

KEY

EXISTING LEVELS

PROPOSED LEVELS
Levels subject to Architect/Engineers specification

BUILDING ENTRANCE

RED LINE PLANNING APPLICATION BOUNDARY

HARD LANDSCAPE

DRIVE SURFACING
New dense 40mm macadam surfacing to drive with
Yorkstone sett edging. Refer to engineers drawings for details
and specification.LOOSE GRAVEL
20mm depth limestone gravel surfacing on crushed stone sub
base and 7mm to 14mm clay car park.RESIN BOUND GRAVEL SURFACING
Green bound gravel surfacing to gateway and outillage to
gatehouse lodge and to garden paths. Colour: buff.LARGE UNIT NATURAL STONE PAVING
To provide high quality and robust surfacing to courtyards.
Scoutmoor Yorkshire paving as supplied by Mestake (or
similar approved) 300 gauge x random lengths x 100mm
depth. Diamond down, laid in staggered bond on full mortar bed
and pointed.SMALL UNIT NATURAL STONE PAVING
Small unit paving to provide contrast, 100 x 100 x 100mm
depth. Finish tumbled, Scoutmoor Yorkshire as supplied by
Mestake (or similar approved). Sample to be agreed with
client. Mortar bed and pointed.STONE SETT EDGING
Yorkstone Scoutmoor sett edging, 100mm x 200mm x 100mm.
150 x 100 x 100mm to reduce edging. Laid flush with concrete
haunching to Engineers / contractors detail.METAL EDGING
Green x 150mm depth metal edging to enhance courtyard
garden paths. Sourced with associated metal pins and
concrete haunching to suppliers detail.PROPOSED WALL
New stone walling to match building, to architects details.PROPOSED STEPS
To complement proposed paving with Yorkstone risers and
treads to engineers details. Treads to have a 50mm overhang.
Minimum tread width 300mm with bullnose to leading edges.

LANDSCAPE ELEMENTS

METAL ESTATE FENCING
1300mm high 5 bar mild steel estate fencing. Finish: painted on
site with one coat of oxide undercoat and two topcoats. Colour:
black, 25 x 6mm flat bar.DEER FENCING
Min. 1.8m high - to Forestry Commission specification.

CATTLE GRID

GATE AND PIERS
Gates to match detailing of metal estate fencing. Piers 600 x
600 x 200mm high handmade Portland stone and brails to
architects details.

SOFT LANDSCAPE

EXISTING TREES

Existing trees to be removed.

EXISTING TREE GROUP TO BE REMOVED

PROPOSED AVENUE TREE PLANTING
Trees to be planted in 1.5 x 1.5 x 0.5m tree pits.
Recommended species to be Tilia cordata. Trees to be
'Extra-Heavy Standard' for immediate impact. Refer to
planting specification for detail.PROPOSED FIELD TREE PLANTING
Refer to planting specification for detail.PROPOSED TREES TO GARDEN BOUNDARY
To improve diversity, provide architectural structure and
seasonal variety. Refer to planting specification for detail.PROPOSED CONIFER SHELTERBELT
Shelterbelt for proposed broadleaved woodland, with park rail
boundary. Refer to planting specification for detail.PROPOSED MIXED BROADLEAVED WOODLAND
Woodland creation site with deer fencing apart from wetland
boundary to outillage. Refer to planting specification for detail.PROPOSED SHRUB PLANTING MIX 1
Low level evergreen shrub planting to screen. Species to include
Osmanthus x burkwoodii (25%), Pyracantha repens (25%),
Rhamnus fraxinifolia (25%), Sierria japonica (25%),
Rhododendron 'Coral' (10%). Plants to be containerised 2L,
planted at 1.2 no./m² in single species groups of 4, 7 and 9
excluding Pachyranthus terminalis, which is to be mono planted
at foot of bank.PROPOSED SHRUB PLANTING MIX 2
Low level evergreen shrub planting to screen, to be mono
planted with Phytolacca. Plants to be containerised 10L,
planted at 3 no./m².PROPOSED HEDGE PLANTING
Hedge planting to be double staggered planting 300mm wide,
of inner m. Species to be Ligustrum ovalifolium.ORNAMENTAL PLANTING
Low level shrub and herbaceous planting within domestic
courtyards.PROPOSED CLIMBING PLANT
Plants to soften the proposed wall. Species to include Hedera
helix. Plants to be containerised 2L, planted at 1 no./m².STREAM BANKS
Existing banks to be thinned of uncomplementary and invasive
species where possible to encourage greater species diversity.PROPOSED GRASS AREAS
To be sown with British Seed House Amenity A2 Quality Lawn
Mix. Sown as per suppliers specification.

