

All dimensions and levels must be checked and verified on site.

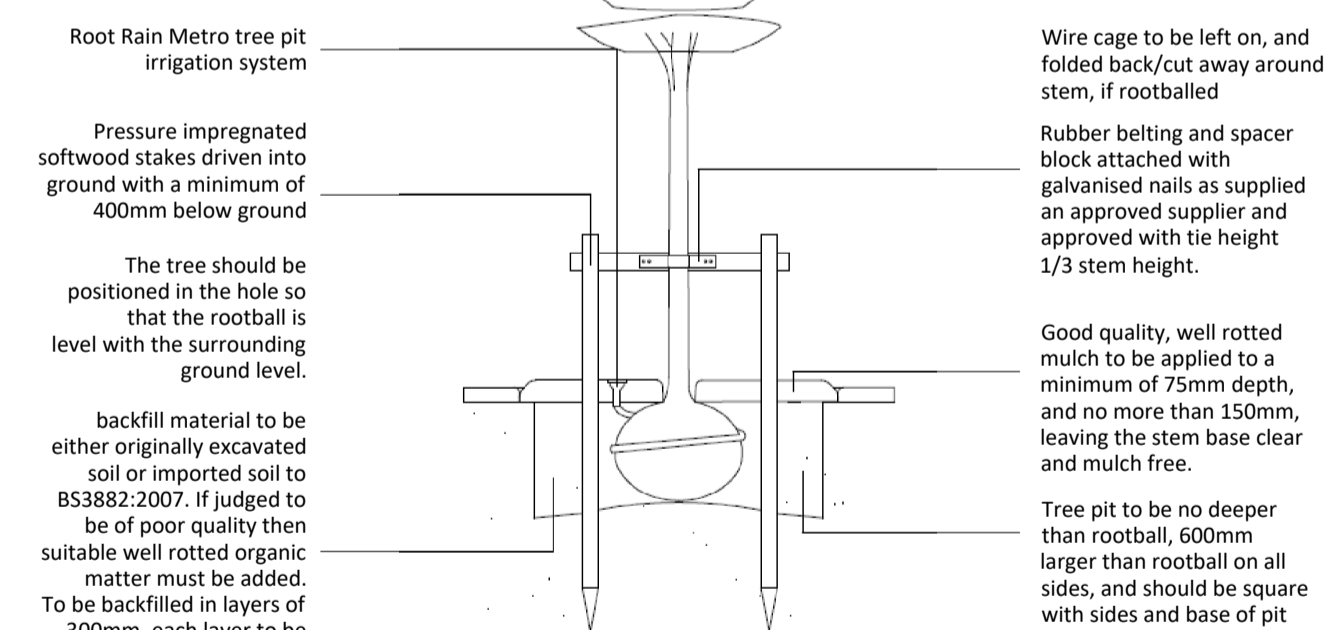
Errors and omissions to be reported to the architects, to be read in conjunction with all relevant architectural, structural & mechanical/electrical drawings and specifications.

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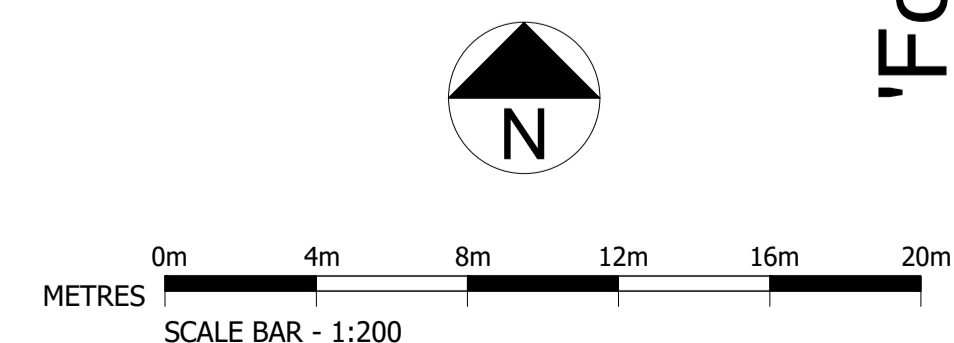
Notes

