

DRAWING NOTES

GENERAL NOTES:

- The contractor is to liaise with the main contractor to establish the position of as-built services and manhole covers prior to cultivation and excavation of planted areas and tree pits.
- If there is any conflict in the information indicated on the contract drawings, the contractor must seek clarification from all the design consultants involved.
- All trees, planting and grass areas will be subject to a 12-month Maintenance and 5 year Defects Liability Period.

SETTING OUT NOTES:

- All tree, amenity and structure shrub planting is to be pegged/set out for approval by the Landscape Architect prior to planting.
- Tree planting in relation to manhole covers and statutory runs is to be co-ordinated with the main contractor and in accordance with statutory guidelines, for approval by the landscape architect.
- Tree positions are to be set out and staked for approval by the Landscape Architect and Engineer prior to planting.
- Planting adjacent to road kerbs and path edges along roads is to be set back 300mm from the back of kerb to allow room for plants to establish and reduce tramping, but unplanted area is to be mulched.
- Planting adjacent to car park area road kerbs is to be set back 300mm from the back of kerb to allow room for plants to establish and reduce car damage, but unplanted area is to be mulched.
- Planting adjacent to the footpaths is to be set back 300mm from the edging to allow planting to expand without whitening footpath use.
- Ensure that Root Barrier has been installed in the foundation trench before planting any trees on the site. **Contact Engineers to determine specification and depth required**
- Planting adjacent to existing vegetation to be retained to be carefully integrated with existing planting, and cultivations evenly graded into existing levels.
- Trees are to be set out to ensure a minimum of 1.5m exists between tree stations and drains/main lines, in accordance with BS5837. Otherwise, approved root barriers should be employed.

DENSITY NOTES:

- Amenity planting to be carried out at approximately 3no. plants per m<sup>2</sup>, unless otherwise stated in the plant schedule.
- Amenity planting Mixes B and C to be carried out at approximately 5no. plants per m<sup>2</sup>, unless otherwise stated in the plant schedule.
- Native hedge planting (Mix A) to be at 5no. plants per linear metre, double staggered, unless otherwise stated in the plant schedule.

TREE AND SHRUB NOTES:

- All planting to be planted in accordance with BS 8545
- Cultivate and weed kill all areas to be planted/turfed as per Soft Landscape Specification.
- Ameliorate soil prior to planting. Water retaining polymer to be in planting pit only.
- All trees to be staked and protected with spiral guards.
- Tree planting in soft areas to be in topsoiled tree pits as per depths noted below.
- All planting to be bark mulched to a depth of 50mm with Melcourt's 'Ornamental Spurge'.

TOPSOIL NOTES:

- All areas to be landscaped are to be free from contaminated ground.
- All areas to be planted are to be topsoiled to a depth of 400mm.
- All areas to be turfled are to be topsoiled to a depth of 150mm.
- Ensure adequate growing medium exists to provide sustained healthy plant growth beyond the Defects Liability Period.

TREE PIT NOTES:

- All trees are to be planted in tree pits and topsoiled to the following dimensions:
  - Semi Mature and Extra Heavy Standard trees : 1200mm x 1200mm x 900mm deep
  - Excavated material: Separate topsoil and subsoil material and stockpile for backfilling
  - At the bottom: Excavate with slightly raised centre. Break up base to a depth of 100 mm
  - Treatment: Soil ameliorant worked into pit bottoms.
- Pit sides: Scarify
- Retain topsoil for re-use where specified.
- In sloping ground, maintain horizontal bases and vertical sides with no less than minimum depth throughout.
- Backfill with clean topsoil either salvaged or imported to BS3882: 2007.
- Soil/compost % : 80/20 on medium soils; 50/50 on sandy soil; 70/30 on clay soils; Water storing polymer may not be necessary on naturally damp soils, i.e. heavy clays.
- Fertiliser (gms) /Water storing polymer (gms) per tree pit as follows:
  - Semi-Mature and Extra Heavy Standard trees : 300gms/1000gms

TREE STAKES:

