

GENERAL NOTES

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- This drawing is to be read in conjunction with all relevant Architects', Engineer's, Specialists, Bills of Quantities and Specifications.
- The insertion of any firm or proprietary brand on this drawing is an indication of the class or quality required and does not exclude the use of alternative materials that are equal in performance, quality and appearance, provided that they have been approved in writing by the Landscape Architect.
- The Contractor is responsible for accurately ascertaining the position of underground services and responding to all relevant service easement requirements.
- All dimensions are in millimetres unless stated otherwise, for the purposes of construction this drawing must not be scaled and only written dimensions used. Written and scaled dimensions to be checked on site, any discrepancies reported prior to work commencing. IF IN DOUBT PLEASE ASK.
- All work and materials are to be in accordance with the relevant British Standards and Code of Practice.
- All Proprietary products are to be used strictly in accordance with the manufacturer's instructions and details.

Carefully demolish existing rear boundary wall, and cart away offsite, break out existing foundations to rear boundary, pour new foundations, and build new 2.1m high brickwork wall

Additional tree to compensate for front

Possible location for an additional ACO drain

Possible location for a gully surface water drain

Proposed native trees

Ornamental shrubs to soften site boundaries and provide wildlife benefits.

Existing boundary wall retained with timber fencing to be constructed above, where required, to a height of 2.1m above existing ground level (to adjacent site). Fencing to be aligned with external face of wall to prevent climbing.

Additional tree to compensate for front

Proposed Terrace

2.1m high metal railing with gate for maintenance access

2.1m high metal railing (off-set from boundary to prevent access from adjacent pergola structure)

2.1m high metal railing with gate for maintenance access

Secure bin store formed with 1.8m high close boarded timber fences and gates

Attenuation Tank 1.3m away from site wall fence. Wall foundations to be investigated prior to tank installation to ensure no clash

Gas Kiosk

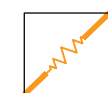
Trees proposed as compensation for the 3 trees that have been removed during the construction process.

Small trees (e.g. Amelanchier) to raised planter.

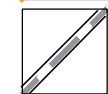
Walls to existing raised planting beds reinstated / repositioned to new layout.

Existing walls to be retained

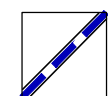
BOUNDARY TREATMENT



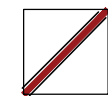
Proposed 2100mm Metal Railings and Gates



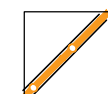
Existing Wall along Western boundary to be Retained
Existing boundary wall retained with timber fencing to be constructed above, where required, to a height of 2.1m above existing ground level (to adjacent site). Fencing to be aligned with external face of wall to prevent climbing.



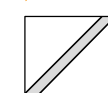
Existing Wall to Rear Boundary to be Rebuilt
Carefully demolish existing rear boundary wall, and cart away offsite, break out existing foundations to rear boundary, pour new foundations, and build new 2.1m high brickwork wall.



Proposed Timber Sleepers
Timber sleepers to meet height of existing brick wall.



Proposed 950mm Metal Railing
950mm high metal railings, galvanised and powder coated black.



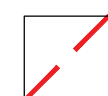
Existing Stone Wall to be Retained
with 1m high metal railings added, galvanised and powder coated black.



Proposed Low Brick Wall to Planting Beds
Low brick wall to match height of existing wall to be retained.

Note. Quantities are to be estimated by Quantity Surveyor.
Note. External Drainage requirements to Engineer's Details
Note. Levels to be determined by Bardsley

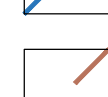
DRAINAGE



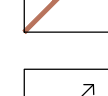
Proposed ACO Drain



Proposed Surface Water Sewer



Proposed Foul Water Sewer



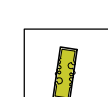
Proposed Cross Falls

ROOT BARRIER

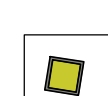


Proposed Root Barrier
Indicative location of Root Barrier. Depth and exact location to be confirmed following on-site installation. Barrier to be placed where trees are located within 5m (small trees) and 6m (large trees) from proposed drains/easement.

SITE FURNITURE



F1 - Proposed GRP Planters for Community Planting of Vegetables and Bedding plants.
Planters made from GRP with RAL colour black and metallic spray paint finish. Dimensions: L1.35 x W 0.45 x H 0.8m
Supplied by Europlanters or similar approved. Product code R14, Quantity no. 12.

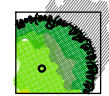


F2 - Proposed Square GRP Planters for Community Planting of Vegetables and Bedding plants.
Planters made from GRP with RAL colour black and metallic spray paint finish. Square planter dimensions: L 0.8 x W 0.8 x H 0.8m
Supplied by Europlanters or similar approved. Product code CU80, Quantity no. 7.

SOFT LANDSCAPE



Existing Trees to be Retained
Trees to be retained and protected in line with BS5837:2012. For more information please refer to Christians Environmental Tree Report Ref: OL-B5-001.



