

REFER TO DETAILED LAYOUT PROPOSALS FOR PLOTS JBA 12/270-01 FOR FURTHER INFORMATION.

Didn'ts 1770, rart 3, paragraphs 6.2 to
6.6
B) Glossary for Landscape Works
BS 3975 Pt 4: 1966
E) Turf - BS 3969: 1998- recommendations
for turf for general purposes.
F) Seeding - EEC Regulations 1974. Use
blue labelled certified varieties to EC
purity and germination regulations.
When requested, submit an official seed
Testing Station Certificate of
germination, purity and composition.
D) Topsoil - BS 3882 2007
B) Pesticides: Control of Pesticides
Regulations 1997; The Health and Safety
at York Act 1974; the CISHH Regulation
2003, the product CISHH sheet Water
Supply (Water Quality) Regulations
anended 1991; Control of Pollution Act
1974; Hedgerow ACT 1997; Wildlife and
Countryside Act 1981.

FNFRAI MITES FIR THE DEVELOPER.

A) Iree protection

1. Any existing trees to be retained, are the responsibility of the main contractor on site who shall take all necessary protective measures set out in BS 5837 2012 to ensure no damage to stems or roots, to prevent compaction from vehicles or storage of materials, containation of soil from spilages, scorthing from fires and instability or stress from changes of soil level. The landscape contractor is however responsible for ensuring that neither plant, materials or labour are cause of any damage to existing trees, and like the employer, the landscape contractor shall replace at once any tree damaged on site, supplying and planting a tree of the same species and size, at his own cost. Suitable protective measures shall be chestnut paling fixed firmly to a rigid timber or scaffolding frame, positioned no closer to the trunk than the drip line of the tree's canopy.

1. Soil levels soil levels for shrub beds and grass areas should have any conpacted subgrade thoroughly broken up by machine before instructing the ground worker to spread topsoil or the landscape contractor to commence work or the beds will become waterlogged in wet weather and the plants and turf will die.

will die.

2. Top soil spread from an site should be to the following minimum depths:
Shrub beds: 350mm.
Grass areas 150mm.
I for excavation of 415mm of the subgrade for shrub beds to leave beds 65mm below finished pavement or grass areas in order to receive sheet and bark mulch, (90mm below where sheet mulch is not to be used).
Iree pits will be dug by the landscape contractor. Top soil shall be spread for grass areas flush with any areas of paving and after settlement, the soil level should be no greater than 10mm below paved areas to allow for turf. For areas to be grass seeded, the soil level shall be flush with any finished paved surfaces after settlement (or to a maximum of 5mm below) to allow for any inware to drain onto soft surfaces. Settlement shall be no greater than the tolerances given or problems will be encountered with nowing (the blades in danger of touching concrete edgings) or where soil is proud of pavements, then drainage problems will be encountered.

3. Existing topsoll and imported soil

3. Existing topsoil and imported soil shall conform to BS 3882 2007, and be free from compaction, rocks/bricks greater than 50mm diameter, concrete, wire, roots, debris, oil, cement and builders rubble. Soil shall have a clay content of less than 20%

1. Hard works, unless otherwise agreed, shall be carried out by the developer or main contractor, and all materials and workmaship shall be in accordance with the construction details and the layout falls.

2. All paths and edgings shall be set out properly to lines and radii, with all curves scribed on the ground using pointed pegs and string or site narker paint, achieving flowing natural arcs. Setting out shall be agreed with the landscape contractor and subsequently the landscape architect.

3. Hard surfaces shall be constructed after suitable base courses have been laid, taking full account of local site conditions, soft spots and substrate. The indicative depths of base courses are minimum depths assuming suitable substrate conditions.

