

LANDSCAPE GA Scale 1:200

DETAILED PLANTING PROPOSALS Scale 1:200

PLANTING SCHEDULE

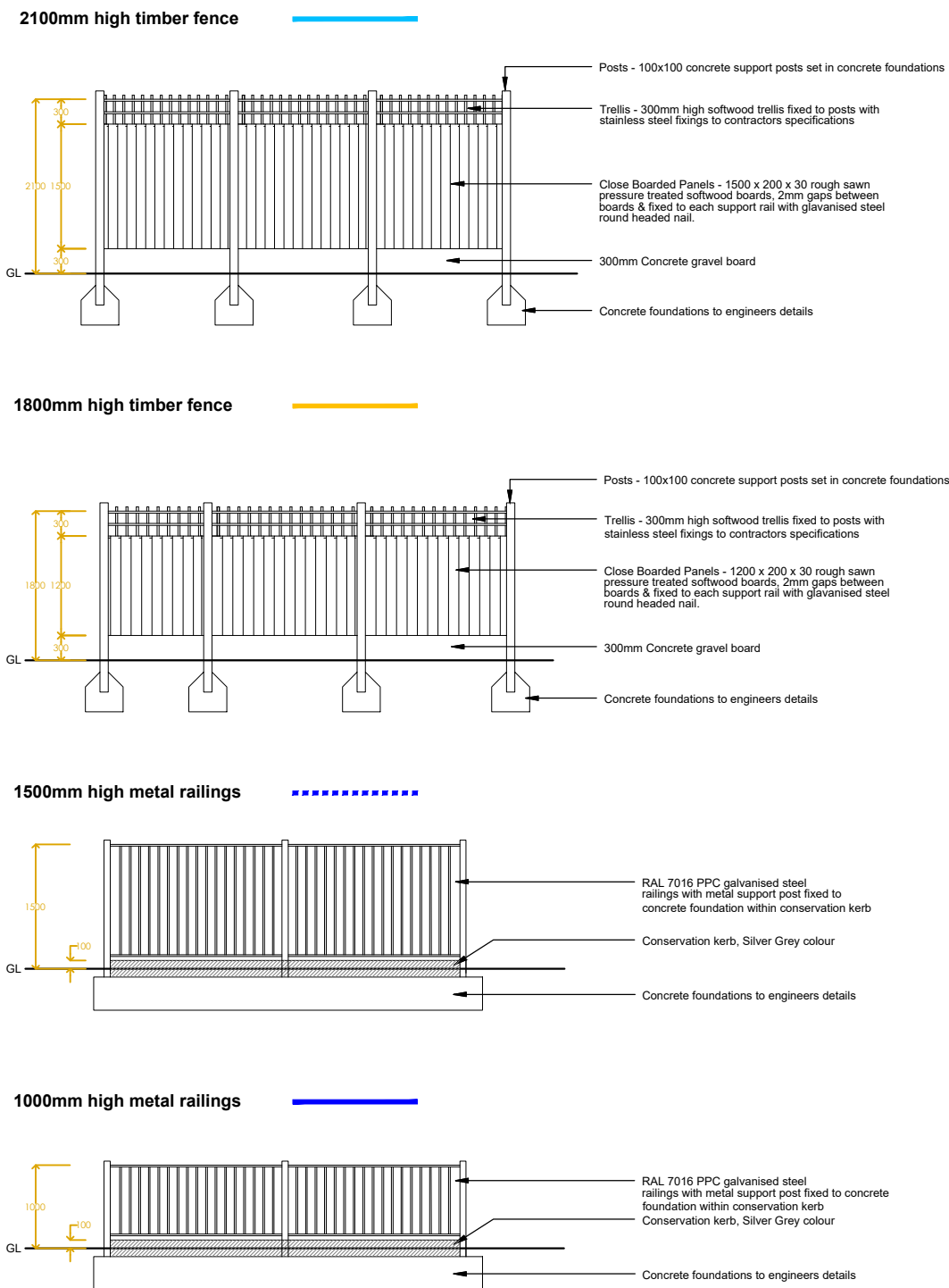
Shrub						
Nr	Code	Name	Height (cm)	Container	Habit	Density
24	BCC	Berberis x stenophylla 'Claret Cascade'	40-60	5L	Bushy	3 per m2
Hedge						
Nr	Code	Name	Height (cm)	Container	Habit	Density
50	PrL	Prunus lusitanica	60-80	RB	Bushy	3 per lin m
Trees						
Nr	Code	Name	Height (cm)	Container	Root	Form
3	MaM	Malus 'Melrose'	200	15L		Half Standard

