Haswell Meadows, The Common, BARWELL.

LEGEND

EXISTING VEGETATION TO BE RETAINED AND PROTECTED WITH 2.3M WELDMESH FENCE ON SCAFFOLD FRAME TO BS5837:2005

PROPOSED STRUCTURE TREE

SHRUB PLANTING

GRASS - AMENITY CLOSE MOWN

CLIMBER

NOTES:
Refer to architects/Engineers drawings for details of buildings, boundary treatments, hard surfaces,retaining structures, fencing, drainage, services and levels.

Building foundations in relation to tree roots to be in accordance with NHBC Guidelines Chapter 4.2.

PLANT SCHEDULE. All to BS3936 Part1.

STRUCTURE TREES Container grown (80L airpot) if planted outside the bare root season (Nov-end March).

A	Acer campestre Streetwise	HS 12-14cm 3.5-4M
B	Betula nigra Heritage	HS 12-14cm 3.5-4M

SPECIMEN SHRUBS

Phormium tenax /Purpurea	15L 8 leaf 1-1.2M
Photinia Red Robin	30L 1.5-1.75M
Phyllostachys nigra	10L 0.8-1.0M
Viburnum tinus Eve Price	7L 0.8-1.0M

TALL GROWING SHRUBS, 1.2M ht and above, 3 breaks from the base.

Berberis thun Atro	3L 600-900mm 4
Choisya ternata/Sundance	3L 450-600mm 4
Cornus alba/ Elegantissima	Br. 750-900mm 3
Cotoneaster lacteus	3L 600-900mm 3
Elaeagnus ebbingei	7L 800-1.0M 3
Elaeagnus Limelight	7L 0.8-1.0M 3
Hypericum Hidcote	7L 600-800mm 4
Kerria japonica	3L 600-750mm 4
Mahonia Winter Sun	3L 450-600mm 4
Prunus Otto Luyken	3L 300-450mm 4
Viburnum tinus	3L 450-600mm 3

GROUND COVER; 3 strong breaks from base

Anemone x Honorine Jobert	2L 6
Bergenia cordata	2L 5 leaf 6
Ceonothus thyrs Repens	3L 300-450mm 4
Cotoneaster conspic. Decorus	3L 300-450mm 4
Cytisus Allgold	3L 300-450mm 4
Euonymus Gaiety / Emerald and Gold	3L 300-450mm 6
Euphorbia Characias	2L 300-450mm 4
Geranium macrorrhizum	2L 6
Hebe rackalensis	3L 200-300mm 6
Hedera Hibernica	2L 200-450mm 6
Hydrangea preziosa	3L 450-600mm 3
Iris Jane Phillips	3L 4
Lavendula Hidcote	3L 200-300mm 6
Lonicera nitida Malgreen	3L 300-450mm 4
Potentilla Elizabeth	3L 300-450mm 4
Rose Frau Dag Halstrup	3L 750-900mm 4
Rose Iceberg/Dearest	3L 300-450mm AS
Senecio greyii	3L 300-450mm 4
Skimmia japonica	7L 300-450mm 4
Spiraea Goldflame	3L 300-450mm 4
Symphoricarpos Hancock	3L 300-450mm 3
Vinca major Variegatum	9*pot 200-300mm 6

HEDGE; Planted in a double staggered row, 500mm between rows 500mm between plants in a row, in single species groups of 4-12 No. plants per group. Bare root material planted in the recognised bare root season (Nov.-end March). Native hedge with 750mm rabbit guard.

