

Site Plan - 1:100

PROTECTION TO EXISTING TREES

The recommendations in BS 5837 (2012), Trees in Relation to Design, Demolition & Construction must be complied with at all times. No pruning, lopping, felling or severance of roots is to take place without prior consent of the local authority. Any work to the existing trees is to be carried out by a qualified tree surgeon. The position and construction of protective fencing shall be agreed with the local authority prior to any site works commencing. Under no circumstances must any materials be stored under the canopy of the existing trees, and no cement, diesel, or oil stored near them. No vehicles should be lit in close proximity to existing trees. Under no circumstances should the levels around existing trees. No fires should be lit in close proximity to existing trees. No ropes, cables, services or notice boards shall be fixed to existing trees. No ropes, cables, services or notice boards shall be fixed to existing trees. Under no circumstances should the levels around existing trees be either raised or reduced. Scaffolding may only be erected within protected areas if it is done so in accordance with BS 5837. Any excavation under existing tree canopy spreads shall be done by hand.

Proposed FFL 139.959 to be confirmed by Structural Engineer and full drainage drawings

Car parking for no12 Holthouse to be retained with the cartilage of the existing property.

Line of fence on topographical survey is assumed due to the amount of vegetation on site at the time of the survey. Red line boundary follows OS plan and Land Registry drawings

2no Car Parking spaces in line with SPD11 accessed from adaptable highway. Vehicles are to reverse onto driveway in order to leave the proposed site in forward gear.

Refuse to be screened used 1800mm close boarded timber fence

2.4m x 33m visibility splay from proposed car parking. No obstructions indicated above 0.6m

New 600mm high brick wall built to site frontage to replace the existing wall. The wall is to be designed to allow the full foundations to not encroach onto the adopted highway.

SPECIFICATION

GROUND PREPARATION - GENERAL

Preparing for topsoiling

Grading and cultivation shall be in accordance with BS:4428:1989 section 4. Subsoil that is to receive topsoil shall, whether obviously over compacted or not, be thoroughly broken up by hand, by heavy rotovator, by subsoiler or tined equipment with adequate passes made to thoroughly break up the surface to a depth of 150mm, cleared of all large stones, bricks, perennial weeds, tree roots (excluding living tree roots), coarse vegetation and other extraneous matter.

Subsoil grading

Subsoil shall only be graded after loosening as above, and this shall be undertaken by the use of a tractor and blade grader on large areas and by a small mechanical grader or by hand on small areas. Ground shall at no time be traversed by heavy machinery, for grading or any other purpose after sub soiling and/or top soiling has taken place.

Making up levels

When subsoil is deposited in low lying areas to raise formation levels, it shall be lightly consolidated and left broken up ready to receive topsoil. Imported fill material shall be natural subsoil free from metal, concrete or organic material with any one dimension greater than 100mm. All imported fill material shall be approved by the Landscape Architect prior to spreading on site.

Supply of topsoil

Topsoil to be supplied shall be approved by the Landscape Architect and details of the source of supply shall be provided in order that inspection may be made before delivery commences. Topsoil shall conform to BS 3882: 2007. Recommendations and classification for topsoil, clause 4.1.a. The soil shall be free of weeds, roots or perennial weeds, pests, diseases, debris, tree roots, sticks, subsoil and foreign matter and shall be capable of being broken down to a fine tilth.

Temporary topsoil heaps

The depositing of temporary heaps of topsoil shall be so arranged that possible damage to existing grass, plants, tarmac, paving etc. is avoided. Unless otherwise agreed by the Landscape Architect, temporary spoil heaps shall be on protected ground. Such protection shall take the form of tarpaulins, plastic sheets, boards or similar covering. If damage does occur, it shall be made good at the contractor's own expense. Areas excavated to receive topsoil but have not had the base loosened shall not be used as temporary off loading areas. If the bottom of the excavation has been loosened off, loading on these areas is permissible.

Spreading topsoil

Prior to topsoil replacement the formation level shall be cleared of all stones, rubbish, debris with any one dimension greater than 75mm. Areas to be seeded or turfed shall be covered by topsoil 100mm thick and areas to be planted shall be covered by topsoil 400mm thick. Topsoil shall be spread in an evenly consolidated layer and shall be left cleared of all roots, stones and debris with any one dimension greater than 50mm throughout its depth. Unless otherwise stated the finished level shall be 25mm above adjacent hard areas. No topsoil shall be spread until the subsoil grade has been inspected by a Landscape Architect.

PLANTING

Mulching

A 75mm compacted layer of medium grade pulverised bark, with a particle size of not more than 100mm and containing no more than 10% fines, shall be spread to form a continuous layer covering the whole of the bed, or in the case of standard trees shall be in the form of a circle of 600mm diameter around the base of the tree. Whips and transplants shall be mulched in the form of a 300mm diameter circle around the base of the tree. This is to be maintained up until the sale of the house.

