

**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 PRIOR TO COVERING WITH ANY NEW SUB SOILS OR TOP SOILS.
- SOILS FOR GENERAL LANDSCAPE AREAS
- TOPSOIL AND SUB SOILS ARE TO BE NATURALLY OCCURRING AS-DUG SOILS AND SHALL NOT BE MANUFACTURED OR SAND-BASED GRADED SOILS. EXISTING SOILS ARE TO BE CAREFULLY STRIPPED FROM SITE AND STORED WITHOUT COMPACTION OR CONTAMINATION FOR REUSE WITHIN THE LANDSCAPE WORKS. WHERE IMPORTED TOPSOILS AND SUB SOILS ARE REQUIRED FOR LANDSCAPE WORK, THEY SHALL CLOSELY MATCH THE EXISTING IN-SITU SOILS AND SHALL MEET THE REQUIREMENTS OF BS882 - GENERAL PURPOSE GRADE TOPSOIL AND BS3882 ECONOMIC GRADE TOPSOIL (FOR SUBSOIL USE) RESPECTIVELY. 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 150MM 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 450MM TOPSOIL OVER 450MM WELL CULTIVATED SUBSOIL WITH WELL BROKEN BASE TO PIT.
- 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 STAGGERED ROWS.
- 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, AND 1M BASE OF TREES IN GRASS AREAS, ARE TO BE KEPT ENTIRELY CLEAR OF GRASS AND WEEDS FOR THE FIRST 3 YEARS FROM PLANTING.
- THE CONTRACTOR IS TO CONFIRM THE LOCATION OF ALL SERVICES PRIOR TO UNDERTAKING LANDSCAPE WORKS AND PROVIDE PROTECTION TO SERVICES IN ACCORDANCE WITH BRITISH STANDARDS. ROOT BARRIERS (SUCH AS GREEN LEAF 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 STANDARDS BUILDING NEAR TREES.
- PLANTING PROPOSALS ASSUME LOW SHRINKAGE POTENTIAL SOILS (WITH REGARD TO HB36 CHAPTER 4.2).

**BIOSECURITY REQUIREMENTS**

ALL TREES, SHRUBS AND HERBACEOUS PLANTS MUST ADHERE TO BASIC BIO-SECURITY MEASURES TO PREVENT ACCIDENTAL RELEASE OF PEST AND DISEASES AND MUST FOLLOW THE GUIDELINES BELOW.

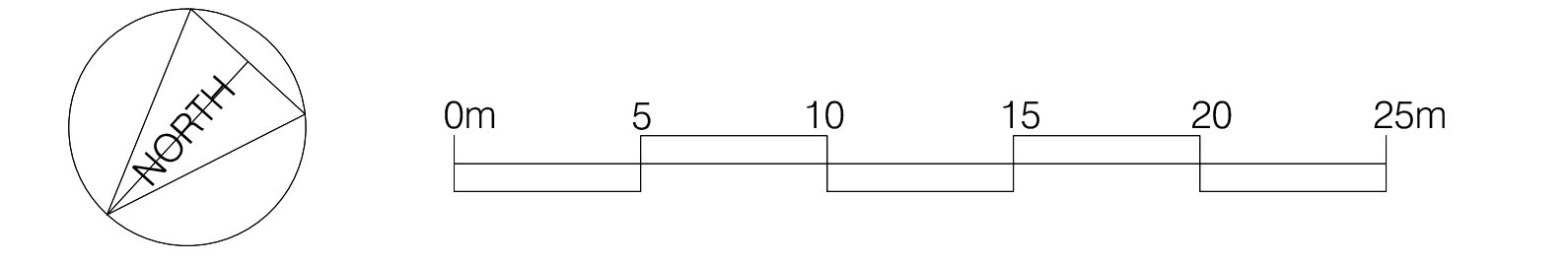
AN OVERARCHING RECOMMENDATION IS TO FOLLOW BS 8545: TREES: FROM NURSERY TO INDEPENDENCE IN THE LANDSCAPE. RECOMMENDATIONS AND THAT IN THE INTEREST OF BIOSECURITY, TREES SHOULD NOT BE IMPORTED DIRECTLY FROM EUROPEAN SUPPLIERS AND PLANTED STRAIGHT INTO THE FIELD, BUT SPEND A FULL GROWING SEASON IN A BRITISH NURSERY TO ENSURE PLANT HEALTH AND NON-INFECTED BY FOREIGN PESTS OR DISEASE. THIS IS THE APPROPRIATE MEASURE TO ADDRESS THE INTRODUCTION OF DISEASES SUCH AS OAK PROCESSORARY MOTH AND CHALARA OF ASH. ALL TREES TO BE PLANTED MUST HAVE BEEN HELD IN QUARANTINE.

