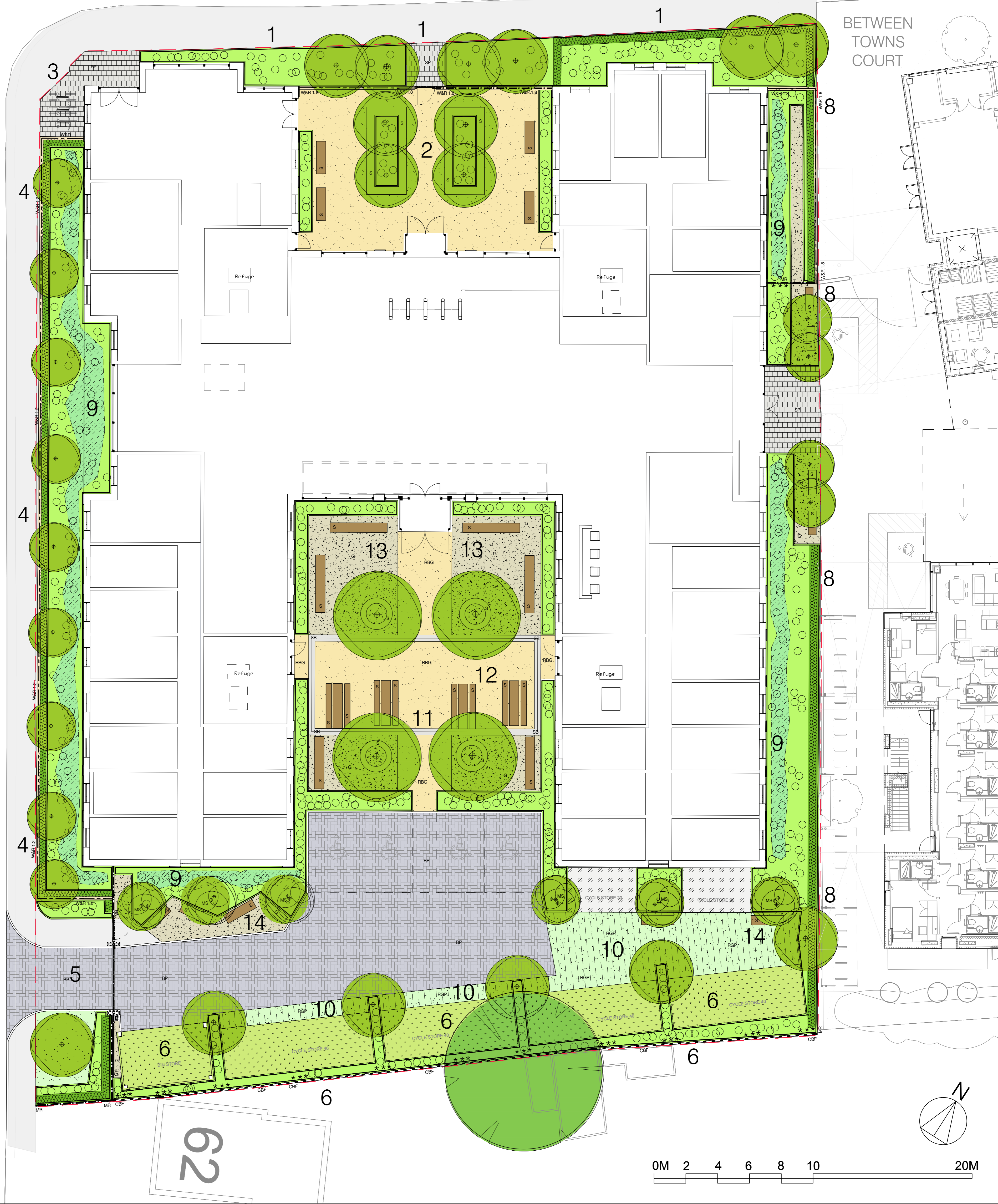


BETWEEN TOWNS ROAD

ST LUKE'S ROAD

BETWEEN TOWNS COURT



LANDSCAPE FRAMEWORK PROPOSALS

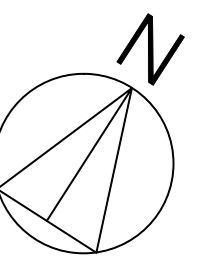
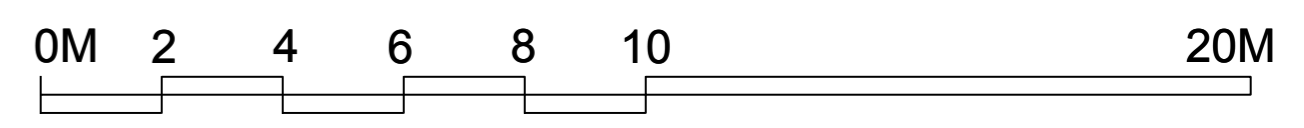
- BUILDING FRONTAGE PLANTING. FASTIGIATE ORNAMENTAL PEAR TREES AND HEDGELINE CONTRIBUTING TO STREET SCENE. WITH LOW WALL AND RAILINGS SET BETWEEN BUILDING WINGS. WALL / RAIL AND TREE TYPE REFLECTING BETWEEN TOWNS COURT BOUNDARY AND CONTRIBUTING TO A COMMON STREET FRONTAGE.
- SITE FRONTAGE COURTYARD WITH RAISED PLANTERS PROVIDING A CONTINUOUS SEAT EDGE. SHADE TOLERANT SHRUBS AND TREE SPECIES, SUCH AS MOUNTAIN ASH.
- SETT PAVED FRONTAGE SPACE TO COMMUNITY BUILDING. PROVISION OF CYCLE PARKING ETC.
- ST LUKE'S ROAD BOUNDARY REFLECTING A MORE RESIDENTIAL LANDSCAPE SCALE AND CHARACTER, AS WELL AS PRIVACY TO GROUND FLOOR ROOMS. BEECH HEDGE AND RAILINGS OVER DWARF BRICK WALL, WITH SEMI-FASTIGIATE ROWAN OR CRAB-APPLE TREES.
- SITE SERVICE ENTRANCE SET BACK, WITH PLANTING MEASURES TO PROVIDE A LANDSCAPE BREAK BETWEEN THE NEW BUILDINGS AND ESTABLISHED ST LUKE'S ROAD HOUSING.
- BOUNDARY TO NEIGHBOURS WITH GREEN ROOF BIN AND CYCLE STORES, MID-SCALE TREE PLANTING (ITALIAN ALDER / FASTIGIATE HORNBAM) AND CLIMBERS TO FENCE-LINE. CYCLE STORES AS SIMPLE STRUCTURES WITH OPEN BACK AND SIDES TO MAXIMISE VALUE OF CONTAINING LANDSCAPE AND AVOID HIDDEN AREAS.
