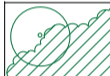




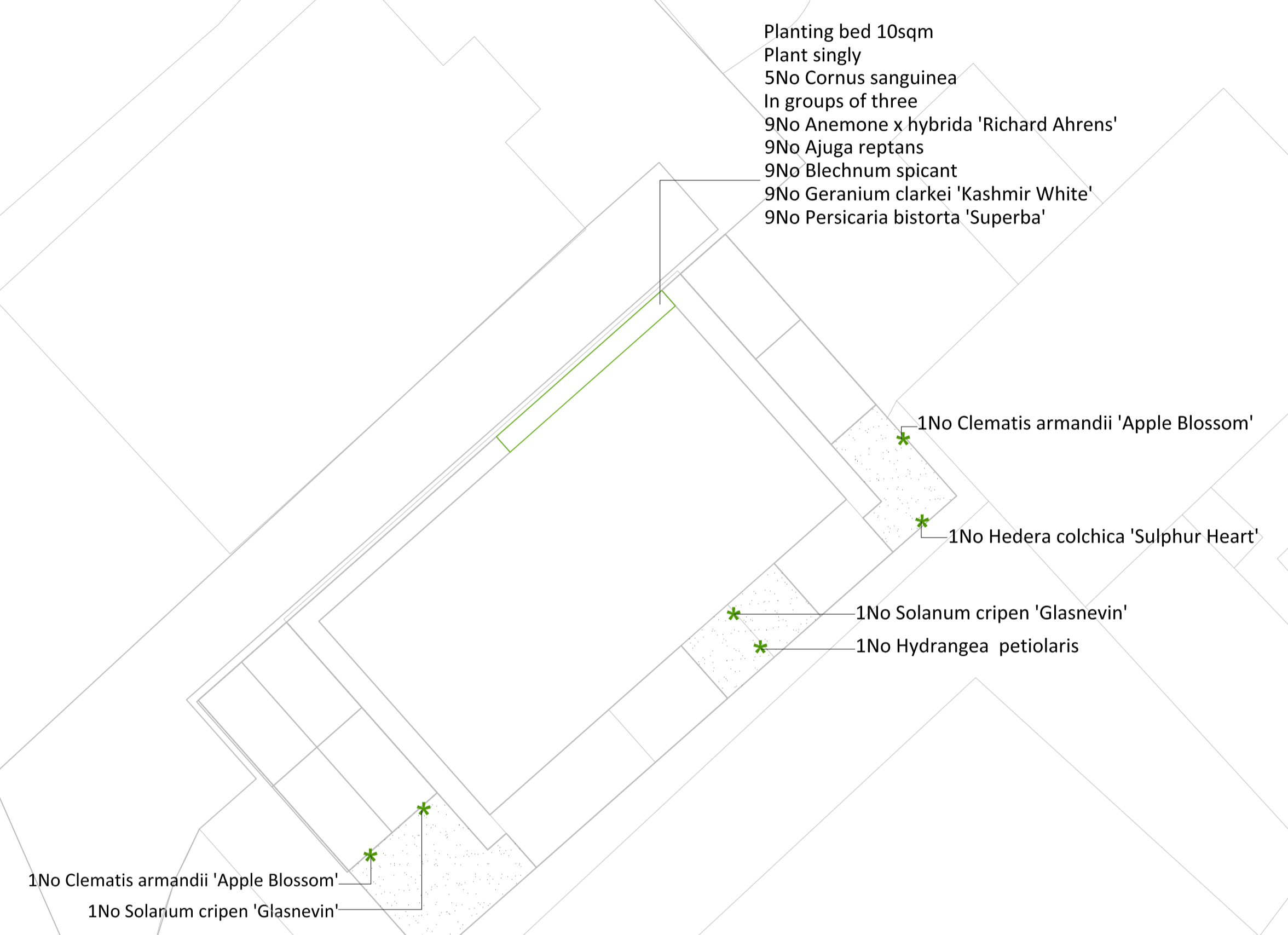
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LEGEND (SOFT WORKS)

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Notes
Plan to be read in conjunction with the engineer and landscape drawings.

No measurements to be scaled off drawing. Worked from figured dimensions only.

