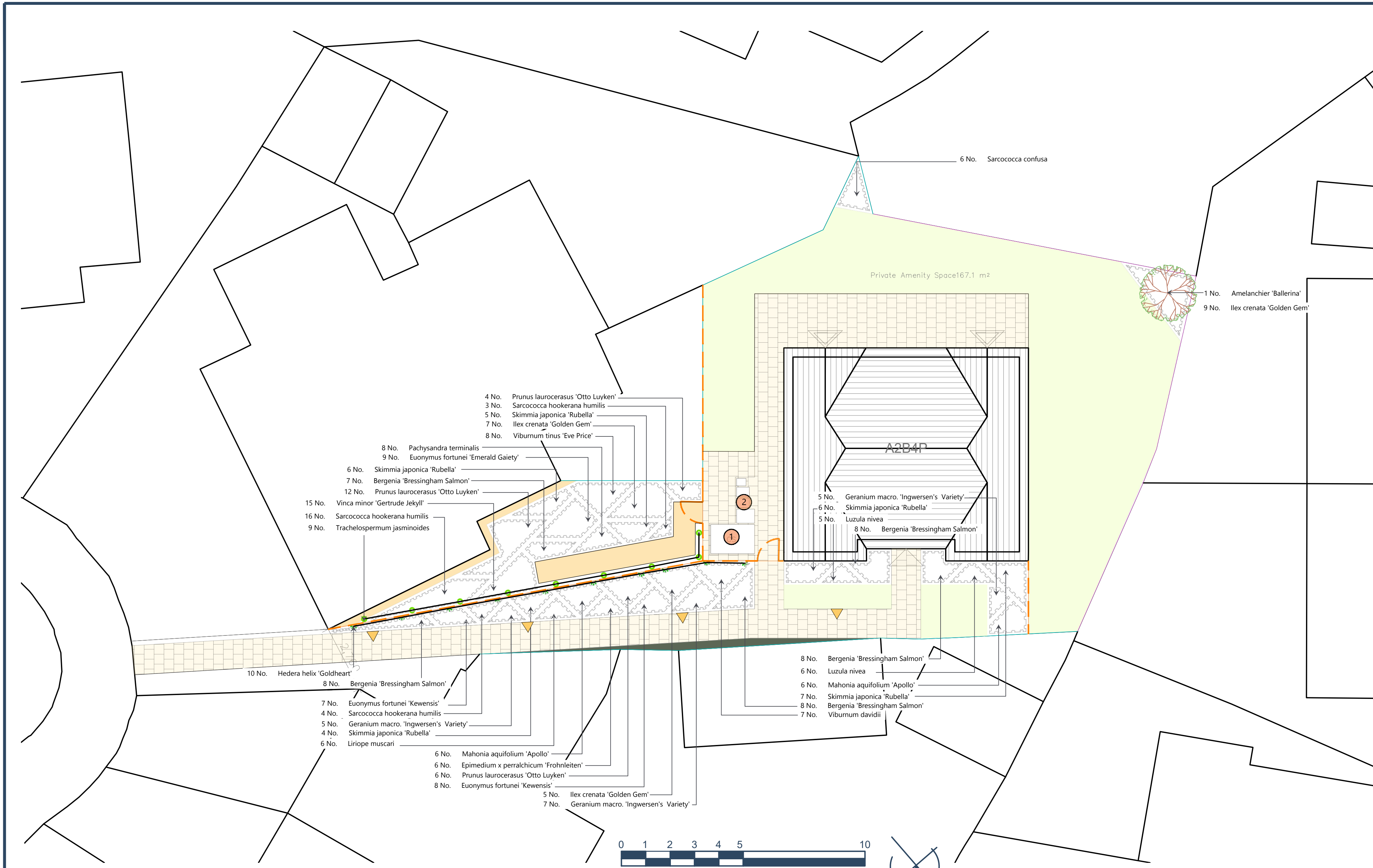




NOTES

All planting to be carried out in the first planting season unless an alternative phasing scheme has been approved by the local authority.

