

# Stanfords VectorMap



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# Ordnance Survey Map

Scale: 1:1250

Tree Number	Bole Type	Bole Diameter (m)	Spread Diameter (m)	Height (m)	Species
T1	CMP	0.61	12.00	9.00	Walnut
T2	CMP	0.50	12.00	9.00	Walnut
T3	CMP	0.81	12.00	9.00	Oak
T4	B	0.54	10.00	7.00	Oak

# Site Layout



1:2500	0	25m	50m	100m	200m
1:1250	0	12.5m	25m	50m	100m
1:500	0	5m	10m	20m	40m
1:200	0	2m	4m	8m	16m
1:100	0	1m	2m	4m	8m
1:50	0	0.5m	1m	2m	4m
1:20	0	0.2m	0.4m	0.8m	1.6m
1:10	0	0.1m	0.2m	0.4m	0.8m

NOTES:  
 COPYRIGHT RETAINED BY AGENT  
 THIS DRAWING MUST NOT BE SCALED  
 ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCING WORK OR ORDERING ANY MATERIALS.  
 ANY DISCREPANCIES TO BE NOTIFIED IMMEDIATELY.

### Soft Landscaping

**Imported topsoil (Provisional)**  
 If there are topsoil shortfalls the Landscape Contractor shall allow to supply and spread approved topsoil as necessary to make up levels if required. Soil shall conform to BS 3882 (2015) for the grade of topsoil specified.

The Contractor shall arrange for the CA to inspect a representative sample of the soil before making further deliveries to site. The CA will retain this for comparison with subsequent. The soil shall conform to the following requirements:

- Texture: Medium loam.
- pH 7.0 – 8.0.
- Organic matter: minimum 5%.
- Nutrient content: Nitrogen, phosphorus, potassium and magnesium minimum index values to be as for general purpose grade of BS 3882.
- Made up of discernible clumps, typically 2-7mm diameter, each comprising an aggregation of soil particles attracted around a sticky humus centre.
- Maximum stone size: 50mm in any dimension.
- Maximum stone content: 5% by dry weight.

### Herbicide Treatment (Provisional)

If garden areas or soil stores have stood open long enough to allow weed growth to have arisen, apply a glyphosate-based herbicide to all areas as directed by the CA. Ensure that sprays are applied in dry, still weather conditions, using a spray guard. All spraying shall be as per the manufacturer's instructions and best practice guidelines and at least 2 weeks before planting works commence. Avoid contact with trees and other existing vegetation that is to be retained. (Also consider below ground root unions of vegetation to be retained – which may spread the impact of translocated herbicides).

### Cultivation

All proposed planting and lawn areas shall be cultivated to ensure that soil compaction is relieved and a fine tilth is prepared suitable for planting and grass seeding as required. It is recommended that a small tractor or large rotovator scale of machine may be the most appropriate sized equipment for this site. Use a small tractor mounted harrow or similar implement to ensure free draining soils and compaction relief to a depth of at least 250mm. The Contractor shall allow to separate out any building waste or other deleterious material that might arise during the cultivation works and remove to the Contractor's off site tip.

### Soil Conditioner (Provisional)

The Contractor shall supply and spread 50mm of approved soil conditioner to all planting beds (not lawn areas) and incorporate into the topsoil. This equates to a rate of 5 cubic metres of conditioner per 100sqm of planting bed. The conditioner shall be free of perennial weed seeds, bulbs or rhizomes or any deleterious material larger than 25mm in any dimension. The conditioner will be a peat free, well composted organic material, with a nominal pH of between 6.0 and 7.0 and free of detrimental high salt or other chemical properties. The conditioner shall be free of strong odours. The Contractor shall ensure the conditioner is free of plant pathogens and should produce a representative sample and evidence of origin for consideration by the CA prior to bulk deliveries to site.

Note: If planting areas eventually comprise 100mm or more of new imported BS 3882 (2015) topsoil, then soil conditioner may be deleted from the specification. Confirm with the Contract Administrator (CA).

### Fine Grading

Work in the soil conditioner and bring the soil to a fine tilth. The Contractor shall ensure that there are no mounds or hollows across proposed lawn areas and that any required falls are even and will not allow ponding in future. The Contractor shall take care to avoid soil spillage over paths, roads and other finished surfaces.

### Sown Grass - Rear Lawn and Verge Areas

Sow proposed lawn areas with Emorsgate 'Strong Turf Grass' mix at a rate of 25gms/sqm. The Contractor shall allow a rate to supply and sow, by drill, hand broadcast or fidole, grass seed to all prepared lawn areas as shown on the plans or directed by the CA. Sow the seed in dry windless conditions and where possible roll in afterwards.

### Sown Grass Establishment

When the grass sward reaches a height of 35-40mm the Contractor shall allow to pick off any larger stones or detritus on the site and remove to the Contractor's tip before rolling the sward in two directions with a light roller. When the grass reaches a height of 75-100mm and in suitable weather conditions, the Contractor shall mow (or strim) the sward to a height of approximately 35-40mm, collecting the cuttings in a box (or raking off) and removing from site. The Contractor shall allow to re-grade, harrow and re-sow any areas of the sward which, in the opinion of the CA, have failed to thrive. The Contractor shall continue to mow and maintain the sward to the above criteria throughout the 12 month establishment period or as seasonally appropriate.

### Turfing - Ground preparation

Front lawn areas around dwellings are proposed to be provided as rolled turf. To prepare those areas proposed for new lawn the Contractor shall cultivate the soil to produce an even, free draining, fine tilth. Grade the soil to provide a firm, level surface that will allow the new turf to marry with adjacent pavements, fences and planting beds. To finish, the Contractor shall roll or rake the soil to obtain an even, well consolidated surface.