A. All metalwork shall be finished hot dipped galvanized in accordance with BS EN ISII 460. The galvanizer shall be responsible for the thorough removal of all galvanizing smuts (fettling) to the complete satisfaction of the Landscape Architect. The decorating contractor shall prepare the galvanized surface by washing with detergent and water and scrubbing with a schuring pod until all dirt, grease, white rust & sulphates have been removed & then allowed to dry thoroughly. Supply and paint Icosit 6630' From Sika Ltd'(tel. DI707 37444) applied with a turkhead brush strictly in accordance with the manufacturers instructions, CDSHI regulations and the product CDSHI sheet. Apply 2No. coats of paint with a dry film thickness of 100 microns per coat. Apply paint only dry at temperatures above five degrees celsius and in any event above the

5. Turf to be of cultivated grade such as Rowlawn 'Medallion', or other of similar quality and source, approved by the landscape architect. The contractor shall replace at once any turf rejected by the landscape architect at his own cost.

with plastic coated garden wire tags.

7. Twining varieties of climber, with 'I' orawn after the climber's nane (in specially prepared pits or general shrub beds) shall be trained to walls/ fences by nounting ready-nade trellis panels 1.8 x 1.8n generally (but 1.8 x 0.6n for corners or where space is restricted). Include for adapting any panels for locations where walls of fences are lower than 1.8n. Fix trellis panels to the walls/ fences using non rusting screws 1.25nm long (to be approved), incorporating 50mm cube wood spacing blocks to ensure that the panel is mounted sufficiently far from the wall/ fence to allow twining of stens. Ensure that all timber is pressure impregnated with a non phyto-toxic preservative and then painted with a dark brown non phyto-toxic preservative and then painted with a dark brown non phyto-toxic preservative and then painted with a dark brown non phyto-toxic preservative vood stain such as Sadolin Classic valunt or similar and approved. Ensure that the trellis is not in contact with the committed with a contact and a contact with a contac

1. When specified by the additional specification notes on this plan, supply and spread agrotextile 'Veedstop Biofabric' biodegradeable sheet mulch over planting beds, previously, cultivated, graded and fertilized topsoil before planting, and peg down with Weedstop pegs at a minimum of 500mm centres, (300mm at edges) and beds less than 1n wide. Pegging this densely is essential to prevent flaps of material becoming exposed, Refer to the specification for 'Veedstop Biofabric' sheet mulch on plan.

2. Following planting supply and spread evenly. Edwards of Brandon, Moookhip Mulch' to a depth of 50mm, (75mm if no sheet mulch specified) over all planted areas. Finished mulch levels shall be no higher than 15mm below pavement or grass levels to avoid any spillage onto pavements or lawns. N. B. no substitution of mulch type will be acceptable. It is essential to have a no-fines, large particled, brown wood chip to reduce weed growth, reduce wind blow and prevent rapid break down.

1. Pre-planting herbicide application - Apply by suitable spraying aparatus, an approved translocated systemic herbicide to the manufacturer's instructions and to 1997 Control of Pesticides Regulations and 2003 CDSH regulations on all beds, except those which are both weed free and are to receive agnotextile sheet mulch. Spray immediately if any weeds are present. If none are showing, but there may be a delay before planting, or the area is to be seeded, spray after one nonth following cultivation, to allow dornant seed to germinate. All spraying shall be carried out by skilled and qualified operatives, using protective clothing, in suitable weather (no wind) and any dange caused by spray drift, from incorrect usage or spillage, shall be rectified at the contractor's own cost. Repeat as necessary to ensure complete kill and rake off all dead material from site.

pre-application of herbicide as above. Fertilise with 1000 per neter square of Vitax "Nutricote 180" slow release fertilizer. In accordance with the manufacturer's instructions. For beds less than 5 neters in width, fork over thoroughly or machine rotovate soil to a depth of 300mm, ensuring that the subgrade and topsoil are completely broken, up and free draining, relieving and separate and topsoil are completely broken, up and free draining, relieving and separate and topsoil are completely broken, up and free draining, relieving and the separate within a large transfer and the separate within a large transfer and the separate within a large transfer of existing heades. Do not rip areas where roots greater than 10mm diameter are encountered.

than 10mm diameter are encountered.

