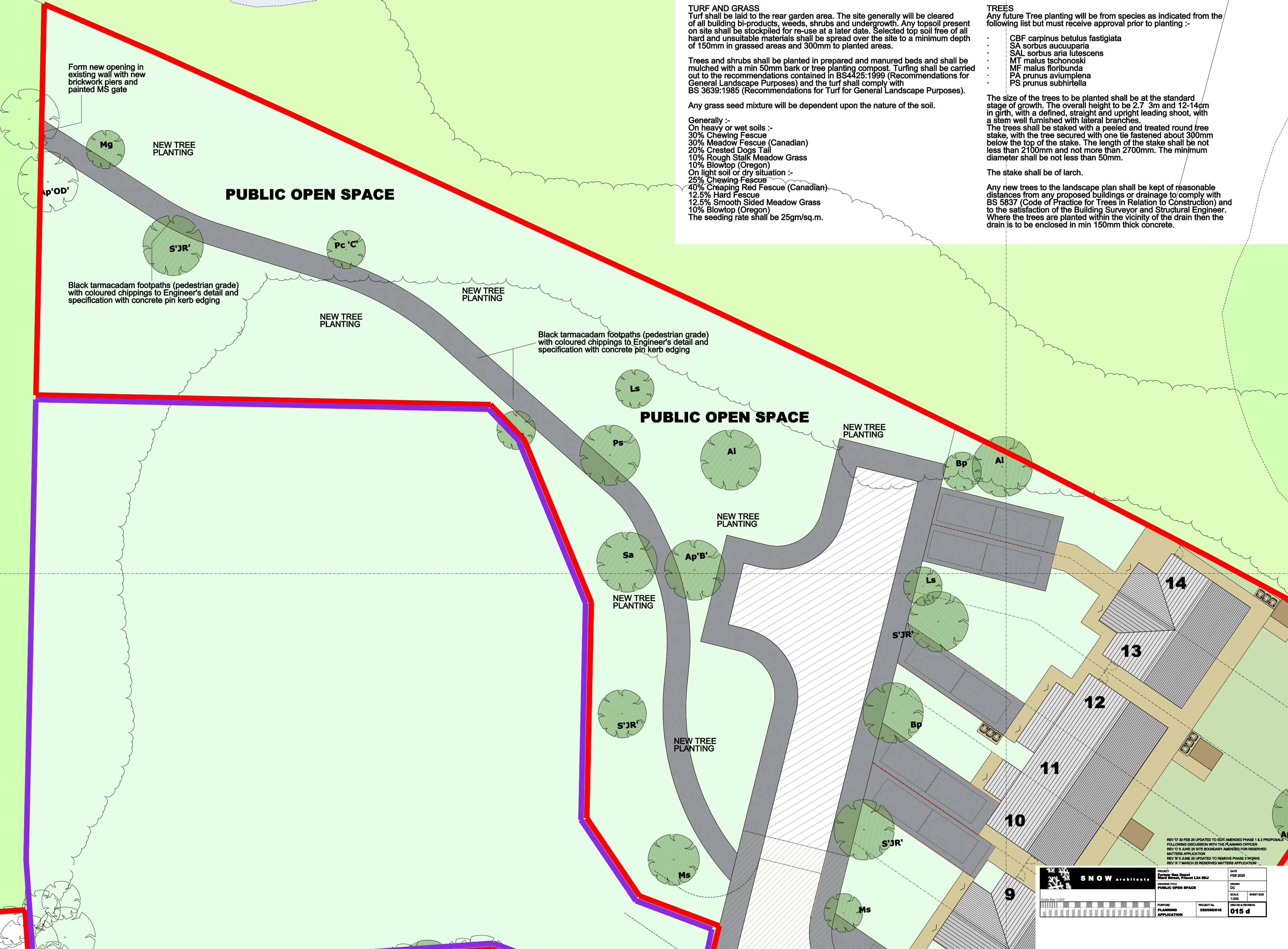




TURF AND GRASS
Turf shall be laid to the rear garden area. The site generally will be cleared of all building bi-products, weeds, shrubs and undergrowth. Any topsoil present on site shall be stockpiled for re-use at a later date. Selected top soil free of all hard and unsuitable materials shall be spread over the site to a minimum depth of 150mm in grassed areas and 300mm to planted areas.

Trees and shrubs shall be planted in prepared and manured beds and shall be mulched with a min 50mm bark or tree planting compost. Turfing shall be carried out to the recommendations contained in BS4425:1999 (Recommendations for General Landscape Purposes) and the turf shall comply with BS 3639:1985 (Recommendations for Turf for General Landscape Purposes).

Any grass seed mixture will be dependent upon the nature of the soil.

Generally :-
On heavy or wet soils :-
30% Chewing Fescue
30% Meadow Fescue (Canadian)
20% Crested Dogs Tail
10% Rough Stalk Meadow Grass
10% Blowtop (Oregon)
On light soil or dry situation :-
25% Chewing Fescue
40% Creeping Red Fescue (Canadian)
12.5% Hard Fescue
12.5% Smooth Sided Meadow Grass
10% Blowtop (Oregon)
The seeding rate shall be 25gm/sq.m.

TREES
Any future Tree planting will be from species as indicated from the following list but must receive approval prior to planting :-

- CBF carpinus betulus fastigiata
- SA sorbus aucuparia
- SAL sorbus aria lutescens
- MT malus tschonoski
- MF malus floribunda
- PA prunus avium plena
- PS prunus subhirtella

The size of the trees to be planted shall be at the standard stage of growth. The overall height to be 2.7 3m and 12-14cm in girth, with a defined, straight and upright leading shoot, with a stem well furnished with lateral branches. The trees shall be staked with a peeled and treated round tree stake, with the tree secured with one tie fastened about 300mm below the top of the stake. The length of the stake shall be not less than 2100mm and not more than 2700mm. The minimum diameter shall be not less than 50mm.

The stake shall be of larch.

Any new trees to the landscape plan shall be kept of reasonable distances from any proposed buildings or drainage to comply with BS 5837 (Code of Practice for Trees in Relation to Construction) and to the satisfaction of the Building Surveyor and Structural Engineer. Where the trees are planted within the vicinity of the drain then the drain is to be enclosed in min 150mm thick concrete.

SNOW architects

PROJECT: Reserve Area Report
Drawing Title: PUBLIC OPEN SPACE
DRAWN: DC
SCALE: 1:200
SHEET SIZE: A3

DATE: FEB 2025
DRAWN: DC
SCALE: 1:200
SHEET SIZE: A3

PROJECT NO: 2300000016
DRO NO & REVISION: 015 d

REVISIONS:
REV'D 20 FEB 25 UPDATED TO RUT AMENDED PHASE 1 & 2 PROPOSALS
FOLLOWING DISCUSSION WITH THE PLANNING OFFICER
REV'D 9 JUNE 25 SITE BOUNDARY AMENDED FOR RESERVED MATTERS APPLICATION
REV'D 5 JUNE 25 UPDATED TO REMOVE PHASE 3 WORKS
REV'D 7 MARCH 25 RESERVED MATTERS APPLICATION