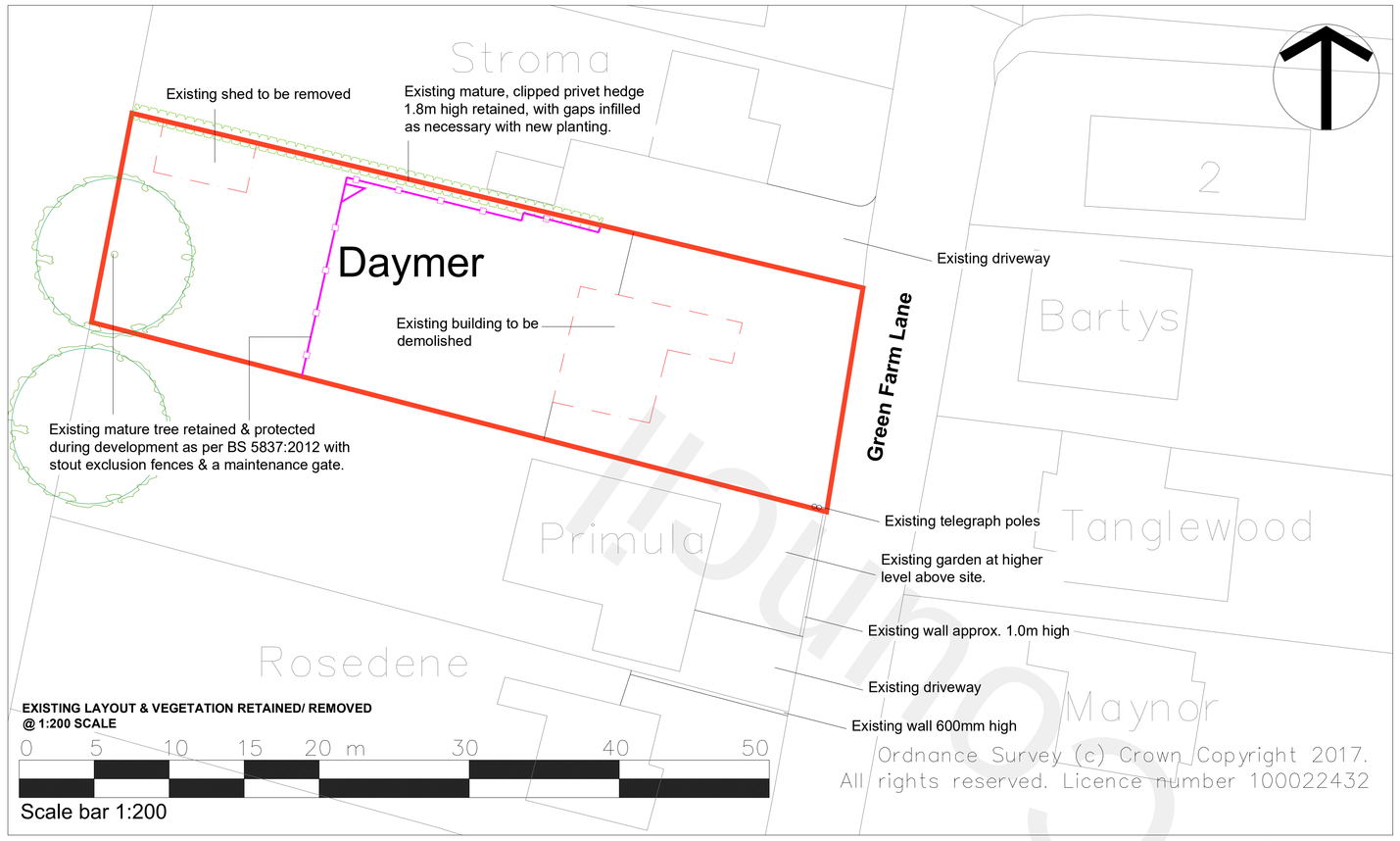
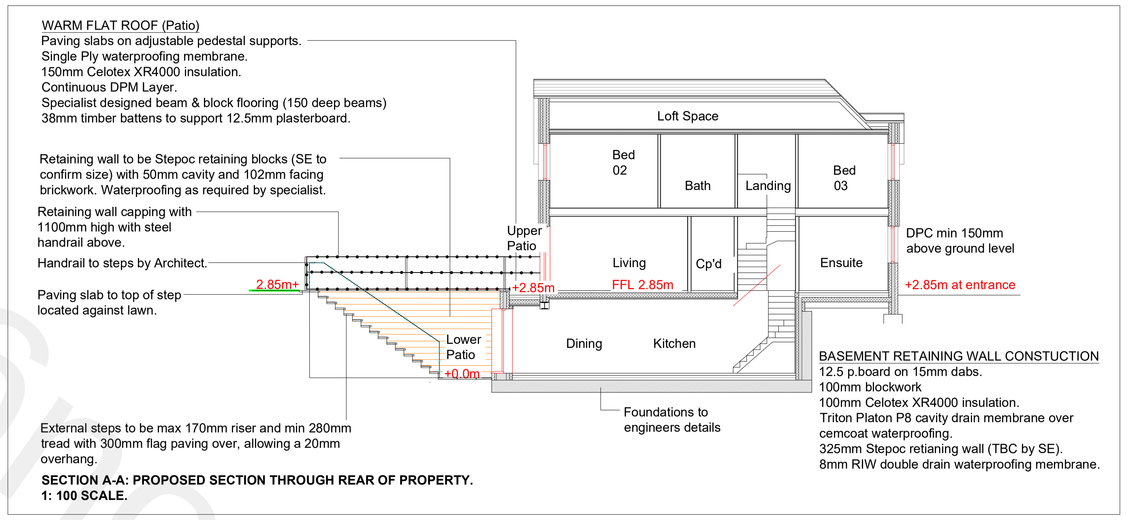
