



GROUND PREPARATION - GENERAL

Preparing for topsoil
Grading and cultivation must be in accordance with BS 4428:1988 section 4. Subsoil that is to be removed shall be removed by hand, by heavy machinery, by subsoiler or other equipment with adequate passes made to thoroughly break up subsoil to a depth of 150mm. Clearance of all large stones, rocks, animal waste, tree roots, and other debris shall be removed.

Subsoil
Subsoil shall only be graded after loosening as above and this shall be undertaken by the use of a tractor and blades under no larger than 100mm diameter small stones. Ground shall be firm to be laid by heavy machinery, for grading or any other purpose after subsoiling and/or topsoiling has taken place.

Making up levels
Where subsoil is required in low lying areas to raise formation levels, it shall be lightly consolidated and left to settle for 24 hours. Topsoil shall be applied to the raised area to a depth of 100mm. Areas to be raised shall be raised to a level not less than 100mm above the surrounding ground level.

Supply of topsoil
Topsoil to be supplied shall be approved by the Landscape Architect and details of the source of supply shall be provided in order that inspection may be made before delivery commences. Topsoil shall conform to BS 3883:2015. Recommendations and specifications for topsoil shall be in accordance with the Landscape Architect's specifications.

Temporary topsoil heaps
Where subsoil is required in low lying areas to raise formation levels, it shall be lightly consolidated and left to settle for 24 hours. Topsoil shall be applied to the raised area to a depth of 100mm. Areas to be raised shall be raised to a level not less than 100mm above the surrounding ground level.

Spreading 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 spread shall be covered to a depth of 100mm and shall be covered to a depth of 100mm. Topsoil shall be spread to a depth of 100mm. Areas to be spread shall be covered to a depth of 100mm and shall be covered to a depth of 100mm.

Planting of plants
All plants shall be supplied with the minimum standards in BS 3093:1990. Specifications for trees and shrubs shall be in accordance with BS 3093:1990. Specifications for trees and shrubs shall be in accordance with BS 3093:1990. Specifications for trees and shrubs shall be in accordance with BS 3093:1990.

PROTECTION TO EXISTING TREES

The recommendations in BS 5827:2012, 'Trees in Relation to Design, Demolition & Construction' must be complied with at all times. Any work to the existing trees to be retained shall be carried out by a qualified tree surgeon. The protection and control of any work to be carried out shall be in accordance with the local authority prior to any site works commencing. No vehicles shall pass under the canopy of existing trees. No work shall be carried out within the canopy of existing trees. No work shall be carried out within the canopy of existing trees. No work shall be carried out within the canopy of existing trees.

MAINTENANCE
All maintenance to be carried out up to handover to the adjoining authority householder from the date of planting and during the first year of establishment. All dead, diseased, damaged plants must be replaced during this time unless the local authority, authority states, in writing, any variation to this.

Planting
All plants shall be planted in accordance with the Landscape Architect's specifications. All plants shall be planted in accordance with the Landscape Architect's specifications. All plants shall be planted in accordance with the Landscape Architect's specifications.

- Existing trees to be retained
 - Existing trees that fall outside of private residential curtilage to be retained and privately managed
 - Proposed tree planting
 - Proposed native shrub planting
 - Proposed ornamental shrub planting
 - Proposed hedge planting
 - Grass
- Benches fixed to the ground in tarmac surround (Willehall Seat BX14 4015 available from Broxap and Coty or similar approved)

Plant Schedule

Abbreviation	Species	Height	Grith	Specification	Pot Size	Number of Plants
ACE	Acer capillipes	350-425cm	12-14cm	Heavy Standard: 3x B	3x B	3
ACE	Acer campestre	350-425cm	12-14cm	Heavy Standard: 3x B	3x B	3
ACST	Acer campestre 'Street Wise'	350-425cm	12-14cm	Heavy Standard: 3x B	3x B	2
BJ	Betula utilis 'Jaqueline'	350-425cm	12-14cm	Heavy Standard: 3x RB	3x RB	10
BP	Betula pendula	350-425cm	12-14cm	Heavy Standard: 3x RB	3x RB	30
CB	Carpinus betulus	350-425cm	12-14cm	Heavy Standard: 3x B	3x B	16
MS	Malus sylvestris	350-425cm	12-14cm	Heavy Standard: 3x B	3x B	5
MTC	Malus tschonoskii	350-425cm	12-14cm	Heavy Standard: 3x B	3x B	3
PA	Prunus avium	350-425cm	12-14cm	Heavy Standard: 3x B	3x B	5
EDS	Pyrus calleryana 'Chanticleer'	300-350cm	12-14cm	Heavy Standard: 3x B	3x B	5
PCR	Pyrus calleryana 'Red Spire'	350-425cm	12-14cm	Heavy Standard: 3x B	3x B	5
PP	Prunus padus	350-425cm	12-14cm	Heavy Standard: 3x B	3x B	5
SAR	Sorbus aucuparia	350-425cm	12-14cm	Heavy Standard: 3x B	3x B	16
SAR	Sorbus aria	350-425cm	12-14cm	Heavy Standard: 3x B	3x B	13
SAS	Sorbus aucup. 'Sheenwater Seedling'	350-425cm	12-14cm	Heavy Standard: 3x B	3x B	9
SJR	Sorbus 'Joseph's Rod'	350-425cm	12-14cm	Heavy Standard: 3x B	3x B	3
TC	Tilia cordata	350-425cm	12-14cm	Heavy Standard: 3x B	3x B	18
Te	Tilia euchlora	350-425cm	12-14cm	Heavy Standard: 3x B	3x B	2
						Total: 150

