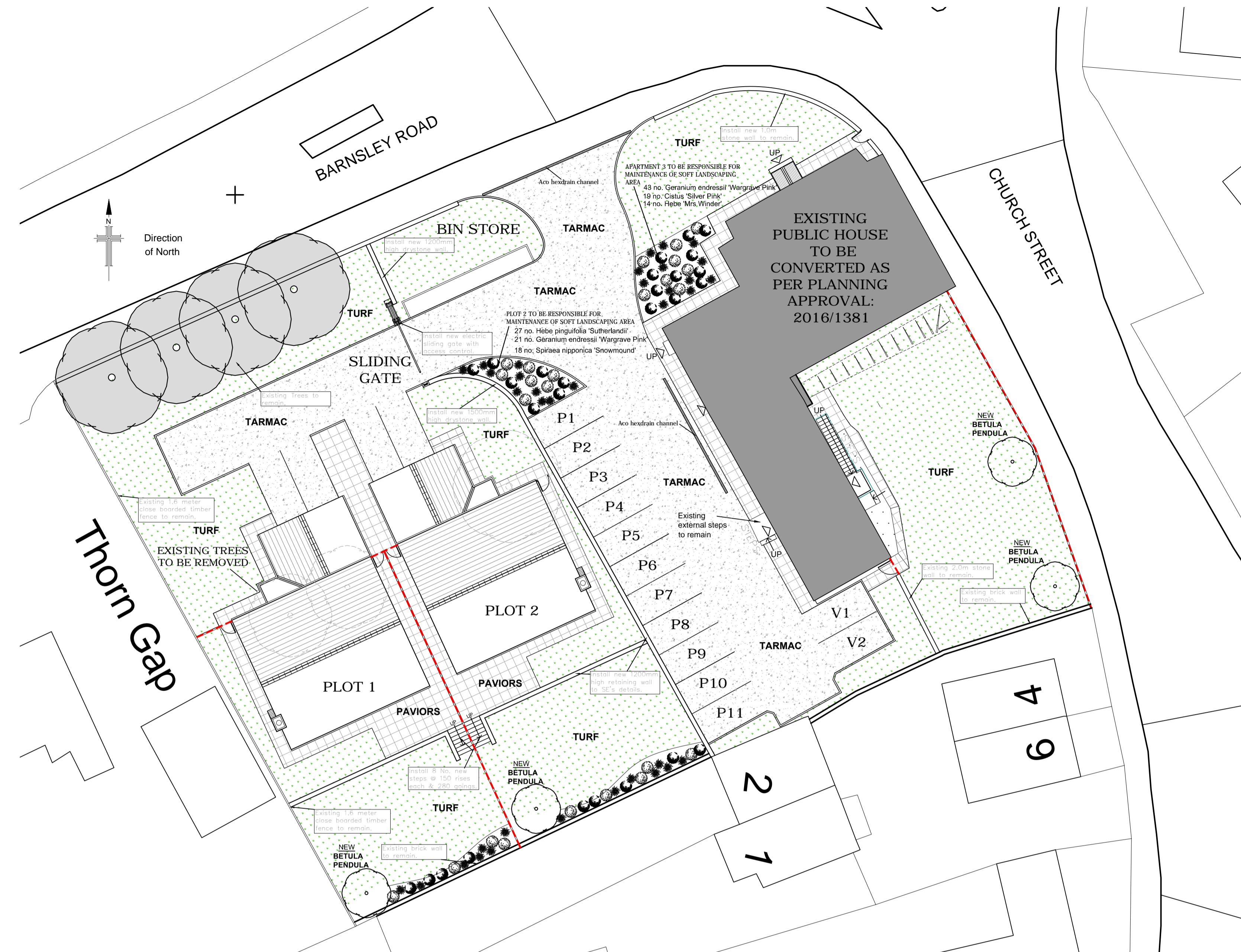
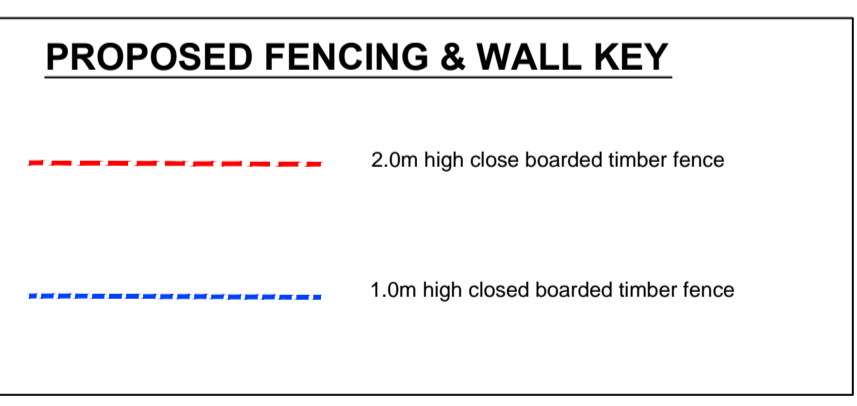