- KEY**
- CBT Denotes Garden Fencing - 1500mm high close board + 300mm high Trellis
  - CB Denotes Garden Fencing - 1800mm high panel fencing
  - R Denotes Hoop Top Metal Railing in black - 900mm high
  - dw Denotes 600mm high dwarf wall with 330 pier at ends
  - Denotes Rear Garden Shed with Secure Cycle Storage
  - Denotes Rear Garden Bin Storage Area
  - Electric Meter Location
  - Gas Meter Location
  - Denotes front door position. (All Front door to be Part M Complaint level Threshold with Flush Threshold)
  - Denotes Side and Rear Door Locations
  - Denotes Rainwater Pipe Location
  - Denotes Foul Drainage Location
  - Denotes Main Water Supply
  - Denotes black tarmac finish to footpaths
  - Denotes black tarmac finish to access and parking court
  - Denotes Marshalls Driveline Paving to parking spaces only
  - Denotes Marshalls Saxon Concrete Pavers
  - Denotes 20mm Buff Flint Gravel
  - Denotes turfed areas

Notes;  
1 - Landscaping - Refer to Landscape drawing 005 for actual planting/landscaping layout



No.	Species Name	Height	Pot Size	Clear Stem	Density	Girth
3 No.	Malus evereste (Tree)	500-600cm	N/A	175 - 200cm	Counted	10-12cm
4 No.	Galium odoratum	10-20cm	1.5L			
2 No.	Hydrangea arborescens 'Lime Ricky'	50-70cm	2L			
4 No.	Luzula nivea	50-60cm	2L			
4 No.	Helleborus orientalis	30-40cm	1.5L			
2 No.	Pachysandra terminalis	7-10cm	1.5L			
2 No.	Hedera helix 'White wonder'	150-300cm	3L			



Works carried out within the public highway must be undertaken by an approved contractor. The correct licensing must be obtained from NCC Highways Regulations.

Proposed vehicular access

2.0m x 2.0m vision splay

Bin collection point

- A. SETTING OUT**
- Planting shall be set out as indicated on the drawing. All beds to be a minimum of 1.0 metre wide and measured from existing fixed point.
  - If the bed is sealed with concrete, the contractor shall inform the site manager or landscape architect to determine if footings are excessive and can be reduced or paved.
- B. GROUND PREPARATION**
- The following works should be carried out to existing topsoil to ensure it conforms to BS 3882. Topsoil should be free from rocks larger than 50mm in diameter, bricks, wire, all roots and less than 20% clay.
- C. PLANTING**
- All plants to be watered in with 20 litres per square metre. Trees shall be watered in with 25 litres per tree position.
  - Trees to include 1.6m chestnut stake 60mm above ground and 100mm below the ground and 1 No. tree tie and spacer.
  - Root deflectors are to be added to tree pits to avoid interference with hard surfacing, particularly where the Sorbus Aria are to be planted next to the slab paving
  - Turf to be Rolawn Medallion grade cultivated turf.
  - All climbers to include pressure treated softwood trellis works (1.80x1.80m) fixed to existing walls or fences.

- D. MULCH**
- Following planting, supply & spread 50mm of melcourt ornamental bark nuggets to all planted areas. Finished mulch levels shall be no higher than 15mm below grass or pavements levels to avoid any spillage onto pavements or lawns.

**GENERAL NOTES FOR THE DEVELOPER**

All soil levels for shrub beds and grass areas should have any compacted sub-grade broken up by machine before instructing the ground worker to spread topsoil or the landscape contractor to commence work as the beds will become water logged in wet weather and the plants and turf will die.

**TOPSOIL**

Topsoil spreading from on site should be to the following depths:

Shrub beds:	450mm
Grass areas:	150mm

Topsoil shall be spread for grass areas flush with any area of paving and after settlement. The soil level should be no greater than 10mm below paved areas to allow for turf.