- This drawing is the Copyright of Saville Landscape Design Ltd & cannot be reproduced in any form without the consent of the company.
- All dimensions shall be verified by the Contractor (s) on site prior to work commencing and relevant orders being placed.
- Do not scale from this drawing and only work to written dimensions.
- Any discrepancies to be brought to the attention of the Contract Administrator for instruction prior to proceeding.

KEY

- Existing tree or vegetation to be retained & protected in line with Arboriculturalist proposals
- Existing tree or vegetation to be removed in line with Arboriculturalist proposals
- Proposed Fruit Tree
- Ornamental Hedge
600-800mm high rootballed hedge planted @ 3 per in.m with 75mm ornamental bark mulch dressing
- Ornamental shrub planting
Plants supplied in 2-SL pots planted @ 2 -6/m2 in 450mm imported topsoil with 75mm ornamental bark mulch dressing
- Grass
Grass Seed OR Turf (to be hard wearing amenity quality) eg AllTurf Festival or similar approved laid on minimum 150mm imported topsoil
- Pedestrian Concrete flag paving
Tobermore Textured flag paving, 450x450x50mm, Natural colour, textured finish, chamfered edge, laid in a stack bond pattern or similar approved
- Seat
Broxap Weyburn Seat, 180mm x 523mm x 820mm, root fixed to concrete foundation, colour finish Jet Black RAL9005 Ref: BX14 110/ST or similar approved
- Tarmac wearing course & concrete edge to engineers specifications
- Existing footpath to be planned & resurfaced with matching wearing & concrete edge to engineers specifications
- All kerbs & edgings to be Tobermore Country Kerb or similar approved
- 2100mm high fence comprising 1500mm close boarded panels, 300mm trellis, 300mm concrete gravel board & concrete support posts
- 1800mm high fence comprising 1200mm close boarded panels, 300mm trellis, 300mm concrete gravel board & concrete support posts
- 1500mm high railings comprising 1400mm high metal railings set within 100mm high conservation kerb
- 1000mm high railings comprising 800mm high metal railings set within 100mm high conservation kerb
- Schwegler ZFR Bat Tubes attached to building in groups of 3 to suppliers recommendations
- Schwegler 1SP House Sparrow Terrace attached to building to suppliers recommendations

TYPICAL BOUNDARY DETAIL ELEVATIONS Scale 1:50



PLANTING NOTES

- Plant handling at the nursery, & transit up to delivery, shall be in accordance with 'Plant Handling', the booklet published by the Committee for the Plant Supply & Establishment (CPSE). The contractor shall comply with clauses 3 & 4 of the above booklet (obtained from the Horticulture Trades Association 19 High Street, Theale, Berks RG7 5H) which refers to the receipt, unloading & temporary storage of plants.
- Plants shall be first class examples of their species or variety, free from all pests & diseases, with good fibrous root systems & materially undamaged (refer to relevant section of BS53936 Parts 1-4 Specification of Nursery Stock)
- All planting is to be in general compliance with BS4428:1989 'Code of Practice for general landscape operations (excluding hard surfaces)'
- Areas of large roots to be grubbed up without undue disturbance of surrounding soil & adjacent areas. Rubbish, concrete, metal, glass, hard surfacing, hardcore, decayed vegetation, weed growth & any contaminated topsoil are to be removed & disposed off-site prior to planting.
- Shrub beds to have a min. depth of 450mm good quality imported topsoil (BS3882), do not use topsoil contaminated with subsoil, rubbish or other materials. Do not compact soil, preserve a friable texture of separate visible crumbs where ever possible. Topsoil to be treated with an application of herbicide prior to planting, where necessary, strictly in accordance with the Control of Pesticides Regulations 1986 (or otherwise updated/ superceded legislation), & following manufacturer's instructions by qualified staff & then should be cultivated to 150mm depth prior to planting. Where existing beds are to be cleared & recultivated, incorporate new spent compost 20% & topsoil 80% into all tree, shrub & hedge areas. All shrub beds/ grasses areas shall have a suitable slow release fertilizer applied at the manufacturers specified rates.
- Formal Hedges: Trench to be dug min 500mm wide x 400mm deep (base broken out to facilitate drainage) and a peat free compost or slow release fertiliser incorporated into the back fill material.
- All turf & grass seed mixes are to be supplied by an approved supplier. All turves are to be laid horizontally to adjacent hard surfaces in a staggered pattern to encourage establishment. All grassed areas are to be watered as necessary to ensure their establishment & continued thriving. New grassed areas to have a min. depth of 150mm good quality imported topsoil (BS3882) & to be treated as item 5, many new soils into existing where necessary. Carry out all work when soil & weather are suitable:

