ENCLOSURES

Enclosures to be fully erected prior to first occupation of the first dwelling on site.

EXISTING BOUNDARY ENCLOSURES / FENCES
2000 / 1800mm high close boarded treated timber fence with timber posts and capping (or as noted otherwise) or existing brickwork walls, to be retained and made good.

GATES
- No existing pedestrian gates present on site
 New fences and vehicular and pedestrian access gate and location to be as per the previous approved details: 20014-P-950 (Details A, B and C)

All works to conform to BS 5837:2012 Trees in relation to design, demolition and construction. Plus conforming to arboricultural method statements.

BREAKING UP EXISTING HARD SURFACE AND REMOVAL
The main contractor shall break up and remove any road, hard surfacing prior to works by the Landscape sub-contractor.
PREPARATION OF SOFT LANDSCAPE AREAS
NEW PLANTING AREAS
Prior to placing of topsoil ensure subsoil is thoroughly broken up to allow free drainage. Remove all rubble, concrete washings, and other builder's debris to provide sufficient depths for topsoil placement. Cut back excessive haunching where it restricts topsoil depths. Excavate tree pits into subgrade prior to topsoiling to ensure sufficient depths of soil. Mark tree pit locations with timber stakes
TOPSOIL DEPTHS
Topsoil depths following consolidation shall be:
Tree pits 900mm deep x a minimum of 1.20m diameter
Shrub areas (including raised planters) 450mm deep
Finished levels of topsoil in planted areas - following consolidation - shall be 10mm below adjacent kerbs and manholes to allow for mulching. 70mm of mulch to be applied which shall grade down to kerbs.
TOPSOIL SPECIFICATION
Topsoil shall conform to BS 3882 2015 'Specific Purpose Grade' for amenity shrubs.
TOPSOIL HANDLING
Topsoil shall be handled in the driest conditions reasonably possible. Topsoil shall not be moved, laid or worked during or after periods of heavy rain or when such work will damage the soil structure. Placed topsoil shall be protected from trafficking by vehicles and people. Any areas of topsoil that do become compacted shall be loosened by means of appropriate machinery or in small beds by hand forking.
CULTIVATION
All areas of shrub beds and grass works shall be brought to a fine tilth by hoeing. All shall be clear of weed growth prior to planting or seeding by either Hand pull weeding or through the application of biodegradable (Glyphosphate based) chemical a minimum of 10 days prior to planting.
All use of soil conditioners including composts, mulches & feeds are to be PEAT-FREE.

OUTLINE PLANTING SPECIFICATION:

SERVICES: No trees to be planted within 6m of existing or proposed foul, surface water drain or soakaways without suitable engineer solutions in place i.e root barriers, specialist tree pit systems or root directors. Planting adjacent to other services shall be in accordance with the guidelines laid down by the relevant services authority, to be checked prior to works by managing contractor.

SUBSOIL: Rip areas of planting where practical to a depth of 500mm using toothed bucket of excavator / JCB to break up compaction and allow free drainage.

TOPSOIL: Existing topsoil to be stripped and stored in stockpiles for re-use following construction phases. Stockpiles to a maximum height of 2m. Locations to be consulted / agreed with appointed project ecologist / arboricultural consultant. Keep free of perennial weeds by appropriate means. (covering or treatment)
All imported topsoil to comply with BS: 3882:2015. Ph 6-8, free of stone greater than 50mm in any dimension, perennial weed roots, builders rubble/waste, toxic materials and contamination.
Sample load to be provided and retained for comparison with subsequent deliveries.
Subsequent loads not consistent or complying to be removed from site and replaced at contractors cost.
Topsoil supply and spread by loose tipping to the following depths.
Tree pits: 1.2 x 1.2 x 0.9m depth incorporating 20lt compost with backfill.
Shrubs & Hedges: 450mm depth.
Grass seed / lawn: 150mm depth.

Lightly firm layers in 150mm deep applications avoiding compaction. Grade to an even surface and marry in with adjacent soft landscape areas.
Finished levels adjacent to hard surfaces to be level with kerb unless otherwise instructed. Allow suitable settling time prior to final levels.
Cultivate to a fine tilth removing all stones over 50mm that come to the surface. Allow to settle and make good deficiencies, humps and hollows. Remove any weed growth prior to any planting. Treating with herbicide a min of 10 days prior o planting.

