

landscape general arrangement

LANDSCAPE SPECIFICATION

Section 1: Hardscape Works

1.0 Levels and Formation

- All levels to be constructed in accordance with the drawings and to suit proposed gradients.
- Formation levels to be minimum 150mm below finished paving unless otherwise stated.
- Ensure minimum 1.60 fall away from buildings or 1:40 for permeable surfaces.
- Final surface levels adjacent to structures to be minimum 150mm below DPC.
- Contractor to verify existing site levels and report any discrepancies before starting works.

2.0 Paving Installation

- (Ref: BS 7533 - Pavements constructed with clay, concrete or natural stone paving units)
- Rigid paving to be laid on a minimum 30mm full mortar bed over compacted sub-base.
- Flexible paving (e.g. clay pavers, setts) to be laid on compacted bedding sand or grit as specified.
- Permeable paving to be laid on open-textured granular Type 3 base with appropriate laying course.
- All paving to be jointed using suitable mortar, kiln-dried sand, or permeable grit depending on type.
- Joints to be uniform, 5-10mm wide unless otherwise stated, aligned with plan pattern.

3.0 Edging and Kerbs

- Edging units to be laid on concrete bed and haunch unless otherwise specified.
- All edges to be level, true and flush with adjoining surfaces.
- Where metal edging is used, install with proprietary fixings and stake at 500-750mm centres.
- Allow for curves and transitions as per manufacturer guidance.

4.0 Retaining and Feature Walls

- (Ref: BS EN 1996 - Eurocode 6: Design of masonry structures)
- All walls to be constructed on appropriate foundations as per structural design (if required).
- Brick block walls to be built to BS EN 1996 standards, with control joints as necessary.
- All visible faces to match approved sample or architect specification.
- Copings to be securely fixed with adhesive or mortar and mechanically restrained where necessary.

5.0 Decking and Framed Surfaces

- Composite or timber decking to be installed over treated softwood or galvanised steel frame.
- Joists at 400mm centres max, noggins at 600mm max.
- Deck boards to be fixed using hidden fasteners or stainless steel screws.
- Substructure to be fixed on pad foundations, plinth blocks or ground screws ensuring ventilation below deck.

6.0 Boundaries and Fencing

- Fence lines to be set out accurately with string line or laser level.
- Posts to be set min. 600mm deep in concrete unless noted.
- Timber to be Class 4 treated for ground contact, all fixings to be galvanised or stainless steel.
- All gates to be aligned with fencing and fitted with heavy-duty hinges and latches.

7.0 Drainage Provisions

- Where required, ACO slot drains or equivalent to be installed adjacent to impermeable surfaces.
- Drains to fall to outfalls or soakaways shown on plan or to existing stormwater system.
- All gullies, pipes and gratings to be installed in accordance with manufacturer instructions.
- Surface water to be managed within site boundary per planning approval or Building Regs Part H.

8.0 Tolerances and Workmanship

- All works to conform to BS 8000 workmanship standards.
- Paving level tolerance: ±6mm over 3m straight edge.
- Edge restraint alignment tolerance: ±5mm over 10m length.
- Work to be executed in a clean and orderly fashion with protection to all adjacent structures.

9.0 Setting Out and Preliminaries

- Contractor responsible for setting out using benchmarks and reference dimensions from drawings.
- Discrepancies or conflicts in drawings must be reported prior to commencement.
- All dimensions to be verified on site before ordering or cutting materials.
- Drawings not to be scaled.

10.0 Health & Safety / Site Conduct

- Contractor to comply with CDM 2015 and site-specific safety protocols.
- All temporary barriers and signage to be provided by contractor.
- Site to be kept tidy with materials stored securely and access paths maintained.

Section 2: Softworks

1.0 General Preparation

- All planting areas to be cleared of debris, weeds, and rubbish prior to cultivation.
- Remove stones and rubble larger than 50mm from topsoil.
- Cultivate to 300mm depth or to depth specified in planting schedule.
- Incorporate approved organic soil conditioner or compost as per schedule.
- Leave soil 25mm proud to allow for settlement unless otherwise stated.

2.0 Tree Planting

- (Ref: BS 4428:1989 - Code of practice for general landscape operations)
- Trees to be planted in pits at least twice the diameter of the rootball and 300mm deeper.
- Backfill with excavated topsoil mixed with compost and mycorrhizal fungi.
- Install irrigation/aeration pipe and mulch ring to 750mm diameter minimum.
- Stake trees with single or double stake and rubber tie height 1/3 of tree height above ground.
- Ensure root flare is at finished ground level. Water thoroughly after planting.

