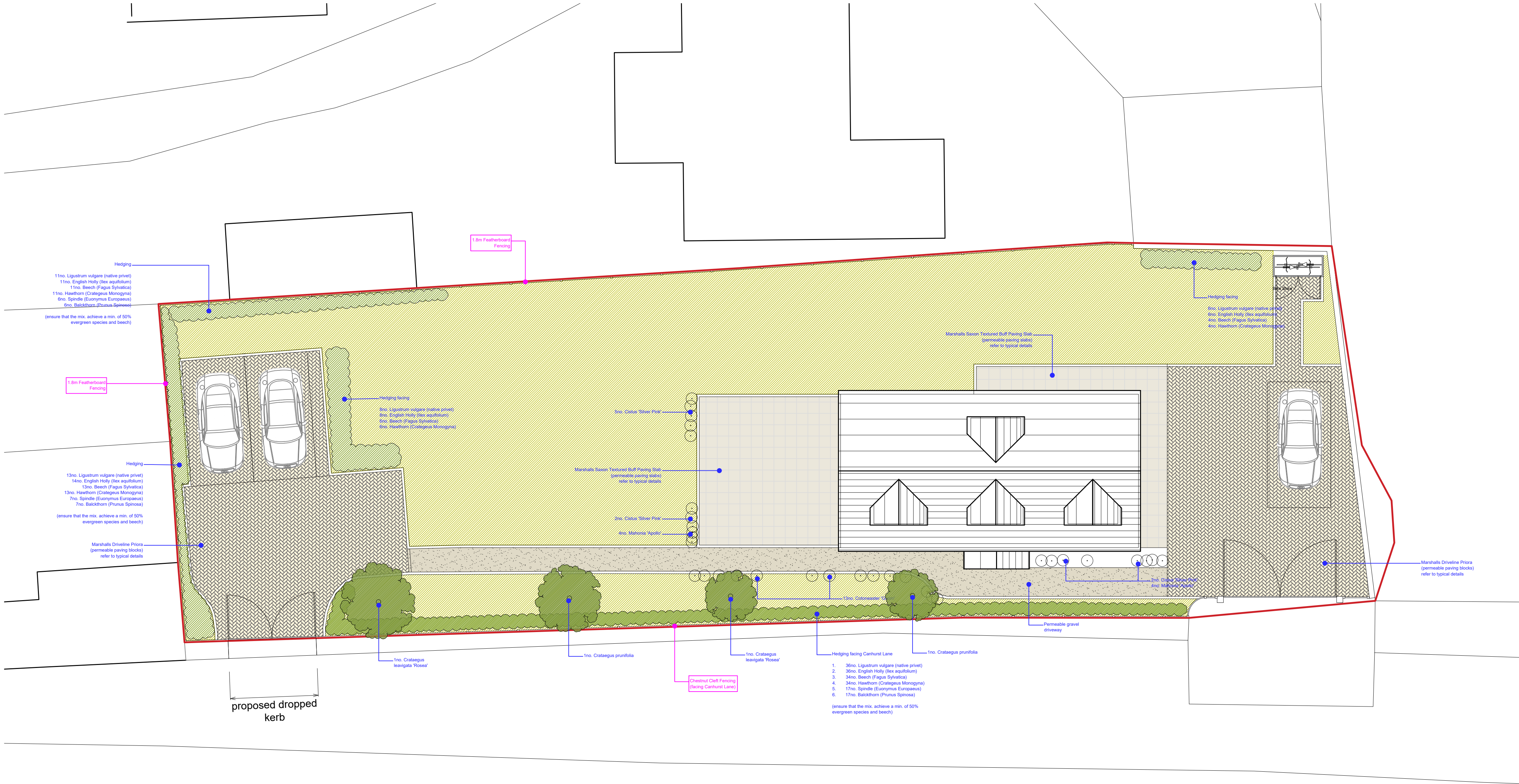
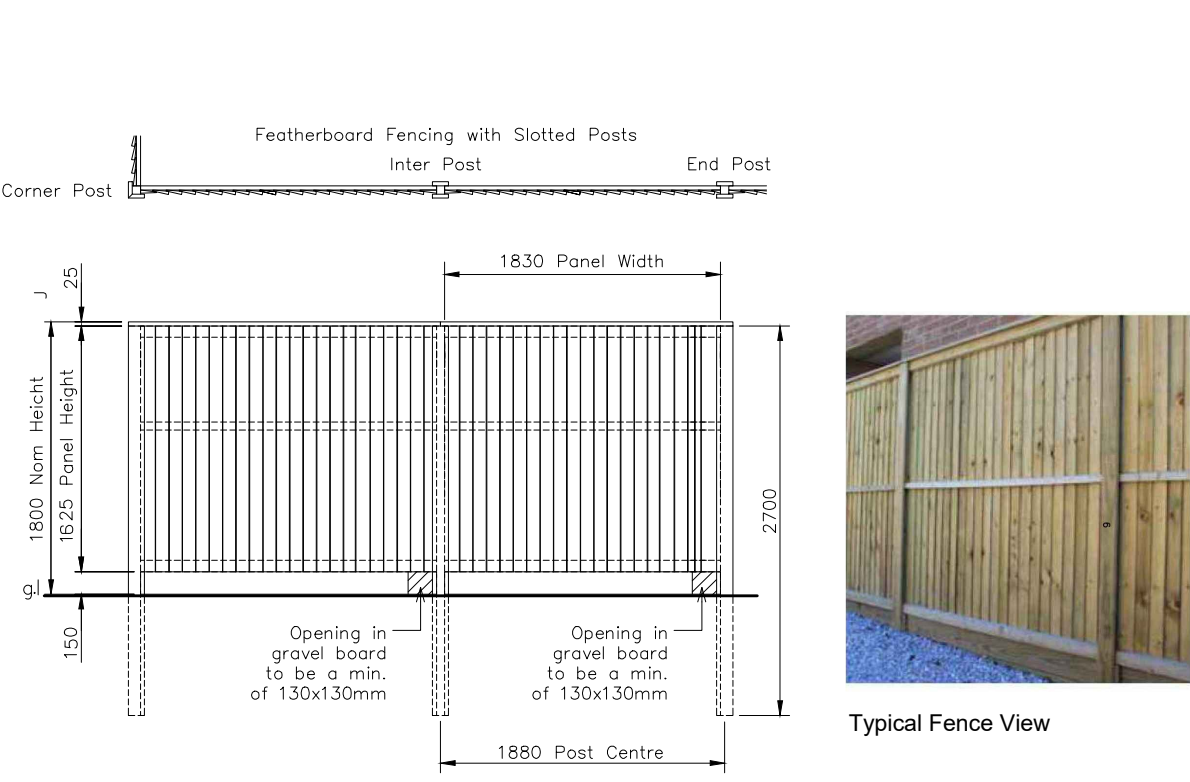




