NOTES

ALL INFORMATION ON THESE DRAWINGS ARE TO BE READ CONJUNCTION WITH ALL OTHER DRAWINGS AND SUBJECT TO SITE INVESTIGATIONS.

THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON SITE AND ANY DISCREPANCIES OR AMBIGUITIES REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION/FABRICATION. IF THIS DRAWING EXCEEDS THE QUANTITIES TAKEN IN ANY WAY THE LANDSCAPE ARCHITECT ARE TO BE INFORMED BEFORE THE WORK IS INITIATED.

REFER TO ALL OTHER DRAWINGS AND SPECIFICATIONS. DRAWING ISSUED FOR PLANNING.

PLANTING SCHEDULE / SPECIFICATION REFER TO DRAWING AND INDIVIDUAL PLANTING AREAS AND FOR NUMBERS / SIZES AND SPECIFICATION

LANDSCAPE ARCHITECTURE SCOPE - SPECIFIC EXCLUSIONS:
DRAWING FOR PLANNING AND PRICING PURPOSES

SUB SURFACE DRAINAGE
SELECTION OF SURFACE WATER CHANNELS, GRATINGS AND GULLIES, PIT COVERS, ACCESS PITS, MOVEMENT OR EXPANSION JOINTS, SUB-SURFACE PIPE WORK, ACCESS CONNECTIONS AND SLAB PENETRATIONS - TO BE PROVIDED BY OTHERS.

HARDWORKS
STRUCTURAL ELEMENTS SUCH AS SSL SLAB, STRUCTURAL BUILD UP, RETAINING WALLS (OVER 900MM IN EXPOSED HEIGHT), FOOTINGS AND FOUNDATIONS.

SOFTWORKS : STRUCTURAL FILL AND OR ANY GRADING/EARTHWORKS AT GREATER THAN 1:3 GRADIENT. GENERAL EXCLUSIONS

ALL CIVIL, STRUCTURAL, MECHANICAL, AND ELECTRICAL ENGINEERING, INCLUDING WATERPROOFING, INSULATION, VENTILATION AND EXPANSION JOINTS, DRAINAGE AND SERVICES, ACCESSIBILITY AUDITS, EMERGENCY VEHICLE ACCESS, SWEPT PATH ANALYSIS, ECOLOGICAL AUDITING

HARD WORKS SPECIFICATION

D20 EXCAVATION & FILLING
CLEAR SITE OF TREES TO BE FELLED, DIG OUT ROOTS BY MACHINE.REMOVE ALL BUILDING MATERIAL, FOUNDATIONS AND DEBRIS FROM SITE AREA. ALL EXISTING BUILDINGS TO BE DEMOLISHED AND ALL ASSOCIATED MATERIAL & HARD STANDINGS REMOVED FROM SITE.

Q10 KERBS / EDGINGS
-KERBMARSHALLS CONSERVATION KERB; PRE-CAST CONCRETE KERB SYSTEM; SIZE (W X H X L):
(145MM X 255MM X 300 / 450 / 600 / 915MM) - UPRIGHT STRAIGHT KERB & (145MM X
255MM) – UPRIGHT RADIUS KERB; WITH UPSTAND OF 10-15MM (FROM FINISHED ASPHALT
level), SET ON 150MM CONCRETE FOUNDATION INCLUDING HAUNCHING WITH IN SITU CONCRETE
1:3:6 1 SIDE; FINISH/COLOUR: SILVER GREY

-EDGING MARSHALLS OR APPROVED EQUIVALENT BULL NOSED CONCRETE EDGING UNITS TO ALL PAVING EDGES WHERE NO CURB IS DETAILED AND TO SIDES OF GRAVEL STRIP; SIZE 50MM (W) X
250MM (D); SET UPRIGHT FLUSH TO SURFACE OF PAVING; SET ON 150MM CONCRETE
FOUNDATION INCLUDING HAUNCHING; 40MM AGGREGATE ONE SIDE.

