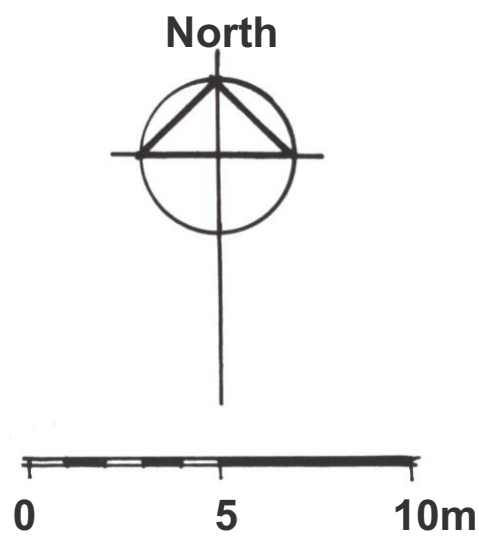




52a

54

58

LONGWOOD AVENUE

51a

51b

53

LEGEND NOTES

- A Proposed tree & hedge planting along frontage to improve streetscene
B Double row of contrasting colour of pcc blocks or setts to mark entrances
C Driveway in front of existing house - pcc blocks or 'Natrutex' buff coloured asphalt
D Driveway in front of proposed house - pcc blocks
E Existing 900mm high panel fence retained
F Proposed 900mm high panel fence - concrete posts and gravel board
G Existing 1800mm high closeboard timber fence retained
H 20mm shingle strips for ease of maintenance - laid min. 75mm deep over black weed suppression sheet. Edges of sheet well buried to avoid fabric being exposed over time
J Patios - 4000mm wide to accommodate table and chairs - buff coloured 450x450mm textured slabs
K Narrow strip along base of fence - 20mm shingle
L Approx. location & extent of overgrown ornamental shrubs. Carefully clear by hand and remove roots, level and lay grass turf
M Proposed tree to bolster local tree cover - native species
N Ensure planting strip along frontage min. 1000mm wide. Contractor to take care to limit haunching to kerb to minimum (consider using pegged timber edgeboard instead of haunched kerb)
P 900mm wide side footpath - buff coloured 450x450mm textured slabs

KEY

- EXISTING TREE RETAINED & PROTECTED (SEE TREE REPORT BY BERNIE HARVERSON FOR DETAILS)
- PROPOSED TREE - SEE PLANT SCHEDULE FOR DETAILS
- CLIPPED EVERGREEN HEDGE - VARIOUS HEIGHTS
- SHRUBS & GROUNDCOVER
- MOWN GRASS - TURF (EXISTING & PROPOSED)
- 450X450mm TEXTURED BUFF COLOURED SLABS
- 20mm SHINGLE SPREAD OVER BLACK WEED SUPPRESSION SHEET
- PCC BLOCK PAVING - COLOUR TO BE AGREED
- PCC BLOCK PAVING OR 'NATRUTEX' BUFF COLOURED ASPHALT
- DOUBLE RO OF EITHER CONTRACTING COLOUR OF BLOCKS OR SETTS
- LOCATION OF FRONT DOOR
- DRAINAGE - SEE ARCHITECTS PLANS FOR DETAILS
- EXISTING 1.5m HIGH BRICK WALL (offsite)
- EXISTING 1.8m HIGH TIMBER LAP FENCE (repair as required)
- EXISTING 1.8m HIGH CLOSEBOARD TIMBER FENCE (repair as required)
- PROPOSED 0.9m HIGH CLOSEBOARD TIMBER FENCE
- PROPOSED 1.8m HIGH CLOSEBOARD TIMBER FENCE

PLANT SCHEDULE (All heights in containers not in ground)

Trees			
code	species	Size (m)	quantity
LNS	Ilex 'Nellie Stevens'	Sel. Std. 3.0-3.5m high, 10-12cm girth, Container Grown, min. 45L pot	1
PCC	Pyrus calleryana 'Chanticleer'	Sel. Std. 3.0-3.5m high, 10-12cm girth, Container Grown, min. 45L pot	1
QRS	Quercus robur	Sel. Std. 3.0-3.5m high, 10-12cm girth, Container Grown, min. 45L pot	1
Trees planted in 0.8x0.8 x 0.8m deep pit, backfilled with 80% clean topsoil well mixed with 20% TP/MC and 100 grams granular fertiliser.			
Base of pit broken up to depth of 200mm to aid drainage. Backfill material well firmed to avoid settlement.			
All trees 1/2 single staked and mulched with 75mm deep bark mulch.			
All trees in grass to be fitted with black strimmer guard			