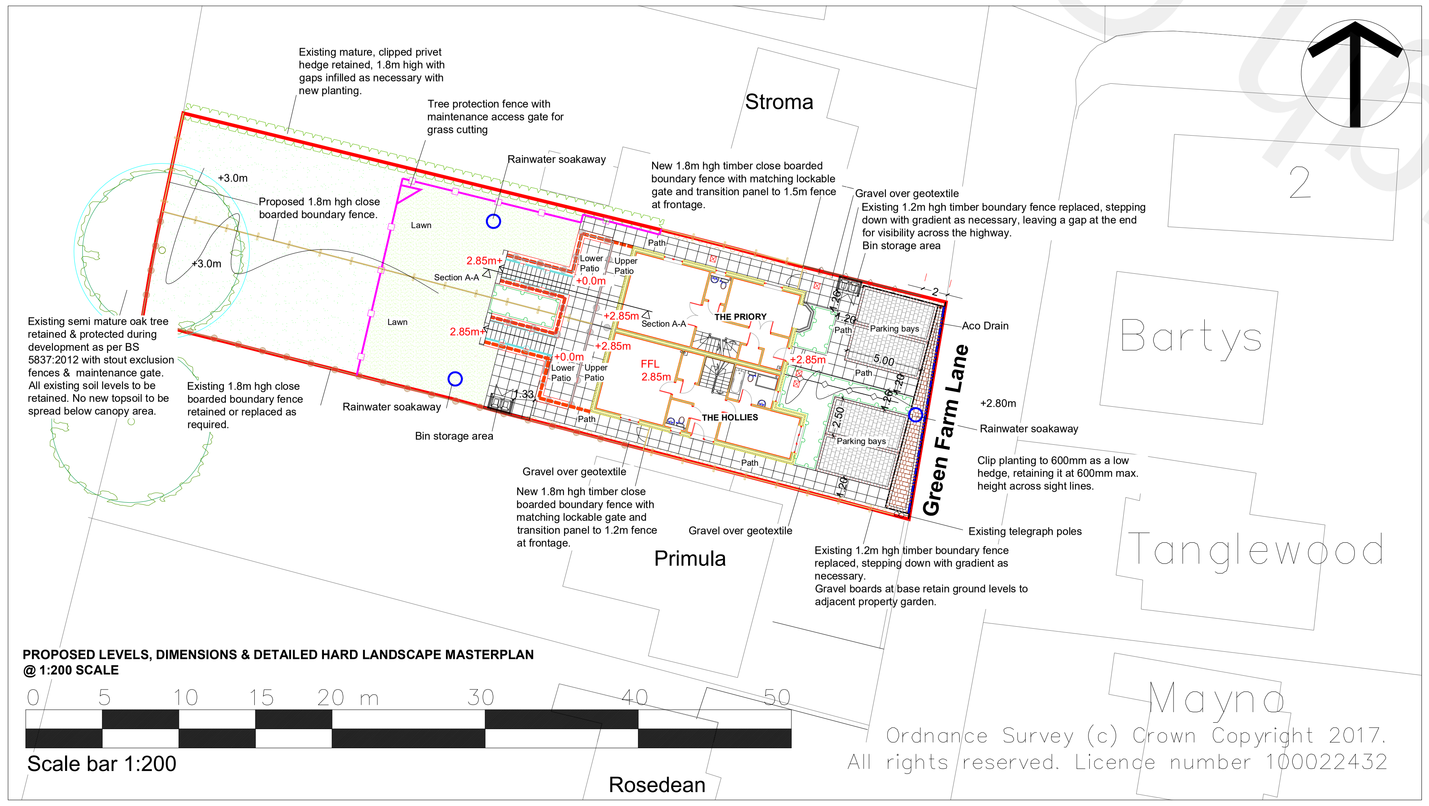


