

Boldon House

Landscape Design Document Stage 3

Application A - Building

11/12/23 - 9th Issue



colour

Project
Boldon House

Drawing Title
**Landscape Design Document Stage 3
Application A - Building**

Project No. **2341** Project Status **Stage 3**

Drawing No. **BOL-COL-ZZ-00-DO-L-0003** Revision **P09**

Rev	Amemdments	Date	Drawn	Chkd
P01	First Issue	17.01.23	DB	CJT
P02	Updated to latest layout	07.02.23	DB	CJT
P03	Updated to latest layout	12.04.23	AH	CJT
P04	Updated to latest layout	05.05.23	AH	CJT
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P08	Included maintainance	05.09.23	CJT	CJT
P09	Updated to latest layout	11.12.23	CJT	CJT

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colour

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Landscape Masterplan

Stage 3



Ownership Boundary	Red Line Boundary	Existing Tree To be removed	Existing Structure Plantin To be retained
Existing Vehicular Tarmac to be retained	Existing Pedestrian Tarmac to be retained	Existing Structure Planting To be retained and trimmed back where necessary	Proposed Hedge Planting
Existing Paving to be retained	Proposed Flag Paving Marshalls Perfecta Colour: Buff Size: 450 x 450 x 70mm	Proposed Shrub Planting	Proposed Amenity Grass Planting
Proposed Block Paving Marshalls Tegula Colour: Harvest Size: 160x120 & 240x160mm	Proposed Vehicular Tarmac	Proposed Species Rich Grassland Product: WFG18 Butterfly & Honeybee Supplier: Germinal Amenity	
Proposed Steps To match proposed paving Tactile paving to bottom and top: Product: Marshalls Tactile anti-slip paving Colour: Charcoal Size: 400 x 400mm	Proposed Vehicular Tarmac to replace existing (Approximate location)		
Road Kerb Refer to Engineers specification for build up	Flush Kerb Refer to Engineers specification for build up	Furniture	
Pin Kerb Refer to Engineers specification for build up	Proposed Retaining Wall to match existing	Proposed Benches Product: HighLife III Bench Supplier: Streetlife Refer to NBS Q50 220	Proposed Light Bollard To main entrance
Existing Retaining Wall	Proposed Balustrade To proposed retaining walls. To match existing Colour: Anthracite grey	Proposed Lamp Post	Proposed Cycle Shelter by Green Roof Shelters Refer to NBS Q50 212
Existing Balustrade To be retained to top of existing retaining walls. Colour: Anthracite grey	Proposed 2.2m high Acoustic Fence & Gates to match Product: 12k acoustic enviro fence Supplier: Jacksons	DDA Active Charging Bay	Proposed CCTV Column
Existing 2m High Metal Fence to be retained	Existing 1.8m High Timber Fence To Be Retained. Northern line to be altered in line with proposed plans	EV active charging bay Upstanding vehicle charging point to be 2.3m or less	DDA Bay
Proposed 2m High Timber Fence Treatment: Close board Finish: All timber to match proposed cycle shelters	Proposed Vertical Bar Railings Height: 2m Supplier: Jacksons Colour: Black	Shared vehicle parking	Litter Bin Product: Wyatt Capacity: 50 liters Supplier: Wybone or similar approved Finish: Clear oil
Gates To match corresponding fence type			

Notes:
40 Cycle Storage

Additions

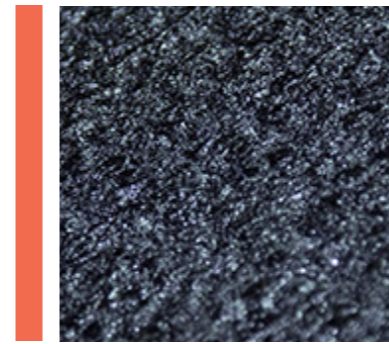
- Bin storage added
- DDA compliant ramp added within carpark

Hardworks Strategy

Sitewide



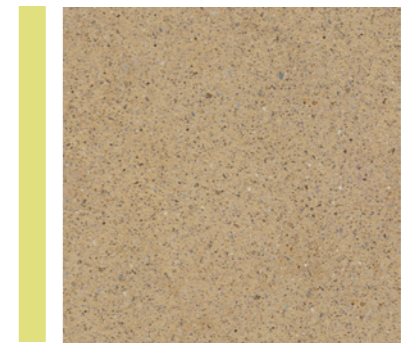
Existing vehicular tarmac to be retained



