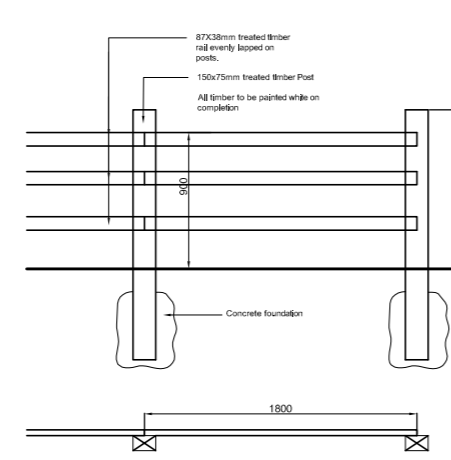


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TYPICAL 1200MM HIGH STOCKPROOF FENCE DETAIL



900MM HIGH POST AND RAIL FENCE DETAIL

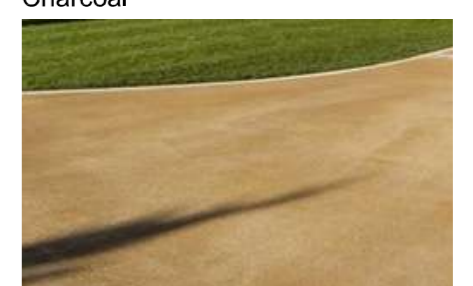
Plant Schedule

SHRUBS	Abb.	Botanical Name	Form / X Transplanted	Girth (cm)	Min. Height (cm)	Root Condition / Pot Size	Min. no Breaks / Branches	Density
CS		Cornus sanguinea - Midwinter Fire			120-150cm	5L		3/m ²
EEG		Euonymus fortunei 'Emerald 'n' Gold'			20-30cm	3L		4/m ²
HWG		Hebe 'White Gem'			30-40cm	3L		4/m ²
CHT		Choisa ternata			30-50cm	3L		4/m ²
NATIVE HEDGEROW MIX								
Abb.	Botanical Name	Form / X Transplanted	Girth (cm)	Min. Height (cm)	Root Condition / Pot Size	Min. no Breaks / Branches	Density	
GRAM	Crategeus monogyna	50%		100-125cm	B		1/m ²	
CB	Carpinus betulus	10%		100-125cm	B		1/m ²	
IA	Ilex aquifolium	10%		100-125cm	3L		1/m ²	
AC	Acer campestre	10%		100-125cm	B		1/m ²	
LV	Ligustrum vulgare	10%		100-125cm	B		1/m ²	
RC	Rosa canina	10%		100-125cm	B		1/m ²	

general notes:
do not scale the drawing
all dimensions to be checked on site prior to commencement of work and any discrepancy shall be immediately reported and resolved prior to work commencing
this drawing is to be read in conjunction with all relevant drawings and specifications relating to the job whether or not indicated on the drawing
copyright reserved to mck associates ltd. and this drawing may not be used or reproduced without prior written consent.