EXISTING LAYOUT & VEGETATION RETAINED/ REMOVED @1:200 SCALE

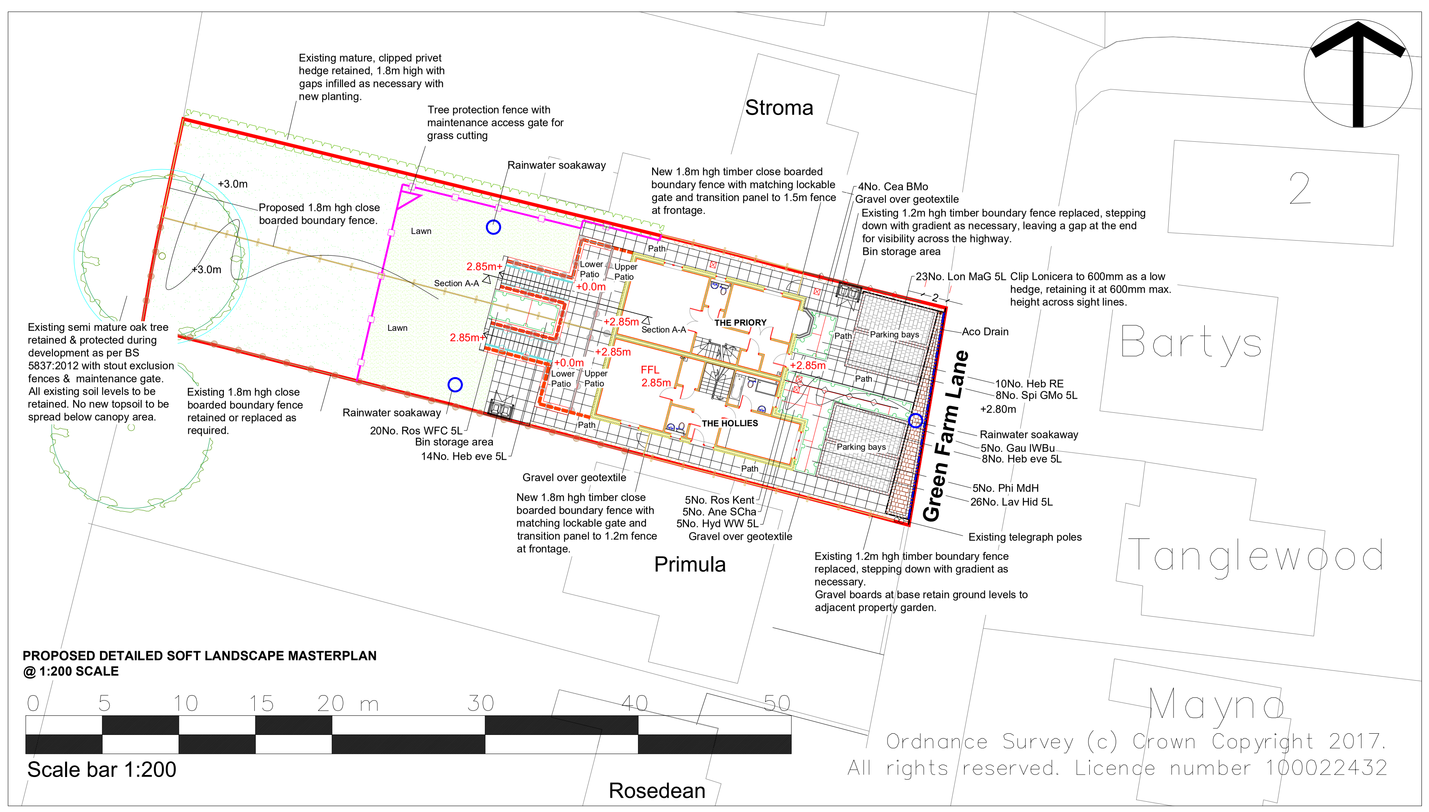
GOOGLE STREETVIEW IMAGE OF THE SITE, ILLUSTRATING THE MATURE TREE IN THE REAR GARDEN



