

Nine Mile Ride - Finchampstead

Detailed Specification in respect of Estate Roads

March | 2024



Artist's impression

Contents

1.0	Introduction	4
2.0	Appendices	6

Report number	Status	Date	Revision	Author / checked
23O122 R 04 03	Planning	March 2024	-	DH/GF

1.0 Introduction

1.1 Background and Context

WSP (Highway Engineers) & Clifton Emery design (Landscape Architecture) have been commissioned by Elivia Homes Ltd. to produce a detailed specification in respect of the estate roads, and tree pit specification for residential development at Nine Mile Ride, Finchampstead, Wokingham.

Outline consent for the development of up to 32 dwellings was granted at appeal in December 2022 (APP/X0360/W/22/3295631). The Reserved Matters Application seeks permission for 26 homes in accordance with the parameters established by the outline planning application.

This document is intended to discharge the First Schedule (Estate Roads) paragraph 1 of the legal agreement dated 23/11/22 related to planning reference 211889.

Refer to the following drawings for detail and specification of Estate Road and associated planting areas:

- Pavement cross-sectional details:
NMR-WSP-XX-XX-SK-D-0511
- 230122 D 04 04 Typical Tree Pit - Hard
- 230122 D 04 05 Typical Tree Pit - Soft

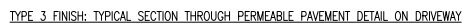
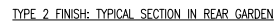
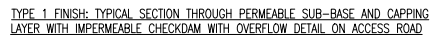
See below appendices for drawings.

1.2 Estate Road construction and detailing

The Estate Road (WSP) and adjacent landscape proposals (Clifton Emery design) have been detailed in such a way to ensure longevity and success of both hardwork materiality and soft landscaping proposals. The proposed tree pit system specifies that a root barrier protection must be included within the make up to ensure that the adjacent hardscape proposals i.e pavement and road, remain intact and unaffected by the adjacent softworks and tree planting.

2.0 Appendices

- 2.1 Pavement cross-sectional details: NMR-WSP-XX-XX-SK-D-0511
- 2.2 230122 D 04 04 Typical Tree Pit - Hard
- 2.3 230122 D 04 05 Typical Tree Pit - Soft



NOTES

1. ALL DIMENSIONS IN MILLIMETRES UNLESS STATED OTHERWISE.
2. ALL PIPE DIAMETERS ARE SHOWN AS INTERNAL DIAMETERS
3. THESE DETAILS ARE TO BE READ IN CONJUNCTION WITH 8453-DR-01, AND ASSOCIATED PART OF THE DESIGN, INCLUDING PAWING DESIGN, SERVICES CONNECTIONS AND DIVERSION (IF ANY) & LIGHTING & LAMP COLUMN DESIGNS.

name C:\Users\NAB\1939\DOWNLOADS\NAB-ASP-X6-X6-SM-G-3511-DWG, printed on 31 August 2023 17:51:06, by Murray, Arel

All details to be read in conjunction with Landscape General Arrangement Plans, Planting Plans and specifications.

Tree Grille. *To manufacturers detail and specification.*

H-

—L

This drawing is for a preliminary purpose only and does NOT construct from drawing.
To be read in conjunction with all associated plans, detailed drawings, documents and specifications.
Refer to Boundary Treatment Plan for location of all Boundary Treatments.
Please refer to Hard and Soft works plans for location of paving specification.
The hatches used in this drawing are indicative and are not to be scaled from.
Refer to engineers Design & Specifications for all level information and sub base build up information.
Contractor to determine exact location of services/drainage, this should be confirmed on site prior to commencement of works to avoid trip / services conflicts.
This drawing is for a design intent purpose and are subject to approved final specification and detail by the specified manufacturer.
All aspects of construction to be to engineers detail and specification.
All grade, sub base build up and movement joints to engineers detail and specification.

- A. Tree. Semi mature, carefully placed centrally in tree pit, no soil above nursery line. To be supplied and planted by Landscape Contractor, in accordance with Softworks Specification. To BS 8545:2014
- B. Mulch layer. 50mm depth of Ornamental Bark Mulch to circle around tree trunk.
- C. Aeration/irrigation pipe, to be installed by Landscape Contractor. Or acceptable alternative.
- D. Topsoil to 600mm. To BS 3882:2015
- E. Sub soil. To BS 8601:2013, if imported and no subsoil is present or use existing subsoil to the depth of full depth of root cell, minimum 300mm.
- F. Rootstart Mycorrhiza Funghi, 200g per tree. To Landscape Contractor Specification. Or acceptable alternative.
- G. Root space 600mm depth (1 unit deep). Twin walled Geonet and open reinforcing mesh. Or acceptable alternative.
- H. Trees to be secured with anchoring system fixed to 'deadman' tree anchors. Or acceptable alternative.
- I. hard works area. *Refer to hardworks specification and engineers details.*
- J. Twinwalled structural Geonet membrane. Laid on top of soil support cells. Or acceptable alternative.
- K. Proprietary watering and ventilation loop. 50mm diameter perforated pipe with square stainless steel vent for ventilation pipe in paving.
- L. Open reinforcing mesh 20mm. Or acceptable alternative.
- M. 10-20mm Clean angular drainage aggregate. 200mm depth. Or acceptable alternative.