Q20 GRANULAR SUB-BASES TO ROADS AND PAVING
-SUB-BASE TO SUDS PERMEABLE BLOCK PAVING-

SOIL PERMEABILITY
THE DOMESTIC PRIORA SYSTEM IS ONLY SUITABLE FOR SOIL AREAS WHERE INFILTRATION APPLIES AND THE TEST CRITERIA HAVE BEEN MET ACCORDING TO THE STANDARD PERMEABILITY TEST. FOR THE STANDARD PERMEABILITY TEST, A TEST HOLE SHOULD BE DUG FOR EVERY 20M2OF DRIVEWAY. THERE SHOULD BE A MINIMUM OF TWO HOLES. HOLES/PITS SHOULD BE SPACED EVENLY IN RELATION TO THE PROPOSED PRIORA AREA. THE SOIL TEST IS THE KEY. IF THE SUB-GRADE SOIL IS NOT PERMEABLE THEN DOMESTIC PRIORA CANNOT BE INSTALLED.

SURFACE GRADIENT
- THE INTENDED PRIORA AREA MUST FALL AWAY FROM THE PROPERTY. THE TOP SURFACE OF
THE DRIVEWAY SHOULD FINISH AT LEAST 150MM BELOW ANY ADJOINING DPC LEVEL.
- THE AREA SHOULD ALSO FALL AWAY FROM ALL PROPERTIES AND BUILDINGS.
- IF THE INTENDED PRIORA SYSTEM FALLS TO THE HOUSE, THEN DEPENDING ON THE
GRADIENT, WATER COULD DISCHARGE AND POOL IN AND AROUND AREAS OF THE HOUSE
STRUCTURE. THIS COULD LEAD TO DAMP AREAS APPEARING ON THE MASONRY LEAF.
- IF THE DRIVEWAY EXCEEDS 20M IN LENGTH AND HAS A GRADIENT GREATER THAN 1 IN 100,
THEN PLEASE CONTACT THE TECHNICAL ADVISORY SERVICES DEPARTMENT FOR ASSISTANCE.
- DEPENDING ON THE GRADIENT IN RELATION TO THE LENGTH, ADDITIONAL CONSTRUCTION
PROCESSES WILL BE REQUIRED BY THE PROVISION OF BAFFLES.

DISCHARGE ONTO ROADWAY
THE DOMESTIC PRIORA AREA MUST NOT DISCHARGE ONTO SURROUNDING PUBLIC ROADWAYS AND PATHWAYS OR TOWARDS ANY BUILDINGS

EXISTING FOUNDATIONS
IF THE PROPERTY LIES ADJACENT TO OR IS LESS THAN 600MM FROM THE PROPOSED DOMESTIC PRIORA DRIVEWAY AREA, ESTABLISH THE DEPTH OF THE HOUSE FOUNDATION BEFORE UNDERTAKING ANY SOIL TEST OR PRIORA INSTALLATION. THE HOUSE FOUNDATION TOP SURFACE MUST BE A MINIMUM OF 600MM BELOW THE FINISHED LEVEL OF THE PRIORA SURFACE. THE FOUNDATIONS AREA MUST NOT BE DISTURBED AS THE INTEGRITY OF THE BUILDING MAY BE AFFECTED OVER TIME. THE LEVEL OF WATER DISCHARGE MUST BE ABOVE THE LEVEL OF THE FOUNDATIONS TO AVOID INSTABILITY AT FOUNDATION LEVEL.

RAINWATER CATCHMENT AREA (DRIVEWAY AREA)
NO ADJOINING SURFACES AREAS (RAINWATER PIPES, ROOF AREAS ETC.) MUST DRAIN ONTO AND INTO THE PRIORA DRIVEWAY AREA. HOWEVER, SMALL AREAS, SUCH AS DOOR STEPS AND GARAGE AREAS ARE ACCEPTABLE PROVIDING THAT THEY DON'T EXCEED 5% OF THE DRIVEWAY AREA.
IF OTHER AREAS ARE DRAINED IN ADDITION TO THE DRIVEWAY AREA THEN THE HYDRAULIC CALCULATION WILL DICTATE THE DEPTH, THUS INCREASING THE 150MM DEPTH FOR THE 20MM OPEN GRADED MATERIAL.