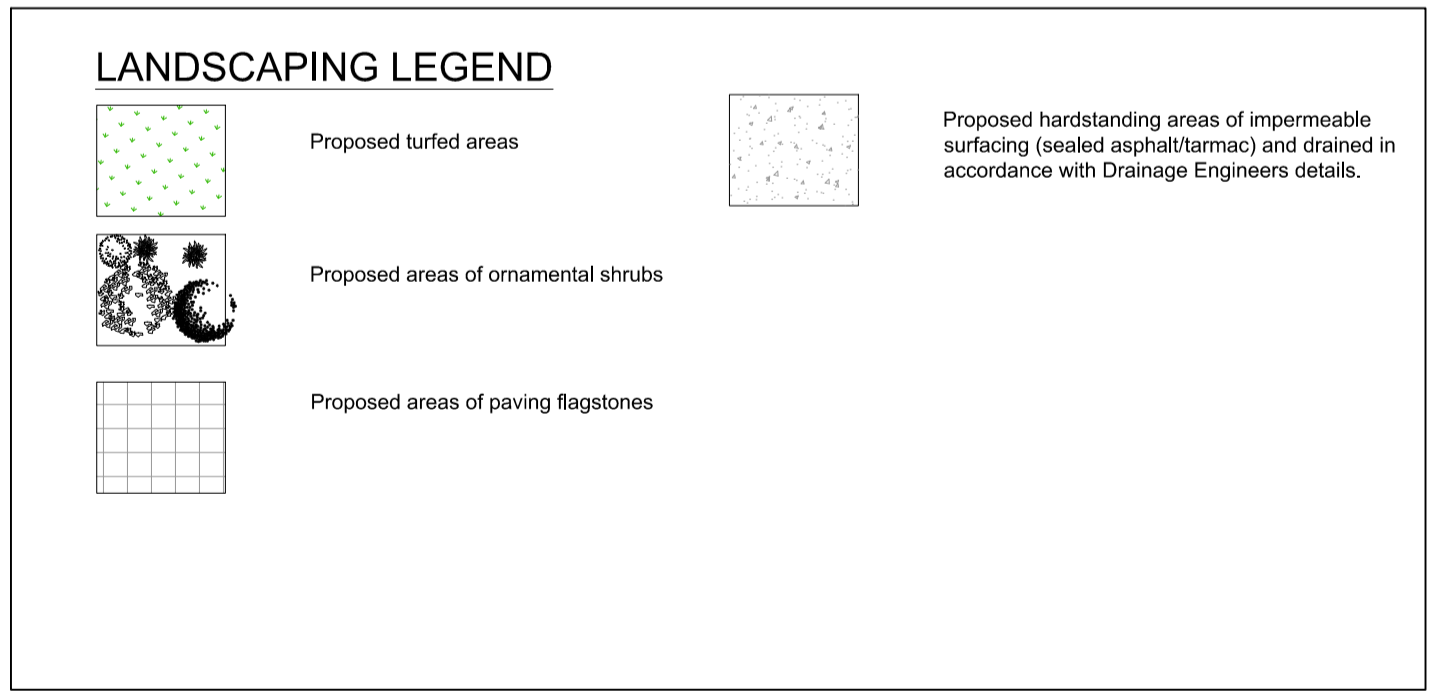