- GARAGE REMOVAL AND NEW WORKS CARRIED OUT WITH CARE TO SAFEGUARD MATURE CYPRESS TREE ON ADJOINING GARDEN, BUT FORMING A STRONG FEATURE ON THE SOUTHERN SITE BOUNDARY.
- EASTERN BOUNDARY TO BETWEEN TOWNS COURT. EXISTING TIMBER FENCE TO BE REMOVED AND HEDGE AND OTHER LANDSCAPE PLANTING PROVIDE BOUNDARY AND AMENITY TO BOTH THE APPLICATION SCHEME AND, THE BETWEEN TOWNS COURT SITE. NORTHERN SECTION OF BOUNDARY INCLUDES LOW WALL WITH RAILINGS AND HEDGE TO BOUND ADJOINING BETWEEN TOWNS COURT ACCESS AREAS.
- THE BOUNDARY PLANTING BELTS HAVE THE POTENTIAL TO INCLUDE SUDS / RAIN GARDEN COMPONENTS, TO ACCOMMODATE SURFACE WATER IN STORM EVENTS AND PROVIDE ENHANCED HABITAT OPPORTUNITIES.
- REINFORCED /FIRE-PATH GRASS PAVING LAWN PROVIDING WEAR RESISTANT AMENITY SURFACE AND ACCESS TO BIKE STORES, AND PERMEABLE SURFACE FOR TREE PLANTING.
- MID-SCALE AMENITY TREE PLANTING THROUGH QUAD. EG BIRD CHERRY, HIMALAYAN BIRCH, OR SIMILAR.
- EXTERNAL SOCIAL SPACE WITH GROUP DINING TABLES, ROBUST BENCH, TRESTLE / PICNIC TABLE FURNITURE, CULINARY HERB BEDS ETC. CONNECTED TO GROUND FLOOR LIVING AND STAIR WELLS.
- GRAVEL PAVED COURTS WITH TREE PLANTING AND TREE SEATS AS INFORMAL GROUP SPACE. AMENITY AND PRIVACY SHRUB PLANTING TO BUILDING ELEVATIONS.
- SERVICE COURT ACCOMMODATING DISABLED PARKING AND AMENITY PLANTING, WITH SOUTH FACING SEATING. SOUTH FACING BUILDING GABLES FRONTED WITH LOW MULTI-STEM TREES E.G. MAGNOLIA, CORNUS ETC TO PROVIDE AMENITY TO SEATING AREAS WITHOUT BLOCKING SUNLIGHT TO GABLE END 'SOLAR WALLS'