LANDSCAPE PLAN

1:100



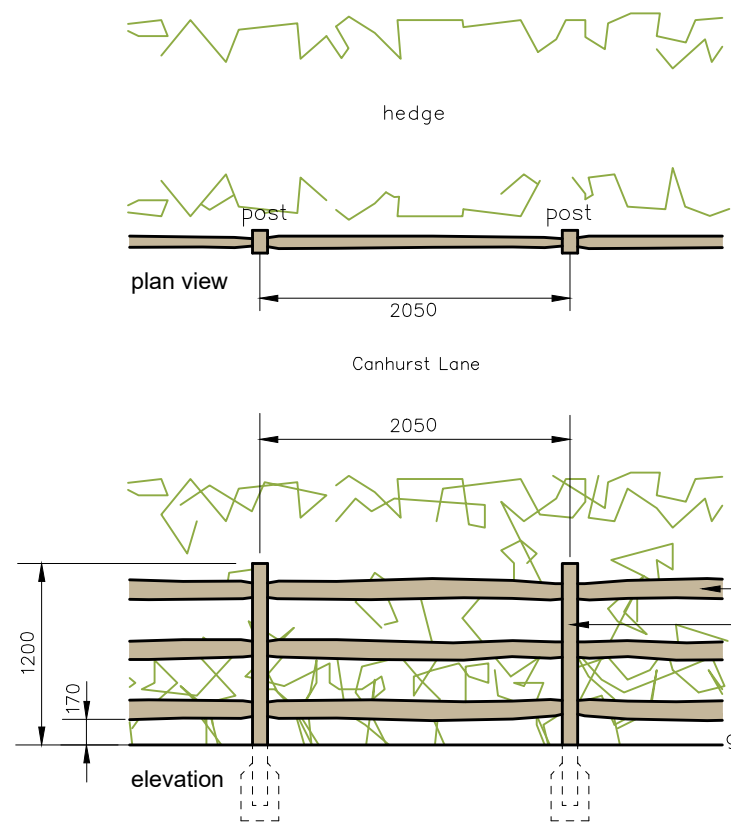
1.8m Featherboard Fencing

SCALE: 1:50@A1



TYPICAL FEATHERBOARD FENCING

SCALE: 1:50@A1



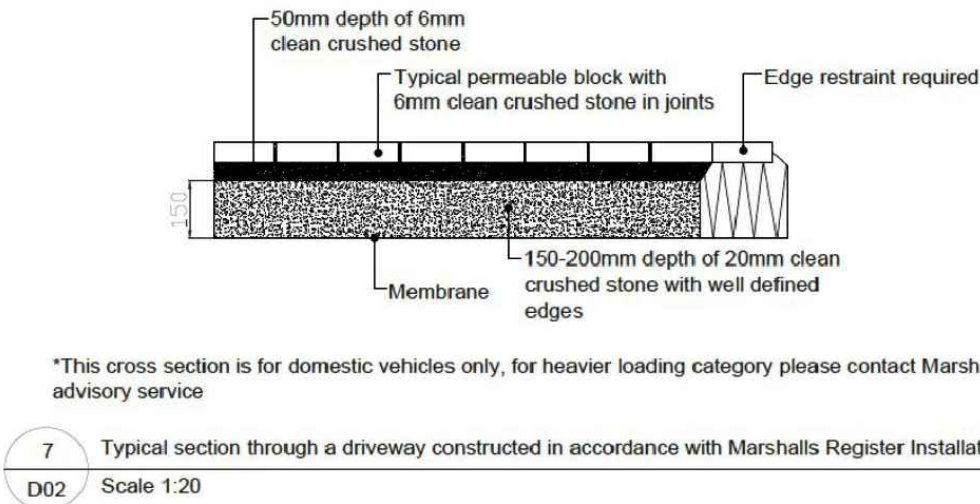
Chestnut Cleft Fencing

(fencing facing Canhurst Lane)

SCALE: 1:50@A1



typical Chestnut Cleft Fence



*This cross section is for domestic vehicles only, for heavier loading category please contact Marshalls Technical advisory service

7 Typical section through a driveway constructed in accordance with Marshalls Register Installation Procedures
D02 Scale 1:20

TYPICAL DETAIL - PERMEABLE PAVING

SCALE: 1:20@A1

notes

At any time, within the rpa's of the trees, no dig construction should take place to avoid damage to the roots. If not possible, further advice from an arboricultural consultant should be considered before proceeding with the works.

Use permeable paving / tarmac to avoid damage to the trees and lower impact on watersurface drainage requirements.

The soil levels to remain the same where possible, the upper layer of topsoil contains the majority of a tree's roots and if this is disturbed by a reduction in ground level, serious damage can be caused. If such soil is to be disturbed within the RPA's, it will be done only with hand tools and the supervising Arborist will be informed if roots are exposed.

External Works

All impermeable hardstanding to be laid with sufficient crossfall to drain into adjacent areas of soft landscaping or surface water gravity drainage.

- Crossfalls to vehicular carriageways to be 1:40 generally falling to soft
- Crossfalls to pedestrian access to be 1:50 generally falling away from structures.

Ground levels adjacent to structures should be at least 150mm below the DPC, and laid to fall away unless a channel or other suitable means of collection and disposal is provided.