3. Determine before submitting a tender, the extent of support from the site manager with ground preparation ensure soil of all planting beds is graded to a level 65mm below adjacent grass or paved surfaces, (90mm below where agrotextile set mulch is not specified), within 400-600mm of edges to ensure bark or wood chip mulches are retained. Where grass is proposed, then the soil level shall be Flush (maximum 10mm below - but never proud) of adjacent paved surfaces, to receive rain water run off. The landscape contractor is responsible for ensuring that the final product conforms to the specification even where the developer and/or main contractor have failed to supply and spread topsoil to the recessed level. The landscape contractor shall allow for adjustment of levels, as specified above, including for re-grading subsoil and topsoil. Where beds are slipping, ensure that topsoil is graded to the specificale levels below pavement & grass surfaces within 400mm of the edges of the bed. This is to allow for sheet mulch and bark or wood chip mulch so that mulch does not spill out on to pavements and also to allow surface water to drain from paths on to planted areas.

5. Imported topsoil (where specified and sanctioned by the employer) for making up ground, shall conform to BS 3882: 2000, and be free from rocks (over 50m diameter), concrete, roots, wire and brick, and have less than greater than 20% clay. Such soil shall be cultivated as set out above. Representative samples shall first be approved by the landscape architect before being simplied to site Maintained sail

1. All planting must be carried out in accordance to the specification and schedule of quantities accompanying these drawings. Refer to the specification for the preparation of existing topsoil and required depths for planting, turfing, and standard trees, and also for maintenance requirements.

diameter), concrete, roots, wire and brick, and have less than greater than 20% clay. Such soil shall be cultivated as set out above. Representative samples shall first be approved by the landscape architect before being supplied to site. No imported soil shall be supplied to site without a written instruction.

1. All workmanship and naterials shall conform to the following codes:

2. A) General landscape operations (excluding hard surfaces)
3. S481 1999.

3. Trees in relation to construction—
3. S398: 2010 (recommendations for tree works) unless otherwise specified. Arboricultural Association - Standard Conditions of Tree Works 1996.

3. All planting must be carried out in accordance to the specification and schedule of quantities accompanying these drawings. Refer to the specification for the preparation of existing topsoil and required depths.

REFER TO SEPARATE DOCUMENT FOR METHOD STATEMENT

POND PLAN	TING				
QTY CI	DDE P	LANT NAME			STOCI
20No.	Pot nat	Potamogetor	natans		B. R
		Ranunculus			B. R
20No.	HYD MOR	Hydrocharos	norsus-rai	uae	B. R
20No.	STR ALD	Stratiotes	aloides		B. R
20No.	HOT PAL	Hottonia po	lustris		B. R
6No.	NYM PEL	Nymphoides	peltata		C. G :
SPECIMENS	PLANTED	IN GRASS OF	R VILDFLOVER	R	

QTY CODE PLANT NAME	STOCK	SHC DFB
2No. COR AVE Corylus avellana	C. G. 10L	E 3.75
1No. COR SIB Cornus alba "Sibirica"	C. G. 10L	D 2.25
2No. COR SAN Cornus sanguinea	C. G. 10L	E 2, 25
8No. IRI PSE Iris pseudacorus	C. G. 2L	
1No. VIB OPU Viburnum apulus	C. G. 10L	

SEED/PLUG MIXES

CULTIVATED TURF UNLESS OTHERWISE STATED ON PLAN. SEE SPECIFICATION NOTES B4, C5

SPECIMEN SHRUBS PLANTED IN GRASS/WILDFLOWER. SPECIMEN SHRUBS IN GRASS ARE MEASURED SEPARATELY IN SCHEDULE OF QUANTITIES. SEE SPECIFICATION NOTES A1, B1-3, C1-3, D1-2 AND F1.

SHALLOW WATER PLANTING. REFER TO PLANT SCHEDULE FOR FURTHER DETAILS.

INLET TO BE SPECIFIED BY ENGINEERS. SINGLE ROW OF SMOOTH BRICKS LAID DRY ON POND EDGE TO PREVENT THE NEWTS TRAVELING UP THE INLET.