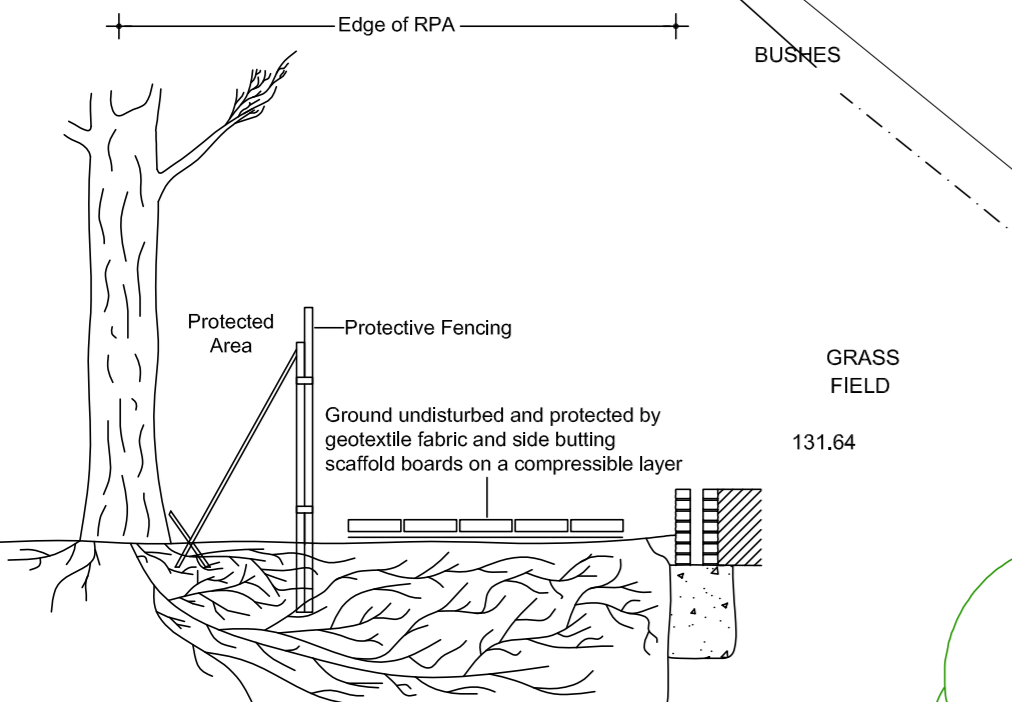
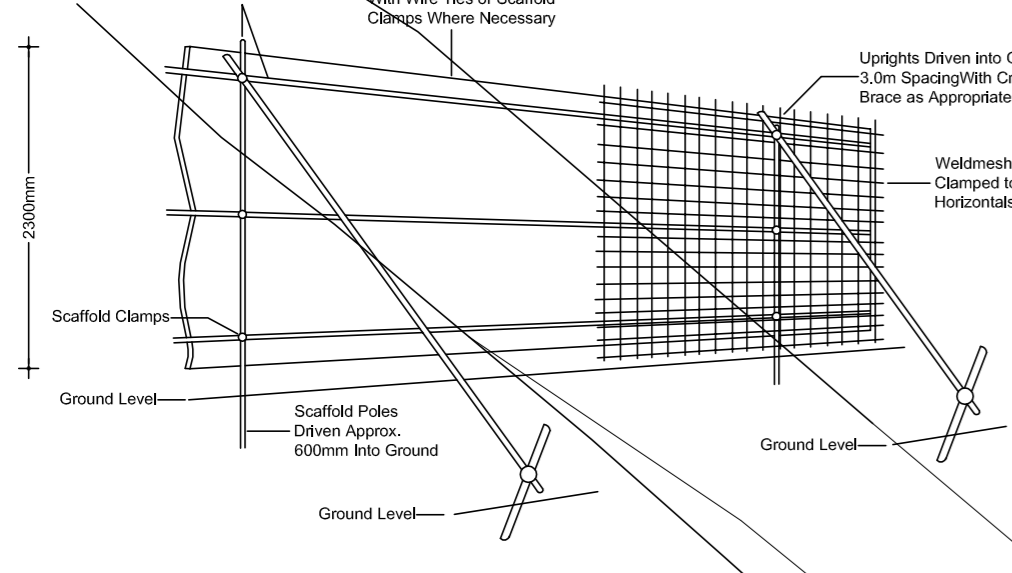
Tobermore Concrete Setts



Buff Chipping finish to tarmac



Indian sandstone paving



TREE / HEDGEROW PROTECTION DETAIL

Denotes proposed bin store location. Store to comprise of 1.8 x 1.8m hard standing with 1.8m high close boarded fence to provide screening

NOTE: All rear garden areas to be turfed

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Former silage clamp removed and ground made good. Existing area to be drained, levelled and covered with topsoil prior to being turfed

1.2m high stockproof fence to perimeter of gardens to provide clear outlook to fields beyond

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SPECIFICATION GROUND PREPARATION - GENERAL

Preparing for topsoiling
Subsoil that is to receive topsoil shall, whether obviously overcompacted or not, be thoroughly broken up by hand, by heavy rotavator, by subsoiler or tined equipment with adequate passes made to thoroughly break up the surface to a depth of 150mm, cleared of all large stones, bricks, perennial weeds, tree roots (excluding living tree roots), coarse vegetation and other extraneous matter.

Subsoil grading
Subsoil shall only be graded after loosening as above, and this shall be undertaken by the use of a tractor and blade grader on large areas and by a small mechanical grader or by hand on small areas. Ground shall at no time be traversed by heavy machinery, for grading or any other purpose after subsoiling and/or topsoiling has taken place.

Making up levels
When subsoil is deposited in low lying areas to raise formation levels, it shall be lightly consolidated and left broken up ready to receive topsoil. Imported fill material shall be natural subsoil free from metal, concrete or organic material with any one dimension greater than 100mm. All imported fill material shall be approved by the Landscape Architect prior to spreading on site.

Supply of topsoil
Topsoil to be supplied shall be approved by the Landscape Architect and details of the source of supply shall be provided in order that inspection may be made before delivery commences. Topsoil shall conform to BS 3882: 1994, Grade B fertile agricultural soil of uniform composition throughout of light to medium texture, not more than stony with stones not exceeding 50mm in any dimension. The soil shall be free of weeds, roots or perennial weeds, pests, diseases, debris, tree roots, sticks, subsoil and foreign matter and shall be capable of being broken down to a fine tilth.