Shrubs

Abbreviation	Species	Specification	Height	Grith	Pot Size	Density	Number of Plants
AJV	Aucuba japonica 'Variegata'	40-60cm	5L	4m ²	1m ²	95	95
BCO	Bergenia cordifolia	20-30cm	3L	6m ²	1m ²	242	242
CB	Ceanothus 'Aurum Blue'	40-60cm	3L	4m ²	1m ²	16	16
CET	Ceanothus thyrsiflorus repens	20-30cm	3L	6m ²	1m ²	141	141
CTS	Chalcidya ternata Sundance	30-40cm	3L	6m ²	1m ²	8	8
EAB	Ericaria terata Apple Blossom	40-60cm	3L	4m ²	1m ²	11	11
EBS	Escallonia Donard Seedling	40-60cm	3L	4m ²	1m ²	63	63
EEL	Elaeagnus x ebbingei 'LimeLight'	40-60cm	3L	4m ²	1m ²	22	22
EJA	Eunymia japonica 'Ovalus Aureus'	30-40cm	3L	6m ²	1m ²	46	46
EUEG	Eunymia fortunei 'Emerald Greeny'	20-30cm	3L	6m ²	1m ²	34	34
HEP	Hebe pinguifolia 'Page'	30-40cm	3L	6m ²	1m ²	81	81
HMT	Hypericum x moserianum 'Tricolor'	30-40cm	3L	6m ²	1m ²	5	5
HMW	Hebe 'Mrs Winder'	30-40cm	3L	6m ²	1m ²	232	232
LAV	Lavandula angustifolia 'Vera'	30-40cm	3L	6m ²	1m ²	74	74
LNB	Lonicera nidula 'Bogense's Gold'	40-60cm	3L	4m ²	1m ²	70	70
PE	Potentilla fruticosa 'Elisabeth'	30-40cm	3L	6m ²	1m ²	88	88
PKD	Potentilla fruticosa 'Katherine Dykes'	30-40cm	3L	6m ²	1m ²	12	12
PR	Potentilla fruticosa 'Red Ace'	30-40cm	3L	6m ²	1m ²	68	68
SR	Skimmia japonica 'Rubella'	30-40cm	3L	6m ²	1m ²	106	106
SS	Sorbus 'Joseph's Rod'	30-40cm	3L	6m ²	1m ²	3	3
VD	Viburnum davidii	30-40cm	3L	6m ²	1m ²	34	34
VTE	Viburnum tinus 'Eve Price'	40-60cm	5L	4m ²	1m ²	75	75
							Total: 1531

Native Shrub Mix 1

Abbreviation	Species	Specification	Height	Grith	Pot Size	Mix Species Contribution	Number of Plants
CM	Crataegus monogyna	Transplant	60-80cm	B	1m ²	10%	75
CORAV	Corylus avellana	Transplant	60-80cm	B	1m ²	20%	148
CA	Ceanothus	Transplant	60-80cm	3L	1m ²	30%	221
PRUSP	Prunus spinosa	Transplant	60-80cm	B	1m ²	20%	148
ROSAR	Rosa arvensis	Transplant	60-80cm	B	1m ²	5%	38
ROSCA	Rosa canina	Transplant	60-80cm	B	1m ²	5%	38
VIBOP	Viburnum opulus	Transplant	60-80cm	B	1m ²	10%	75
							Total: 743

Specimens

Abbreviation	Species	Specification	Height	Grith	Pot Size	Density	Number of Plants
JVS	Juniperus virginiana 'Skyrocket'	7.5L	100cm	1	Counted	11	11
PFF	Platanus 'Forest Flame'	60-80cm	7.5L	Counted	14	14	
PTV	Phormium tenax 'Variegatum'	Double Crown	7.5L	Counted	6	6	
PYW	Phormium 'Yellow Wave'	Double Crown	7.5L	Counted	16	16	
							Total: 47

Hedges

Abbreviation	Species	Specification	Height	Grith	Pot Size	Density	Number of Plants
CB	Carpinus betulus	Double staggered row	100-125cm	B	6m	1647	1647
HCT	Hebe 'Carl Teschinger'	Double staggered row	25-30cm	5L	6m	51	51
PLO	Prunus laurocerasus 'Otto Luyken'	Double staggered row	10-20cm	5L	4m	2089	2089
							Total: 2089

Amends to latest layout/clients comments

Amend	Comments	Sept 19	A	JW
1	Change to the way the planting is done			
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LANDSCAPE ARCHITECTURE

Arbiculture

Tenve Bldg Associates Ltd
Arlton Old Batts
Stanford Street
Arlton-under-Lyne
Leicester LE19 4JY

