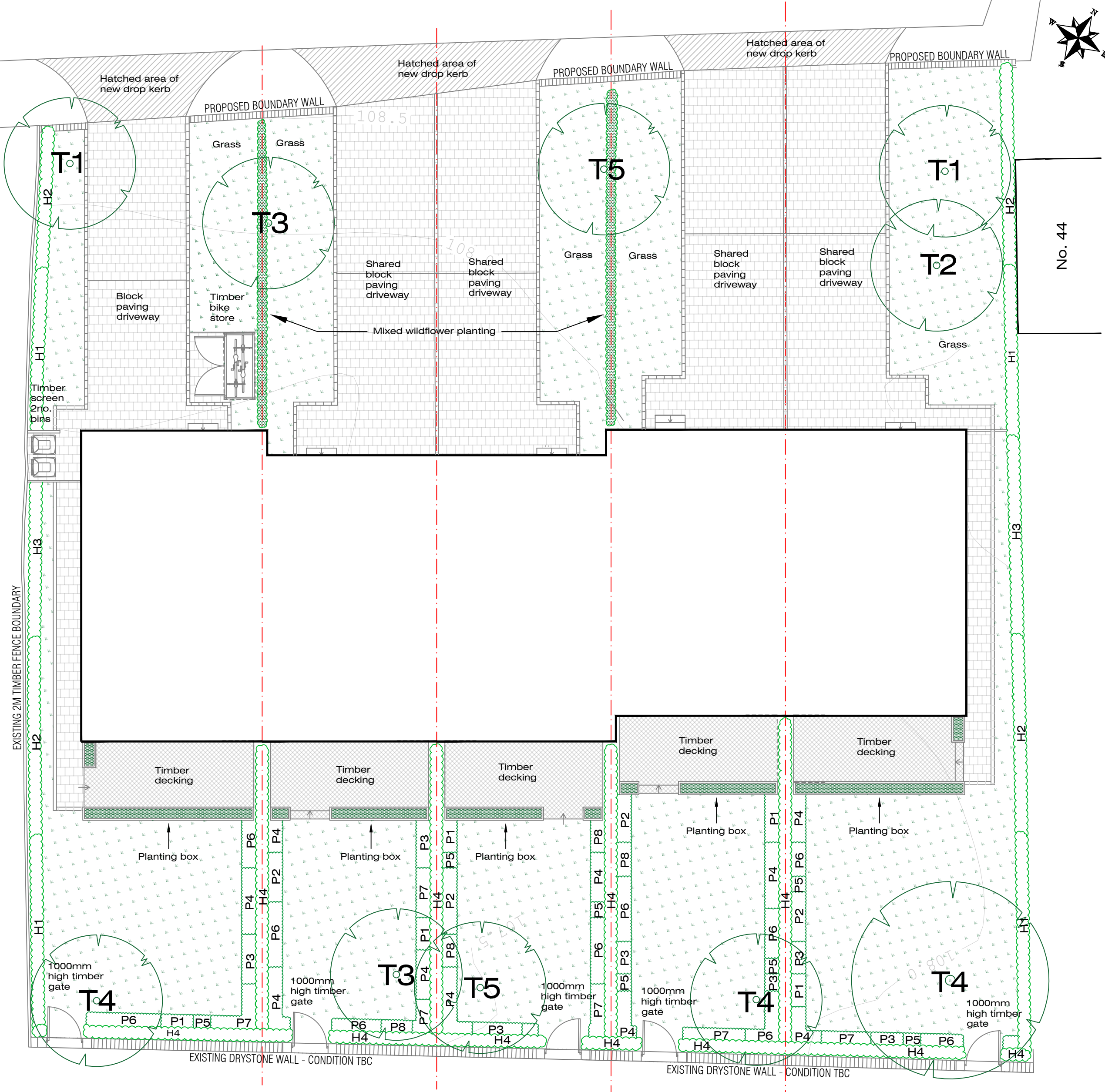




LANDSCAPING PROPOSAL PLAN 1:100

LEGEND	
	Grass
	Planting
	Hedging
	Mixed wildflower planting
	Asphalt driveway
	Natural stone paving
	Timber decking
	New drop kerb

Topsoil and Subsoil

The overall management aim is to prevent the compaction of soil, especially in areas to be planted. The site is to be stripped of topsoil and the soil stored on site or in a nearby location. If space is restricted, soil heaps to be maximum of 2 m high for short periods, but ideally should be low and narrow and not more than 1 m high. Low storage heights are to help prevent killing of earthworms, compaction and waterlogging of the topsoil.