Rejection of plants

Any plant material, which in the opinion of the Landscape Architect, does not meet the requirements of the Specification, or is unsuitable, or defective in any other way, will be rejected. The minimum specified sizes in the plant schedule will be strictly enforced. The contractor shall replace all plants rejected at his own cost.

Planting

All plant material shall generally be planted between November and March in open cool weather. Planting shall not take place in frosty, snowy or waterlogged conditions. Where approved, pot or container grown plants may be planted outside the described season, but adequate watering shall be supplied. Torn or damaged roots and branches shall be cleanly pruned prior to planting.

Planting of whips, transplants and shrubs

The nature of the material to be planted is variable and the contractor shall allow for plantings to be properly carried out in all cases as described in BS 4428: 1989 5.8 Woodland, 5.9 Shrubs. All plants shall be planted at same depth, or very slightly deeper, as they were grown. Roots shall not be bent, broken or forced into inadequate pits or notches. Plants shall be upright, firmed in and wind resistant, with no air pockets around roots. All pots and root wrappings shall be carefully removed prior to planting. All pots and wrappings arising shall immediately be picked up and stored ready for removal to tip. Plants shall be planted at the specified centres. On steep slopes this shall be in the horizontal measure.

Planting of trees

The tree shall be set upright and at the same depth as grown in the nursery. Ideally the planting hole should be at least 1.5 times the diameter of the root ball and no deeper than the root ball, to give the plant a perfect start in the new and final location. The roots shall be spread out and the topsoil, or compost/topsoil mixture, backfilled. Backfilling should be done to ensure close contact between roots and by firming in layers. The soil shall be left level and tidy, any subsoil clods, bricks or stones over 50mm arising, collected and carted off site.

Tree planting

Trees shall conform to BS 3936 and be planted in tree pits of the following sizes unless directed otherwise: Feathered trees 900 x 900 x 450 up to 3 metres high (0.36m) Selected standards 1000 x 1000 x 600 up to 4.25 metres high (0.60m) Extra heavy standards 1200 x 1200 x 600 Excavated subsoil or stone shall be carted off site to tip. The bottom 250mm of the pit shall be dug and broken up. Backfill shall be imported topsoil as specified unless directed otherwise.

Compost for planting pits

Compost shall be a proprietary product, bark based incorporating fertilisers and improving additives. The type of compost shall be approved before its delivery on site, and the details of the product shall be supplied. Gambark planting compost is approved. Where directed compost shall be added to and mixed with topsoil backfill at the following rates: Feathered trees - 1 bag: 80 litres Selected standards - 1.5 bags: 120 litres Extra heavy standards - 2 bags: 160 litres

Stakes for trees

Stakes shall be peeled round pressure treated softwood, pointed or minimum diameter 75mm. The stakes shall be driven into the base of the tree pit prior to placing the tree and backfilling. Stakes shall in general have a clear height above the finished ground level as follows unless directed otherwise: Feathered trees - 750mm (one tie) Selected standards - 900mm (2 stakes, one tie each) Heavy standard/Extra heavy standards - 1200mm (2 stakes, one tie each) The stake shall be long enough to drive until they hold the tree firmly without rocking. Alternatively, for the larger root balled trees, weighted underground guying or anchoring could be used. All ties must be loosened or removed as the tree grows.

Tree ties

Ties shall be approved nail-on type with cushioned spacer such as Toms, or other equal and approved. Nails shall be flat headed galvanised and shall hold the ties securely into the stake. Ties shall not be over tight on the tree stems. Ties available from J Toms Limited, Wheeler Street, Headcorn, Ashford, Kent, TN27 9SH. Feathered Type D4. Selected standards Type L1 Extra heavy standards Type L3

TURFING

Soil preparation and Cultivation All areas to be turfed shall be cultivated to a depth of at least 100mm, all weeds, stones and refuse larger than 50mm shall be removed to Contractor's tip, and shall be brought to a fine tilth. Allow for hand cultivation where machine work is not possible.

Turf

Turf shall be extra quality meadow turf and shall comply to BS4428 section 6, Turfing. The Contractor shall supply a sample of the turf he proposes to use for approval of the Landscape Architect and shall ensure that all turves are similar to the approved sample. The Contractor shall inform the Landscape Architect of the location of the supply, so that turf can be inspected prior to lifting.

Season

Turf shall be laid when weather and soil conditions are suitable and, where possible, preference should be given to autumn and early winter operations. No turf shall be laid in exceptionally dry or frosty weather or in other unsuitable weather conditions.

Delivery and Stacking

For large areas, turf shall be delivered at appropriate intervals throughout the work so as to avoid stacking for long periods.