Temporary topsoil heaps
The depositing of temporary heaps of topsoil shall be so arranged that possible damage to existing grass, plants, tarmac, paving etc, is avoided. Unless otherwise agreed by the Landscape Architect, temporary soil heaps shall be on protected ground. Such protection shall take the form of tarpaulins, plastic sheets, boards or similar covering. If damage does occur, it shall be made good at the contractor's own expense. Areas excavated to receive topsoil but have not had the base loosened shall not be used as temporary off loading areas. If the bottom of the excavation has been loosened off, loading on these areas is permissible.

Spreading topsoil
Prior to topsoil replacement the formation level shall be cleared of all stones, rubbish, debris with any one dimension greater than 75mm. Areas to be seeded or turfed shall be covered by topsoil 100mm thick and areas to be planted shall be covered by topsoil 400mm thick. Topsoil shall be spread in an evenly consolidated layer and shall be left cleared of all roots, stones and debris with any one dimension greater than 50mm throughout its depth. Unless otherwise stated the finished level shall be 25mm above adjacent hard areas. No topsoil shall be spread until the subsoil grade has been inspected by a Landscape Architect.

PLANTING
Mulching
A 75mm compacted layer of medium grade pulverised bark, with a particle size of not more than 100mm and containing no more than 10% fines, shall be spread to form a continuous layer covering the whole of the bed, or in the case of standard trees shall be in the form of a circle of 600mm diameter around the base of the tree. Whips and transplants shall be mulched in the form of a 300mm diameter circle around the base of the tree. This is to be maintained until the sale of the house.

Rejection of plants
Any plant material which in the opinion of the Landscape Architect, does not meet the requirements of the Specification, or is unsuitable, or defective in any other way, will be rejected. The minimum specified sizes in the plant schedule will be strictly enforced. The contractor shall replace all plants rejected at his own cost.

Planting
All plant material shall generally be planted between November and March in open cool weather. Planting shall not take place in frosty, snowy or waterlogged conditions. Where approved, pot or container grown plants may be planted outside the described season, but adequate watering shall be supplied. Torn or damaged roots and branches shall be cleanly pruned prior to planting.

Planting of whips, transplants and shrubs
The nature of the material to be planted is variable and the contractor shall allow for planting to be properly carried out in all cases as described in BS 4428: 1989 5.8 Woodland, 5.9

Shrubs. All plants shall be planted at same depth, or very slightly deeper, as they were grown. Roots shall not be bent, broken or forced into inadequate pits or notches. Plants shall be upright, firmed in and wind resistant, with no air pockets around roots. All pots and root wrappings shall be carefully removed prior to planting. All pots and wrappings arising shall immediately be picked up and stored ready for removal to tip. Plants shall be planted at the specified centres. On steep slopes this shall be in the horizontal measure.

Tree planting
Trees shall conform to BS 3936 and be planted in tree pits of the following sizes unless directed otherwise:
Feathered trees 900 x 900 x 450 up to 3 metres high (0.36m)
Selected standards 1000 x 1000 x 600 up to 4.25 metres high (0.60m)
Extra heavy standards 1200 x 1200 x 600
Excavated subsoil or broken soil shall be carted off site to tip. The bottom 250mm of the pit shall be dug and staked up. Backfill shall be imported topsoil as specified unless directed otherwise.

Compost for planting pits
Compost shall be a proprietary product, bark based incorporating fertilisers and improving additives. The type of compost shall be approved before its delivery on site, and the details of the product shall be supplied. Cambark planting compost is approved. Where directed compost shall be added to and mixed with topsoil backfill at the following rates:
Feathered trees - 1 bag; 80 litres
Selected standards - 1.5 bags; 120 litres
Extra heavy standards - 2 bags; 160 litres

Stakes for trees
Stakes shall be peeled round pressure treated softwood, pointed or minimum diameter 75mm. The stakes shall be driven into the base of the tree pit prior to placing the tree and backfilling. Stakes shall in general have a clear height above the finished ground level as follows unless directed otherwise:
Feathered trees - 750mm (one tie)
Selected standards - 900mm (2 stakes, one tie each)
Extra heavy standards - 1200mm (2 stakes, one tie each)
The stake shall be long enough to drive until they hold the tree firmly without rocking.

Tree ties
Ties shall be approved nail-on type with cushioned spacer such as Toms, or other equal and approved. Nails shall be flat headed galvanised and shall hold the ties securely into the stake. Ties shall not be over tight on the tree stems. Ties available from J Toms Limited, Wheeler Street, Headcorn, Ashford, Kent, TN27 9SH.
Feathered Type 04
Select standards Type L1
Extra heavy standards Type L3

Planting of trees
The tree shall be set upright and at the same depth as grown in the nursery, the roots shall be spread out and the topsoil, or compost/topsoil mixture, backfilled. Backfilling should be done to ensure close contact between roots and by firming in layers. The soil shall be left level and tidy, any subsoil clods, bricks or stones over 50mm arising, collected and carted off site.

