



JOHN STREET

GUN STREET

KINGSFIELD FIRST SCHOOL

Site Plan 1 / 200

KEY

- Spot Levels As Existing
- Existing Contours
- Existing Hedges to be retained
- New Access Road
- Plot Boundary Fences -
1.5m high close boarded timber plot division fences to rear and side gardens panels set 100mm off ground level.
- Plot Boundary Fences -
0.9m high timber post & rail fences to front gardens.
- Foul drainage point
- RWP positions
- Drives and Car Parking Area
- Paths and Patios
- Landscape Areas
Grass, Beds, Trees
- Grass 'lawn' areas
- Grass 'lawn' areas to communal areas to have 80% grass / 20% wildflower meadow mixture

LANDSCAPING DETAILS

TOPSOIL
Supply of Topsoil - Topsoil shall confirm to BS 3882:2007, recommendations & classification for top soil clause 4.1a. The soil shall be free of weeds, roots, perennial weeds, pests, diseases, debris, tree roots, sticks, subsoil & foreign matter and be capable of being broken down to a fine till.
Spreading of Topsoil - Prior to topsoil replacement the formation level shall be cleared of all stones, rubbish, debris with any one dimension greater than 75mm. Areas to be seeded or turfed shall be covered by topsoil 100mm thick and areas to be planted shall be covered by topsoil 400mm thick. Topsoil shall be spread in an evenly consolidated layer and shall be left cleared of all roots, stones and debris with any one dimension greater than 50mm throughout its depth. Unless otherwise stated the finished level shall be 25mm above adjacent hard areas.

GRASS
Front gardens to have good quality turf to BS 3969 - laid in accordance with BS 4428 Section 6 on 150mm topsoil.

PLANTING
All planting shall be planted between November & March in open cool weather. Planting shall not take place in frosty, snowy or waterlogged conditions. Torn / damaged roots & branches shall be cleanly pruned prior to planting and beds mulched with medium grade pulverised bark after planting.

SHRUBS			
Abbreviation	Species	Height	Pot Size
CAB	Ceanothus 'Autumnal Blue'	50-60cm	3L
EEG	Euonymus Fortunei 'Emerald n Gold'	20-30cm	3L
HMW	Hebe 'Mrs Winder'	30-40cm	3L
LAV	Lavandula Angustifolia 'Vera'	40-60cm	5L
MC	Mahonia x media 'Charity'	30-40cm	3L
PFF	Pieris 'Forest Flame'	40-60cm	5L
VL	Viburnum Lantana	30-40cm	3L
LP	Lonicera Periclymenum	40-60cm	3L
CA	Dogwood Cornus Alba	40-60cm	3L
VO	Viburnum Opulus guelder rose	40-60cm	5L

PLANTING BEDS	
Bed 1 & 2	2 x CAB, 3 x EEG, 1 x HMW, 9 x LAV
Bed 3, 4, 5, 6 & 7	3 x CAB, 3 x EEG, 1 x MC, 2 x PFF, 2 x VL, 1 x CA, 2 x VO
Beds 8, 9, 10 & 11	2 x LP

HEDGES
EJA Hedge - Euonymus Japonica 'Ovatus Aureus' height 40-60cm, pot size 5L (3 / metre density)
PYR Hedge - Pyracantha 'Soleil D'or' height 40-60cm, pot size 5L (5 / metre density)

TREES
T1 - Malus 'Sylvestris' height 150-200cm, pot size 10L
T2 - Malus x Floribunda height 150-200cm, pot size 10L
Tree Planting - Trees shall confirm to BS 3936 and be planted in tree pits size 900x900x450mm. Excavated sub-soil or stone shall be carted off site to tip. The bottom 250mm of the pit shall be dug & broken up, backfill shall be imported topsoil. Compost shall be a proprietary product, bark based incorporating fertilisers & improving additives. Stakes shall be peeled round sw, pointed & min 75mm dia, the stakes shall be driven into the base of the tree pit prior to placing the tree & backfilling. Planting - Trees shall be set upright and at the same depth as grown in the nursery, the roots shall be spread out and the topsoil, compost / topsoil mixture backfilled.
Mulching - 75mm compacted layer of medium grade pulverised bark spread over whole of bed or in case of standard trees shall be in form of a circle of 600mm dia around the base of the tree.

V W B A R C H I T E C T S

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CLIENT PROJECT

Mr Inderjit Garcha Residential Development at 'The Homestead', John Street Biddulph. ST8 6BB

SCALE	TITLE	DRG. No.
1/200 @ A2	Working Drawing Site Plan	3844/19
DATE	May 2017	REV F

REV F. Kerb note amended, plot 5&6 roof changed to hipped roof, Homestead footprint outline amended. Nov 2017
REV E. Footpath crossing width amended. Nov 2017
REV D. Additional landscaping shown. Aug 2017
REV C. Landscaping information added. Aug 2017
REV B. Additional information added. June 2017
REV A. Additional information added. June 2017