Only figured dimensions should be used.
Scaled dimensions should be checked with the Architect.
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S I T E P L A N
(SCALE 1:200)



TURFING TO GARDENS

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 upto 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 turfs shall be laid in exceptionally dry or frosty weather or in other unsuitable weather conditions. The turfs shall be laid in stretcher bond pattern, closely butted and firmed into position, to the correct levels. The turfs should be laid off planks, working over turfs previously laid. A dressing of finely sifted topsoil (complying with BS 3882) should be applied to laid turf and brushed well into joints. Water the turfs to prevent drying out before establishment.

NOTE: ALL DETAILS OF ANY VARIATION TO THE ABOVE PLANTING SCHEDULES FOR BOTH TREES AND SHRUBS AND THE PLANTING LAYOUT OF SHRUBS AND TREES ON THE APPROVED LANDSCAPING PLAN MUST BE SUBMITTED TO THE LOCAL PLANNING AUTHORITY FOR WRITTEN APPROVAL BEFORE ANY TREE AND SHRUB PLANTING.

VARIATIONS INCLUDE:

- USING ALTERNATIVE AND ADDITIONAL TREE/SHRUB SPECIES TO THOSE SPECIFIED IN THE SCHEDULES APPROVED IN WRITING BY LOCAL PLANNING AUTHORITY.
- DIFFERENT QUANTITIES OF INDIVIDUAL TREE/SHRUB SPECIES TO THOSE SPECIFIED IN THE SCHEDULES APPROVED IN WRITING BY LOCAL PLANNING AUTHORITY.
- ANY SHRUB SPECIES BEING LOCATED AT DIFFERENT POSITIONS AND IN DIFFERENT QUANTITIES TO THAT SHOWN AND NOTED ON THE LANDSCAPE PLAN IN APPROVED IN WRITING BY LOCAL PLANNING AUTHORITY.

EXISTING BOUNDARY TREES AND VEGETATION

EXISTING TREES ON SITE, BOUNDARY TREES AND VEGETATION WHERE DEEMED TO BE KEPT/RETAINED ARE TO BE PROTECTED BY THE CONTRACTOR BEFORE AND DURING THE ENTIRE PERIOD OF CONSTRUCTION. THE ROOT PROTECTION AREAS OF RETAINED TREES ARE TO BE FENCED OFF WITH TREE PROTECTION FENCING AS GUIDELINES SET OUT IN BS 5837: 2012 'Trees in relation to design, demolition and construction - Recommendations'.

PLANTING SCHEDULES

SHRUB SCHEDULE

ORNAMENTAL PLANTING SCHEDULE				
Nr	Name	Ht in cm	Pot (L)	Density
64	Geranium endressii 'Wargrave Pink'	-	3L	6.00

Shrub

Nr	Name	Ht in cm	Pot (L)	Density
19	Cistus 'Silver Pink'	30-40cm	3L	5.00
14	Hebe 'Mrs Winder'	30-40cm	3L	4.00
27	Hebe pingatolka 'Sutherland'	20-30cm	3L	6.00
18	Spiraea nipponica 'Snowmound'	40-60cm	3L	4.00

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 deep good quality fibrous topsoil incorporating organic compost and slow release fertiliser in accordance with good horticultural practice.
All plant material shall be a minimum 3L pot size unless otherwise specified and conform to BS 3838 Part 1: 1992 and BS 4428: 1989. Finished beds shall be lightly forked over and dressed with 50mm coarse forest bark mulch.

