1 Proposed Landscape Plan
1 : 200

PLANTING NOTES

1. 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 5HJ) which refers to the receipt, unloading & temporary storage of plants.

2. 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)

3. All planting is to be in general compliance with BS4428:1989 'Code of Practice for general landscape operations (excluding hard surfaces)'.

4. All plants and fauna shall be planted in the recommended season.

5. 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.

6. Where necessary levelling shall be carried out by hand to eliminate ponding hollows. Finished topsoil level shall be 25mm above adjoining paved areas and 150mm below damp proof courses level to the adjacent building.

7. Sub-soil cultivation shall be undertaken to break up the existing sub-soil to a suitable depth.

8. The Contractor shall provide surface water drainage serving hard landscaping in areas of poor infiltration to avoid ponding.

9. Shrub beds to have a min. depth of 450mm good quality imported topsoil (BS3882), do not use topsoil contaminated with subsoil, rubbish, stones larger than 50mm 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where necessary, strictly in accordance with the Control of Pesticides Regulations 1986 (or otherwise updated/ superceded legislation), & following manufacturer's instructions by qualified staff & then should be cultivated to 150mm depth prior to planting.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 a 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.

10. Shrub Compost. Specimen plants to be planted in a pit 400 x 400 x250mm depth with 5 litres Tree & Shrub Compost.

11. 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. Allow for 1000mm wide clear area for Rosa & Lavandula species hedges to establish.

12. All turf & grass seed mixes are to be supplied by an approved supplier. Turf shall comply with BS 3969: 1998 & the recommendations for turfing contained in BS 4428: 1989. The constituent grasses shall include not less than 65% fescues and shall not include Ryegrass. 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: - Preference shall 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. - Ensure that adequate watering & weed control is available.

13. Trees are to be planted securely either underground guyed 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

14. Tree pits shall be excavated to allow adequate clearance between root ends (when fully spread) & the side of the pit, & the depth shall be at least 75mm greater than the root system. The size of pots for standard trees shall be not less than 600mm square & 600mm deep and for extra heavy standard trees 900mm square & 900mm deep. In any material other than clay, the base of the pit shall be excavated to a further depth of 150mm and a dished layer of clay incorporated to a depth of 100mm - 150mm. Tree planting: Inorganic fertiliser (9:7:7) shall be worked into the top of the backfill at the rate of 100 grms per tree. All surplus excavated subsoil etc shall be removed from the site. Backfilling 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 .

15. Trees planted in grass are to have a 1m dia turf cut around the base of the tree & circle filled with 75mm depth with an approved medium grade pulverised bark mulch (no larger than 110mm). as provision to protect trees from strimmer damage.

16. Mulch for trees/ ornamental planting is to be an approved medium grade pulverised bark mulch (no larger than 110mm) to be spread throughout all planted areas & topped up annually. - Ornamental planting 50mm deep
- Hedges 50mm deep
- Trees 75mm deep

17. All large plants and trees shall be clearly labelled with both the species and supplier name. Batches of shrubs or small trees and plants shall be similarly identified.

18. All planting of trees and shrubs shall be carried out between October and March. Consideration to be taken into account & planned for within the construction programme. Where the works programme does not provide for tree and shrub planting to be carried out in the appropriate season, it shall be completed during the first planting season following Practical Completion. The cost of carrying out such landscape works after Practical Completion shall be at the expense of the Contractor.

19. Ensure adequate watering & weed control is available.

20. 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.

21. Prior to commencement of works on site, exact positions & the depths of services shall be obtained for all utilities

PLANTING AFTERCARE - 5 Year Establishment Period

Generally

· 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 5-7 days) during the growing season of the 12 months 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 are stolen from the site prior to Practical Completion shall be replaced by the Contractor. · Any plants which fail / die during the defect liability period shall be replaced by the Contractor. The Employer shall determine whether a plant has failed.

· 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.

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.

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.