- Stakes: Stakes to be pressure impregnated softwood (not with creosote or tar), round or half round as specified, straight, peeled, free from projections and large or end knots, pointed at one end.
- Preservative treatment: Not required.
- Size: minimum length and thickness as shown below:
  - Semi-Mature and Extra Heavy Standard trees : 125mm min dia, 2m total length, 600mm above ground;
  - 2no. stakes, 1no. cross bar and 1 tree tie

GRASS AREAS:

- Lawn areas are to be turfled with Rolawn Medallion®, in accordance with the Soft Landscape Specification, and protected with fencing as specified until directed otherwise by the CA.
- Any areas that are too narrow to be laid to turf should be surfaced with decorative gravel over weed-suppressant membrane.
- Disturbed grass areas are to be cultivated to a fine tilth and seeded.
- Undisturbed grass areas are to be scarified and over-seeded where necessary.

STRIP OF EXISTING TOPSOIL:

- The site topsoil which is to be retained for later use shall be stripped and stockpiled.
- The following method shall be used:
  - During suitable dry weather conditions, the existing vegetation shall be treated with herbicide as directed.
  - Site to be cleared of foreign materials.
  - During suitable dry weather conditions, topsoil to be stripped down to its full natural depth, taking care to avoid contamination with subsoil or other foreign materials.
  - Excavated topsoil unsuitable to be reused as topsoil shall be stored separately and used as subsoil.

TOPSOIL STORAGE:

- Topsoil which has been stripped and stored before use in the works shall not have been stacked in heaps higher than 1.5m for more than four weeks.
- Stored topsoil shall not have become waterlogged, compacted or destructured.

IMPORTED TOPSOIL FOR ALL SOFT LANDSCAPE FINISHES:

- Provide topsoil to BS3882: 2007 as necessary to make up any deficiency of topsoil existing on site and to complete the work.

SAMPLE LOAD OF IMPORTED TOPSOIL:

- Deliver to site a sample load of not less than 5m<sup>3</sup>
- Give notice to all CA to inspect before making further deliveries to site.
- Retain sample for comparison with subsequent loads.

DEFICIENT TOPSOIL:

- Any topsoil offered which is deficient in nutrient levels as required by BS3882:1994 but which otherwise conforms to the specification, may be acceptable providing suitable adjustments are made with the addition of organic and inorganic fertilisers to the satisfaction of the CA and entirely at the landscape contractor's expense.

CONTAMINATION:

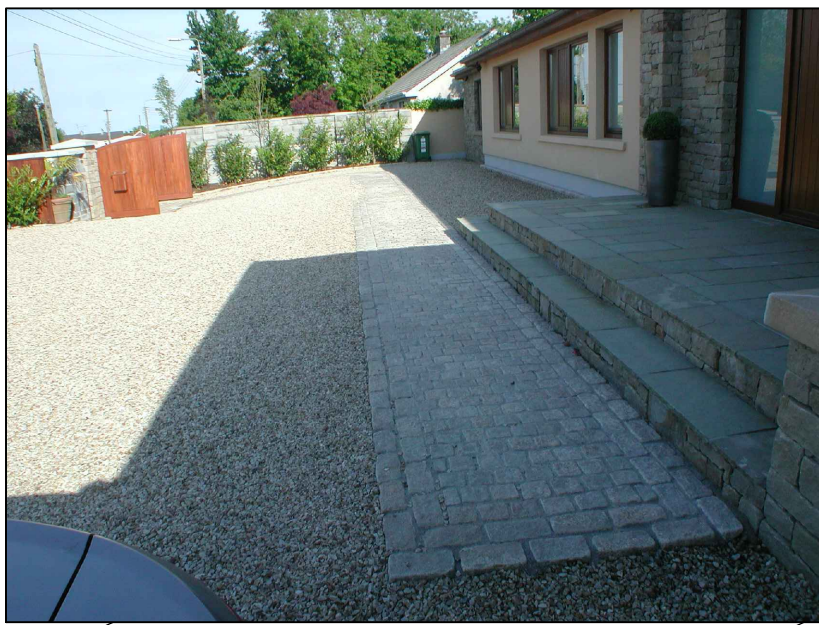
- Do not use topsoil contaminated with subsoil, rubbish or other materials that are corrosive, explosive or flammable; hazardous to human or animal life, detrimental to healthy plant growth.
- In areas to receive topsoil, do not use topsoil contaminated with the above materials.
- Give notice to CA if any evidence or symptoms of soil contamination are discovered on the site or in topsoil to be imported.

