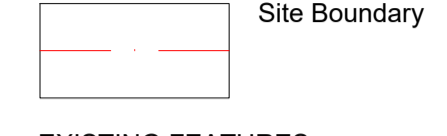
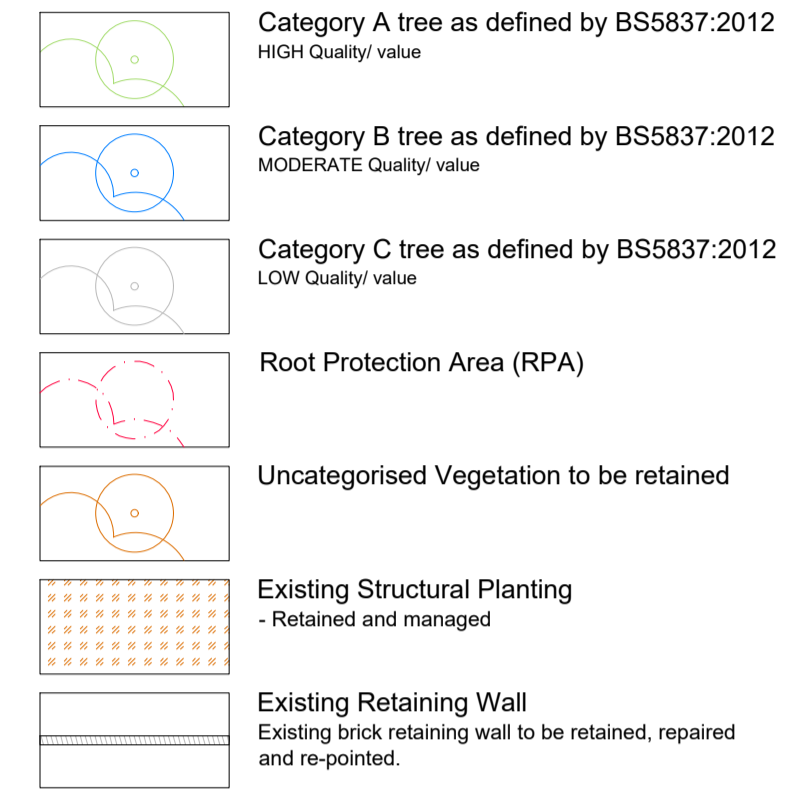


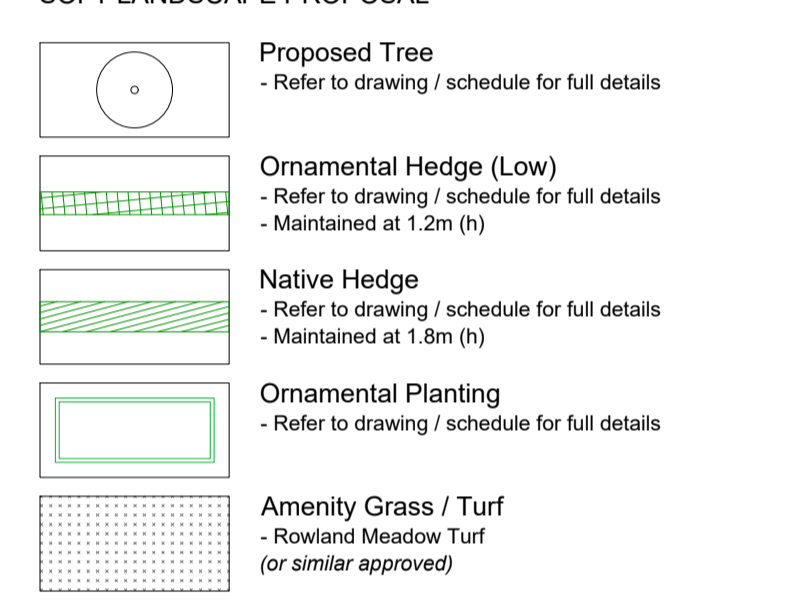
**KEY**



**EXISTING FEATURES**



**SOFT LANDSCAPE PROPOSAL**



**NOTES**

**Alternatives**  
Any alternatives to specified materials to be to an acceptable equivalent and subject to approval by client and contract administrator before ordering.

