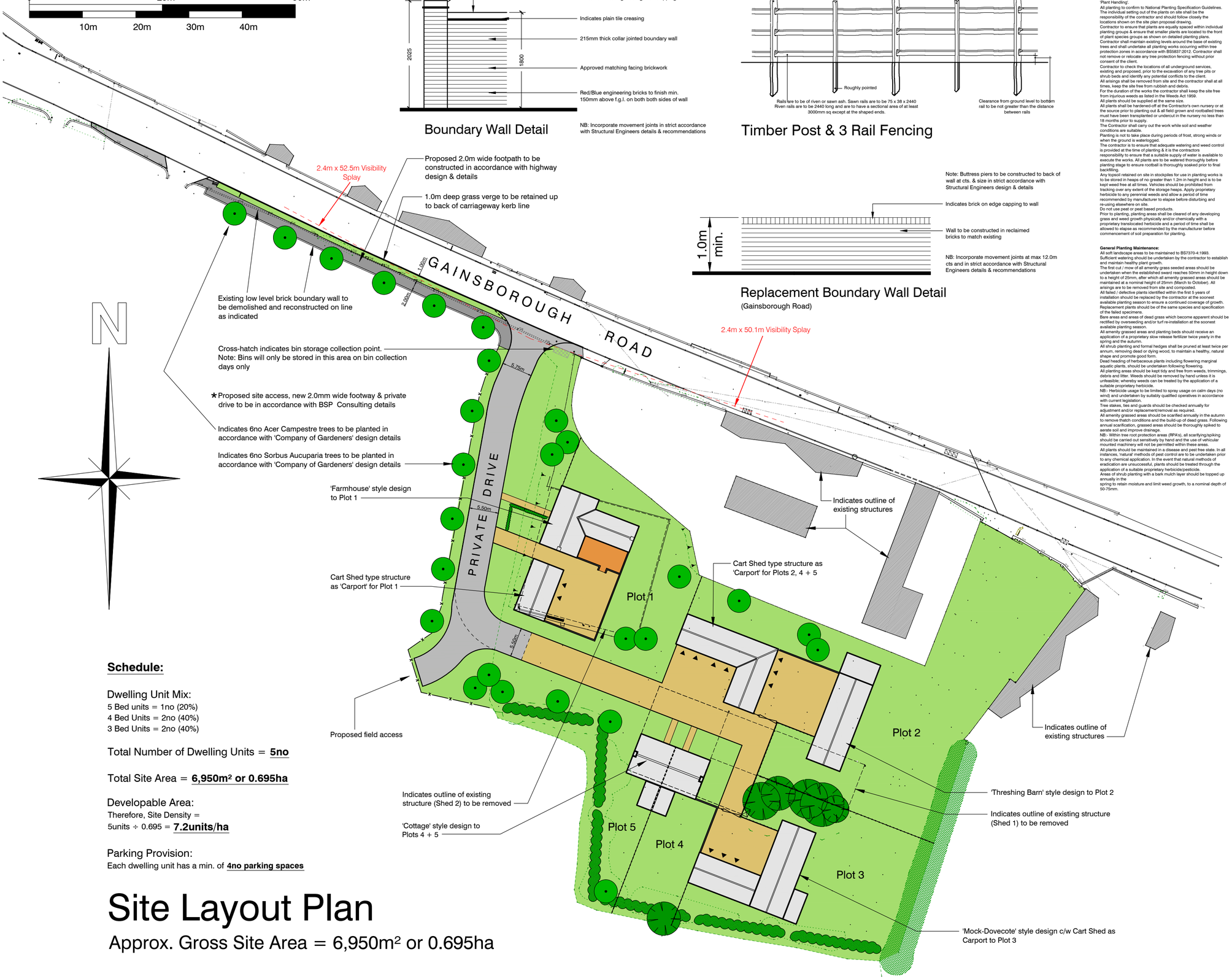
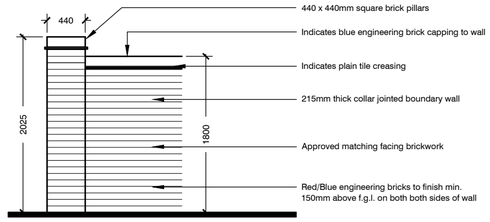
Scale Bar

