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URBAN DESIGN &
MASTERPLANNING

FUSION STUDENTS LTD

DEANS_GATE SOUTH, NEW STUDENT TOWER BLOCK

Soft Landscape Specification & Management Plan



Quality Assurance

ISO 9001 & 14001 Registered Firm



IDP Landscape Ltd is a practice of Chartered Landscape Architects and a registered company with the Landscape Institute.

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1.0 INTRODUCTION

- 1.1. IDP Landscape Ltd are appointed by Fusion Students Ltd to provide the landscape specification and management plan for the proposed development.
- 1.2. This document outlines the specification of quality and workmanship for the soft landscape scheme including play equipment and the maintenance and management schedules for a 5-year period, although it is anticipated that it will remain in place by the Management Company in perpetuity after 5 years. The programme of maintenance and management is detailed in Section 5.
- 1.3. Best practice working procedures will be adhered to at all times during the construction works, and key works will be undertaken by fully trained operatives. A copy of this document will be kept on Site where it will be available at all times.
- 1.4. Detailed plans are appended to this document in Section 6.



2.0 CONTRACTOR SCOPE OF WORKS

- 2.1. All planting works will be carried out by the Landscape Sub-contractor in accordance with the approved drawings and implemented in accordance with the phased programme of works.
- 2.2. The soft landscape areas are illustrated on the drawings appended to Section 6. All areas of public open space should be implemented and maintained as per this document while other construction works are ongoing. This would aid establishment and minimise losses through vandalism. The remaining areas of landscaping can come forwards when construction works on Site are complete.
- 2.3. The main contractor is responsible for the preliminary external works package to include:
 - Site clearance works including areas of existing vegetation which is necessary and agreed.
 - Completion of hard landscape works.
 - Installation of street furniture.
 - The importing of soil as necessary to the soft landscape in accordance with the specification.
 - Preparation of sub-grade and main excavation works.
- 2.4. The Landscape Sub-contractor is responsible for the following:
 - Supply, delivery and storage of the specified plants as listed in the approved landscape drawings.
 - Preparation of the subsoil to all planting areas and tree pits.
 - Supply and delivery of the approved topsoil, and confirmation of the soil analysis and amelioration.
 - Topsoil spreading, grading and profiling.
 - Drainage medium to tree pits.
 - Carrying out of all planting works including associated works.
 - 12 months rectification period and maintenance and management post Practical Completion for trees and planted areas.
- 2.5. The Landscape Sub-contractor should report to the Site Agent where necessary for clarifications on this document.



3.0 LANDSCAPE SPECIFICATION

GENERAL

- 3.1.1. All plants should be supplied in accordance with BS 3936 Specification for Nursery Stock and the HTA 'National Plant Specification'. Delivery and handling of all plant material to be in accordance with BS 3936: Part 1, Part 4, Part 5. All planting is to be undertaken in accordance with BS 4428 Code of Practice for General Landscape Operations.
- 3.1.2. Excavation for planting beds and subsequent planting should not take place during periods of bad weather, if the ground is waterlogged or frozen to avoid damaging the soil structure.
- 3.1.3. The Landscape Sub-contractor should make themselves aware of the proximity to underground services, overhead cables, buildings and boundaries prior to planting operations.
- 3.1.4. The Landscape Sub-contractor should minimise tracking over the Site or storage of materials prior to planting to avoid damage to the existing soil conditions.
- 3.1.5. Except where otherwise specified, all materials and workmanship shall be in accordance with the appropriate British Standards.