Herbaceous Beds
Maintain weed free
Replace dead/dying plants
Water in periods of drought a minimum of 2 times a week.
Every 2-4 years (species dependant) divide plants.

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.

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 these 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 end 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.

PLANTING SCHEDULE

Shrubs

Nr.	Code	Name	Height/Spread (cm)	Container	Habit	Density
54	HAG	Hebe 'Autumn Glory'	30-40	5L	Bushy	3 per m²
36	LaV	Lavandula x Intermedia Vera	20-30	5L / 7.5L	Bushy	4 per m²
4	CaE	Cornus alba 'Elegantissima'	60-80	10L	Branched	Refer To Plan

Herbaceous

Nr.	Code	Name	Height/Spread (cm)	Container	Habit	Density
8	GeO	Geranium 'Orion'		5L		4 per m²

Hedge

Nr.	Code	Name	Height/Spread (cm)	Container	Habit	Density
99	Fs	Fagus Sylvatica	60-90	2L	Bushy	3 per m²

PLANTING KEY

- PROPOSED HEDGE: 0.6 - 0.9m HIGH FAGUS SYLVATICA HEDGE PLANTED @ 3 PER LIN.M WITH 75mm ORNAMENTAL BARK MULCH DRESSING
- PROPOSED GRASS TURF: LINDUM FESTIVAL TURF (OR SIMILAR APPROVED) LAID ON MIN. 150mm IMPORTED TOPSOIL
- PROPOSED ORNAMENTAL SHRUB PLANTING: CORNUS ALBA ELEGANTISSIMA IN 450mm IMPORTED TOPSOIL WITH 75mm BARK MULCH SPREAD AFTER PLANTING
- PROPOSED ORNAMENTAL SHRUB PLANTING: LAVANDULA X INTERMEDIA VERA IN 450mm IMPORTED TOPSOIL WITH 75mm BARK MULCH SPREAD AFTER PLANTING
- PROPOSED ORNAMENTAL SHRUB PLANTING: GERANIUM 'ORION' IN 450mm IMPORTED TOPSOIL WITH 75mm BARK MULCH SPREAD AFTER PLANTING
- PROPOSED FEATURE SPECIMEN SHRUB PLANTING: HEBE 'AUTUMN GLORY' IN 600mm IMPORTED TOPSOIL WITH 75mm BARK MULCH SPREAD AFTER PLANTING

Fagus Sylvatica (Fs)

Cornus Alba Elegantissima (CaE)

Hebe 'Autumn Glory' (HAG)

Geranium 'Orion' (GeO)

Lavandula x Intermedia Vera (LaV)

Lindum Festival Turf

NORTH

0 2.0 4.0 6.0 8.0 10.0 20.0m

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P-01	Issued For Planning	01.03.2023	DN	RE

KEY

- PROPOSED SITE BOUNDARY (SITE AREA: 1643.5 m² / 17690 ft²))
- EXISTING 2.1m HIGH BRICK WALL TO BE REPAIRED OR MADE GOOD, WHERE REQUIRED - APPROX. HEIGHT
- EXISTING 0.80m LOW BRICK WALL TO BE REPAIRED OR MADE GOOD, WHERE REQUIRED - APPROX. HEIGHT
- EXISTING 1.5m HIGH CLOSE BOARD TIMBER FENCING
- EXISTING 1.5m HIGH CLOSE BOARD TIMBER FENCING WITH TIMBER GATE
- PROPOSED 1.5m HIGH CLOSE BOARD TIMBER FENCING (TO MATCH EXISTING)
- PROPOSED 1.5m HIGH CLOSE BOARD TIMBER FENCING WITH TIMBER GATE
- THRESHOLD / ENTRY POINT
- EXISTING TREES - TO BE RETAINED
- EXISTING TREES - TO BE REMOVED
- EXISTING TARMAC - SHARED SURFACE / FOOTPATH

Client: SUMO Developments

Project: Maybank House, Altrincham

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Drawing Status: PLANNING

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