TREES
WHEN INSTALLING CLOSE TO EXISTING TREES, TREE ROOTS SMALLER THAN 25MM DIAMETER MAY BE PRUNED BACK, PREFERABLY TO A SIDE BRANCH, USING A SUITABLE PAIR OF SECATEURS OR HAND SAW. ROOTS LARGER THAN 25MM SHOULD ONLY BE SEVERED FOLLOWING CONSULTATION WITH AN ARBORICULTURIST, AS THEY MAY BE ESSENTIAL TO THE TREE'S HEALTH AND STABILITY. PROTECTION OF THE PAVEMENT WILL ALSO BE REQUIRED, HENCE THE REQUIREMENT OF A PERMEABLE ROOT BARRIER SYSTEM, SUCH AS THE GEOWEB BIO-BARRIER SYSTEM (FIBERWEB) OR SIMILAR, WHICH IS NON-SURFACE PROTRUDING, SO DOES NOT PRESENT A TRIP HAZARD ONCE INSTALLED. INTEGRITY OF THE PAVEMENT INSTALLATION AND INTENDED LIFE MAY BE AFFECTED BY THE INGRESS OF ROOTS.

PAVEMENT DESIGN
A SUB-BASE OF 150MM OF 20-4MM CLEAN CRUSHED STONE WITH WELL-DEFINED EDGES SHOULD PROVE TO BE SUFFICIENT. HOWEVER, THE PAVING DESIGN MUST BE BASED UPON THE PREVALENT GROUND CONDITIONS AND TYPE AND FREQUENCY OF ANTICIPATED LOADS.

EXCAVATION
TO ALLOW THE NEW PERMEABLE BLOCK PAVING TO BE INSTALLED CORRECTLY, A CERTAIN AMOUNT OF EXCAVATION IS USUALLY REQUIRED. THE DEPTH OF THIS EXCAVATION WILL BE THE THICKNESS OF THE REQUIRED SUB-BASE PLUS THE LAYING COURSE AND THE BLOCKS. AN EXTREMELY IMPORTANT FACTOR TO CONSIDER WHEN WORKING OUT THE DEPTH OF EXCAVATION IS THAT THE FINISHED SURFACE LEVEL OF THE BLOCKS MUST BE A MINIMUM OF 150MM BELOW THE DPC (DAMP PROOF COURSE) TO PREVENT PROBLEMS WITH RISING DAMP.

EDGE RESTRAINTS
EDGE RESTRAINTS SHOULD BE SUFFICIENTLY ROBUST TO RESIST THE LATERAL DISPLACEMENT FROM IMPOSED LOADINGS PLACE UPON THE PAVEMENT AND ARE INSTALLED PRIOR TO THE INSTALLATION OF THE SUB-BASE. THE RESTRAINT MUST PROVIDE A CONSISTENT VERTICAL FACE TO A LEVEL BELOW THE LAYING COURSE MATERIAL.
FOR STEEP INCLINES OR GRADIENTS, (GREATER THAN 1:20) THE PROVISION OF INTERMEDIATE RESTRAINTS SHOULD BE CONSIDERED. THEIR SPACING SHOULD BE RELATED TO THE SEVERITY OF INCLINE AND OVERALL AREA OF PAVING.