TREE PLANTING: Trees planted within 4m of hard surface areas should be installed with root barrier (ReRoot 600 as a minimum)
Trees to be installed with irrigation systems: 35mm pipe at 2.5m in length with plastic cap and chain. (Root Rain metro RRPC3 as a minimum)
Supported by double and single round stakes with cross bar, tree buckle and rubber ribbon / tie.
Supplier: Green Blue Urban Landscape Products or similar approved.
All installed to suppliers recommendations.

BARK MULCH: Applied to 70mm depth over shrub beds. Main constituent conifer bark, maximum of 15% wood content and 5% fines. Particle size 5-65mm, free of pest disease or weed contamination.
2lt sample to be submitted for approval prior to delivery.

WATER: All plants to be watered after planting and before mulching. If planting between April and October include for soaking thoroughly after planting and then for dry spells of 7 days duration. Allow for provision of water from a bowser during periods of hosepipe ban to maintain uniform healthy growth in he first season following planting.

MAINTENANCE: Until handover or client instruction (12 months) Include for the removal of weeds and litter, maintenance of bare ground beneath planted areas, pruning dead/damaged branches and edge trimming as required. Any existing hedge and new shrubs trimmed to remove obstructions or when extension growth exceeds 450mm.
Grass areas to be re-leveled, scarified and overseeded to remove hollows and troughs which may develop and watered during dry spells as above to ensure even germination, establishment and growth.

Mowing: Short grass to be kept neat and trim at between 35 and 70mm in height at all times and free of coarse weeds.

All grass cuttings, weeds and brashings to be removed.

All plant defects to be replaced including trees for 12 months after planting.
All tree stakes re-secured as necessary. Top up bark mulch including beneath trees in grass areas to 70mm prior to hand over.

PLANTING SCHEDULE
Tree Supports. (see Tree Pit Sundries & Specification for details)

