

A. SETTING OUT.

1. PLANTING SHALL BE SET OUT AS INDICATED ON THE DRAWING. ALL BEDS TO BE A MINIMUM OF 1 METRE WIDE AND MEASURED FROM EXISTING FIXED POINTS
2. 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.

1. THE FOLLOWING WORKS SHOULD BE CARRIED OUT TO EXISTING TOPSOIL TO ENSURE IT COMFORMS TO BS 3862 1994. TOPSOIL SHOULD BE FREE FROM ROCKS LARGER THAN 50MM IN DIAMETER, CONCRETE, WIRE, BRICK, ALL ROOTS AND LESS THAN 20% CLAY.

C. PLANTING.

1. ALL PLANTING TO BE WATERED IN WITH 20 LITRES PER SQUARE METER. TREES SHALL BE WATERED IN WITH 25 LITRES PER TREE POSITION. TREES TO INCLUDE IRRIGATION PIPES.
2. TREES TO INCLUDE 1.6M CHESTNUT STAKE 60MM ABOVE GROUND AND 100MM BELOW THE GROUND AND 1 NO. TREE TIE AND SPACER.
3. TURF TO BE ROLAWN MEDALLION GRADE CULTIVATED TURF.
4. ALL CLIMBERS TO INCLUDE PRESSURE TREATED SOFTWOOD TRELLIS WORKS (1.80 X 1.80M) 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 PAVEMENT LEVELS TO AVOID ANY SPILLAGE ONTO PAVEMENTS OR LAWNS.

ALL SOIL LEVELS FOR SHRUB BEDS AND GRASS AREAS SHOULD HAVE ANY COMPACTED SUB-GRADE THOROUGHLY BROKEN UP BY MACHINE BEFORE INSTRUCTING THE GROUND WORKER TO SPREAD TOPSOIL OR THE LANDSCAPE CONTRACTOR TO COMMENCE WORK AS THE BEDS WILL BECOME WATERLOGGED IN WET WEATHER AND THE PLANTS AND TURF WILL DIE.

TOPSOIL

TOPSOIL SPREAD 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.

C.D.M. REGULATIONS RISK ASSESSMENT.

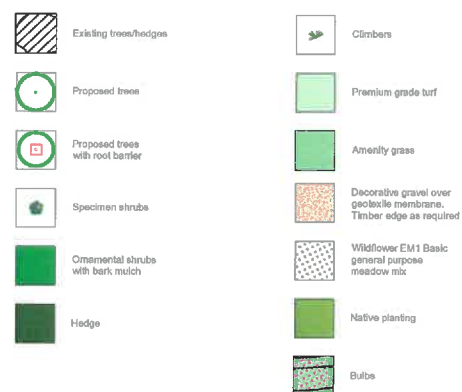
IT IS THE DEVELOPERS RESPONSIBILITY TO DESIGN FOUNDATIONS TO ACCOMMODATE THE PROPOSED TREE AND SHRUB PLANTING. REFERENCE SHOULD BE MADE TO NHC STANDARDS VOLUME PARTS 4.2 AND 4.3 REGARDING TREES AND SHRUBS IN RELATION TO FOUNDATIONS.

ALL BARE ROOT PLANTS TO HAVE RABBIT GUARDS

ALL TREES IN CLOSE PROXIMITY TO HARD SURFACES/ SERVICES AND FOOTPATHS ARE TO HAVE GREEN LEAF EROD600 ROOT BARRIERS OR SIMILAR APPROVED.

BIRD AND BAT BOXES TO BE LOCATED IN MATURE EXISTING TREES AT LEAST 5M ABOVE GROUND, OR AS DIRECTED BY AN ECOLOGIST. TYPE TO BE APPROVED.