All dimensions shown on drawing are shown in millimetres unless otherwise stated.

All dimensions and levels to be checked on site. Landscape Architect to be notified immediately of any discrepancies prior to the commencement of works.



Date	Reason for revisions	By
Client Amhurst Homes		
Project: Barn Rear Of Mulberry House, Wenden Road, Arkesden, Essex, CB11 4HF		
Drawing Title: Soft works		
Scale: 1:100 @ A1	Date: November 2023	
Drawing Number: 1409-01	Revision Number: A	

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LIST OF APPENDICES

- Appendix 1 - Soft works plans
- Appendix 2 - Hard works plans

1 Design Strategy

- 1.1 The following specification is for the new landscape areas associated with the development at Barn Rear Of Mulberry House, Wenden Road, Arkesden, Essex, CB11 4HF.
- 1.2 The specification is accompanied by the soft works plans at the appendices of this report:
 - 1409-01 Barn rear of Mulberry House soft works plan
 - 1409-02 Barn rear of Mulberry House hard works plan
- 1.3 The landscape specification and soft works drawings have been prepared to discharge condition 7 of planning permission UTT/23/2128/PAQ3 (Uttlesford District Council) and for detailing planting, management, and maintenance.
- 1.4 The landscape specification has been informed by the recommendations of the PEA report (Skilled Ecology Nov 2023) for the whole site.

2 Planting area preparation

- 2.1 Areas of new landscaping to boundaries and shrub areas should be protected throughout the construction phase to avoid ground compaction.
- 2.2 Any areas that are unavoidably subject to compaction should have topsoil removed and stored until landscaping can take place; these areas should be cultivated and de-compacted prior to reapplication of topsoil.
- 2.3 In areas of new landscaping, existing ground cover, understorey vegetation, leaf litter and other surface debris shall be removed using hand operated tools only, e.g. chainsaws, brush cutters, rakes etc. Care shall be taken to ensure tools do not cause impact damage to neighbouring tree RPAs, stems or branches. Particular care to be taken when new planting within the RPAs of retained trees takes place.
- 2.4 A suitable approved systemic herbicide shall be applied 4 weeks prior to cultivation at no more than manufacturer's approved rates by spot treatment to emergent weeds only, taking care to prevent spray drift onto the stems or leaves of trees to be retained, where necessary.
- 2.5 If necessary, a second application may be applied at least 2 weeks prior to cultivation.
- 2.6 Within the RPAs of the trees to be retained, there shall be NO raising of levels with imported topsoil, and these areas will be protected throughout development phase.

Sub soil

- 2.7 Ideally subsoil reclaimed from the site is reused. Imported subsoil should match as closely as possible those on site. Alternatively, if current soil condition is poor, imported subsoil shall meet the following specification:
 - Texture 5-50% clay
 - PH 6-7.5
 - Stones <20%
- 2.8 To be free from toxic substances, weed seeds, plastic, metals etc. Subsoil shall be spread to a minimum of 250mm below new grass and shrub areas. Tree pits to be constructed as described in section 1.3 'Plant and Planting Specification'. Subsoil to be spread by hand or

using a back-acting track vehicle to cause minimum compaction and loss of soil structure. No soil handling shall be undertaken when the soil is wetter than the plastic limit.

Top soil

- 2.9 Ideally topsoil reclaimed from the site is reused. Imported topsoil should match as closely as possible those on site. Alternatively, if the current soil condition is poor, general purpose grade as described in Table 2, Topsoil Characteristics of BS 3882 - Specification for topsoil should be used. Soil shall be stored in heaps not exceeding 1.5 metres high. Heaps shall be graded to shed water and avoid ponding, maintained in a weed-free condition and protected from contamination or trespass by heavy machinery.
- 2.10 Topsoil shall be lightly consolidated in layers not exceeding 150mm using track laying machinery. Works shall not be undertaken in periods of wet weather.
- 2.11 Topsoil shall be laid to the following minimum depths:
- 150mm below new grass areas;
 - 300mm beneath new shrub areas.
- 2.12 Finished levels, after settlement, shall be as follows:
- 25mm above adjacent paving, new grassed areas and non-mulched shrub beds;
 - 75mm below adjacent paving and grass for mulched planting beds.
- 2.13 Tree pits to be back filled with topsoil to BS3882 specification.

