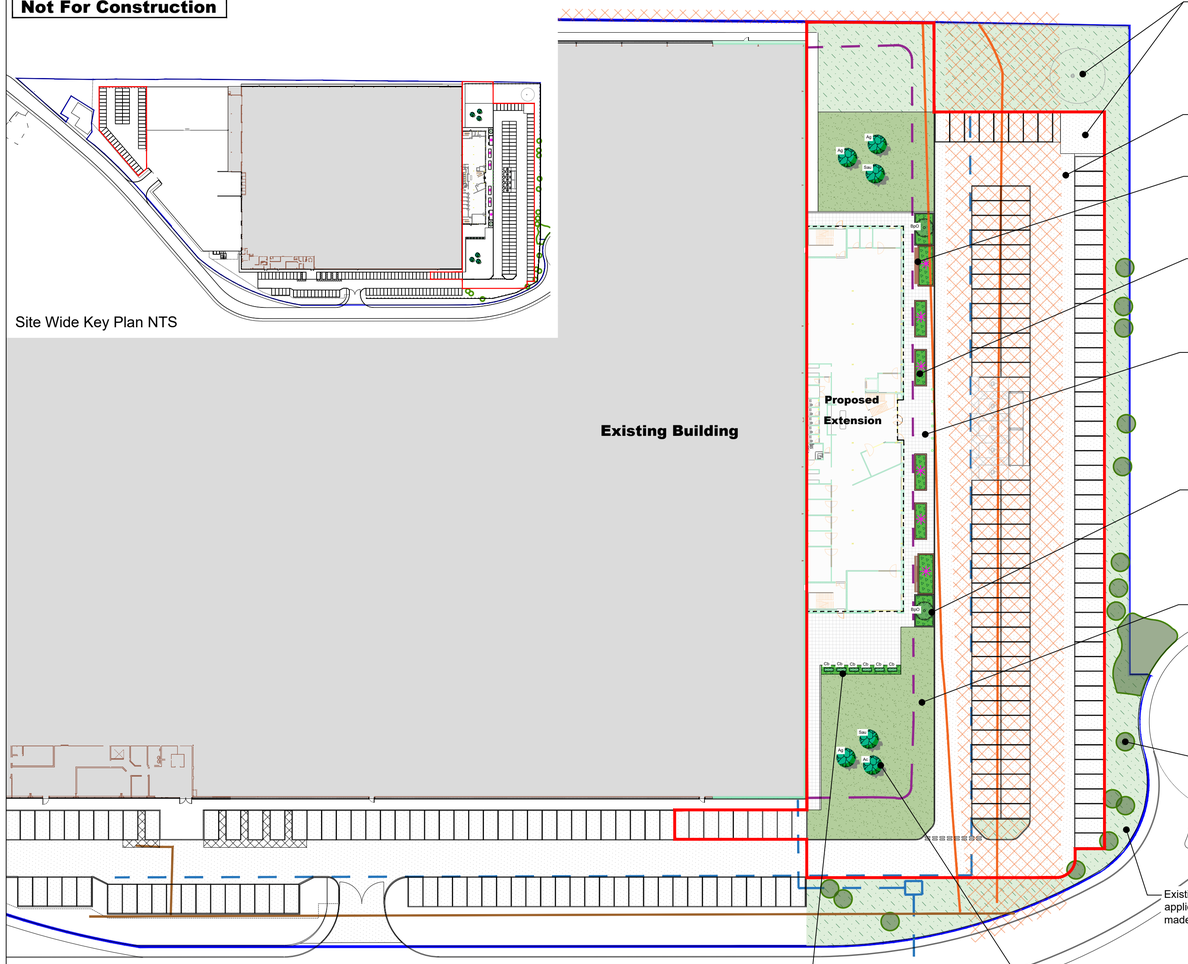
Not For Construction

Site Wide Key Plan NTS



LANDSCAPE KEY

SOFT LANDSCAPE
(Planting: refer to planting schedule & Specification for planting details)