### Turf Supply

Obtain turf from a specialist grower. All turf shall be supplied to the standards set out by the Turf Growers Association (TGA). The preferred turf shall be a hard-wearing multi-purpose type with a variety of grass species and suitable for amenity situations. Provide a sample prior to delivery for approval by the CA. Lay the turf carefully, close butting adjacent turves and cutting to provide the best fit if required. Brush in fine soil to any cracks and consolidate with wooden beaters to provide even grades to the finished lawn.

### Watering In

After laying, the turf shall be irrigated with a fine sprinkler system so that the turves are thoroughly moistened but ensuring that the ground does not become waterlogged and that surface water runoff does not occur. Check that water has penetrated the turf and saturated the soil underneath.

### Mulch

The Contractor shall monitor mulch levels and allow in his price to supply and spread additional mulch to beds at the end of the maintenance period to ensure that there is a 50mm layer of mulch to beds at the time of handover. Make up any other areas where settlement may have occurred (eg in tree pits in pavement areas). Bring in additional soil if necessary.

### Grass Mowing

Maintain lawns at a height of between 30 and 50mm in height – allowing for between 10 and 14 cuts throughout the year. Remove mowings from the site.

Watering in dry weather during plant establishment  
 The following guidance is offered for watering plants in the first 2-3 years of establishment in dry weather periods:

- Use a watering a sprinkler or trickle hose system that will administer water slowly and at a low pressure, mimicking rainfall. Fill the water 'gators' on trees as per the manufacturer's instructions.
- A newly planted tree/shrub/perennial should be watered-in when planted, and watering should continue in dry weather throughout the spring and summer until the leaves have fallen in autumn (for deciduous trees).
- Water should be applied to the base of the plants, evenly distributed over the entirety of the root-ball to encourage even root development. Try to avoid directly watering foliage, especially in hot weather, as this may cause leaf scorch.
- You may need to water evergreens a little during the winter months if it is particularly dry, this does not need to be done routinely, and can be a response to a period of dry weather.
- During the height of a dry summer, water should be applied at a rate of 2 domestic bucket fulls (or 20 litres of water) per plant every other day. One long soak every few days is preferable to sprinkling water more regularly.

Plants lost due to dry weather will be replaced by the Contractor at the Contractor's expense during the next planting season.

### Care, Maintenance & Establishment of the Lawn Areas (Provisional)

It is the Contractor's responsibility to weed, mow and fully maintain the grassed areas during the 12 month establishment period, unless otherwise agreed by the CA. The Contractor shall mow the grass when it has a general height of 40mm and shall maintain a regular mowing program thereafter. It is recommended that the first cut for the new turf areas is left until the grass is around 60-70mm tall. Where areas of grass are vulnerable to disturbance by garden users the Contractor shall protect the newly grassed areas from trespass and traffic by then supply and erection of temporary fencing. The Contractor shall allow for supply, maintenance and removal of temporary protective fencing within the lump sum tender price.

### Care, Maintenance & Establishment of the Planting Areas (Provisional)

The landscape contractor shall maintain all the planting areas for a period of 12 months following practical completion. All planting areas shall be kept free of weeds for the duration of the maintenance period. All plants that are found dead, diseased or dying within the 5 years of practical completion shall be replaced in the next available growing season.

### Surface Water Drainage

Surface Water Drainage associated with new dwelling to connect into Surface Water (SW) drainage network in road of new estate via SW manhole already installed for said purpose.

### Foul Water Drainage

All below ground foul water drainage to comply with BS 8301

100mm diameter supersleeve pipes laid to minimum 1:60 fall on Class 'S' pea shingle bed surround & cover. Foul water manholes comprising of, where depth less than 1.00m: 450mm dia preformed polypropylene inspection chambers installed in strict accordance with manufacturers recommendations, with medium duty cover and frame where depth exceeds 1000mm: 150mm concrete base with precast concrete sections, surrounded in 150mm concrete, with cover slab and medium duty cover and frame.

All manholes exceeding 1.00m in depth to be fitted with metal step irons if light duty covers and frames are used they must be screw down type to prevent access by children.

Where drains pass through external and loadbearing walls bridge with a PCC lintel to give 50mm all round clearance. Mask opening both sides with rigid sheet material to prevent entry of fill or vermin.

Foul Water Drainage associated with new dwelling to connect into Foul Water (FW) drainage network in road of new estate via FW manhole already installed for said purpose.

### Climate Change SPD

In line with the Climate Change SPD we take this opportunity to address the general requirement of policy ENV 4 to demonstrate we have considered maximising all aspects of sustainable design and construction.

We have considered the elements of the Climate Change SPD and are satisfied with the approach as detailed on the plans. Generally, all our projects take a fabric first approach to sustainability, we are committed to delivering robust projects that exceed the minimum requirements of the Building Regulations.

-	REVISIONS TO CLIENTS APPROVAL	22.10.2023
-	PLANNING PORTAL SUBMISSION READY	27.09.2023

Rev: Notes: Date:

Client: Mr. & Mrs. M. Roberts

**Project Reference:**  
 Proposed Residential Development comprising 1 No. Two Storey Dwelling, Proposed Double Garage + Garden Store, Access Parking & Site Works

Drawing Number: JP-2023-034-1 Rev: -

Drawing Name: Proposed Site Layout & OSMAP

Address: Land to Rear of 3 Church Lane, Wilburton, Ely, Cambridgeshire, CB6 3RQ.



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Scale: 1:100  
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