NORTH IS ASSUMED



Revisions

A	Scheme adjusted to new layout	AD	06.06.16
B	Scheme adjusted to new layout	AD	17.09.16
C	Scheme adjusted to new layout	PC	26.09.16
D	Scheme adjusted to new layout	PC	26.02.20
E	Scheme adjusted to new layout	PC	05.03.20
F	Tree species amended	AD	16.02.21

Landscape Proposal

Taylor Wimpey Manchester

Sheet 1 of 3

Standen, Clitheroe - Landscape Proposals

Quote Ref : 16325 Revision : F Scale : 1:250 @ A0 Drawn by : F. Mason Client : Clitheroe

320210244P

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GENERAL NOTES FOR THE DEVELOPER

ALL SOIL LEVELS FOR SHRUB BEDS AND GRASS AREAS SHOULD HAVE ANY COMPACTED SUB GRADE THOROUGHLY BROKEN UP BY MACHINE BEFORE INSTRUCTING THE GROUND WORKER TO SPREAD TOPSOIL OR THE LANDSCAPE CONTRACTOR TO COMMENCE WORK AS THE BEDS WILL BECOME WATERLOGGED IN WET WEATHER AND THE PLANTS AND TURF WILL DIE.

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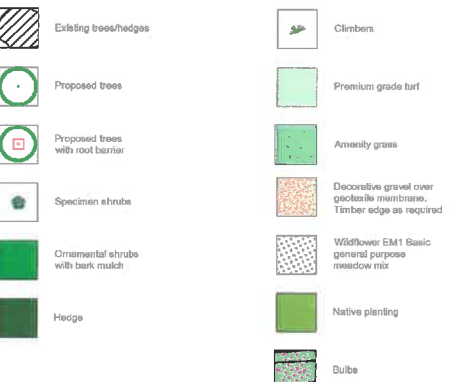
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NORTH IS ASSUMED



Revision	
A	Scheme adjusted to new layout
B	Scheme adjusted to new layout
C	Scheme adjusted to new layout
D	Scheme adjusted to new layout
E	Scheme adjusted to new layout
F	Two species amended

AD	09.09.19
AD	17.08.19
PC	25.08.19
PC	26.02.20
PC	03.03.20
AD	16.02.21

Landscape Proposals
Troy Whitley Marchmont
3/20/21 02:44P

Standen, Clitheroe - Landscape Proposals

Quote Ref.: 16925
Drawn By: P. Mason
Scale: 1:250 @ A0
Date: 07.11

Retained Higher Standen Farm



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320210244D



- Existing trees/hedges
- Proposed trees
- Proposed tree with root barrier
- Specimen shrubs
- Ornamental shrubs with bark mulch
- Hedge
- Climbers
- Premium grade turf
- Amenity grass
- Decorative gravel over geotextile membrane as required
- Wildflower EM1 Basic general purpose meadow mix
- Native planting
- Bulbs

Revision	Description	Date
A	Scheme adjusted to new layout	AD 09.09.16
B	Scheme adjusted to new layout	AD 17.06.16
C	Scheme adjusted to new layout	PC 26.09.16
D	Scheme adjusted to new layout	PC 26.02.20
E	Scheme adjusted to new layout	PC 05.03.20
F	Tree species amended	AD 16.02.21