TURFING
Soil preparation and cultivation
All areas to be turfed shall be cultivated to a depth of at least 100mm, all weeds, stones and refuse larger than 50mm shall be removed to Contractor's tip, and shall be brought to a fine tilth. Allow for hand cultivation where machine work is not possible.

Turf
Turf shall be extra-quality meadow turf and shall comply to BS 3969. The contractor shall supply a sample of the turf he proposed to use for approval of the Landscape Architect and shall ensure that all turves are similar to the approved sample. The Contractor shall inform the Landscape Architect of the location of the supply, so that turf can be inspected prior to lifting.

Season
Turf shall be laid when weather and soil conditions are suitable and, where possible, preference should be given to autumn and early winter operations. No turf shall be laid in exceptionally dry or frosty weather or in other unsuitable weather conditions.

Delivery and stacking
For large areas, turf shall be delivered at appropriate intervals throughout the work so as to avoid stacking for long periods.

TEMPORARY PROTECTIVE FENCING SPECIFICATION

Construction Exclusion Zones (CEZs), enclosed by Temporary Protective Fencing, as detailed below and to be agreed with the Local Planning Authority (LPA), shall:

- be protected throughout the development process, as specified in the 'Temporary Protective Fencing Construction' section below and detailed in BS5837:2012 Figure 2 (overleaf) and, if applicable, as defined by area on the Tree Protection Plan (TPP);
- be erected prior to any construction, demolition or excavation works and remain in place for the duration of the project;
- preclude any delivery of site accommodation and/or materials and/or plant machinery;
- preclude all construction related activity, with the sole exception of specified arboricultural works;
- works and any other works to be carried out under supervision that have been agreed by all parties, and preclude the storage of all development related materials and substances including fuels, oils, additives, cement and/or any other deleterious substance.

Any incursion into CEZs must be by prior arrangement, following consultation with the LPA.

Temporary Protective Fencing Construction

- Temporary protective fencing panels shall be weldmesh 'heras' panels of at least 2.0 metres in height.
- The panels shall butt together and be securely fixed to a scaffold framework, as per 3 to 5 below.
- The scaffold framework shall comprise of upright poles of at least 3.0 metres in length driven no less than 0.6 metres into the ground at maximum 3.0 metre centres with horizontal and diagonal poles fixed to the uprights, as per 4 to 5 below.
- The two horizontal rail poles shall be attached to the uprights at heights of 0.6 and 1.8 metres with 3 no. clamps to each joint.
- The diagonal scaffold pole nuts are clamped to the top rail of the scaffold framework at a 45° angle and extend back into the CEZ and clamped to a 0.7 metre length of scaffold tube that shall be driven no less than 0.5m into the ground.
- No fixing shall be made to any tree, and all possible precautions shall be taken to prevent damage to tree roots when locating posts.
- A 600mm x 300mm warning sign reading 'FREE PROTECTION AREA KEEP OUT' (see Figure 1, overleaf) shall be fixed to every 10.0 metre length of protective fencing.
- On completion and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist shall inspect the Temporary Protective Fencing.

Temporary Ground Protection

Any necessary Temporary Ground Protection shall conform to Figure 4 (see overleaf).

The Ground Protection Area shall be left undisturbed and covered by a semi-permeable geotextile membrane which shall, in turn, be covered by a compressible layer consisting of a material such as woodchip.

Side-butting scaffold boards shall then be fitted to cover the Ground Protection Area.

Prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Arboriculturist Consultant shall inspect the Temporary Ground Protection.

The Temporary Ground Protection shall remain in place until completion of the project and only removed following receipt of written permission from the LPA.

CONSTRUCTION EXCLUSION ZONE

(Town & Country Planning Act 1990)

The trees enclosed by this fence are protected by planning conditions and/or subjects of a tree preservation order, the contravention of which may lead to criminal prosecution.

The following must be observed by all personnel:

- The protective fencing must not be moved
- No person shall enter the construction exclusion zone
- No machine, plant or vehicles shall enter the exclusion zone
- No materials shall be stored in the exclusion zone
- No spoil shall be deposited in the exclusion zone
- No excavation shall occur in the exclusion zone
- No fires shall be lit in the exclusion zone

Any incursion into the exclusion zone must be with the written permission of the local planning authority.

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ELM RIDGE FARM CHIPPING

Client: _____
Drawing Title: PROPOSED LANDSCAPING PLAN
Scale: 1:200
Date: 10/10/2017
Job No: 16-197
Drawing No: LS-001
Rev: _____

RL13

PLANNING