Proposed vehicular tarmac



Existing paving to be retained



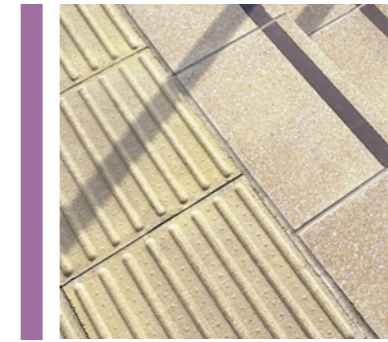
Proposed concrete paving
Marshalls Perfecta
 Colour: Buff
 Size: 450 x 450mm
 Stack bond



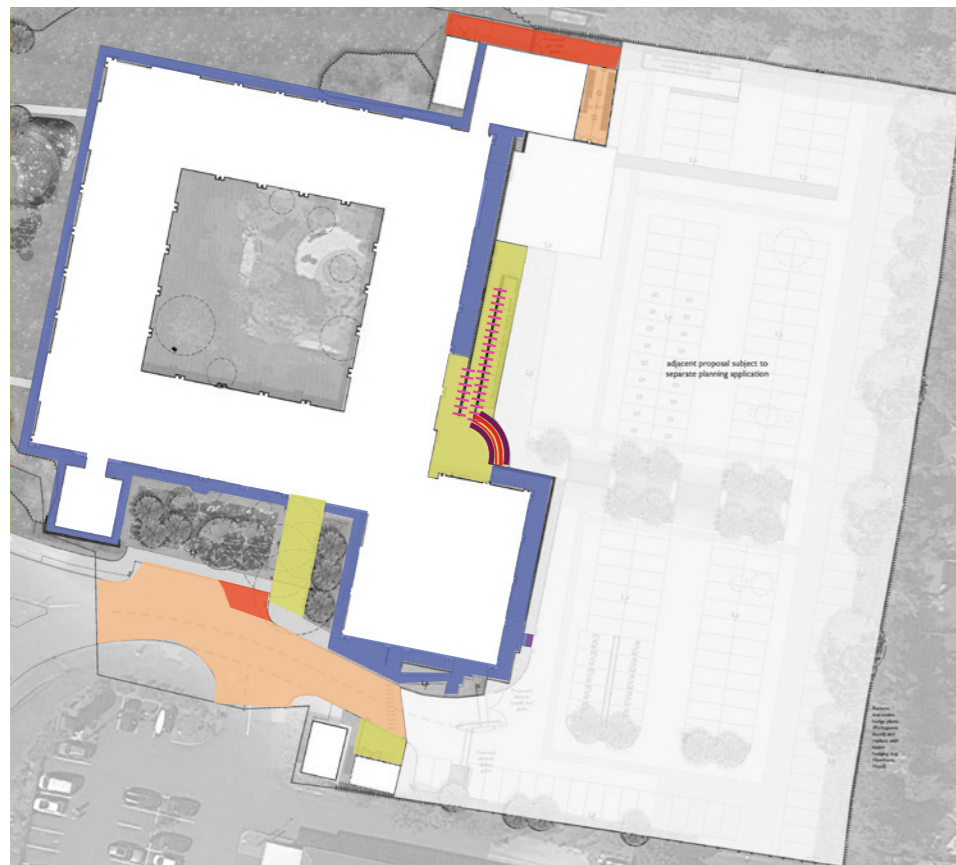
Proposed brick retaining wall to match existing



Proposed steps to match paving with Tactile hazard warning
Marshalls Perfecta Concrete Step Treads. Risers to match existing brick wall.
 Colour: Buff
 Size: 450 x 450mm



Proposed tactile paving
Marshalls Tactile anti-slip paving
 Colour: Charcoal
 Size: 400 x 400mm



Context Plan

Boundary Treatment Plan



Context Plan



Proposed Acoustic barrier Fencing



Proposed steel ballustrade / Matching Handrail
To match existing colour: Anthracite grey



