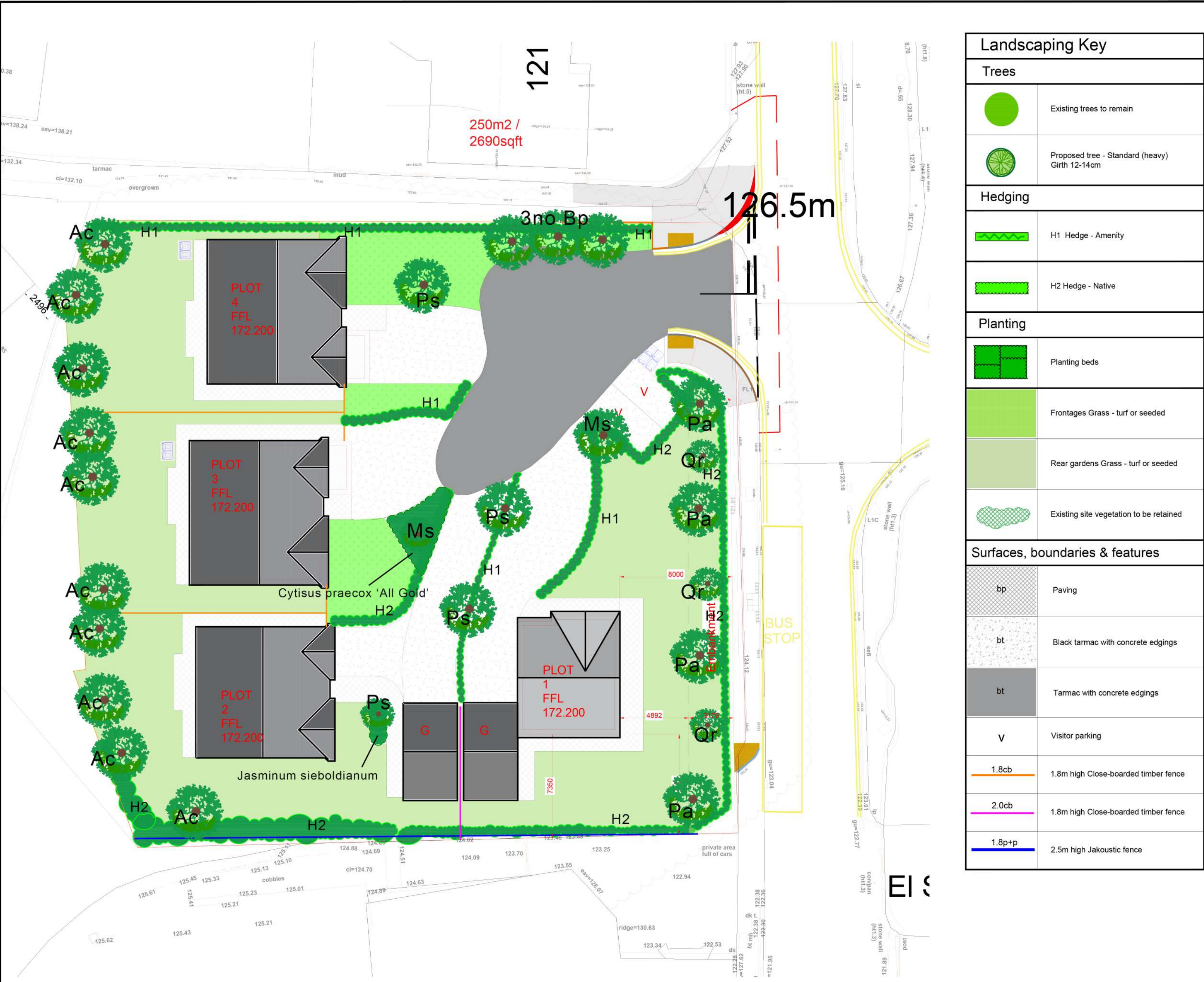
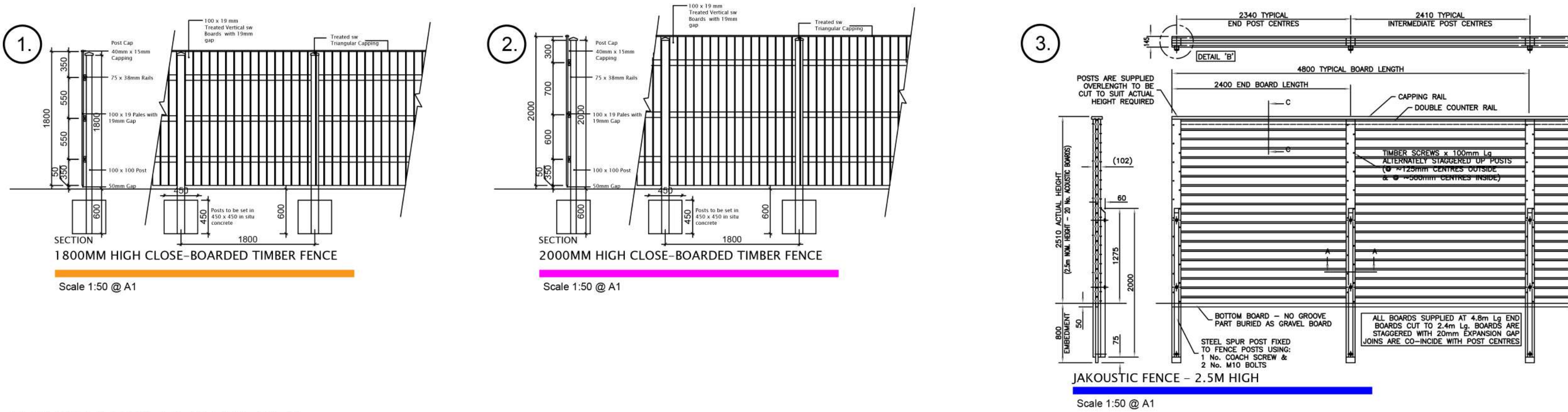