**Existing levels**  
For full level survey and final finished levels refer to site plan drawing.

**Root Barriers**  
Root barriers to be used between all proposed trees and adoptable services, service runs and walls/structures. - ReRoot 600 to be used for protection of adoptable services.

**PLANTING NOTES**  
The handling of plants to be in accordance with National Plant Specification 'Handling and Establishing Landscape Plants'. All plants and planting operations are to comply with the requirements and recommendations of all current relevant British Standard specifications including but not limited to:

- BS 8545: Trees: From Nursery to Independence in the Landscape
- BS 3936:1992: Nursery stock. Specification for trees and shrubs
- BS 3882:2015 - Specification for topsoil
- BS 4428:1989. Code of practice for general landscape operations (excluding hard surfaces) (AMD 8794)
- BS 5837: 2012 Trees in relation to design, demolition and construction. Recommendations
- BS 7370-3:1991. Grounds maintenance. Recommendations for maintenance of amenity and functional turf (other than sports turf)

All planting to be carried out during appropriate climatic conditions and where possible in the optimal planting period October through until March. Existing topsoil and/or imported, clean/inert horticultural ameliorants from sustainable sources. Contractor to satisfy himself of measurements on site and the full extent of works before pricing.

**Clearance**  
Cut back all grass and perennial vegetation including brambles, suckering and epicormic growth to a height of 25-50mm across site. All existing trees and shrubs marked for removal on plan to be removed prior to implementing proposals including grubbing out and stump grinding as applicable to site conditions. All rubbish, debris and existing **redundant** infrastructure to be removed. Stone picking of all stones and debris over 25mm to be undertaken.

**Tree works**  
All works to existing trees to be undertaken in line with BS 3998:2010 Tree Work. All trees and shrubs to be retained to be protected during works in line with BS5837:2012.

**Topsoil**  
The following depth of cultivated topsoil (existing and imported) should be provided over the following areas:  
Tree pits: a minimum of 500mm  
Shrub and Ornamental Planting Beds: a minimum of 400mm  
Grass Seeding/ Turf: a minimum of 200mm  
Imported topsoil must be BS 3882:2015 compliant and existing topsoil must be cultivated in accordance with BS 3882:2015 outside RPA's of existing trees. No cultivation should take place in wet/ waterlogged conditions and within the RPA's of existing trees. Topsoil to be used in areas of uneven surfaces to make good levels to create a smooth level surface. Where topsoil is added under existing trees to fill depressions in the surface such additions should be no greater than 100mm depth in line with BS5837:2012.

**Trees**

All trees to be planted in pits 600x600x500 or dimension of rootball, whichever is greater. S/LI trees to be supported by 1 no. stage and appropriate tie, S/SE S/HE trees to be supported by 2no. stakes and appropriate tie.  
Trees planted in the hard landscape area to be supported by Green Blue Urban Arbortory Deadman Guying System.  
Planting shall be planted in line with suppliers specification.

**Hedges**

**Native Hedge**  
Hedge plants to comprise of double staggered row of plants planted in areas cultivated to an appropriate depth and 800mm wide, in line with BS 4428: 1989. All plants to be planted with shrub shelter/rabbit guard, cane and planted through 800gsm flax fibre mulch roll, edges tucked.  
Planting shall be planted in line with suppliers specification.

**Ornamental Hedge**  
Hedge plants to comprise of a single row of plants planted in areas cultivated to an appropriate depth and 600mm wide, in line with BS 4428: 1989. All plants to be supported with the appropriate stake/ cane and planted through 800gsm flax fibre mulch roll, edges tucked.  
Planting shall be planted in line with suppliers specification.