The following standards shall apply;

General landscape operations:

- BS 4428:1989 CoP for general landscape operations

Trees:

- BS 3998:2010 Tree work
- BS 8545:2014 Trees: from nursery to independence in the landscape.
- NHBC Chapter 4a - Building near trees

Ground preparation:

- BS 3882:2015 Specification for topsoil and requirements for use
- BS 8601:2013 Specification for subsoil and requirements for use
- Construction Code of Practice for the Sustainable Use of Soils on Construction Sites 2009. (Issued by Defra)

Topsoil

Unless otherwise specified all 'topsoil' for planting, turfing or seeding shall comply with the following criteria.

- Compliance with the general requirements of BS3882:2015, Grade - Multi purpose. However the following additional constraints apply;
- pH Value: 5.5-7.5
- Textural classification: 'Loam soils' are acceptable within the following parameters
 - Silt = 0-65%
 - Sand = 30-70%
 - Clay = 5-30%

'Topsoil' is deemed to include imported or manufactured growing medium.

Topsoil amelioration to be undertaken subject to analysis and recommendations of a suitably qualified soil scientist. General amelioration will utilise PAS 100 Green waste compost unless an alternative is specifically recommended by the soil scientist.

Standard depth of topsoil layer, placed over 300mm decompacted and free-draining subsoil, to be as follows (subject to completion of ground preparation proposals):-

All grass sward types - 150mm
Ornamental planting - 300mm
Tree pits - 400mm topsoil layer

Additional growing medium required to meet recommended tree planting volumes will be achieved using approved subsoil or washed sand.

Cultivation

All cultivation to be carried out in accordance with good practice and appropriate to the planting type, ground conditions and risk assessments/method statements. Incorporate proprietary non peat compost to BSI PAS 100 to 50mm depth evenly worked into soil and a general purpose slow release fertiliser at the rate of 75gm/m2

No cultivation of soil to be undertaken within RPA of retained trees and hedgerows.

Tree Planting

All trees to be in accordance with BS 3936 and The National Plant Specification - 'Rootballed Trees' recommendations. Trees to be planted in accordance with BS 4428:1989 and double staked. Tree pits to be at least 75mm greater than that of the root system with pit depth to be based on the planting depth of the tree (distance from root flare to underside of rootball) in accordance with BS 8545:2012. Topsoils and subsoils to be excavated and stored separately for reuse. Tree pit to be backfilled with stored subsoil and topsoil at depths to replicate the existing soil horizons. Topsoil to be mixed enriched with 40L of peat free tree planting compost. Root balls to be encircled by Root Rain Metro or similar irrigation pipe. Well water after planting. Tree pits in poorly draining soils are to be positively drained, connecting into the surface water drainage system to engineers details. Suitable foundations are to be provided to accommodate proposed tree planting and retained trees in accordance with the NHBC Standards. In locations close to footpaths and roadways linear root barriers are to be installed in accordance with manufacturers instructions. Where proposed tree locations conflict with services, trees are to be relocated in accordance with the appropriate utilities guidance notes subject to client / local authority approval.

Shrub and Herbaceous Planting

Plants to be in accordance with BS 3936 and handled in accordance with CPSE guidelines and planted in accordance with BS 4428:1989. Nursery stock supplier to be approved by the Landscape Architect. Well water plants immediately after planting and prior to spreading of mulch. Planting areas to be covered with 75mm depth amenity grade bark mulch and kept weed free.

Seeding

Grass areas to be seeded in accordance with BS 4428:1989 during March, April or September. Topsoil to be rotovated and levelled as required and any debris or stones greater than 20mm diameter removed. Pre-seed fertiliser to be applied in accordance with manufacturers instructions. Lightly rake areas after sowing.

Maintenance

To be carried out at approximately monthly intervals to include the following:

- Eradicate weeds by hand or appropriate chemical means.
- Cut out dead or / and damaged stock or branches, prune as required.
- Ensure all shrubs and trees are firmed in, securely staked and tied.
- Collect litter, sweep and tidy site.
- Apply suitable non-residual pesticides, fungicides, fertilisers and water as required.
- Carry out grass mowing to turf when attained 100mm, cut to 35mm (50mm for shaded areas).

Watering

All plant material to be watered in dry periods until established during April through to September with a fine rose until the water penetrates the topsoil to at least 5cm depth and achieves field capacity. Frequency of watering regime to be determined by weather conditions, soil conditions and underlying geology, all plant beds to be watered to ensure soil is consistently moist to promote successful establishment. As a guide only it is suggested that during hot, dry periods, plants are to be watered every six to ten days. For individual trees it is suggested that 18 watering visits per year are carried out commencing late March (prior to budburst) and utilising a minimum of 50 litres of water per tree. Soil probe to be used to determine soil saturation to full depth of root ball.

