Landscape Key

Soft Landscape

- Proposed Lawn
- Existing Area of Grassland
- Proposed Ornamental flowers / shrubs (See Schedule)
- Existing Tree canopy groups to be retained. To be protected in accordance with BS5837:2012 during construction
- Existing Trees to be removed to facilitate development
- Proposed Native Tree - Species as noted
- Low Ornamental Hedge (See Schedule)
- Proposed Hedge (See Schedule)

Hard Landscape

- Marshall Tegula 60 - Colour Burnt ochre
- Marshall Paving Flags - Ardara - Colour Moon
- Poured Concrete Slab
- Permeable Bound Gravel
- Existing Dirt Track
- Fence Type as Noted
- Drystone to match existing. Existing drystone walls to be retained where possible.

Ecological Features

- B Barn Owl Box
- S Swallow Nest Cup

Planting Schedule

Trees:

Total	Species	Height	Girth
6 No.	Sycamore - Acer Pseidoplatanus (Ap)	2.5m - 3m	14cm
6 No.	Silver Birch - Betula Pendula (Bp)	2m - 3m	12cm
6 No.	Cherry Tree - Prunus Vercunda (Pv)	2m - 3m	12cm
3 No.	Field Maple - Acer Campestre (Ac)	3m - 4m	14cm

Hedges:
Hedge to be planted as a double staggered row @ 60mm centers and 600mm row spacing

% of Mix	Species	Size
5	Acer Campestre	40-60cm
10	Corylus Avellana	60-80cm
40	Crataegus Monogyana	40-60cm
5	Euonymus europeaus	40-60cm
5	Ilex aqifolium	40-60cm
20	Prunus spinosa	60-80cm
5	Rosa canina	40-60cm
10	Viburnum opulus	60-80cm

Low Level Ornamental Hedges:
Planted in a single row @ 3 per linear meter

Species	Size
Euonymus Japonicus	25-40cm

Ornamental flowers / Shrubs:
This schedule provides an indicative but not exhaustive list.

Species	Size	Density
English Lavender - Lavandula angustifolia	20-30cm	5/m²
Euonymus Japonicus	25-40cm	3/m²
Purple Allium - Allium hollandicum (Bulb)	N/A	25/m²
White Yarrow - Achillea Millefolium	10-25cm	5/m²

Specification Notes

The contractor is responsible to ensure that no products or practices are to be used that do not comply with relevant British Standards, Codes of Practice and Construction Regulations. Contractor to be fully satisfied with locations of services prior to excavations.

Site clearance generally: Where necessary remove rubbish, concrete, metal, glass, decayed vegetation and contaminated topsoil. Remove stones exceeding 75 mm. Remove material containing toxins, pathogens or other extraneous substances harmful to plant, animal or human life.
Retain and protect trees and vegetation where necessary. Grub up any large roots and dispose of without undue disturbance of soil and adjacent areas.

Works within the root protection area (RPA): There shall be no trafficking of machinery, cultivation, ripping or harrowing of the soil, or importing of top soil, within the root protection area (RPA) of the existing trees to be retained. Where paths and hard surfacing is proposed within the retained tree RPA's, a No Dig methodology is to be adopted. Underground reinforcement, such as Cell Web (or similar approved) to be utilised in these locations. No trenches shall be dug within the RPA of the existing trees. (See AWA Tree Consultants report reference: AWA3131 for RPA zones)

Imported soil material - To BS 3882:2015. Import as necessary to make up any deficiency of topsoil existing on site and to complete the work. Classification: Multipurpose. Grade: 5-10mm. Locally sourced.

Topsoil requirements - Existing topsoil to be retained and reused on site within the landscape scheme where possible. Where there is no existing topsoil, topsoil to be spread from site stockpile to the following minimum depths after settlement: Grass areas 150mm, Planted areas 450mm, Trees 900mm. All top soil to be screened to remove large stones and other deleterious materials, such as plant roots, leaves and clay. Meadow and wildflower seeding to be carried out on prepared subsoil.

Soil Sampling - Existing topsoil and inert sub soils, shall be analysed in accordance with BS 3882:2015 to determine available nutrients, texture, organic matter content and pH. Where required, existing soils are to be improved in accordance with BS 3882:2015

Cultivation - Earth works vehicles to be small scale and tracked to minimise compaction. Flail existing ruderal vegetation to ground level and remove arisings prior to cultivation. If existing subsoil horizon is found to consist of heavy clay, all proposed seeded areas to be tine ripped to 200mm depth at 300mm centres to increase drainage. Areas to be seeded to be chain harrowed to a fine filth and lightly rolled to provide firm seed bed. Remove all stones over 30mm dia in any direction.

Compost to tree/shrub pits - Shall be well rotted sterilised spent mushroom compost max. pH 6.8 or Target Treestart compost.

Times of year for planting: Deciduous Trees, hedges and shrubs: Late October to late March. Evergreen hedges and shrubs: September/ October or April/ May. Container grown plants: At any time if ground and weather conditions are favourable. Watering and weed control: Provide as necessary.

Shrub/Hedge planting pits: Timing: Excavate 1-2 days (maximum) before planting. Pit sizes: Wide enough to accommodate roots/toughs when fully spread and 75 mm deeper than root system. Pit bottom improvement Break up to a depth of 150 mm, incorporating 25 g of slow release fertiliser per planting pit. Where existing planting and roots are present plants are to be notch planted to minimise disruption/root damage. Backfilling material: Reuse excavated material. Watering: Immediately after planting, thoroughly and without damaging or displacing plants or soil. Firming: Lightly firm soil around plants and fork and/ or rake soil, without damaging roots, to a fine filth with gentle cambers and no hollows.