**Ornamental Planting**

Plants shall be randomly mixed throughout the beds in species groups groups of 3 or 5. Planting shall be at the specified density, and planted in pits 200mm (w) x 250mm (d) or to the size of the root ball (whichever is greater) avoiding tree roots.

**Mulch**

Geotextile Weed-control fabric to be laid across any areas of bare earth following planting and up to the edge of the planting bed where it adjoins hard standing or grass). Planting beds to receive 75mm depth pulverised ornamental bark mulch. **Ensure the top of the mulch layer is a minimum of 15mm below adjacent pavements and other surfaces, to prevent spillage.**

**Plant positions**

Final position of trees and shrubs subject to confirmation of service location and approval of statutory undertakers. Allow for location of service information prior to work commencing on site.

**Lawn**

All turf/seeded areas to be cultivated (except with RPA's of trees) and levelled as required removing any stones, rubble, subsoil, and general construction waste. Turf and Seed to be installed as per suppliers detail and specification.

**Planting Season**

Bare-root shrubs to be planted between mid-November and mid-March dependant upon the planting season.

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Do not scale from this drawing, any discrepancies on site should be brought to the attention of Vincent & Brown.  
Work and materials must comply with the current building regulations and any relevant codes of practice, and must be in conjunction with the building specification and any other consultants or sub-contractor information.

**Planting Schedule**

Number	Species	Specification
1	Ainus glutinosa 'Laciniata'	Extra Heavy Standard RB
2	Betula albosinensis 'Fascination'	Half Standard RB
3	Prunus 'Spre'	Light Standard RB
1	Sorbus aucuparia 'Cardinal Royal'	Standard RB
5	Tilia cordata	Standard RB

**Ornamental Planting Mix 1**

Number	Species	Specification	Density	Percentage
13	Acanthus mollis	C 4 Buds	5/m <sup>2</sup>	8%
8	Achillea ptarmica 'The Pearl'	C 4 Buds	5/m <sup>2</sup>	5%
6	Allium giganteum	C	5/m <sup>2</sup>	5%
8	Asplenium scolopendrium	C	5/m <sup>2</sup>	8%
13	Echinacea purpurea 'White Swan'	C	5/m <sup>2</sup>	8%
18	Hebe 'Green Globe'	Bushy 4/6 brks	5/m <sup>2</sup>	12%
14	Hebe 'Sutherland'	1+1 Bushy 4/6 brks C	5/m <sup>2</sup>	12%
18	Hebe 'Champagne'	1+1 Bushy 4/6 brks C	5/m <sup>2</sup>	12%
7	Hosta sieboldiana elegans	C	5/m <sup>2</sup>	4%
7	Liriope muscari	C	5/m <sup>2</sup>	6%
16	Sarcococca hookeriana 'Ghorepani'	1+1 Bushy 4/6 brks C	5/m <sup>2</sup>	10%
6	Viburnum davilloi	1+1 Bushy 4/6 brks C	5/m <sup>2</sup>	5%
Total: 157				

**Ornamental Planting Mix 2**

Number	Species	Specification	Density	Percentage
14	Acanthus mollis	4 Buds C	5/m <sup>2</sup>	6%
13	Allium giganteum	C	5/m <sup>2</sup>	5%
19	Asplenium scolopendrium	C	5/m <sup>2</sup>	8%
19	Briza media	C	5/m <sup>2</sup>	8%
19	Cytisus praecox 'Albus'	1+1 Bushy 3/5 brks	5/m <sup>2</sup>	8%
24	Deschampsia cespitosa 'Goldtau'	C	5/m <sup>2</sup>	10%
19	Echinacea purpurea 'White Swan'	C	5/m <sup>2</sup>	8%
27	Hebe 'Champagne'	1+1 Bushy 3/5 brks C	5/m <sup>2</sup>	12%
27	Hebe 'Green Globe'	1+1 Bushy 3/5 brks C	5/m <sup>2</sup>	12%
24	Lavandula angustifolia 'Hidcote Pink'	1+1 Bushy 3/5 brks C	5/m <sup>2</sup>	10%
19	Sarcococca hookeriana 'Ghorepani'	1+1 Bushy 3/5 brks C	5/m <sup>2</sup>	8%
13	Verbenia bonariensis	C	5/m <sup>2</sup>	5%
Total: 237				

