

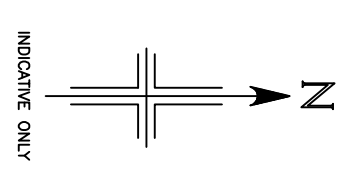
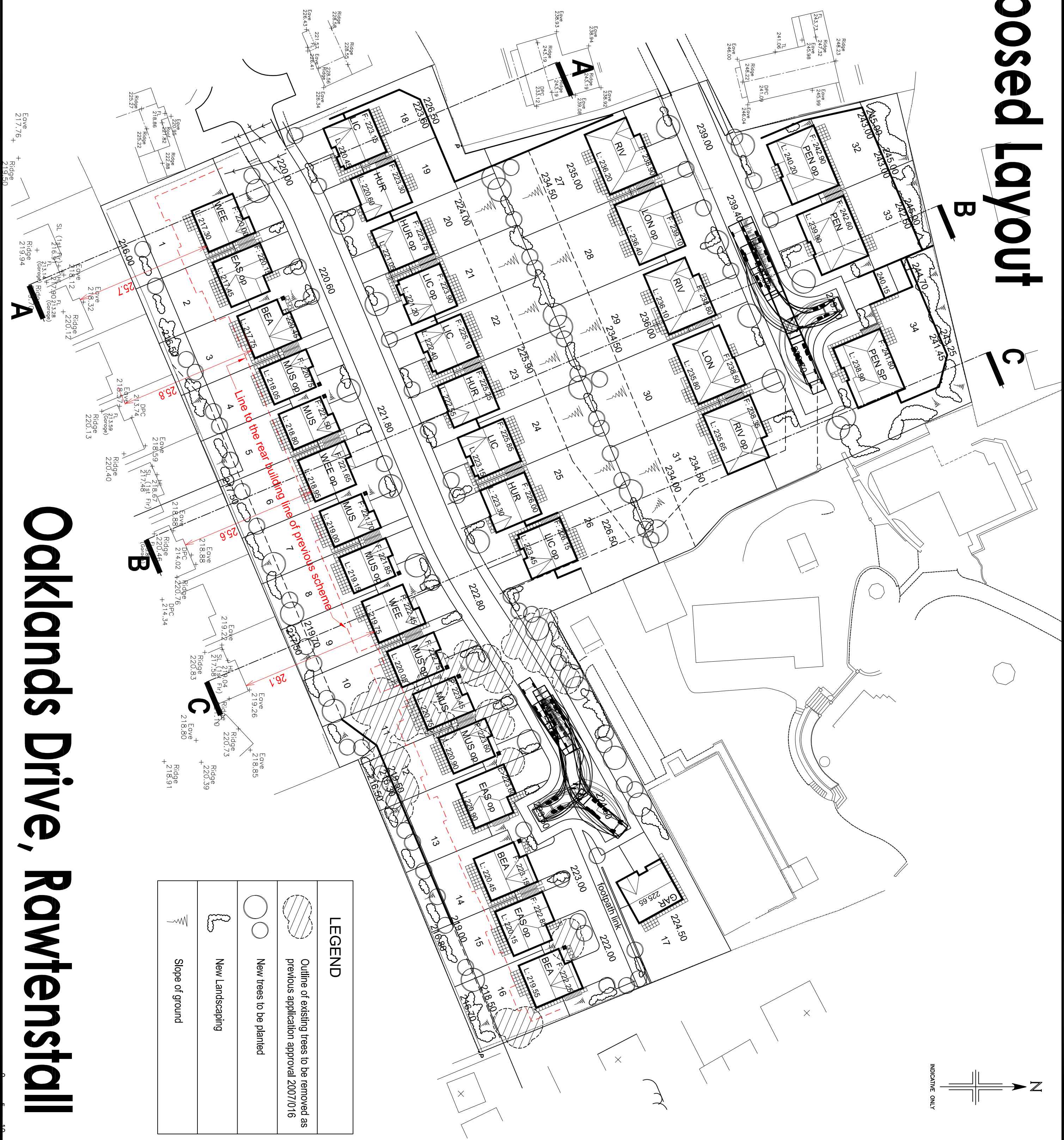
Project	Oaklands Drive Rawtenstall	Dwg No	LO-01
Title	Location Plan	Scale	1:1250
		Date	Jul 2015



McDermott
HOMES

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Proposed Layout



LEGEND	
	Outline of existing trees to be removed as previous application approval 2007/016
	New trees to be planted
	New Landscaping
	Slope of ground

SCHEDULE			
Ref		Sq. Ft.	No.
PEN	Perille	2,635	2
PEN SP	Penile Special	2,929	1
RIV	Rivington	2,455	3
LON	Longridge	2,524	2
LIC	Litchfield	1,914	5
HUR	Hurst	1,673	4
WEE	Weets	1,831	3
EAS	Eastgton	1,906	3
MUS	Missury	1,577	7
BEA	Beacon	1,675	3
GAR	Garth	1,297	1
TOTAL		65,446	34