Laying

No turf shall be laid until the soil preparation has been satisfactorily completed by being brought to the even tilth and firmness. Turves from the stack shall be wheeled to turf layers on plants laid closely side by side. Adequate timber planks shall be used to support operatives and barrows, and provide access. The turves shall be laid in consecutive rows with broken joints (stretcher bond), closely butted and to the correct levels. The turf shall be laid off planks working over turves previously laid. Where necessary, the turves shall be lightly and evenly firmed with wooden beaters being frequently scraped clean of accumulated soil or mud. A dressing of finely sifted top soil shall be applied and well brushed into the joints. Any inequalities in finished levels owing to variation in turf thickness or uneven consolidation of soil shall be adjusted by raking and/or packing fine soil under the turf. A roller shall not be used. The finished levels of the turf shall conform to the levels indicated, allowing for final settlement. Turf edges and margins shall be laid with whole turves. Turves adjoining buildings, walls or fences shall be taken to the face of the structure, giving complete soil cover.

Laying around trees

Turf shall not be laid to within 300mm of any tree trunk.

Watering

The Contractor shall be responsible for the replacement of any scorched turf. All necessary watering shall be carried out with sprinklers or oscillating sprays so as not to wash soil out if joints. If shrinkage occurs and the joints open, fine top soil shall be brushed in and well watered.

MAINTENANCE

All maintenance to be carried out up to handover to the adopting authority/householder from the date of planting and turfing to ensure successful establishment. All dead, diseased, damaged plants must be replaced during this time unless the Local Planning Authority states, in writing, any variation to this.

TREES

	Botanical Name	Common Name	Form	Girth	Root
A	Prunus Avium	Wild Cherry	Extra Heavy Standards	14 - 16cm	B
B	Betula utilis var. jacquemontii	Himalayan Birch	Standard	8 - 10cm	B

SHRUBS

	Botanical Name	Common Name	Min Height	Root condition/Pot Size	Density
c	Lavandula angustifolia 'Hidcote'	English Lavender	30 - 40cm	B	4/m ²
d	Hebe Rakaiensis	Rakai hebe	30 - 40cm	B	4/m ²
e	Mahonia Aquifolium	Oregon Grape	60 - 80cm	B	4/m ²

BULBS

	Botanical Name	Common Name	Specification	Tree Girth
B1	Adonis annua	Pheasant's Eye	Light Standard (LS)	6-8cm
B2	Crocus longiflorus	Long Flowered Crocus	Standard (S)	8-10cm
B3	Gallanthus nivalis f. pleniflorus	Double Snowdrop	Select Standard (SS)	10-12cm
B4	Trifolium pratense	Clover	Heavy Standard (HS)	12-14cm
B5	Trillium erectum	Birchroot	Extra Heavy Standard (EHS)	14-16cm
B6	Narcissus	Daffodil	Advanced Heavy Standard (AHS)	16-18cm
B7	Allium caeruleum AGM -	Blue Flowered Garlic	Semi mature	
Planted at a rate of 4-5 per sq/m, mix with sand and sow at a rate of 5 to 10 grams per sq/m.				
			Girth (cm)	Height (metres)
			8-10	2.0-3.0m
			10-12	2.5-3.5m
			12-14	3.00-4.0m
			16-18	4.0-4.5m
			19-20	4.0-5.0m
			20-25	4.5-5.5m
			25-30	5.0-6.0m
			30-35	5.5-6.5m
			35-40	6.0-7.0m
			40-45	6.5-7.5m
			45-50	7.0-8.0m

NOTES

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Do not scale from this drawing.

All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment.

Any discrepancies are to be reported to the architect for clarification.

All materials and workmanship to be in accordance with the current British Standards and codes of practice.

This drawing is to be read in conjunction with all relevant Architectural, Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications.

As with all construction projects the CDM 2015 regulations apply and the work on this project may require both the issue of a notification to the HSE (because of the duration of the works on site) and the client may also need to appoint a Principal Designer because there may be more than one contractor working on site. The Principal Designer will be able to coordinate the pre-construction information and also ensure that all duty holders under CDM comply with their relevant duties.

The building owner is to serve a Party Wall Act Notice as applicable to adjoining property owners as outlined in The Party Wall Act 1996. The Building Contactor is to verify the thickness of the party walls prior to commencement of the proposed works.

legend

— site boundary

- - - visibility splays

- - - 1800mm close boarded fence

- - - new 600mm high brick wall to match existing

— block paved finish to drive

— concrete pavings 600x600mm

— grassed area- refer to specification

Drawing Status: .

REV DESCRIPTION CHECK DATE

CLIENT

Mr & Mrs Smith

PROJECT

Proposed detached dwelling at Holthouse Road, Walshaw

DRAWING

Landscape proposals

SCALE DATE DRAWN CHECKED

1:100 at A1 March 2025 R 0956 CAD REFERENCE NO. PL 13 REVISION

equilibrium ARCHITECTS

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