PREPARATION

- 3.2. **Site clearance:**
 - 3.2.1. Remove rubbish, concrete, metal, glass, decayed vegetation and contaminated topsoil.
 - 3.2.2. Remove stones with any dimension exceeding 50mm.
 - 3.2.3. Remove material containing toxins, pathogens or other extraneous substances harmful to plant, animal or human life.
 - 3.2.4. Clear any scrub and vegetation to ground level by flail mowing and remove arisings; retain and protect trees as indicated on drawings.
 - 3.2.5. Large roots: grub out and dispose of without undue disturbance of soil and adjacent areas.
- 3.3. **Imported Lightweight Subsoil:**
 - 3.3.1. In areas where lightweight subsoil is required profiles and levels this should be in accordance with FLL 'Guidelines for the planning, construction, and maintenance of green roofs' and GRO 'Green Roof Code: Code of Best Practice for the UK'.
 - 3.3.2. When loosening:
 - Light and non-cohesive subsoils: When ground conditions are reasonably dry, loosen thoroughly to full depth.



- Wet conditions: Do not loosen subsoils.
- Compacted areas: rip and de-compact to promote free drainage.

3.3.3. Immediately before spreading subsoil, remove stones larger than 50 mm.

3.3.4. Remove from Site and arisings, contaminants, debris and builders' rubble.

3.4. **Greenroof Substrate:**

3.4.1. Where imported substrate is used the Landscape Sub-contractor should ensure that the substrate supplier provides the substrate specification in accordance with FLL 'Guidelines for the planning, construction, and maintenance of green roofs' and GRO 'Green Roof Code: Code of Best Practice for the UK'. Documentation for all imported substrate should be submitted prior to starting work.

3.4.2. The substrate should be placed into the planters immediately following deliver to site and not stored for more than 24hours. Once spread to the appropriate depth the substrate can be de-compacted to promote free drainage.

3.5. **Topsoil for tree pits:**

3.5.1. Where imported topsoil is used the Landscape Sub-contractor should ensure that Greenblueurban RootSoil 20 is provided in accordance with the approved tree pit details shown on drawing 'LA5567 009A - Public Realm Trees'. Documentation for all imported topsoil should be submitted prior to starting work.

3.5.2. The topsoil should be stored in accordance with Greenblueurban's recommendations. Once spread to the appropriate depth the topsoil can be de-compacted to promote free drainage.

3.6. **Topsoil handling:**

3.6.1. Do not contaminate topsoil with:

- Subsoil, stone, hardcore, rubbish or material from demolition work.
- Other grades of topsoil.

3.6.2. Keep multiple handling to a minimum.

3.6.3. Wet conditions: Handle topsoil in the driest condition possible. Do not handle during or after heavy rainfall or when it is wetter than the plastic limit less 3%, to BS 1377-2.

3.7. **Topsoil/Substrate/Lightweight Subsoil depths:** Planting areas be to a depth shown on the detailed planting plans and details drawings 'LA5567 003+005+007+008'. Rooting depths should



be as follows:

- Maximum substrate depth of 500mm for planters.
- Lightweight subsoil to be used beneath 500mm depth substrate where required.
- Rootsoil 20 topsoil to treepits in accordance with drawing 'LA5567 009A - Public Realm Trees'.
Topsoil to be backfilled into cellular system and pit, refer to Greenblueurban recommendations.

3.8. Spreading Topsoil/Substrate/Lightweight Subsoil:

3.8.1. In accordance with Greenblueurban and substrate providers recommendations.

3.8.2. Layers:

- Gently firm each layer before spreading the next.
- Ensure correct planting depth is achieved after firming and settlement

3.8.3. Crumb structure: Do not compact topsoil/substate. Preserve a friable texture of separate visible crumbs wherever possible.

3.8.4. Soil levels should be 50mm lower than adjacent kerbs, paving and planters after settlement, and not less than 150mm below DPC of adjoining buildings.

3.9. **Weed Control:** Use herbicide to suppress perennial weeds if necessary, no more than 2 weeks prior to final cultivation.

PLANTING

3.10. Times of year for planting

- Deciduous trees and shrubs: Late October to late March.
- Conifers and evergreens: September/October or April/May.
- Perennial and herbaceous plants (including marginals): September October or March/April.
- Container grown plants: At any time if ground and weather conditions are favourable.
- Watering and weed control: Provide as necessary.