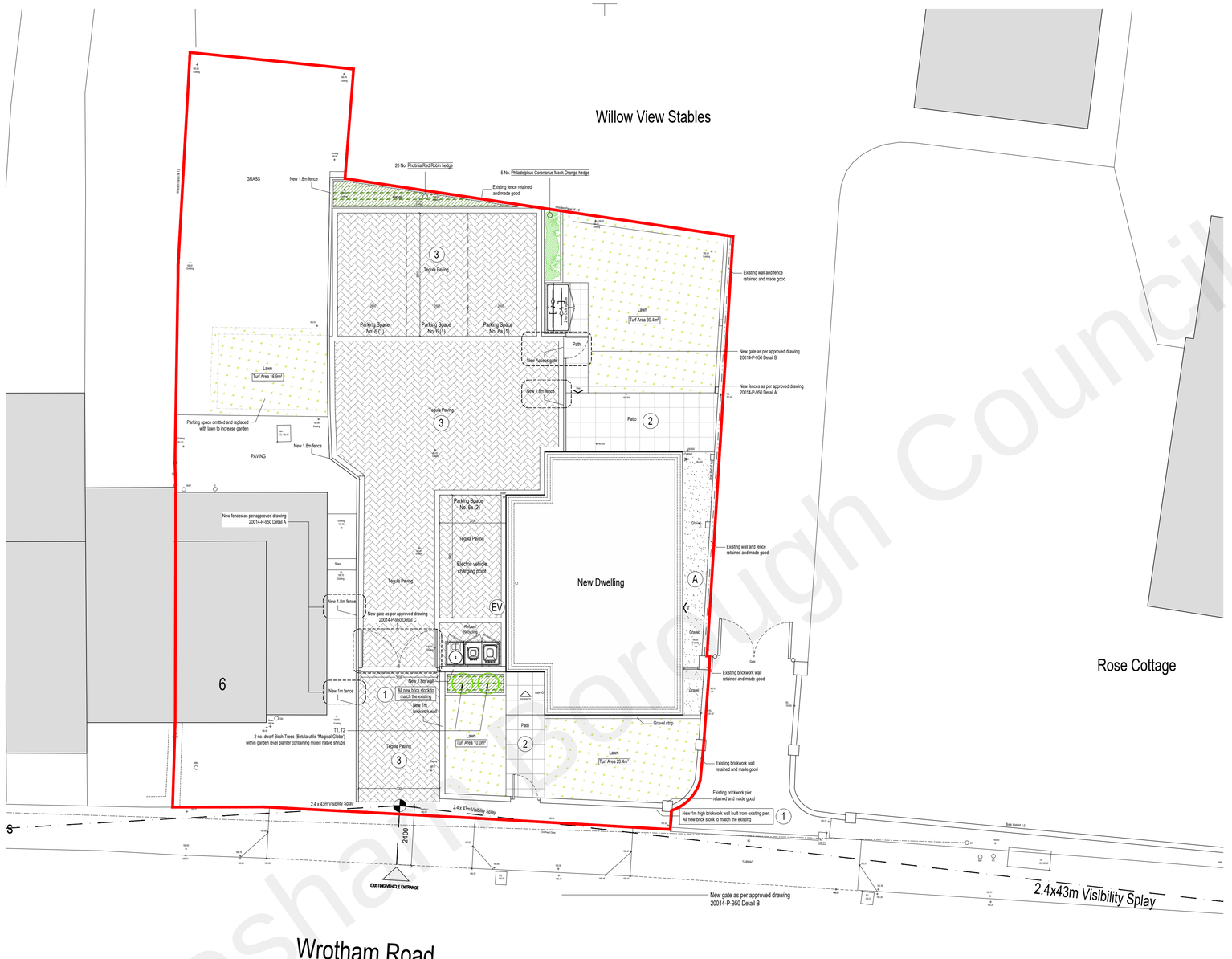
TREES

QUANTITY	SPECIES	HEIGHT	GIRTH	ROOT / TYPE
2 No.	Betula utilis 'Magical Globe'		8 - 10 cmg	CG / H / Std

HEDGES

QUANTITY	SPECIES	HEIGHT	POT SIZE	TYPE	SPACING
20 No.	Photinia Red Robin	1 - 1.5m	-	BR	40cm apart
5 No.	Philadelphus Coronarius Mock Orange	1.5 - 1.8m	-	BR	60cm apart

GRASSWORKS - LANDSCAPE TURF 86.7 m² (see measured individual areas)
Pro Turf 3 (With Rye economy) - DLF TRIFOLIUM - or approved similar
30% Stravinsky - perennial ryegrass
45% Rossinante - strong creeping red fescue
25% Wagner - chewings fescue



1 PLAN
Proposed Planting / External Surfaces SCALE 1: 100

1. Main facade brickwork
Type: Red multistock to match the existing stock
Supplier: Desimpel
Colour: Mozart Blend



2. Patio Paving
Type: Calibrated Concrete Paver
Supplier: Brett Paving (or other local supplier)
Colour: Concrete 'Chaucer' Natural



2. Tegula Paving
Type: Porous Paving
Supplier: Marshalls Tegula Prion
Colour: Pennant Grey (240x160x60 / other)



A. Gravel
Type: Coated Chipping
Supplier: Hanson / Brett / Other
Colour: Dove Grey (14 - 20mm)



Home Electric Vehicle charger point



Rolec EV Zura, Single or 3 Phase charging sockets are to be installed in locations shown and to be installed in accordance with manufacturer's requirements.

Mode 3 (IEC 61851-1)
Cable Terminals
- Single Phase – 3x 32mm 1P + N + E

Communications = 4G LTE Cat-1 (built-in nano SIM, subscription required)
- Wi-Fi 802.11 b/g/n 2.4 GHz
- RJ45 Ethernet connection
- Bluetooth Low Energy (BLE 4.1) (for installer configuration purposes)
- OCPP 1.6J
- Cyber security – Data encryption level TLS 1.2

Wall-mounted unit to be located as illustrated on the layouts and ducted via the sub-floor from the internal consumer unit.