ECOLOGICAL ENHANCEMENT

HIBERNACULUM FOR REPTILES, MADE FROM LOCALLY SOURCED RUBBLE, LOGS AND PIECES OF DRAIN PIPE, PLACED IN 1m DEEP AND 1.5m LONG DUG TRENCH, COVERED WITH SOIL LEAVING DRAIN PIPE FREE TO ENTER. THE TOP OF THE RUBBLE MOUND SEEDED WITH WILDFLOWER MIX 'EN1'. REFER TO CONSTRUCTION INSTRUCTIONS ON WWW.CONSERVATIONEVIDENCE.COM

NOTE
SEE SEPARATE EXTERNAL LAYOUT DRAWINGS (BY DEVELOPER)
FOR SPECIFICATIONS AND ARRANGEMENT OF FENCING

area se	ED MIX NAI	1E	
43m2	Amenity gr	ass mix	("Bar 11" Mix by Barenbrug, refer to Measured Works Schedule)
52 m 2	Grassland	mix	("EM10" Mix by Emorsgate Seeds, refer to Measured Works schedule)
34m2	Marginal	plug mix	
40No.	20%	Ajuga reptans	plug 6/m2
401-	20%	V-1	- Luc (4.0

	0	1 0		
40No.	20%	Ajuga reptans	plug	6/ m 2
40No.	20%	Valeriana officinalis	plug	6/m2
40No.	20%	Succisa pratensis	plug	6/m2
40No.	20%	Ranunculus ficaria	plug	6/m2
20No.	10%	Ranunculus acris	plug	6/m2
20No.	10%	Lychnis flos-cuculi	plug	6/m2
28 m 2	Shallow	water plug mix		
40No.	20%	Sagittaria sagittifolia	plug	6/m2
40Na.	20%	Veronica beccabunga	plug	6/m2
40No.	20%	Glyceria fluitans	plug	6/m2
40No.	20%	Myosotis scorpiodies	plug	6/m2
20No.	10%	Mentha aquatica	plug	6/m2
20No.	10%	Alism plantago-aquatica	plug	6/m2

NOTES AND ABBREVIATIONS:

- R. B. = Root-balled stock
- C.G. = Container grown stock
- D.G. = Open ground stock, to be planted Nov 1st March 1st
- DFB = "Distance from Buildings" based on minimum building foundation depths Max Ht = "Maximum Height" of tree
- WD = "Water Demand" of tree SHC = Shrub Height Classification
 - A = < 600mm mature height B = 600mm - 1.8m mature height
 - C = > 1.8m mature height with low water demand and slow growth
 - D = 1.8m 3m mature height
 - E = 3m 5m mature height F = >5m mature height
 - Note: Plants not classified within the JBA SHC are NOT designated as shrubs. JBA understand shrubs to be defined as those plants of perennial habit

-Girth size is given for standard trees, otherwise all sizes refer to height. All sizes are the minimums acceptable.

-Shrubs specified as 3 litre size shall be 400-600mm minimum height and spread and 2 litre stock shall be 300-400mm minimum height and spread. These heights and spreads in relation to pot size are just a guide and the "National Plant Specification" sizes will be accepted (but will be seen as the absolute minimum acceptable). Any shrub supplied which are smaller

than this will be rejected at once. -Cornus varieties shall be twice transplanted and pruned to form bushy rounded plants. Leggy plants with few branches will be rejected, as will leggy plants which have been pruned hard. -Plants shall be completely hardened off, any plants which show signs of scorching after planting will be rejected.