C	SWEPT PATH ADDED AS REQUESTED BY PLANNERS	MM	25.11.15
B	LAYOUT REVISED IN LINE WITH PLANNING COMMENTS	CA	20.10.15
A	FOOTPATH LINK ADDED ADJACENT TO PLOT 17.	MM	09.10.15
Rev.	Details	By	Date

Site:
**OAKLANDS DRIVE,
 RAWTENSTALL**

Dwg.
SITE LAYOUT

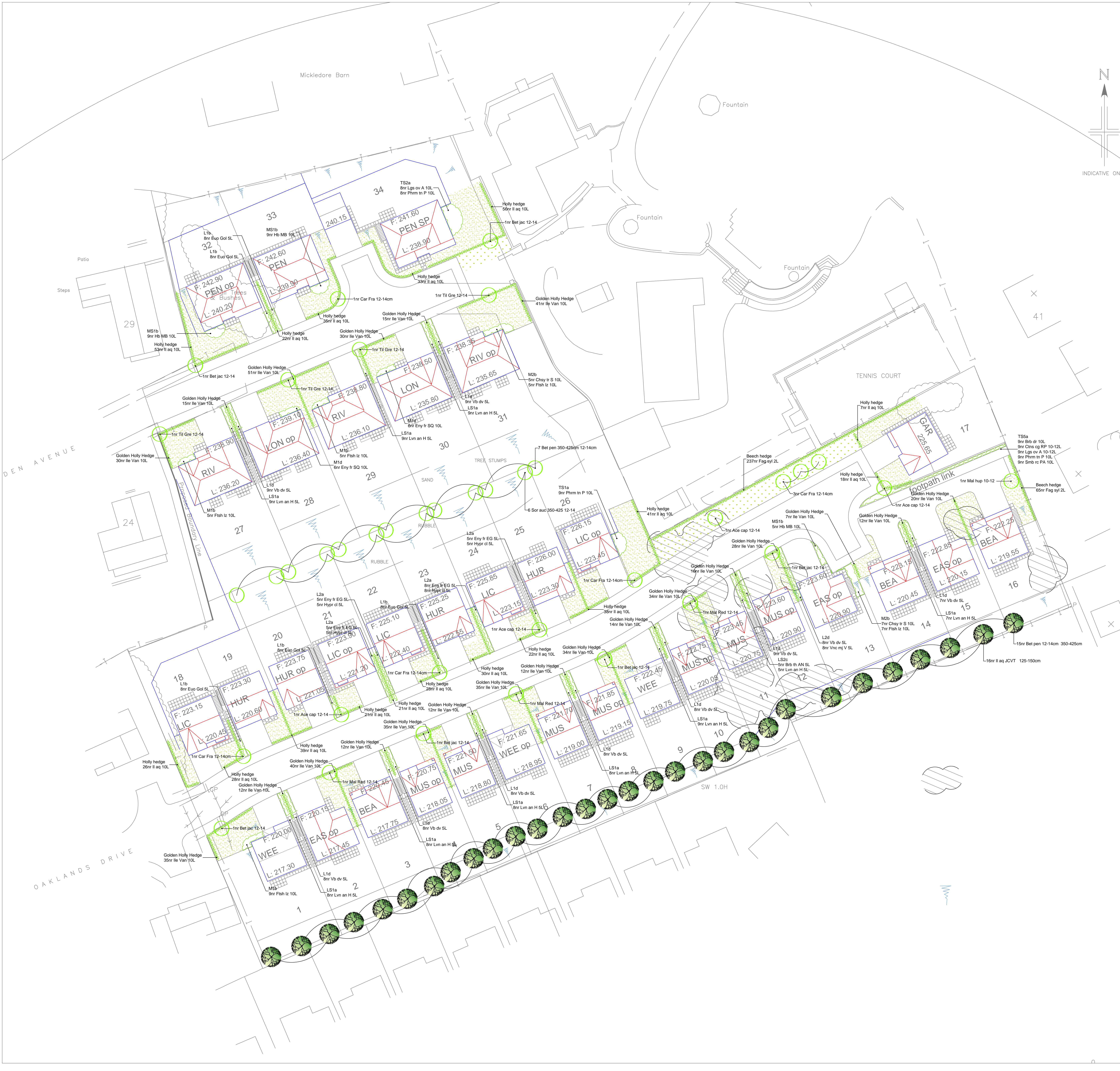


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Scale: 1:500 Date: DEC 2014

Dwg.No. PL01 C

Oaklands Drive, Rawtenstall



Full Planting Schedule

Shrub	Name	Age	Height	Form	Girth	Cm5m	Beds	Roots	Crete	Cms	Qty
Barberry	Barberry	2	100-120cm	Standard (Extra heavy)	10-15cm	100-175	35	RB	C	10L	1,000
Barberry	Barberry	2	100-120cm	Standard (Extra heavy)	10-15cm	100-175	35	RB	C	10L	1,000
Chysocha	Chysocha	2	100-120cm	Standard (Extra heavy)	10-15cm	100-175	35	RB	C	10L	1,000
Chysocha	Chysocha	2	100-120cm	Standard (Extra heavy)	10-15cm	100-175	35	RB	C	10L	1,000
Chysocha	Chysocha	2	100-120cm	Standard (Extra heavy)	10-15cm	100-175	35	RB	C	10L	1,000

