

LANDSCAPING DETAILS

Three Bedroom House

Holbeach Drove Gate

Holbeach Drove

Spalding

PE12 0RX

Ref: V3393

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INTRODUCTION

We propose a landscaping and planting scheme to provide interest and colour to this single house development.

We have been conscious of the prominence of the site on the junction of Main Road and Holbeach Drove Gate and the presence of the existing trees on site which are proposed to be removed due to their poor quality. A tree survey has been commissioned and is attached to the current Planning Application. It is proposed to plant two trees to lessen the impact of the dwelling and mitigate against the removal of Tree 1 as identified in the tree report. The tree planting is proposed to utilise the assets of the Silver Birch (*Betula Pendula*) and Mountain Ash (*Sorbus aucuparia*). These will be planted in the positions indicated on plan to provide colour and interest whilst not dominating the site.

We have also taken into account the impact the dwelling will have on the street scene and to mitigate this to the South and Western boundaries as indicated on the site plan we are proposing to plant Hawthorn hedges.

The proposals will provide habitat for many species of insects, birds etc. and the hawthorn will provide supplement food supplies to various. The site before development slopes down from west to east and north to south and, being covered in coarse grass is featureless.

The applicant is prepared to landscape the small area to the south, believed to be in Council ownership and plant two trees subject to a formal agreement. It is considered this would create a significant visual improvement to an otherwise neglected area which blights the prominent corner.

PROPOSALS

SCHEDULE OF LANDSCAPE MATERIALS

All landscaping materials are identified on the accompanying drawing reference H3465-11.

FENCING:

1. 2m high close boarded fencing complete with gravel boards in positions indicated on site plan. Fence supported on concrete posts at maximum 3m centres with 3 horizontal rails. Fencing to be preservative impregnated and in accordance with BS 1722 Part 5

ACCESS AND DRIVE:

1. Bitumen macadam where indicated on plan providing access from the public highway to the extent shown on the submitted plan.
2. 20mm gravel to drive, parking and turning area.

PRIVATE FOOTPATHS

1. Indian Sandstone with mortar joints random size and colour where indicated on plan.

GARDEN AREAS

1. The private enclosed garden area will be grass seeded or turfed dependent upon the time of year when this is to be provided.

TREE PLANTING

Betula Pendula

Silver Birch is such an elegant native tree most amenable to planting. The tree can tolerate being planted close together. The trees will broaden and thicken as they head for maturity with a high crown and no low branches. Once established the white bark will serve to enhance the features of the trees. To be minimum 2m high when planted.

Planting

Use a spade to take the turf out of the ground, turn it over and split it almost in half.

Dig a hole slightly wider and deeper than the roots of your tree. Loosen the soil around the edges.

Put the tree in the hole and check the depth. Look for the “collar” – the mark on the tree from where it originally started to grow above ground. This should be level with the top of the soil. If a tree is planted too deep the stem may rot; too shallow and the roots above ground will die.

Hold the tree upright and gently push back the soil, pressing it down onto the roots. Don't compact the soil as this will stop water and air circulation, but make sure your tree is steady.

Cover your tree with a guard if necessary, using a minimum 2m long pointed, minimum 75mm diameter preservative impregnated stake provide extra support complete with all necessary tree guards and ties.

Mountain Ash

Bare-root trees should be planted between November and March whereas container-grown trees can be planted any time of year, but preferably in autumn, winter or spring. Dig a hole 600x600mm square and 300mm deep. Add a layer of organic matter to the base of the hole and dig in. Place the roots in the planting hole and adjust the planting depth so that the tree is planted at the same depth as it was originally growing and the top of the roots are level with the soil surface.