Soil improvement

- 2.14 40 litres of compost to be incorporated into the top 200mm of each square metre of topsoil for all ornamental shrub beds only.

3 Planting specification

- 3.1 The planting shall be carried out in the first planting (seeding) season following completion of the development (between December and March inclusive).
- 3.2 All plant stock, plant handling and planting to be undertaken in accordance with the following British Standard Specifications and Code of Practice:
- BS 3936:1992 Part 1 Nursery Stock - Specification for trees and shrubs;
 - BS 3936:1981 Part 10 Nursery Stock - Specification for ground cover plants;
 - BS 4428:1989 - Code of Practice for General Landscaping Operations (excluding hard surfaces);
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 - The Code of Practice for Plant Handling 2002 (Horticultural Trades Association).

Plant Stock:

- 3.3 Plant stock to be supplied in accordance with the size and description specified on the plant schedule.
- 3.4 Plant stock shall be healthy, vigorous, free from pests and diseases and suitably hardened off for the proposed situation of planting, and lifted at a time in accordance with good nursery practice. Stock shall have a well formed fibrous root system and be free from perennial weeds. The form of trees shall be in accordance with BS 3936: 1992 Part 1 Section 7 - Form of trees.

Plant Handling:

- 3.5 All plant materials shall be lifted, bundled, labelled, packaged, transported, temporarily stored and planted in accordance with the procedures and methods illustrated in the publication, "Plant Handling" (Horticultural Trades Association) and relevant sections of BS 4043:1989 - Recommendations for transplanting of root-balled trees.

Shrub Planting:

- 3.6 All bare root stock shall be planted between December and March inclusive. Plants shall be delivered to site in quantities which can be planted the same day. No plant roots shall be allowed to dry out.
- 3.7 2L and 3L pot grown shrubs shall be planted in pits 350x350x350mm and back-filled gently with original topsoil combined with 1kg of slow release fertiliser per 300 square metres. (Isobutizidene divrea or sulphur-coated urea or similar approved).
- 3.8 Plant stock shall be watered in same day with 5 litres per plant.

Wild flora lawn:

- 3.9 Ideally soil is not highly fertile, and no soil improvement should be undertaken. Any vegetation clearance should include removal of arisings.
- 3.10 Herbicides could be used on perennial weeds. Good preparation is essential to success so aim to control weeds and produce a good quality seed bed before sowing.
- 3.11 To prepare a seed bed first remove weeds using repeated cultivation or a herbicide. Harrow or rake to produce a medium tilth, and roll or tread to produce a level firm surface.
- 3.12 Seed is best sown in the autumn or spring but can be sown at other times of the year if there is sufficient warmth and moisture. The seed must be surface sown and can be applied by machine or broadcast by hand. To get an even distribution and avoid running out, divide the seed into two or more parts and sow in overlapping sections. Do not incorporate or cover the seed, but firm in with a roll, or by treading, to give good soil/seed contact. Broadcast seeds to supplier's instruction and suggested quantities.

Mulch:

- 3.13 Planting beds shall be spread with a medium grade bark mulch to a settled depth of 75mm. Mulch to be free from fines, weeds, disease and contaminants.

4 Maintenance

4.1 External space shall be maintained by the Developers agent during the time of implementation. Thereafter the maintenance of all soft landscaped areas is the responsibility of the residents and/or management company.

Regular visits:

4.2 Monthly maintenance visits to include the following operations:

- Hand weed planting beds ;
- Remove litter;
- Sweep mulch spillage;
- Re-firm plant stock as necessary;
- Adjust stakes and ties as necessary;
- Prune plant stock as required to encourage good form and maintain the width of footways;
- Check all plant stock and report signs of pests, disease, death and damage;
- Maintain paths free of debris and overhanging plants;
- Inspect paths for build up of algae and apply treatment to maintain a slip free surface.

Watering:

4.3 Plant stock to receive the following quantities of water:

- Shrub borders and new hedgerows - on 10 occasions throughout the growing season, or when less than 30mm precipitation at the end of any 4 week period.