HANDLING TOPSOIL:

- Give notice of evidence of aggressive weeds and obtain instructions before moving topsoil.
- Select and use plant to minimise disturbance, trafficking and compaction.
- Do not mix topsoil with subsoil, stone, hardcore, rubbish or material from demolition work; other grades of topsoil.
- Keep handling to a minimum and use topsoil immediately after stripping.
- Handle topsoil in the driest conditions possible and do not handle during or after heavy rainfall or when it is wetter than the elastic limit.

SPREADING TOPSOIL:

- Remove temporary roads/surfacing before spreading topsoil.
- Spread in layers of 150mm depth (max) and gently firm each layer before spreading the next.

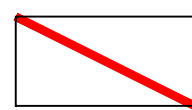


14mm angular quartz gravel

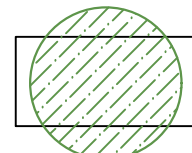


Tobermore Tegula block paving mixed sizes (50mm depth)

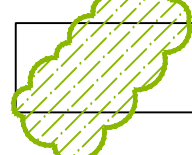
KEY:



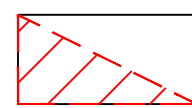
Boundary



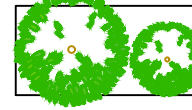
Existing trees



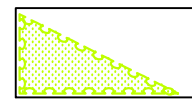
Existing vegetation



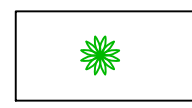
Existing vegetation to be removed



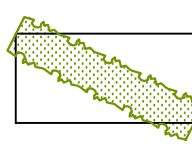
Proposed tree planting



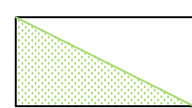
Proposed amenity planting



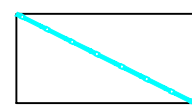
Proposed specimen planting



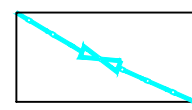
Proposed native hedgerow



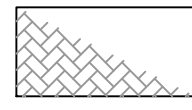
Proposed turf



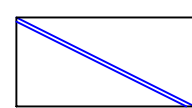
Proposed post and rail fencing



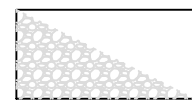
Proposed gate



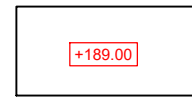
Proposed Tegula block paving in multi sizes 50mm depth in 'Slate' colour