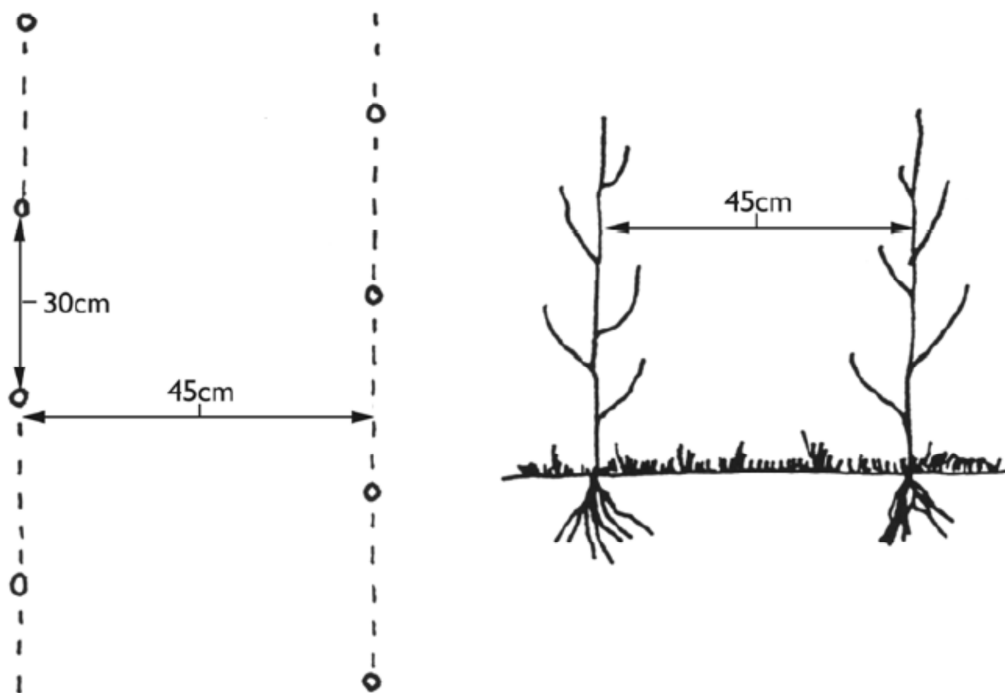
Mix in more organic matter with the excavated soil and fill in the planting hole. Stake the tree with a rigid tree stake and two tree ties so that it is fully supported against the prevailing winds. Water in well, apply a granular general feed over the soil around the tree and add a 5-7.5cm (2-3in) deep

Hawthorn Hedge Planting

All plants to be locally sourced and conform to BS3936 1992 Nursery stock where applicable

Planting spacing

Planting to be in two staggered lines with the distance between plants within the lines being 30cm and between the lines 45cm. See diagram below.

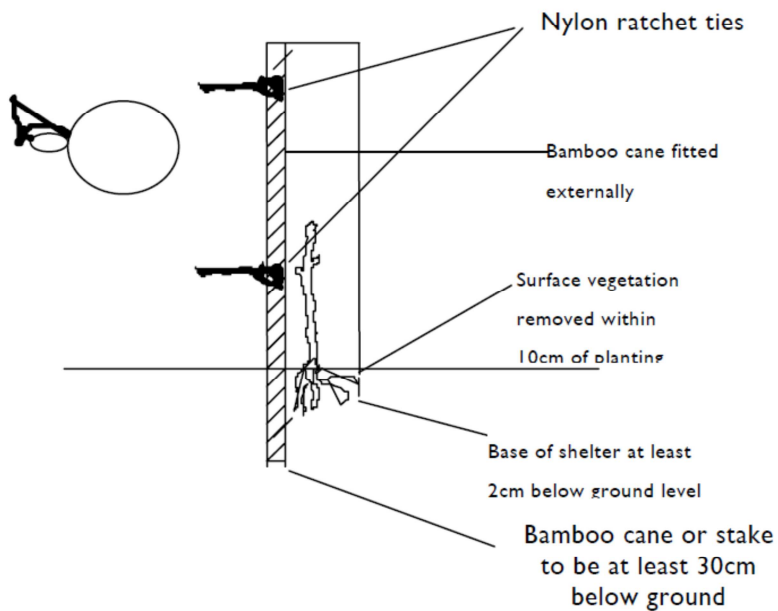


New hedge planting method

Plants to be notched and planted where the notch will provide a slit of sufficient size to take the roots untrimmed without unnecessary force being applied. If this is not possible, the plants are to be pit planted, with the planting pits to be of adequate size to take the roots untrimmed and are to be back filled with soil from the pit, with any turf placed upside down at the base of the pit. All plants are to be planted so that the top of the nursery mark is level with the final soil level. The plants are to be firmed in so that a gentle tug will not remove them from the soil.

