



135 L 32 Proposed Site Plan

135 L 35 Proposed Ground Floor Plan

135 L 45 - 50 Proposed Elevations and Sections

A number line with tick marks at 0, 0.5, 1, 2, 3, 4, and 5. The label 'm' is at the end of the line.

REV ISSUE

PC Planning

PO Planning issue

DATE

CE 22

05.22

Scale 1:50 @ A3

M C D O U G A L L A R C H I T E C T S

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Client
Mr Campbell McAuley

Project Title
Pylon Farm Barn

<p>Drawing Title</p> <h1>External Landscaping</h1>			
Date Apr' 22	Scale 1:50	Paper A3	Status Planning
Job No. 135	Drawing No. L 90	Revision P0	

Specification Notes 1 of 2

- 1.01 All landscape works to be carried out in accordance with the relevant current British Standards (including current revisions) National Planting Specification guidance, horticultural trades Standards, CPSE Plant Handling Standards and COSH Regulations.
- 2.00 Establishment and Implementation**
- 2.01 No soft landscaping operations to be undertaken during periods of prolonged waterlogging, frozen ground, adverse high or low temperature or drought.
- 2.02 Prior to planting and soil preparation all unsuitable existing vegetation to be suitably sprayed off (refer to notes on chemical use below) and then removed including bramble, perennial weeds and stressed and unsuitable elements of existing boundary vegetation and hedgerow.
- 2.03 Assumes main contractor provides adequate topsoil (existing or imported) to all planting areas as shown (in accordance with BS 3882:1994) and in accordance with finished ground levels on external works drawings.
- 2.04 All subsoil to be broken up to min depth of 300mm prior to topsoil application to improve root zone, drainage and compaction.
- 2.05 Imported soil and screened topsoil to be a fertile medium loam pH 6.0 – 7.5 and should be free from any perennial weeds, weed seeds, contamination, rubble, subsoil and stones bigger than 50mm with a maximum stone content of 20% (contractor to organise sample to be sent for lab testing and to make results available for approval).
- 2.06 Topsoil areas to be cultivated by hand or machine prior to planting (topsoil planting depths to be min 450mm for shrub / tree beds and 150mm for turf / seeded areas).
- 2.07 Trees, shrubs or other planting damaged by plant handling will not be accepted, this includes broken root containers at time of delivery, broken central tree leaders, more than 10% lateral branch damage to tress / shrubs and bark removed from main stems.
- 2.08 All plant material delivered to site must be / have a well established compact fibrous root system, be free from pest and disease / other defects. Be healthy and display good characteristic of species. Trees to have a clearly defined central leader (unless multi stemmed) and be correct match to species and quantities specified on drawings.
- 2.09 All formative pruning after planting in accordance with BS 3998 2010 "Tree Work Recommendations". Remove branches damaged / broken during planting, remove unwanted secondary shoots, weak forks, or crossing / rubbing branches or dead materials.
- 2.10 All trees shrubs etc. to be planted at depth of soil mark from nursery or soil level of container.
- 2.11 All trees, shrubs etc to have all root coverings removed and any damaged roots removed with suitable pruning tool.
- 2.12 All plant material to be certified nursery stock of local provenance and in accordance with BS 3936 1992. All planting operations to be in accordance with BS 4428: 1989
- 2.13 Where herbicides and other chemicals are utilised in conjunction with the following plan these are to be in strict accordance with COSH and Pesticide regulations.
- 2.14 Shrub planting (container grown) to be planted in a planting hole big enough to accommodate the plant without root damage, to a min of 300mm cubed. Min pot size to be 2 / 3 litres unless specified differently in schedule.
- 2.10 All climbers noted TR require wire or trellis support. All hedges are specified as double staggered rows. In shrub specification all breaks are to be strong and within the lower third (where no breaks are identified assume min 3 breaks in lower third).
- 2.11 A slow release fertiliser is to be applied immediately after planting in accordance with manufacturers instructions (note; to all public / communal/ shared space, plot frontages) and planting beds exposed to the public realm.
- 2.12 All plants to be firmed, ameliorants added, watered in and dead or damaged branches removed after planting prior to sheet mulch and bark mulch being added.
- 2.13 All planting beds should be mulched with 75mm min deep layer dark matured woodchip. All mulch to have an even particle size between 15 – 65mm spread taking care not to smother ground cover plants and watering all plants immediately prior to spreading mulch (mulch sample and source to be approved)
- 2.14 All specimen shrubs in grassed zones to be planted centrally within a 0.75m square / round recessed planting bed grass / weed free base with 50mm depth bark mulch or to incorporate a strimmer guard.
- 3.00 Bare Root Shrub Planting**
- 3.01 All native / indigenite delivery. Root zone to be protected prior to planting either by healing into ground, covered with bare earth, hessian sacking or min 300mm of straw (adequately irrigated and kept moist to avoid roots drying).
- 3.02 Native whip and shrub mix. Use 900mm tube guarding and 1.0m mulch matting, watering all plants immediately prior to laying matting.
- 3.03 Plant between mid November and mid March, slit planted incorporating slow release fertiliser.
- 3.04 Plant between mid November and end of February, slit planted or pit planted incorporating slow release fertiliser.
- 3.05 Hedge planting (1+1 or 1+2 transplants or container grown stocks) to be planted in double staggered rows 300mm apart on raised cams at 450mm intervals. Plants to be cane supported mulch matted (photodegradable or biodegradable) and rabbit / tube guarded (recycled), firmed in and watered in with slow release fertiliser added and dead or damaged branches removed after planting.
- 3.06 Transplants to be planted between mid November and end of February (Note: Refer also to shrub planting for ameliorants).
- 3.07 NOTE: All guards to be photo degradable. Do not smother plants with mulch.
- 3.08 NB. All mulch matting must have specified and proven minimum useful life expectancy of 2 no. growing seasons and be covered with min 50mm dark bark chip layer