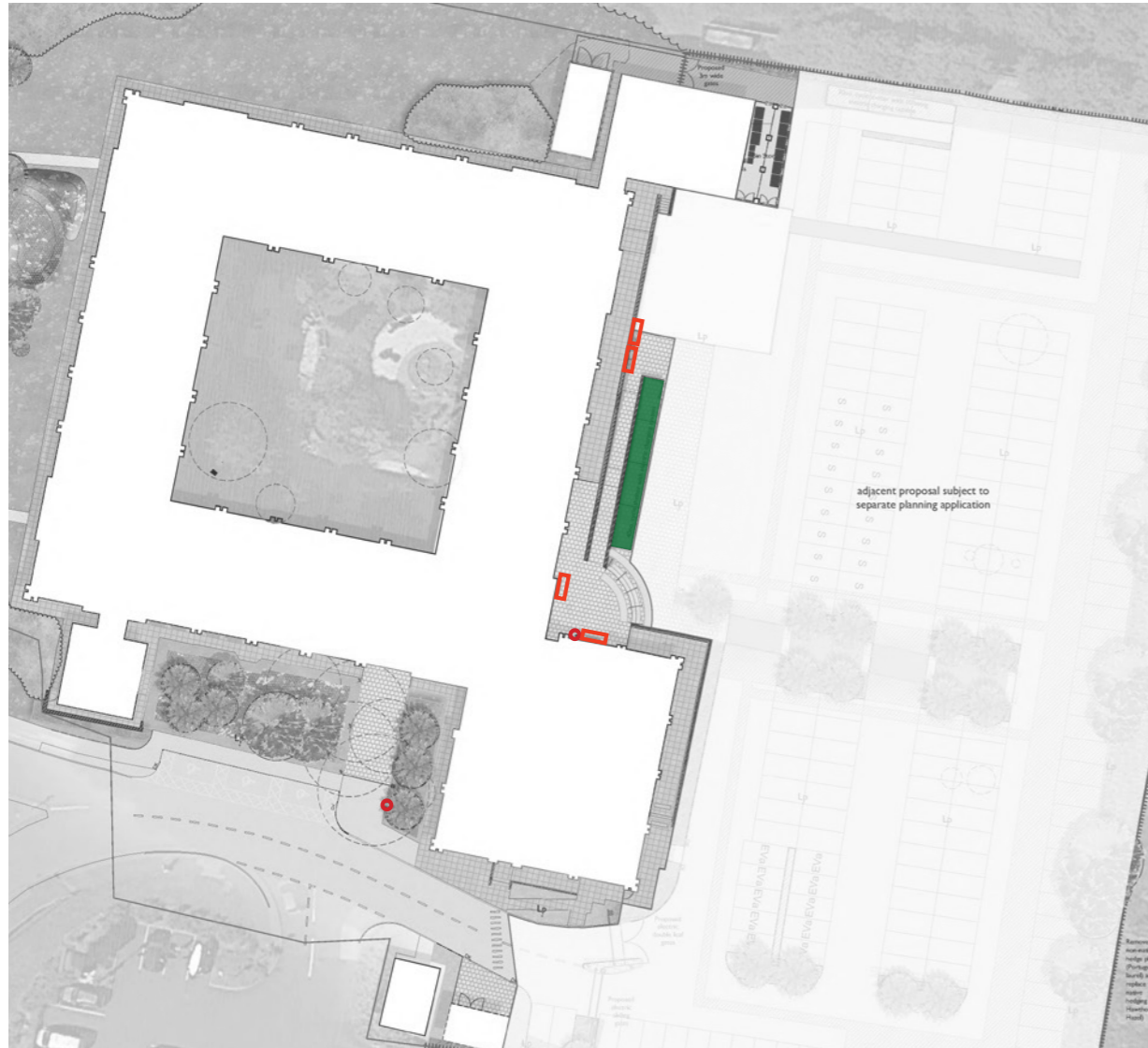
Proposed 2.0m high timber fence and gates to bin store
Fence and gates to match cycle store

Gate Schedule			
Gate Number	Leaf Type	Infill Type	Width (m)
3	Single	Retained and refurbished pedestrian gate	1.0m
4	Double	2.0m high close boarded vehicular / pedestrian gate to bin storage area	2.0m
5	Double	2.0m high close boarded vehicular / pedestrian gate to bin storage area	2.0m
6	Double	1.8m high weldmesh vehicular / pedestrian gate to match existing timber fence	3.0m
7	Double	1.8m high weldmesh vehicular / pedestrian gate to match proposed Acoustic Barrier fence	2.2m

NB. Locking mechanisms to gates to be developed by Specialist Contractor. All gates to include suitable handles and floor fixings to secure in both open and closed positions. All new fire exit gates should open outwards from direction of travel where possible.