Hedging (All lengths of 'Instant' hedge checked on site before placing final order)

code	species note: all spp. min 5 breaks	pot size & height (cm) sp = spread	no/m ²	quantity
PLL	Prunus laurocerasus (clipped at max. 1.5m high)	'Instant hedge' 90cm high	-	12 lin. m.
LNB	Laurus nobilis (clipped at max. 1.8m high)	'Instant hedge' 90cm high	-	6 lin. m.
Hedging planted in 0.6m wide x 0.4m deep trench, backfilled with 80% clean topsoil well mixed with 20% TP/MC and 100 grams granular fertiliser per lin. m.				
All hedging mulched with 75mm deep approved bark mulch.				
Where agreed hedging supplied with drip irrigation on automatic timer.				
If individual plants supplied and planted to create 'Instant' hedge effect then allow 3 plants per lin. m. planted at 90cm high				

Mix A - Shrub planting (6 sq. m.)

species (all spp min. 5 breaks)	grouping	% of mix	quantity (no.)
Coloneaster dammerii (front of bed)	3-5	10	3
Hedera rakaiensis	3-7	20	5
Hedera helix 'Goldchild' (groundcover plants only)	3-7	20	5
Liriope 'Gold Banded' (front of bed)	3-5	10	5
Lonicera 'Henryi' (locate so not blocking window)	-	-	1
Sarcococca confusa	5-7	30	7
Vinca minor 'Alba' (front of bed)	3-5	10	5
Liriope & Vinca planted at 6 plants per sq. m. All other planting at 4 plants per sq. m. Species to be randomly mixed in groups of one species of varying sizes. Avoid straight lines, staggered.			
Plants planted in 0.3 x 0.3 x 0.4m deep pit, backfilled with 80% clean topsoil well mixed with 20% TP/MC and 20 grams granular fertiliser.			
Sarcococca 30-40cm height 5L pot grown. All other shrub species 15-25cm height/spread, 3L pot grown.			
Lonicera climber 80-100cm, 15L pot grown on frame			
All shrub beds mulched with 75mm min. deep approved bark mulch.			

GENERAL NOTES

- All existing trees & planting to be retained within or adjacent the site shall be protected in accordance with BS5837:2012
- Contractor shall establish location of all services & drainage before starting any work
- Groundwork - soil levels for shrub beds and areas of grass should have any compacted subgrade thoroughly broken up by machine before instructing the groundworker/landscape contractor to spread topsoil. All rubble, concrete etc to be removed before spreading topsoil
- Ensure narrow planting beds are free of concrete footings before planting. If the concrete cannot be removed then the section of bed shall be paved or spread with gravel
- All imported topsoil to BS 3882:2015 multipurpose grade. Sample to be approved by landscape sub-contractor before earthworks carried out
- Minimum topsoil depths to be: Trees - 1x1x0.8m pit, hedges 0.6x0.5m trenches, Shrubs and groundcover 0.4m & Grass 0.15m
- General plant stock to conform to BS3936 and planting to BS4428:1989. Contractor shall give the Landscape Architect the opportunity of inspecting all plant stock at a holding nursery before delivery to site
- Bark mulch to be Melcourt Spruce Ornamental (or similar approved) laid to a minimum depth of 75mm. Mulch to have a nominal chip size of 5-35mm, Fire tested in accordance with BS 4790:1987 and Forest Stewardship Council® (FSC®) certified.
- Establishment maintenance for 12 months for all planting to include weed control, watering and replacement of failures (to the original Specification) in the planting season following failure. Particular attention given to watering trees during prolonged dry spells
- The developer/client shall be responsible for ensuring foundation design accommodates all proposed and existing tree planting with reference to the current NHBC guidance
- Drawing to be read with Architects Site Layout

Mix B - Shrub planting (2.5 sq. m.)

species (all spp min. 5 breaks)	grouping	% of mix	quantity (no.)
Euonymus fortunei 'Emerald 'n' Gold' (around base of cones)	3-5	70	10
Heuchera 'Midnight Ruffles' (in group in larger bed on end)	3-7	30	5
Laurus nobilis (cone)	-	-	2
Heuchera planted at 6 plants per sq. m., Euonymus at 4 plants per sq. m. Species to be planted in groups of one species. Avoid straight lines, staggered.			
Plants planted in 0.3 x 0.3 x 0.4m deep pit, backfilled with 80% clean topsoil well mixed with 20% TP/MC and 20 grams granular fertiliser.			
Laurus cones 60-90cm high, 15L pot grown all other species 25-35cm height/spread, 3L pot grown.			
All shrub beds mulched with 75mm min. deep approved bark mulch.			

Grass

All mown grass areas to be 'Ralaun' or similar approved turf. Sample of turf to be approved prior to delivery to site. Areas of grass to be spread with 150mm deep topsoil.

NOTE:

Correct species to be provided and no substitutions to be made without prior agreement of the Landscape Architect

T G D Landscape Ltd



Chartered Landscape Architects

10 North End Close,
Chandlers Ford,
Eastleigh, Hampshire,
SO53 3HY
Tel: 02380 365825
Mobile: 07974 900280
tgdlandscape@googlemail.com

PROJECT

**Proposed House adjacent
51 Longwood Avenue, Cowplain
For Mr & Mrs Smith**

DRAWING

Landscape Plan

Scale: **1:200 @ A1**

Drawn by: **TG** Date: **April 2018**

DRAWING NUMBER

718 - 101

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