Acer campestre	Br. 750-900mm 4
Corylus avellana	Br. 750-900mm 4
Crataegus monogyna	Br. 750-900mm 4
Ilex aquifolium	3L 600-900mm 4
Lonicera nitida	3L 600-900mm 4
Lonicera Baggesons Gold	3L 600-900mm 4
Prunus spinosa	Br. 750-900mm 4
Rosa canina	Br. 750-900mm 4
Viburnum opulus	Br. 750-900mm 4

CLIMBERS

Jasminium nudiflorum	3L 600-900mm AS
Jasminium officinale	3L 600-900mm AS
Pyracantha rogersiana	10L 1.2-1.5M AS

NOTES
cl = climber, H = hedge, I = inside, M = margin, S = side

OUTLINE PLANTING SPECIFICATION

Existing trees. Retain and Protect in accordance with Fig.2 BS 5837: 2005 Trees in Relation to Construction. Temporary protective barrier to comprise 2.3M ht Weldmesh pannels on scaffold frame or similar approved. Fence erected prior to commencement of excavation works. No vehicle access, compaction, excavations, materials stored or allowed to run through the protected area. Ground within Root Protection Area adjacent to the new building to remain undisturbed and protected as BS5837, Fig 3 by geotextile fabric and side butting scaffold boards on a compresible layer.

All arboricultural works to be carried out in accordance with BS3882: Tree Work.

Services; No trees to be planted within 3 meters of existing or proposed foul or surface water drain. Planting adjacent to other services to be in accordance with the guidelines laid down by the relevant service authority.

Subsoil. Rip plant beds to 600mm depth using the teeth of a JCB back bucket to break up compaction and allow free drainage.

Topsoil. Existing turf beneath future hardstanding areas to be stripped to the depth of topsoil (depth to be agreed on site) and stored on site in stockpiles no more then 3M ht. Include for herbicide spray to eradicate perennial weeds as required. Spread to the following depths; Tree pits 1.2 x 1.2M x 750mm
Ornamental shrubs - 400mm
Grass - 100mm
Wildflower seed - NIL

Bark mulch; 50mm depth over ornamental shrub beds adjacent to office/parking bays 1-15 . Minimum of 70% wood content, particle size 35-45mm free of pest disease or weed contamination, 2L sample to be submitted for approval with tender document.

Water all plants in after planting and before mulching. Allow for provision of water from a bowser during periods of hosepipe ban to maintain uniform healthy growth.

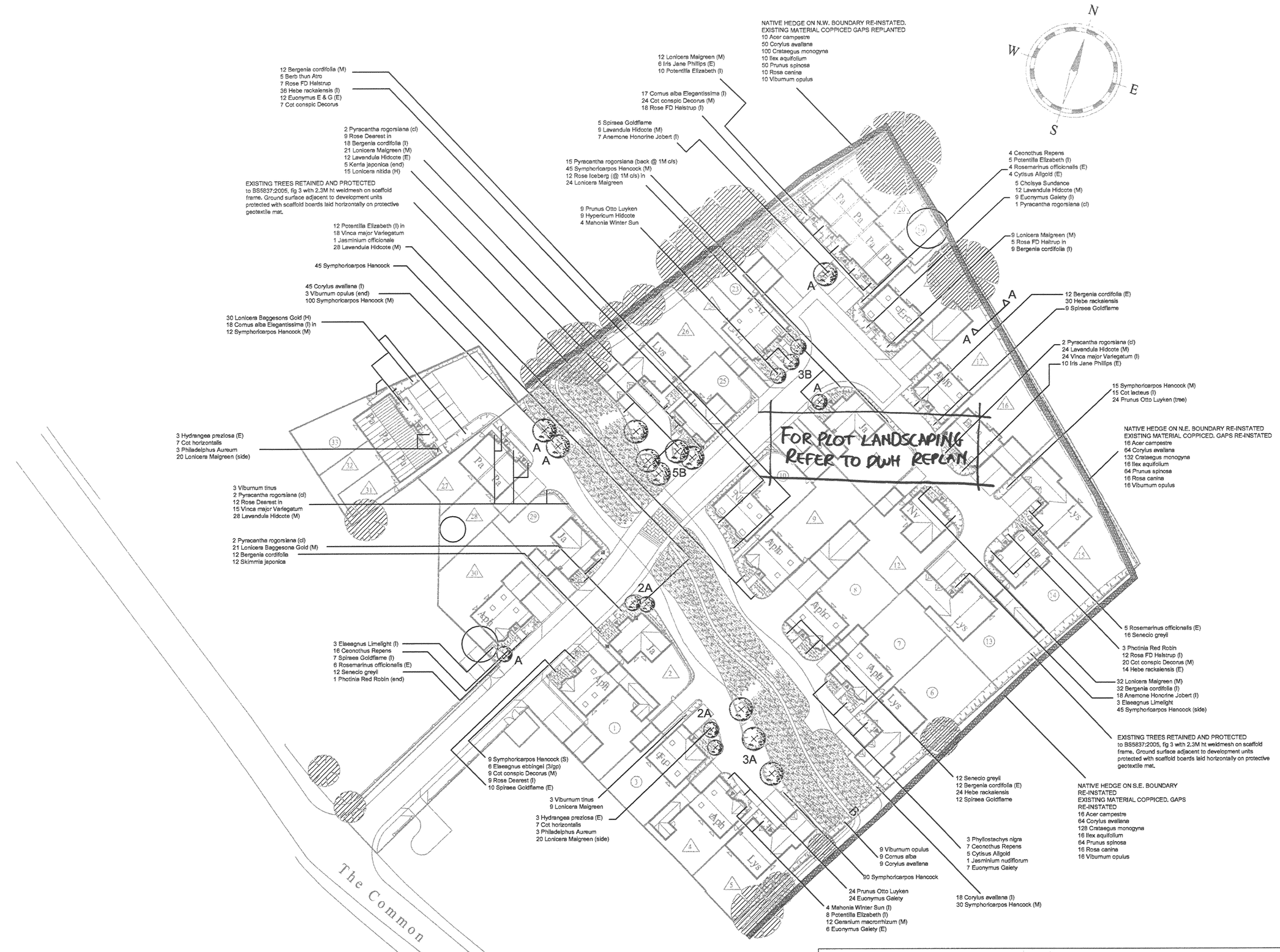
Wildflower Areas. Cultivate, sow and establish in accordance with seed suppliers recommendations ref. Emorsgate tel. 01953 829028 or similar.