**LANDSCAPE PROPOSALS NOTES**

- EXISTING SURFACE TO MARTINS LANE EXTENDED TO ACCOMMODATE TURNING HEAD AND RESURFACED WITH RURAL ROAD CHARACTER TAR SPRAY AND GRAVEL CHIP FINISH.
- GARAGE BLOCK, SWIMMING POOL, HARD-STANDING AND CYPRESS SCREEN PLANTING DEMOLISHED, WITH NEW GARAGE AND CLOSE BOARD FENCE INSTALLED TO FORM NEW REAR BOUNDARY TO 77 ABINGDON ROAD.
- SPOIL HEAP REMOVED, DEAD BOUNDARY VEGETATION REMOVED, REMAINING BOUNDARY VEGETATION CUT BACK AND MINOR TREE COVER REMOVED TO ACCOMMODATE SITE ACCESS REQUIREMENTS (ALSO SEE ARBORICULTURAL SURVEY).
- NEW AGRICULTURAL PATTERN POST, RAIL AND STOCK-MESH FENCE INSTALLED TO SITE BOUNDARY, WITH NEW AGRICULTURAL PATTERN MIXED NATIVE HEDGE AND HEDGEROW TREE PLANTING. ESTABLISHED ACCESS GATE/ DITCH-CROSSING UTILISED WITH GRANITE SETT RUMBLE STRIP ACROSS ACCESS.
- EXISTING DITCH-LINE RETAINED, WITH COLLAPSED HEDGEROW AND SCRUB VEGETATION REMOVED FROM DITCH TO FACILITATE ONGOING MAINTENANCE BY INTERNAL DRAINAGE BOARD.
- EXISTING GARDEN BOUNDARY LINE REINSTATED WITH NEW AGRICULTURAL POST, RAIL AND STOCK MESH FENCING, REINFORCED WITH MIXED NATIVE AGRICULTURAL HEDGE AND HEDGEROW TREES.
- EXISTING MATURE VEGETATION BEYOND SITE BOUNDARY, SITE HEDGEROW PLANTED WITH SHADE TOLERANT NATIVE HEDGE STOCK.
- PROPOSED SHARED ORCHARD SPACE WITH PEAR, APPLE AND PLUM TREES OVER TUSSOCK GRASSLAND.
- POST AND RAIL PATTERN AGRICULTURAL FENCING WITH A FIELD GATE TO ALLOW PEDESTRIAN AND MAINTENANCE ACCESS TO THE ORCHARD.
- HOUSING FRONTAGES DEFINED WITH PARKLAND RAIL METAL FENCING AND NATIVE HEDGEROWS TO AN IMMEDIATE FINISH, WITH RURAL RESIDENTIAL CHARACTER.
- DOMESTIC SHRUB PLANTING AND LAWNS TO FRONT GARDEN AREAS TO PROVIDE A HIGH QUALITY PUBLIC ASPECT AND RESIDENTIAL AMENITY.
- REAR BOUNDARY FENCING AND PLANTING AT INTERFACE WITH ORCHARD OR ADJOINING FIELD INTEGRATES WITH AGRICULTURAL BOUNDARY CHARACTER.
- PAVED TERRACE AREAS AND REAR LAWNS WITHIN DEVELOPMENT PROPOSALS.
- ACCESS DRIVES PAVED WITH TUMBLE FINISHED POROUS BLOCKWORK AND EXPOSED GRANITE AGGREGATE SLABS USED FOR FRONT PATHS TO PROVIDE A HIGH QUALITY APPEARANCE AND ESTABLISHED PATINA. SECONDARY PATHS, MINOR 'TRAPPED' SPACES AND BUILDING MARGINS PAVED WITH PERMEABLE GRAVEL FINISH.
- VISITOR PARKING SPACE IN BLOCK-WORK AS OTHER DRIVE AREAS
- TEMPORARY BIN STORAGE POINT IN BLOCK-WORK
- FRONTAGE WALL AND CYPRESS TREE REMOVED TO ACCOMMODATE SIGHT-LINES. WALL REPLACED WITH PARKLAND RAIL METAL FENCING FRONTING A NEW EVERGREEN GARDEN BOUNDARY HEDGE-LINE TO THE REAR OF THE SIGHT-LINE. LOW GROUND COVER PLANTING PROPOSED WITHIN SIGHT LINE AREA TO BACK-EDGE OF PAVEMENT.