LANDSCAPE PROPOSAL
scale 1:200 @ A1



BOUNDARY TREATMENTS
scale 1:50 @ A1

Landscaping Key	
Trees	
	Existing trees to remain
	Proposed tree - Standard (heavy) Girth 12-14cm
Hedging	
	H1 Hedge - Amenity
	H2 Hedge - Native
Planting	
	Planting beds
	Frontages Grass - turf or seeded
	Rear gardens Grass - turf or seeded
	Existing site vegetation to be retained
Surfaces, boundaries & features	
	Paving
	Black tarmac with concrete edgings
	Tarmac with concrete edgings
	Visitor parking
	1.8cb 1.8m high Close-boarded timber fence
	2.0cb 1.8m high Close-boarded timber fence
	1.8p+p 2.5m high Jakoustic fence

PLANTING SCHEDULE & NOTES

GENERAL PLANTING NOTES

PROTECTION OF EXISTING VEGETATION

Existing vegetation to be retained on site shall be protected where necessary during works by 2300mm high mesh panel fencing secured to a scaffold tubing framework with fluorescent tape to the top rail. Protective fencing shall be erected on the canopy drip line wherever possible. Laminated, waterproof A4 signs shall be fixed to the fence posts at 10m intervals bearing the word

' PROTECTED TREE ZONE - NO STORAGE OR OPERATIONS WITHIN FENCED AREA'.

Tracking of machinery, storage of chemicals and building materials shall not be permitted within the protected area. Leaks or spills should be removed immediately, and the contaminated soil replaced. No bonfires shall be lit within 5m of the canopy spread. Any excavation works beneath the canopy spread shall be carried out by hand.

All works affecting trees within the development shall be subject to BS 5837:2012.

NATIVE SPECIES PLANTING

All plant material shall conform to BS3936 Parts 1 and 4 and BS4428. Transplants to be planted into prepared ground, containing a minimum depth of 450mm depth topsoil complying with BS3882,1994 and incorporating organic matter and slow release fertiliser. Organic matter to be proprietary shrub planting compost, or approved compost derived from recycled organic matter. Slow release fertiliser to be 'Enmag' or similar.Hedge to be planted in double staggered rows 500mm apart at 4/m2 into 300x300x300mm pits backfilled with 3:1 topsoil:compost mix. Finished planting area to be dressed with 50mm depth of coarse forest bark mulch.

TURFING TO FRONTAGES

The topsoiled area to be turfed, is to be graded and cross graded to even running falls, to allow the finished level of the turf to be 40mm above adjoining paved areas. The surface should be lightly and uniformly firmed by rolling or treading, and reduced to a fine tilth up to 25mm in depth. All rubbish, stones greater than 50mm diameter etc, shall be removed from the surface. Apply an even application of approved fertiliser at a rate of 70g/m and rake in. No turves shall be laid in exceptionally dry or frosty weather or in other unsuitable weather conditions. The turves should be laid off planks, working other turves previously laid. A dressing of finely sifted topsoil (complying with BS 3882) should be applied to the laid turf and brushed well into the joints. Water the turves to prevent drying out before establishment.

