



KEY

Soft Landscape Works

- PROPOSED EVERGREEN HEDGES PLANTED CENTRALLY IN A HEDGE TRENCH UP TO 1.2M WIDE, OR AS SPECIFIED, WITH 50MM DEPTH BARK MULCH AFTER SETTLEMENT.
- PROPOSED SHRUB AND HERBACEOUS PLANTING WITH 50MM DEPTH BARK MULCH AFTER SETTLEMENT.
- PROPOSED SPECIMEN SHRUBS WITH 50MM BARK MULCH AFTER SETTLEMENT.
- PROPOSED GRAVEL OVER GEOTEXTILE, 50MM DEPTH AS A LOOSE GRAVEL SURFACE WITH TIMBER PEG & BOARD EDGING, 150 X 38MM, SECURED WITH WOODEN PEGS 50 X 600MM LOCATED BETWEEN GRAVEL & PLANTING AREAS.

Ecological Features

BB1
XNO PROPOSED INTEGRATED 'HABITAT SPARROW NEST BOX' LOCATED A MINIMUM OF 5M ABOVE GROUND, BELOW EAVES AND GUTTERS ON EXTERNAL WALLS ALONG THE EASTERN ELEVATION OF THE GARDEN COURTYARD BUILDING, AVOIDING WINDOWS, PATIOS AND PATHS BELOW BOXES. AVAILABLE FROM www.habitat.co.uk

HARD WORKS - STRUCTURAL BUILD UP & DETAILS BY ENGINEER.

Surfaces

- PROPOSED INTERNAL ACCESS ROAD TO BE TOBERMORE, 'HYDROPAVE TEGULA 240' CONCRETE SETT PAVING, COLOUR 'CHARCOAL', LAID AS HERRINGBONE BOND AT 45 DEGREES TO KERB, BLOCK SIZE 240 X 160 X 80MM DEEP, WITH LINEAR EDGE DETAIL LAID SOLDIER BOND 240MM X 160MM WIDE IN 'CEDAR' X 80MM DEEP, TOBERMORE, TEL: 0345 608 1250.
- PROPOSED CAR PARKING NO. 83: TO BE TOBERMORE, 'HYDROPAVE TEGULA DUO', PERMEABLE CONCRETE SETT PAVING, COLOUR 'CHARCOAL' WITH 'CEDAR' COLOURED BLOCK EDGE/DIVIDING DETAILS 208MM WIDE. ALL BLOCKS TO BE LAID AS 208 X 173 X 60MM AND 173 X 173 X 60MM IN STRETCHER BOND AS INDICATED ACROSS BAYS, WITH 173 X 208MM WIDE LINEAR EDGE DETAIL IN COLOUR 'CEDAR', TO DIVIDE AND BORDER EACH PARKING BAY. TOBERMORE, TEL: 0345 608 1250. REFER ENGINEER'S SPECIFICATION.
- PROPOSED CAR PARKING NEW PLOTS: TO BE TOBERMORE, 'HYDROPAVE TEGULA DUO', PERMEABLE CONCRETE SETT PAVING, COLOUR 'CEDAR' WITH 'CHARCOAL' COLOURED BLOCK EDGE/DIVIDING DETAILS 208MM WIDE. ALL BLOCKS TO BE LAID AS 208 X 173 X 60MM AND 173 X 173 X 60MM IN STRETCHER BOND AS INDICATED ACROSS BAYS, WITH 173 X 208MM WIDE LINEAR EDGE DETAIL IN COLOUR 'CEDAR', TO DIVIDE AND BORDER EACH PARKING BAY. TOBERMORE, TEL: 0345 608 1250. REFER ENGINEER'S SPECIFICATION.
- PROPOSED FOOTPATHS TO BE TOBERMORE, 'TEGULA TRIO 60MM', CONCRETE SETT PAVING, COLOUR 'CEDAR'. ALL BLOCKS TO BE LAID AS 208 X 173 X 60MM, 173 X 173 X 60MM AND 138 X 173 X 60MM IN RANDOM MIXED LENGTHS AS STRETCHER BOND AS INDICATED, WITH 208 X 173MM WIDE LINEAR EDGE DETAIL IN COLOUR 'CHARCOAL'. TOBERMORE, TEL: 0345 608 1250. REFER ENGINEER'S SPECIFICATION.
- PROPOSED PAVING TO PRIVATE REAR GARDEN TERRACES, TO BE TOBERMORE 'TEXTURED FLAG PAVING' WITH CHAMFERED EDGES, COLOUR 'BUFF', SIZES 400 X 400 X 40MM, LAID HALF BOND WITH STAGGERED JOINTS, IN DIRECTIONS AS INDICATED ON THE PLAN. MANHOLE COVERS RECESSED & ORIENTATED TO TIE IN WITH PAVING ALIGNMENT (IN RED) AND ALL TO BE POINTED WITH 5-7MM JOINTS USING EPOXY SLURRY PAVEMENT MORTAR, TYPE 'GFTK'S VDW 840'. COLOUR 'STONE GREY', SUPPLIED BY NCC STREETSCAPE, TEL: 01257 266696, OR SIMILAR APPROVED. PAVING SUPPLIED BY TOBERMORE, TEL: 0345 608 1250, OR SIMILAR APPROVED. PAVING DEPTH AND DETAILS BY ENGINEER.