Revision

Rev. A 20.11.25 Fence line amended.
Rev. B 21.09.26 Proposals updated in accordance with the revised site plan.
Rev. C 28.09.26 Bollard lighting added.
Rev. D 15.10.26 Issued for Planning.

Designer Notes Under CDM Regs 2015

- The design information presented on this drawing has been prepared with due regard to the role of the designer under the CDM Regs 2015.
- Contractor to provide method statement for undertaking works within service zones and easements.
- Where possible, this design has taken due care to eliminated hazards and reduced risks.

KEY

- PERMEABLE FLAG PAVING
Marshalls 'Modal X Priora' permeable paving units 300x200x60mm. Colour : Light Cream. Laid on free draining sub-base in accordance with Engineers details.
- GRAVEL SURFACING
- AMENITY SHRUB & HERBACEOUS PLANTING
- AMENITY GRASS SEED
Germinal A19 General Purpose Mix or similar approved sown at 50g/m2.
- TREE PLANTING
- CYCLE STORE
Secure timber clad cycle store housing 2no. cycles per store.
- BIN STORE
Timber clad bin store. 2 Tier recycling & double wheelie bin combination unit. 1.8m x 0.75m x 1.3m high.
- 1.8m HIGH CLOSE BOARDED FENCE
Fitted with matching 0.9m wide lockable gate.
- BOLLARD LIGHTING
Low-level bollard lighting to ensure sufficient illumination of the pedestrian access route for safe use. Luminaires shall direct light downwards and minimise glare, light spill and disturbance to neighbouring properties. Locations, spacing and specification shall be subject to a detailed lighting design by a suitably qualified professional.

PLANTING SCHEDULE

Trees	Number	Species	Height	Girth	Specification	Density
1	Amelanchier 'Ballerina'	2.5-3.0m	10-12cm	Selected Standard	:3/5 brks :2x :RB Counted	

Shrubs	Number	Species	Height	Pot Size	Specification	Density
9	Euonymus fortunei 'Emerald Gaiety'	20-30cm	3L	C		3/m ²
15	Euonymus fortunei 'Kewensis'	15-20cm	3L	C		5/m ²
21	Ilex crenata 'Golden Gem'	20-30cm	3L	C		2/m ²
12	Mahonia aquifolium 'Apollo'	20-30cm	3L	C		3/m ²
8	Pachysandra terminalis	15-20cm	3L	C		5/m ²
22	Prunus laurocerasus 'Otto Luyken'	20-30cm	3L	C		3/m ²
6	Sarcococca confusa	20-30cm	3L	C		3/m ²
23	Sarcococca hookerana humilis	20-30cm	3L	C		4/m ²
15	Skimmia japonica 'Rubella'	30-40cm	3L	C		3/m ²
13	Skimmia japonica 'Rubella'	30-40cm	3L	C		3/m ²
7	Viburnum davidii	20-30cm	3L	C		3/m ²
18	Viburnum tinus 'Eve Price'	40-60cm	3L	C		3/m ²
15	Vinca minor 'Gertrude Jekyll'	15-20cm	3L	C		5/m ²

Grasses	Number	Species	Pot Size	Specification	Density
11	Luzula nivea	3L	Full Pot		4/m ²

Herbaceous	Number	Species	Pot Size	Specification	Density
39	Bergenia 'Bressingham Salmon'	2L	Full Pot		4/m ²
6	Epimedium x perralchicum 'Frohnleiten'	3L	Full Pot		5/m ²
17	Geranium macro. 'Ingwersen's Variety'	3L	Full Pot		4/m ²
6	Liriope muscari	3L	Full Pot		5/m ²

Climbers	Number	Species	Pot Size	Specification	Density
10	Hedera helix 'Goldheart'	3L	Caned		Counted
9	Trachelospermum jasminoides	3L	Caned		Counted