Subsoils are to remain in place and be protected with reinforcement matting to help spread loads. Mats are to be removed once heavy machinery has left site. Subsoils are to be broken up prior to respreading topsoil.

Subsoil Surface Preparation:
Generally Works to comply with BS3882. BS3882 recommends minimum rooting depths of 450 mm for grass, 600 mm for shrubs. The depth of topsoil is typically 150-400 mm. Therefore loosened subsoil should make up the remainder of the rooting depth for the specified plants or trees. Loosening should only take place when soils are dry enough to fracture. Under wet conditions ripping can damage the soil structure and should not be carried out. See BS 3882 'Specification for topsoil' and BS8601 'Specification for subsoil and requirements for use' for further guidance.

Loosening: Loosening by ripping is inappropriate where the subgrade is mainly chalk or rock. In these circumstances, the surface should be lightly scarified to avoid forming a pan. Do not loosen subsoils in wet conditions.

When ground conditions are sufficiently dry to allow breaking up of soils, loosen thoroughly to specified depth
· Light and noncohesive subsoils: 150 mm depth
· Stiff clay and cohesive subsoils: 300 mm depth
· Rock and chalk subgrades: Lightly scarify to promote free drainage. Lightly scarify to promote free drainage.

Management and Placing of Topsoils:
To protect topsoil, no other material to be placed on top of storage heaps. Do not allow any construction plant or people to pass over them. Minimize multiply handling of topsoils in any conditions.

Topsoil is very susceptible to damage and compaction when handled during wet conditions. Topsoil should not be worked during sustained heavy rainfall (e.g. greater than 10 mm in 24 hours), and that at least one dry day should be allowed following such rainfall events until operations are resumed. Topsoil can be considered to have suitable moisture content for stripping and handling operations if the whole topsoil layer has a moisture content below the plastic limit, as determined in accordance with BS1377-2.

Do not contaminate topsoil. Soil ameliorants can be added as per specification on drawing SJ-HH-02. Do not firm, consolidate or compact topsoil when laying. Tip and grade to approximate levels in one operation with minimum of trafficking by plant.

Preparation of Topsoils:
Break up topsoil to full depth. Loosen, aerate and break up topsoil to a tilth suitable for blade grading. Do not use machinery such as cultivators on heavy soils if the soils are wet. Leave soils regular and even prior to planting and seeding.

Dressing:
Shrubs and hedges are to be mulched at the base with bark mulch. Plants are to be watered after planting.

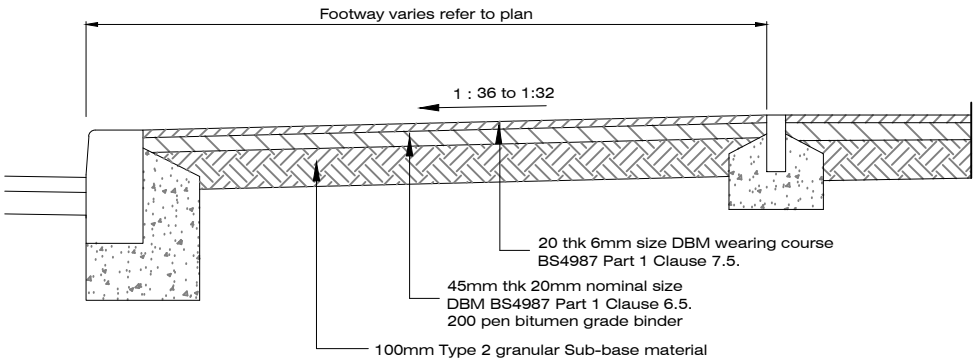
Lawn Establishment

After building works are completed, reseed lawn where affected (reseeding to happen in Spring or Autumn only). Apply top dressing to encourage growth. Leave grass to grow and establish before first mow, avoid cutting too short. Do not mow during winter. Keep lawn moist while grass establishes. In Spring apply nitrogen-rich fertiliser, in Autumn apply potash and phosphate fertiliser.