The electrical supply shall be provided from the proposed installation consumer unit incorporating AC overload & fault current protection. A dedicated 30mA Type A RCBO or equivalent protection is required at source

DO NOT SCALE FROM THIS DRAWING.
Except for planning purposes. All dimensions must be verified by the main contractor before the commencement on site of any item of work or the preparation of shop drawings for their own work or that of sub-contractor or suppliers.
This drawing is to be read in conjunction with all relevant documents. Any queries or discrepancies must be reported immediately to the architect.
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KEY

PLANNING APPLICATION BOUNDARY

AREAS OF DEMOLITION

EXISTING RETAINED TREES AND HEDGES
Retained trees as positioned following Arboricultural Survey, reference:
PJC CONSULTANCY ARBORICULTURAL IMPACT ASSESSMENT & ARBORICULTURAL METHOD STATEMENT Ref. 5382 / 20 - 02 and 5382 / 20 - 03

TREES TO BE REMOVED OR PRUNED BACK
Trees to be removed following Arboricultural Survey, reference
PJC CONSULTANCY ARBORICULTURAL IMPACT ASSESSMENT & ARBORICULTURAL METHOD STATEMENT Ref. 5382 / 20 - 02 and 5382 / 20 - 03

PROPOSED TREE PLANTING
Minimum 900mm depth of specific purpose free draining topsoil to BS 3882:2015 for tree planting

PLANTING BEDS
Minimum 450mm depth of specific purpose free draining topsoil to BS 3882:2015 for shrub planting etc.

SINGLE & MIXED SPECIES HEDGE PLANTING
Staggered double rows. 5 plants per linear metre for bareroot stock. 3 plants per linear metre for container grown stock. Minimum 450mm depth of specific purpose free draining topsoil to BS 3882:2015 for hedge planting

GRASSWORKS - PROPOSED LANDSCAPE TURF (shade tolerant)
Areas of proposed turf installed upon a minimum of 150mm depth of specific purpose free draining topsoil to BS 3882:2015. Soil leveled and prepared to a fine tilth prior to turf laying

LEVELS
Proposed site spot levels
+ 106.650

PROPOSED PERMEABLE TARMAC SURFACE
Colour: Black
(Formation as per civil engineer specification)

PROPOSED EDGING
Marshalls bullnose kerbing / edging setts
Colour: Charcoal (Dark grey)
(Construction as per civil engineer specification)

PROPOSED PAVING / PATIO AREAS
Indian Sandstone or Brett Chaucer patio paving to be laid narrow jointed
Colour: Grey (600 x 600 x 32mm or similar)
(Construction as per civil engineer specification)

PROPOSED SIDE PATHWAYS
14-20mm Stone chippings on porous sub base.
Limestone aggregate to be contained with bullnose kerb edgings / edging sets
Colour: Dove Grey (Construction as per civil engineer specification)

TREE PIT SUNDRIES / SPECIFICATION.
Tree pit ancillaries available from Green Blue Urban: http://www.greenblue.com/gb/ (or similar)
Quantities to be as required to suit the general arrangement illustrated:

Large Tree Staking System:
Double round stake kits with half round cross bar, rubber Arb block and strapping.

Small / Feathered Tres Staking System:
Single round stake kits with rubber Arb block and strapping.

Tree Pit Irrigation System:
RootRain Urban: The RootRain Urban is a large capacity irrigation system with a fixed grid inlet, particularly suited to open space and roadside verge tree planting in softscape.
Spec. Length: 3m Diameter: 60mm Inlet (Stainless Steel) 80mm Weight: 1kg.

Root Management:
Positioning of root management dependant on local ground conditions and services. M&E engineer & site contractor to have final positioning.

- RootDirector: The RootDirector protects pavements and hard landscaped areas, and prevents root swirl by directing early root growth downward and outward.
 Product: Root Director. RD1050A
- ReRoot 600: Ribbed root barrier for directing tree roots into intended rooting zones and away from buildings, pavement and utilities.
 Spec. Depth: 600mm Length: (Cut to length roll - see key)
 Thickness: 1mm Profile: Ribbed.

SCALE 1:100
0m 1 2 5 10

For Planning Submission Purposes
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Project: Land at 6 Lacknut Cottages Wrotham Rd, Culverstone. DA13 0RG
Date: Dec 2022
Drawing Title: Planting / External Surfaces
Scale: Noted @ A1
Drawing Number: 20014-C-260
Rev -

Gravesham Borough Council