CONSTRUCTION CONSIDERATIONS
THE SUB-BASE MATERIAL SHOULD BE PLACED IN LAYERS NOT EXCEEDING 75MM IN THICKNESS AND SHOULD BE SUITABLY COMPACTED BEFORE THE NEXT LAYER IS PLACED. EACH LAYER SHOULD BE THOROUGHLY COMPACTED TO THE THICKNESS REQUIRED.
DUE TO THE NATURE OF BOTH THE SUB-LAYERS AND THE BLOCK PAVING, CARE SHOULD BE TAKEN DURING THE CONSTRUCTION PROCESS TO PREVENT DIRT AND DETRITUS CONTAMINATING THE SUB-BASE AND COMPROMISING THE PERMEABILITY OF THE SYSTEM. THE TRAFFICKING OF THE SUB-BASE AS A SITE ACCESS ROUTE SHOULD NOT BE UNDERTAKEN. SHOULD OTHER CONSTRUCTION OR MAINTENANCE WORK TAKE PLACE CLOSE TO THE PAVEMENT WHICH MAY AFFECT THE INFILTRATION OF THE PAVEMENT, SUITABLE PROTECTIVE MEASURES SHOULD BE TAKEN.

LAYING COURSE
THE FINAL TARGET THICKNESS FOR THE LAYING COURSE SHOULD BE 50MM.
TOLERANCES FOR LAYING COURSE MATERIAL ARE +/-20MM. HOWEVER, DUE TO THE NATURE OF THE OPEN-GRADED MATERIAL, A REDUCTION IN THE ABILITY TO REDUCE THE THICKNESS OF THE LAYING COURSE DUE TO COMPACTION WOULD BE EXPERIENCED WHEN COMPARED TO A SAND

EXISTING LEVELS TO BE PRESERVED AROUND EXISTING TREES AND VEGETATION TO BE RETAINED. EXISTING TREES AND VEGETATION TO BE RETAINED ARE TO BE PROTECTED DURING CONSTRUCTION TO BS 5837:2005 TREES IN RELATION TO CONSTRUCTION.
ANY NECESSARY TREE WORKS TO BE CARRIED OUT BY AN APPROVED TREE SURGEON.

TOPSOIL
IMPORTED TOPSOIL SHALL MEET THE STANDARDS OF BS 3882:2015 AND BE OF A SANDY LOAM CHARACTERISTIC. SOILED DEPTHS SHALL BE A MINIMUM OF 300MM IF UNDERLAIN WITH GOOD QUALITY NATURAL SUBSOIL, 450MM IF UNDERLAIN WITH A MINERAL SUB-BASE OR 600MM IF IN ISLAND BEDS. PRIOR TO TOPSOILING ALL AND EVERY PLANTED AREA SHALL ANY COMPACTION THOROUGHLY RELIEVED TO ENSURE GOOD NATURAL DRAINAGE.

PLANT MATERIAL AND WORKMANSHIP GENERALLY :
TO BE IN ACCORDANCE WITH THE BELOW SPECIFICATION AND FOLLOWING BRITISH STANDARDS.

ALL TREES, SHRUBS AND HEDGE PLANT SUPPLIED SHALL COMPLY WITH THE REQUIREMENTS FOR BRITISH STANDARD 3936, PT 1: 1992 SPECIFICATION FOR NURSERY STOCK.

ALL PRE-PLANTING SITE PREPARATION, PLANTING AND POST PLANTING MAINTENANCE WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF BRITISH STANDARD 4428 (1989) CODE OF PRACTICE FOR GENERAL LANDSCAPE OPERATIONS (EXCLUDING HARD SURFACES).

ALL NEW TREE PLANTINGS SHALL BE POSITION IN ACCORDANCE WITH THE REQUIREMENT OF TABLE 3 OF BRITISH STANDARD BS5837 : 2012 TREES IN RELATION TO CONSTRUCTION : RECOMMENDATIONS

ALL EXISTING BOUNDARY OR OTHER PLANTING TO BE RETAINED SHALL BE REPLACED IF DAMAGED DURING CONSTRUCTION. REPLACEMENTS SHALL BE LIKE FOR LIKE AT ACCEPTABLE SIZES.

ALL PLANT MATERIAL SHALL COMPLY WITH THE NATIONAL PLAN SPECIFICATION FOR THE HEIGHT, GIRTH AND ROOT TYPE SPECIFIED. PLANTS SHALL ALSO CONFORM TO THE FOLLOWING BRITISH STANDARDS:- BS 8545: 2014 PLANTING TREE.