Watering regimes for the new planting should be increased to weekly through the growth season – March – September inclusive

Plant replacements:

4.4 Within 5 years of completion of the development all dead, dying and vandalised plant stock to be replaced at the end of each growing season throughout the maintenance period.

Grass cutting:

- 4.5 Grass to be cut throughout the first growing season to maintain a sward of 40mm to create tillering of grasses and make good coverage. To be edged and clippings removed and watered as necessary.
- 4.6 Second growing season and ongoing mow regularly to 40mm sward for wild flora lawns. To permit flowering, mowing should cease from late June. Resume mowing after 4-8 weeks. Mowing may be suspended earlier in the year to allow cowslips to flower. Remove all arisings from site.



Management Soft works

	Year 1	Year 2	Year 3	Year 4	Year 5
Shrub pruning	Maintain good form. Remove herbaceous material in spring before new growth. Replace, dead dying and diseased stock	Maintain good form. Remove herbaceous material in spring before new growth. Fix climbers onto frames Replace, dead dying and diseased stock Top up mulch	Maintain good form. Remove herbaceous material in spring before new growth. Fix climbers onto frames Replace, dead dying and diseased stock	Maintain good form. Remove herbaceous material in spring before new growth. Fix climbers onto frames Replace, dead dying and diseased stock Top up mulch	Maintain good form. Remove herbaceous material in spring before new growth. Fix climbers onto frames Replace, dead dying and diseased stock
Wild flora lawn	Mow to reduce annual weed and create good sward to 40mm	Maintain mowing at 40mm of lawn areas, cease mowing July and August	Maintain mowing at 40mm of lawn areas, cease mowing July and August	Maintain mowing at 40mm of lawn areas, cease mowing July and August	Maintain mowing at 40mm of lawn areas, cease mowing July and August

5 Plant schedule

Shrubs and Perennials: Native = (n); wildlife friendly = (w); multi-stemmed (MS)					
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6 Hard works schedule

<p>PAVING – parking Product: Tegula block paving Dimensions: 160 x 240, 160 x 160, 120 x 160mm x 60mm Pattern: Staggered bond Colour/ Finish: Harvest Supplier: Marshalls (or equal & approved)</p>	
<p>PAVING – paths and terrace Product: Fired stone paving Dimensions: 600 x 300 x 38mm depth Pattern: staggered bond Colour/ Finish: Fired York Supplier: Marshalls (or equal & approved)</p>	
<p>IMPROVEMENT TO ACCESS ROUTE Product: Gravel Dimensions: 30mm (d) Pattern: Colour/ Finish: 'Summer Gold' Supplier: Addagrip (or equal & approved)</p>	

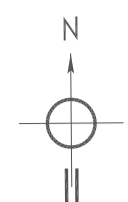
Product: Close board fence; gate to match
Dimensions: 1800mm height; gate 600mm wide
Pattern:
Colour/ Finish: Natural timber
Supplier: Jacksons Fencing Ltd



7 Ecological enhancement schedule

<p>HABITAT BOXES Product: Bat box Supplier: Nestbox Integrated bat box Location: Establish on building; southwest facing; at least 5m above ground</p>	 A rectangular red bat box is mounted on a brick wall. The box is recessed into the wall and has a small opening at the bottom. The bricks are reddish-brown.
<p>Product: Bird box Supplier: Vivara Pro integrated Location: Establish on building; northeast facing; at least 5m above ground</p>	 A white bird box with two oval-shaped entrances is mounted on a brick wall. The box is made of a dark material, possibly concrete or stone, and is attached to the wall with a bracket. The bricks are reddish-brown.