- Existing Trees and vegetation to be retained.All trees to be protected to BS5837:2012. Trees shown indicatively based on information available.
- Proposed Standard Trees — *Girth 8-10cm / Height 250-300cm; Total amount: 6*
- Proposed Feature Trees — *Girth 12-14cm / Height 350-425cm; Total amount: 2*
- Ornamental Planting Mix — *Total area: 210m²*
- Proposed Pleached Trees — *Total amount: 6*
- Feature Planting: *Feature shrubs/grasses. Shown indicatively for illustration purposes only*
- Flowering / amenity lawn — *Total area: 854m²*
- Existing Grassland — *To be retained and made good/over seeded where required. For Area with RLB; Total area: 279m²*

HARD LANDSCAPE & BOUNDARIES
See architects drawing 'Proposed Site Plan 2467-2002' by KPP Architects.

- Existing car park: Made good where required
- Proposed pedestrian path/access routes
- Existing building
- Proposed extension

OTHER
For services details see drawing ' Existing Services' 2157-01 by KPP Architects

- Proposed ground level planting beds
- Proposed raised planter
- Proposed timber bench
- Existing fence — *To be retained. See Architect's drawings for details*
- Unknown Services
- Existing Gas Services & Gas Easement
- Existing Foul Water
- Existing Surface Water
- Red line planning application boundary
- Blue line ownership boundary

PLANTING SCHEDULE

Trees Planting:

To be planted as per specification.
Note: All tree pits to be mulched as per specification. Where protection is required, biodegradable plastic free tree tubes or spiral guards to be provided to smaller specimens.Pleached trees to be spaced a minimum of 1500mm apart. Allow at least 50 cm behind the trees for pruning and tying in the framework.If planting close to paving or foundations, consider a root barrier to prevent damage.

FEATURE STANDARD TREES					
Total No. 8					
No.	**Species**	**Height cm**	**Girth cm**	**Size**	**Spec.**
2	Betula pendula 'Obelisk' (BpO)	350-425	12-14	HS	RB, clear stem 175-200cm
6	Carpinus betulus (Cb)	350-425	12-14	HS	RB/45L, clear stem 175-200cm , 120/150cm flat frame (Pleached)

NATIVE TREES					
Total No. 6					
No.	**Species**	**Height cm**	**Girth cm**	**Size**	**Spec.**
1	Acer campestre (Ac)	250-300	8-10	S	B, clear stem 175-200cm
3	Alnus glutinosa (Ag)	250-300	8-10	S	B, clear stem 175-200cm
2	Sorbus aucupaira (Sau)	250-300	8-10	S	B, clear stem 175-200cm

NOTES: Trees & Services

- Where paths and hard surfacing is proposed within close proximity to trees all construction is to be in accordance with BS 5837: 2012
- Root barriers / root protection measures are to be incorporated where required in accordance with guidelines where existing and proposed trees and vegetation are within 2m of proposed building or trees are in close proximity to services (details to be agreed).
- Tree and shrub planting proposed within drainage easements to be approved by local water authority. Planting to incorporate root protection measures around services or planting pits to ensure the sewer system is resistant to tree root ingress in accordance with the current Code for Design.
- Contractor shall comply with NJUG publication, volume 4 'Guidelines For The Planning, Installation And Maintenance Of Utility Services In Proximity To Trees' together with BS 5837:2012 Trees in Relation to Construction. Where conflict arises refer to the British Standard.

Ornamental Planting Mix:

To be planted as per specification.The schedules provide an indicative but not exhaustive list.