PROPOSED FIELD TREE PLANTING

Key	Species	Form	Transplanted	Height (cm)	Girth (cm)	Root condition	Clear stem (cm)	Min. Breaks	Total
Que rob (F)	Quercus robur	Standard (selected)	2x	300-350	10-12	Rootball	min. 200	4	20

PROPOSED TREES TO GARDEN BOUNDARY

Key	Species	Form	Transplanted	Height (cm)	Girth (cm)	Root condition	Clear stem (cm)	Min. Breaks	Total
Ace pse (GB)	Acer pseudoplatanus	Standard (selected)	2x	300-350	10-12	Rootball	min. 200	4	7
Que pet (GB)	Quercus petraea	Standard (selected)	2x	300-350	10-12	Rootball	175-200	4	2
Que rob (GB)	Quercus robur	Standard (selected)	2x	300-350	10-12	Rootball	175-200	4	12
Til lor (GB)	Tilia tomentosa	Standard (selected)	2x	300-350	10-12	Rootball	175-200	4	10

NOTE: Allow for double timber short stake support with bio-degradable tree tie. B ackfill with topsoil, slow release fertiliser 75mm thk ornamental grade bark mulch around base of trees .
trees to be installed to free draining areas. All timber to be tannalised and treated and FSC accredited.

PROPOSED AVENUE TREE PLANTING

Key	Species	Form	Transplanted	Height (cm)	Girth (cm)	Root condition	Clear stem (cm)	Min. Breaks	Total
Til cor	Tilia cordata	Standard (extra heavy)	3x	400-450	16-18	Rootball	min. 200	5	105

NOTE: Allow for double timber short stake support with bio-degradable tree tie. B ackfill with topsoil, slow release fertiliser 75mm thk biodegradable grade bark mulch around base of
trees, trees to be installed to free draining areas. All timber to be tannalised and treated and FSC accredited.

PROPOSED CONIFER SHELTERBELT

Key	Species	Form	Transplanted	Height/Spread (cm)	Root condition	Min. Breaks	Total
Pice abt	Picea abies	Whip	1+1	40-60	Bareroot	-	400

NOTE: Planting to Forestry Commission specifications. All plants to be planted with spiral tree guard & cane support. Spacing to be 3m centres.

PROPOSED MIXED BROADLEAVED WOODLAND

Key	Species	Form	Transplanted	Height/Spread (cm)	Root condition	Min. Breaks	Percentage	Total
Bet pen	Betula pendula	Whip	1+1	40-60	B	-	10	82
Cor ave	Corylus avellana	Whip	1+1	40-60	B	-	10	82
Ile aqu	Ilex aquifolium	Whip	1+1	40-60	B	-	10	82
Prun avl	Prunus avium	Whip	1+1	40-60	B	-	10	82
Que rob	Quercus robur	Whip	1+1	40-60	B	-	50	410
Sor auc	Sorbus aucuparia	Whip	1+1	40-60	B	-	10	82

NOTE: Planting to Forestry Commission specifications. All plants to be planted with spiral tree guard & cane support. Plant at 1,100 trees per hectare, at 3m centres, to be planted loosely to achieve
a 'natural planting'. Area to be protected with deer fencing apart from walled boundary to outillage. Woodland planting to extend further north as shown on Forestry Commission Redlisting Notice
No. RN1913-14. Total number of trees within proposed woodland 1,364.