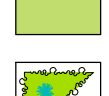
Proposed Medium Trees
Extra Heavy Standard, 14-16cm girth, 400-450cm high. Species such as Birch, Beech, Oak, Alder and Field Maple.



Proposed Small Trees
Heavy Standard, 12-14cm girth, 3.5-4m high. Species such as Birch, Beech, Oak, Alder and Field Maple.

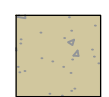


Proposed Amenity Grass
To be turf,

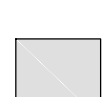


Proposed Ornamental Shrubs
Proposed shrubs and flowering herbaceous plants to be planted as 3-5L pots at 3-5 per sq.m. with individual specimen shrubs. Bulb edging to be denoted in planting plan.

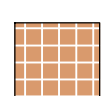
HARD LANDSCAPE / FEATURES



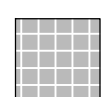
H1 - Coloured Tarmac in Southern Area of Courtyard
Area to be laid with coloured tarmac, in a buff colour, as supplied by Tarmac.com or similar approved. Laid with Aluexcel edging or similar approved.



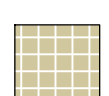
H2 - Proposed Black Bitmac Car Park and Service Space
To be laid with bitmac surface to engineer's specification. Car park only to be laid with concrete road kerb edging. Service space to be laid with flat top pin kerb edging.



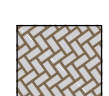
H3 - Proposed Flag Paving for Large Seating Area and Terrace
Patios to be laid with Saxon paving, 450x450x50mm, in a natural colour, as supplied by Marshalls Ltd or similar approved. Laid with Aluexcel edging or similar approved.



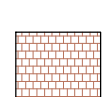
H4 - Proposed Flag Paving for Main Entrance
To be laid with Saxon paving, 450x450x50mm, in a charcoal colour, as supplied by Marshalls Ltd or similar approved. Laid in a stack bond. Laid with flat top concrete pin kerb edging.



H5 - Proposed Flag Paving for Private Resident Patios
To be laid with Saxon paving, 450x450x50mm, in a buff colour, as supplied by Marshalls Ltd or similar approved. Laid in a stack bond. Laid with flat top concrete pin kerb edging.



H6 - Proposed Pre-Cast Concrete Block Paving for Workshop Seating Area
To be fusion pre-cast concrete block paving, 300x200x60mm, in a Mild Grey colour, laid in stretcher bond pattern, as supplied by Tobermore or similar approved. Laid with single row cobble edging 100x100x60mm. Northern outer edge to be a kerbed edge along bottom of batter sloped planting.



H7 - Proposed Block Paving for Pathways
To be Tegula block paving, 175x140x50mm, in a cedar colour, as supplied by Tobermore or similar approved. Laid in a stretcher course/bond. Laid with flat top concrete pin kerb edging. Laid with single row cobble edging 140x140x50mm.

REVISION NOTES

Rev	By	Description	Date
A	TJ	Grass added above attenuation tank	11.08.21
J	TJ	Amendments to front boundary	26.05.21
I	TJ	Change to timber sleepers	23.04.21
H	TJ	Tree Pits added, wall moved 400mm away from attenuation tank	16.03.21
G	TJ	Trees/planters repositioned	03.03.21
F	TJ	Planters repositioned in response to drainage issues	26.01.20
E	GBS	Updated in line with clients comments	08.11.19
D	GBS	Location of bin store and gas kiosk updated and path added	24.10.19
C	GBS	Updated in line with surveyors comments regarding label on demolition of wall along the northern boundary. Amended key regarding edging for service space. Added gravel along western boundary of car park. Revised patio area in courtyard and revised key. Specified edges to all hard landscaping in key and revised finish of raised planters. Revised patio with ramp, planting and updated labels	20.08.19
B	CN		06.08.19
A	CN		29.07.19

Client:
Onward Homes

Project:
Oaklands House, Wilbraham Road

Description:
General Landscape Arrangements

Plan

Status

Construction

Scale @ A2	Drawn	Checked	Date
1:200	KZ	CN	24.07.19
Job number	Drawing number	Revision	
3395	101	K	

tpm landscape
chartered landscape architects
address: 6th Floor, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Biodiversity Improvement Recommendations

In accordance with Christians Environmental Preliminary Ecological Appraisal Ref: OL-PEA-1 following enhancement measures are recommended:

- Five bat boxes should be incorporated into the proposed development. Bat boxes should be of type Schwegler 1 FQ and should be erected on new buildings to be constructed at the site. The bat boxes should be positioned at a minimum height of 4m and as close to any gable apex as possible.
- Five bird boxes are to be incorporated into the proposed development. These should be of type Schwegler 1B. Three boxes should have 32mm entrances and two should have 26mm entrances. These should be erected on remaining trees on the site, ideally in a shaded area at a height of 3-4m and positioned so that flight lines in and out of the boxes are not hindered by any vegetation.