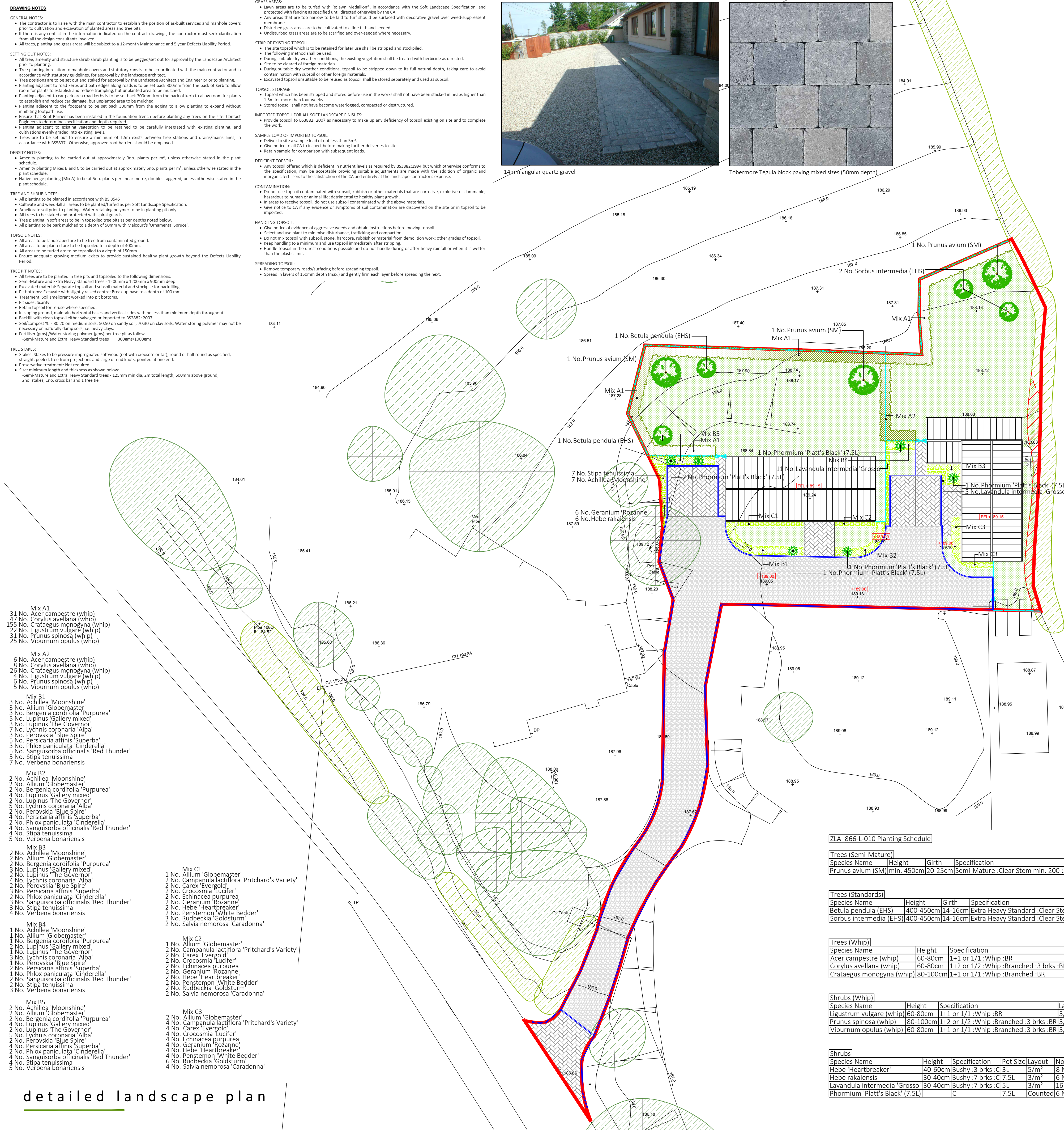
Proposed Tegula kerbing Tobermore 104x173x80mm in 'Slate' colour; soldier course



Proposed 14mm angular quartz gravel



Proposed levels where differ from existing



ZLA 866-L-010 Planting Schedule

Trees (Semi-Mature)

Species Name	Height	Girth	Specification	No. Plants
Prunus avium (SM)	min. 450cm	20-25cm	Semi-Mature :Clear Stem min. 200 :5x :RB	3 No.

Trees (Standards)

Species Name	Height	Girth	Specification	No. Plants
Betula pendula (EHS)	400-450cm	14-16cm	Extra Heavy Standard :Clear Stem 175-200 :5 brks :3x :RB	2 No.
Sorbus intermedia (EHS)	400-450cm	14-16cm	Extra Heavy Standard :Clear Stem 175-200 :5 brks :3x :RB	2 No.

Trees (Whip)

Species Name	Height	Specification	Layout	No. Plants
Acer campestre (whip)	60-80cm	1+1 or 1/1 :Whip :BR	5/m	37 No.
Corylus avellana (whip)	60-80cm	1+2 or 1/2 :Whip :Branched :3 brks :BR	5/m	55 No.
Crataegus monogyna (whip)	80-100cm	1+1 or 1/1 :Whip :Branched :BR	5/m	181 No.

Shrubs (Whip)

Species Name	Height	Specification	Layout	No. Plants
Ligustrum vulgare (whip)	60-80cm	1+1 or 1/1 :Whip :BR	5/m	26 No.
Prunus spinosa (whip)	80-100cm	1+2 or 1/2 :Whip :Branched :3 brks :BR	5/m	37 No.
Viburnum opulus (whip)	60-80cm	1+1 or 1/1 :Whip :Branched :3 brks :BR	5/m	30 No.