Specification for Soft and Mixed Landscape Works

Notes where otherwise specified:

A. Setting Out
 1. Floating shall be set out exactly as shown on the drawing, and measured from existing fixed points. Curved beds shall be set out using mild ironed on the ground using two pointed stakes and a line between, or with a marker pole. The junction between curves and corners shall be set out to form a smooth and even flowing line. Check that all setting out conforms to the plan before cultivation and planting works are carried out. Failure to do so may result in rejection of the work by the landscape architect and may require amendment at the contractor's expense.
 2. All planting beds shall be a minimum of 1 metre wide, except where there is insufficient space, due to the constraints of walls and existing buildings and their foundations. With narrow beds between walls ensure that the bed has space free from concrete footings before planting. If the bed is sealed with concrete, then the landscape contractor shall contact the site manager of the building to ensure that the concrete is removed or that the bed can be paved. The width of all beds will be checked by the landscaping architect and where the width is not as shown, the contractor shall re-cultivate them to the specified width at his own expense.

B. General Preparation
 1. Pre-planting herbicide application shall be applied by suitable spraying apparatus using an approved translocated systemic herbicide to the manufacturer's instructions and to 1997 Control of Pesticides Regulations and 2003 COSHH regulations on all beds, except those which are to be used for seating. No herbicide shall be applied to any area to be used for seating, unless the contractor is satisfied that there will be a delay before planting, or the area is to be sealed. Spray after one month following cultivation, to allow dormant seeds to germinate. All spraying shall be carried out by a skilled and qualified operative, using protective clothing, in suitable weather (no wind and any damage caused by spray drift, from incorrect usage or spillage, shall be rectified at the contractor's own cost. Repeat an necessary to ensure complete kill and take all off-site material from site.
 2. Carry out the following works to the existing topsoil on site to ensure it conforms to BS 3882:2007, being free from rocks larger than 50mm diameter, concrete, all roots, wire, brick, and soil less than 200mm deep. For the pre-application of herbicide see above. Further with 100g per square metre of fresh "Nutrocare" slow release fertilizer, in accordance with the manufacturer's instructions. For beds less than 5 metres in width, fork over thoroughly or machine rotavate soil to a depth of 200mm, ensuring that the subgrade and topsoil are completely broken up and free draining, retaining any compaction. For beds greater than 5 metres in width, break up the subgrade and topsoil using a tractor mounted subsoiler or ripper at 500mm centres to a depth of 500mm, except where there are services, or within 10 metres of free access or 3 metres of existing buildings. Do not rip areas where rocks greater than 100mm diameter are encountered.
 3. Determine before submitting a tender, the extent of support from the site manager with ground preparation. Remove all of all planting beds is graded to a level 60mm below adjacent grass or paved surface, 90mm below where appropriate or much it not specified), within 500mm of edges to ensure bank or road stability are retained. Where grass is prepared, then the soil level shall be finished maximum 10mm below - but never greater of adjacent paved surfaces, to receive rain water run off. The landscape contractor is responsible for ensuring that the ground conforms to the specification even where the development and rain water run-off are related to existing buildings. Topsoil shall be replaced to the correct level. The landscape contractor shall allow for adjacent concrete level-falls to existing buildings and roads to be replaced or repaired as specified above, including but not limited to girding, and so on. Where beds are adjacent to roads or paths, the contractor shall ensure that the topsoil level below adjacent concrete surfaces is not lower than the level of the edges of the bed. This is to allow for the risk of soil being eroded or washed away and that which does not get up to the pavement and also to allow surface water to drain from paths on to planted areas.
 4. All standing water on the surface outside of paved areas, topsoil shall be removed to a depth of 100mm, ensuring that the level of paved areas, soil levels more than 100mm below pavement edges will ensure pavement edges will not be undermined. Topsoil shall be replaced as specified above, including but not limited to girding, and so on. Where beds are adjacent to roads or paths, the contractor shall ensure that the topsoil level below adjacent concrete surfaces is not lower than the level of the edges of the bed. This is to allow for the risk of soil being eroded or washed away and that which does not get up to the pavement 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: 2007, and be free from rocks cover 50mm or more, 10% below pavement edges will ensure pavement edges will not be undermined. Topsoil shall be cultivated as set out above. Representative samples shall be approved by the landscaping architect before being supplied to site. In imported soil shall be certified to site without a written instruction.

