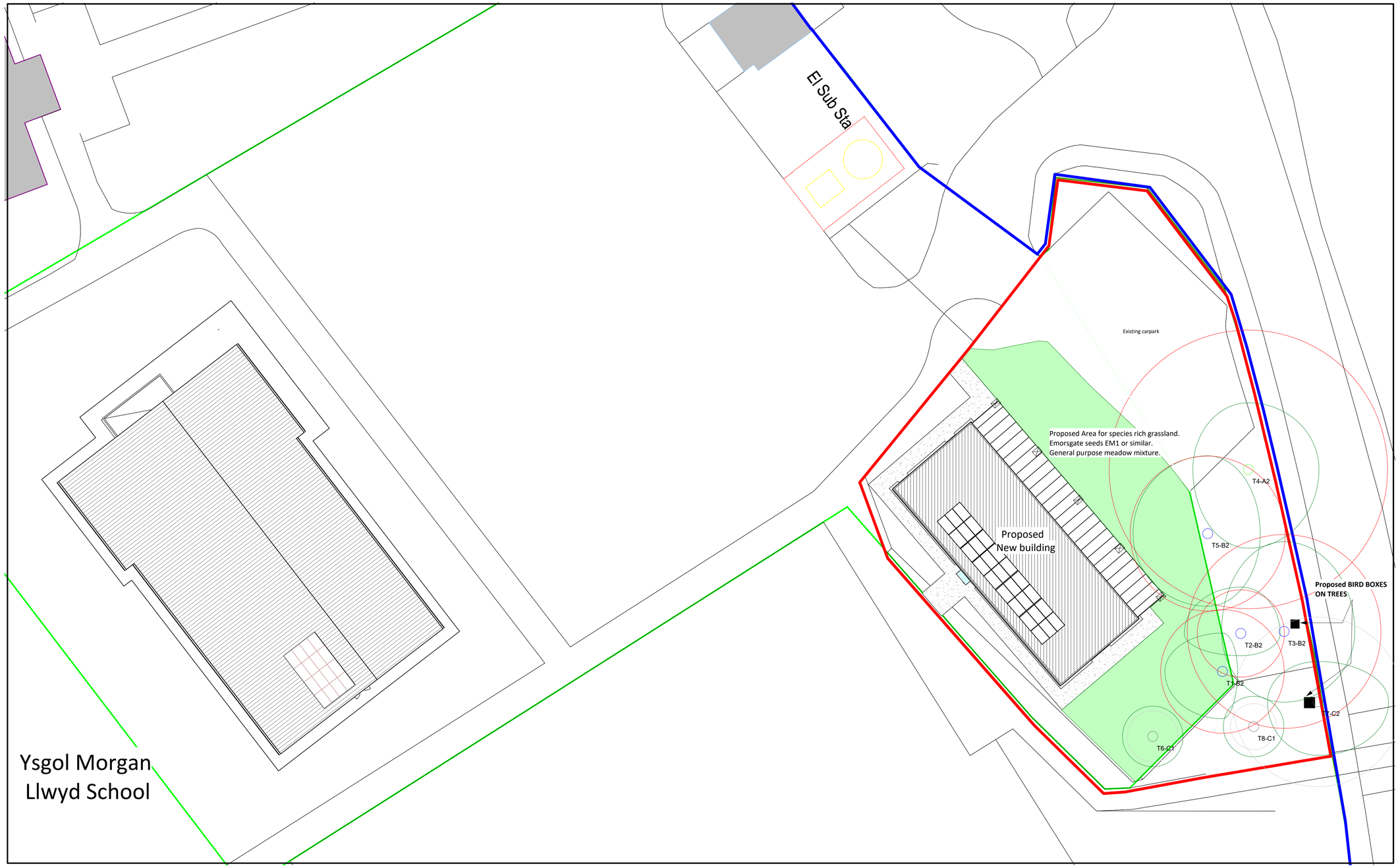


1 Landscaping plan
1 : 200

0 | 4m | 12m | 20m

KEY:

Rich grassland

Grass Seeding

- Remove all existing vegetation, rubbish, stones, weeds, roots, brambles, and invasive species using mechanical means or manual clearance.
- Avoid the use of herbicides unless necessary and approved; if used, allow a minimum 2-week degradation period before sowing.
- Lightly cultivate the topsoil to a depth of 10–15 cm using a rotavator or harrow.
- Remove stones, rubble, and perennial weed roots, clay balls larger than 25cm brought to surface. Grade topsoil when reasonably dry and workable, removing hollows and ridges.
- Allow the soil to settle for 1–2 week. Finished levels after settlement to be 25mm above adjoining paving. Perform a secondary light cultivation to create a fine tilth on the top 25mm. Extend cultivation to any adjacent existing grass area to ensure full marrying in of levels
- Do **not** enrich the soil with compost or fertilisers; low nutrient levels are key for wildflower success.
- Supply and sow seed. Use a native certified seed mix appropriate to the local soil type and ecology. A typical ratio is:
- 80% fine grasses (e.g., *Festuca rubra*, *Agrostis capillaris*)
- 20% native wildflowers (e.g., *Rhinanthus minor*, *Leucanthemum vulgare*, *Centaurea nigra*)
- Emorsgate EM1 'Basic General Purpose Meadow Mixture' is recommended. Source from a reputable UK supplier that provides seeds of native provenance.
- Grass areas around the new building to be sown at a rate of 4g/m² (40kg/ha). Broadcast by hand for using a mechanical spreader.
- Seeds are best sown in **autumn (September–October)** or **spring (March–April)** when soil temperatures are suitable and rainfall is expected.
- Lightly rake or roll the surface to ensure good seed-to-soil contact.
- Do not bury the seed deeper than 5 mm.

Maintenance

- Water only if prolonged dry conditions occur post-sowing.
- Avoid overwatering to prevent seed displacement.
- In year one, cut the sward to 40–60 mm when growth reaches 100–150 mm (typically 3–4 cuts/year).
- Once established, from Year 2 onwards:
  - a) Implement a **hay cut in mid to late summer** (July–August), removing arisings after a few days.
  - b) Optionally, a second cut in autumn (September–October) to control regrowth.
- Control invasive or coarse species by hand-pulling or spot treatment.

Wernick GROUP

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WB 527B

Number	Revision Description	Date	Issued	Checked
C02	Annotations added	12-June-2025	SL	KA
C01	Proposed grass area revised	11-June-2025	SL	KA
P01	First issue	18-Mar-2025	SL	KA

SUITABILITY:

WORK IN PROGRESS:
S0 - Initial Stage or WIP
PUBLISHED (CONTRACTUAL):
Approved & Accepted
A0 to **A7** and STAGES **0** to **7**

SHARED (NON-CONTRACTUAL):
S1 - For coordination
S2 - For information
S3 - For review and comment
S4 - For stage approval

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• Report any discrepancies and omissions to WB Technical Services.
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NOTES:

PRELIMINARY DRAWING

NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL "APPROVED FOR CONSTRUCTION" STAMP IS APPLIED. The areas shown are approximate only and have been measured off preliminary drawings as the likely areas at the current stage of design using the started option from the code of Measuring Practice, 4th edition. RISCS/ISVA These may be affected by future design development and construction tolerances, or the result of surveys for existing buildings. Take account of these factors before planning any financial or property developemnt purpose or strategy and seek confirmation of latest areas before decision making.

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DRAWING TITLE:	Proposed landscaping plan

DRAWN:	CHECKED:	APPROVED:	SCALE:
SL	KA	KN	As indicated@ A1

FIRST ISSUE:	CONTRACT NO:	SUITABILITY:	REVISION:
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