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Specification Notes 2 of 2

- 4.00 Implementation Programme.
- 4.01 The landscaping scheme is timetabled for implementation by or during the first planting season (mid November to mid March) after substantial completion of the development.
- 5.00 Drawing reference. See 135 L 90.
- 5.01 This drawing to be read in conjunction with drainage and service information minor adjustment to be undertaken on site. Significant changes to be agreed with Architect (trees not to be moved closer to buildings than shown on drawings).
- 6.00 Surface levels / drainage.
- 6.01 For details of all existing and proposed surface levels, finished floor levels to buildings and type and arrangement of drainage services refer to Architects drawings.
- 7.00 **Management of Landscaped Areas.**
- 7.01 Year 1 / 3 *Aims of the plan;*
- 7.02 To ensure planting establishes successfully and shrub canopy closes (no gaps or bare areas) carry out maintenance operations to ensure planting areas remain clean and tidy at all times and that each plant / tree develops to its true form and shape and associates correctly with other species within the bed.
- 7.03 Asses need to remove stakes, canes and other supports.
- 7.04 Maintenance operations (based on a minimum number of visits of 6no. During the growing season and 2 no. during the dormant season).
- 7.05 *Water all soft landscape areas as required to aid establishment*
- 7.06 *Weed all planting areas*
- 7.07 *Pest and disease control*
- 7.08 *Application of fertiliser*
- 7.09 *Adjust stakes and ties*
- 7.10 *Removal of trees / shrubs stakes / ties / guards*
- 7.11 *Refirm planting*
- 7.12 *Replace dead, dying, defective, dangerous trees and dead, defective dying shrubs*
- 7.13 *Replace distressed / failing turf.*
- 7.14 *Litter pick, removal of leaf litter and general tidying / sweeping of landscape areas*
- 7.15 *Pruning shrubs and trees*
- 8.00 Associated hard landscaping maintenance operations (based on 12 monthly visits during each 12 month period).
- 8.01 Repair of defective hard landscape, fencing / enclosure, gates and street furniture.
- 8.02 Weed treatment / removal and tidying, sweeping of hard surfaces including removal of leaf litter.

- 9.00 **Years 4 – 5** *Aims of Plan;*
- 9.01 To ensure planting establishes successfully and shrub canopy closes (no gaps or bare areas)
- 9.02 Carry out maintenance operations to ensure planting areas remain clean and tidy at all times and that each plant / tree develops to its true form and shape and associates correctly with other species within the bed.
- 9.03 Asses need to thin out faster growing species or thicken up the underdeveloped areas of the scheme in strict accordance with the approved planting plan.
- 9.04 Asses need to remove stakes, canes and other supports.
- 9.05 Ensure that all management and maintenance operations favour the ultimate plant selections (infrastructure tree and shrub positions).
- 10.00 Year 6 onwards *Aims of the plan;*
- 10.01 As years 1 – 5 but also including the following
- 10.02 As shrub species become over mature replace with new specimens or where appropriate cut back and allow to regenerate. All in accordance with the approved planting plan.

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