Edge Details

- 125MM WIDE PCC HIGHWAY RAISED KERBS TO UPSTAND.
- 50MM WIDE, PCC 'FLAT TOPPED' PIN KERBS LAID FLUSH AT BACK EDGE OF PARKING BAY SETTS, TO PATH EDGES OR BETWEEN BLOCK LAYING PATTERNS. AVAILABLE FROM MARSHALLS. TEL: 0845 302 0600, AND WWW.MARSHALLS.CO.UK OR SIMILAR APPROVED. DETAILS BY ENGINEER.
- 125MM WIDE PCC HIGHWAY KERBS LAID FLUSH WITH PAVING/SURFACE WITH DROPPED KERBS AS TIE IN, AS REQUIRED. AVAILABLE FROM MARSHALLS. TEL: 0845 302 0600, AND WWW.MARSHALLS.CO.UK OR SIMILAR APPROVED. DETAILS BY ENGINEER.

Enclosure

- PROPOSED 1.8M HIGH CLOSE BOARD FENCE WITH 3NO ARAS RAILS AND BASE KICK BOARD, WITH CONCRETE POSTS AS NEW WITH MATCHING GATES, OR TO REPLACE EXISTING FENCES, AS REQUIRED BY DEVELOPER.
- PROPOSED 900MM HIGH PALISADE GARDEN FENCE TO PLOT FRONTAGES, WITH ROUND TOPS TO VERTICAL PALES, SET BACK FROM SIGHT LINES, WITH CONCRETE POSTS, AS REQUIRED BY DEVELOPER.

PLANT SCHEDULE

SHRUBS	QTY	CODE	PLANT NAME	STOCK	SIZE	SPACING
	1No.	Cho Azte 10L	Choisya ternata 'Aztec Pearl'	C 10L	60-80cm	3m2
	20No.	Cor aSVar 5L	Cornus alba 'Sibirica Variegata'	C 5-7.5L	60-80cm	3m2
	1No.	Cot Gra 10L	Cotinus coggygria 'Grace'	C 10L	80-100cm	1m2
	27No.	Euo SQu	Euonymus 'Silver Queen'	C 5L	30-40cm	4m2
	20No.	Euo Ego 5L	Euonymus fortunei 'Emerald 'n' Gold'	C 5-7.5L	20-30cm	4m2
	1No.	Fuc mol 10L	Fuchsia magellanica var. molinae	C 10L	60-80cm	2m2
	10No.	Fuc TTh	Fuchsia 'Tom Thumb'	C 3L	20-30cm	4m2
	6No.	Heb eve 5L	Hebe evenosa	C 5L	40-60cm	4m2
	10No.	Hyd Ann 5L	Hydrangea arborescens 'Annabelle'	C 5L	40-60cm	3m2
	2No.	Hyd BW 20L	Hydrangea macrophylla 'Blue Wave'	C 10L	80-100cm	3m2
	33No.	Lon MaG 5L	Lonicera nitida 'Maggreen'	C 5L	30-40cm	4m2
	1No.	Pho Var 20L	Phoradendron 'Variegata'	C 20L	80-100cm	1m2
	2No.	Pho RR Std 2.0m C-S	Photinia x fraseri 'Red Robin'(std 2.0m clearstem)	C 75-100L	250-300cm	4m2
	18No.	Pru Oto	Prunus laurocerasus 'Oto Luyken'	C 3L	30-40cm	4m2
	14No.	Ros WFC 5L	Rosa 'White Flower Carpet'	C 5L	30-40cm	4m2
	65No.	Sar Dig 5L	Sarcococca hookeriana 'Dyana'	C 5L	40-60cm	4m2