Planting Schedule

Plant	Species	Size	Quantity
1	Acer palmatum	10-15cm	10
2	Aster amurensis	10-15cm	10
3	Berberis repens	10-15cm	10
4	Berberis repens	10-15cm	10
5	Berberis repens	10-15cm	10
6	Berberis repens	10-15cm	10
7	Berberis repens	10-15cm	10
8	Berberis repens	10-15cm	10
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11	Berberis repens	10-15cm	10
12	Berberis repens	10-15cm	10
13	Berberis repens	10-15cm	10
14	Berberis repens	10-15cm	10
15	Berberis repens	10-15cm	10
16	Berberis repens	10-15cm	10
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73	Berberis repens	10-15cm	10
74	Berberis repens	10-15cm	10
75	Berberis repens	10-15cm	10
76	Berberis repens	10-15cm	10
77	Berberis repens	10-15cm	10
78	Berberis repens	10-15cm	10
79	Berberis repens	10-15cm	10
80	Berberis repens	10-15cm	10
81	Berberis repens	10-15cm	10
82	Berberis repens	10-15cm	10
83	Berberis repens	10-15cm	10
84	Berberis repens	10-15cm	10
85	Berberis repens	10-15cm	10
86	Berberis repens	10-15cm	10
87	Berberis repens	10-15cm	10
88	Berberis repens	10-15cm	10
89	Berberis repens	10-15cm	10
90	Berberis repens	10-15cm	10
91	Berberis repens	10-15cm	10
92	Berberis repens	10-15cm	10
93	Berberis repens	10-15cm	10
94	Berberis repens	10-15cm	10
95	Berberis repens	10-15cm	10
96	Berberis repens	10-15cm	10
97	Berberis repens	10-15cm	10
98	Berberis repens	10-15cm	10
99	Berberis repens	10-15cm	10
100	Berberis repens	10-15cm	10

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- A. SETTING OUT
1. PLANTING SHALL BE SET OUT AS INDICATED ON THE DRAWING. ALL BEDS TO BE A MINIMUM OF 1 METRE WIDE AND MEASURED FROM EXISTING FIXED POINTS.
 2. 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
1. THE FOLLOWING WORKS SHOULD BE CARRIED OUT TO EXISTING TOPSOIL TO ENSURE IT CONFORMS TO BS 3882 1994. TOPSOIL SHOULD BE FREE FROM ROCKS LARGER THAN 50MM IN DIAMETER, CONCRETE, WIRE, BRICK, ALL ROOTS AND LESS THAN 20% CLAY.
- C. PLANTING
1. ALL PLANTING TO BE WATERED IN WITH 20 LITRES PER SQUARE METER. TREES SHALL BE WATERED IN WITH 25 LITRES PER TREE POSITION. TREES TO INCLUDE IRRIGATION PIPES.
 2. TREES TO INCLUDE 1.6M CHESTNUT STAKE 60MM ABOVE GROUND AND 100MM BELOW THE GROUND AND 1 NO. TREE TIE AND SPACER.
 3. TURF TO BE ROLAN MEDALLION GRADE CULTIVATED TURF.
 4. ALL FIBERS TO INCLUDE PRESSURE TREATED SOFTWOOD TRELLIS WORKS (1.80 X 1.80M) 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 PAVEMENT 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 THOROUGHLY BROKEN UP BY MACHINE BEFORE INSTRUCTING THE GROUND WORKER TO SPREAD TOPSOIL OR THE LANDSCAPE CONTRACTOR TO COMMENCE WORK AS THE BEDS WILL BECOME WATERLOGGED IN WET WEATHER AND THE PLANTS AND TURF WILL DIE.
- TOPSOIL
- TOPSOIL SPREAD 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.
- C.D.M. REGULATIONS RISK ASSESSMENT
- IT IS THE DEVELOPER'S RESPONSIBILITY TO DESIGN FOUNDATIONS TO ACCOMMODATE THE PROPOSED TREE AND SHRUB PLANTING. REFERENCE SHOULD BE MADE TO MRBC STANDARDS VOLUME PARTS 4.2 AND 4.3 REGARDING TREES AND SHRUBS IN RELATION TO FOUNDATIONS.
- ALL BARE ROOT PLANTS TO HAVE RABBIT GUARDS
- ALL TREES IN CLOSE PROXIMITY TO HARD SURFACES/ SERVICES AND FOOTPATHS ETC ARE TO HAVE GREEN LEAF ERCT6000 ROOT BARRIERS OR SIMILAR APPROVED
- BIRD AND BAT BOXES TO BE LOCATED IN MATURE EXISTING TREES AT LEAST 5M ABOVE GROUND, OR AS DIRECTED BY AN ECOLOGIST. TYPE TO BE APPROVED
- NORTH IS ASSUMED