Maintenance. Include for the removal of weeds and litter and the maintenance of bare ground beneath planted areas at all times, replacement of plant defects and bark, pruning dead/damaged branches, watering, edge trimming and forking over compacted areas as required. Amenity grass areas rolevelled to remove any humps and hollows that appear, bare areas scarified. Lawn areas maintained at between 40-75mm ht. All weeds removed from site to Contractors tip. Bark mulch topped up to 50mm at end of each years maintenance.

Maintenance Programme, 15 year summery sheet

Operation	Time in years 1	2	3	4	5	> 15yr.
Grass.						
Cutting.						
Close mown (March-Nov. 18 times/year)	.	.	.	.	.	.
Weedkilling (April-Sept. twice a year)	.	.	.	.	.	.
Edging (Once a year)	.	.	.	.	.	.
Wildflower Areas (Once a year to cannot exist)	.	.	.	.	.	.
Trees						
Pruning (Annually)	.	.	.	.	.	.
Restaking and tying (Twice yearly check)	.	.	.	.		
Weedring (during dry spell of 14 days)	.	.	.	.	.	.
Annual safety inspection	.					
Shrubs						
Pruning (Annually)	.	.	.	.	.	
Fertiliser (annually)	.	.	.	.	.	
Hoeing (14 occasions anually)	.	.	.	.	.	
Weedkil/spraye litter (14 occ.s annually)						
Hedges						
Coppice existing material	.					
Reasurve post and wire support	.	.	.	.	.	
Cutting new (Twice a year when						
potential growth exceeds 400mm)	.	.	.	.	.	.
Furniture						
Inspection of fixtures/refresh up paintwork						
(F.M.A.M.J.J.A.S.O.N.D.	.	.	.	.	.	.
Mulching	.	.			.	
Top up to 50mm in March						
Hard Surfaces						
	.	.	.	.	.	
Remove litter (14 occasions anually)	.	.	.	.	.	.
Scrape/weed/litter (once a year)	.					

