



Denotes paving as follows:  
 Porcelain buff or similar paving laid to a random pattern, consisting of 300 x 300mm, 600 x 300mm, 600 x 600mm & 600 x 900mm slabs. All paving to be grouted with Sand/Lime white Portland Cement (9:2:1) & laid on a sand/cement bed on 100-150mm clean stone, well compacted hardcore base.

Denotes grass seeding / soft landscaped areas, specification as follows:  
 - Topsoil level is to be cultivated to a minimum depth of 150mm, left even and raked.  
 - Sow rate minimum rate of 30gms / m<sup>2</sup>  
 - Soil surface is to be left slightly proud of hard surfacing.  
 - Service access points are to be finished flush with final soil level.  
 - All grass seeding is to be in accordance with BS 4428:1989, carried out in the first seeding season following occupation.

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Revisions

Revision	Description	Date
A	General drawing amendments	25/10/2022
B	General drawing amendments	24/11/2022
C	General drawing amendments	20/10/2023

Landscaping Key:  
 All existing trees and hedges to be retained where practical. All front gardens and open spaces to be rotivated and cleared of all debris and stones and either grass seeded or turf. External site boundaries are defined by existing mature trees and planting. The existing trees are to be retained where possible, safeguarding the secluded and mature character of the site.

4.1 Metres wide minimum between kerbs to enable fire and rescue service vehicles access. (Roadway to be 20mm grade, washed, crushed flint aggregate (Woodhall)/gravel, laid to a thickness of 30mm, on a minimum 300mm well consolidated MOT type 1 base, with blinding course. Entrance to development (first 10m (approx) following exit from Lincoln Road to be 40mm wearing course, on 155mm macadam base course, on 300mm type 1 mot sub base, all to highways authority approval.

Driveway to be Gravel as indicated. Driveway to be 200mm grade, washed, crushed flint aggregate (Woodhall)/gravel, laid to a thickness of 30mm on a minimum 300mm well consolidated MOT type 1 base, with blinding course.

Denotes proposed tree  
 - New tree species.  
 - New trees planted to be twice tied with rainbow ties to 63mm stakes & protected with plastic spiral guards.

Key	Common Name	Size
1	Dawyck Beech (Fagus sylvatica 'Dawycck')	Half Standard 4-6m Girth 175-200cm Height
2	Rowan (Sorbus Acuparia)	Half Standard 4-6m Girth 175-200cm Height
3	Fastigate (Quercus Robur 'Fastigata)	Half Standard 5m Girth 175-200cm Height
4	Acer campestre (Baronne)	600 - 1200cm Height

Denotes new low level underplanting / shrubbery in mass planting format in min. groups of 10 at max. 900mm cts. made up of the following species:  
 - Honeyuckle Lonicera Periclymenum  
 - Ivy Hedera Helix  
 - Cotoneaster C. Dammen  
 - Guelder Rose Viburnum Opulus  
 - Box Sucus Sempervivens  
 All shrubs are to be maintained weed free in bark mulch surround.

All beds excavated, subgrade well broken up and filled with 400mm topsoil then covered in 50mm coarse bark mulch and maintained weed free. Shrubs generally to be irrigated to ensure establishment. Planting of trees, shrubs and hedgerows should be in accordance with B.S.4428:1989 "Code of practice for general Landscaping Operations"  
 All failures are to be replaced within 5 year establishment period.

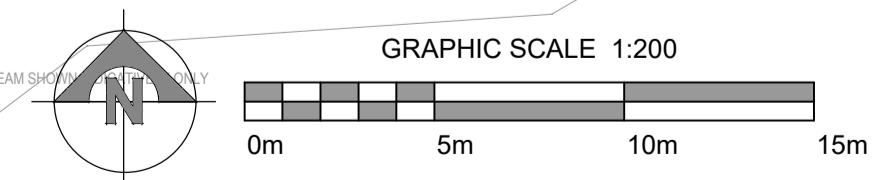
New hedges as indicated on the plans to assist in demarking the boundary while the hedges mature. Hedges to be planted in clean, weed free, cultivated ground to the mix specified below, in a staggered pattern of 2 rows, allowing for a minimum of 5 plants per linear metre. All new plants to be provided with 'Tubex Easy Wrap' 600mm high, with bamboo supports to protect from attack by rabbits.

Common Hornbeam	(Carpinus betulus)	30%
Common Hawthorn	(Crataegus monogyna)	30%
Blackthorn	(Prunus spinosa)	10%
English Holly	(Ilex aquifolium)	10%
Common Hazel	(Corylus avellana)	10%
Wild Privet	(Ligustrum vulgare)	10%

All hedging to be planted as 600-800mm bare root transplants, and curtailed at 2000mm high. Upon completion the soil should be covered by a 75mm depth of bark mulch or similar approved material to aid the retention of moisture.

Where hedge is proposed to form a boundary treatment with a post and rail fence (as per the boundary treatments plan), hedges to be underplanted, and maintained to a height of 1500mm when established.

Client  
 RL Homes Ltd  
 Project  
 Residential Development  
 Address  
 The Orchards, Lincoln Road,  
 Dunston  
 Drawing  
 Proposed Landscaping Plan  
 Scale  
 1:200 @ A1  
 Date  
 September 2022  
 Drawing No.  
 1844L / 22 / 34C



LANDSCAPING PLAN  
 1:200 @ A1

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