Tel: 0181-824 2099
E-mail: info@tenvebldg.co.uk

Project
FIELDFARE WAY, BACUP

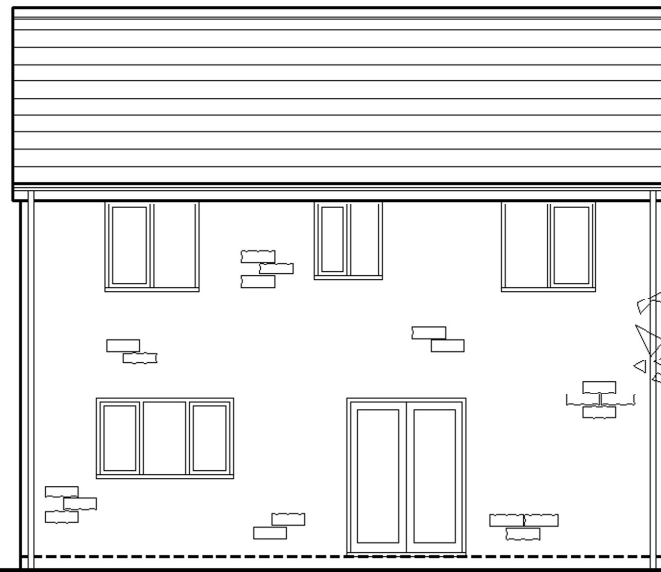
Client
MCDERMOTT HOMES LIMITED

Title
LANDSCAPE PROPOSALS
SHEET 2 OF 2

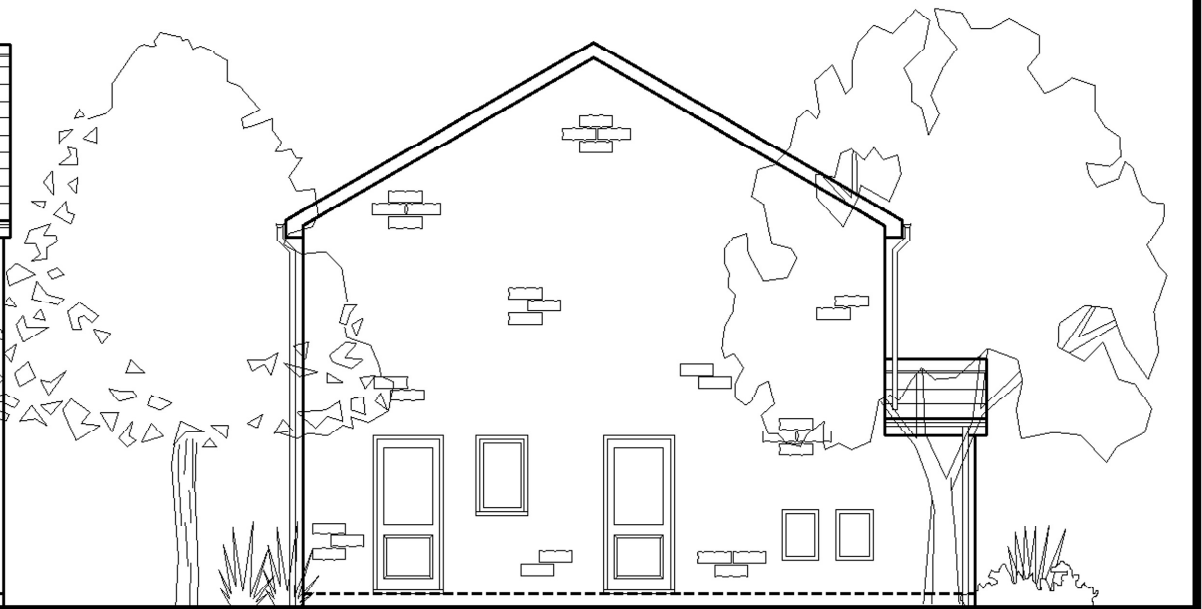
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Drawn	CAJ		
Checked			
Drawn	JW		