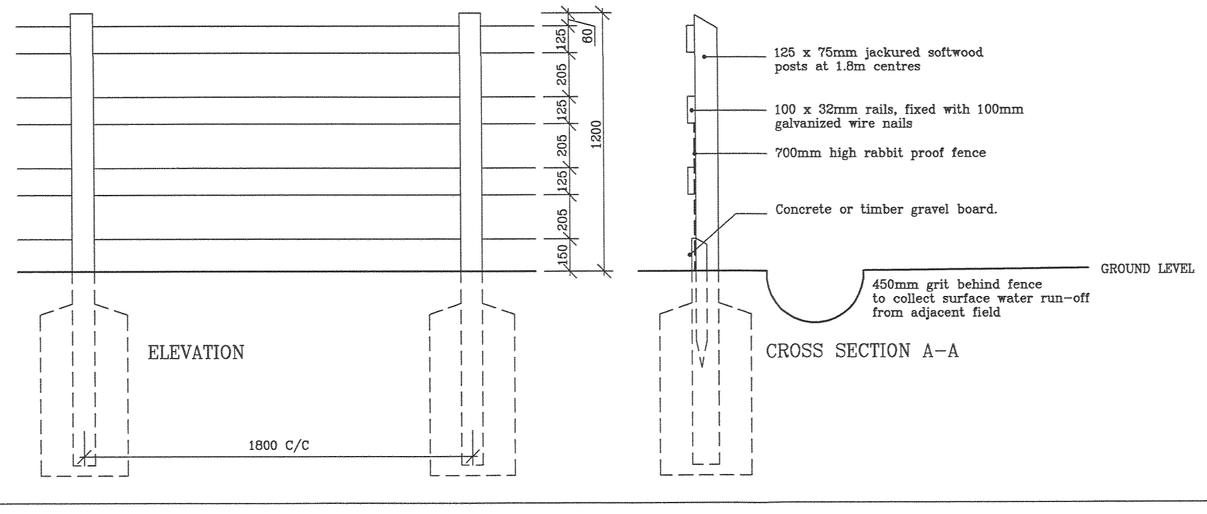
Note:- Denotes year in which tasks are undertaken



SECTION A–A
3 RAIL TIMBER FENCE

All timber to be vacuum/pressure treated and finished with two coats brown stain.

Foundations to structural engineers design.



LANDSCAPING LAYOUT

The contractor is to check and verify all building and site dimensions, levels and newer lowet levels at connection points before work starts. The contractor is to comply in all respects with current building legislation – British Standard Specifications, Building Regulations etc. whether or not specifically stated on this drawing. Do not scale from this drawing.

Sheet Size A1

Rev	Date	Init
A	24-08-07 Landscaping updated with amendments made. to Planning Layout Rev D.	TE
B	07-09-07 Garden sizes of Plots 6 & 7 increased to 14m. Plots 10, 17–22 & 27–28 replanned. Garages amended to Plots 7, 8, 9 & 14. – as Planners comments.	TE
C	11-09-07 Plot 8 moved 1m forward. Plot 12 replanned as the "Nevada" house type, with the rear windows to the first floor omitted and added to the side elevation. Plots 19–22 moved forward to improve garden sizes. 2 parking spaces allocated to Plots 20–22 & 27–28. Turning head added to the drive of Plot 26. – as Planners comments.	TE
D	21-11-07 Plots 31–33 moved forward by 2m. – as Planners comments	TE

RECEIVED 14 MAR 2008 PLANNING SERVICES

The Noble Consultancy
Architectural ■ Planning ■ Engineering ■ Landscaping
The Stables, Says Court Farm, Badminton Road
Frampton Cotterell, South Gloucestershire
BS36 2NY
T: 0870 3825033 F: 0870 3825088
E: nobleconsultancy@btconnect.com

client
BARRATT EAST MIDLANDS

project
HASWELL MEADOWS,
THE COMMON,
BARWELL.

drawing
LANDSCAPING LAYOUT
WITH APPLICATION LAND

job no.	drg no.	rev
816	101–1	D
scale	date	drawn
1:500	15–05–07	NJB

© This drawing and the building works depicted are the copyright of The Noble Consultancy Ltd. and may not be reproduced or amended except by written permission. No liability will be accepted for amendments made by other persons.