3.0 Shrub and Perennial Planting

- (Ref: BS 4428:1989 - Code of practice for general landscape operations)
- Space plants according to schedule and stagger where shown.
- Excavate holes to accommodate full root spread and backfill with topsoil and compost.
- Water thoroughly after planting.
- Apply bark mulch to 50-75mm depth over entire bed, avoiding stem bases.
- Water to field capacity after planting and during establishment period.

4.0 Hedge Planting

- (Ref: BS 4428:1989 - Code of practice for general landscape operations)
- Trench to 450mm width and minimum 300mm depth.
- Break up base of trench and incorporate compost into base layer.
- Set plants at spacing shown on planting schedule in staggered rows (unless single-row hedge).
- Backfill and firm gently. Water immediately.
- Mulch strip 600mm wide with bark or gravel mulch to 50mm depth.
- Rabbit guards or mesh protection as required.

5.0 Seeding and Wildflower Areas

- Seed bed to be cultivated to 100mm depth and raked to fine tilth.
- Remove stones, debris, and perennial weeds before sowing.
- Broadcast seed evenly by hand or with mechanical spreader at rate specified.
- Lightly roll or tread in for soil contact.
- Water gently in dry weather and protect from birds and trampling where possible.

6.0 Turfing and Lawn Preparation

- Prepare soil to 150mm depth, removing stones, perennial weeds, and debris.
- Apply pre-turfing fertiliser if specified.
- Lay turf in a staggered bond pattern with joints tightly butted.
- Consolidate gently without stretching turf.
- Water immediately after laying and maintain moist until establishment.

7.0 Topsoil and Compost

- (Ref: BS 3882:2015 - Specification for topsoil)
- Topsoil to BS 3882:2015, appropriate grade for planting type.
- Compost to PAS 100 standard.
- Do not spread or cultivate in wet conditions.
- Imported topsoil must be tested and approved prior to use.

8.0 Mulching

- Apply mulch immediately after planting to reduce weed growth and retain moisture.
- Bark mulch to be clean, uniform and free of pests, disease, and excessive dust.
- Avoid mulch contact with plant stems.
- Replenish mulch annually to maintain 50mm depth.

9.0 Watering and Establishment

- Water immediately after planting and continue regularly during dry periods.
- Minimum weekly checks during first growing season.
- Replace failed plants within first 12 months.
- Contractor responsible for maintenance and watering until handover unless otherwise agreed.

10.0 Workmanship and Standards

- All works to BS 4428:1989 Code of Practice for General Landscape Operations.
- Plants to be supplied in accordance with BS 3936 and sourced from reputable UK nursery.
- All operations to be performed by experienced operatives.
- Site to be left clean, safe, and free from construction debris post-installation.

LEGAL DISCLAIMER

Images & Views: All CGI, photos, and visuals are illustrative only. Planting is shown at mature size and may differ at time of planting. Views are indicative and not exact representations.

Planes & Dimensions: Drawings are for guidance. Do not scale. All dimensions must be checked on site and are not binding unless explicitly stated.

Specification: Specifications may change without notice. Visuals may not reflect actual colour or finish, particularly with natural materials. Specifications are not contractual unless confirmed in writing.

General Notes:

- Do not scale from this drawing.
- Read in conjunction with all specifications and consultant drawings.
- Check all dimensions and levels on site.
- Report discrepancies before work begins.

Note: These drawings show design intent only. Structural design must be verified and undertaken by a qualified engineer or contractor where required.

DESIGNED BY JBS	CLIENT NAME R & D Elite Ltd
CHECKED BY	SITE ADDRESS Proposed 2no Dwellings, Cherry Dene, Meopham Kent DA13 0YE
OTHER APPROVALS	DATE 04/06/2025
DRAWING NUMBER OS_EL1002	REV

