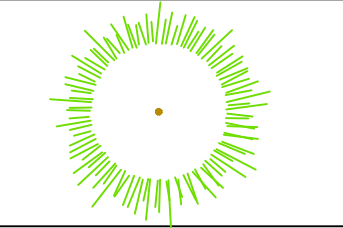
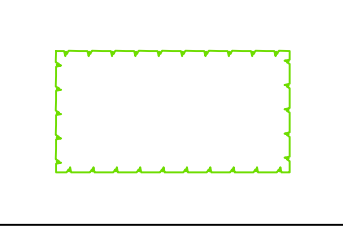


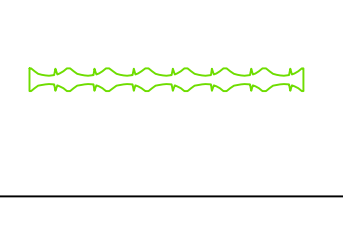
Existing trees to be retained



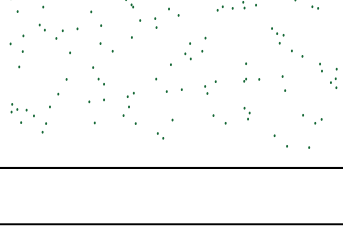
Proposed tree planting



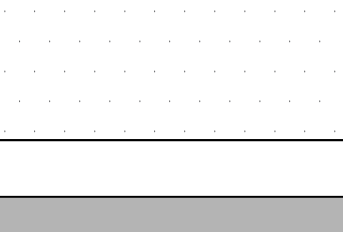
Proposed shrub planting



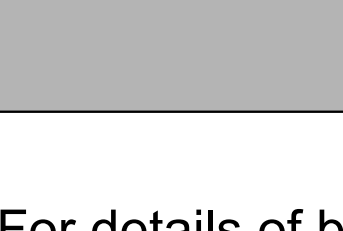
Proposed hedge planting



Grass - turf



Tarmac to roads, footpaths and driveways



RPC Paving Solutions 450 x 450 textured flag or similar app

For details of boundary treatments refer to Arcus LLP drawing P-06

Plant Schedule

Trees						
Abbreviation	Species	Height	Girth	Specification	Pot Size	Number of Plants
BP	Betula pendula	360-425cm	12-14cm	Heavy Standard: 3x RB	18	2
SA	Sorbus aucuparia	360-425cm	12-14cm	Heavy Standard: 3x B	18	2
SJR	Sorbus Joseph Rock	360-425cm	12-14cm	Heavy Standard: 3x B	18	1
						Total: 5 No.

Hedges						
Abbreviation	Species	Specification	Height	Pot Size	Density	Number of Plants
FS	Fagus sylvatica	Double staggered row	60-80cm	B	6m	784
						Total: 784 No.

Shrubs				
Abbreviation	Species	Height	Pot Size	Number of Plants
AJV	Aucuba japonica 'Variegata'	40-60cm	3L	7
BOC	Bergenia cordifolia	20-30cm	3L	51
CET	Ceanothus thyrsiflorus repens	20-30cm	3L	8
CTS	Choisya ternata Sundance	30-40cm	3L	6
EEL	Elaeagnus x ebbingei 'Limegold'	40-60cm	3L	7
EEG	Euonymus fortunei 'Emerald 'n' Gold'	20-30cm	3L	19
EUEG	Euonymus fortunei 'Emerald Gaiety'	20-30cm	3L	36
HMW	Hebe 'Mrs Winder'	30-40cm	3L	63
HEP	Hebe pinnatifida 'Page'	30-40cm	3L	15
HEDH	Hedera helix	40-60cm	3L	32
PFF	Pieris 'Forest Flame'	40-60cm	3L	8
SR	Skimmia japonica 'Rubella'	30-40cm	3L	23
				Total: 275 No.