3.11. Plants/Trees general:

3.11.1. Condition: Materially undamaged, sturdy, healthy and vigorous.

3.11.2. Appearance: Of good shape and without elongated shoots.

3.11.3. Hardiness: Grown in a suitable environment and hardened off.



- 3.11.4. Health: Free from pests, diseases, discoloration, weeds and physiological disorders.
- 3.11.5. Budded or grafted plants: Bottom worked.
- 3.11.6. Root system and condition: Balanced with branch system.
 - Standard: The relevant parts of BS3936.
- 3.11.7. Species: True to name.
- 3.11.8. Origin/Provenance: British grown, not imported.
- 3.11.9. Definition: Origin and Provenance have the meaning given in the National Plant Specification.

3.1. Container grown plants/trees:

- 3.1.1. Peat free growing medium: With adequate nutrients for plants to thrive until permanently planted.
- 3.1.2. Plants: Centred in containers, firmed and well watered.
- 3.1.3. Root growth: Substantially filling containers, but not root bound, and in a condition conducive to successful transplanting.
- 3.1.4. Hardiness: Grown in the open for at least two months before being supplied.
- 3.1.5. Containers: With holes adequate for drainage when placed on any substrate commonly used under irrigation systems.

3.2. Labelling and information:

- 3.2.1. General: Provide each plant/tree or group of plants/trees of a single species or cultivar with supplier's labelling to BS3936 for delivery to Site, showing:
 - Full botanical name.
 - Total number.
 - Number of bundles.
 - Part bundles.
 - Supplier's name.
 - Employer's name and project reference.
 - Plant specification, in accordance with scheduled National Plant Specification categories.

3.3. Plant handling, storage transport and planting:

- 3.3.1. Standards to be kept in line with CPSE Code of Practice for 'Handling and Establishing Landscape Plants, Parts I, II and III.



3.3.2. Protect plants from frost.

3.3.3. Handle plants with care. Protect from mechanical damage and do not subject to shock, e.g. by dropping from a vehicle.

3.4. Planting Shrub/Herbaceous:

3.4.1. Timing: Late October to late March. Or where container grown at any time where weather conditions are favourable.

3.4.2. Following cultivation, weed control and fertilizer operations described above plants should be laid out as per the Planting Plans.

3.4.3. In accordance with BS4428 planting holes should be approximately 150mm wider than the root spread. The shrubs should be set in the holes so that the soil level, after settlement, will be at the original root collar level on the stem of the shrub.

3.4.4. The holes should be backfilled to half their depth and should be firmed by treading. The remainder of the topsoil should then be returned and again firmed by treading

3.5. Planting Trees:

3.5.1. If planting is not carried out immediately after delivery, rootballed trees should be placed close together and the ball or container should be covered with sand or moist peat to prevent drying out and freezing in accordance with BS4428.

3.5.2. Tree pit excavations should be at least twice the diameter of the root spread and 1.5 times the depth of the roots to be planted.

3.5.3. Break up subsoil to the sides of the pit and replace excavated subsoil with topsoil.

3.5.4. Ensure trees are planted at the original root collar soil depth by observing the soil mark on the stem.

3.5.5. Backfill soil around the tree and lightly firm to ensure close contact with the roots.

3.5.6. Underground guying: refer to approved drawings for details.

3.5.7. Root barriers: refer to approved drawings for details. As a minimum, a 600mm deep barrier should be installed where the rootball is within 2m of a building foundation or within 3m of an existing underground service route.

3.6. Trees in hard surfacing:

3.6.1. Tree guards to be installed to protect stem from external damage. Products should be agreed with



the Client and indicated on the detailed landscape designs approved tree pit details. As a minimum the tree guard should be 1.8m high by 600 mm diameter in steel and fixed to tree grille as per manufacturers specification.