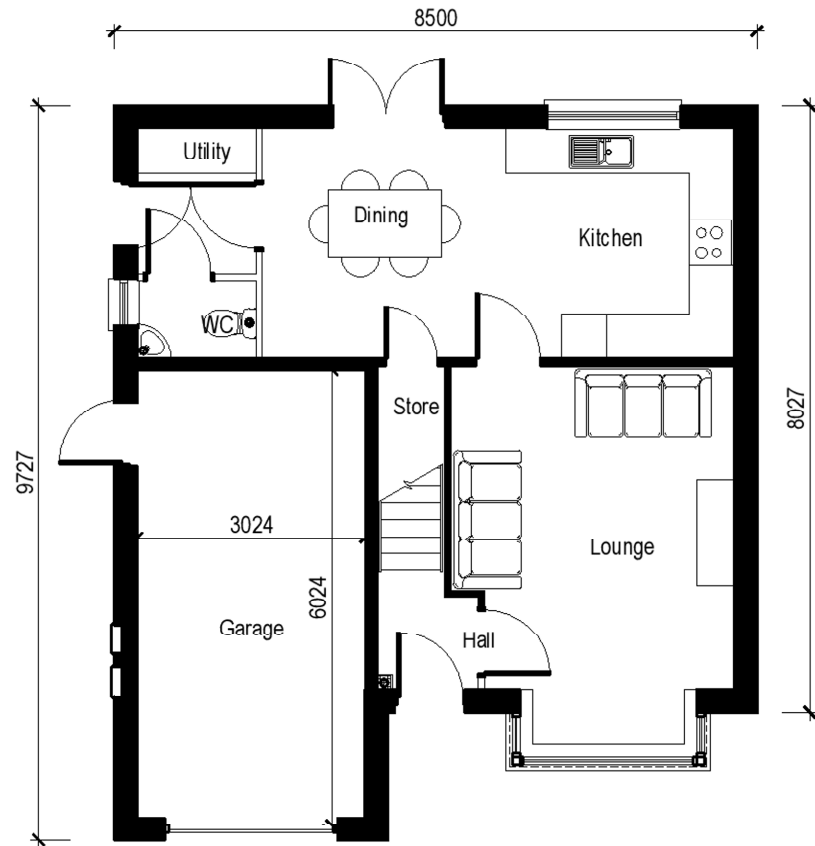
Front Elevation



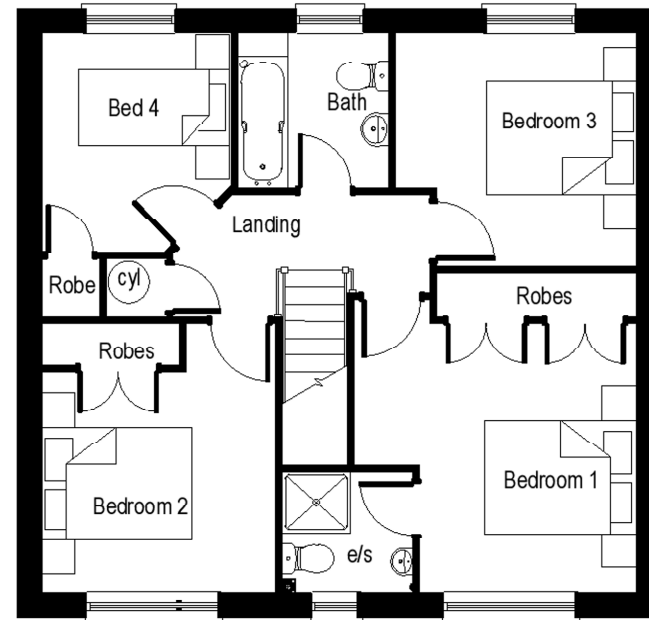
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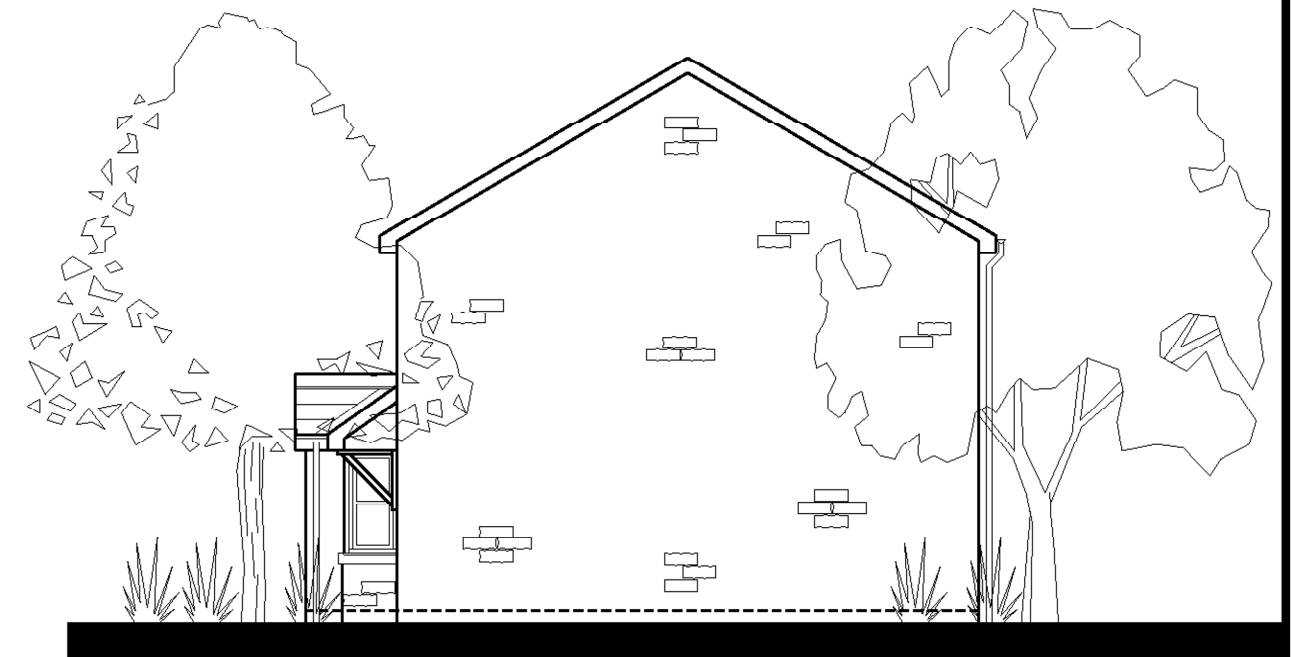
Side Elevation



