PLANT SCHEDULE

TREES

| Abb. | Botanical Name | Form / X Transplanted | Girth (cm) | Min. Height (cm) | Root Condtion / Pot Size | Min. no Breaks / Habit | Density |
|---|---|---|---|---|---|---|---|
| BP | Betula pendula | Selected Standard: 2x | 10-12cm | 300-350cm | RB | | |
| BP (HS) | Betula pendula | Heavy Standard: 3x | 12-14cm | 350-425cm | RB | | |
| FS (HS) | Fagus sylvatica | Heavy Standard: 3x | 12-14cm | 350-425cm | B | | |
| MGH | Malus 'Golden Hornet' | Selected Standard: 2x | 10-12cm | 300-350cm | B | | |
| MT | Malus tschonoskii | Selected Standard: 2x | 10-12cm | 300-350cm | B | | |
| PA (HS) | Prunus avium | Heavy Standard: 3x | 12-14cm | 350-425cm | B | | |
| PA | Prunus avium | Selected Standard: 2x | 10-12cm | 300-350cm | B | | |
| PP (HS) | Prunus padus | Heavy Standard: 3x | 12-14cm | 350-425cm | B | | |
| SAS | Sorbus aucuparia | Selected Standard: 2x | 10-12cm | 300-350cm | RB | | |
| SJR | Sorbus 'Joseph Rock' | Selected Standard: 2x | 10-12cm | 300-350cm | RB | | |
| TC (HS) | Tilia cordata | Heavy Standard: 3x | 12-14cm | 350-425cm | B | | |

SHRUBS

| Abb. | Botanical Name | Form / X Transplanted | Girth (cm) | Min. Height (cm) | Root Condtion / Pot Size | Min. no Breaks / Branches | Density |
|---|---|---|---|---|---|---|---|
| BTA | Berberis thunbergii 'Atropurpurea Nana' | | | 30-40cm | 3L | | 4/m² |
| CTR | Ceanothus thyrsiflorus repens | | | 30-40cm | 3L | | 4/m² |
| CTS | Choisya ternata Sundance ® | | | 30-40cm | 3L | | 3/m² |
| CSF | Cornus stolonifera 'Flaviramea' | | | 60-80cm | 3L | | 4/m² |
| CD | Cotoneaster dammeri | | | 30-40cm | 3L | | 3/m² |
| EFF | Escallonia 'Red Elf' | | | 40-60cm | 3L | | 4/m² |
| EFEG | Euonymus fortunei 'Emerald Gaiety' | | | 20-30cm | 3L | | 4/m² |
| HG | Hebe 'Green Globe' | | | 30-40cm | 3L | | 4/m² |
| HPP | Hebe pinguifolia 'Pagei' | | | 30-40cm | 3L | | 4/m² |
| HHG | Hedera helix 'Glacier' | | | 25-30cm | 2L | | 4/m² |
| HMT | Hypericum x moserianum 'Tricolor' | | | 30-40cm | 3L | | 4/m² |
| LAM | Lavandula angustifolia 'Munstead' | | | 30-40cm | 3L | | 4/m² |
| LP | Lonicera pileata | | | 30-40cm | 3L | | 4/m² |
| PFA | Potentilla fruticosa 'Abbotswood' | | | 30-40cm | 3L | | 4/m² |
| PLO | Prunus laurocerasus 'Otto Luyken' | | | 40-60cm | 5L | | 3/m² |
| SKJ | Skimmia japonica 'Rubella' | | | 30-40cm | 3L | | 4/m² |
| SJA | Spiraea japonica 'Anthony Waterer' | | | 30-40cm | 3L | | 4/m² |
| VD | Viburnum davidii | | | 25-30cm | 3L | | 4/m² |

BULBS - 200 No. to be planted in drifts in areas as shown

| | |
|---|---|
| AU | Allium ursinum |
| CN | Crocus nudiflorus |
| CV | Crocus vernus |
| CS | Crocus x stellaris |
| GS | Galanthus nivalis |
| HN | Hyacinthoides non-scriptus |
| IF | Iris foetidissima |
| IP | Iris pseudacorus |
| NC | Narcissus cultivars |
| NP | Narcissus pseudonarcissus |

NOTES

Attach bird boxes to 20% of the buildings. Boxes to be in accordance with TEP's Code for Sustainable Homes report.

