

GENERAL NOTES

- DO NOT SCALE FROM THIS DWG.
- ALL DIMENSIONS ARE IN MM UNLESS STATED OTHERWISE.
- THIS DWG TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT AND ENGINEERS DRAWINGS
- ALL DIMENSIONS SHOWN ON ANY DWG TO EXISTING STRUCTURES ARE APPROXIMATE AND THE CONTRACTOR IS TO OBTAIN ALL EXACT SITE DIMENSIONS NECESSARY TO CARRY OUT THE WORKS.
- ALL SPECIALIST ITEMS TO BE USED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
- TEMPORARY PROTECTION SHALL BE PROVIDED TO PREVENT WATER PENETRATION INTO ANY EXISTING STRUCTURES DURING THE WORKS.
- THE CONTRACTOR SHOULD MAINTAIN THE STABILITY OF ALL EXISTING STRUCTURES WITHIN AND ADJACENT TO THE WORKS, AND OF ALL THE WORKS FROM THE DATE OF POSSESSION OF THE SITE UNTIL PRACTICAL COMPLETION OF THE WORKS. THE CONTRACTOR SHALL DESIGN, INSTALL AND MAINTAIN ALL NECESSARY TEMPORARY WORKS TO COMPLY WITH THE ABOVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT SUFFICIENT TOLERANCES ARE PROVIDED AND INTEGRATED THROUGHOUT ALL ELEMENTS OF THE WORKS. THE CONTRACTOR IS TO TAKE ACCOUNT OF TOLERANCES DETAILED ELSEWHERE WHEN COMPLYING WITH THIS CLAUSE
- THE CONTRACTOR IS TO USE THE SPECIFICATION ISSUED WITH THE CONSTRUCTION PACK ANY VARIATIONS ARE TO BE ARCHITECT APPROVED PRIOR TO CONSTRUCTION
- COPYRIGHT REMAINS WITH MARTIN SPENCER ARCHITECTURE LLP

SHRUB PLANTING SCHEDULE

Shrub Bed A 45m²
135 shrubs @3/m²

Shrub Bed B 45m²
135 shrubs @3/m²

Shrub Bed C 35m²
105 shrubs @3/m²

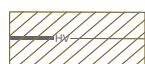
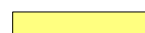
Shrub Bed D 56 m²
168 shrubs @3/m²

Shrub Bed E 60 m²
18 shrubs @3/m²

Shrub Bed F 103m²
72shrubs @3/m²

LEGEND

Parking Spaces	75 spaces (inc. 5 Dis)	
Cycle bays	9 spaces	
Site Area	3.31 acres	1.34 ha

	High voltage cable to be diverted (assumed 3m easement to both sides)
	Ex trees retained and soil levels to be maintained as existing
	Macadam surface to engineers specification
	Asphalt H.D road to engineers specification
	Block paving
	Battered smoke concrete block or in-situ embossed
	100mm deep gravel strip
	Seeded grass for mowing
	Ecology zone Creation and management ecology recommendation 6.1.1

SHEET
Proposed-Site-Plan GA with
landscaping

PURPOSE OF ISSUE
FINAL DESIGN INTENT

Page No
W 325 - C6

Scale (@ A2)
1 : 500

Date
22/02/2021

REV
Checked by
MS
Drawn by
DI

Proposed Ornamental Planting

Planting density 3-5 plants per m2 dependant on size.

Lavendula angustifolia 'Hidecote' 30-40 3L
Perovskia 'Blue Spire' 30-40 3L
Stachys byzantina 'Silver Carpet' 2L
Hebe sutherlandii 20-30 3L
Euonymus fortunei 'Darts Blanket' 20-30 3L
Salvia officinalis 'purpurascens' 20-30 3L
Salvia nemorosa 'Caradonna' 30-40 3L
Hypericum x *moserianum* 'Tricolor' 10-20 2L
Rosa 'Asprin' 30-40 3L
Rosa 'Pink Bells' 30-40 3L
Phormium 'Platt's Black' 60-90cm 5L
Festuca glauca 10-20cm 2L
Hebe subalpina 'Green Globe' 20-30cm 3L
Berberis thunbergii 'Lutin Rouge' 30-40cm 3L

GROUND PREPARATION

Prior to importation and spreading of top soils it is imperative that all landscape areas are reduced by 300mm depth in planted areas and 150mm in turfed areas removing any deleterious materials hardcore and builders debris from site.