PROPOSED PLANTING SCHEDULE					
REF		NAME	COMMON NAME	HEIGHT (metres)	NO.
TREES	T1	Crataegus Monogyna	Common Hawthorn	4 - 8	2
	T2	Pyrus Comminus	Common Pear	8 - 12	1
	T3	Ulmus minor 'Atinia'	English Elm	16 - 30	2
	T4	Acer pseudoplatanus	Sycamore	30 - 40	3
	T5	Prunus avium	Wild Cherry	18 - 25	2
HEDGES	H1	Crataegus monogyna	Hawthorn	4 - 8	4
	H2	Prunus spinosa	Blackthorn	4 - 6	4
	H3	Corylus avellana	Hazel	3 - 7	2
	H4	Fagus sylvatica	Beech	1 - 5	5
PLANTS	P1	Acer Campestre	Field Maple	15	5
	P2	Crataegus Monogyna	Common Hawthorn	15	7
	P3	Corylus Avellana	Hazel	8	7
	P4	Alnus Glutinosa	Alder	20	10
	P5	Viburnum opulus	Guelder rose	5	8
	P6	Salix lanata	Wooly willow	15	11
	P7	Salix lapponum	Downy willow	15	6
	P8	Fagus Sylvatica	Beech	30	3

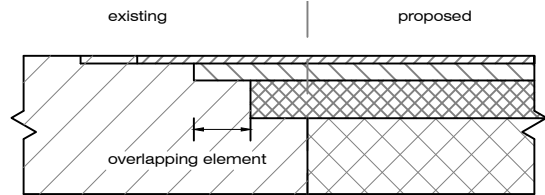
NOTES:
Sketch schemes may be based on plan information of unknown origin and are subject to Topographical survey, Geotechnical survey, Arboricultural and Ecological survey, Planning, Building Regulations, Highways and other Statutory Authorities.

Structural Elements, including, but not limited to, steel beams, columns, steel and concrete lintels, foundations etc are strictly to structural engineers design and calculation.

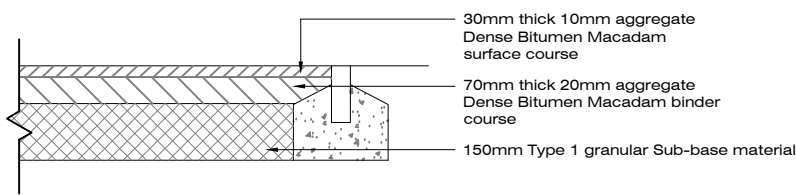


TYPICAL SECTION THROUGH FOOTWAY

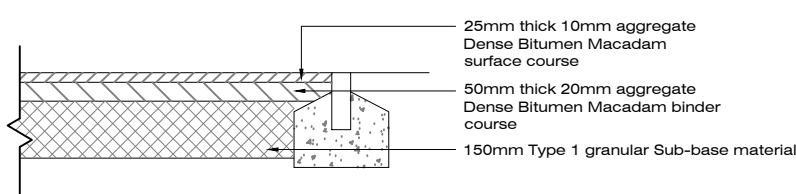
Wearing course to use 200 pen bitumen grade binder and with an additional 0.5% of binder to supplement the binder target content in BS Part 1 Table 30



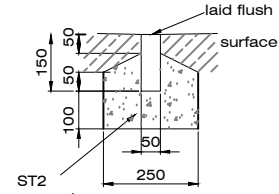
FOOTWAY TIE-IN



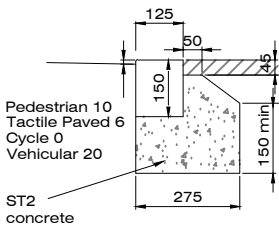
SECTION THROUGH ACCESS ROAD



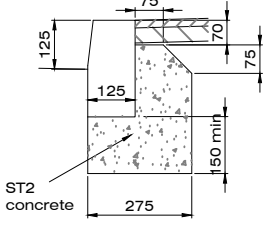
SECTION THROUGH DRIVEWAY



EF EDGING
Footway edging



BN KERB
Bull nosed



HB2 KERB
Half batter



EXISTING DRYSTONE WALL

C	17.10.25	Response to planning comments	AG
Rev	Date	Description	Initial

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LS6 2HF

Tel: 0113 274 2511
Email: crlarchitects@btconnect.com

Status: Planning

Project:
42 Robin Royd Lane, Mirfield, WF14 0LG

Title:
Proposed Landscaping Plan

Scale: 1:100 @ A2 (or as indicated)
Drawn by: ICM

Client: --
Checked by: DMC

Job No: 3115
Drawing No: 005

Revision: C
Date: APR 25

DO NOT SCALE FROM THIS DRAWING.

THIS DRAWING MUST NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN AUTHORITY.