Pesticide use such as weedkillers, insecticides, slug pellets and fungicides are to be kept to a minimum to prevent any cumulative effects within the animal food chain.

Peat free compost and mulch shall be used.

All clearance of existing vegetation shall be carried out outside the British bird breeding season (March - September) or a nesting bird survey should be carried out beforehand.

SPECIFICATION

GROUND PREPARATION - GENERAL

**Preparing for topsoiling**
Grading and cultivation shall be in accordance with BS 4428:1989 section 4.
Subsoil that is to receive topsoil shall, whether obviously overcompacted or not, be thoroughly broken up by hand, by heavy rotovator, by subsoiler or tined equipment with adequate passes made to thoroughly break up the surface to a depth of 150mm, cleared of all large stones, bricks, previcrete/ 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.

**Making up levels**
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 naturalsubsoil free from metal, 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: 2007. Recommendations and classification for topsoil, clause 4.1a. The soil shall be free of weeds, roots or perennial weeds, pests, diseases, debris, tree roots, sticks, subsoil and foreign matter and shall be capable of being broken down to a fine tilth.

**Temporary topsoil heaps**
The depositing of temporary heaps of topsoil shall be so arranged that possible damageto existing grass, plants, tarmacadam, paving etc. is avoided. Unless otherwise agreed bythe Landscape Architect, temporary spoil heaps shall be on protected ground. Such protection shall take the form of tarpaulins, plastic sheets, boards or similar covering. If damage does occur, it shall be made good at the contractor's own expense. Areas excavated to receive topsoil but have not had the base loosened 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**
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 seeded or turfed shall be covered by topsoil 100mm 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 cleared 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 aLandscape Architect.

PLANTING

**Cultivation**
Planting areas shall be rotovated to a depth of 225mm in the original ground, or where the ground is compacted, ripped and rotovated.

Pick off stones, bricks, timber and all other debris arising which here 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 3936:part 1, specification for trees and shrubs and part 4, specification for forest trees; BS 4043, recommendations for transplanting semi-mature trees and BS 5236 recommendations for cultivation and planting trees in the advanced nursery stock category. Any plant material, which is the opinion of the Landscape Architect, does not meet the requirements of the Specification, or is unsuitable, or defective in any other way, will 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, pot or container grown plants may be planted outside the described season, but adequate watering shall be supplied. Torn or damaged roots and branchus shall be cleanly pruned prior to planting.

**Planting of whips, 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: 1989 section 7. Annotly tree planting, section 8 Woodland planting and section 9 Planting of shrubs, herbaceous and bulbs. All plants shall be planted at same depth, or very slighly deeper, as they were grown.Roots shall not be bent, broken or forced into inadequate pits or notches. Plants shall be upright, firmed in arnd wind resistant, with no air pockets around roots. All pots and root wrappings shall be carefully removed prior to planting. All pots and wrappings arising shall immediately be picked up and stored ready for removal to tip. Plants shall be planted at thespecified centres. On steep slopes this shall be in the horizontal measure.

**Tree planting**
Trees shall conform to BS 3936 and be planted in tree pits of the following sizes unless directed otherwise:
Feathered trees 900 x 900 x 450 up to 3 metres high (0.36m)
Selected standards 1000 x 1000 x 600 up to 4.25 metres high (0.60m)
Heavy standard/Extra heavy standards 1200 x 1200 x 600
Excavated subsoil or storre shall be carried off site to tip. The bottom 250mmmof the pit shall be dug and broken up. Backfill shall be imported topsoil as specified unless directed otherwise.

**Compost for planting pits**
Compost shall be a proprietary product, bark basedincorporating 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. Cambark planting compost isapproved. Where directed compost shall be added to and mixed with soil in the following rates:
Feathered trees - 1 bag: 60 litres
Selected standards - 1.5 bags: 120 litres
Heavy standard/Extra heavy standards - 2 bags: 180 litres

**Stakes for trees**
Stakes shall be peeled round softwood, pointed or 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:
Feathered trees - 750mm (one 3M)
Selected standards - 900mm (2 stakes, one 5a each)
Heavy standard/Extra heavy standards - 1200mm (2 stakes, one 5a each)
The stake shall be long enough to drive until they hold the tree firmly without rocking.