Note:
All Items covered under permitted development unless specified otherwise
Except Cycle Shelter and Lighting Elements

Furniture Strategy



Context Plan



Bench with backrest
Streetlife Highlife III Bench



Cycle Storage to carpark area
Proposed Cycle Shelter by Green Roof
Shelters or similar approved 1 no. 40
stand



Wyatt Timber Litter Bin
or similar approved

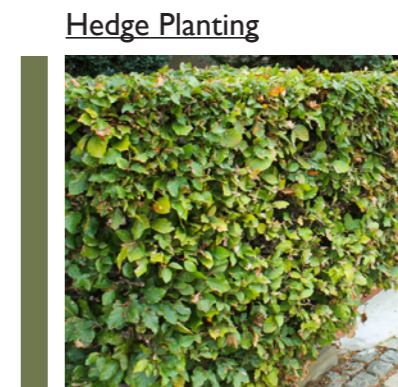
Note:
All Items covered under permissive
development unless specified otherwise
Except Cycle Shelter and Lighting Elements

Planting Strategy

Entrance Space

The planting strategy aims to:

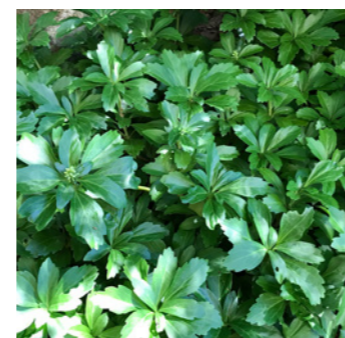
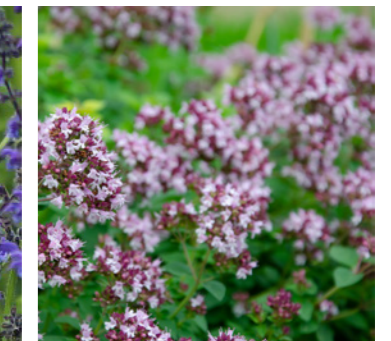
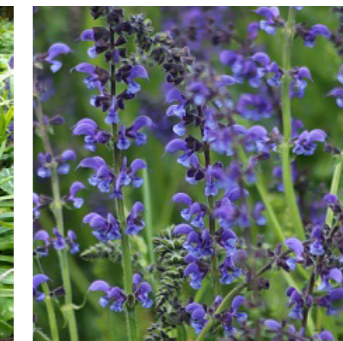
- Retain existing trees where possible;
- Provide screening to building surrounds;



Note:
All plants to be planted at 5 per/m2
and all trees to be extra heavy standard



Context Plan



Planting Strategy

High Level Preparation & Maintenance



Topsoil and soil ameliorants

Topsoil system for turfing and seeding

1. Composition
 - 1.1. Topsoil: Imported topsoil to BS 3882 'Multipurpose', Sandy Loam
 - 1.2. Ameliorants: Sanitized and stabilized composted materials certified to PAS 100

Planting bed topsoil system

1. Description: FOR ALL PLANTING BEDS
2. Composition
 - Topsoil: Imported topsoil to BS 3882 'Multipurpose', Sandy Loam
 - 2.1. Ameliorants: Sanitized and stabilized composted materials certified to PAS 100
 - 2.2. Accessories: Mycorrhizal inoculant

Planting pit backfilling topsoil system

1. Composition
 - Topsoil: Imported topsoil to BS 3882 'Multipurpose', Sandy Loam
 - 1.1. Ameliorants: Sanitized and stabilized composted materials certified to PAS 100
 - 1.2. Accessories: Mycorrhizal inoculant

Mulching and top dressing system

1. Description: FOR ALL PLANTING BEDS
2. Composition
 - 2.1. Material: Rowlawn 'Promulch'

Preparation materials generally

1. Purity: Free of pests, disease, peat and river and canal dredgings.
 - 1.1. Foreign matter: On visual inspection, free of fragments and roots of aggressive weeds, sticks, straw, subsoil, pieces of brick, concrete, glass, wire, large lumps of clay or vegetation, and the like.
2. Contamination: Do not use topsoil contaminated with subsoil, rubbish or other materials that are:
 - 2.1. Corrosive, explosive or flammable.
 - 2.2. Hazardous to human or animal life.
 - 2.3. Detrimental to healthy plant growth.
3. Subsoil: In areas to receive topsoil or planting media, do not use subsoil contaminated with the above materials.
4. Objectionable odour: None.
5. Give notice: If any evidence or symptoms of soil contamination are discovered on the site or in topsoil or planting media to be imported.