3.6.2. Ensure that protection methods do not impede natural movement of trees or restrict growth.

3.7. **Mulching:**

3.7.1. Clear all weeds and water soil thoroughly prior to mulching.

3.7.2. Spread medium grade bark of 100% recycled content to BS EN ISO 14021, free of pests, disease, fungus and weeds.

3.7.3. The minimum depth should be 50mm over all planted areas.

3.7.4. Finished level of mulch should be 30mm below adjacent planters or edging.

3.8. **Watering:**

3.8.1. During establishment of landscaped areas ensure that sufficient water is applied using a fine rose sprinkler to maintain healthy growth.

3.8.2. Thoroughly water areas of shrub and tree planting following planting and in periods of unseasonably dry weather to ensure successful establishment. Allowance for watering should be incorporated in any the Landscape Sub-contractors' scope of work and fees.

3.9. **Failures of planting:**

3.9.1. Defects due to materials or workmanship not in accordance with the Contract:
Plants/trees/shrubs that have failed to thrive.

– Exclusions: Theft or malicious damage after completion.

– Rectification: Replace with equivalent plants/trees/shrubs.

3.9.2. Replacements: To match size of adjacent or nearby plants of same species or match original specification, whichever is the greater.

3.9.3. Timing of making good: During the next suitable planting season.



4.0 MANAGEMENT RESPONSIBILITIES

GENERAL

- 4.1. These clauses should be read in conjunction with the approved landscape scheme to enable appropriate ongoing maintenance and management of planted areas, hard landscaping and street furniture.
- 4.2. All landscape maintenance and management operations, where they do not conflict with ecological operations, should be in accordance with BS 4428:1989 'Code of practice for general landscape operations' (excluding hard surfaces). Ongoing landscape maintenance and management operations are to be in accordance with sound horticultural and ecological principles, and where relevant to be in accordance with BS 7370-4:1993 'Grounds Maintenance Recommendations for maintenance of soft landscape' (other than amenity turf).
- 4.3. It is intended that the landscape scheme will be implemented by a BALI registered Landscape Sub-contractor appointed by Fusion Students, and upon completion will hand over the ongoing maintenance and management responsibilities of each landscaped area to the appointed Management Company.
- 4.4. The appointed Management Company will be responsible for the ongoing maintenance and management of all landscaped areas during the lifetime of the new development, which is expected to exceed 25 years. The rectification period shall be for 12 months, after which the Management Company, where adopted is liable for any failures, maintenance and management including necessary replanting, watering, resurfacing, repairs and or replacements.
- 4.5. Fusion Students will continue to be responsible for retaining the appropriate Consultants; Landscape Architects, Arborists and Ecologists, to carry out the monitoring of consented ecological mitigation, landscape and habitat establishment across the Site. It is recommended that this takes the form of a joint annual inspection/audit of the Site followed by a condition report complete with future recommendations/rectifications.
- 4.6. Generally, the appointed Management Company is responsible for the following:
 - Watering: Ensure water supply is available for necessary application to wet to field capacity, as necessary for the continued thriving of all planting.
 - Litter and debris: Collect and remove from Site, all litter or debris found within planted areas included within the maintenance responsibilities.
 - Leaving the Site in a good condition: Removing any soil or arisings from hard surfaces.



- Dead or failing plants: During the rectification period replacement planting is the responsibility of the appointed Landscape Sub-contractor. In the subsequent years, following fulfilling their contract, the Landscape Sub-contractor will hand this responsibility over to the appointed Management Company.
- Weather damage: Any planting or seeding which has been subject to frost heave or wind rock and are therefore struggling to establish.

PLANTING

4.7. General

- 4.8. Maintain a weed free area around each tree and shrub, minimum diameter the larger of 1m or the surface of the original planting pit.
- 4.9. Remove dead flower heads, fallen leaves, litter and debris and deposit off-Site in order to maintain a tidy and clean appearance to the shrub areas.
- 4.10. Fork over beds to keep soil loose, with gentle cambers and no hollows. Do not reduce depth or effect of mulch.
- 4.11. Refirm plants/trees around the base until firmly bedded following strong winds and other disturbances.
- 4.12. Check and adjust/refix tree guards, stakes and ties or replace defective elements, allowing for growth and to prevent chafing.