0 25m 50m

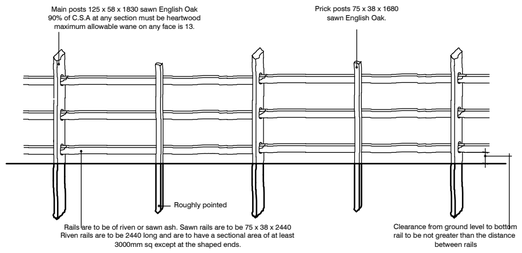
10m 20m 30m 40m





Boundary Wall Detail

NB: Incorporate movement joints in strict accordance with Structural Engineers details & recommendations



Timber Post & 3 Rail Fencing

Note: Buttress piers to be constructed to back of wall at cts. & size in strict accordance with Structural Engineers design & details

NB: Incorporate movement joints at max 12.0m cts and in strict accordance with Structural Engineers details & recommendations

Replacement Boundary Wall Detail

(Gainsborough Road)

PLANTING SPECIFICATION:

General Guidance:
All plant handling to be in accordance with the HTA 'Handling and establishing landscape plants' Part I, Part II and Part III (obtainable from the Horticultural Trades Association)and the CPSE publication: 'Plant Handling'.
All planting to conform to National Planting Specification Guidelines.
The individual setting out of the plants on site shall be the responsibility of the contractor and should follow closely the locations shown on the site plan proposal drawing.
Contractor to ensure that plants are equally spaced within individual planting groups & ensure that smaller plants are located to the front of plant species groups as shown on detailed planting plans.
Contractor shall maintain existing levels around the base of existing trees and shall undertake all planting works occurring within tree protection zones in accordance with BS5837:2012. Contractor shall not remove or relocate any tree protection fencing without prior consent of the client.
Contractor to check the locations of all underground services, existing and proposed, prior to the excavation of any tree pits or shrub beds and identify any potential conflicts to the client.
All arisings shall be removed from site and the contractor shall at all times, keep the site free from rubbish and debris.
For the duration of the works the contractor shall keep the site free from injurious weeds as listed in the Weeds Act 1959.
All plants should be supplied at the same size.
All plants shall be hardened-off at the Contractor's own nursery or at the source prior to planting out & all field grown and rootballed trees must have been transplanted or undercut in the nursery no less than 18 months prior to supply.
The Contractor shall carry out the work while soil and weather conditions are suitable.
Planting is not to take place during periods of frost, strong winds or when the ground is waterlogged.
The contractor is to ensure that adequate watering and weed control is provided at the time of planting & it is the contractors responsibility to ensure that a suitable supply of water is available to execute the works. All plants are to be watered thoroughly before planting stage to ensure rootball is thoroughly soaked prior to final backfilling.
Any topsoil retained on site in stockpiles for use in planting works is to be stored in heaps of no greater than 1.2m in height and is to be kept weed free at all times. Vehicles should be prohibited from tracking over any extent of the storage heaps. Apply proprietary herbicide to any perennial weeds and allow a period of time recommended by manufacturer to elapse before disturbing and re-using elsewhere on site.
Do not use peat or peat based products.
Prior to planting, planting areas shall be cleared of any developing grass and weed growth physically and/or chemically with a proprietary translocated herbicide and a period of time shall be allowed to elapse as recommended by the manufacturer before commencement of soil preparation for planting.