Shrubs

Species Name	Height	Specification	Pot Size	Layout	No. Plants
Hebe 'Heartbreaker'	40-60cm	Bushy :3 brks :C	7.5L	5/m <sup>2</sup>	8 No.
Hebe rakaiensis	30-40cm	Bushy :7 brks :C	7.5L	3/m <sup>2</sup>	6 No.
Lavandula intermedia 'Grosso'	30-40cm	Bushy :7 brks :C	5L	3/m <sup>2</sup>	16 No.
Phormium 'Platt's Black' (7.5L)		C	7.5L	Counted	6 No.

Herbaceous				
Species Name	Pot Size	Layout	No. Plants	
Achillea 'Moonshine'	2L	5/m <sup>2</sup>	10 No.	
Achillea 'Moonshine'	2L	3/m <sup>2</sup>	7 No.	
Allium 'Globemaster'	2L	5/m <sup>2</sup>	14 No.	
Bergenia cordifolia 'Purpurea'	2L	5/m <sup>2</sup>	10 No.	
Campanula lactiflora 'Pritchard's Variety'	2L	5/m <sup>2</sup>	8 No.	
Crococsmia 'Lucifer'	3L	5/m <sup>2</sup>	8 No.	
Echinacea purpurea	3L	5/m <sup>2</sup>	8 No.	
Geranium 'Rozanne'	3L	5/m <sup>2</sup>	8 No.	
Geranium 'Rozanne'	3L	3/m <sup>2</sup>	6 No.	
Lupinus 'Gallery mixed'	2L	5/m <sup>2</sup>	18 No.	
Lupinus 'The Governor'	2L	5/m <sup>2</sup>	10 No.	
Lychnis coronaria 'Alba'	2L	5/m <sup>2</sup>	24 No.	
Penstemon 'White Bedder'	2L	5/m <sup>2</sup>	8 No.	
Perovskia 'Blue Spire'	2L	5/m <sup>2</sup>	10 No.	
Persicaria affinis 'Superba'	2L	5/m <sup>2</sup>	18 No.	
Phlox paniculata 'Cinderella'	2L	5/m <sup>2</sup>	10 No.	
Rudbeckia 'Goldsturm'	2L	5/m <sup>2</sup>	11 No.	
Salvia nemorosa 'Caradonna'	2L	5/m <sup>2</sup>	8 No.	
Sanguisorba officinalis 'Red Thunder'	2L	5/m <sup>2</sup>	18 No.	
Verbena bonariensis	2L	5/m <sup>2</sup>	24 No.	

Grasses			
Species Name	Pot Size	Layout	No. Plants
Carex 'Evergold'	5L	5/m <sup>2</sup>	8 No.
Stipa tenuissima	5L	5/m <sup>2</sup>	18 No.
Stipa tenuissima	5L	3/m <sup>2</sup>	7 No.



NKF Planning Consultancy

zla 866

Crookshill Farm  
Acton Beauchamp

L-010

Detailed Landscape Plan

date May 2019

status planning

rev

A levels added

05/06/19

scale 1 : 200 @ A1

zebra landscape architects ltd is part of zebra group consulting ltd

zebra landscape architects ltd | c2 perdiswell park | worcester |  
wr3 7nw | hello@zebralandscapes.co.uk | 01905 947 558

Ordnance Survey (c) Crown Copyright. All rights reserved. Licence number 100022432

Copyright is reserved by Zebra Landscape Architects and the drawing is issued on the condition that it is not copied either wholly or in part without the written consent of Zebra Landscape Architects. This drawing is issued for the purpose of obtaining written consent from them. Do not scale from this drawing. Figure dimensions only to be used. All dimensions to be checked on site before commencement of any work, shop drawings or the ordering of materials. This drawing is to be read in conjunction with appropriate consultant engineers drawings, schedules, specification and manufacturer's information.



detailed landscape plan