Tree schedule						
Species	Drawing ref	Common name	Tree type	Tree girth (cm)	Tree height(m)	Quantity (no)
<i>Acer campestre</i>	Ac	Field maple	S	8-10cm	2-2.5 m	3
<i>Betula pendula</i>	Bp	Silver Birch	S	8-10cm	2-2.5 m	3
<i>Prunus 'Sunset Boulevard'</i>	PS	Cherry 'Sunset Boulevard'	S	8-10cm	2-2.5 m	2
<i>Prunus serrulata 'Amanogawa'</i>	Pa	Cherry 'Amanogawa'	S	8-10cm	2-2.5 m	1
<i>Magnolia stellata</i>	Ms	Star magnolia	S	8-10cm	2-2.5 m	2
<i>Quercus robur</i>	Qr	Oak	S	8-10cm	2-2.5 m	1

HEDGE SPECIFICATION				
H1 - Amenity	Botanical name	Common name	Mix %	Stock
All plants supplied in 3 litre pots, planted in a double-staggered row, random mix 400 mm apart, 100 mm between rows	Rosmarinus officinalis	Rosemary	30%	3l pot

H2 - Native - Holly/Beech / Yew hedge	Botanical name	Common name	Mix %	Stock
Hedging plants are to be feathered whips 1.6 – 1.75 m, bareroot, healthy and vigorous to be planted in a double staggered row, 500 mm apart, 100 mm between rows	Ilex aquifolium	Holly	20%	2l pot
in random mix.	Taxus baccata	Yew	10%	2l pot
	Fagus sylvatica	Beech	70%	F. Whip 60-70cm

Shrubs			
Name	Common name	Pot (l)	Density (no/m2)
<i>Hebe Purple Queen</i>	Hebe 'Purple Queen'	3	5
<i>Jasminum sieboldianum</i>	Winter jasmine	3	4
<i>Cytisus praecox 'All Gold'</i>	Warminster broom	3	4
<i>Hydrangea paniculata 'Pinky Winky'</i>	Hydrangea paniculata 'Pinky Winky'	3	3

GRASS SEED MIX		
Application area	Specification	Notes
Public open areas & Rear of building plots	Germinal amenity A10 (all purpose) grass seed mix or similar approved Sowing density @ 60g/m2 into prepared bed	All in accordance with British Standard BS3969

Seed bed preparation: The surface should be lightly and uniformly raked to produce a friable tilth. All surface stones 10mm+ (in any dimension) should be removed from site.
Sowing Dates: Preferred August September or April May immediately after seed bed preparation to minimise erosion and capping.
Sowing rates: In accordance with supplier's recommendations.

TURFED AREAS	
Rolawn Medallion® turf to BS3969 or similar approved. To be obtained from Rolawn Limited, Elvington York YO41 4XR	
Typical sown seed mixture:	
- Dwarf Perennial Ryegrass 25% - Slender Creeping Red Fescue 30% - Strong Creeping Red Fescue 45% - Soil type: Sandy loam.	

AMENITY GRASS SEEDING

150mm depth of topsoil complying with BS3882 to be spread to area and pre-seed fertiliser to be applied at 50gm/m2. Soil to be cultivated using a disc harrow or rotavator , to a depth of 50mm depth then further cultivated and rolled to produce a firm seed bed. Low maintenance grass seed mx such as British Seed Houses A22 mix to be sown at 35gm/m2 within the Public Open Space areas.

SHRUB SCHEDULE

All shrub material shall be first quality, sturdy , well rooted non-refrigerated stock with well branched heads and fibrous root systems. Shrubs shall be planted into 450mm good quality fibrous topsoil incorporating organic compost and slow release fertiliser in accordance with all good horticultural practice.

All plant material shall be a minimum of 3 litre pot sizes unless otherwise specified and conform to BS3936 Part 1 and BS 428. Finished beds shall be lightly forked over and dressed with 50mm coarse forest bark mulch.

Shrubs general description

Mix of evergreen and deciduous shrubs will be planted throughout the site to give enclosure and structure to the development. Medium / large species will be planted against screen fences and walls and medium low mixes will be planted into front gardens, cul de sacs and around parking areas.

TREES

All trees to have clear stems to 1.8m above ground level with well developed branching heads with a single, central leader and healthy, fibrous root systems. Trees shall be planted into pits of an appropriate size to accommodate the root system without restriction, backfilled with a 3:1 Topsoil:compost mix and shall be secured to a machine rounded stake using 1No. tree tie with rubber spacer. Finished height of the stake shall not exceed 1/3 height of staked tree above ground. Foundation design of new building shall accommodate proposed tree planting in accordance with NHBC guidelines.

Tree note - general description

Extensive planting of trees throughout the development will create a structure to the site and an extensive canopy on maturity, breaking up the building line from outside the site. Planting of extra heavy standard trees along the access road will give early structure and maturity to the scheme. Foundation design of new buildings shall accommodate proposed tree planting in accordance with NHBC guidelines.



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Client Name:

HJK CONSTRUCTION LTD

Project Title:

LAND AT LOWERCROFT

Drawing Title:

LANDSCAPE PROPOSAL

Date:

28.03.2023

Drawn By:

GS

Scale:

1:250 @ A1

Checked:

DH

Status:

PLANNING

Approved:

DH

Drawing No.

SE01010-01_D01_GS

Rev.

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