ORNAMENTAL PLANTING MIX				
Species	**Pot Size**	**Size cm**	**Spec**	**Density P/m²**
Bergenia 'Bressingham White'	3L	X	C	3m²
Choisya ternata 'Sundance'	5-7.5L	50-60	C	3m²
Hebe 'Red Edge'	3L	50-60	C	3m²
Heuchera 'Lime Marmalade'	3L	x	C	7m²
Luzula sylvatica Marginata	2L	40-50	C	6m²
Pachysandra terminalis	2L	15-20	C	6m²
Polypodium vulgare	3L	X	C	4m²
Sedum spectabile 'Autumn Joy'	3L	X	C	4m²
Vinca minor	2L	X	C	6m²
Veronicastrum virginicum 'Album'	1-2L	X	C	3m²

Feature Shrubs:

To be planted as per specification. The schedule above provides an indicative but not exhaustive list.
To be planted as a feature/focal point within a planting bed.

FEATURE SHRUBS				
Species	**Pot Size**	**Size cm**	**Spec**	**Density P/m²**
Anemanthele lessoniana	5L	60-90	C	1
Miscanthus 'Kleine Fontane'	3L	150-180	C	1
Cornus sanguinea 'Midwinter Fire'	3L	60-80	C	1

Seed Mixes:

All grass and meadow seeding is to be carried out in accordance with specification or similar approved by landscape architect. Areas of flowering lawn are to be subject to a reduced mowing regime once established with all arisings removed from site.
Mown margins are to be incorporated where required when adjacent to footpaths and highways.

AMENITY FLOWERING LAWN
John Chambers Heritage Flowering Lawn 80% Grass Seed Wildflower Mix
Sowing rate @ 5g/m²
Low Maintenance Grass Seed, Lady's Bedstraw, Common Bird's Foot Trefoil, Bulbous Buttercup, Cat's Ear, Red Clover, White Clover, Cowslip, Common Daisy, Common Dandelion, Harebell, Autumn Hawkbit, Rough Hawkbit, Black Medick, Common Mouse-Ear, Field Pansy, Wild Pansy, Hoary Plant

AMENITY MIX
John Chambers Grass Seed Low Maintenance
Sowing rate @ 35g/m²
Amenity PRG, Strong Creeping Red Fescue, Chewings Fescue, Hard Fescue, Browntop Bent

SOFTWORKS SPECIFICATION NOTES

The contractor is responsible to ensure that no products or practices are to be used that do not comply with relevant British Standards, Codes of Practice and Construction Regulations. Contractor to be fully satisfied with locations and off sets of services prior to excavations.

Site clearance generally: Where necessary remove rubbish, concrete, metal, glass, decayed vegetation and contaminated topsoil. Remove stones exceeding 75 mm. Remove material containing toxins, pathogens or other extraneous substances harmful to plant, animal or human life.

Retain and protect trees and vegetation in accordance with BS 5837 where necessary. Grub up any large roots and dispose of without undue disturbance of soil and adjacent areas. In order to comply with UK legislation in regard to the Wildlife and Countryside Act 1981 (as amended), any tree or vegetation removal and/or management must take place outside of the bird nesting season (March to September inclusive). Where this cannot be achieved, nesting bird checks must be undertaken by a suitably qualified ecologist within 24 hours of the works.

Works within the root protection area (RPA):There shall be no areas of storage, trafficking of machinery, cultivation, ripping or mechanical rotivation, or importing of top soil, within the root protection area (RPA) of the existing trees to be retained. Where paths and hard surfacing is proposed within the retained tree RPA's, a No Dig methodology is to be adopted. Underground reinforcement, such as Cell Web (or similar approved) to be utilised in these locations. No trenches shall be dug within the RPA of the existing trees. New hedging plants within the RPA of the existing trees shall be notch planted. All of the above must be in accordance with BS 5837.

SOIL
Site preparation: Where required all existing topsoil and subsoil shall be stripped and stored separately on site. Heaps must not exceed 3m in height and should be used within 12 months in accordance with BS 4425 (Code of practice for general landscape operations).