General Planting Maintenance:
All soft landscape areas to be maintained to BS7370:4:1993.
Sufficient watering should be undertaken by the contractor to establish and maintain healthy plant growth.
The first cut / mow of all amenity grass seeded areas should be undertaken when the established sward reaches 50mm in height down to a height of 25mm, after which all amenity grassed areas should be maintained at a nominal height of 25mm (March to October). All arisings are to be removed from site and composted.
All failed / defective plants identified within the first 5 years of installation should be replaced by the contractor at the soonest available planting season to ensure a continued coverage of growth. Replacement plants should be of the same species and specification of the failed specimens.
Bare areas and areas of dead grass which become apparent should be rectified by overseeding and/or turf re-installation at the soonest available planting season.
All amenity grassed areas and planting beds should receive an application of a proprietary slow release fertilizer twice yearly in the spring and the autumn.
All shrub planting and formal hedges shall be pruned at least twice per annum, removing dead or dying wood, to maintain a healthy, natural shape and promote good form.
Dead heading of herbaceous plants including flowering marginal aquatic plants, should be undertaken following flowering.
All planting areas should be kept tidy and free from weeds, trimmings, debris and litter. Weeds should be removed by hand unless it is unfeasible; whereby weeds can be treated by the application of a suitable proprietary herbicide.
NB:- Herbicide usage to be limited to spray usage on calm days (no wind) and undertaken by suitably qualified operatives in accordance with current legislation.
Tree stakes, ties and guards should be checked annually for adjustment and/or replacement/removal as required.
All amenity grassed areas should be scarified annually in the autumn to remove thatch conditions and the build-up of dead grass. Following annual scarification, grassed areas should be thoroughly spiked to aerate soil and improve drainage.
NB:- Within tree root protection areas (RPA's), all scarifying/spiking should be carried out sensitively by hand and the use of vehicular mounted machinery will not be permitted within these areas.
All plants should be maintained in a disease and pest free state. In all instances, 'natural' methods of pest control are to be undertaken prior to any chemical application. In the event that natural methods of eradication are unsuccessful, plants should be treated through the application of a suitable proprietary herbicide/pesticide.
Areas of shrub planting with a bark mulch layer should be topped up annually in the
spring to retain moisture and limit weed growth, to a nominal depth of 50-75mm.

Do not scale, use figured dimensions only. All discrepancies to be notified to Artech Designs Limited.
This drawing remains the copyright of Artech Designs Limited.
CDM 2015 Regulations:
This drawing is for illustrative purposes and/or obtaining the relevant planning permission only.
It should not be used for construction and accordingly, risk identification under the Construction (Design & Management) Regulations 2015 has not been undertaken.

Soft Landscaping:

Existing trees and hedgerows to be retained where practical & protected.

Denotes new hedge planting as following specification:-
Mixed hedge of hawthorn 50%, hazel 15%, field maple 5%, native crab 5%, spindle 5%, guelder rose 5%, wild rose 5%, purging buckthorn 5%, wayfaring tree 5%. Plant random mixture with hawthorn as dominant species & other plants in 3 or 5 of same species together as groups between hawthorn.
To be planted as a double staggered row at 300mm cts. 6No./lin.m, whips to be planted mixing in tree and shrub compost and a fertiliser tablet in to each pit. Each whip to be supported with a single bamboo cane and a clear rabbit spiral/mesh guard.

Indicates existing Tree planting to be retained

Denotes new Tree planting - Tree girth to be 12cm - 14cm and height between 3.5 - 4.0m. Excavate pit 50mm deeper and 500mm wider than the root ball. Break up base of pit. Backfill with mix of topsoil and compost. Dress with slow release fertiliser to manufacturer's recommendations. A 1m ring of bare soil should be left around the base of each tree with a 75mm layer of bark mulch. Tree stakes to be minimum 75mm diameter, free of bark with one end pointed. Drive stake upright 450mm into bottom of excavated planting pit close to the tree stem on the windward side. Cut off at one-third the height of the tree and secure tree with approved ties and spacers at the top of the stake.
Root Barrier Membranes - For all proposed trees centred in a location within 3m of an adjacent hard standing/footpath or carriageway kerb line, a proprietary root barrier membrane is to be
installed to protect the hard standing and any underground services located beneath from future damage by tree roots.
Root barrier membrane(s) to be installed on the tree side along the back edge of the kerb / edging restraint to the adjacent hard standing and are to extend a minimum 3m in each direction from a point taken perpendicular from the tree trunk to the kerb/edging face.
Root barrier membranes are to extend to a depth as outlined below:-
For trees adjacent to hard standings only (no underground services); install 'Reroot 300' by Greenleaf Ltd or equal and approved, ribbed root barrier membrane, to a depth of 300mm, ribs facing tree, joints fixed with jointing tape, install 10mm above final surface level of soft landscaping.
For trees adjacent to hard standings incorporating underground services; install the following dependant on the depth of underground services; For services 450mm deep - 'Reroot 600' by Greenleaf Ltd or equal and approved, ribbed root barrier membrane, to a depth of 600mm, ribs facing tree, joints fixed with jointing tape, install 10mm above final surface level of soft landscaping. For services 800mm deep - 'Reroot 1000' by Greenleaf Ltd or equal and approved, ribbed root barrier membrane, to a depth of 1000mm, ribs facing tree, joints fixed with jointing tape, install 10mm above final surface level of
soft landscaping. For services deeper than 800mm - 'Reroot 2000' by Greenleaf Ltd (01424 717797) or equal and approved, ribbed root barrier membrane, to a depth of 2000mm, ribs facing tree, joints fixed with jointing tape, install 10mm above final surface level of soft landscaping.