4.13. Pruning generally

- 4.14. Pruning should be carried out in accordance with good horticultural, arboricultural and ecological practice.
- 4.15. When pruning, make cuts above and sloping away from an outward facing healthy bud, angled so that water will not collect on cut area.
- 4.16. Thin, trim and shape each specimen appropriately to species, location, season, and stage of growth, leaving a well-balanced natural appearance.
- 4.17. Remove growth encroaching onto paths, roads, signs, sightlines and road lighting luminaires annually.
- 4.18. Prune ornamental shrubs to encourage healthy and bushy growth and desirable ornamental features e.g., flowers, fruit, autumn colour, stem colour.
- 4.19. Remove suckers by cutting back level with the source stem or root.



4.20. Pruning flowering species of shrubs

4.21. Time of year:

- Winter flowering shrubs: Spring.
- Shrubs flowering between March and July: Immediately after the flowering period.
- Shrubs flowering between July and October: Back to old wood in winter.

4.22. Formative pruning of young trees

4.23. Ensure that the type and timing of pruning operations suit the plant species.

4.24. Do not prune during the late winter/early spring sap flow period.

4.25. Crown prune by removing dead branches and reducing selected side branches by one third to preserve a well-balanced head and ensure the development of a single strong leader.

4.26. Remove duplicated branches and potentially weak or tight forks. In each case cut back to live wood.

4.27. Climbing plants

4.28. When pruning, remove excess growth, to ensure that signs, light fittings, doors and windows are kept clear at all times.

4.29. Insecure growth: Attach to supporting wires or structures using 1mm diameter black plastics coated steel wire.

4.30. Supporting structures: Check and repair as necessary.

4.31. Dead and diseased plants/trees

4.32. Remove within one week of notification.

4.33. Replace plants/trees in the next scheduled round of replacement planting.

4.34. Removal of dead plant material

4.35. At the end of the growing season, check all shrubs/trees/hedges and remove all dead foliage, dead wood, and broken or damaged branches and stems.

4.36. Reinstatement of planting areas

4.37. In the presence of mulch/matting materials, carefully move to one side and dig over the soil,



leaving it fit for replanting.

- 4.38. Use pit and plants to original specification or to match the size of adjacent or nearby plants of the same species, whichever is the greater.
- 4.39. Apply slow release fertilizer at rate shown by manufacturer's recommendations.
- 4.40. **Weed control generally**
- 4.41. Ensure weed cover is less than 5% at all times, and no weed to exceed 100mm high.
- 4.42. Remove the minimum quantity of soil, and disturb plants, bulbs and mulched surfaces as little as possible.
- 4.43. Rake the area to a neat, clean condition and reinstate mulch to original depth.
- 4.44. Use suitable foliar acting herbicide to kill regrowth. Allow recommended period for herbicide to take effect before clearing dead weeds.
- 4.45. **Soil aeration**
- 4.46. Where compacted soil surfaces arise, prick up with fork to aerate the soil of root areas and break the surface crust.
- 4.47. Do not damage plants and their roots.
- 4.48. **Maintenance of mulch**
- 4.49. Thickness of mulch to be a minimum of 50mm and topped up twice per year.
- 4.50. Mulch spill on adjacent areas should be cleared of debris and returned to the planted area.
- 4.51. Remove weeds growing on or in mulch by hand weeding.
- 4.52. **Fertilizer**
- 4.53. Apply during February or March using a slow release fertilizer, spreading evenly at a rate as recommended by the manufacturer.