Soil Sampling - Existing topsoil and inert sub soils, shall be analysed in accordance with BS 3882 to determine available nutrients, texture, organic matter content and pH. Where require, existing soils are to be improved in accordance with the relevant topsoil. Remove stones exceeding 75 mm. Remove material containing toxins, pathogens or other extraneous substances harmful to plant, animal or human life.
Cultivation - Flail existing ruderal vegetation to ground level and remove arisings prior to cultivation. All areas to receive final layers of topsoil are to be de-compacted prior to spreading. Earth works vehicles to be small scale and tracked (loose-tipping) to minimise compaction, however chosen method for decompaction will be site specific dependant on size and soil conditions. Additional care must be taken as to not damage soil structure. All objects and stones over 75mm brought to the surface during decompaction are to be removed from the prepared surface layer. If existing subsoil horizon is found to consist of heavy clay, all proposed seeded areas to be tine ripped to 200mm depth at 300mm centres to increase drainage. Areas to be seeded to be chain harrowed to a fine tilth and lightly rolled to provide firm seed bed. Remove all stones over 30mm dia in any direction. Imported soil material: Import as necessary to make up any deficiency of topsoil and/or subsoil existing on site to complete the work and mitigate deficiencies. All imported material must conform with industry standards BS 8601 (Subsoil), BS 3882 Topsoil) and CLEA limits on heavy metals. Topsoil to be General purpose, 10mm screened and locally sourced (unless otherwise stated)

Soil build up: Existing topsoil and subsoil to be retained and reused on site within the landscape scheme where possible. Prior to spreading all topsoil to be screened to remove large stones and other deleterious materials, such as plant roots, leaves and clay. Topsoil to be loose-tipped and spread over de-compacted subsoil/receiving area. The total minimum rooting depth for planting, after settlement, should be: Grass 450mm; Planted areas 600mm; Trees 900mm. Topsoil depths for these areas should not normally exceed 300mm with the following minimum depths for each area: Grass 150mm; Planted areas 300mm; Trees 300mm. Meadow & wildflower seeding to be sown directly onto prepared subsoil.

Finished level of topsoil after settlement: Above adjoining paving or kerbs: 25 mm; Below dpc of adjoining buildings: Not less than 150 mm; Shrub areas: Higher than adjoining grass areas by 50 mm; Within root spread of existing trees: Unchanged; Adjoining soil areas: Marry in; Thickness of turf or mulch: Included.)

ADDITIVES
Compost to tree/shrub pits: To be as per BS PAS 100: well rotted sterilised spent mushroom compost max. pH 6.7 or Target Treestart compost. The contractor shall provide a Certificate of Analysis to show that the material being supplied complies with the above criteria. Incorporate spent mushroom compost or equivalent approved peat free compost into tree and planting pits at a rate of 3 parts topsoil to 1 part compost, thoroughly mixed together.

Fertiliser to ornamental shrub beds - Apply slow release fertiliser, Scotts 'Enmag' 4.19.10 NPK or equivalent approved at a rate of 50 gms/sq. metre over topsoil surface and fork into top 225mm spit.

PLANTING
Generally: Minimise trafficking of graded slopes. All plants to be preferably planted between Nov. - March. Nursery stock trees and shrubs to be in accordance with BS 3936 and BS 8545, to be supplied and planted in accordance with British Standards and the Horticultural Association's Plant Handling Guide. Container grown shrubs to be thoroughly watered before planting; trees and bare root shrubs watered after planting.

Times of year for planting: Deciduous Trees, hedges and shrubs: Late October to late March. Evergreen hedges and shrubs: September/ October or April/ May. Container grown plants: At any time if ground and weather conditions are favourable. Watering and weed control to be provided as necessary.

Shrub/Hedge planting pits: Timing: Excavate 1-2 days (maximum) before planting. Pit sizes: Wide enough to accommodate roots/toughs when fully spread and 75 mm deeper than root system. Pit bottom improvement Break up to a depth of 150 mm, incorporating 25g of slow-release fertiliser per planting pit. Where existing planting and roots are present plants are to be notch planted to minimise disruption/root damage. Backfilling material: Reuse excavated material. Watering: Immediately after planting, thoroughly and without damaging or displacing plants or soil. Firming: Lightly firm soil around plants and fork and/ or rake soil, without damaging roots, to a fine tilth with gentle cambers and no hollows.