Ground Floor Plan



First Floor Plan



Side Elevation

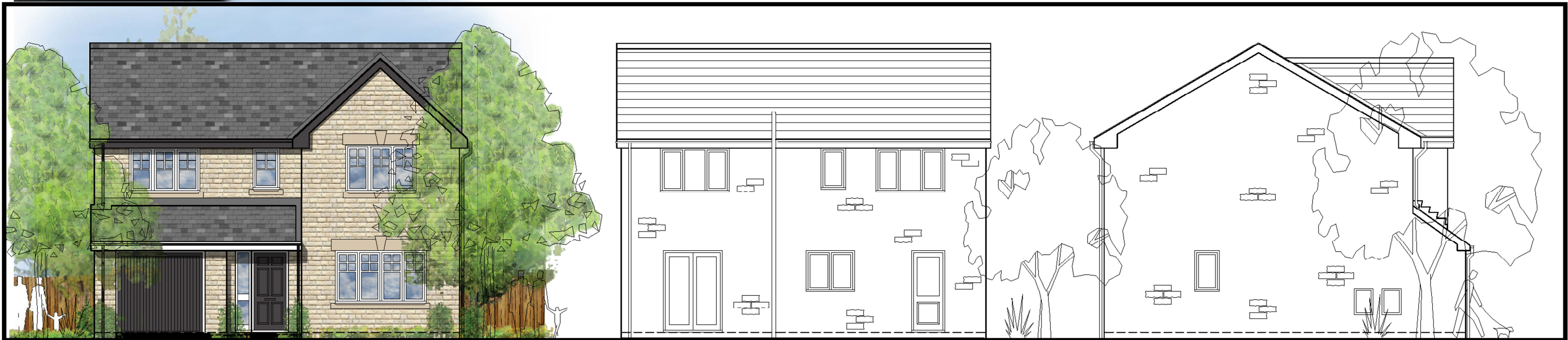


Jupiter House, 1 Mercury Rise, Altham, Lancs, BB5 5BY
 T. 01282 774586 F. 01282 774616
 E. info@mcdermotthomes.co.uk www.mcdermotthomes.co.uk