APPENDIX 1

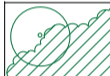




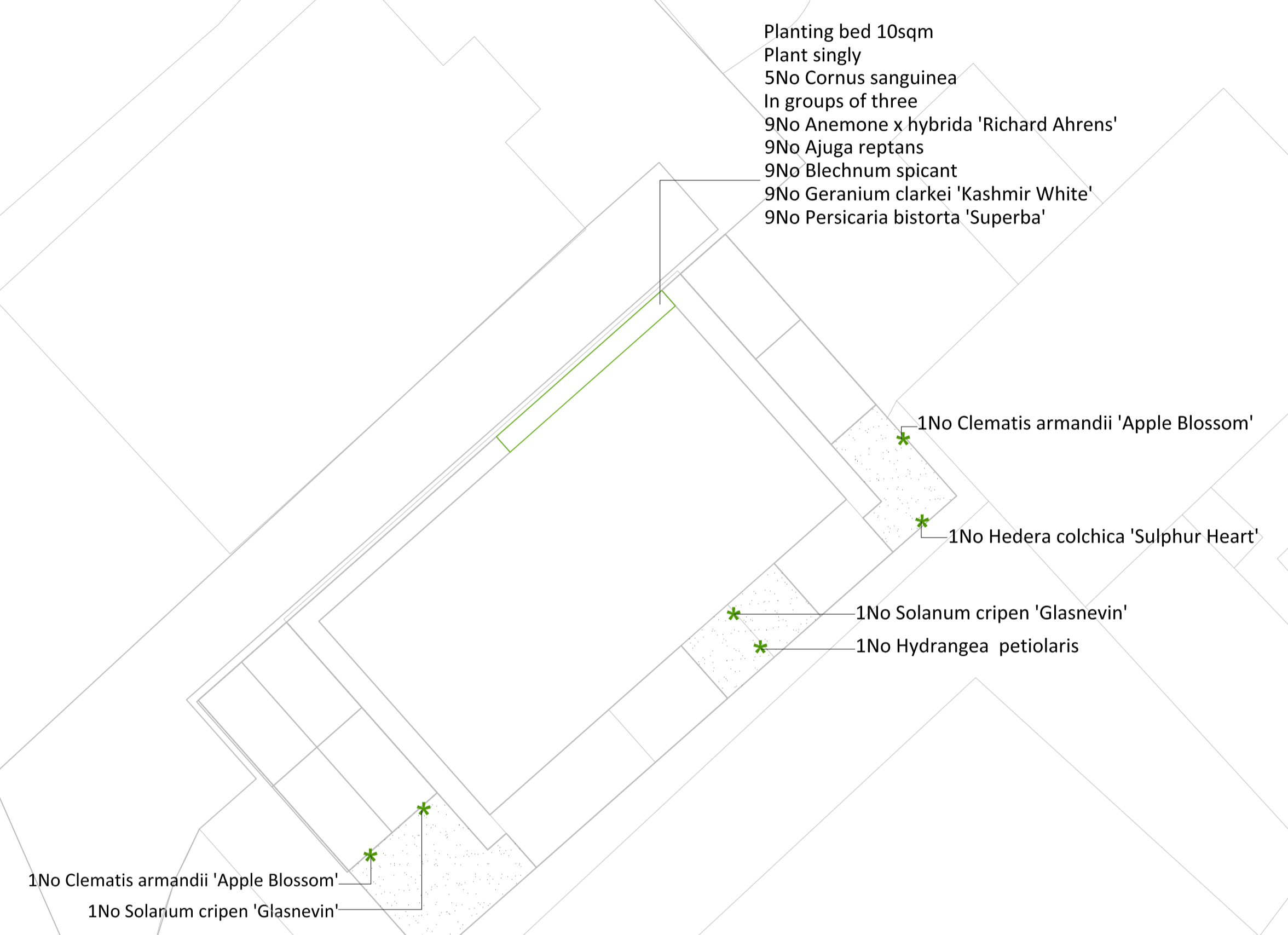
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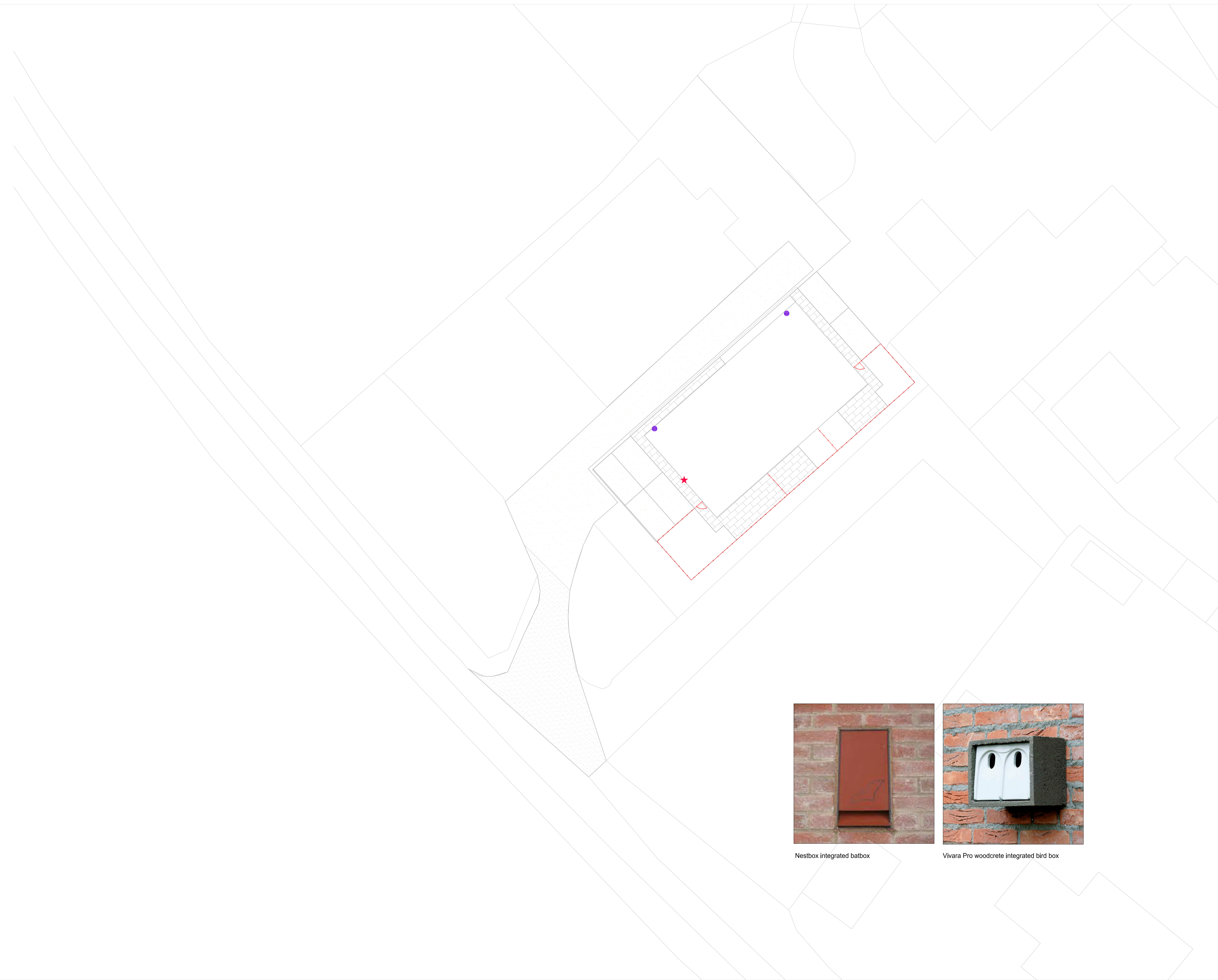
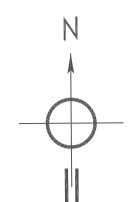
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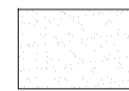

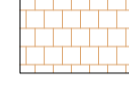
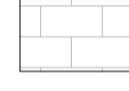






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Scale: 1:100 @ A1	Date: November 2023	
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APPENDIX 2



LEGEND (HARD WORKS)

-  Bituminous open grade macadam, 'dark grey'
-  Existing surface or improve with pea shingle 10mm, 40mm deep over permeable membrane edged by timber where necessary (or similar)
-  Marshall's: Tegula Piora 'Harvest' concrete block permeable paving 160 x 240, 160 x 160, 120 x 160mm x 60mm depth, staggered bond pattern
-  Marshall's - Firedstone paving 'Fired York' 600 x 300 x 38mm
-  Timber close board fence, 1800mm ht, gate to match
-  Timber post and rail fence, 1800mm ht 900mm width
-  Bird Boxes - 2No Integrated Bird box - Vivara Pro Woodstone House Sparrow Box
-  Bat Box - 1No Nestbox integrated Eco bat box

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Nestbox integrated batbox



Vivara Pro woodcrete integrated bird box



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