The areas should then be ripped to a depth of 400mm to relieve any compaction created by construction works (NOTE Care to be taken prior to any subsolling operations checks to be made with the Main contractor and statutory services for cables and supplies.)
NO RIPPING OR EXCAVATION TO TAKE PLACE AROUND EXISTING ESTABLISHED TREE ROOTZONES

SEED BED SPECIFICATION

Grade all areas to a uniform and even surface. Grade to falls and to correct finished levels and ensure a minimum of 100mm depth of cultivated topsoil remains at any area.
Levels shall allow for settlement so as to leave the soil 30mm above adjacent kerbs, edgings, inspection chamber and valve box covers and level with the old soil mark on any existing retained vegetation. From the time of grading, soil shall be left 150mm below any damp proof level to walls and 50mm below the bottom of timber fences (unless constructed with kicker boards set to ground level). Level areas shall be gently crowned at the centre and fall to the edges.
No seed shall be sown until the topsoil in whole or in part has been satisfactorily completed by being brought to an even tilth and firmness to a depth of 25mm, all stones larger in diameter being removed.
No seed shall be sown during exceptionally dry or frosty weather or on water-logged ground.

Proposed Wildflower Grassland

John Chambers Pro Basic 16 80% Grass Seed Mix
Areas around the site boundary and on the embankments to be grass seeded.
Burnet; *Salad* 2.15%
Yellow-Rattle Or Hay-Rattle 2.15%
Medick; *Black* 1.80%
Buttercup; *Meadow* 1.44%
Knapweed; *Common or Hardheads* 1.44%
Plantain; *Ribwort* 1.44%
Sorrel; *Common* 1.44%
Bedstraw; *Lady's* 1.20%
Vetch; *Kidney* 1.20%
Selfheal 1.19%
Campion; *White* 1.08%
Bird's-foot-trefoil; *Common* 0.96%
Carrot; *Wild* 0.90%
Daisy; *Oxeye* 0.72%
Campion; *Red* 0.54%
Yarrow 0.36%

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1 : 500

6.1.1 Habitat Management and Creation

It is recommended that any future development of the site avoids negative impacts upon the band of woodland along the site's southern boundary.

Where possible an appropriate buffer area should be retained between the edge of the developed area and this woodland feature.

Landscaping in this area should comprise of native broadleaved trees and shrubs including oak, silver birch, alder, willow, hawthorn, blackthorn, hazel and holly.

The proposed development will result in the loss of some species-poor, semi-improved grassland. This habitat is considered to be of limited botanical and conservation interest, however if appropriately managed it could develop into a feature of greater conservation. The grassland's potential conservation value is enhanced through its strategic location alongside the wider woodland wildlife corridor at Target Note 2.

A habitat management plan should be developed for the site and these retained habitats should be managed for their biodiversity value.

Should it prove practical, areas within the development site or other nearby, off-site land should be managed for invertebrate conservation in general, and dingy and grizzled skipper butterflies in particular.

The establishment of features such as bunds, mounds and other areas should be created using nutrient poor soils. Medium-coarse aggregate material should be used for such features with a limestone or other high pH material preferable as it facilitates the development and maintenance of an open, species-rich sward.

Bare ground areas should be orientated, where possible, such that they are exposed to the full sun during much of the day, i.e. south facing.

The banks should be sown with an appropriate wildflower mix (e.g. Emorsgate Seeds EM6F) and/or a translocation of species from within the development site such as common birds-foot trefoil, creeping cinquefoil and agrimony.