GENERAL LANDSCAPE NOTES

- PREPARATION FOR SOIL PLACEMENT**
- THE SITE IS TO BE GRADED TO REDUCED LEVELS AS REQUIRED TO ACCOMMODATE THE PROPOSED SOIL DEPTHS
 - ALL SITE DEBRIS, WASTE AND ANY CONTAMINATED MATERIALS ARE TO BE REMOVED FROM PROPOSED SOFT LANDSCAPE AREAS
 - ENSURE ALL LANDSCAPE AREA SITE BASES ARE DE-COMPACTED AND CULTIVATED. SITE BASE AREAS ARE TO BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT OR SUPERVISING AGENT PRIOR TO COVERING WITH ANY NEW SUB SOILS OR TOP SOILS.
- SOILS FOR GENERAL LANDSCAPE AREAS**
- TOPSOIL AND SUB SOILS USED IN THE WORKS ARE TO BE NATURALLY OCCURRING AS-DUG SOILS AND SHALL NOT BE MANUFACTURED OR SAND-BASED GRADED SOILS. AND SHALL MEET THE REQUIREMENTS OF BS882 - GENERAL PURPOSE GRADE TOPSOIL AND, BS3882 ECONOMY GRADE TOPSOIL (FOR SUBSOIL USE) RESPECTIVELY. THE CONTRACTOR SHALL PROVIDE A SAMPLE, TOGETHER WITH TEST CERTIFICATES FOR APPROVAL.
 - EXISTING AND PROPOSED SUBSOIL LAYERS ARE TO BE THOROUGHLY CULTIVATED TO RELIEVE ANY SOIL COMPACTION AND ENSURE FREE DRAINING CONDITIONS PRIOR TO PLACING TOPSOIL.
 - GRASS AREAS TO HAVE 100MM SOIL OVER WELL CULTIVATED SUBSOIL.
 - SHRUB AND HEDGEROW AREAS TO HAVE 400MM TOPSOIL OVER WELL CULTIVATED SUBSOIL.
 - STANDARD TREE PITS NOT LESS THAN 1500MM SQUARE BACKFILLED WITH 600MM TOPSOIL, OVER 200MM FREE DRAINING (OR CULTIVATED) SUBSOIL TO PIT BASE.
 - INCORPORATE 75MM OF WELL ROTTED FARMYARD MANURE OR SPENT MUSHROOM COMPOST INTO ALL SHRUB, HEDGE AND TREE PLANTING AREAS.
 - FINISH ALL PLANTING AREAS WITH MULCH OF 50MM PROPRIETARY GRADED AMENITY BARK MULCH.
- GENERAL PLANTING**
- PROVIDE ROOT BARRIERS AND COMPRESSION BOARD ETC WHERE REQUIRED TO PROTECT WALLS, BUILDINGS OR OTHER STRUCTURES FROM EXISTING OR PROPOSED PLANTING MEASURES.
 - HEDGEROWS TO BE PLANTED IN DOUBLE STAGGERED ROWS.
 - ALL HEDGEROWS ARE TO INCLUDE A BRAIDED WIRE FENCE THROUGH THE CORE OF THE HEDGEROW TO ENSURE PROTECTION UNTIL THE HEDGE IS FULLY ESTABLISHED.
 - ALL PLANT MATERIALS, LANDSCAPE MATERIALS AND OPERATIONS ARE TO BE CARRIED OUT IN ACCORDANCE WITH BEST HORTICULTURAL PRACTICE AND IN ACCORDANCE WITH APPROPRIATE BRITISH STANDARDS AND CODES OF PRACTICE.
 - ALL PROPOSED SHRUB AND HEDGE PLANTED AREAS, ARE TO BE KEPT ENTIRELY CLEAR OF GRASS AND WEEDS FOR THE FIRST 3 YEARS FROM PLANTING. ALL TREES IN GRASS AREAS ARE TO HAVE A 1.5M² GRASS FREE ZONE AT THE BASE, WITH A 1.5M BLACK WOVEN POLYESTER PROPRIETARY MULCH MAT INSTALLED AND PEGGED ROUND THE BASE OF THE TREES.
 - THE CONTRACTOR IS TO CONFIRM THE LOCATION OF ALL SERVICES PRIOR TO UNDERTAKING LANDSCAPE WORKS AND PROVIDE PROTECTION TO SERVICES IN ACCORDANCE WITH BEST PRACTICE. ROOT BARRIER (SUCH AS GREENLEAF REROOT) ARE TO BE INCORPORATED WHERE TREES ARE LESS THAN SPECIFIED DISTANCE AWAY FROM SERVICES. THE ROOT BARRIER DEPTH IS TO EXTEND TO A MINIMUM OF 300MM BELOW ADJACENT SERVICES.
 - DETAILED BUILDING AND WALL DESIGN IS TO INCLUDE ALL FOUNDATION DEPTHS, TOGETHER WITH TREE ROOT BARRIERS AND OTHER MEASURES AS NECESSARY DEPENDING ON SOIL PLASTICITY, TO ENSURE THAT THE RELATIONSHIP OF BUILDINGS WITH EXISTING AND PROPOSED TREE PLANTING CONFORMS WITH THE NATIONAL HOUSE BUILDING COUNCIL (NHBC) STANDARDS BUILDING NEAR TREES