SECTION A-A: PROPOSED SECTION THROUGH REAR OF PROPERTY. 1: 100 SCALE.



PROPOSED LEVELS, DIMENSIONS & DETAILED HARD LANDSCAPE MASTERPLAN @1:200 SCALE



PROPOSED DETAILED SOFT LANDSCAPE MASTERPLAN @1:200 SCALE

KEY

Existing Layout

- EXISTING MATURE TREE RETAINED WITH ROOT PROTECTION AREA FENCE AS PER BS 5837:2012.
- EXISTING MATURE CLIPPED HEDGE RETAINED WITH ROOT PROTECTION AREA FENCE AS PER BS 5837:2012.
- EXISTING LAWN TO BE RETAINED AND MAINTAINED WITH REGULAR CUTTING DURING CONSTRUCTION WORKS. LAWN TO BE FENCED OFF TO PROTECT TREE ROOT RPAS.
- EXISTING 1.8M HIGH BOUNDARY TIMBER FENCE TO BE RETAINED, REPAIRED OR REPLACED WITH NEW CLOSE BOARD FENCE, AS REQUIRED.

Soft Works

- PROPOSED SHRUB AND HERBACEOUS PLANTING WITH 65MM DEPTH BARK MULCH AFTER SETTLEMENT.
- EXISTING LAWN GRASS MADE GOOD WITH TURF - LAID OVER 200MM DEPTH OF CULTIVATED TOPSOIL & CUT REGULARLY.