**Tree ties**
Ties shall be approved nail-on type with cushioned spacer such as Toma, 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 J Toma Limited, Wheater Street, Headcorn, Ashford, Kent, TN27 9SH.
Feathered Type D4
Select standards Type L1
Heavy standard/Extra heavy standards Type L3

**Planting of trees**
The tree shall be set upright and at the same depth as grown in the nursery, the roots shall be spread out and the topsoil, or compost/topsoil mixture, backfilled. Backfilling should be done to ensure close contact between roots and by firming in layers. The soil shall be left level and tidy, any subsoil clods, bricks or stones over 50mm arising, collected and carted 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 shall be in the form of a circle of 600mm diameter around the base of the tree. Whips and transplants shall be mulched in the form of a 300mm diameter circle around the base of the tree. This is to be maintained up until the sale of the house.

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 tilth. Allow for hand cultivation where machine work is not possible.

**Turf**
Turf shall be extra-quality meadow turf and shall comply to BS 3969 and shall be laid in accordance with BS 4428 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 tilth and firmness. Turves from the stack shall be wheeled to turf layers on planks laid correctly side by side. Adecuate timber planks shall be used to support operatives and barrows, and provide access. The turves shall be laid in consecutive rows with broken joints (one turf wide), closely butted and to the correct levels. The turf shall be laid off planks working over turves previously laid to avoid unnecessary treading. No turves shall be lightly and evenly firmed with wooden beaters, the bottom of the beaters being free from any adhesive matter or accumulated soil or mud. A dressing of finely sifted topsoil shall be applied and well worked into the joints. Any hollows shall be corrected by lifting the turf and adding or removing soil. Any subsequent settlement shall be made good by repacking 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.

MAINTENANCE
All maintenance to be carried out up to handover 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.

**Weeding**
All beds to be kept weed free by cultivating and by using approved herbicides. Beds to be forked over as necessary to keep soil loose to approved consitency with no hollows.

**Pruning**
At appropriate time, prune plants to remove dead, dying or diseased wood and suckers to promote healthy growth and natural shape.

**Watering**
The Contractor shall enaure that sufficient water is applied to maintain healthy growth.

**Litter**
Site to be kept free of litter.

**Grass cutting**
The initial cut shall be carried out when first growth is apparent, blades set 20mm above ground. The Contractor shall continue cutting at appropriate intervals during the growing season and maintain 40mm high sward until grass areas are handed over. Watering, weeding, cutting, repair of all erosion and settlement and re-seeding as necessary to establish a uniform and healthy stand of grass shall continue until handover to the householder.

Subject to planning consent
Side window required
1.8m fence detail 1
Panelled wall and Trellis detail 2
Wall, fence and trellis detail 3
1.2m high railing detail 4
1.2m high railing and vehicular gate detail 5
Courtyard vehicular gate detail 6
Rear pedestrian gate Detail 7
(corner plots to have oversil trelis above gate)
Proposed Landscaping
1.8m plot division fence detail 8
Existing Landscaping to be removed
Proposed rasied speed tables using existing cobbles

| | | |
|---|---|---|
| Amends to layout | June 13 | F |
| Amends to layout | Mar 13 | E |
| Amends to take account of CfSH report | Sept 11 | D |
| Replan | Aug 11 | C |
| Amends to layout | Feb 10 | B |
| Minor amends | Jan 10 | A |

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Date | Rev

17 JUN 2013

tba
landscape architecture

Landscape Architecture
Arboriculture

1st Floor, Building2
Wharf Business Centre
Lower Wharf Street
Ashton-under-Lyne
Lancs OL6 7PB

Tel: 0161-308 3765
E-mail: info@trevorbridge.co.uk

Project
SITE 4, ASHVILLE TERRACE / ARRON STREET, MOSTON, MANCHESTER
REDROW HOMES LIMITED

Title
LANDSCAPE PROPOSALS

SHEET 1 OF 2

| Date | Scale(s) | Dwg no | Rev |
|---|---|---|---|
| Aug 11 | 1:250 | 3739.04 | F |

Dwn: NF/HS | Chkd: JW