CliftonEmerydesign

DRAWING-STATUS Planning

CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE. ONLY FIGURED DIMENSIONS ARE TO BE WORKED FROM. THIS DRAWING IS COPYRIGHT.



Trees to be secured with Platipus 'Platimat' anchoring system fixed to 'dead man' tree anchors or acceptable alternative.

Geo textile fabric - Fibertex Geotextile F-20 layer or acceptable alternative separating sand layer and gravel drainage layer. Puncture repeatedly across surface to aid drainage.

Topsoil depth requirements to adjacent planting: minimum 200mm deep for turfed area and 300mm for shrub and hedge planting.

Trees to be supplied and planted by Landscape Contractor, in accordance with the Softworks Schedule R 04 01. The centre of tree should be marked with timber stake (Minimum 1500mm), prior to tree planting.

1000mm Ø, 50mm deep Melcourt 'Ornamental Grade Bark Mulch' or acceptable alternative, around all trees to be planted in soft areas. To be planted by Landscape Contractor.

Aeration/irrigation pipe, by Greenleaf or acceptable alternative. To be installed by Landscape Contractor.

Topsoil to 300mm. Minimum 1.2m³ volume per pit.

Subsoil to 600mm or sufficient to the meet the depth of the tree root ball. Minimum 2m³ volume per pit. Sides and base of tree pit to be loosened in accordance with the specification. To be installed by Landscape Contractor.

See Engineers drawing NMR-WSP-XX-XX-SK-D-05 for detailed design and specification of road/pavement/kerb make up.

200mm medium coarse washed sand.. Minimum 0.8m³ volume per pit.

"Deadman" anchor - Timber sleepers or acceptable alternative.

300mm pea gravel 5-7mm Ø, Minimum 1.2m³ volume per pit.

Root protection installed where trees are within 3m of services. Greenleaf reroot 2000mm root protection barrier or acceptable alternative, installed to manufacturers instructions.

Free draining sub-base, free from builders waste and alkaline ground stabilizer.

Circular or with rounded internal corners tree pit (2000mm x 2000mm Minimum 5.2m³ total volume of excavation)

DISCLAIMER

- Drawing for Planning purpose only, DO NOT construct from drawing. Please refer to engineer for detailed specification.
- To be read in conjunction with all associated plans, detailed drawings, documents and specifications.
- Please refer to Hard and Soft works plans for detailed specifications and locations.
- The hatches used in this drawing are indicative and should not be used to scale from.
- Refer to engineers Design & Specifications for all level information and sub grade / sub base build up.
- Contractor to determine exact location of services/drainage, this should be confirmed on site prior to commencement of works to avoid tree pit / services conflicts.
- This drawing is for design intent purpose and are subject to approved final specification and detail by the specified manufacturer / engineer.
- All aspects of construction to be to engineers detail and specification.
- All sub grade, sub base build up and movement joints to engineers detail and specification.

NOTES

- All details to be read in conjunction with Landscape General Arrangement Plans, Planting Plans and specifications
- Refer to Proposed Softworks Schedule R 04 01 detailed specifications.

REV	NOTES	DATE
	Nine Mile Road, Finchampstead	-
	Typical Tree Pit - Soft	DH/DCC
230122 D 04 05	1:20 @ A3	March 24

CliftonEmerydesign

Hems House, 84 Longbrook Street, Exeter, Devon, EX4 6AP
T: 01392 368866 W: www.cliftonemerydesign.co.uk M: mail@cliftonemerydesign.co.uk

DRAWING—STATUS Planning

CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE. ONLY Y FIGURED DIMENSIONS ARE TO BE WORKED FROM. THIS DRAWING IS COPYRIGHT.

Exeter
Hems House
84 Longbrook Street
Exeter, Devon, EX4 6AP

01392 368866
mail@cliftonemerydesign.co.uk

www.cliftonemerydesign.co.uk

CliftonEmerydesign