**ACCESSWAY ASPHALT CONSTRUCTION**

**Surface Course:**  
20mm thickness of BSEN13108-1 AC16 DENESURF

**Binder Course:**  
100mm thickness of BSEN13108-1 AC20 DENSEBIN 100/150

**Sub-Base:**  
Min 300mm thickness granular sub-base material type 1, specification for highway works clause 803

**FOOTWAY ASPHALT CONSTRUCTION**

**Surface Course:**  
20mm thickness of BSEN13108-1 AC16 DENESURF

**Binder Course:**  
50mm thickness of BSEN13108-1 AC20 DENSEBIN 100/150

**Sub-Base:**  
Min 150mm thickness granular sub-base material type 1, specification for highway works clause 803

**Nidagravel 129 Gravel Stabilisation Grids**

Sheet dimensions 0.8m x 1.2m providing the smallest of honeycomb gravel stabiliser for communal garden paths and gravel areas. 100% Free draining and SuDS compliant surface.

**Product ID Nidagravel 129**

**Buff Flint Gravel** - On communal garden areas and gravel areas. Size: 20mm. Gravel stabilisation system used to hold gravel in place.

**Boundary Fencing (CB)**

High Pressure treated timber panels. Pales, rails and post caps to post poles. Posts and boards to be pressure treated timber. Pales to overlap timber gravel board by 25mm and fixed using 75mm galvanised nails. Posts 75mm 75mm notched to receive arris rails. Pales fixed to arris rails using 50mm galvanised nails. Caps to top fence.

**Boundary Fencing (CBT)**

High Pressure treated timber panels 1500mm high with 300mm timber trellis. Pales, rails and post caps to post poles. Posts and boards to be pressure treated timber. Pales to overlap timber gravel board by 25mm and fixed using 75mm galvanised nails. Posts 75mm 75mm notched to receive arris rails. Pales fixed to arris rails using 50mm galvanised nails. Caps to top fence.

**Marshalls Saxon Concrete Pavers** on hardstanding areas into patios, bin stores and pathways. Laid in stretcherbond pattern.

**Colour:** Buff

**Size:** 600mm x 600mm x 35mm

Compacted MOT Type 1 sub-base depth of 150mm

Full mortar bed (BS7533 Part 4) and 10mm mortar joint required.

**Marshalls Driveline Piora Permeable Block Paving**

**Colour:** Buff

**Size:** 200mm x 100mm x 60mm

To be laid in herringbone pattern. 50mm laying course - 2-6mm open graded crushed rock. 6mm joints filled with open graded crushed rock. 150mm sub-base - 4-20mm open graded rock. MT120 Filtration Textile.

**HOOP TOP RAILING**

- 2820mm Wide Post Centres
- 50mm x 50mm Standard Posts (Loose Cleats)
- 1000mm/1200mm High, Less 75mm Ground Clearance
- 2 No. Rails Per Bar - 30 x 8 Flat
- 12mm Dia Bows At 112mm Centres
- Galvanised & PPC RAL 9005 Black

'For planning purposes only'

**STAGE**

<input type="checkbox"/>	PRE APPLICATION
<input type="checkbox"/>	RESERVE MATTERS
<input type="checkbox"/>	PLANNING APPLICATION
<input type="checkbox"/>	CONDITIONS
<input type="checkbox"/>	BUILDING CONTROL
<input type="checkbox"/>	AS-BUILT
<input type="checkbox"/>	S73
<input type="checkbox"/>	S96A

Rev	Date	Description
A	17.01.24	Planning Issue

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Project:

**PROPOSED RESIDENTIAL DEVELOPMENT**

**MIKE WELLS CARS**  
**MONTAGUE STREET**  
**RUSHDEN**  
**NN10 9TS**

Drawing Title:

**HARD & SOFT LANDSCAPE PLAN**

Drawn:	Date:	Scale:
SB	JAN 2024	as shown
Drawing No:	Revision:	
2049-005	A	
Drawing Status:		
PLANNING ISSUE		