HARD LANDSCAPE AREAS/FENCING/STREET FURNITURE

- 4.54. The following clauses refer to hard landscape, fencing, and street furniture under the stewardship of the appointed Management Company. Please refer to drawings 'LA5567 002+004+006' for further information. These are as follows:



- Resin bound gravel areas.
- Wetpour surface.
- Composite decking.
- Gravel maintenance strips.
- Aluminium metal edging.
- Aluminium pergola.
- Tables and bar stools.
- Raised planters – bespoke and specified.
- Integrated bench seat.
- Bespoke bar unit.
- Trough planters.
- Individual and modular seats
- Litter bins.

4.55. Apply a suitable foliar acting or residual herbicide to manage weed growth. Allow recommended period for herbicide to take effect before clearing arisings.

4.56. Remove litter, leaves and other debris from all hard surfaces.

4.57. Remove mud, silt and debris from surface gutters and channels.

4.58. Empty traps and flush clean drainage gullies.

4.59. Rake over any gravel areas and remove weeds, litter, leaves and debris, and level off.

4.60. Repair paving areas in accordance with the original paving specification or BS 7370-2, clause 4.12.

4.61. Repair or replace street furniture and fencing as necessary.

4.62. Stain removal in accordance with BS 7370-2, Table 4.

4.63. **Timings**

4.64. Layout of the hard landscape and installation of all street furniture to be completed in line with the construction programme.



5.0 MAINTENANCE & MANAGEMENT SCHEDULES

5.1. The following table indicates the ongoing maintenance operations to be carried out in year 1 in the period between practical completion and the end of the rectification period.

Maintenance and Management Operations Year 1	Timing of operations (January to December)											
	J	F	M	A	M	J	J	A	S	O	N	D
General Operations												
Watering: At regular intervals during spring and summer months following planting. Additional watering during dry spells as required.	As required											
Dead and diseased plants: Remove within one week of notification. Replace plants in the next scheduled round of replacement planting. Replacement plants to original specification or to match the size of adjacent or nearby plants of the same species, whichever is the greater. Apply slow release fertilizer at rate shown to manufacturer's recommendations.	As required											
Weed control generally: Ensure weed cover is less than 5% at all times, and no weed to exceed 100 mm high. Where manual weed control using hand tools has proved unsuccessful use suitable residual herbicide to manufacturer’s instructions.	As required											
Mulch: To all areas of shrub and tree planting to a depth of 50mm, twice per year. Remove weeds growing within the mulch by hand.				x						x		
Clearance of fallen leaves: Leaf litter to be composted off Site. Twice a month or as required.										x	x	x
Litter picking: Emptying and cleaning of litter bins. Contents disposed of off-Site.	Weekly or as necessary											
Snow/ice removal: Excessive snow to be removed from plants to avoid damage. Gritting to hard surfaces to be non-toxic, biodegradable and eco-friendly.	As required											
Shrubs/ Herbaceous												
Litter and debris: Remove dead flower heads, fallen leaves and debris.	As required											
Weed control: Maintain weed free area with a minimum diameter of 1m around each plant.	As required											
Pruning: Cut back to encourage bushy growth.	As required											
Proposed trees												
Stakes and Ties: Adjusted each year to allow for growth. Removed when tree has sufficiently established to support itself, usually after 2 years.	As required											
Crown lifting/thinning: Ensure a clearance of 2.5m above footpaths/roadways to maintain sightlines. Ensure footpaths and routes are clear from obstructions. In subsequent years thinning may be required in accordance with BS3998.	As required											
Monitoring: Remove dead, diseased or dying trees, fungal growths, fruiting bodies, climbing plants and any other foreign objects.	Monthly											