REFER TO THE ACCOMPANYING MEASURED WORKS SCHEDULE DOCUMENT FOR MORE INFORMATION

- CHANGES TO SUPPLIERS/MANUFACTURERS ARE TO BE EQUAL AND APPROVED. SUBSTITUTIONS TO SHRUB/TREE VARIETIES ARE TO BE AGREED WITH JAMES BLAKE ASSOCIATES.
- DO NOT SCALE FROM THIS DRAWING
- ALL DIMENSIONS TO BE CHECKED ON SITE
- (C) JAMES BLAKE ASSUCIATES 2012

-DO NOT SCALE OFF THIS DRAWING -ALL DIMENSIONS TO BE CHECKED ON SITE (C) JAMES BLAKE ASSOCIATES 2012

HAZARD TO SAFETY OF VORKERS AND POLLUTION OF

JBA 12/270-02

WATERCOURSE BY HERBICIDES, PESTICIDES AND OTHER

-ALL DIMENSIONS IN MILLIMETRES

LANDSCAPE PROGRAMMING

DUE TO NATIONAL PLANT SHORTAGE: PLANTS MAY TAKE UP TO 4 WEEKS TO BE DELIVERED. EARLY LEAD-IN FOR SOFT LANDSCAPE IS ESSENTIAL.

HEALTH AND SAFETY RISK ASSESSMENT

This Risk Assessment has 2 purposes: 1. To identify any significant hazards related to design work by James Blake Associates. A

significant hazard being defined as a foreseeable hazard which is not likely to be obvious to a competent contractor or other designer or unusual or difficult to manage effectively. This is to accord with Regulation 13 (Requirements of the Designer) of the CDM Regulations 1994 (amended

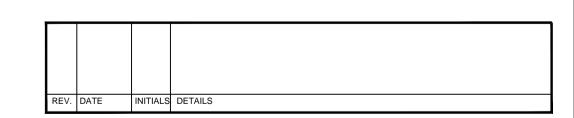
2. To identify some potential hazards which though not related to design work by James Blake Associates, may be more apparent to a Landscape/Arboricultural Consultant than others. The following list is not exhaustive and a certain level of Health and Safety management is

assumed (reference to Management of Health and Safety at Work Regs 1999) Provision and Use of Work Equipment Regs 1998; Personal Protective Equipment at Works Regs 2002; Manual Handling Operations Regs 1992 etc). RISK LEVEL HAZARD/RISK EXCAVATION, CONSTRUCTION, COMPACTION AND MEDIUM HAZARD TO SAFETY OF VORKERS, USERS OF ADJACENT

IL PREPARATION NEAR EXISTING TREES BOTH AND OFF THE SITE	PIEDTON	LAND AND FUTURE USERS OF THE SITE BY DAMAGED TREES
rking near dr adjacent to Erhead/underground services	HIGH	DAMAGE TO SERVICES AND HAZARD TO SAFETY OF WORKERS
TIVE HEDGES, POISONOUS AND THORNY PLANTS PROXIMITY TO PATHS AND ENTRANCES	LOV	HAZARD TO SAFETY OF PEDESTRIANS
E OF PESTICIDES, HERBICIDES AND RILIZERS	MEDIUM/HIGH	HAZARD TO SAFETY OF OPERATIVES, GENERAL PUBLIC AND THEIR PETS
E OF LODGE MATERIALS SUCH AS GRAVEL AND RK MULCH ADJACENT TO PATHS AND ROADS	LOV	HAZARD TO USERS OF THE SITE IF BLOWN OR DISPLACED ON TO ROADS OR PATHS. IT COULD BECOME A POSSIBLE SKID HAZARD TO VEHICLES
RKING ON SLOPING GROUND	MEDIUM	HAZARD TO SAFETY OF VORKERS
RKING ON OR ADJACENT TO THE HIGHWAY	HIGH	HAZARD TO SAFETY OF WORKERS AND HIGHWAY USERS

*A list of James Blake Associates Approved Landscape Contractors i available on request.

VORKING NEAR A WATERCOURSE



CLIENT LODGE F	PARK			DWG. TITLE DETAILED HARD AND SOFT LAYOUT PROPOSALS FOR POND			
PURPOSE OF ISSUE PLANNING							
SITE LAND TO THE REAR OF 9 NEWPORT ROAD							
DRG BY	CHECKED	AUTH'D	SCALE	DATE	DWG NO.	REV.	

1:100@A1 NOV 2012

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