Shrub planting stock	No.	Height	Pot Size	Root	Specification
Buxus sempervirens	72	25-30cm	3L	PG	bushy, 3 breaks in lower third
Ceanothus 'Autumnal Blue'	10	45-60cm	5L	PG	bushy, 3 breaks in lower third
Choisya ternata	3	45-60cm	5L	PG	bushy, 3 breaks in lower third
kerria japonica 'Pleniflora'	18	45-60cm	3L	PG	bushy, 3 breaks in lower third
Lavandula 'Munstead'	66	30-45cm	3L	PG	bushy, 3 breaks in lower third
Lonicera pileata	45	30-45cm	2L	PG	bushy, 3 breaks in lower third
Mahonia aquifolium 'Apollo'	19	30-45cm	3L	PG	bushy, 3 breaks in lower third
Rosmarinus officinalis	27	45-60cm	5L	PG	bushy, 3 breaks in lower third
Sarcococca confusa	6	30-45cm	3L	PG	bushy, 3 breaks in lower third
Skimmia japonica 'Veitchii'	10	30-40cm	5L	PG	bushy, 3 breaks in lower third
Skimmia 'Kew Green'	5	30-40cm	5L	PG	bushy, 3 breaks in lower third
Viburnum tinus 'Eve Price'	6	30-40cm	5L	PG	bushy, 3 breaks in lower third
Vinca minor	52	15-20cm	2L	PG	5 shoots fom pot level
Climbers	No.	Height	Pot Size	Root	Specification
Clematis montana 'Grandiflora'	6	60-90cm	3L	PG	densely branched from base
Lonicera japonica 'Halliana'	6	60-90cm	3L	PG	densely branched from base
Herbaceous stock	No.	Height	Pot Size	Root	Specification
Crocsmia 'Lucifer'	70		2L	PG	Strong, well rooted plants
Geranium macrorrhizum 'Album'	93		2L	PG	Strong, well rooted plants
Helleborus corsicus	26		2L	PG	Strong, well rooted plants
Grass areas					
Orchard area to be sown as a tussock grassland area with Emorsgate Seeds mix ESG4 - Tussock Grass Mixture Mix, to Emorsgate Seeds' guidance. Amenity lawns to be turfed with good quality meadow turf, with minimal or no ryegrass content.					