GENERAL NOTES

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL
RELEVANT SUB-CONSULTANT'S DRAWINGS.

REFERENCE SHOULD BE MADE OF ALL RELEVANT
SUB-CONSULTANT'S INFORMATION TO PROVIDE FULL DETAILS
OF THE PROPOSED SCHEME.

ALL AREAS DISTURBED DURING CONSTRUCTION WORKS /
PLANTING TO BE MADE GOOD PRIOR TO COMPLETION.

ENSURE ALL RELEVANT STATUTORY APPROVALS ARE OBTAINED
PRIOR TO CONSTRUCTION WORKS.

HARD LANDSCAPE NOTES

ALL HATCHING TO PAVING INDICATIVE ONLY AND DOES NOT
REPRESENT LAYING PATTERNS.

NEW SURFACING GENERALLY TO BE LAID TO FALLS FROM THE
PROPERTY TO AID DRAINAGE. DEPTH OF SURFACE DEPENDENT
ON ANTICIPATED AREAS OF VEHICULAR OVERRUN. FOR
DETAILED BEDDING AND STRUCTURAL BUILD UP, REFER TO
ENGINEERS SPECIFICATIONS/ CONTRACTORS DETAILS.

ALL SURFACE DRAINAGE PROPOSALS INCLUDING LOCATION OF
NEW AND EXISTING GULLIES, INSPECTION CHAMBERS AND
COVERS TO ENGINEERS SPECIFICATION.

SAMPLE AREAS OF WALLS AND PAVING TO BE LAID/
CONSTRUCTED FOR CLIENT APPROVAL.

NO PAVING UNIT TO BE CUT TO LESS THAN ONE THIRD THE
ORIGINAL SIZE.

STEEL RAILINGS
AS SUPPLIED BY ALPHA RAIL, OR SIMILAR APPROVED.

REFER TO PAINT SUPPLIER FOR APPLICATION AND HSS
RECOMMENDATIONS

TO BE PAINTED ON SITE WITH ONE COAT OF OXIDE UNDERCOAT
AND TWO TOPCOATS OF TOPCOAT, DULUX METALSHIELD SATIN,
COLOUR BLACK.

- TOP RAILS - 20MM DIA CIRCULAR SOLID MILD STEEL
- INTERMEDIATE RAILS - 25 X 6MM SECTION FLAT BAR
- POSTS - 40 X 10MM RECTANGULAR FLAT BAR

ALL STEEL TO BE SHOTBLASTED AND PRIMED WITH NO SHARP
BURRS OR UNSIGHTLY LUMPS.
ALL WELDS ARE TO BE OF GOOD QUALITY AND WHERE VISIBLE
ARE TO BE CONTINUOUS AND GROUND SMOOTH.
ALL CURVED SECTIONS TO BE FORMED TO SMOOTH FLOWING
PROFILES FOLLOWING EXISTING SITE CONTOURS TO PROVIDE
CONSTANT WIDTH BETWEEN RAILS.

SOFT LANDSCAPE
ALL PLANTS TO CONFORM TO BS3398 AND TO BE SUPPLIED
FROM LOCAL SOURCES WHEREVER POSSIBLE, IN ACCORDANCE
WITH HTA NATIONAL PLANT SPECIFICATION AND NURSERY
CERTIFICATION SCHEME. STORAGE OF PLANT MATERIAL ON
SITE SHOULD BE MINIMISED. ALL PLANTING AREAS TO BE
MAINTAINED WEED FREE FOR DURATION OF CONTRACT PERIOD.

TOPSOIL
IMPORTED TOPSOIL TO BE TO BS 3882:2007. ENSURE TOPSOIL
IS FRIABLE, CLEAN AND FREE FROM WEEDS, STONES AND
OTHER DEBRIS WITH ANY ONE DIMENSION GREATER THAN
20MM NOMINAL FINISHED LEVELS. GRASSSED AREAS TO BE
30MM ABOVE ADJACENT HARD STANDINGS. SHRUB BEDS TO BE
50MM BELOW ADJACENT HARD STANDINGS AND GRASSSED
AREAS.

