



LEGEND

- Hard Landscape**
- Site boundary
 - Proposed
 - Vehicular/Pedestrian tarmacadam
 - Granite setts (Local source to be approved)
 - Resin bound gravel (Specified as part of RMA)
 - Tactile paving
 - Silver grey (CED Stone or similar approved)
 - Conservation kerb (Marshalls or similar approved)
 - Pin kerb (Marshalls or similar approved)
 - Visibility splay
- Soft Landscape**
- Proposed
 - Tree planting
 - Shrub planting
 - Ground cover planting
 - Hedge planting
 - Bulb planting
 - Amenity grass (A4 by Geminal)
 - Existing
 - Hedges/vegetation to be retained
 - Vegetation to be removed
 - Trees to be retained - refer to Technical Arboriculture drawings for further information
 - Trees to be removed - refer to Technical Arboriculture drawings for further information
 - Root protection area of existing trees - refer to Technical Arboriculture drawings for further information

SOFT SPECIFICATION NOTES

- Proposed Tree Planting**
- To be planted in the first available planting season after construction as root balled stock. Tree pit dimensions are subject to soil conditions, soil report provided by Agronomist and rootball size. Tree pit sizes are to be agreed with Landscape Architect prior to excavations and inspected by the Landscape Architect prior to planting. All tree pits and trenches to have irrigation pipe and end cap. 150mm depth aggregate drainage layer with geotextile separation layer and horticultural grade sand to support root ball with sides and base of tree pit to be broken up. Tree pit construction detail to be submitted to LPA for approval. Trees within hard landscape areas to have Silvaceal tree pit or similar and approved.
- All topsoil to conform to BS 3882:2007 'Multipurpose' or better. The tree pit shall be backfilled with previously prepared topsoil excavated from the pit and additional topsoil as required.
 - All backfilled material is to include an organic slow release fertilizer dependent on soil test and agronomist recommendations.
 - Tree support to be underground anchors to BS 4043:1989 'Recommendations for Transplanting Root-Balled Trees' for trees in excess of 20cm girth. For trees under this size two untreated softwood stakes at min 7.5cm diameter @ 230 cm length driven into the ground to either side of the rootball, top of stake to min 750mm height above finished soil level. The stem of the tree should be fixed in place with 'Toms' tree ties or similar and approved. Ties and stakes to be checked and adjusted cross beam every six months or after periods of strong wind and rain.
 - Tree pit root barrier to be installed to all tree pits and trenches within 3m of any underground service route. Barrier material to be agreed.
 - Contractor to confirm locations of all services prior to implementation.
 - All open space areas where tree planting is proposed to be fenced off with temporary fencing to ensure soil structure is not compacted or degraded during construction.
 - All trees to be protected with strimmer guards.
 - Base of trees in soft landscape to receive well rotted wood chip or bark mulch.
 - All trees to be planted in accordance with BS 8545 'Trees: From Nursery to Independence in the Landscape'
- Tree Pit Guidelines**
- Final tree pit size will vary dependent on size of rootball and tree stock. See guidance notes below. Landscape Architect to inspect tree pits prior to planting.
- Tree pit size guidelines:
- | Tree size | Rootball Size | Tree pit size (length, width, depth) |
|-----------|---------------|--------------------------------------|
| 16-18 cmg | 50x50cm | 80x80x65cm |
| 18-20 cmg | 60x60cm | 80x80x75cm |
- Additional support for trees may be required if ground conditions become too wet for ground anchors to provide support.
 - Final location of trees is subject to location of services that are to be confirmed by engineer.
 - Base and sides of tree pit to be broken up.
- Proposed Shrub Planting**
- To be planted in a minimum of 300mm depth approved topsoil to BS 3882:2007 'Multipurpose' or better in the first available planting season after construction.
- All shrubs are to be planted as container stock unless otherwise specified (5 litre), all stock is to be well rooted into the container. All hedge are to be planted in double staggered rows.
- All shrubs are to be planted with a slow release organic fertilizer (Vimax or similar approved) and backfilled with a mixture of excavated top soil and compost (not peat based). A minimum of 50 mm approved ornamental grade bark mulch is to be applied to planting areas unless stated otherwise.
- Proposed Hedge Planting**
- To be planted in a minimum of 300mm depth approved topsoil to BS 3882:2007 'Multipurpose' or better in the first available planting season after construction.
- All shrubs are to be planted as container stock unless otherwise specified (5 litre), all stock is to be well rooted into the container. All hedge are to be planted in double staggered rows.
- All shrubs are to be planted with a slow release organic fertilizer (Vimax or similar approved) and backfilled with a mixture of excavated top soil and compost (not peat based). A minimum of 50 mm approved ornamental grade bark mulch is to be applied to planting areas unless stated otherwise.