Imported topsoil to BS 3882

1. Quantity: Provide as necessary to make up any deficiency of topsoil existing on site and to complete the work.

Mycorrhizal inoculant

1. Manufacturer: Plantworks Ltd
 - 1.1. Product reference: Rootgrow Professional

Mechanical tools

1. Restrictions: Do not use within 100 mm of tree and plant stems. Do not damage adjacent planting.

Grading subsoil for:

1. Description: PLANTING BEDS
2. Standard: In accordance with BS 8601.
3. General: Grade to smooth flowing contours to achieve specified finished levels of topsoil.
4. Areas of thicker topsoil: Excavate locally.
5. Avoid compaction.
6. Excess subsoil: Remove.

Subsoil surface preparation for:

1. Description: PLANTING BEDS
2. Standard: In accordance with BS 3882.
3. General: Excavate and/ or place fill to required profiles and levels, as section D20.
4. Loosening
 - 4.1. When ground conditions are sufficiently dry to allow breaking up of soils, loosen thoroughly to specified depth
 - 4.1.1. Light and noncohesive subsoils: 300 mm
 - 4.1.2. Stiff clay and cohesive subsoils: 300 mm
 - 4.1.3. Rock and chalk subgrades: Lightly scarify to promote free drainage.
 - 4.2. Wet conditions: Do not loosen subsoils.
5. Stones: Immediately before spreading topsoil, remove stones larger than 50 mm.
6. Remove from site: Arisings, contaminants and debris and builders rubble

Surplus materials to be removed

1. Topsoil removal from site: Topsoil remaining after completion of all landscaping work
2. Subsoil, stones, debris, wrapping material, canes, ties, temporary labelling, rubbish, prunings and other arisings: Remove.

Grading of topsoil

1. Topsoil condition: Reasonably dry and workable.
2. Contours: Smooth and flowing, with falls for adequate drainage.
 - 2.1. Hollows and ridges: Not permitted.
3. Give notice: If required levels cannot be achieved by movement of existing soil.

Planting Strategy

High Level Preparation & Maintenance



Handling topsoil

1. Standard: In accordance with BS 3882.
2. Aggressive weeds: Give notice and obtain instructions before moving topsoil.
3. Plant: Select and use plant to minimize disturbance, trafficking and compaction.
4. Contamination: Do not mix topsoil with:
 - 4.1. Subsoil, stone, hardcore, rubbish or material from demolition work.
 - 4.2. Other grades of topsoil.
5. Multiple handling: Keep to a minimum. Use or stockpile topsoil immediately after stripping.
6. Wet conditions: Handle topsoil in the driest condition possible. Do not handle during or after heavy rainfall, or when the moisture content is greater than the plastic limit.

Spreading topsoil on:

1. Description: PLANTING BEDS AND GRASSED AREAS
2. Standard: In accordance with BS 3882.
3. Temporary roads/ surfacing: Remove before spreading topsoil.
4. Layers
 - 4.1. Depth (maximum): 150 mm.
 - 4.2. Gently firm each layer before spreading the next.
5. Depth after firming and settlement: 150mm for grass, 300mm for shrubs, 450mm for tree pits
6. Crumb structure: Do not compact topsoil. Preserve a friable texture of separate visible crumbs wherever possible.

Loose tipping of topsoil

1. Standard: In accordance with BS 3882.
2. General: Do not firm, consolidate or compact topsoil when laying. Tip and grade to approximate levels in one operation with minimum of trafficking by plant.

Final cultivation

1. Description: PLANTING BEDS AND GRASSED AREAS
2. Compacted topsoil: Break up to full depth.
3. Tilth: Loosen, aerate and break up topsoil to a tilth suitable for blade grading.
4. Depth: 150/ 300/ 450mm to full depth of topsoil
5. Particle size (maximum): 5 mm
6. Timing: Within a few days before planting
7. Weather and ground conditions: Suitably dry.
8. Surface: Leave regular and even.
9. Levels: Grassed areas - 50mm below adjoining paving/ top of planting beds to allow for compost application
Planting beds - 100 mm below adjoining paving, grass or kerbs to allow for compost and mulch installation

10. Undesirable material brought to the surface
 - 10.1. Remove visible weeds.
 - 10.2. Remove roots and large stones with any dimension exceeding 10 mm.