HANDLING AND ESTABLISHMENT.

THE TRANSPORT AND HANDLING OF PLANT MATERIAL SHALL FOLLOW THE GUIDELINES OF THE NATIONAL PLANT SPECIFICATION

TREES SHOULD BE STURDY WITH A STRAIGHT STEM, CLEAR SINGLE LEADER AND HAVE A BALANCED CROWN WELL FURNISHED WITH SIDE BRANCHES. THE ROOT SYSTEM SHOULD BE WELL BALANCED AND FIBROUS WITH CLEAR INDICATION OF UNDERCUTTING AND TRANSPLANTING IN THE NURSERY. ROOT BALLED TREES SHALL BE SECURELY WRAPPED IN HESSIAN AND/OR A WIRE CONTAINER BOTH OF WHICH SHOULD BE REMOVED PRIOR TO PLANTING ENSURING THE INTEGRITY OF THE ROOT BALL IS RETAINED.

TREES OF STANDARD SIZE OR LARGER SHALL BE SUPPORTED WITH A DOUBLE SHORT STAKE 1200MM LONG DRIVEN 600MM INTO THE GROUND WITH A TIMBER CROSS BRACE TWICE NAILED TO THE POSTS 50MM FROM THE POST TOPS. THE TREE STEM SHALL BE SUPPORTED WITH A PROPRIETARY RUBBER TREE TIE/STRAP AND SPACER FOUR TIMES NAILED TO THE CROSS BRACE.

TREES SHALL BE PLANTED IN PITS OF A SIZE TO COMFORTABLY ACCEPT THE ROOT/CONTAINER SIZE, THE PITS BOTTOMS SHOULD BE WELL LOOSENED AND100MM OF 50MM NOMINAL SIZE AGGREGATE LAID IN THE PIT BASE AND A GEOTEXTILE FABRIC PLACED OVER THE AGGREGATE. THE PIT SHALL BE BACKFILLED WITH A 50:50 MIX OF TOPSOIL AND NON-PEAT PLANTING COMPOST WELL FIRMED IN.

TREE PITS SHOULD BE A MINIMUM OF 600 X 600 X 600 MM FOR ANY TREE EXCEEDING 1.5M IN HEIGHT AND SHOULD BE SQUARE IN PLAN.

ADVANCED NURSERY STOCK TREES:

PITS - NOT LESS THAN 1500 MM DIAMETER X 900 MM DEPTH. WHERE NECESSARY INCREASE THESE DIMENSIONS TO ENSURE THAT PITS ARE AT LEAST 250 MM DEEPER AND 500 MM WIDER THAN ROOT SYSTEM WHEN FULLY SPREAD. BREAK UP BOTTOM OF PITS TO A DEPTH OF 200 MM.

WATER TREES THOROUGHLY IMMEDIATELY AFTER BACKFILLING.

TREE PIT DRAINAGE
DEPTH - 150MM FOR TREE PITS IN SOFT AREAS

IMPORTED TOPSOIL TO BS 3882 - QUANTITY. PROVIDE AS NECESSARY TO MAKE UP ANY DEFICIENCY OF TOPSOIL EXISTING ON SITE AND TO COMPLETE THE WORK.

SHRUBS SHALL BE TOP QUALITY NON-REFRIDGERATED STOCK IN CONTAINERS APPROPRIATE FOR THE SIZE OF PLANT AS SET OUT IN THE PLANT SCHEDULE. THEY SHOULD NOT BE POT BOUND. AND WILL BE REJECTED IF FOUND TO BE SO.

BARE ROOTED AND ROOT BALLED STOCK CAN ONLY BE PLANTED THROUGH THE WINTER PLANTING SEASON (NOV - MARCH) AND ONLY CONTAINER STOCK SHOULD BE PLANTED AT ALL OTHER TIMES OF YEAR. IF PLANTING IS UNDERTAKEN OUTSIDE THE WINTER PLANTING SEASON, A PROGRAMME OF WATERING SHOULD BE PUT IN PLACE TO ENSURE THE GOOD ESTABLISHMENT AND GROWTH OF THE TREES AND SHRUBS.