- Do not sow or turf during periods of frost or strong winds
- Sow only in Spring & Autumn
- Ensure that adequate watering & weed control is available.

- For all ornamental trees one 80litre bag of tree planting compost (non-peat based) is to be incorporated in the tree pits. For all ornamental trees the tree pit should be large enough to comfortably accommodate the rootball. Backfilling with excavated soils to replicate the existing horizons. All trees are to be planted in line with BS8545:2014 Trees from nursery to independence in the landscape - Recommendations: Para 10.2.7 Topsoil should not be used below depth of the original topsoil.
- Carry out all work when soil & weather conditions are suitable. Do not plant during periods of frost or strong winds. Plant only in the following periods: - Container grown plants. At anytime if ground water & weather conditions are favourable- Rootballed & bare root trees & shrubs November-March- Ensure adequate watering & weed control is available.
- Water all plants & trees on the same day of planting, plant only into moist soil & water thoroughly to the full depth of soil immediately after planting. Water regularly through the establishment period (minimum 3 months) to prevent dehydration (min. once a week in periods of drought) to ensure the establishment of the plants during the 12month defects period.
- The contractor must ascertain for himself/herself the exact position of underground services & maintenance points prior to carrying out any digging on site.

PLANTING AFTERCARE - 5 year establishment period

Generally

- Carry out the operations in the following clauses for a period of 12 months from the date of practical completion.
- Remove all soil & arisings from hard surfaces & grassed areas. Generally leave the works in a clean & tidy condition at completion & after any maintenance operations.
- Maintain all grass areas, shrub beds and hedgerow planting free of litter and excessive weed growth (ie. growth that would be detrimental to the intended planting). Do not allow rubbish, grass cuttings, or other deleterious materials to be deposited on any of the planted areas during the establishment period.
- Water all trees, shrubs & hedges in periods of drought (no significant rainfall for 5-7days) during the growing season of the 12months defect liability period. (Growing season is typically late Spring to early Autumn). Water once a week so the soil is fully saturated to encourage deep roots to establish & continue this until significant rainfall.
- Any plants which die or show signs of poor health should be replaced towards the end of the 12month defects liability period by the contractor (Exclusions: Theft or malicious damage after completion). The cause of death or poor health should be investigated & the issue re-mediated prior to any new planting. If necessary plant species can be substituted (with prior agreement with the Landscape Architect) if particular plants are not suitable for the situation due to unforeseen circumstances.
- At the end of the first 12 month maintenance period ensure soil is thoroughly moistened prior to re-mulching, applying water where necessary, re-mulch all planting beds to a depth of 75mm.
- After the 12month defects liability period the plants within private ownership (front & back gardens) will be the responsibility of the individual home owner, maintenance of all public areas will be passed onto the management company which will need to replace any trees or shrubs that die within a 5 year period in line with the original proposals.

Shrub Beds

APPLY TO ALL YEARS

- Maintain weed free
- Replace dead/dying plants
- Water in periods of drought 10 litres per shrub per week.
- Remove deadwood.
- At the end of year 5, thin shrub beds to allow adjacent plants to achieve their species potential.

Grass

- Maintenance of grassed areas shall include mowing, watering as necessary to saturate soil below, trimming edges to pavings & planted areas at every cut, removing all debris & stones over 30mm in size, prior to mowing, weeding by cultivating, forking hoeing & raking & re-seeding any portions considered necessary & removing from site all debris & stones created by the operations. Pavements to be swept clean of any grass cuttings. Strimming round base of all trees will be carried out with a strimmer fitted with a protective guard to prevent bark damage.
- Grass to be cut fortnightly throughout growing season to height between 25-30mm & remove clipping to tip (April to October)
- Any areas of grass where bulbs are planted must not be mown until leaves turn yellow or show signs of die-back.
- Spike and scarify periodically to promote free drainage and remove moss and thatch.
- In drought conditions the following modifications to specified mowing operations shall be implemented: Cutting heights shall be raised to 45mm, mowing shall only continue so long as grass growth continues to reach maximum advisable height.