Tree pit sizes - Standard trees excavate a tree pit 1.2m x 1.2m x 900mm. Break up sides and bottom of pits to a depth of 100mm to ensure free drainage.

Seeding and making good existing grass areas: Steep embankments to be hydroseeded where required. After cultivating, grading and fertilizing prepare seed bed to fine, firm filth with good crumb structure (Depth: 25 mm). Rake to a true, even surface, friable and lightly firmed but not over compacted. Remove surface stones/earth clods. Extend cultivation into existing adjacent amenity grassed areas sufficient to ensure full marrying in of levels where required. Evenly distribute seeds at an application rate of 35g/m². Establish good seed contact with the roat zone to promote healthy, consistent growth. Lightly harow or rake to cover seed.Thoroughly water completed seeding.

Turf Implementation - Turf to be laid in Spring and summer within 18 hours of delivery; and Autumn and winter within 24 hours of delivery. Do not lay turf when persistent cold or drying winds are likely to occur or soil is frost bound, waterlogged or excessively dry. Planks to be laid on previously laid turf. Do not walk on prepared bed or newly laid turf.
Turf laid with broken joints, well butted up. Do not stretch turf. At the edges, whole turfs to overlap line, trimmed to a true line. Remove high spots and fill hollows with fine soil to adjust levels Lightly and evenly firm as laying proceeds to ensure full contact with substrate. Do not use rollers. Dress turf with Sharp sand at a rate of 2kg/m2 and brushed in to completely fill joints. Thoroughly water completed turf immediately after laying. Check that water has penetrated into the soil below. Use hardy low maintenance amenity turf suitable for use in shade (To BS 3969).

General Notes

THIS DRAWING HAS BEEN PREPARED FROM SURVEY INFORMATION SUPPLIED BY OTHERS AND IS FOR INFORMATION PURPOSES ONLY. DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY.

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ALL DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORK AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES.

THE PARTY WALL ETC ACT 1996 CAME INTO FORCE ON 1ST JULY 1997 THROUGHOUT ENGLAND & WALES. IF YOU INTEND TO CARRY OUT BUILDING WORK WHICH INVOLVES ONE OF THE FOLLOWING CATEGORIES;
• WORK ON AN EXG WALL OR STRUCTURE SHARED WITH ANOTHER PROPERTY (SECTION 2 OF THE ACT)
• BUILDING A FREE STANDING WALL OR WALLS OF A BUILDING UP TO OR ASTRIDE THE BOUNDARY WITH A NEIGHBOURING PROPERTY (SECTION 1 OF THE ACT)
• EXCAVATING NEAR A NEIGHBOURING BUILDING (SECTION 6 OF THE ACT)
YOU MUST FIND OUT WHETHER THAT WORK FALLS WITHIN THE ACT (YOUR PROJECT MANAGER WILL BE ABLE TO ADVISE YOU ON THIS). IF IT DOES, YOU MUST NOTIFY ALL AFFECTED NEIGHBOURS. A NOTICE MUST BE GIVEN EVEN WHERE THAT WORK WILL NOT EXTEND BEYOND THE CENTRE LINE OF A PARTY WALL.

ALL CONSTRUCTION PROJECTS, COMMERCIAL OR DOMESTIC, ARE SUBJECT TO THE CDM REGULATIONS (2015). IT IS THE RESPONSIBILITY OF THE CLIENT TO ENSURE THAT WHERE MORE THAN ONE CONTRACTOR IS INVOLVED IN THE PROJECT THAT A 'PRINCIPAL DESIGNER' IS APPOINTED TO UNDERTAKE CDM RESPONSIBILITIES ON THEIR BEHALF. ANY PROJECT REQUIRING MORE THAN 30 DAYS WORK AND 20 OR MORE WORKERS ON SITE SIMULTANEOUSLY AT ANY GIVEN TIME, OR WHICH REQUIRES MORE THAN 500 WORKING MAN HOURS MUST BE NOTIFIED BY THE CLIENT TO THE HSE USING AN F10 NOTIFICATION PRIOR TO WORK COMMENCING ON SITE.

BEFORE STARTING WORK YOU NEED TO CHECK IF ANY ASBESTOS IS PRESENT. IN COMMERCIAL PROPERTIES THERE SHOULD BE A PLAN/REGISTER-ASK TO SEE IT. YOU NEED TO CHECK THAT THE PLAN COVERS THE AREA OF THE BUILDING THAT YOU WILL BE WORKING IN AND IF YOU ARE DOING REFURBISHMENT WORK THAT IT INCLUDES A SURVEY THAT TELLS YOU WHAT TYPES OF ASBESTOS IS PRESENT AND ITS CONDITION. IF THERE IS NO REGISTER OR SURVEY OR THE REPORT IS NOT CLEAR DO NOT START WORK.

NO WORKS ARE TO START ON SITE PRIOR TO DISCHARGE OF ANY / ALL PRE-START PLANNING CONDITIONS.

THE CLIENT IS AT RISK IF ANY WORKS ARE STARTED PRIOR TO APPROVAL BY APPOINTED BUILDING CONTROL BODY.

Key Plan

Please see drawing 03_03 For standard fence, gate and bike shed details

Revisions

Rev	Description	Drw	Chk	Date
A	Updated following clients comments	TM	TH	22/05/2023

Drawing Status: PLANNING

Client:
MR & MRS HENSBY.

Project:
BERRY MOOR FARM,
SILKSTONE COMMON,
S75 4RF

Drawing:
LANDSCAPING PLAN.

Project No:	Drawing No:		
1579	01_02A		
Scale:	Date:	Drawn by:	Checked by:
1:200	MAY '23	TM	TH

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