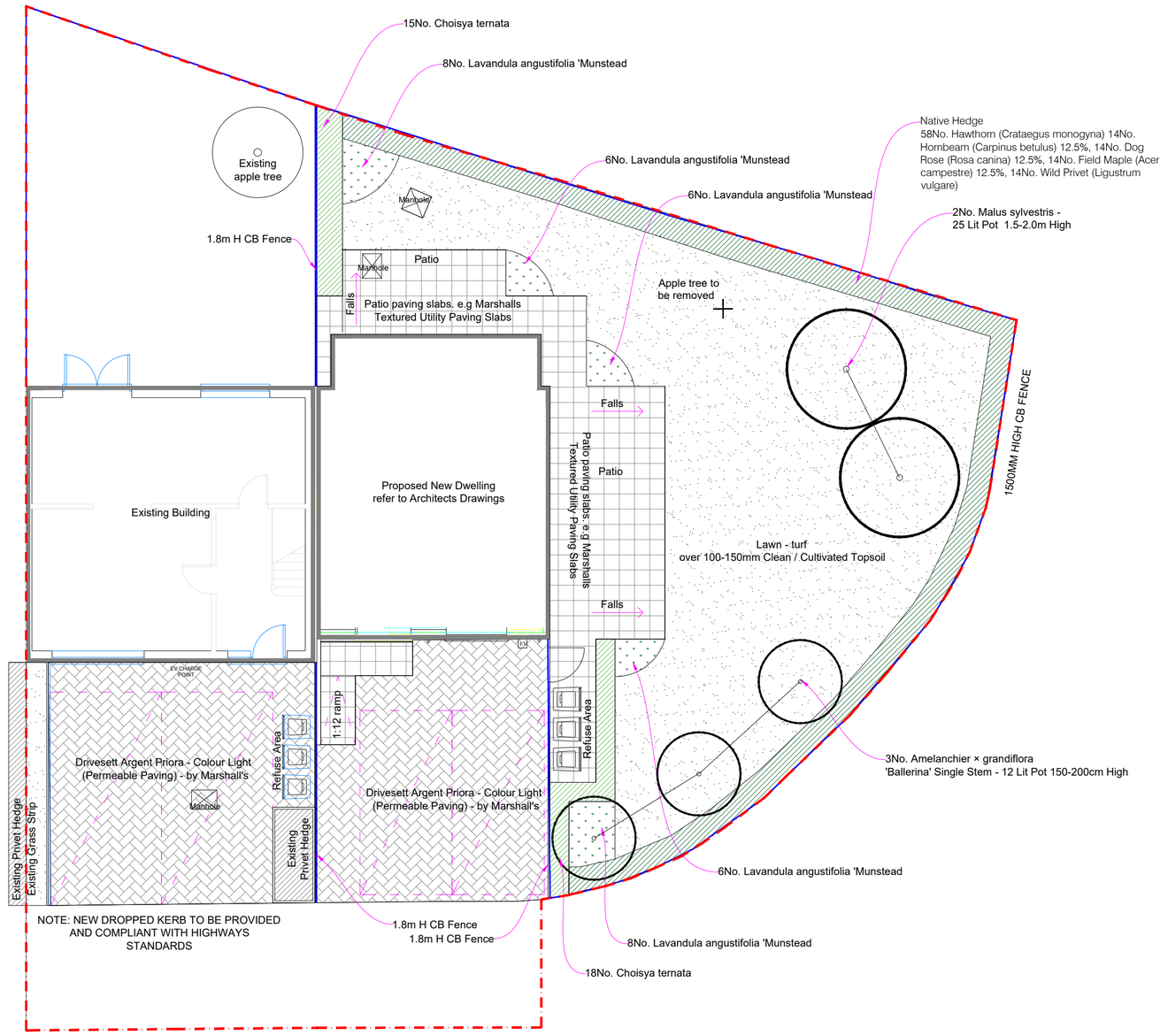
PREPARATION
ALL TOP SOILED AREAS SHALL BE THOROUGHLY CULTIVATED PRIOR TO PLANTING AND 80 LITRES /SM2 OF NON-PEAT PLANTING COMPOST CULTIVATED INTO THE SURFACE. ALL STONES, WOOD. BRICK AND GENERAL DEBRIS EXCEEDING 50MM IN DIAMETER SHOULD BE RAKED OFF AND REMOVED FROM SITE.