C. Planting
 1. All planting must be carried out in accordance with the specification and schedule of quantities accompanying these drawings. Refer to the specification for the general principles of planting and required depths for planting, and standard trees, and also for the maintenance requirements.
 2. No substitution will be accepted without the prior agreement of the landscaping architect. The contractor shall replace at once at his own cost any stock, species or variety of plant which has not been specified on the planting plan and schedule, unless prior agreement in a substitution by the landscaping architect has been received. All plants shall be true to the species specified in the schedule of plants and associated notes. All plants are 15cm diameter and 15cm depth. All shrubs, other than ground covers, shall be planted in 15cm diameter holes and shall be planted in accordance with the specification and be healthy, healthy, disease free stock, not put bound, leggy or spindly. There should be a minimum of 5 beds per stock. This specification is the minimum standard required and any stock falling below this standard, in the opinion of the landscaping architect, shall be replaced at the contractor's expense.
 3. All shrubs, herbaceous plants, vines and transplants shall be watered in on planting with 20 litres per square metre. Trees shall be watered in with 10 litres per tree position. Water thereafter during the contract period as weekly appropriate for the species and size of the plant.
 4. Proposed dead, feathered, or standard trees to be true to the species, variety and size as specified on the planting plan, to include 1 minimum 450mm diameter above ground, 100mm diameter and 15cm high with varying diameter positions maximum from the top of the pole.
 5. If a tree to be cultivated grows near to a building "Method" or other of similar quality and source, approved by the landscaping architect. The contractor shall replace at once any tree rejected by the landscaping architect at his own cost.
 6. All planting shall be carried out in the walls, walls shall be retained to the wall faces by means of 125mm long stainless steel eye fittings, Position 10s at 200mm from ground, and 150mm from top of the wall-face, and using the wire tightly between the fittings. Train the climber to the wire with duct coated garden netting.
 7. Training varieties of climber shall be trained to wall-faces by mounting ready-made wire panels 1.8 x 1.8m generally, but 1.8 x 0.9m for corners where space is restricted. Include for adaptation to the ground when walls or fences are lower than 1.8m. Fix trellis panels to the wall-faces using non rusting, stainless 125mm long (to be approved), incorporating 50mm cube wood spacing blocks to ensure the panels are retained sufficiently. Fix from the wall face to allow rain to occur. Ensure that all timber is pressure impregnated with a non phytic acid preservative and then painted with a dark brown non phytic acid preservative wood stain such as Solignum "Clear" stain or similar and approved. Ensure that the trellis is not in contact with the ground. Train the climbing shrub to the trellis with plastic coated garden wire pins.
 8. Climbers shall have specially prepared climber pins. Climber pins shall be 600mm x 40mm and 600mm deep (minimum size), and be backfilled with topsoil from site - unless otherwise agreed. Ensure the base of the pin is thoroughly broken up and free draining before back filling with topsoil. Ensure no damage to foundation and services, and make good all structures and surfaces disturbed. Fertilise with 50g of Fison, "Nutrocare" slow release fertilizer, Water with 10 litres water per climber pin.

D. Muli
 1. As specified by the additional specification notes on this plan, supply and spread appropriate "Weedstop Fabric" shall match over planting beds, previously sub-graded, graded and fertilized topsoil before planting, and peg down with Weedstop pegs at a minimum of 500mm centres. COSHH sheet "Weedstop Fabric" shall be attached to the back of the sheet, in order to prevent fugitive material becoming exposed. Refer to the specification for "Weedstop Fabric" sheet multi use plans.
 2. Following planting supply and spread evenly like crushed limestone 10mm below the topsoil, 15mm to 15mm to avoid any sodging onto pavements or lawns. No substitution of multi use will be acceptable. It is essential to have a no-fine, large particle, heavy sand chip to other weed growth, reduce wind erosion and prevent soil loss.
 3. Areas to be fertilised with cultivated grade turf.
 4. Areas to be sealed with special mix EMI, or similar and approved general purpose reactive steel mesh.

E. BS Codes
 1. A1: Workmanship and materials shall conform to the following codes:
 • General landscape operation (including backfilling) - BS 4438:1989
 • Trees in relation to construction - BS 5837:2012 and BS 5548:1990
 • BS 3908:2010 Recommendations for tree works under authority
 • Arboricultural Association - Standard Conditions of Contract and Specification of Tree Works 1999
 • Nursery stock in accordance with latest horticultural trade association nursery stock specification entitled "National Plant Specification 2007"
 • Plants shall conform to:
 • BS 3969:1 1992 Nursery Stock - Specification for trees and shrubs.
 • BS 3969:2 1990 Nursery Stock - Specification for roses - AND 6018.
 • BS 3969:4 1984 Nursery Stock - Specification for flower trees.
 • BS 3969:5 1985 Nursery Stock - Specification for grasses and willows.
 • BS 3938:1 1998 Nursery Stock - Specification for bulbs, corms and tubers.
 • BS 3939:10 1990 Nursery Stock - Specification for ground cover shrubs. CPD-Committee for Plant Establishment, Handling and establishing landscape plants 1998, Part 3.
 • Cassava for Landscape Works BS 9975: Part 1: 1996
 • Turf - BS 3889:1998 Recommendations for turf for general purposes.
 • Seeding - BS 3889:1974. Use blue label certified varieties in EC partly and germination regulations. When requested, submit an official seed Testing Station Certificate of germination, purity and composition.
 • Topsoil - BS 3882:2007
 • Fertiliser - Control of Pesticides Regulations 1997, The Health and Safety at Work Act 1974, the COSHH Regulation 2003, the product COSHH sheet "Weed Stop Supply" (COSHH Regulations amended 1991) Control of Pollution Act 1974, Highgate Act 1977, Wildlife and Countryside Act 1981.