Hard Works

- PROPOSED PARKING BAYS: PERMEABLE CONCRETE BLOCK PAVING IN COLOUR 'PENNANT GREY/CHARCOAL' 160MM GAUGE, LAID AS RANDOM SIZE MIX, STRETCHER BOND PATTERN AT RIGHT ANGLES ACROSS PARKING BAYS, WITH 'TRADITIONAL/RUSTIC' COLOURED BLOCKS 160MM WIDE LAID AS EDGE DETAIL TO DEFINE BAYS. TYPE, CONCRETE BLOCKS, DRIVESETT TEGULA 'PRIORA' BY MARSHALLS, OR SIMILAR APPROVED.
- PROPOSED DRIVEWAY: PERMEABLE CONCRETE BLOCK PAVING IN COLOUR 'TRADITIONAL/RUSTIC' 160MM GAUGE, LAID AS STRETCHER BOND ACROSS SURFACE/TURNING AREAS & END OF PATHS. 'TRADITIONAL/RUSTI' COLOURED BLOCKS TO DEFINE EDGES. TYPE, CONCRETE BLOCKS, DRIVESETT TEGULA 'PRIORA' BY MARSHALLS, OR SIMILAR APPROVED. PAVING TO HAVE A 50MM WIDE PCC PIN KERB DETAIL LAID FLUSH TO EDGE OF PAVING.
- PROPOSED 50MM PCC PIN KERB LAID FLUSH WITH PAVING OVER CONCRETE STRIP FOUNDATION TO EDGE OF BLOCK PAVING.
- PROPOSED PATIO & GARDEN PATH SURFACE: TYPE, 'CONSERVATION TEXTURED' FLAG PAVING WITH ROUNDED EDGES, COLOUR 'SILVER GREY', SIZES 600 X 600 X 50MM, LAID STACK BOND AS INDICATED ON THE PLAN. STEPS TO HAVE SLABS OVER TREADS 600MM(W) X 300MM DEEP WITH 20MM OVERHANG. ALL TO BE POINTED WITH 5-7MM JOINTS. SUPPLIED BY MARSHALLS, TEL: 0845 302 0600, OR SIMILAR APPROVED.
- PROPOSED 40MM DEPTH OF GRAVEL OVER GEOTEXTILE MEMBRANE, LOCATED BETWEEN PAVED EDGE & BOUNDARY FENCES, WITH GRAVEL BOARD LOCATED BETWEEN GRAVEL AND LAWN TO PREVENT SPILLAGE. GRAVEL RECESSED 15MM BELOW EDGES.
- PROPOSED STEPS TO REAR GARDEN 1.2M WIDE: TO HAVE FLAG PAVED TREADS, AS ABOVE, WITH TREADS 280MM DEEP & RISERS 170MM HIGH. STEPS FORMED WITH CONCRETE SHUTTERING AND FACED WITH BRICKS TO MATCH THE BUILDING. DETAILS BY ARCHITECT.
- PROPOSED RETAINING WALL AROUND BASEMENT TERRACE IN REAR GARDEN, UP TO 2.85M HIGH. DETAILS BY ARCHITECT.
- PROPOSED METAL HAND RAIL TO STEPS MOUNTED ONTO RETAINING WALL. DETAILS BY ARCHITECT.
- PROPOSED STEEL BALUSTRADE AROUND RETAINING WALL TO PREVENT FALLS FROM UPPER GROUND. DETAILS BY ARCHITECT. EXISTING CLOSE BOARD FENCE, 1.8M HIGH, RETAINED OR REPLACED AS REQUIRED.
- PROPOSED CLOSE BOARD FENCE WITH MATCHING GATE, 1.8M HIGH WITH CONCRETE GRAVEL BOARDS AND 3NO ARRAS RAILS SECURED TO CONCRETE POSTS IN REAR GARDEN, WITH TRANSITION PANEL TO LOWER FENCE AT 1.5M HIGH AT PLOT FRONTAGE, BY DEVELOPER.
- PROPOSED 1.2M HIGH TIMBER CLOSE BOARD FENCE TO REPLACE EXISTING BOUNDARY FENCE TO PLOT FRONTAGES, WITH CONCRETE GRAVEL BOARDS AND POSTS TO PLOT FRONTAGE, BY DEVELOPER.
- PROPOSED 0.9M HIGH TIMBER FENCE TO REPLACE EXISTING BOUNDARY FENCE TO PLOT FRONTAGES, BY DEVELOPER.
- PROPOSED 0.9M HIGH METAL ESTATE RAILING FENCE WITH 4NO RAILS, IN BLACK, TO PLOT FRONTAGE.

Drainage & Levels

- PROPOSED ACO DRAIN ALONG EDGE OF HIGHWAY. DETAILS BY ENGINEER'S.
- PROPOSED SUDS SOAKWAWAY. DETAILS BY ENGINEER'S.
- PROPOSED MANHOLES. DETAILS BY ENGINEER'S.
- 2.4m EXISTING APPROXIMATE LEVELS & GRADIENTS.
- 2.4m PROPOSED APPROXIMATE LEVELS.
- 2.01 PROPOSED DIMENSIONS & OFFSETS.
- APPLICATION SITE BOUNDARY.

