

- NOTE
1. Refer to figured dimensions, do not scale
 2. The contractor must report any discrepancies to the Architect
 3. All dimensions must be checked on site before proceeding
 4. The Architects disclaim responsibility for variations made from this drawing without their written consent
 5. Please ensure that there have been no additional revisions to this drawing before starting work
 6. All products are to be used strictly in accordance with the manufacturer's instructions

Revisions



- A** Public Amenity Grass Mix Type 1
Area to be seeded with Emorsgate Seeds EM1 - EM1 is a complete mix composed of 20% native wild flowers and 80% slow growing grasses, suitable for a wide range of soil types. The wild flowers are robust and showy, and the grasses are fine and slow growing, sowing rate 2-4grams per Sq.M; prepare ground in accordance with seed providers recommendation and specification.

- B** Public & Private Amenity Grass Mix Type 2
Area to be seeded with Emorsgate Seeds E22 - an excellent all purpose lawn mixture suited to a wide range of domestic and landscape applications.

- C** Public Amenity Grass Mix Type 2
Area to be seeded with Emorsgate Seeds EW1 - mixture of woodland wild flowers and grasses that will bloom in spring and early summer. The woodland wild flowers contained will thrive in shade; sowing rate 2-4 grams per Sq.M; prepare ground in accordance with seed providers recommendation and specification.

SHRUB PLANTING KEY

- A mix of the following Ornamental Shrubs:
- Aligga reptans
 - Alchemilla mollis
 - Bergenia cordifolia 'Silberlicht'
 - Crocosmia 'Lucifer'
 - Euphorbia amygdaloides var. Robbiae
 - Geranium 'Johnsons Blue'
 - Hebe 'Red Edge'
 - Hebe pingulifolia 'Sulferlandi'
 - Heliborus Evidus concisus
 - Heuchera 'Purple Palace'
 - Lavandula angustifolia 'Hidcote'
 - Pachysandra terminalis
 - Pericaria bistorta 'Superba'
 - Potentilla fruticosa 'Abbotwood'
 - Rosa 'Kent'
 - Hydrangeaphilum 'Autumn Glory'
 - Verbena bonariensis
 - Vinca minor 'Alba'

PLANTING GUIDANCE

All planting and landscape operations should comply with the requirements specified in BS3936:1992 'Nurserystock (Part One)' and BS 4428:1998 'Code of Practice for General Landscape Operations (excluding hard surfaces)'. All topsoil and filling to conform to BS 3882:2013 'Specification for Topsoil and Requirements for Use'. Existing levels to be preserved around existing trees and protected during construction to BS5837:2012.

MAINTENANCE NOTES

- Planting to be protected from mammal and human damage by stock proof fencing. Planted areas to be forked through regularly to keep soil loose and aerated.
- Watering as required to maintain healthy growth (allow for 24 watering minimum).
- Any species that dies or fails to establish in the first five years should be replaced by an identical species.
- Allow for 12 maintenance visits.

SEEDING / TURFING

- Carry out the work while soil and weather conditions are suitable. When preparing ground for seeding cultivate to a fine, firm fill with good crumb structure; avoid works in the vicinity of Root Protection Areas.
- When sowing establish good seed contact with the root zone. Grass seed generally between April to June or August to October.
- For turfed areas prepare a bed of 50mm minimum depth approved topsoil to BS3882 Multipurpose laid over free draining subsoil.
- Do not lay turf when persistent cold or drying winds are likely to occur or soil is frost bound, waterlogged or excessively dry.
- Consolidating: lightly and evenly firm as laying proceeds to ensure full contact with substrate. Do not use rollers.
- Thoroughly water completed turf immediately after laying. Sowing rate 1.5 grams per Sq.M; prepare ground in accordance with seed providers recommendation and specification.

TREE PLANTING KEY

- D** Alder
- E** Silver Birch
- F** Field Maple

Note: All new trees are to be a minimum of 1.2m whips / transplants with spiral rabbit guards.

HEDGE PLANTING KEY

- G** A mix of Beech and Hornbeam. Mix to be determined on site.

Guidance for Tree Pit Sizes

| Tree Size As Spec | Rootball Size | Tree Pit Size |
|-------------------|---------------|---------------|
| 50dia x 50cm | 100dia x 75cm | |

Where Necessary
To be planted in a minimum of 300-450mm depth approved topsoil to BS 3882:2007 'Multipurpose' or better in the first available planting season after construction. All shrubs are to be planted as bare root stock unless otherwise specified. All stock is to be well rooted into the container. All hedges are to be planted in double staggered rows, 250mm apart and 350mm linear separation, generally 5no. per metre. All shrubs are to be planted with a slow release organic fertilizer to a N.P.K ratio of 4.5-2.0-7.7+ 0.8% (Vifax or similar approved) and backfilled with a mixture of excavated top soil and compost (not peat based). A minimum of 50mm approved ornamental grade bark mulch is to be applied to planting areas unless stated otherwise.

Proposed Tree Planting

To be planted in the first available planting season after construction on root balled stock. Tree pit dimensions are subject to soil conditions and rootball size. All tree pits to have irrigation pipe and end cap, 150mm depth aggregate drainage layer with geotextile separation layer and horticultural grade sand to support root ball. All topsoil to conform to BS 3882:2015 'Multipurpose'. All backfilled material is to include an organic slow release fertilizer (Vifax Q4HN or similar approved). Trees to have double staked support.

Ecology Legend

- Bird box for small birds - Sparrows, Robins and Blue Tits.
- Bat Box
- Hedgehog fence cut-out 150 x 150 mm

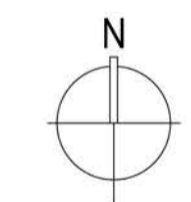
Sustainability Legend

- Electric Vehicle Charging Point
- 3 x 240 Litre Bins; Waste, Recycling and Garden Waste

Accommodation Schedule

| Unit Number | No. Bedrooms | GIA m ² (Approx) | Parking | |
|-------------|--------------|-----------------------------|----------|---------|
| | | | External | Carport |
| Plot 1a | 3 | 140 | 1 | 2 |
| Plot 1b | 4 | 186 | 2 | 1 |
| Plot 2 | 5 | 264 | 2 | 2 |
| Plot 3 | 5 | 330 | 3 | 1 |
| Plot 4 | 5 | 264 | 2 | 2 |
| Plot 5 | 3 | 175 | 0 | 2 |
| Plot 6 | 3 | 148 | 2 | 0 |

01. Open meadow



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Client
Foxley Group Ltd.

Project Title
Bonningtons Development

Drawing Title
Proposed Site Plan

| | | | |
|-------|-------------|--------|-------------|
| Scale | 1:200 at A1 | Job No | 812.1351.11 |
| Date | JAN 2024 | Dwg No | (08)113 |
| Drawn | IT | Rev | - |

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Scale 1:200
0 2 10m

Existing Site Entrance