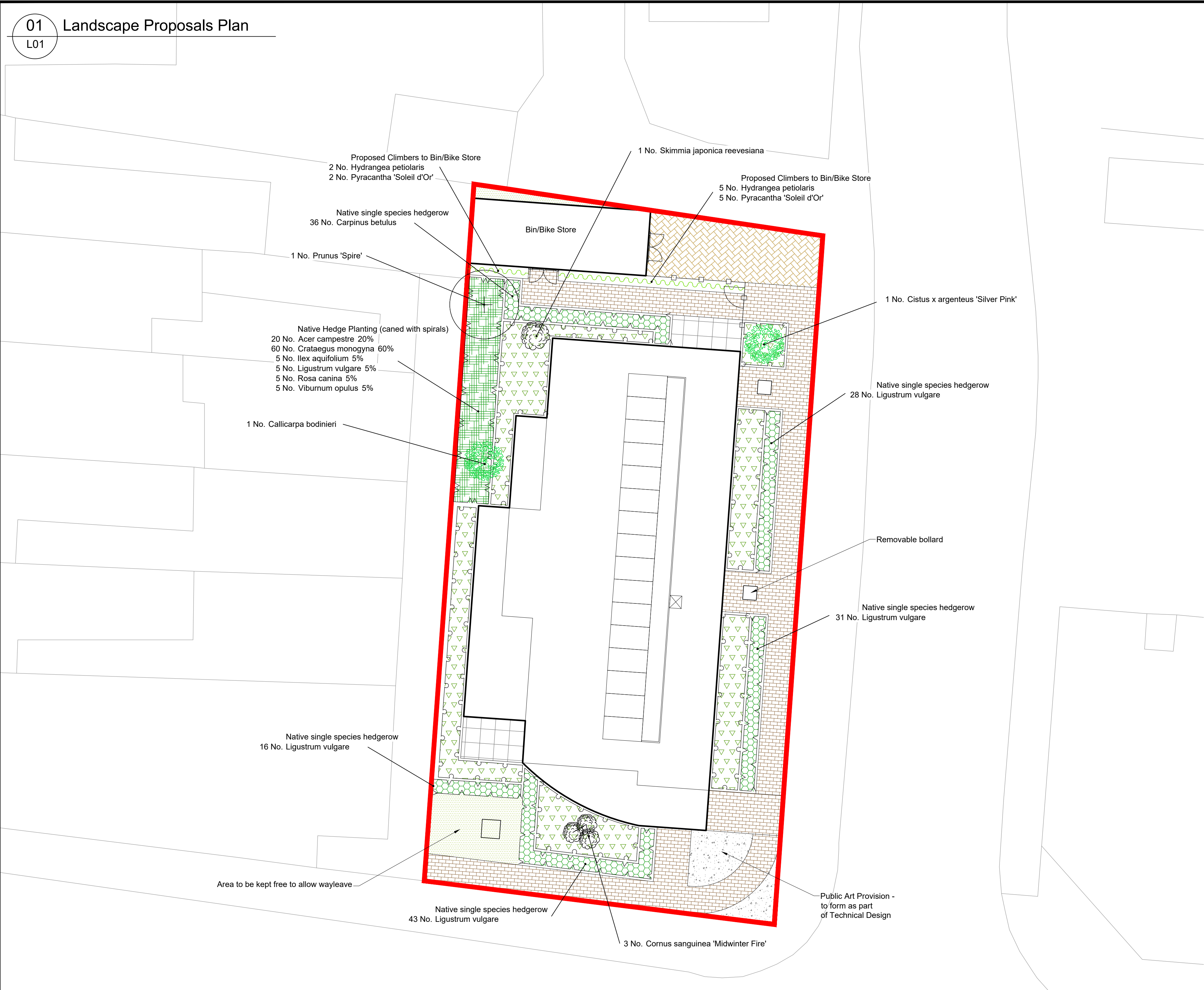


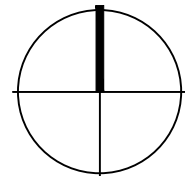
01 Landscape Proposals Plan

L01



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).

Outline Planting Schedule

Ornamental Groundcover Planting

Carex ochimensis 'Evergold'	Sedge
Deschampsia cespitosa	Tufted hair-grass
Hebe 'Red Edge'	
Lavandula stoechas	French lavender
Liriope muscari	
Luzula sylvatica	Great wood-rush
Mahonia 'Apollo'	Oregon grape
Sarcococca 'Winter Gem'	Sweet box
Verbena bonariensis	Verbena
Vinca major	Greater periwinkle
Viburnum davidii	

Trees & Hedge Planting						
No.	Species Name	Common Name	Specification	Density		
20	Acer campestre	Common Maple	tpt	0.3Cr Triple Staggered at 0.4m offset		
36	Carpinus betulus	Common Hornbeam		4m		
60	Crataegus monogyna	Common Hawthorn		0.3Cr Triple Staggered at 0.4m offset		
1	Prunus 'Spire'	Flowering Cherry 'Spire'	Heavy Standard 'Clear Stem 175-200' RB Counted			
Total: 117						
Shrubs (Plant in random groups of 1,3,5 and 7's)						
No.	Species Name	Common Name	Specification	Density	Pot Size	Height
1	CalliCARPA bodinieri		Bushy -C	Counted	10L	
1	Cistus x argenteus 'Silver Pink'		Bushy -C	Counted	5L	
3	Cornus sanguinea 'Midwinter Fire'	Dogwood 'Midwinter Fire'	tpt	Counted	10L	60-80cm
5	Ilex aquifolium	Common Holly	tpt	0.3Cr Triple Staggered at 0.4m offset		30-45cm
118	Ligustrum vulgare	Common Privet	BR	4m		60-80cm
5	Ligustrum vulgare	Common Privet	tpt	0.3Cr Triple Staggered at 0.4m offset		60-80cm
7	Pyracantha 'Soleil d'Or'	Firethorn 'Soleil d'Or'	6/8 brks -C; Caned 1/m	5-7.5L		60-100cm
5	Rosa canina	Dog Rose	tpt	0.3Cr Triple Staggered at 0.4m offset		60-90cm
1	Skimmia japonica reevesiana		Bushy -C	Counted	10L	
5	Viburnum opulus	Guedler Rose	tpt	0.3Cr Triple Staggered at 0.4m offset		60-90cm
Total: 181						
Climbers						
No.	Species Name	Common Name	Specification	Density	Pot Size	Height
7	Hydrangea petiolaris Climbing Hydrangea	3/5 brks	Caned 1/m	3L		80-100cm
Total: 7						



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



Proposed low formal hedgerow to define private front gardens



Existing boundary vegetation to be enhanced with native specimens



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 NOT TO SCALE

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

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 climbers to bin/bike store

Proposed native species rich hedgerow

Proposed tarmac surface to public footpath

Proposed impermeable block paving to maintenance parking

Proposed block paving - pedestrian

Proposed slab paving to private terraces

DRAFT

DATE DRAWN DESCRIPTION OF REVISION REVISION LETTER CHECKED BY

DRAWING STATUS

FOR PLANNING

D

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