HEDGES	QTY	CODE	PLANT NAME	STOCK	SIZE
	7m	Lon May Hedge 3m	Lonicera nitida 'May Green'	C 3L	30-40cm
	21No.	Plants spaced @ 3m in a Single Row			

HERBACEOUS PLANTS	QTY	CODE	PLANT NAME	STOCK	SPACING
	12No.	Ane SCH	Anemone hephehensis 'September Charm'	C 3L	4m2
	26No.	Car Ice 5L	Carex 'Ice Dance'	C 5L	5m2
	31No.	Dry fel 5L	Dryopteris felix-mas	C 5L	5m2
	9No.	Eup Wulf	Euphorbia characias 'Wulfenii'	C 3L	4m2
	34No.	Ger WNe	Geranium macrorrhizum 'White Ness'	C 3L	5m2
	37No.	Hel RLad	Helleborus x hybridus 'Red Lady'	C 3L	5m2

NOTES AND ABBREVIATIONS:
 C = Container (or pot) grown, followed by size of the container (or pot)
 QTY = Quantity
 SIZE = Height or Spread of juvenile plant
 Std = (clear stem) Standard.
 STOCK = Root condition/protection method eg Bare root
 - Refer to specification for further information
 - All plants to be completely hardened off
 - Substitutions to be agreed with Landscape Architect
 Plant Schedule generated by "Qscape" software 27/05/2021

OUTLINE SPECIFICATION NOTES

IMPLEMENTATION PROGRAMME
 Soft landscaping to be timetabled and implemented during the first planting season (Mid-November to Mid-March) after the substantial completion of the hardworks construction.

SERVICES
 These landscape proposals have not been cross referenced against drainage or services/utilities plans. All service and utility locations to avoid potential conflicts with tree roots. Client/engineer to review and advise accordingly.

TOPSOIL PREPARATION
 All new planting and grass areas shall utilise existing topsoil or imported topsoil if volumes are not sufficient. All areas of hard standing shall be removed in full and compacted ground shall be decomacted to the base to 300mm deep. Borders shall be topsoiled to 400mm deep and lawns shall be topsoiled to 200mm deep. Additional topsoil shall be imported as necessary to make up any deficit. All arisings shall be removed from the planting beds and lawns. All beds shall be cultivated to a depth of 250mm and raked to an even tillth prior to planting operations. Finished topsoil levels shall be 65mm below adjacent paving and turf to allow for spreading of bark mulch, with levels to be recessed 15mm below adjacent surfaces to prevent spillage. All planting beds/borders shall be covered with 50mm depth of peat free compost prior to final cultivation.

WEED/DEBRIS CLEARANCE
 Where necessary areas to be planted or grassed shall be cleared of any grass, weed growth or debris physically and/or chemically with a translocated herbicide (Glyphosate) prior to cultivation operations. If necessary any further grass and weed growth shall be eradicated physically and/or chemically with a translocated herbicide. All roots of perennial weeds & woody plants shall be removed. More than one application may be necessary to ensure eradication.

PROPOSED ORNAMENTAL SHRUBS & BORDERS
 Where shrub planting is specified next to hard landscape areas, haunching to kerbs shall be controlled by shuttering to avoid spread into planting areas and to maximise planting space. All shrubs shall be container grown, bushy and have a minimum of three breaks/branches from the base of the plant with full root development in the container. All shrubs shall be planted at even centres, offset from the edges of paving and lawns/grass to allow 0.5m of branch development.

BARK MULCH
 Following planting of all hedges and borders, surface topsoil shall be mulched with composted bark mulch to form a depth of 65mm, to reach 50mm after settlement. All mulch shall be a medium grade composted bark or similar approved, containing less than 5% wood. It shall be pest, disease and weed free with no Methyl Bromide contamination. Prior to mulching all beds shall be spread with a layer of slow release fertiliser and watered to field capacity.

HARD LANDSCAPE
 Refer to the ELD Key for material type and size.

VALIDATION
 The Landscape Architect may inspect the works, without notice, at any point during the project to ensure all soiling and planting specifications are complied with, to the required standards. Any works found to be substandard or at odds to the specification shall be made good, and/or replaced by the contractor at his own expense, unless proof of Landscape Architect substitution or variation approval can be provided.

