

### KEY TO EXISTING SITE

#### Existing Vegetation

- Existing Trees Retained**  
Location of existing trees with Root Protection Areas shown as per Hayden's Tree Constraints Plan
- Existing Trees Retained**  
Assumed location of trees located off site as identified from Google
- Existing Trees to be Pruned**  
Assumed location of trees located off site as identified from Google
- Existing Hedges Retained**  
Location of hedges as identified by the topographical survey
- Other Existing Vegetation Retained**  
Location of other shrubs and vegetation as identified by the topographical survey
- Existing Grass Areas**  
Areas of grass lawn and playing fields

#### Existing Surfacing & Structures

- Existing Artificial Grass Areas**  
Existing play area surfaced with artificial grass
- Existing Synthetic Surfacing**  
Existing play area surfaced with rubber safety surfacing
- Existing Gravel Surfacing**  
Existing play area surfaced with gravel
- Existing Timber Surfacing**  
Existing timber access ramps/steps
- Existing Concrete Surfacing**  
Existing areas of concrete
- Existing Asphalt Surfacing**  
Existing areas of asphalt
- Existing Paved Surfacing**  
Existing areas of paving and/or brick sets
- Existing Buildings**  
Existing buildings, containers, sheds, boxes etc

### KEY TO LANDSCAPE PROPOSALS

#### Proposed Planting Details & Specification

All areas of new landscaping to have the existing topsoil and subsoil decompacted by hand digging or rotorator. If any imported topsoil is required it should be placed to a depth of 350mm minimum in shrub areas and 200mm in grass areas and comply with BS3882:2007 Specification for Topsoil and Requirements for Use.

Planting should take place during the dormant planting season ie October to March. Indigenous species selected for seasonal interest and biodiversity.

#### Grass

Existing grass which is disturbed during construction is to be reinstated with new turf eg Rowlawn Medallion amenity grass mix of fescue, ryegrass and bent

- Potential New Wildflower Grassland Areas for BNG**  
A strip around the sports field to be left uncut and wildflower seeds sown and left to develop into a grassland meadow to achieve a positive Biodiversity Net Gain

#### Shrub Planting

Shrubs to be pit planted at densities indicated, to provide ground cover, low maintenance shrub/flowering plant areas, to the following specification:

- Ornamental Shrub Planting**  
Shrubs to be pit planted 4 per m<sup>2</sup>. Planted to provide low maintenance, colourful, dense low growing shrubs. All plants to be 3 litre pot grown stock, planted in swathes of the same species as indicated on the drawing.

#### Tree Planting

Standard specimen trees planted in locations indicated.

- Specimen Tree Planting (2 no.)**  
3.5-4.25m high, 12-14 cm girth "Heavy Standards" grown in Air Pots (supplied by Deepdale Trees or similar approved) with 1.75-2.0m clear stem to be pit planted including underground guying to secure the tree in an upright position and "root deflection" system near paved areas including bulky organic compost mixed backfill.

#### Car Park & Pedestrian Circulation

- Existing Car Park Retained**  
New parking bays 2.5m x 5.0m to be demarcated with white lining
- New Access Routes**  
All access paths to the new classroom to be tarmac surfaced surfaced with concrete pin kerb edgings. Full details of central ramp provided in MS3
- New Stepped Access**  
Access steps to the new classroom to be formed in brick to match the plinth of the new building with hand rail in accordance with Part M of Building Regs

#### Fencing & Gates

- New 1.8m high security fencing and gate
- New 1.2m high timber post and rail fencing and gate



**© Encon Associates - DISCLAIMER:**

This drawing is copyright and shall not be reproduced nor used for any other purpose without the written permission of Encon Associates. It is the contractor's responsibility to ensure full compliance with the relevant Regulations. All technical approval has been obtained from the relevant Authorities it should be understood that all drawings issued are PRELIMINARY and NOT for Construction. Should the contractor start site work prior to approval being given, it is entirely at his own risk. Do not scale from this drawing, use figured dimensions only. It is the contractor's responsibility to check and verify all dimensions on site. Any discrepancies to be reported to Encon Associates immediately. All survey information is provided by the surveying company and Encon Associates cannot accept any liability for any discrepancies thereon. All survey information to be verified on site by Contractor. For our Standard Terms and Conditions, please visit [www.enconassociates.co.uk/terms](http://www.enconassociates.co.uk/terms). Alternatively, a hard copy can be posted to you.

**Notes:**

This drawing is based on:

- Topographical Survey, drawing no. 42096NOLS-01A by Survey Solutions dated 23/08/2022
- Proposed Plan, drawing number BPS-RHP-TB-ZZ-DR-A-2005-P2 MS2 Proposed Plan Permanent by rhp Architects, dated 03.08.2023

**Bio-retention Rain Garden Area**

Proposed bio-retention area/rain garden. Size and location shown indicatively. Refer to Curtins drawing 081728-CUR-XX-XX-D-C-92800 for indicative details at this stage.

Rain garden to be constructed as per Engineers details and planted with species which prefer damp conditions but can tolerate periods of dry conditions as follows:

- Bio-retention Rain Garden (17m<sup>2</sup>)**  
5 litre pot grown plants to be planted in random groups of 3, 5 or 9 plants/group at 0.3m centres in the following species:  
20% Liriope muscari (Big blue lilyturf)  
20% Crocosmia crocosmiflora (Montbretia)  
20% Primula vulgaris (Primrose)  
20% Hemerocallis (Daylily)  
20% Lythrum salicaria (Purple loosestrife)

**Contractor's Compound & Haul Road**

During the approximately 6 month construction period, a temporary contractor's compound and haul road will be required with access and egress via Cambridge Row.

**Contractor's Compound (250m<sup>2</sup>)**

An area approximately 25m x 10m surfaced with stone as per Engineer's specification will be required for the duration of the contract. Existing grass to be stripped and topsoil stored for re-use. Stone to be removed and the end of the contract and area made good back to match existing grass playing field.

**Contractor's Haul Road (330m<sup>2</sup>)**

A temporary haul road for construction traffic, generally 6.5m wide route is required during the approximately 6 month construction period. Temporary ground protection is required where haul route encroaches with the RPA's of existing trees. Route to be made good back to match existing grass playing field.

Rev	Date	Description	Drawn	Checked
P5	16.11.23	Redline, haul road amended for 10m vehicle	MJB	GM
P4	08.11.23	RPA's, haul road, temp sports pitch added	MJB	GM
P3	27.10.23	New gate increased to 3.8m wide	MJB	GM
P2	25.10.23	Updated in line with drainage strategy	MJB	GM
P1	18.10.23	MS3 Planning Stage Issue	MJB	GM
P0	11.08.23	MS2 Planning Stage Issue	MJB	GM

Client  
RG Carter /  
Cambridgeshire County Council

Project  
Benwick Primary School  
High Street  
Benwick, March, PE15 0XA

Title  
Proposed Site Plan &  
Landscaping Scheme

Drawing Status  
STAGE 3 PLANNING

Drawn	MJB	Checked	LB
Date	07.08.23	Scale (A1)	1:250

**encon** associates  
Head Office  
10 Chapel Lane  
Nottingham  
NG5 7DR

Environmental Consultants to the Construction Industry  
BREWEM Code for Sustainable Homes Assessors | Landscape Architecture | Highway Engineers  
Life Cycle Costing | Energy Assessments | CIP | EPC | BREEAM | Daylight Calculations

Job Number	Drawing Number	Rev
A5606	02	P5