Ensure base of tree is not planted below adjacent ground level

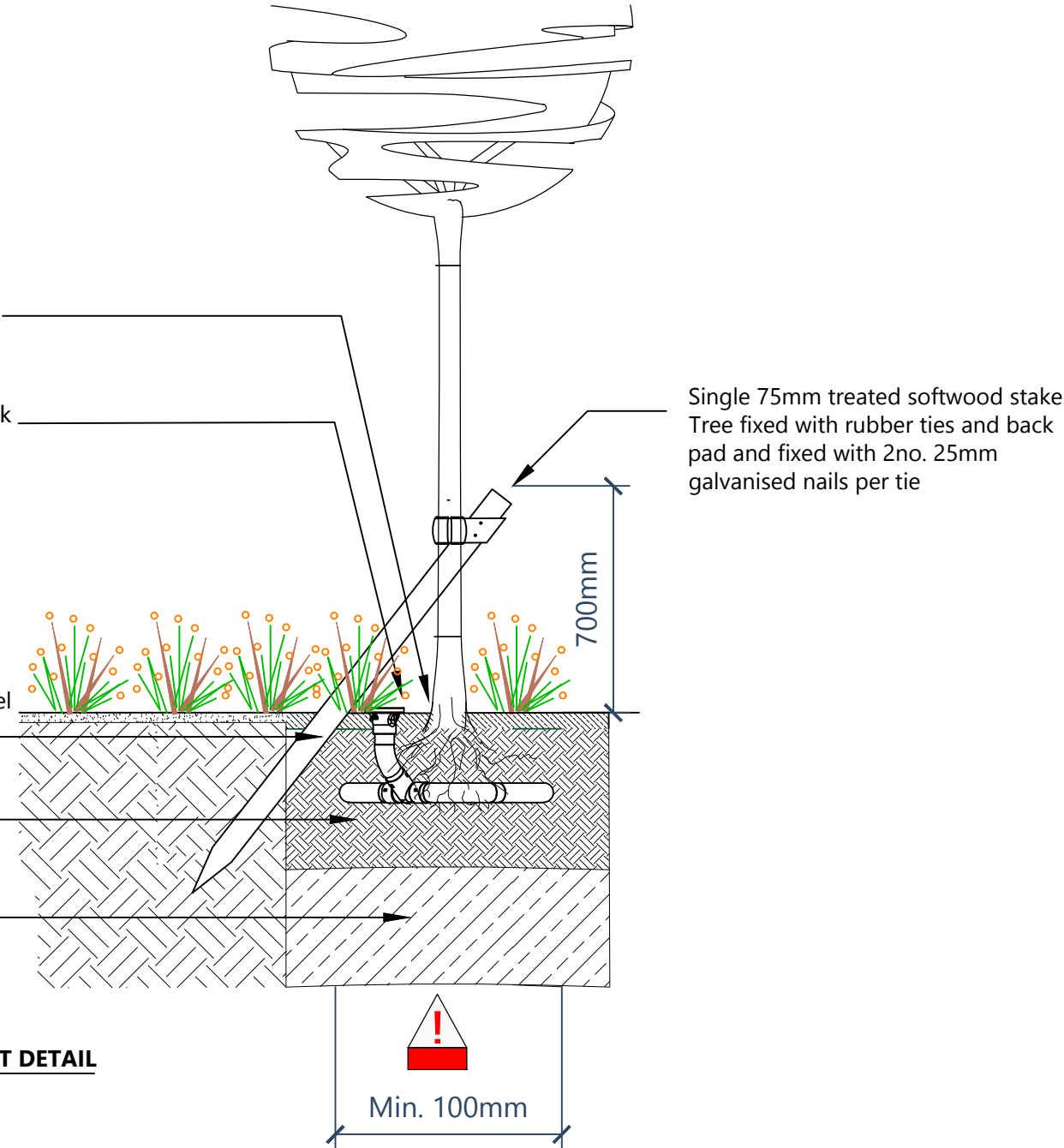
500mm radius clear zone around base of tree - filled with 75mm bark mulch

Irrigation system. Pipe cap to be level with finished mulch level

400mm Loamy Topsoil; BS3882: General Purpose Grade

Free-draining subsoil

A TYPICAL STANDARD TREE PIT DETAIL
1:20



Client

BMR Property Group

Project Name

34 Drayton Gardens

Project No.

LDP-25-P297

Dwg. No.

1002

Dwg. Title

Landscape Proposals

Revision

D

Status

PLANNING

Date

19.11.25

Scale

1:100@A1

Drawn By

MJB

Reviewed

-

Filepath