Tree pit sizes: Standard trees excavate a tree pit 1.2m x 1.2m x 900mm. Break up sides and bottom of pits to a depth of 100mm to ensure free drainage.Tree pit treatment: Soil ameliorant worked into pit bottoms. Pit sides to be scarified and backfilling material to be in accordance with topsoil and subsoil specification. Drainage Layer: Provide 200mm layer washed, clean gravel to base of pits to aid drainage (tree pit to be actively drained if poor draining soil or clay discovered by contractor).

Tree Accessories: Typically trees in soft landscape to be staked unless stated otherwise by the Landscape Architect. Underground guying is recommended for semi mature trees or trees within hard landscape and in public areas. Trees to be staked using 1m long x 75mm dia. round timber stakes (size of stakes to be adjusted to suit size of tree). Cross member to be installed 75mm x 25mm (larger trees will need large cross members). Locate proprietary Hessian ties on cross member to secure tree and prevent rubbing. Short stakes (<1.0m high) with biodegradable Hessian ties are recommended to encourage wind tolerance and prevent rubbing. Tree pit accessories by Green Tech or similar: Underground guying and perforated plastic irrigation/ ventilation pipe to landscape architects approval.

Root Barriers: To be used wherever the installed rootball will be within 2m of a building foundation or within proximity to underground utilities (distance at which root barrier is required is as per utility providers standards and should be confirmed prior to installation). Root barrier by Green Tech or similar to be installed vertically in accordance with supplier recommendations.

Protective fencing/guards: Newly planted areas or individual plants are to include rabbit/deer proof fencing. Either perimeter mesh fencing or individual biodegradable plastic free spiral guards/shelters/tubes are to be installed around all planting where required. Where areas are fenced, mesh to be 1m min above ground and buried 300mm below ground.

Mulching: Approved medium course chipped tree bark composted for at least 4 weeks. Particle size 25-75mm dia, max. 20% fines, pests and disease free and free of Methyl Bromide contamination. Clear any weeds, ensure soil is thoroughly moistened prior to applying mulch. All planting areas inc. trees, hedges and planting beds should receive an even 75mm depth of bark mulch, adjoining edge of mulch to be 15mm min. below adjacent hardstanding to avoid spillage. 50mm depth of mulch is only suitable for higher quality ornamental bark (<5% fines, 5-35mm size etc.). All bark should be FSC certified. Option to use biodegradable mulch mats to control moisture, soil temperature, erosion and weeds. All trees within grass are to have a 1.5m diameter mulch circle.

Seeding and making good existing grass areas: Steep embankments to be hydroseeded where required. After cultivating, grading and fertilizing prepare seed bed to fine, firm tilth with good crumb structure (Depth: 25 mm). Rake to a true, even surface, friable and lightly firmed but not over compacted. Remove surface stones/earth clods. Extend cultivation into existing adjacent amenity grassed areas sufficient to ensure full marrying in of levels where required. Evenly distribute seeds at an application rate of 35g/m² or as per supplier recommendations. Establish good seed contact with the root zone to promote healthy, consistent growth. Lightly harrow or rake to cover seed. Thoroughly water completed seeding until germination as necessary to keep the surface damp and soil most but not water logged.

Cutting In: Where cutting planting beds into existing grassed areas, the surrounding grass shall be protected and made good as necessary. These areas to be made good by preparing and re-seeding area. Seed mixes: John Chambers Lawn/Meadow seed or similar approved.