MULCH
SUPPLY AND SPREAD TO A MINIMUM DEPTH OF 75MM WELL MATURED CONIFER BARK MULCH TO ALL PLANTED AREAS AND HEDGE LINES.
THE MULCH SHOULD BE MEDIUM GRADE WITH NOMINAL PARTICLE SIZE OF 5-75MM, LESS THAN 5% FINES, A PH OF 4.5-5.5 AND LESS THAN 15% WOOD CONTENT.
THE MULCH DEPTH SHOULD BE MAINTAINED AT 75MM THROUGHOUT THE DEFECTS LIABILITY PERIOD.

MAINTENANCE (FIRST FIVE YEARS)
TREES AND SHRUBS
ANY DAMAGED OR DEAD BRANCHES OR THOSE OVERHANGING ROADS, FOOTPATHS AND GENERAL PAVED AREAS SHALL BE CAREFULLY PRUNED OFF IN LINE WITH GOOF HORTICULTURAL PRACTICE AND THE ARSINGS REMOVED FROM SITE. PRUNING SHALL BE MEET GOOD HORTICULTURAL STANDARDS AND BE UNDERTAKEN WITH SHARP SECATEURS/PRUNING SHEARS ENSURING THE CUT IS EXTERNAL TO THE ABSCISSION LAYER.
ALL TREE STAKES AND TIES SHALL BE CHECKED AT EACH MAINTENANCE VISIT AND REPAIRED AND/OR REPLACED AS NECESSARY. STAKES MAY BE REMOVED AFTER THE THIRD YEAR PROVIDING IT IS CLEAR THAT THE TREE IS COMPLETELY ROOT STABLE

REPLACEMENT PLANTING
ANY DEAD DYING OR DISEASED STOCK SHALL BE REPLACED WITH PLANTS OF THE SAME SPECIES AND SIZES AS ORIGINALLY PLANTED. THE EXTENT OF REPLACEMENT PLANTING SHALL BE AGREED WITH THE CLIENT'S REPRESENTATIVE PRIOR TO PLANTING AND SUCH PLANTING AS IS NECESSARY UNDERTAKEN BEFORE THE END OF THE WINTER PLANTING SEASON

WATERING
ALL PLANTING SHALL BE THOROUGHLY WATERED FOLLOWING COMPLETION OF PLANTING ENSURING THE TOPSOIL IS WATERED TO FIELD CAPACITY. THEREAFTER, WATERING SHOULD BE UNDERTAKEN DURING DRY PERIODS (IN THESE CONDITIONS, AND UN-WATERED PERIOD SHOULD NOT EXCEED SEVEN DAYS) TO ENSURE GOOD ESTABLISHMENT AND GROWTH OF ALL PLANT MATERIAL. ANY DROUGHT REGULATIONS IN FORCE AT THE TIME MUST BE ADHERED TO.



1No. RSPB Burford bat box - locate onto proposed building elevation according the recommendations

1No. RSPB Sparrow terrace nest box locate onto proposed building elevation according the recommendations

CONCEPT
CHARTERED LANDSCAPE ARCHITECTS + URBAN DESIGNERS

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1:100
2m 0 2m 4m 6m 8m 10m

Project 30 Queens Crescent Bishops Stortford	Date March 2024	Drawing No. / Revision 10700-01	Drawn / Checked ek/sk
Client Private	Scale @ A2 1:100	Drawing Name Landscape Design Layout and Planting Plan	Issued for : Planning