Finished levels of topsoil after settlement

1. In relation to adjoining paving, kerbs or hard surfaces: 100 mm below adjoining paved surfaces/kerbs to allow for 50mm compost application prior to final cultivation and 50mm mulch to surface
2. In relation to adjacent grass areas: 100 mm below to allow for 50mm compost application prior to final cultivation and 50mm mulch to surface
3. Seeded areas: Extend cultivation into existing adjacent grassed areas sufficient to ensure full marrying in of levels.
4. Within root spread of existing trees and shrubs to be retained: Do not dig or cultivate.
5. Adjoining soil areas: Marry in.
6. Thickness of turf or mulch: Included.

Applying compost

1. Description: TO PLANTED AND GRASSED AREAS
2. Application rate for trees and shrubs: 50 mm thick
 - 2.1. Timing: Apply prior to cultivation.
3. Application rate for grass: 50 mm-thick layer
 - 3.1. Timing: Apply prior to cultivation.

Applying mycorrhizal inoculant

1. Description: TO PLANTING BEDS
2. Depth: To manufacturer's recommendations

Applying loose mulch

1. Description: TO PLANTING BEDS
2. Timing: Immediately after planting
3. Preparation: Ensure that soil is thoroughly moistened, applying water where necessary
4. Coverage of mulch (minimum)
 - 4.1. Planting beds (depth): 50 mm depth
 - 4.2. Trees: 50 mm depth
5. Finished level of mulch: Flush with adjacent grassed or paved areas

Seeding/ turfing

Seeded and turfed areas

1. Growth and development: Healthy, vigorous grass sward, free from the visible effects of pests, weeds and disease.
2. Appearance: A closely knit, continuous ground cover of even density, height and colour.

Climatic conditions

Planting Strategy

High Level Preparation & Maintenance



General: Carry out the work while soil and weather conditions are suitable.

Watering

1. Quantity: Wet full depth of topsoil.
2. Application: Even and without displacing seed, seedlings or soil.
3. Frequency: As necessary to ensure the establishment and continued thriving of all seeding/turfing.

Preparation

Seed bed cleaning before sowing

- 1.1. Operations: Kill pernicious weeds with selective contact herbicide and remove weeds by hand weeding and hoeing for repeated cultivations.

Soil requirements

1. Type
 - 1.1. Seeded areas: Soil for grass swards, as section Q28
 - 1.2. Preparation following cultivation: Topsoil to be harrowed or raked to produce a medium tilth, and rolled or tread to produce a level firm surface prior to seeding.

Seeding

Grass seed for any existing areas to be made good following works

1. Supplier: Emorsgate
 - 1.1. Mixture reference: ELI Flowering Lawn Mixture
2. Application rate: 5g/m²

Grass seed for wildflower meadow species rich grassland

1. Supplier: Emorsgate
 - 1.1. Mixture reference: Butterfly and Honeybee Mix
2. Application rate: 5g/m²

Grass seed for wetland species rich grassland

1. Supplier: Emorsgate
 - 1.1. Mixture reference: RE3
2. Application rate: 5g/m²

Sowing

1. General: Establish good seed contact with the root zone.
2. Method: Manually broadcast then rolled/ tread in

- 2.1. Distribution: 2 equal sowings at right angles to each other

Grass sowing season

1. Grass seed generally: April to June or August to October

First cut of flowering lawn grassed areas

1. Timing: When grass is reasonably dry.
 - 1.1. Height of initial growth: 75 mm
2. Preparation
 - 2.1. Debris and litter: Remove.
 - 2.2. Stones and earth clods larger than 25 mm in any dimension: Remove
3. Height of first cut: 50 mm
4. Arisings: Remove from site
5. First Year Management: Annual weed growth to be controlled by repeated mowing. Newly sown flowering lawns to be mown regularly (every 7 -10 days during growing season) throughout the first year of establishment. Cut to a height of 40-60mm, removing cuttings if dense. This will gradually develop a good sward structure, help maintain balance between faster growing grasses and slower developing wild flowers, and control annual weeds. Dig out any residual perennial weeds such as docks

First cut of RE3 River Floodplain

1. Timing: When grass is reasonably dry.
 - 1.1. Height of initial growth: 75 mm
2. Preparation
 - 2.1. Debris and litter: Remove.
 - 2.2. Stones and earth clods larger than 25 mm in any dimension: Remove
3. Height of first cut: 70 -100 mm
4. Arisings: Remove from site
5. First Year Management: First cut early July, then monthly during August, September and October.