TOPSOIL DEPTHS SUMMARY
TREES: 1.5X1.5MX0.9M DEEP
SHRUBS: 450MM
GRASS: 150MM

FERTILIZER
ALL PLANTING AREAS ARE TO RECEIVE A TREATMENT OF SLOW
RELEASE FERTILIZER OR SIMILAR APPROVED AND APPLIED IN
ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

PLANTING SEASON
ALL PLANTING TO BE CARRIED OUT IN THE FIRST PLANTING
SEASON UNLESS AN ALTERNATIVE PHASING SCHEME HAS BEEN
APPROVED BY THE LOCAL AUTHORITY. BARE ROOT STOCK IS TO
BE PLANTED BETWEEN OCTOBER AND MARCH. ROOTED TREES
TO BE PLANTED WITHIN APPROPRIATE SEASONS - NOVEMBER
TO MARCH. IF OUTSIDE THIS SEASON CONTAINERISED STOCK
MUST BE USED. DO NOT PLANT WHEN THE GROUND IS
WATERLOGGED OR FROZEN OR DURING PERIODS OF DROUGHT.

MULCH
FOLLOWING A THOROUGH WATERING, ALL SHRUB PLANTING TO
BE COVERED WITH 75MM DEPTH SUITABLE MULCH MATERIAL.

WATERING
WATERING TO BE CARRIED OUT AS NECESSARY TO ENSURE
THE SUCCESSFUL ESTABLISHMENT OF ALL TREES, SHRUBS AND
GRASSSED AREAS.

IRRIGATION
WATER PIPES TO BE LOCATED AT STRATEGIC POINTS
THROUGHOUT THE SITE TO PROVIDE EASE OF MAINTENANCE
WHERE REQUIRED - TO CLIENTS INSTRUCTIONS.

LEVELS
EXISTING LEVELS TO BE PRESERVED AROUND EXISTING TREES
AND VEGETATION RETAINED WITH ALL EXISTING VEGETATION
TO BE PROTECTED DURING CONSTRUCTION. NEW PLANTING
AREAS TO BE FORMED TO SMOOTH FLOWING CONTOURS.

TREES
TREE PITS TO BE 1.5X1.5MX0.9M DEEP. ALL PITS TO BE BACKFILL
WITH EXCAVATED TOPSOIL AND COMPOST. WHERE REQUIRED,
SURROUNDING TURF AROUND INDIVIDUAL TREES TO BE
NEATLY CUT AWAY TO 650MM RADIUS AND EDGED.

GRASS SEEDING GENERALLY
RETAIN EXISTING GRASSSED AREAS AND PROTECT WITH
CHESTNUT PILE FENCING AS REQUIRED. ALLOW FOR NEW
SEEDING, LAID ONTO 150MM DEPTH IMPORTED TOPSOIL. ALL
GRASS EDGES DISTURBED DURING CONSTRUCTION TO BE
MADE GOOD WITH A LOW MAINTENANCE AMENITY GRASS SEED
MIX LAID ON 150MM TOPSOIL.

REFER TO TLA DWG 836-01
TO 836-05 FOR FURTHER
DETAILS

C 13.05.2014 EH EP
DRAWING UPDATED AS PER CLIENT COMMENTS.
EXISTING TREES TO BE REMOVED.
B 31.01.2014 EP EH
DRAWING UPDATED AS PER CLIENT COMMENTS.
EXISTING TREES RETAINED SUBJECT TO
ENGINEERS PROPOSALS.

B 31.01.2014 EP EH
DRAWING UPDATED AS PER FORESTRY COMMISSION
REDLISTING ORDER AND PLANNING MEETING
27.01.2014. PAPER SIZE INCREASED TO A0.

FOR PLANNING

the
landscape
agency

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client
MR BANNISTER

project
SAWLEY HALL

title
KEY PLAN

scale
1:500@A0

date
29.01.2014

drawn
EP

checked
EH

drawing number
836-100

revision
C

DO NOT SCALE FROM THIS DRAWING
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