PLANT SCHEDULE

SHRUBS

QTY	CODE	PLANT NAME	STOCK	SIZE	SPACING
4No.	Cea BMo	Ceanothus 'Blue Mound'	C 3L	40-60cm	3/m2
22No.	Heb eve 5L	Hebe evenosa	C 5L	40-60cm	4/m2
10No.	Heb RE	Hebe albicans 'Red Edge'	C 3L	20-30cm	5/m2
5No.	Hyd WW 5L	Hydrangea macrophylla 'White Wave'	C 5-7.5L	60-80cm	3/m2
26No.	Lav Hid 5L	Lavandula angustifolia 'Hidcote'	C 5L	40-50cm	4/m2
23No.	Lon MaG 5L	Lonicera nitida 'Maygreen'	C 5L	30-40cm	4/m2
5No.	Phi MdH	Philadelphus 'Manteau d'Hermine'	C 3L	30-40cm	4/m2
5No.	Ros Kent	Rosa 'Kent'	C 3L	30-40cm	4/m2
20No.	Ros WFC 5L	Rosa 'White Flower Carpet'	C 5L	30-40cm	4/m2
8No.	Spi GMo 5L	Spirea japonica 'Gold Mound'	C 5L	30-40cm	4/m2

HERBACEOUS PLANTS

QTY	CODE	PLANT NAME	STOCK	SPACING
5No.	Ane SCha	Anemone hupehensis 'September Charm'	C 3L	5/m2
5No.	Gau IWBu	Gaura lindheimeri 'Whirling Butterflies'	C 3L	5/m2

NOTES AND ABBREVIATIONS:
C = Container (or pot) grown, followed by size of the container (or pot)
QTY = Quantity
SIZE = Height or Spread of juvenile plant
STOCK = Root condition/protection method eg Bare root
- Refer to specification for further information
- All plants to be completely hardened off
- Substitutions to be agreed with Landscape Architect

Plant Schedule generated by "Qscape" software 11/05/2022

SCHEDULE OF QUANTITIES

SOFT LANDSCAPE TO GENERAL AREAS:

33m2	Existing Hedge
1No.	Existing Tree
196m2	Grass-retained & made good
120m2	Grass-Turf-New
30m2	Planting-Shrubs and Herbaceous

HARD LANDSCAPE TO GENERAL AREAS:

14m	ACO drain
48m2	Blocks concrete - Vehicular - Stretcher
86m	Edging Concrete block edges
35m	Edging PCC tflat top w50mm
43m	Fencing - glass balustrade
65m	Fencing Closeboard 1.8m timber
8m	Fencing 1.2m timber
41m	Fence- Existing 1.8m repaired/replaced
14m2	Gravel over geotextile membrane
8m	Metal Estate Railing
23m	Railing - Handrail to steps
32m	Retaining Wall
115m2	Slabs s600 x 600 pStack
13m2	Slabs Steps s600 x 300 pStretcher to steps

OUTLINE SPECIFICATION NOTES

IMPLEMENTATION PROGRAMME
Soft landscaping to be timetabled and implemented during the first planting season (Mid-November to Mid-March) after the substantial completion of the hardworks construction.

SERVICES
These landscape proposals have not been cross referenced against drainage or services/utilities plans. All service and utility locations to avoid potential conflicts with tree roots. Client/engineer to review and advise accordingly.

EXISTING VEGETATION
The site has a single semi mature oak tree located along the western site boundary and a compact, mature clipped hedge alngthenorthern boundary maintained at 1.5m high. The tree will not be impacted by development, although some roots may be exposed during basement and path construction around teh building. All roots shall be cut close to the soil surface with a clean cut, if exposed. Both features shall be retained and protected with the erection of a stout exclusion fence across the garden, such as Heras fence with panels pinned at the base into the ground, to prevent movement/relocation or storage below the canopy, in acordance with BS 5837:2012. This fence shall be retained at all times and no excavation shall occur within tree root areas. The existing lawn shall be cut regularly via an access gate provided in the exclusion fence.