First cut of wildflower meadow species rich grassland

1. Timing: When grass is reasonably dry.
 - 1.1. Height of initial growth: 75 mm
2. Preparation
 - 2.1. Debris and litter: Remove.
 - 2.2. Stones and earth clods larger than 25 mm in any dimension: Remove
3. Height of first cut: 70 -100 mm
4. Arisings: Remove from site
5. First Year Management: First cut mid-September - 1st October and collect the arisings. Cut from mid-August to early October. This can be done as one cut but preferable, and if the meadow is big enough, you will cut it in sections leaving a week to a fortnight between cuts. Ensure you collect the arisings. If the meadow is large enough, consider allowing up to a fifth to stand uncut through the winter and cut down and remove the clippings in March the following year, this

Planting Strategy

High Level Preparation & Maintenance



will provide a habitat for invertebrates and some vertebrates over the winter. Rotate this area so a different section is left uncut each year. This more closely replicates the grazing of animals which would leave some small areas not grazed.

If possible, and with the obvious exception of areas you are leaving uncut, lightly mow the sward down to 70 -100 mm as required throughout the winter months until March and collect the clippings.

Cleanliness

1. Soil and arisings: Remove from hard surfaces.
2. General: Leave the works in a clean, tidy condition at Completion and after any maintenance operations.

External planting

Times of year for planting

1. Deciduous trees and shrubs: Late October to late March.
2. Conifers and evergreens: September/ October or April/ May.
3. Herbaceous plants (including marginal): September/ October or March/ April.
4. Container grown plants: At any time if ground and weather conditions are favourable.
- 4.1. Watering and weed control: Provide as necessary.

Watering

1. Quantity: Wet full depth of topsoil.
2. Application: Even and without damaging or displacing plants or soil.
3. Frequency: As necessary to ensure establishment and continued thriving of planting.

Plants/ Trees – general

1. Condition: Materially undamaged, sturdy, healthy and vigorous.
2. Appearance: Of good shape and without elongated shoots.
3. Hardiness: Grown in a suitable environment and hardened off.
4. Health: Free from pests, diseases, discoloration, weeds and physiological disorders.
5. Budded or grafted plants: Bottom worked.
6. Root system and condition: Balanced with branch system.
7. Origin/ Provenance: British provenance

Plant/ Tree substitution

1. Plants/ trees unobtainable or known to be likely to be unobtainable at time of ordering:

Submit

alternatives, stating:

- 1.1. Price.

- 1.2. Difference from specified plants/ trees.
2. Approval: Obtain before making any substitution.

Plant handling, storage transport and planting

1. Standard: To CPSE 'Handling and establishing landscape plants'.

Preparation of planting beds/ planting

Weed control

1. Locations: All planting areas
2. General: Prevent weeds from seeding and perennial weeds from becoming established, by hand weeding and hoeing.

Random plant layout

1. Description: TO SHRUB PLANTING
2. Spacing: Evenly, avoiding straight lines
3. Density: As plant schedule

Shrub planting pits

Sizes: Wide enough to accommodate roots when fully spread and 75 mm deeper than root system

After planting

1. Watering: Immediately after planting, thoroughly and without damaging or displacing plants or soil.
2. Firming: Lightly firm soil around plants and fork and/ or rake soil, without damaging roots, to a fine tilth with gentle cambers and no hollows.
3. Top dressing: Mulching and top dressing system, as section Q28
- 3.1. Depth: 50 mm

Tree planting

1. Standard: Prepare trees and transplant in accordance with BS 8545

Tree pits

1. Sizes: 75 mm deeper than root system and wide enough to accommodate roots when fully spread

Tree Staking

1. All feathered trees to be single, vertically staked
2. Stakes to be placed close to the tree on the windward side, driven at least 300mm into the bottom of the tree pit before planting, and secured to the tree firmly but not rigidly with tree ties
3. Stakes to be cut to the height of the lowest branch of the tree

Report Prepared by Colour

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