SPECIFICATION

GROUND PREPARATION - GENERAL

Preparing for topsoiling

Grading and cultivation shall be in accordance with BS 4428:1988 section 4. Subsoil that is to receive topsoil shall, whether obviously overcompacted or not, be thoroughly broken up by hand, by heavy rollers, by subsoiler or lined equipment with adequate passes made to thoroughly break up the surface to a depth of 150mm, cleared of all large stones, bricks, perennial weeds, tree roots (excluding living tree roots), coarse vegetation and other extraneous matter.

Subsoil grading

Subsoil shall only be graded after loosening as above, and this shall be undertaken by the use of a tractor and blade grader on large areas and by a small mechanical grader or by hand on small areas. Ground shall at no time be traversed by heavy machinery, for grading or any other purpose after subsoiling and/or topsoiling has taken place.

Waiting on weeds

When subsoil is deposited in low lying areas to raise formation levels, it shall be lightly consolidated and left broken up ready to receive topsoil. Imported fill material shall be natural subsoil free from mineral, concrete or organic material with any one dimension greater than 100mm. All imported fill material shall be approved by the Landscape Architect prior to spreading on site.

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 3882: 2015, Recommendations and classification for topsoil, clause 4.1a. The soil shall be free of weeds, roots or perennial weeds, pests, diseases, stones, tree roots, stumps, stumps and foreign matter and shall be capable of being broken down to a fine 8th.

Temporary topsoil heaps

The depositing of temporary heaps of topsoil shall be so arranged that possible damage to existing grass, plants, tarmac, paving etc. is avoided. Unless otherwise agreed by the Landscape Architect, temporary spoil heaps shall be on protected ground. Such protection shall take the form of temporary, plastic, sheets, boards or similar covering. If damage does occur, it shall be made good to the satisfaction of the contractor's own experts. Areas excavated to receive topsoil shall have not had the base loosened and shall not be used as temporary off loading areas. If the bottom of the excavation has been loosened off, loading on these areas is permissible.

Spreading topsoil

When a topsoil replacement the formation level shall be cleared of all stones, rubbish, debris with any one dimension greater than 75mm. Areas to be seeded or turfed shall be covered by topsoil 150mm thick and areas to be planted shall be covered by topsoil 400mm thick. Topsoil shall be spread in an evenly consolidated layer and shall be left covered of all roots, stones and debris with any one dimension greater than 50mm throughout its depth. Unless otherwise stated the finished level shall be 25mm above adjacent hard areas. No topsoil shall be spread until the subsoil grade has been inspected by a Landscape Architect.

PLANTING

Cultivation

Planting areas shall be cultivated to a depth of 225mm in the original ground, or where the ground is compacted, ripped and reworked. The soil shall be free of stones, bricks, stumps and all other debris arising which have any dimensions greater than 50mm and remove off site to tip. Do not cultivate across any drain where the stone is flush with the ground surface.

Soil improvers

Where directed, composts, fertilisers or other additives shall be incorporated into the soil. Spent mushroom compost or similar shall be spread to the specified thickness and incorporated, by rotovating, into the top 150mm. Fertilisers, organic or inorganic, shall be raked into the top 25mm.

Rejection of plants

All plant material should comply with the minimum requirements in BS 3361: 1992 Specification for trees and shrubs and BS 3361: 2007 Specification for forest trees. Any plant material, which in the opinion of the Landscape Architect, does not meet the requirements of the Specification, or is unsuitable, or defective in any other way, may be rejected. The minimum specified sizes in the plant schedule will be strictly enforced. The contractor shall replace all plants rejected at his own cost.

Planting

All plant material shall generally be planted between November and March in open cool weather. Planting shall not take place in frosty, snowy or waterlogged conditions. Where approved, soil or container grown plants may be planted outside the specified season. But adequate watering shall be supplied. Trees or damaged roots and branches shall be removed and replaced.