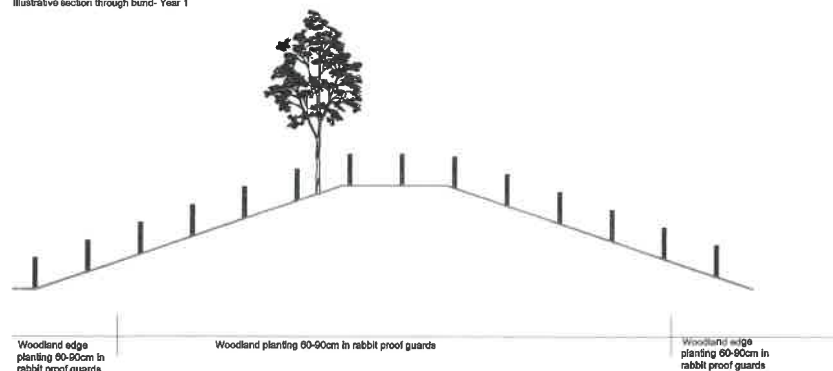


- | | | | |
|--|-----------------------------------|--|---|
| | Existing trees/hedges | | Climbers |
| | Proposed tree | | Premium grade turf |
| | Proposed trees with root barrier | | Amenity grass |
| | Specimen shrubs | | Decorative gravel over geotextile membrane. Timber edge as required |
| | Ornamental shrubs with bark mulch | | Wildflower EM1 Basic general purpose meadow mix |
| | Hedge | | Native planting |
| | | | Balbs |

Revision	
A	Scheme adjusted to new layout AD 09.09.19
B	Scheme adjusted to new layout AD 17.08.19
C	Scheme adjusted to new layout PC 25.08.19
D	Scheme adjusted to new layout PC 26.03.20
E	Scheme adjusted to new layout PC 05.03.20
F	Tree species amended AD 16.02.21



Illustrative section through bund- Year 1



Illustrative section through bund- Year 5



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4. ALL CLIMBERS TO INCLUDE PRESSURE TREATED SOFTWOOD TRELLIS WORKS (1.80 X 1.80M) FIXED TO EXISTING WALLS OR FENCES.

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GENERAL NOTES FOR THE DEVELOPER

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C.D.M. REGULATIONS RISK ASSESSMENT

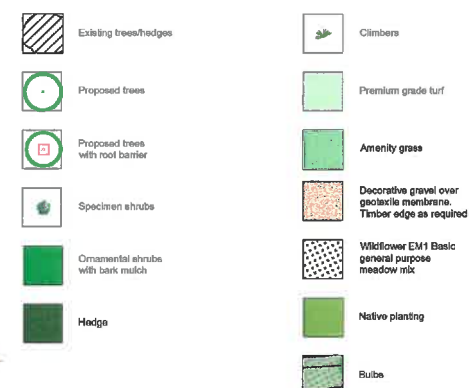
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BIRD AND BAT BOXES TO BE LOCATED IN MATURE EXISTING TREES AT LEAST 5M ABOVE GROUND, OR AS DIRECTED BY AN ECOLOGIST. TYPE TO BE APPROVED.

NORTH IS ASSUMED



Revision

A	Scheme adjusted to new layout	AD	06.06.10
B	Scheme adjusted to new layout	AD	17.09.10
C	Scheme adjusted to new layout	PC	25.09.10
D	Scheme adjusted to new layout	PC	28.02.20
E	Scheme adjusted to new layout	PC	05.03.20
F	Tree species amended	AD	16.07.21

Landscape Proposals
Taylor Wimpey Manchester
Sheet 5 of 5

Standen, Clitheroe - Landscape Proposals

Quote Ref: 16925 Revision: F Scale: 1:250 @ A0 Drawn By: P-Mason Date Drawn: 08/07/20

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