TOPSOIL PREPARATION
All new planting areas shall have imported, 'as dug' topsoil, spread into decompacted borders around the building. All lawn areas below the existing tree shall retain insitu, existing topsoil.

All areas of hard standing around the building shall be removed in full to 400mm deep and the compacted sub base shall be decompacted to a further 300mm deep. Borders shall be topsoiled to 400mm deep and in areas to be returfed, lawns shall be topsoiled to 200mm deep, as required, to make good along edges with new paving. All arisings shall be removed from the planting beds and lawns. All beds shall be cultivated to a depth of 250mm and raked to an even tilth prior to planting operations. All planting beds/borders shall be covered with 50mm depth of peat free compost prior to final cultivation.

WEED/DEBRIS CLEARANCE
Where necessary areas to be planted or grassed shall be cleared of any grass, weed growth or debris physically and/or chemically with a translocated herbicide (Glyphosate) prior to cultivation operations. If necessary any further grass and weed growth shall be eradicated physically and/or chemically with a translocated herbicide. All roots of perennial weeds & woody plants shall be removed. More than one application may be necessary to ensure eradication.

PROPOSED ORNAMENTAL SHRUBS & BORDERS
Where shrub planting is specified next to hard landscape areas, haunching to kerbs shall be controlled by shuttering to avoid spread into planting areas and to maximise planting space. All shrubs shall be container grown, bushy and have a minimum of three breaks/ branches from the base of the plant with full root development in the container. All shrubs shall be planted at even centres, offset by 0.3m from the edges of paving to allow 0.3m of branch development.

PROPOSED GRASS
Existing lawns shall be made good with turf as required, following the works to ensure they are returned to an acceptable finish, as damage is expected to some areas around the building during construction.

Proposed grass - Turf shall be laid on a prepared base of topsoil 200mm deep, cultivated to a fine tilth with all stones larger than 15mm diameter removed.

Turf shall be good quality Lawn Turf, such as Rolawn Medallion or similar approved, to the approval of the Landscape Architect, with a well rooted fibrous structure, mown and free of matter or dead grass and pernicious weeds, following treatment by selective weed killer not more than four weeks prior to lifting. Turf shall not be laid in exceptionally dry weather or when the ground is frozen or waterlogged. Turf delivered to site should not be stacked more than four turfs high and left well covered for no more than four days. Turf shall be cut and laid by conventional methods and shall not be less than 40mm in even thickness throughout. Any inequalities in finished levels owing to variations in turf thicknesses or the unequal consolidation of the soil is to be adjusted by raking or packing fine soil under the turf to obtain an even surface. The finished levels of turf abutting paving or tops of kerbs must not be less than 25mm above the adjacent hard surface after laying and beating operations.

All turf is to be laid from boards to prevent ground compaction, as a stretcher bond with whole turves to edges and butted up to adjacent turf with close joints. Turf to be evenly beaten with wooden beaters to ensure contact with ground. Water regularly until established. The grass is to be cut to 50mm in height for first cut and to 35mm in height for subsequent cuts. All arisings shall be removed from site. Areas that have not become successfully established shall be re-turfed in the next available season.

BARK MULCH
Following planting in borders, surface topsoil shall be mulched with composted bark mulch to form a depth of 65mm, to reach 50mm after settlement. All mulch shall be a medium grade composted bark or similar approved, containing less than 5% wood. It shall be pest, disease and weed free with no Methyl Bromide contamination. Prior to mulching all beds shall be spread with a layer of slow release fertiliser and watered to field capacity.

HARD LANDSCAPE
Refer to the ELD Key for material type and size.

VALIDATION
The Landscape Architect may inspect the works, without notice, at any point during the project to ensure all soiling and planting specifications are complied with, to the required standards. Any works found to be substandard or at odds to the specification shall be made good, and/or replaced by the contractor at his own expense, unless proof of Landscape Architect substitution or variation approval can be provided.