F. General Notes for the Developer
 1. Tree Protection
 • Any existing trees to be retained are the responsibility of the main contractor on site who shall take all necessary protective measures and not be BS 5827:2012 to ensure no damage to stems or roots, or prevent compaction from vehicles or storage of materials, contamination of soil from spillages, searching from fires and instability or stress from changes of soil level. The landscape contractor shall be responsible for ensuring that existing trees, shrubs and lawns are protected. Supply and plant 100mm diameter to existing trees, and the employer, the landscape contractor shall replace at once any tree damaged on site. All pruning and planting is to be done in accordance with the specification. Suitable protective measures shall be chosen to prevent falling from injury to a 100mm diameter or scuffing frame, positioned no closer to the trunk than the dip line of the tree's canopy.
 2. Ground Work
 • All levels for shrub beds and grass areas shall have any compacted subgrade thoroughly broken up by machine before installing the ground surface to prepared topsoil of the landscape contractor. No concrete work or the beds will be waterlogged in wet weather and the plants and turf.
 • Topsoil spread from site shall be to the following minimum depths:
 • Shrub beds: 350mm. Grass areas: 150mm, allow for excavation of 45mm of the subgrade for shrub beds to have beds 60mm below finished pavement or grass areas in order to receive sheet and backfill 180mm below sheet beds to be used. Tree areas to be dug by the landscape contractor. Topsoil shall be spread for grass areas 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 grassed, the soil level shall be flush with any finished paved surfaces after settlement (or to a maximum of 5mm below). For tree areas to be dug, the soil surface shall be no greater than 10mm below paved areas to allow for turf. For areas to be grassed, the soil level shall be flush with any finished paved surfaces after settlement (or to a maximum of 5mm below). For tree areas to be dug, the soil surface shall be no greater than 10mm below paved areas to allow for turf. For areas to be grassed, the soil level shall be flush with any finished paved surfaces after settlement (or to a maximum of 5mm below). For tree areas to be dug, the soil surface shall be no greater than 10mm below paved areas to allow for turf. For areas to be grassed, the soil level shall be flush with any finished paved surfaces after settlement (or to a maximum of 5mm below).
 • Seeding - BS 3882:2007
 • Fertiliser - Control of Pesticides Regulations 1997, The Health and Safety at Work Act 1974, the COSHH Regulation 2003, the product COSHH sheet "Weed Stop Supply" (COSHH Regulations amended 1991) Control of Pollution Act 1974, Highgate Act 1977, Wildlife and Countryside Act 1981.

G. Materials
 • Hand works, unless otherwise agreed, shall be carried out by the developer or main contractor. All materials and workmanship shall be in accordance with the construction details and the approved plans.
 • All paths and edges shall be set out properly to lines and radii, with all curves worked on the ground using pegs and string or site marker pole, achieving flowing natural areas. Setting out shall be agreed with the landscape contractor and subsequently the landscaping architect.
 • Hand surfaces shall be constructed after suitable base courses have been laid, taking full account of local site conditions, soil type and substrate. The indicative depths of base courses are minimum depths assuming suitable substrate conditions.
 • All interlocks shall be finished by dipping galvanised in accordance with BS EN 50140.
 • The galvaniser shall be responsible for the thorough removal of all galvanising residues (including) to the complete satisfaction of the landscaping architect. The decorating contractor shall prepare the galvanised surface by washing with detergent and water and scrubbing with a coarse pad used all day, grime, which will be supplied by the contractor, shall be thoroughly removed. Supply and plant 100mm diameter from Skala Ltd (tel 01702 374444) supplied with a workshed. Wash strictly in accordance with the manufacturer's instructions. COSHH regulations and the product's instruction sheet shall be followed. The volume of 100 litres per coat. Apply paint only when galvanised surface is thoroughly dry at temperatures above five degrees Celsius and in any event above the current, low point temperature. Paint work will be subject to inspection by experts and if found wanting, shall be stripped off, re-prepared and applied entirely at the decorating contractor's own cost.
 • All road work to use ACQ water based wood preservative applied by vacuum pressure or Formulation or other similar and approved company. The timber shall then be stained with this, coats of Seckler's "Classic" colour 'Water' strictly in accordance with the manufacturer's instructions. COSHH Regulations 2003 and product COSHH sheet.

- Proposed ornamental hedge planting, including 50mm depth no-fines bank. Finish level to be 10mm below adjacent paving.
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- Heavy standard tree planting in grassed areas. Tree pits to measure a minimum of 800mm x 700mm deep, and at least 600mm wider than the tree spread. To include single 1.8m timber stake, 600mm above ground, spaced and to be planted in 170-200mm wetted grade turf.
- Areas to be fertilised with cultivated grade turf.
- Areas to be sealed with special mix EMI, or similar and approved general purpose reactive steel mesh.