The Applebury

(1098ft² / 102.0m²)

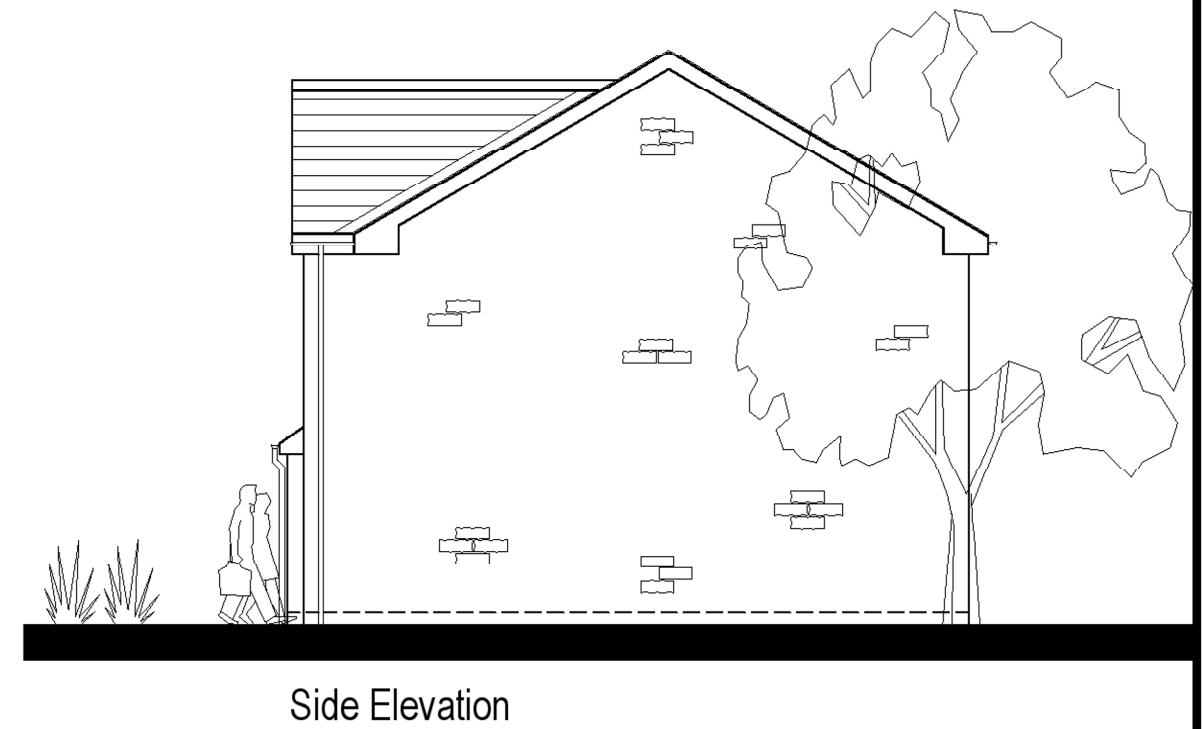
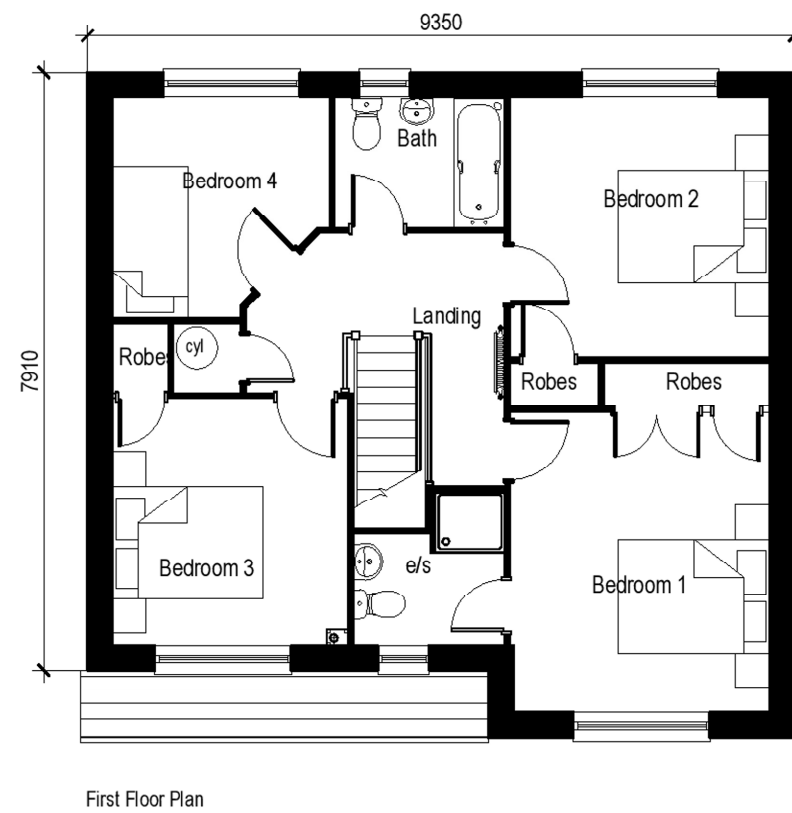
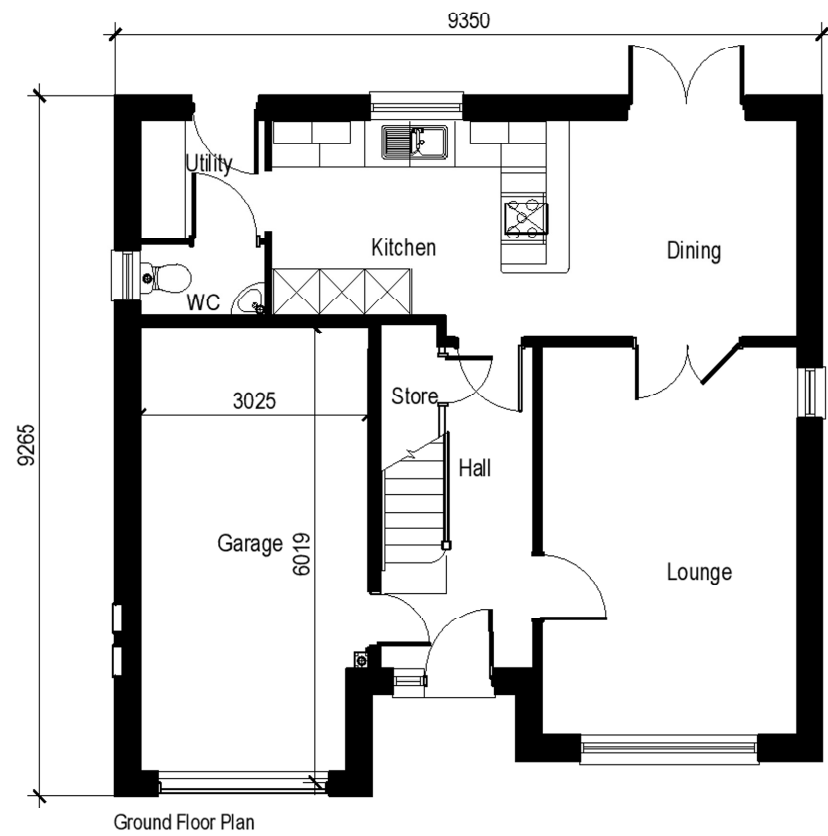
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Date	October 2019
Dwg. No.	APP 1.7