IRRIGATION
 The timing and frequency of irrigation should take into account the prevailing weather conditions, soil moisture release characteristics and the response of the shrubs to water deficits, or periods of prolonged soil saturation. The frequency of irrigation is more important than the volume of water given at any one time. Increased water volumes cannot compensate for a lack of frequency. All shrubs shall be irrigated as required, using appropriate water sources to maintain good and proper plant establishment. Monitoring is recommended if there are 10 consecutive days during the growing season at 225 °C. Water should only be added if soil moisture probe/tensiometer values indicate that it would be appropriate to do so.

MAINTENANCE / MAKING GOOD DEFECTS
 Following planting of all shrubs and borders, the Landscape Contractor shall be responsible for maintenance of domestic (plot) shrubs planted in gardens until occupation only. The resident shall be responsible for plant survival and maintenance in perpetuity, thereafter.

The resident shall remain liable for shrub replacement for all areas up to a period of 5 years after hand over. Maintenance shall include the following:

- Plant failures: All plants that die during the first 5 years, from any cause excluding vandalism, shall be replaced at the own expense during the next planting season.
- Weeds: All borders shall be kept free of weeds for the duration of the 5 year maintenance period. This shall be by mechanical or chemical methods as appropriate. In line with the manufacturer's instructions and in compliance with the Pesticides Act (1998), taking care to avoid drift onto surrounding vegetation. Hedgerows shall be kept free of weeds throughout their full width and length. All arisings shall be removed to include dead stems, 1 week later following herbicide treatment.
- Copping: Certain species shall require cyclical coppicing, (cutting back to ground level), every few years to ensure new growth is maintained. These include: Cornus spp - Cut back every 3-5 years to maintain red stem colour as old wood loses its interest.
- Mulch: All areas of bark mulch shall be topped up to 50mm depth at the end of each 12 month period and once annually thereafter, to allow for settlement to 50mm.
- Pests & Disease: All plants should be checked on a regular basis for pests and diseases. Remedial action should be taken promptly on discovery, where necessary.
- Pruning - General: Any damaged shoots or branches shall be pruned off plants using appropriate secateurs/toppers. Shrubs shall be pruned as required to prevent encroachment and obstruction to rights of way and to maintain shape and condition. All pruning undertaken in accordance with good horticultural practices. All arising shall be removed.

SCHEDULE OF QUANTITIES

SOFT LANDSCAPE TO GENERAL AREAS:	
10m²	Existing Shrubs
7m	Planting-Hedges
90m²	Planting-Shrubs and Herbaceous
8No.	Shrub-Specimen 10L
HARD LANDSCAPE TO GENERAL AREAS:	
45m²	Blocks concrete - Pedestrian - Stretcher paths
9m²	Blocks concrete - Vehicular - Stretcher
285m²	Blocks concrete rumbled offset Herringbone
209m	Edging concrete block w100mm pStretcher
193m	Edging PCC tFlat top w50mm
185m	Fencing Closeboard
12m	Fencing Picket
20m²	Gravel over geotextile membrane
10m	kerb standard PCC w125mm
122m²	Slabs s400 x 400 pStretcher

ALL DIMENSIONS TO BE CHECKED ON SITE. TO BE READ WITH ALL CONTRACT DOCUMENTATION. ANY DISCREPANCIES TO BE REPORTED TO THE CONTRACT ADMINISTRATOR. DO NOT SCALE FROM THIS DRAWING.

Elwood Landscape Design 2021

N.B. These landscape proposals have NOT been cross referenced against draiange or service locations. All services and utilities to be checked to identify any potential conflicts with existing trees. Client/engineer to review and advise accordingly.

Rev.	Date (yr-mth-dy)	Initials	Details
A.	21-05-27	LW	Amended to new layout, received 21-05-26.

E·L·D
ELWOOD LANDSCAPE DESIGN
 CHARTERED LANDSCAPE ARCHITECTS

Suffolk Office:
 The Barn, Cherry Tree Farm, Mendlesham Green, Stowmarket, Suffolk IP14 5RQ. Tel: 01449 768828 E: team@e-l-d.co.uk

Cambridgeshire Office:
 The Nursery, Market Street, Fordham, Cambridgeshire, CB7 5LQ. Tel: 01638 721066 E: team@e-l-d.co.uk

ISSUED BY PROJECT: RT DRAFTING SOLUTIONS LTD

PROJECT: 83 COLYERS LANE, ERITH, KENT, DA8 3NG

DWG TITLE: PROPOSED HARD & SOFT LANDSCAPE PROPOSALS

SCALE: 1:200 @ A1 DATE: 4TH MARCH 2021

DRAWN BY: RE. CHECKED BY: AE. DRAWING NO: RTOW 559/11 -001 REV. A.