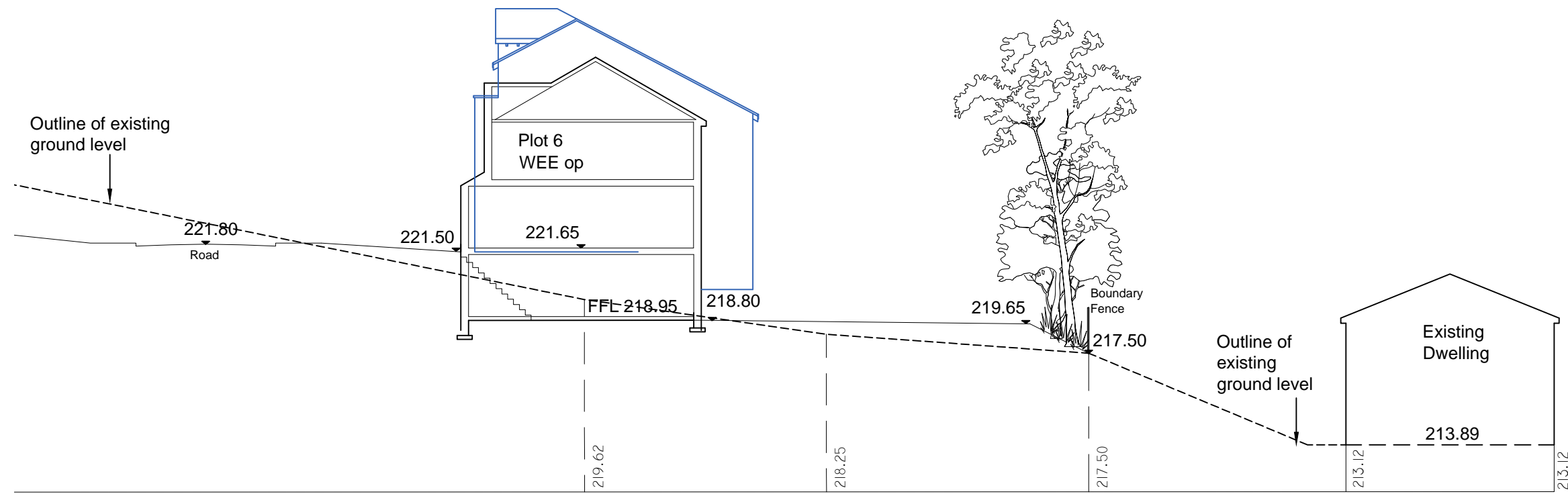
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Project: Oaklands Drive, Rawtenstall