Turf Preparation - Lay turf with minimum possible delay after lifting. If delay occurs, lay turf out on topsoil and keep moist. Do not lift turf in frosty weather or if ground waterlogged. Arrange phased delivery timescales to avoid need for excessive stacking. Stacking height 1m (max). Do not use dried out or deteriorated turf. After cultivating, grading and fertilizing prepare seed bed to fine, firm tilth with good crumb structure (Depth: 25 mm). Rake to a true, even surface, friable and lightly firmed but not over compacted. Remove surface stones/earth clods. Extend cultivation into existing adjacent grassed areas sufficient to ensure full marrying in of levels.

Turf Implementation - Turf to be laid in Spring and summer within 18 hours of delivery; and Autumn and winter within 24 hours of delivery. Do not lay turf when persistent cold or drying winds are likely to occur or soil is frost bound, waterlogged or excessively dry. Planks to be laid on previously laid turf. Do not walk on prepared bed or newly laid turf. Turf laid along contours with staggered, close butted joints. Do not stretch turf. At the edges, whole turfs to overlap line, trimmed to a true line. Remove high spots and fill hollows with fine soil to adjust levels Lightly and evenly firm as laying proceeds to ensure full contact with substrate. Do not use rollers. Dress turf with Sharp sand at a rate of 2kg/m2 and brushed in to completely fill joints. Thoroughly water completed turf immediately after laying. Check that water has penetrated into the soil below. Use hardy low maintenance amenity turf suitable for use in shade (To BS 3969).

Seed Preparation and Implementation for Wildflower Areas: No addition of nutrient to soil required. Method to suit soil type, proposed usage, location and weather conditions during and after sowing. A friable firm seed bed required, weed free, alleviation of compaction to a depth of 100-200mm, sowed on a firm and fine tilth. Seed bed preparation to be conducted in dry conditions, close to the time of sowing Remove surface stones/earth clods. Marry in with adjacent levels where required. Evenly distribute seeds at the manufacturers recommended application rate. Establish good seed contact with the root zone to promote healthy, consistent growth. Lightly harrow or rake to cover seed. Thoroughly water completed seeding.

MAINTENANCE
1 year Defects Liability Period applies. All dead or failing plants to be replaced the following growing season. Maintain a weedfree bare earth area 600mm dia minimum around individual trees and shrubs. Herbicide shall only be used where necessary and if use is required it should be a non-residual translocated herbicide and spot applied/applied with spray guard. Application and use to be in accordance with EA guidance. Prior to spraying ensure all spirals are tight to ground level and leaves within spray range are fully enclosed. Arisings: Remove. Trim all edges. Weed control: Substantially free of broad leaved weeds. Method: Application of a suitable selective herbicide. Remove any stones 25 mm in any dimension brought to the surface. Watering: To ensure establishment.

NOTE: Works to be carried out in accordance with the most up to date and current British Standards referenced within this specification.

Project:	Client:
Bretton Park Dewsbury	UK Greetings Ltd
Title: Landscape Masterplan & Specification	**Drawn:** PY; **Chk'd:** LW; **App'd** LW
Drawing Number: PWP 942 001	**Revision:** 01
Drawing Scale: 1:500 @ A1	

Rev	Date	Detail	Made	Chk'd	App'd
01	14/08/25	For Planning: Bin & Cycle Area Removed	PY	LW	LW
00	19/02/24	Draft for client comment	BP	LW	LW

Notes:
1.Not for construction all dimensions to be confirmed on site
2.Based on Layout Drawing - PROPOSED SITE PLAN_2467-2002 by KPP Architects. For services details see drawing ' Existing Services' 2157-01 by KPP Architects
3.Refer to architects drawing for hard landscape, boundary treatments, site levels, drainage, retaining walls.
4.Build ups/footings to engineers specification.
5.Contractor to be fully satisfied with locations of services prior to excavations.
6.All existing trees to be protected to BS 5837.

Scale 1:500
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PWP Design Ltd
Unit 1, Whiteley Court
Pool Road
Otley
LS21 1FR

0113 4572508
info@pwpdesign.co.uk

PWP DESIGN