Planting of saplings, transplants and shrubs

The nature of the material to be planted is variable and the contractor shall allow for planting to be properly carried out in all cases as described in BS 4428: 1988 section 7. Any tree planting, section 8 (Rooted planting) and section 9 (Planting of shrubs, herbaceous and tall). All plants shall be planted at same depth, or very slightly deeper, as they were grown. Roots shall not be bent, broken or forced into inadequate pits or voids. Plants shall be upright, firm in wind and resistant, with no air pockets around roots. All pits and not exceeding shall be carefully removed prior to planting. All pits and voids shall be immediately be packed with soil and stored ready for removal to tip. Plants shall be planted at the specified centres. On steep slopes this shall be in the horizontal measure.

Tree planting within soft landscape areas

Trees shall conform to BS 3361: 1992 and be planted in tree pits of the following sizes unless directed otherwise:
Fruit trees - 200 x 300 x 450
Deciduous standards - 100 x 100 x 100 x 600
Heavy standards/Extra heavy standards - 120 x 120 x 120 x 600
Excavated subsoil or stone shall be carried off site to tip. The bottom 250mm of the pit shall be dug and broken up. The bottom of the pit shall be backfilled with subsoil (or imported) to comply with BS 3882: 2015. The top 300mm of the pit shall be backfilled with imported topsoil as specified unless directed otherwise.

Compost for planting pits

Compost shall be a proprietary product, bark based incorporating fertilisers, and improving additives. The type of compost shall be approved before its delivery on site, and the details of the product shall be supplied. Carbon plant growing compost is accepted. Where directed compost shall be added to and mixed with topsoil backfill at the following rates:
Fruit trees - 40 litres
Deciduous standards - 60 litres
Heavy standards/Extra heavy standards - 80 litres

Stakes for trees

Stakes shall be painted round softwood, pointed, minimum diameter 75mm. The stakes shall be driven into the base of the tree pit prior to placing the tree and backfilling. Stakes shall in general have a clear height above the finished ground level as follows unless directed otherwise:
Fruit trees - 1200mm (one tie)
Deciduous standards - 1200mm (one tie)
Heavy standards/Extra heavy standards - 1200mm (one tie)
Heavy standards/Extra heavy standards - 1200mm (one tie)

Tree ties

Ties for bare-rooted trees, shall be approved rubber section type with cushioned spacer such as Torms, or other equal and approved. Nails shall be flat headed galvanised and shall hold the ties securely into the stake. Ties shall not be over tight on the tree stems. Ties available from Torms Limited, Whitwell Street, Huddersfield, Yorkshire, Airedale, TNY 2SP.
Fruit trees - 24 (one tie)
Deciduous standards - Type L1 (one tie per stake)
Heavy standards/Extra heavy standards - Type L3 (one tie per stake)

Tree ties

For trees and container grown trees shall be 50mm rubber tree belts in a figure of eight around the tree. Fixed to the stake with two flat head galvanised nails.
Fruit trees - one belt
Deciduous standards - two belts
Heavy standards/Extra heavy standards - two belts

Planting of trees

The trees shall be set upright and at the same depth as grown in the nursery, the roots shall be spread out (bareroot) and the soil followed by compost topsoil mixture, backfilled. Backfilling should be done to ensure close contact between roots and by firming in layers (bareroot). The soil shall be left level and tidy, any subsoil clods, bricks or stones over 50mm entering, collected and carried off site.

Mulching

A 75mm compacted layer of medium grade pulverised bark, with a particle size of not more than 100mm and containing no more than 10% fines, shall be spread to form a continuous layer covering the whole of the bed, or in the case of standard trees within grass shall be in the form of a circle of 800mm diameter around the base of the tree. Weeds and transplants shall be mulched in the form of a 300mm diameter circle around the base of the tree. Where trees are planted within grass a circular hemp mulch mat is required beneath the layer of mulch at the diameters stated above, secured with fixing pegs. The tree or surface shall be as dry as possible.