Trees	No.	Height at least	Girth	Pot Size	Root	Specification
Acer campestre	7	3.5-4.25m	12-14cm	CG		clear stem to 1.8m, regular crown
Alnus glutinosa	3	3.5-4.25m	12-14cm	CG		clear stem to 1.8m, regular crown
Carpinus betulus	10	3.5-4.25m	12-14cm	CG		clear stem to 1.8m, regular crown
Prunus padus	5	3.5-4.25m	12-14cm	CG		clear stem to 1.8m, regular crown
Tillia cordata	7	3.5-4.25m	12-14cm	CG		clear stem to 1.8m, regular crown
Clipped topiary trees in garden hedges						
Prunus lusitanica	6	2m	8-10cm	CG		half standard - clear stem to 1.4m topiary clipped ball crown
Orchard trees						
Malus 'Egremont Russett'	1	2.25-3.5m	8-10cm	CG		half standard, regular crown
Malus 'Blenheim Orange'	1	2.25-3.5m	8-10cm	CG		half standard, regular crown
Malus 'Charles Ross'	1	2.25-3.5m	8-10cm	CG		half standard, regular crown
Prunus 'Marjolies seedling'	2	2.25-3.5m	8-10cm	CG		half standard, regular crown
Prunus 'Opal'	2	2.25-3.5m	8-10cm	CG		half standard, regular crown
Prunus 'Victoria'	2	2.25-3.5m	8-10cm	CG		half standard, regular crown
Pyrus 'Conference'	3	2.25-3.5m	8-10cm	CG		half standard, regular crown
Hedge Planting	No.	Height	Pot Size	Root	Specification	
Acer campestre	190	45-60cm	1+2	BR	bushy, 3 breaks in lower third	
Carpinus betulus	604	45-60cm	1+2	BR	bushy, 3 breaks in lower third	
Cornus sanguinea	24	45-60cm	1+2	BR	bushy, 3 breaks in lower third	
Corylus avellana	34	45-60cm	1+2	BR	bushy, 3 breaks in lower third	
Crataegus monogyna	523	45-60cm	1+2	BR	bushy, 3 breaks in lower third	
Fagus sylvatica	98	45-60cm	1+2	BR	bushy, 3 breaks in lower third	
Ilex aquifolium	187	45-60cm	1+2	BR	bushy, 3 breaks in lower third	
Ligustrum vulgare	46	45-60cm	1+2	BR	bushy, 3 breaks in lower third	
Rosa arvensis	19	45-60cm	1+2	BR	bushy, 3 breaks in lower third	
Viburnum opulus	24	45-60cm	1+2	BR	bushy, 3 breaks in lower third	



**HEDGE 1**  
ACER CAMPESTRE 130NO  
CARPINUS BETULUS 98NO  
CORNUS SANGUINEA 15NO  
CORYLUS AVELLANA 15NO  
CORYLUS AVELLANA 380NO  
FAGUS SYLVATICA 47NO  
ILEX AQUIFOLIUM 66NO  
LIGUSTRUM VULGARE 15NO  
ROSA ARVENSIS 12NO  
VIBURNUM OPULUS 15NO

**HEDGE 4**  
ACER CAMPESTRE 37NO  
CARPINUS BETULUS 19NO  
CORNUS SANGUINEA 3NO  
CORYLUS AVELLANA 3NO  
CRATAEGUS MONOGYNA 73NO  
FAGUS SYLVATICA 19NO  
ILEX AQUIFOLIUM 19NO  
LIGUSTRUM VULGARE 2NO  
ROSA ARVENSIS 3NO  
VIBURNUM OPULUS 3NO

**HEDGE 2**  
ACER CAMPESTRE 7NO  
CARPINUS BETULUS 13NO  
CORNUS SANGUINEA 3NO  
CORYLUS AVELLANA 13NO  
CRATAEGUS MONOGYNA 13NO  
FAGUS SYLVATICA 26NO  
ILEX AQUIFOLIUM 26NO  
LIGUSTRUM VULGARE 26NO  
ROSA ARVENSIS 1NO  
VIBURNUM OPULUS 3NO

CLIENT: CHESSIDE HOMES  
PROJECT: 77 ABINGDON ROAD, STANDLAKE  
DRAWING TITLE: PROPOSED LANDSCAPE PLAN  
DATE: JAN. 18 1:200@A1  
SCALE: DRAWING NO: 0703.1.1C  
ADAMS HABERMEHL