Proposed hardstanding build-ups assume a CBR value of 2.5%. Where lower CBR values or localised soft-spots are encountered it will be necessary to undertake formation improvement by removal of soft material, proof rolling, and rolling in capping layer material.

Sub-bases should be mechanically consolidated in layers not exceeding 225mm.

Where paving slabs are laid abutting drainage channels and gully gratings, etc., the upper surface of the paving slab should be set approximately 5mm above the grating.

NHBC 10.2 Table 3 - Minimum subgrade thicknesses for vehicular surfaces		
	Minimum thickness of sub-base (mm)	
subgrade CBR	without geotextile underneath	with geotextile underneath
< 2%	n/a	300
2-3%	325	225
3-5%	250	150
5-7%	150	n/a
7-20%	100	n/a

general landscape notes

All plant materials, landscape materials, and operations shall be carried out in accordance with best horticultural practice, appropriate British Standards, and Codes of Practice.

All plant material shall comply with the National Plant Specification (NPS) and BS 8545:2014 (Trees: from nursery to independence in the landscape - Recommendations). All soft landscape works, planting, and plant handling shall comply with BS 4428:1989 (Code of practice for general landscape operations) and the CPSE Code of Practice for Handling and Establishing Plants.

Provide root barriers & compression board etc where required to protect walls, buildings or other structures from existing or proposed planting measures.

Hedgerows to be planted in staggered rows.

TOPSOIL AND SOIL AMELIORANTS

The developer is responsible for the careful stripping, storage, protection and/or supply and spreading of good quality topsoil in accordance with BS 3882:2015, General Purpose Grade or better. Depths required: All planting areas 450mm. All areas for grass 300mm. To allow for the required topsoil depths, the developer shall sufficiently reduce and break up compacted subsoil prior to topsoiling and clear away rubble. Topsoiled areas are to be 30mm higher than kerbs, footpaths and adjacent sites after settlement.