**Ornamental Planting Mix 3**

Number	Species	Specification	Density	Percentage
2	Allium 'Mount Everest'	C 4/6 brks	5/m <sup>2</sup>	6%
11	Sarcococca hookeriana humilis	C 4/6 brks	5/m <sup>2</sup>	60%
6	Skimmia confusa 'Kew Green'	1+1 Bushy 4/6 brks C	5/m <sup>2</sup>	32%
Total: 19				

**Ornamental Planting Mix 4**

Number	Species	Specification	Density	Percentage
7	Allium 'Mount Everest'	C	5/m <sup>2</sup>	6%
13	Asplenium scolopendrium	C	5/m <sup>2</sup>	12%
9	Liriope muscari	C	5/m <sup>2</sup>	8%
30	Sarcococca hookeriana 'Ghorepani'	1+1 Bushy 3/4 brks C	5/m <sup>2</sup>	12%
36	Skimmia confusa 'Kew Green'	1+1 Bushy 3/4 brks C	5/m <sup>2</sup>	35%
Total: 105				

**Ornamental Planting Mix 5**

Number	Species	Specification	Density	Percentage
5	Allium 'Mount Everest'	C	5/m <sup>2</sup>	6%
75	Lavandula angustifolia 'Hidcote'	1+1 Bushy 3/4 brks C	5/m <sup>2</sup>	90%
5	Verbenia bonariensis	C	5/m <sup>2</sup>	5%
Total: 85				

**Ornamental Planting Mix 6**

Number	Species	Specification	Density	Percentage
19	Skimmia confusa 'Kew Green'	1+1 Bushy 4/6 brks C	5/m <sup>2</sup>	100%
Total: 18				

**Ornamental Planting Mix 7**

Number	Species	Specification	Density	Percentage
20	Asplenium scolopendrium	Full Pot	5/m <sup>2</sup>	25%
12	Liriope muscari	C	5/m <sup>2</sup>	15%
45	Skimmia confusa 'Kew Green'	Bushy 4/6 brks C	5/m <sup>2</sup>	62%
Total: 77				

**Native Hedge Mix**

Number	Species	Specification	Density	Percentage
39	Acer campestre	1+1 Bushy 3/5 brks BR	5/m	39%
65	Carpinus betulus	1+1 Bushy 3/5 brks BR	5/m	25%
39	Corylus avellana	1+1 Bushy 3/5 brks BR	5/m	15%
65	Fagus sylvatica	1+1 Bushy 3/5 brks BR	5/m	25%
Total: 208				

**Ornamental Hedge**

Number	Species	Specification	Density
21	Prunus laurocerasus 'Otto Luyken'	1+1 Bushy 5/6 brks C	5/m
122	Prunus lusitanica	1+1 Bushy 3/4 brks C	5/m
Total: 143			

revision	date	description
01	14/12/23	Issued for Planning AOD

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**17 SHIPTON ROAD, YORK, YO30 5RE**

drawing:  
**DETAILED SOFT LANDSCAPE PROPOSALS**

**SITE PLAN**

date:	status:	drawn by:	checked by:
08/12/23	PLANNING	SC	LV

scale:	Sheet size:
1:200	A1
2 4 6 8 10 12 14 16 18 20	

job number	orig	zone	level	type	role	drawing number	revision
19058-	VB-	A-	00-	DR-	A-	108	01

**PROPOSED SITE PLAN**