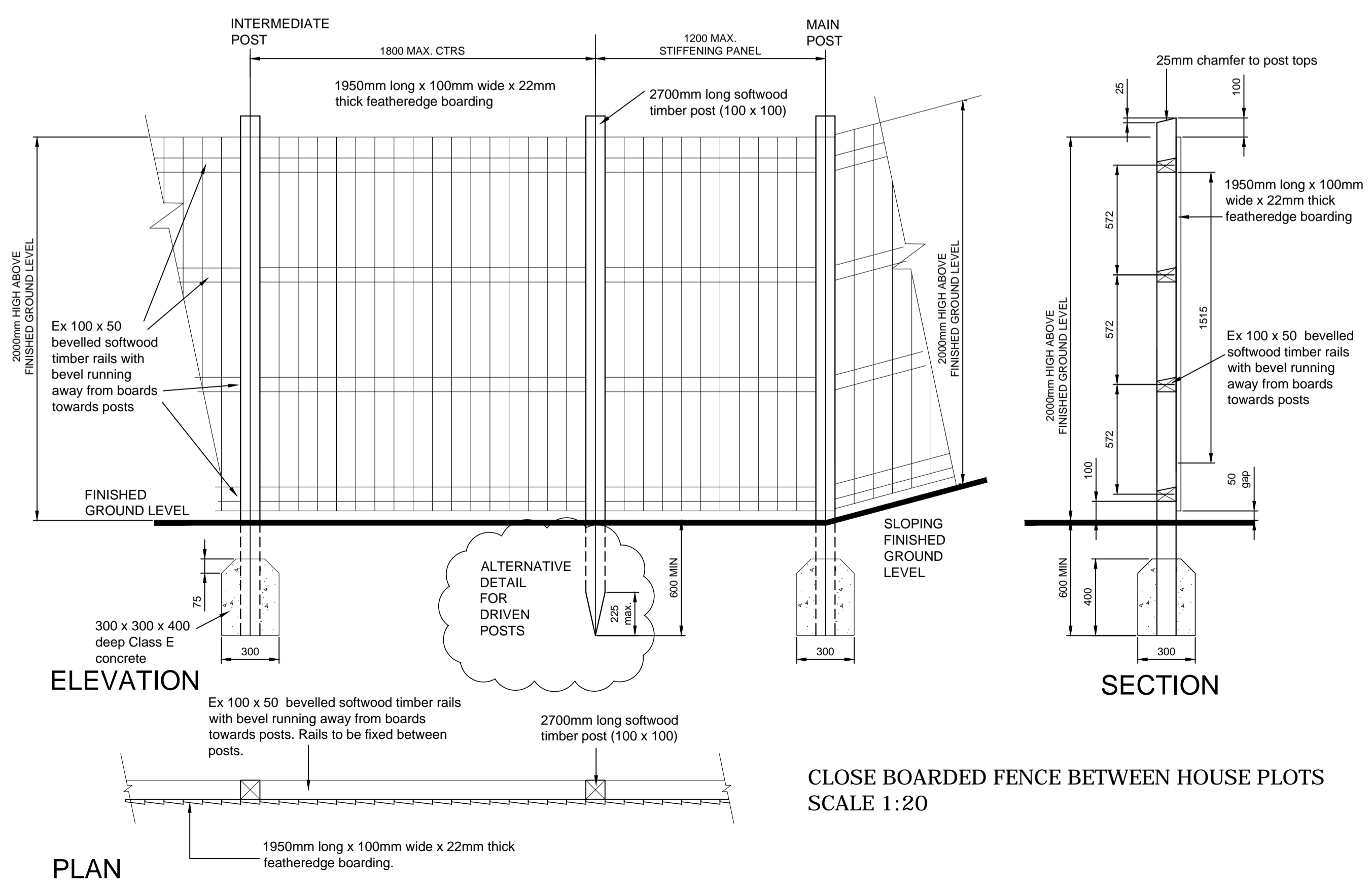
TREE SCHEDULE

SPECIES	Height in metres	NUMBERS REQUIRED		
		2.5 - 2.75	2.7 - 3.0	3.0 - 3.5
Betula pendula (Silver birch)	Girth in cm	6 - 8	10 - 12	12 - 14
		4		

All new 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 appropriate size to accommodate the root system without restriction, backfilled with a 3:1 topsoil/compost mix and each tree shall be secured to a machine-rounded stake using 1 No. tree tie with rubber spacer. Finished height of stake shall not exceed one-third height of staked tree above ground. Foundation design of new buildings shall accommodate proposed tree planting in accordance with NHBC guidelines.

NOTE: Planting of new trees and shrubs to be carried out in the first planting season after construction work is completed by the Contractor's landscaping expert. All plants to be handled and supplied within guidelines set out in the Horticultural Trades Association 'National Plant Specification'.

NOTE: Management of the landscaping shall be the responsibility of individual plot holders where noted after the completion of initial planting and the transfer over of each landscape area to the designated individual plot owner in their deed plan. However should any trees or planting fail to survive in a designated landscape area within a 5-year period from the initial planting season then they shall be replaced by the designated plot holder. Any replacement tree/shrub shall match the original specimen in terms species and size. Dead or dying trees and shrubs are to be replaced within the next planting season after any failure, where this failure occurs over the 5-year initial period.



PLANNING DISCHARGE OF CONDITIONS

Revision:

acumen
designers & architects

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Headrow House, Old Leeds Road, Huddersfield, HD1 1SG

CLIENT: PARAGRAM LTD

JOB TITLE: THREE HORSESHOES Brierley S72 9JT

DRAWING TITLE: PROPOSED LANDSCAPING & BOUNDARY TREATMENT

DRAWN: JA DATE: MAY 2017
CHECKED: JC SCALE: 1:200, 1:20 @ A1
DRAWING NUMBER: 2423 - 20