Front Elevation

Rear Elevation

Side Elevation

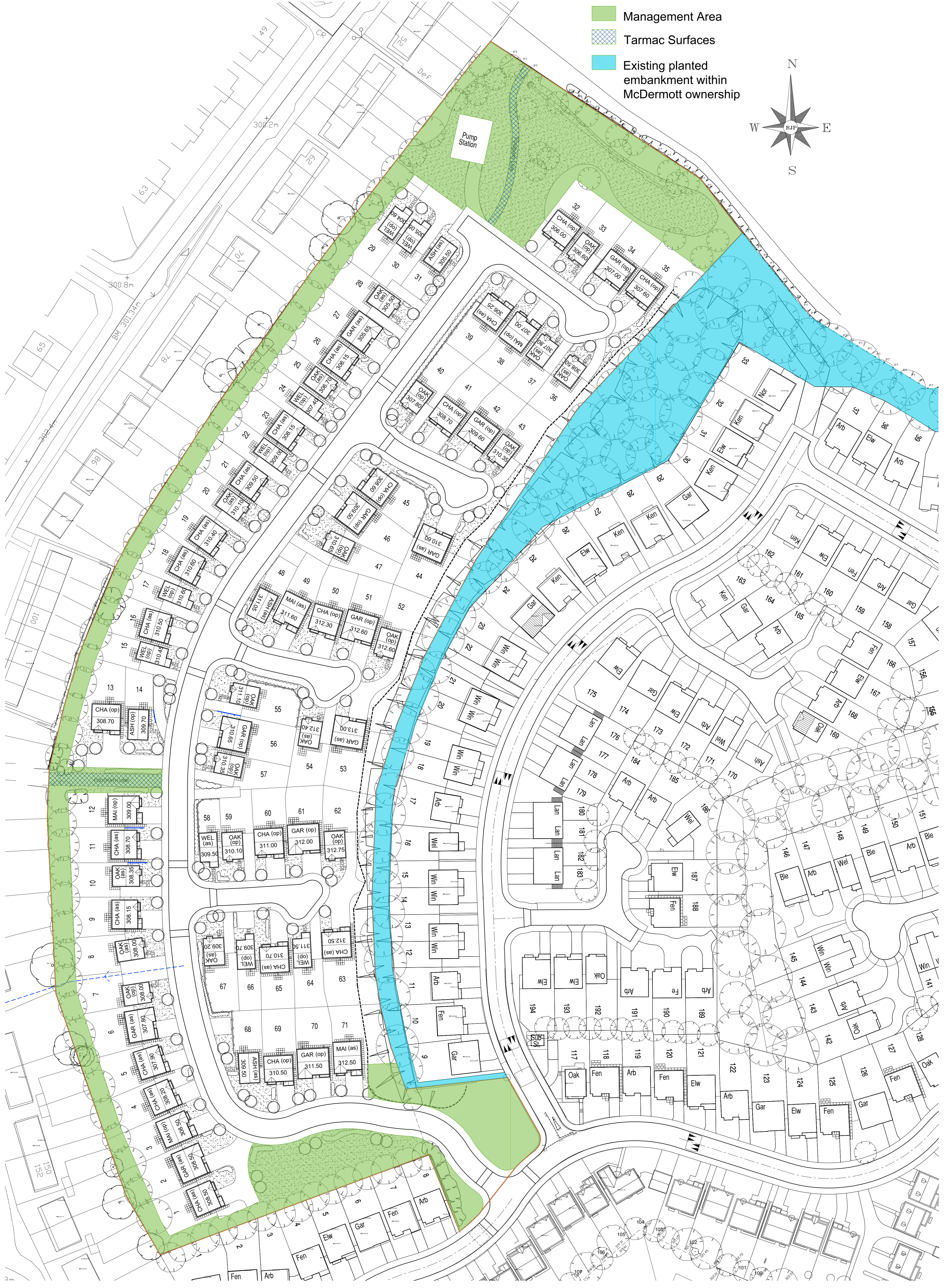


The Grasmore - stone

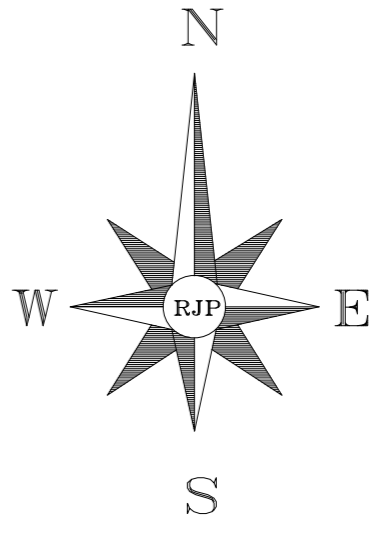
(1297ft² / 120.5m²)

Scale	1:100
Date	OCT 2019
Dwg. No.	GAR 1.7

Jupiter House, 1 Mercury Rise, Altham, Lancs, BB5 5BY
 T. 01282 774586 F. 01282 774616
 E. info@modermotthomes.co.uk www.modermotthomes.co.uk



- Management Area
- Tarmac Surfaces
- Existing planted embankment within McDermott ownership



Scale 1:500 @ A1 Title
 Date Sep 19
 Dwg No
 MP-01 a

MANAGEMENT PLAN

Project
**FIELDFARE WAY
 BACUP**

Rev	Date	Revision
A	13.09.19	Landscaping updated

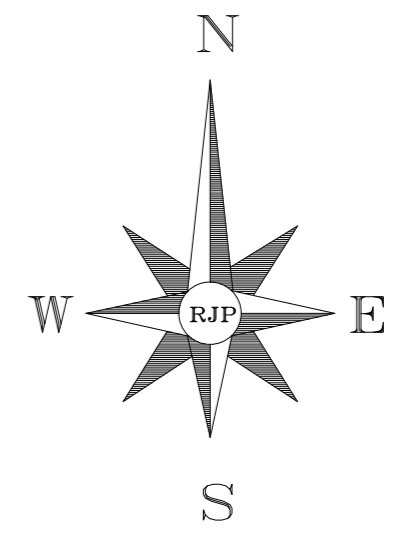
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 Tel: 01282 774586 Fax: 01282 774616
 E: info@mcdermothomes.co.uk
 www.mcdermothomes.co.uk

DOUGLAS ROAD BACUP (FULL SITE)

	SQFT	no. beds	NUMBER	ACT. MIX	SQFT
MAIDSTONE	1232	4	5	7.04%	6160
APPLEBURY	1141	4	20	28.17%	22820
GRASMOOR	1297	4	14	19.72%	18158
OAKHURST	900	3	19	26.76%	17100
WELLAND	855	3	9	12.68%	7695
ASHDOWN	966	3	4	5.63%	3864

71	100.00%	75797
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GROSS SITE AREA	7.72 ACRES
POS / LANDSCAPE BUFFER	1.24 ACRES
UNDEVELOPABLE	0.34 ACRES
NETT SITE AREA	6.14 ACRES
	12345 SQFT/ACRE