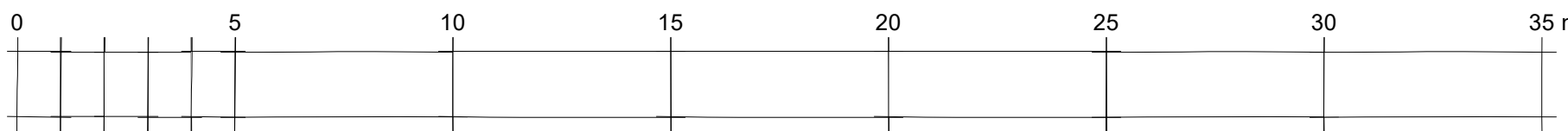
Biodiversity Enhancement and Management

Summary

The proposed development at Cherry Dene includes a comprehensive landscape scheme designed to enhance biodiversity through the creation of diverse, wildlife-supportive habitats. Planting proposals include a high proportion of native and pollinator-friendly species, with native hedgerows (e.g. *Crataegus monogyna*, *Corylus avellana*, *Acer campestre*) and dense shrub beds incorporating fruit- and nectar-bearing plants to support foraging birds and invertebrates. Long-grass areas are seeded with a 100% wildflower mix suited to low-nutrient soils, designed to achieve meadow habitat target conditions with bi-annual mowing to support overwintering insects. Management measures include soil preparation using BS 3882 topsoil and PAS 100 compost, mulching, and annual monitoring to replace failed plants. Integrated biodiversity enhancements include the installation of bat and bird boxes (minimum 3m height, with appropriate aspect) to support roosting and nesting for species of conservation concern. Hedgehog highways (130mm x 130mm openings) have also been incorporated within site boundaries to promote habitat connectivity. These measures are intended to ensure the long-term establishment of valuable green infrastructure and measurable ecological uplift on site.

AREA EDGED IN BLUE IS PART OF THE ROADWAY THAT HAS A GREY CHIPPINGS SURFACE THE REMAINDER IS GREY BLOCK PAVING

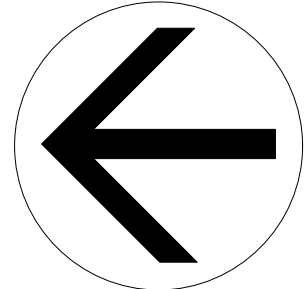
3 LANDSCAPE MASTERPLAN
Scale: 1:150



Δ = Step Riser

All steps are designed with a 150mm riser height unless otherwise stated. The open triangle symbol (Δ) denotes each riser in the landscape layout. Riser heights to comply with Building Regulations Part M and site-specific access standards.

EXISTING LEVELS
PROPOSED LEVELS



Hardscape Legend

Decorative Aggregate w/3.0mm Cor-ten Steel Edge

Hedge (Evergreen 2-2.5m RB)

Hedge (Mixed Native)

Hedge (Single Species Native)

Long Grass (set aside area)

Permeable Concrete Block Paving with Edging

Planted Area

Planted Area (Dense)

Planted Area (Mixed)

Porcelain Paving 900X600mm

Turfed Lawn Areas

Existing vegetation masses protected

Existing vegetation masses removed

Proposed new timber bin store (5m² allocated)

Proposed garden shed (2135x1525x2010mm)

Existing tree (removed)

Existing tree (retained)

Fence Legend

Fence Aris Rail Wood up to 2.0m with Hedgehog Highways

Ecological Recommendations

Bird Box Location (minimum of 3m high N-E facing)

Bat Box (minimum of 3m high S facing)

Proposed composting area connected to boundary hedge

Proposed log piles/hedgehog hotel

Hedgehog Highway Access (150mm x 150mm Opening)

Areas of Ecological Value

Ecological & Landscape Enhancement Measures

- **Tree & Hedgerow Compensation:** Any hedges or tree removal will be compensated at a 2:1 ratio with new native hedgerow and tree planting where possible.
- **Pollinator-Friendly Planting:** Landscape planting will include nectar-rich, fruiting, and flowering species to support invertebrates, enhancing the food supply for bats, birds, and other wildlife.
- **Hedgehog Habitat Creation:** Areas of dense shrubs and/or long grass will be set aside to provide shelter and foraging resources for hedgehogs, incorporating berry-bearing species.
- **Tree Selection for Wildlife:** Newly planted trees will be small-seed bearing, flowering, or structurally suitable for nesting and foraging to support bird and bat populations.
- **Bat Roosting & Nesting Sites:** Two 'Elisa'-style bat boxes (or self-cleaning alternatives) will be installed on existing mature trees at a minimum height of 3m, south-facing, with clear flight paths and no artificial lighting.
- **Bird Nesting Enhancement:** Bird boxes will be tree-mounted, positioned in north/east-facing directions, and designed for multiple species to increase nesting opportunities.
- **Reptile & Amphibian Refuge:** Log piles and composting areas will be strategically placed in shaded, undisturbed areas to provide habitat for reptiles, amphibians, and invertebrates.
- **Hedgehog Connectivity:** Hedgehog movement will be facilitated by 130mm x 130mm fence gaps, ensuring access through site boundaries.
- **Wildlife-Friendly Lighting:** Light levels around bat roosts and foraging corridors (woodlands, meadows, hedgerows) will be kept low-level (below 2m height) and below 1 lux at 5m distance. Warm-light LEDs with very low UV will be