KEY

- EXISTING TREES
- PROPOSED TREE PLANTING - TREES PLANTED AS CLEAR STEM STANDARDS, EXCEPT MS WHICH ARE MULTI-STEM SPECIMENS
- SHRUB PLANTING & CLIMBERS
- GRASS AREAS
- REINFORCED GRASS PAVING AREAS
- HEDGE PLANTING
- SEDUM ROOFTOP TO BIKE AND BIN STORES
- SUDS SWALES / RAIN-GARDEN WITHIN PLANTED AREAS, SUBJECT TO DRAINAGE STRATEGY
- METAL RAILING 1.8M
- LOW WALL WITH RAILING - 1.2-1.8M. TO RESPOND TO FRONTAGE OF ADJOINING 'BETWEEN TOWNS COURT' DEVELOPMENT
- CLOSE BOARD FENCING TO SOUTHERN BOUNDARY - 2M
- BLOCK PAVING
- RESIN BOUND GRAVEL
- GRAVEL PAVED AREAS
- SET PAVING
- SETT BANDING - TYPICAL DETAIL IN PAVING - ALL SURFACES TO PROVIDE LEVEL ACCESS
- SEATING: BENCH SEATING; TRESTLE/PICNIC TABLES AND CIRCULAR TREE SEATS
- CLEAR ROOF COURTYARD CYCLE STORE / BIKE HOOPS OUTSIDE COMMUNITY BUILDING



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