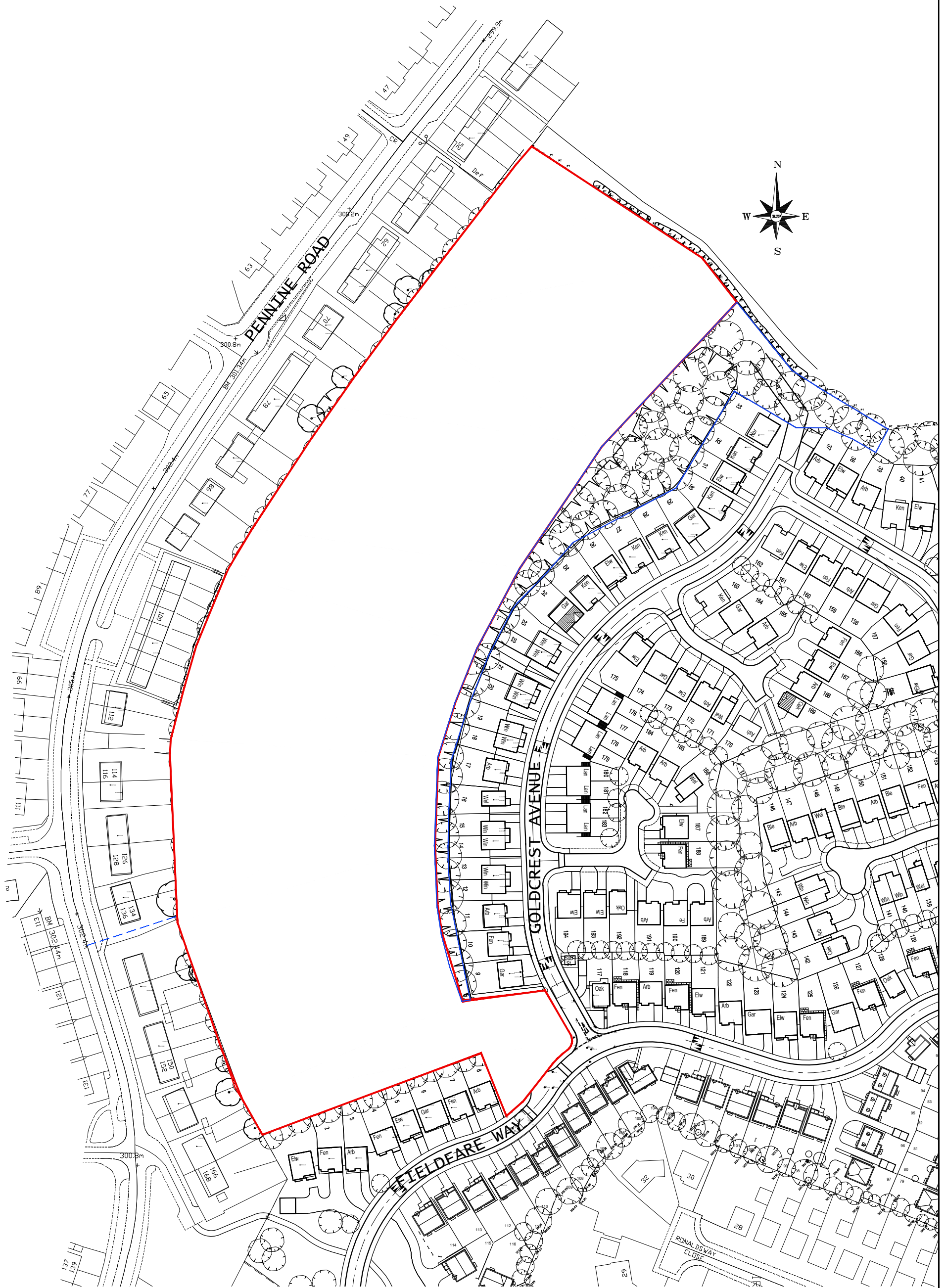
G	15.11.19	Woodland access notes added
F	18.10.19	House type substitution - Garth replaced with Grasmoor
D	09.10.19	House type substitution - Chatham replaced with Applebury
E	13.09.19	Blue edge added
C	02.08.19	Footpath increased to 2m. Plots 3-5, 9-12, 18, 19, 32, 42, 44, 56 & 69-71 moved to accommodate.
B	21.07.19	Revised to highway comments.
A	02.04.19	Additional SW outfall shown between plots 7&8
Rev	Date	Revision

Scale 1:500 @ A1
 Date Dec 18
 Dwg No
WA-SL.01 G

SITE LAYOUT

Project
**FIELDFARE WAY
 BACUP**

McDermott
 HOMES
 Jupiter House, 1 Mercury Rise, Altham, Lancs BB5 5BY.
 Tel: 01282 774586 Fax: 01282 774616
 E: info@mcdermothomes.co.uk
 www.mcdermothomes.co.uk



B	13.09.19	Blue edge added
A	31.5.19	Street name corrected, Project name revised

Rev	Date	Revision	Title
Project			
FIELDFARE WAY		NEW PHASE	
BACUP		LOCATION PLAN	

Scale	1:1250 @ A3
Date	APR 2019
Dwg No	WA-LP-01 B



McDermott
HOMES

Jupiter House, 1 Mercury Rise, Altham, Lancs BB5 5BY
 Tel: 01282 774586 Fax: 01282 774616
 E: info@mcdermotthomes.co.uk
 www.mcdermotthomes.co.uk