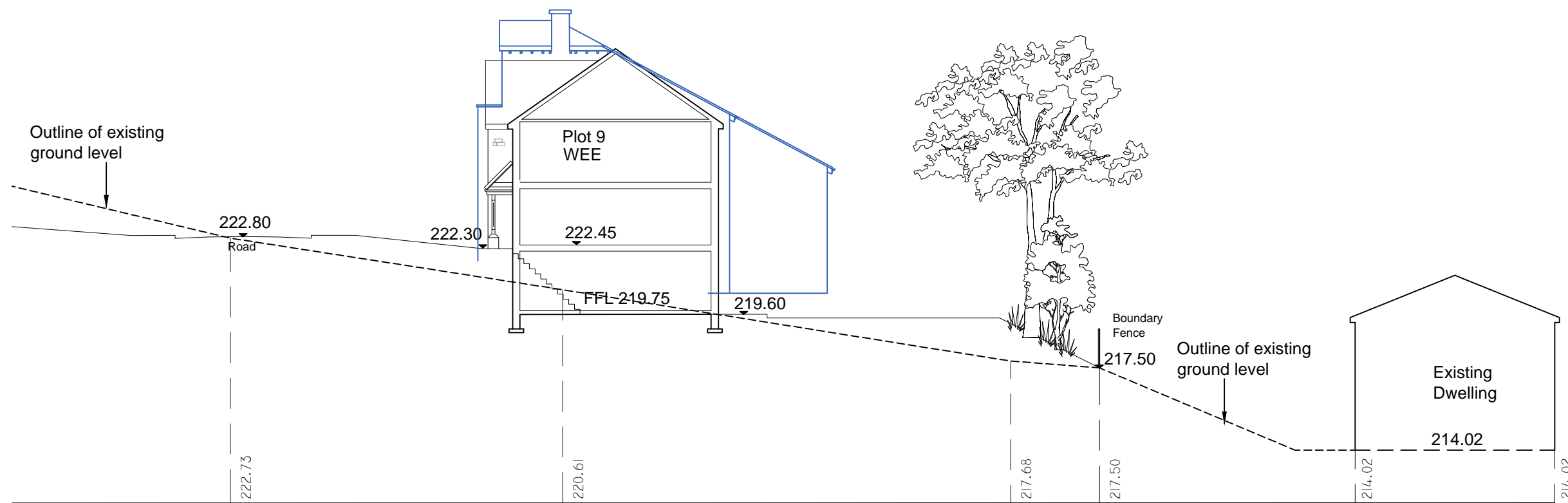
Drawing title: Plot landscape proposals

Scale: 1:250 @ A0 Drawn by: PWW Date: July 2015

Drawing No.: c-1321-01 Revision B



Section B-B with old approval overlay



Section C-C with old approval overlay

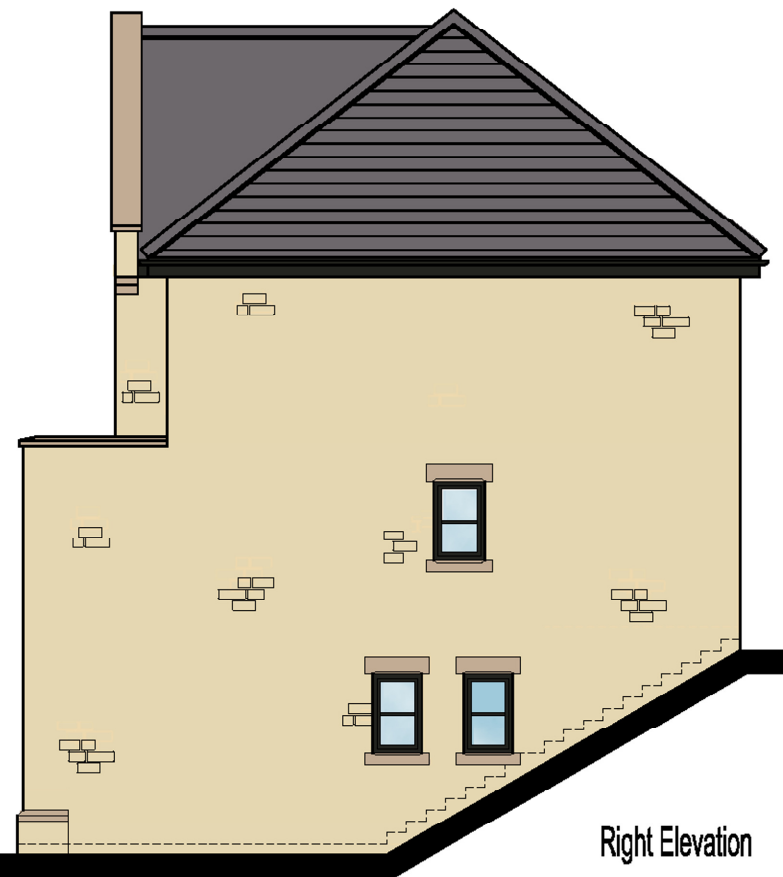
Rev	Date	Revision	Scale	1:200	Title	Project
			Date	OCT 2015		
			Dwg No	PL-05		
					SITE SECTIONS WITH OLD APPROVAL OVERLAY	OAKLANDS DRIVE, RAWTENSTALL



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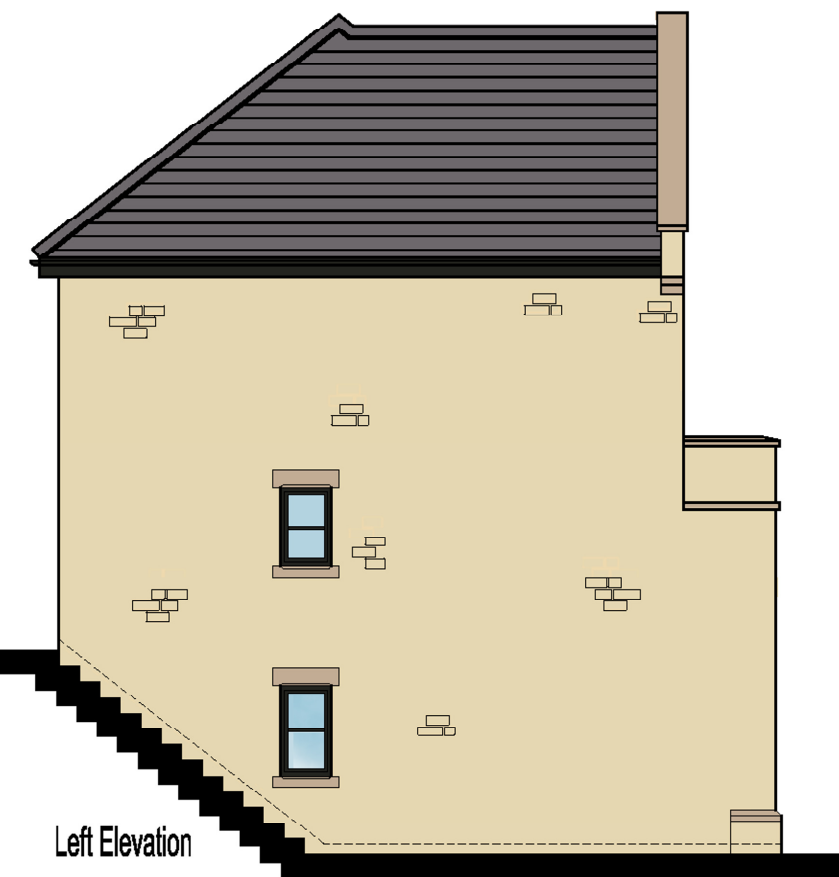
Front Elevation