New Tree Planting Schedule:
SA - Sorbus Aria
AC - Acer Campestre
AL - Amelanchier Lamarkii

Indicates Grassed Areas: Plots to be turfed, which should be a medium wear multipurpose turf to BS 3969, supporting flowering herb species. Laying is undertaken within 48hrs of lifting. If stacking, prior to laying, Stacks not to exceed 1 .4m high. Turf should be transported over close-butted timber planks, which also protect the turf during laying. Turf is to be laid in consecutive rows and close butted breaking the joint in alternate rows. Consolidate lightly with wooden beaters. Brush in finely sieved topsoil to fill all joints – depth of 10mm. Ensure final surface is 20mm above any adjacent hard surface. Unless otherwise shown on the drawing, turf right up to existing established walls, fences and similar obstructions, leaving no soil uncovered.

Areas of open space and areas supporting trees outside of formal ownership within the formal residential development will be sown with EM2 Meadow Mixture and established as per the manufacturer's instructions.
Areas to be seeded are to be finely graded to bring to a uniform and even grade at the correct finished level and to remove all minor hollows and ridges. All stones and debris greater than 35mm in size to be removed and disposed of off-site.
Seeded areas are to consist of min. 250mm topsoil; either existing retained site sourced topsoil (free from weeds) or imported topsoil (sandy loam, General Purpose grade to BS3882) or a combination of the two as necessary.
Unless otherwise stated, finished levels of seeded areas to be 30mm above adjoining paving and kerbs; 150mm below the dpc of adjoining buildings.
Final preparation of the seeded areas shall be carried out as to create a fine tilth surface suitable for seeding.
For amenity grass areas only, a pre-seeding fertiliser shall be applied at a rate of
250kg/ha approx. 7 days prior to seeding and raked into top surface e.g. GroRight Lawn
Establishment fertiliser by Rolawn Ltd, slow-release granular fertiliser, 7:10:10 NPK; or
equal and approved.
The area(s) is to be seeded between April and October with approved grass seed mix. Following seeding, areas are to be hand raked and lightly rolled.
The contractor shall take the necessary precautions to ensure all grass areas are protected throughout the establishment period, with the use of chestnut pale fencing where appropriate.
The contractor shall ensure that all seeded and turfed areas are watered fully at the time of installation to the full cultivated depth, and that sufficient subsequent watering is carried out to ensure healthy establishment of the grass sward.

Hard Landscaping:

Indicates 'Tarmac' drive formed to an NCC standard construction

Indicates permeable block paving or gravel to driveways and link footways (colour to Client's discretion)
NB: Matching block paving to be used within external 'Carport' areas

Indicates dwelling patio areas to be formed using 600 x 600mm paving slabs (colour to Client's discretion)

Indicates locations of Timber Post + Rail Fencing (Refer to proposed detail)

Indicates locations of plot boundary & development linking walls, materials to match overall development

Indicates locations of timber 5 bar gates

Schedule:

Dwelling Unit Mix:
5 Bed units = 1no (20%)
4 Bed Units = 2no (40%)
3 Bed Units = 2no (40%)

Total Number of Dwelling Units = **5no**

Total Site Area = **6,950m² or 0.695ha**

Developable Area:
Therefore, Site Density =
5units ÷ 0.695 = **7.2units/ha**

Parking Provision:
Each dwelling unit has a min. of **4no parking spaces**

Site Layout Plan

Approx. Gross Site Area = 6,950m² or 0.695ha

Revision	Description	Date
C	Gainsborough Road footpath amended, wall detail + landscaping added	13-10-21
B	General notes amended + access drive	24-03-21
A	General notes amended	27-11-20

Magnus Educational Foundation

Residential Development
Land South of Gainsborough Road
Everton, Doncaster

Drawing:	Site Block Plan
Status:	Planning
Scale:	1:500 @ A2
Date:	September 2020
Drwg. No:	1467M/004
Revision:	C
Drawn by	mdf

artech DESIGNS
Artech Designs Ltd
Architectural Consultants
44 Church Road · Saxilby
Lincoln · LN1 2HJ
Tel 01522 803362
Mob 07808 815366
martin@artechdesigns.co.uk
www.artechdesigns.co.uk