TURFING

Soil preparation and cultivation

All areas to be turfed shall be cultivated to a depth of at least 100mm, all weeds, stones and refuse larger than 50mm shall be removed to Contractor's tip, and shall be brought to a fine 8th. Allow for hand cultivation where machine work is not possible.

Turf

Turf shall be extra-quality meadow turf and shall comply to BS 3361: 1998 A1: 2013 and shall be laid in accordance with BS 4428: 1988, section 6. Turfing. The Contractor shall supply a sample of the turf he proposed to use for approval of the Landscape Architect and shall ensure that all turves are similar to the approved sample. The Contractor shall inform the Landscape Architect of the location of the supply, so that turf can be inspected prior to lifting.

Season

Turf shall be laid when weather and soil conditions are suitable and, where possible, preference should be given to autumn and early winter operations. No turf shall be laid in exceptionally dry or frosty weather or in other unsuitable weather conditions.

Delivery and stacking

For large areas, turf shall be delivered at appropriate intervals throughout the work so as to avoid stacking for long periods.

Laying

No turf shall be laid until the soil preparation has been satisfactorily completed by being brought to an even 8th and firmness. Turves from the stack shall be wheeled to turf layers on plants laid closely and by side. Adequate border plants shall be used to support operations and barriers, and provide access. The turves shall be laid in consecutive rows with broken joints (vertical bonds), closely butted and to the correct levels. The turf shall be laid off plants working over turves previously laid. Where necessary, the turves shall be lifted and evenly firm with wooden battens, the bottom of the turves being frequently scraped clean of accumulated soil or mud. A dressing of finely sifted topsoil shall be applied and well brushed into the joints. Any inequalities in finished levels owing to variation in turf thickness or uneven consolidation of soil shall be adjusted by raising and/or packing fine soil under the turf. A roller shall not be used. The finished levels of the turf shall conform to the levels indicated, allowing for final settlement. Turf edges and margins shall be laid with whole turves. Turves adjoining buildings, walls or fences shall be taken to the face of the structure, giving complete soil cover.

Laying around trees

Turf shall not be laid to within 300mm of any tree trunk.

Watering

The Contractor shall be responsible for the replacement of any scorched turf. All necessary watering shall be carried out with sprinklers or oscillating sprays so as not to wash soil out of joints. If shrinkage occurs and the joints open, fine topsoil shall be brushed in and well watered.

PROTECTION TO EXISTING TREES

The recommendations in BS 5827: 2012, Trees in Relation to Design, Demolition & Construction must be complied with at all times. For details of tree protection refer to tree survey report.

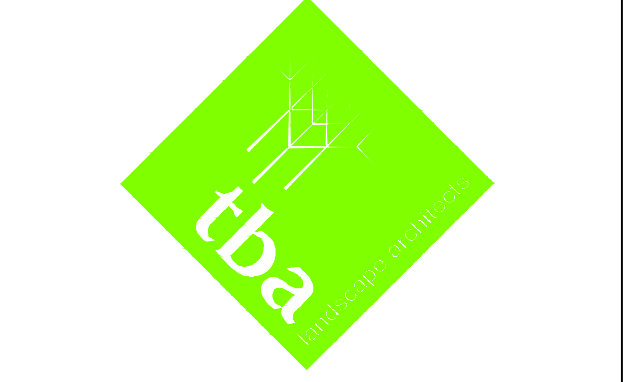
MAINTENANCE

Refer to the landscape management plan

All maintenance to be carried out to be transferred to the adopting authority/ householder from the date of planting and turfing to ensure successful establishment. All dead, diseased, damaged plants must be replaced during this time unless the local Planning Authority states, in writing, any variation to this.

Minor amends 25.05.22 A JW

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Project
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WYTHENSHAW COMMUNITY HOUSING GROUP

Title
LANDSCAPE PROPOSALS

Date May 22
Dwn JW
Scale(s) 1:200
Cktd @ A0
Dwg no 6923.01
Rev A