Right Elevation



Rear Elevation



Left Elevation

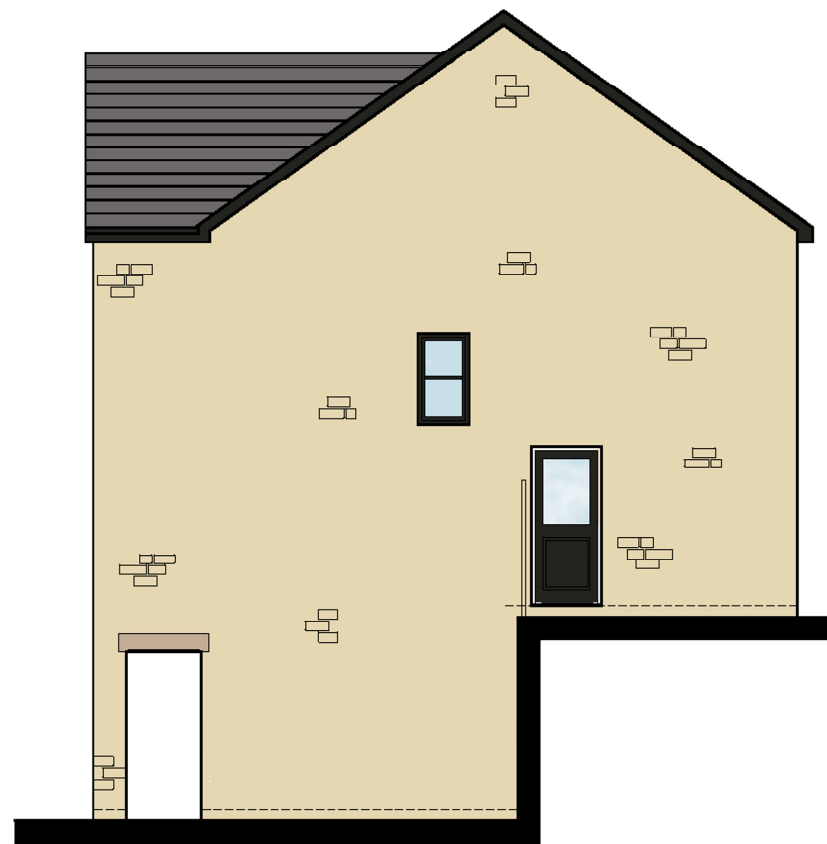

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The Pendle
5 Bed Detached House
 2635 sq.ft

Rev	Date	Revision	Scale	1:100
			Date	MAR 2012
Title			Dwg. No.	PEN 1.70
Elevations				



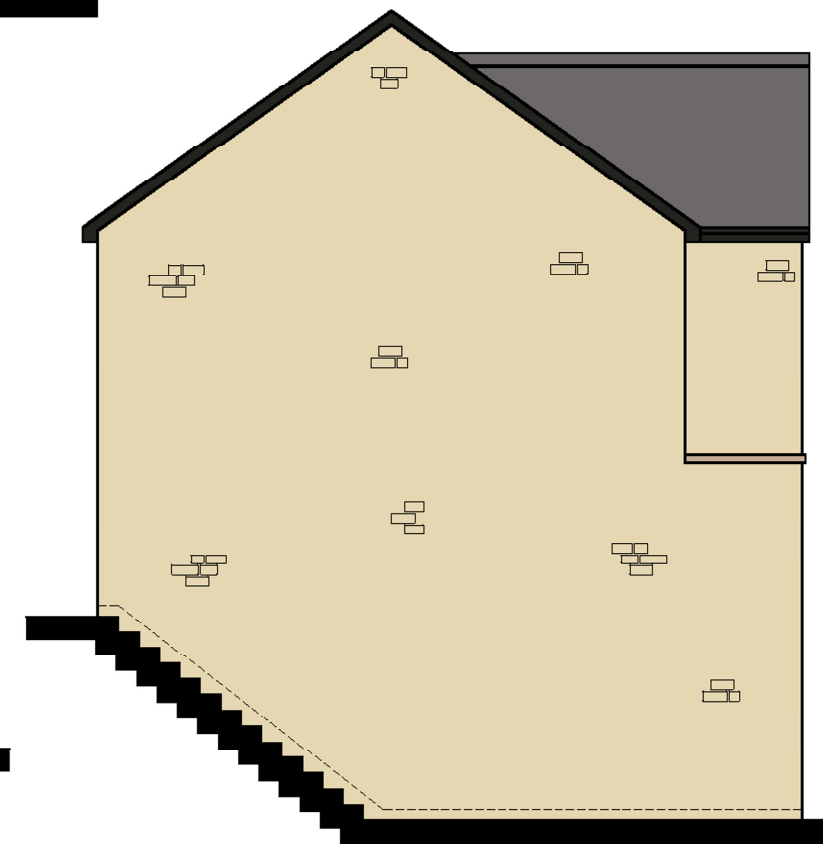
Front Elevation



Right Elevation



Rear Elevation



Left Elevation



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The Hurst
4 Bed Detached House
 1673 sq.ft

Rev	Date	Revision	Scale	1:100
			Date	MAR 2012
Title			Dwg. No.	HUR 1.70
Elevations				