IRRIGATION
The timing and frequency of irrigation should take into account the prevailing weather conditions, soil moisture release characteristics and the response of the shrubs to water deficits, or periods of prolonged soil saturation. The frequency of irrigation is more important than the volume of water given at any one time. Increased water volumes cannot compensate for a lack of frequency. All shrubs shall be irrigated as required, using appropriate water sources to maintain good and proper plant establishment. Monitoring is recommended if there are 10 consecutive days during the growing season at ≥25 °C. Water should only be added if soil moisture probe/tensiometer values indicate that it would be appropriate to do so.

MAINTENANCE / MAKING GOOD DEFECTS
The Landscape Contractor shall be responsible for maintenance of domestic (plot) grass and shrubs planted in gardens until occupation only, to include the first cut to turf. The residents shall be responsible for plant survival and maintenance in perpetuity, thereafter.

The Landscape Contractor shall remain liable for shrub replacement prior to occupation and thereafter for a period of 60 months following Practical Completion (PC), the site shall be maintained by either the resident. A minimum of ten maintenance visits shall be made at regular intervals throughout the first 12 month period until occupation and at each visit the following shall be carried out:

Plant failures: All plants that die following hand over to residents during the first 60 months following PC, from any cause excluding vandalism, shall be replaced by the residents.
Weeds: All borders shall be kept free of weeds for the duration of the 5 year maintenance period. This shall be by mechanical or chemical methods as appropriate; in line with the manufacturer's instructions and in compliance with the Pesticides Act (1998), taking care to avoid drift onto surrounding vegetation. Existing hedgerows shall be kept free of weeds throughout their full width and length. Tree &/or shrub shelters/guards shall be lifted as necessary to achieve weed control and re-firmed in the ground after completion of the work. All arisings shall be removed to include dead stems, 1 week later following herbicide treatment.
Coppicing: Certain species shall require cyclical coppicing, (cutting back to ground level), every few years to ensure new growth is maintained. These include: Cornus sps - Cut back every 3-5 years to maintain red stem colour as old wood loses its interest.
Grass (Turf): shall be cut regularly to 35mm high once established, by residents. Arisings shall be finely chopped on site.
Mulch: All areas of bark mulch shall be topped up to 50mm depth at the end of the first 12 month period and once annually thereafter, to allow for settlement to 50mm.
Pests & Disease: All plants should be checked on a regular basis for pests and diseases. Remedial action should be taken promptly on discovery, where necessary.
Pruning - General: Any damaged shoots or branches shall be pruned off plants using appropriate secateurs/loppers. Shrubs shall be pruned as required to prevent encroachment and obstruction to rights of way and to maintain shape and condition. All pruning undertaken in accordance with good horticultural practices. All arising shall be removed.

ALL DIMENSIONS TO BE CHECKED ON SITE. TO BE READ WITH ALL CONTRACT DOCUMENTATION. ANY DISCREPANCIES TO BE REPORTED TO THE CONTRACT ADMINISTRATOR. DO NOT SCALE FROM THIS DRAWING.

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N.B. These landscape proposals have NOT been cross referenced against draiange or service locations. All services and utilities to be checked to identify any potential conflicts with existing trees. Client/engineer to review and advise accordingly.

Rev.	Date (yy-mth-dy)	Initials	Details
B.	22-05-19	RE	600mm sight line annotation added to planting. Boundary fences updated.
A.	22-05-11	RE	Drainage details added, steps narrowed, bin stores added, planting amended, schedules udpated.

E·L·D
ELWOOD LANDSCAPE DESIGN
CHARTERED LANDSCAPE ARCHITECTS

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ISSUED BY

CLIENT: RT DRAFTING SOLUTIONS LTD FOR MR. AMAN SINGH	PROJECT: DAYMER, GREEN FARM LANE, SHORNE, GRAVESEND, KENT, DA12 3HL
DWG TITLE: EXISTING LAYOUT & PROPOSED LANDSCAPE MASTERPLAN	
SCALE: 1:200 & 1:100 @ A0	DATE: 26th APRIL 2022
DRAWN BY: RE.	CHECKED BY: AE.
DRAWING NO: RTOW 559/10 - 001	REV. B.