Acorn Spiral shelter/protection is to be erected immediately after Planting

Acorn Spiral Shelter



Turf Specification

To be grown by a member of the Turfgrass Growers Association (TGA), supplied to the TGA Standard for Cultivated Turf.

Typical seed mixture used in turf for general landscaping:

- 20-40% dwarf perennial ryegrass
- 30-50% slender creeping red fescue
- 10-25% chewings fescue
- 10-30% smooth stalked meadow grass

Cultivars of the above species should be chosen from the current STRI Turfgrass Seed booklet.

Soil type: the soil in which the turf was grown should match as closely as possible the soil on which it will be laid.

Turf size: turf shall be supplied in either small rolls. Small rolls will be 600mm wide and 1.65m long – total area 1m².

General health of turf: the sward must be green and must not be visibly affected by any pest or disease.

Cutting height: the height of the sward when harvested should not exceed 35mm.

Thickness of thatch or fibre: the thickness of uncompressed thatch should be between 5 and 15mm.

Thickness of soil: the soil layer beneath the thatch should be between 5 and 15mm deep.

Preparation

At least 100mm topsoil is required for healthy growth of grass. Where there is no subsoil, at least 300m² of topsoil is required.

Supply and spread pre-turfing fertiliser over area to be turfed.

Lightly cultivate, harrow and rake topsoil into a fine tilth suitable for final grading.

Remove all extraneous material including all debris and perennial weeds, and all surface stones in excess of 35mm.

Rake to a true, even, consolidated surface. To avoid compaction do not work with wet soil.

Storage

Turf should be delivered to site within 36 hours of lifting (note: in spring and summer this period should be reduced to ensure turf is fresh and green on delivery).

Care should be taken whilst transporting to avoid deterioration or damage.

Turf is a highly perishable product, particularly in warm weather. Preparations should, therefore, be made to lay the turf as soon as possible after delivery. Turf should be laid the day of delivery during hot weather.

Turf is to be unloaded clear of those areas to be turfed.

Prior to laying, turf should be stacked on flat level ground preferably in a shaded area.

Laying Turf

Start laying the turf along a straight side, butting the ends closely together.

On subsequent rows, stagger the joints like brickwork, making sure that there are no gaps. If you need to adjust the position of the turf after unrolling, always push it rather than pulling it to avoid stretching.

Work from planks laid on the newly laid turf to avoid making footprints.

Make sure that there is complete contact between the underside of the turf and the topsoil. If necessary, tamp or roll the turf lightly as you go along.

Try not to leave any gaps between the turfs, but if they do occur they should be filled with topsoil and lightly firmed

Watering

Water immediately after laying.

The first watering should ensure that the soil is damp to a depth of 100mm. Keep the turf, and the soil under it, damp – you can check this by turning up a corner of the turf.

Do not over-water the turf. Over-watering will create boggy conditions and promote grass diseases.

In the days following, water only in the morning and early evening.

Water less and less frequently over the first 28 days. The turf should never be allowed to dry out and go brown in this period.

TIMING OF WORKS

The above landscaping works will be carried out before the dwelling is occupied. The final coat of bitumen macadam is to be applied to

Public Highway Verge crossing will be completed after all heavy plant and delivery vehicles have stopped using the access and carried out in accordance with Cambridgeshire County Councils requirements. This will be complete prior to first occupation of the court to minimise risks to the user group.