Topsoil to be evenly graded and free from subsoil contamination and debris. Tree pits to be 1.4 x 1.4m for Semi Mature Trees, 1m x 1m x 0.6m deep for Advanced Nursery Stock (ANS) trees and 1m x 1m x 0.6m deep for Standard trees and must be excavated to full sizes in both grass and shrub planted areas. Compost and mulches to be peat free.

PLANTS AND PLANTING

All landscape works to be in accordance with British Standard BS 4428:1989 Code of Practice for general landscape operations. All plant material to be supplied and handled in accordance with the current edition of National Plant Specification (NPS). All tree planting to comply with BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations. The position of services, paths, drives etc., may affect and slightly alter the exact position of planting. All trees and planting areas are to be mulched with minimum 50mm (ideally 75mm) suitable non peat based organic material such as bark, wood chip, or compost applied when soil is moist. Trees to have 1 metre diameter of mulch applied. Trees in grass areas to have strimmer guards applied as well. All wild flower seeds and native bulbs are to be supplied from a British source, preferably local, harvested sustainably, and from a reputable, responsible supplier.

MAINTENANCE

All areas grassed and planted by the Contractor are to be maintained for a minimum 12 months after Practical Completion. The maintenance period will include the following basic operations where appropriate. All areas of fine grass to be cut at regular intervals in order that at no time the grass will be allowed to grow above 50mm. All planted areas will have weed growth eradicated, tree ties adjusted and pruning and watering and replacement planting carried out as necessary. An area of 1 metre minimum diameter is to be mulched and kept weed or grass free around each tree. Weed control shall primarily be carried out using non-chemical methods (hand weeding and hoeing). Residual herbicides are strictly prohibited.

N.B

Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the Local Planning Authority.

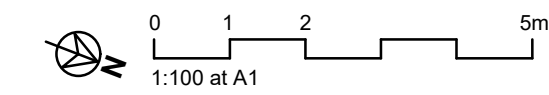
schedule (plants)

Shrubs & Groundcovers	No.	Height (mm)	Spacing	Pit / Grft	Root	Spec
Cotoneaster 'Groni'	13	40-60	400x100	3L		
Mahonia 'Apollis'	8	30-40	4m ² 400x100	3L		
Catalpa 'Silver Pink'	9	30-40	4m ²	3L		
Trees						
Cotoneaster punctifolia	2	200-300	as shown	30L / 8-10		
Cotoneaster laevigata 'Rosea'	2	200-250	as shown	30L / 8-10		
Hedging						
Ligustrum vulgare (native privet)	16	60-80	5-6m	5L		
English Holly (Ilex aquifolium)	16	60-80	5-6m	5L		
Beech (Fagus Sylvatica)	16	90-120	4-5m	5L		
Hawthorn (Crataegus Monogyna)	16	90-120	4-5m	5L		
Spindle (Euonymus Europaeus)	8	60-80	5-6m	5L		
Buxthorn (Pyrus Spiraea)	8	60-80	3-4m	5L		

Status

PLANNING

- Scale for planning purposes only. Do not scale of this drawing for construction.
- All ATRIO ARCHITECTURE LTD drawings to be read in conjunction with written specification and all other consultant drawings.
- All dimensions to be checked on site.
- Any errors or omissions to be reported to ATRIO ARCHITECTURE immediately, prior to work being carried out.
- This information is copyright protected.



Key

- grass area
- permeable paving (concrete patio slabs)
- permeable gravel driveway
- permeable block concrete paving
- hedging
- shrubs

No.	Revisions	Date
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ATRIO
atrio architecture

Windsor House
Henley-on-Thames
Oxfordshire

t: 07715317658
e: info@atrioarch.co.uk
w: www.atrioarch.co.uk

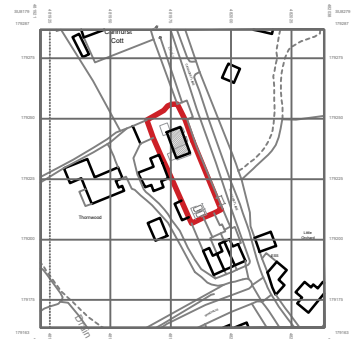
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Project Bowsey Cottage
Canhurst Lane
Knowl Hill
RG10 9XT

Keyplan



Title

LANDSCAPE PLAN & BOUNDARY DETAILS

Job	Drawing No.		Rev.
00423	A-201		A
Drawn	Scales at A1	Scales at A3	Date
-	1:100	1:200	01/26