Hedging

- The aim is to establish a stable and healthy hedgerow within 3 years from planting with a well shaped framework.

Maintenance operations:

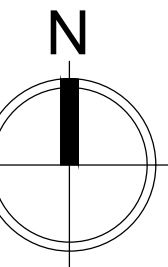
- Maintained base of plants weed free; spot treat as necessary.
- Replace dead and missing plants or those which fail to establish properly.
- Water throughout the summer months after any period without significant rainfall.
- Ensure plants are secure and upright in the ground. Firm up where necessary.
- After the second growing season, formative prune the hedgerow on an annual basis to remove any dead, diseased or damaged shoots and create a balanced form for future growth.

Trees

- Inspect trees and ensure that they are establishing in an upright & safe manner, gently firm loosened soil around trees, straighten leaning trees accordingly.
- Stakes and ties; check annually that the stakes are secure and adjust ties to allow for growth as necessary. Remove stakes at the end of the third growing season.
- Trees should be watered once a month regardless of weather conditions during the defects liability period in the growing season (through the irrigation pipe) to ensure that the trees are encouraged to produce deep roots. Water trees in periods of drought at a the following rates: 150 litres per tree - 14-16cm girth trees & above 75 litres per tree - 10-12cm girth trees & below
- Prune deadwood, crossing branches etc. Replace dead/dying trees.
- Routine pruning should include the following operations: The removal of dead, diseased, damaged or dying branches only where they pose a risk to the users of the site.
- The removal of branches or epicormic growth around the trunk of the tree where it is restricting access, growing over footpaths or obstructing lighting to be cut back.
- Inspection and reporting any incidence of pests and diseases which could cause trees or limbs to fail.
- Any routine tree works should be carried out between August to the end February to avoid the bird nesting season. If this is unavoidable a bird nest and/ or bat survey must be undertaken prior to works being carried out.

Existing Trees

- The existing trees around the development should be inspected annually by a suitably qualified arboricultural consultant to ensure that they are in good health and are not hazardous to the users of the site.
- Any tree works should be carried out by suitably qualified arboriculturists to the best arboricultural standards, considering all safety implications (especially working near roads, on embankment and or near a water course) and working in accordance with BS 3998 (2005).
- Carry out a health and safety inspection on all the trees on and around the site on an annual basis and after any severe high winds to ensure that the trees are maintained in a safe condition and will not pose a risk to the users of the site. Any works required to reduce this risk should be carried out at the earliest opportunity.
- Routine pruning should include the following operations: The removal of dead, diseased, damaged or dying branches only where they pose a risk to the users of the site. Trees within woodland areas away from houses or areas not intended to be used by the general public should be left as dead and decaying wood are all part of a health natural woodland ecosystem.
- The removal of branches or epicormic growth around the trunk of the tree where it is restricting access, growing over footpaths or obstructing lighting to be cut back.
- Inspection and reporting any incidence of pests and diseases which could cause trees or limbs to fail.
- Any works to existing trees must maintain the natural shape of the tree, after any tree works the trees should not appear to be topped or lopped.
- If trees are to be felled this operation should be done in a safe manner complying with all current regulations including BS 3998. Where gaps have been created plant a replacement tree of native origin as agreed with the local authority.
- Any routine tree works should be carried out between August to the end February to avoid the bird nesting season. If this is unavoidable a bird nest and/ or bat survey must be undertaken prior to works being carried out.



Rev	Description	Initial	Date
C	Drawing status updated	KAS	Jun21
B	North Boundary treatments amended	KAS	May21
A	Specs updated	KAS	Feb21

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CLIENT

Tyson Construction

PROJECT TITLE

Victory St

DRAWING TITLE

Landscape Proposals

STATUS

PLANNING

SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
VARIABLES	A1	KAS	-	June21
PROJECT NO.	DRAWING NO.	REV.		
206	01	C		