Note for Contractors
This drawing should be considered along with the risk information contained in the CDM Pre-construction information. This information will have been provided to you by the contractor. It is your responsibility to ensure that you are aware of the risks and to take appropriate measures to manage them. You should also be aware of the typical risks associated with this work.

Note for Workers
DO NOT START YOUR WORK unless you know the risks and controls relating to the work on this drawing. You should also be aware of the typical risks associated with this work.

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INDICATIVE PLANT SCHEDULE

Proposed Tree Planting Species	Common Name	Size/Spec	Condition	
Betula pendula	Silver Birch	16-18cmg	RB	
Fagus sylvatica	Beech	18-20cmg	RB	
Replacement tree along Furzedown Road:	Common Oak	18-20cmg	RB	
Quercus robur	Common Oak	18-20cmg	RB	
Proposed Shrub & Ground Cover Planting Species	Common name	Size/Spec	Condition	Density
Choisya ternata 'Sundance'		40-60cm	C5	4/m ²
Hedera helix		60-80cm	C3	5/m ²
Peucedanum terminale		30-40 cm	C3	5/m ²
Sarcococca hookeriana var. humilis		40-60cm	C5	4/m ²
Skimmia japonica 'Rubella'		20-40cm	C5	5/m ²
Symphoricarpos albus		40-60cm	C5	5/m ²
Vinca major		15-20cm	C3	5/m ²
Proposed Bulb Planting Species	Common name	Size/Spec	Density	
Narcissus pseudonarcissus	Daffodil	Top Size	50/m	
Proposed Native Hedge Planting Species	Common name	Size/Spec	Condition	Density
Carpinus betulus	Hornbeam	120-150cm	BR	5/m

A4 Proposed Amenity Grass

A4 is suitable for creating natural grassland landscapes where minimal maintenance is required. It's adaptable to a range of cutting heights.

Note:

- Species mix is indicative - Final species mix to be agreed following results of soil analysis carried out by suitably qualified agronomist.

Maintenance Notes - Overview

- Refer to landscape and open space strategy for programme of operations. Detailed landscape maintenance and management plans for each development phase to be submitted to the LA for approval.
 - All landscaped areas are to be maintained for 12 months during the defect period by the landscape contractor. After which the landscape is to be maintained by the Landscape Maintenance company for a minimum period of 5 years in accordance with landscape management plan.
 - Planting to be protected from mammal and human damage by stock proof fencing.
 - All planted areas to be kept clear of weeds at all times throughout maintenance period.
 - Planted areas to be forked through regularly to keep soil loose and aerated.
 - All litter and debris to be removed from landscaped areas and carted off site.
 - Plants pruned as instructed by the Landscape Architect to promote healthy growth and to remove dead and diseased wood.
 - Watering as required to maintain healthy growth.
 - Any species that dies or fails to establish in the first five years should be replaced by an identical species, or alternative species as agreed with LPA.
- Additional Notes**
- Existing levels to be preserved around existing trees and vegetation to be retained.
 - Existing trees and vegetation to be retained are to be protected during construction to BS 5837:2012 'Trees in Relation to Design, Demolition and Conservation Recommendations'.
 - Any necessary tree works to be carried out by an approved tree surgeon to BS 3988:2010 'Recommendations for Tree Works'.
 - For all arboricultural issues refer to survey and reports carried out by Technical Arboriculture.
 - Final location and tree species selection will be subject to service report and foundation depths to be provided by engineers.
 - Planting within visibility splays to include ground cover plants only and to be maintained at 600mm high.
 - All trees to be planted in accordance with BS 8454 'Trees: From Nursery to Independence in the Landscape'

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