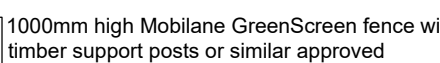
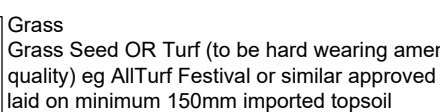
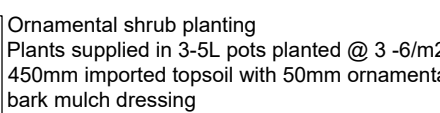
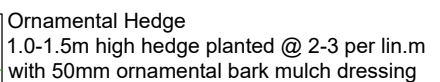
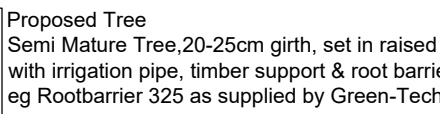
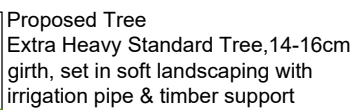
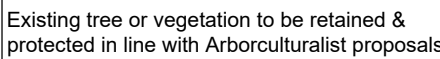


- ## KEY



- 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 BS5396 Parts 1-4 Specification of Nursery Stock)
- All planting is to be in general compliance with BS4248:1989 '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 rubbish, soil or other materials. Do not compact soil, preserve a friable texture of separate viable 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 / superseded 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 fertiliser applied at the manufacturers specified rates.
- Shrub Compost. Specimen plants to be planted in a pit 400 x 400 x250mm depth with 5 litres Tree & Shrub Compost.
- All areas of ornamental planting are to be mulched to a depth of 50mm with an amenity grade bark mulch unless plants are located in gravel.
- 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.
- All trees are to have irrigation pipe with cap wrapped around rootball prior to back filling the tree pit.Trees are to be planted securely either underground gully in accordance with an approved guying system or staked & secured as follows:
 - Heavy Standard are to be secured using 2no. treated softwood stakes with cross bar, driven firmly into the ground. Stakes to be 1000mm above ground & fixed to tree with suitable rubber tree tie & spacer
 - Standard are to be secured using a single stake driven firmly into ground (0.6m above ground level) & secured with a rubber tie & spacer
 - Multi-stem trees are to be secured using a single angled stake driven firmly into ground & secured with a rubber tie & spacer.
- 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 UNLESS in raised beds where imported topsoils are to be used. All trees are to be planted in line with BS8545:2014 Tree: 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. Root-balled & 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.

Generally

- Maintain all grass areas, shrub beds and hedges/planting free of litter and excessive weed growth (i.e. growth that would be detrimental to the intended planting). Do not allow rubbish, grass cuttings, or other detrimental materials to be deposited on any of the planted areas during the establishment period.
- Plants, shrubs, and hedges must be protected in periods of drought (no significant rainfall for 5-7 days) during the growing season of the 12 months defect liability period. (Growing season is typically late spring to early Autumn). If necessary, a week so that the fully established plants will continue to grow until significant rainfall.
- Any plants which die or show signs of poor health should be replaced towards the end of the 12 months defect 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.
- After the first 12 months defect liability period, the contractor shall ensure that the water management is maintained as necessary, re-much all planting beds to a depth of 50mm.
- After the 12 months defect 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 who will need to replace any trees or shrubs that die within a year period in line with the original proposals.

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 areas of grass cuttings, and watering of grass cuttings by watering. The grass cuttings shall be removed from site of all debris & stones, and the areas shall be covered by the operations. Pavements to be swept clean of any grass cuttings. Strimming round base of all trees will be carried out with a trimmer fitted with a protective guard to prevent bark damage. Grass to be cut fortnightly throughout growing season to height between 25-30mm & show slips to tipping 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 aerify periodically to break up soil compaction, remove debris 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.

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.

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.

Climbers

- Maintain weed free
- Replace dead/dying plants
- Water in periods of drought a minimum of 2 times a week.
- Prune annually (timing species dependant)

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 should be checked 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 inspected for signs of insect damage or other weather conditions during the defects liability period (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 the following rates:

- 10 litres per tree – 1st year period 1st & 2nd year
- Prune deadwood, crossing branches etc. Replace dead/dying trees.

Routine pruning should include the following operations:

- Remove dead, diseased, ragged and/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 it is unavoidable a bird nest and/or bat survey must be undertaken prior to works being carried out.

PLANTING SCHEDULE

Shrubs						
Nr	Code	Name	Height (cm)	Container	Habit	Density
2	CAB	Ceanothus 'Autumnal Blue'	40-60	3L		2 per m ²
33	CIS	Chiosythia ternata 'Sundance'	30-40	5L		3 per m ²
4	EUGS	Eucyrtum Emerald in Gold	30-40	5L		4 per m ²
36	HeRa	Hebe rakaiensis	30-40	5L		3 per m ²
3	HPW	Hydrangea 'Pinky Winky'	60-80	10L		2 per m ²
20	LaV	Laurencia 'Vera'	20-30	5L		4 per m ²
20	SJR	Skimmia jap. Rubella'	20-30	5L		4 per m ²
20	SKG	Skimmia Kew Green'	30-40	5L		3 per m ²
5	SyGM	Spirea 'Goldmound'	30-40	5L		3 per m ²
40	VD	Viburnum davidii	30-40	5L		3 per m ²

Climbers						
Nr	Code	Name	Height (cm)	Container	Habit	Density
5	HyP	Hydrangea petiolaris	100-120	10L	Sev leaders	

Hedge						
Nr	Code	Name	Height (cm)	Container	Habit	Density
247	PrL	Prunus lusitanica	90-120	10L	Bushy	2 per lin m

Trees						
Nr	Code	Name	Height (cm)	Girth	Root	Form
4	BeP	Betula pendula	425-600	14-16cm	RB	Extra Heavy Std
3	PcC	Pinus caleyana 'Chanticleer'	600-750	20-25cm	RB	Semi mature
3	PrA	Prunus avium	425-600	14-16cm	RB	Extra Heavy Std
3	SoA	Sorbus aria	425-600	14-16cm	RB	Extra Heavy Std
1	Sau	Sorbus aucuparia	425-600	14-16cm	RB	Extra Heavy Std

HhW - Mobilane GreenScreen Fence 100cm high planted with Hedera helix 'Woerner' - 32 lin m

B	Amended to latest site plan	KAS	Apr
A	Block 3 Rear garden arrangement amended	KAS	Feb
Rev	Description	Initial	Date

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CLIENT
Guinness Developments Limited

PROJECT TITLE

Dob Brook Close

DRAWING TITLE

Detailed Marking Proposals

PLANNING

SCALE	SUCCESS	DRAMA	CHUCKED	DATE
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1:200	A1	KAS	-	Apr 21
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PROJECT NO.	DRAWING NO.	REV.
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251	03	B
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