Maintenance and Management Operations Year 1	Timing of operations (January to December)											
	J	F	M	A	M	J	J	A	S	O	N	D
Climbing Plants												
Litter and debris: Remove dead flower heads, fallen leaves and debris.	As required											
Weed control: Maintain weed free area with a minimum diameter of 1m around each plant.	As required											
Pruning: Cut back to encourage bushy growth.	As required											
Fencing and Street Furniture												
Safety: Following completion a RoSPA inspection will be carried out to ensure safety of the scheme in accordance with recommended guidance for the prevention of accidents.	End of defects liability period											
Monitoring: Regular visual checking of all fencing and street furniture and tightening/adjustments/repainting/powder coating to fixings and fittings in accordance with manufacturer’s instructions. Where defects occur, areas are to be immediately fenced off and repairs are to be made at the earliest opportunity.	Monthly											
Hard surfaces and gravel areas												
Weed control to hard surfaces: Apply herbicide to hard surfaces at the start of the growing season or as required.			x	x								
Clean hard surfaces: Remove litter, leaves and other debris from all hard surfaces. Where necessary repair all hard surfaced areas in accordance with the original specification. Remove any stains in accordance with BS 7370-2, table 4.	As required											
Clean drains: Remove mud, silt and debris from surface gutters and channels. Empty traps and flush clean drainage gullies.	As required											
Maintain gravel areas: Rake over any gravel areas and remove weeds, litter, leaves and debris, and level off.	As required											



5.2. The following table indicates the ongoing maintenance and management operations to be carried out following the end of the rectification period in years 2 and ongoing.

Ongoing Maintenance and Management Operations Years 2, then in perpetuity	Timing of operations (January to December)											
	J	F	M	A	M	J	J	A	S	O	N	D
General operations												
Watering: At regular intervals during spring and summer months following planting. Additional watering during dry spells as required.	As required											
Dead and diseased plants: Remove within one week of notification. Replace plants in the next scheduled round of replacement planting. Replacement plants to original specification or to match the size of adjacent or nearby plants of the same species, whichever is the greater. Apply slow release fertilizer at rate shown to manufacturer's recommendations.	As required											
Weed control generally: Ensure weed cover is less than 5% at all times, and no weed to exceed 100 mm high. Where manual weed control using hand tools has proved unsuccessful use suitable residual herbicide to manufacturer’s instructions.	As required											
Mulch: To all areas of shrub, tree and hedgerow planting to a depth of 50mm, twice per year. Remove weeds growing within the mulch by hand.				x						x		
Clearance of fallen leaves: Leaf litter to be composted off Site. Twice a month or as required.										x	x	x
Litter picking: Emptying and cleaning of litter bins. Contents disposed of off Site.	Weekly or as necessary											
Snow/ice removal: Excessive snow to be removed from plants to avoid damage. Gritting to hard surfaces to be non-toxic, biodegradable and eco-friendly.	As required											
Ornamental Grasses												
Depending upon the species, grasses are to be cut back/ trimmed annually to promote healthy development and control growth rates.			x	x	x							
Shrubs/ Herbaceous												
Litter and debris: Remove dead flower heads, fallen leaves and debris.	As required											
Weed control: Maintain weed free area with a minimum diameter of 1m around each plant.				x								
Pruning:												
Winter flowering shrubs.			x	x								
Shrubs flowering between March and July.								x				
Shrubs flowering between July and October: Back to old wood in winter.											x	x
Removal of dead plant material: At the end of the growing season, check all shrubs and remove all dead foliage, dead wood, and broken or damaged branches and stems.										x		



Ongoing Maintenance and Management Operations Years 2, then in perpetuity	Timing of operations (January to December)											
	J	F	M	A	M	J	J	A	S	O	N	D
Proposed trees												
Proposed Trees: All trees to be checked to ensure healthy growth and safety. Pruning as required in accordance with BS 3998.	As required											
Crown lifting/thinning: Ensure a clearance of 2.5m above footpaths/roadways to maintain sightlines. Ensure footpaths and routes are clear from obstructions.	As required											
Monitoring: Remove dead, diseased or dying trees, fungal growths, fruiting bodies, climbing plants and any other foreign objects.	Monthly											
Thinning: Where the density of cover has increased such that their growth is restricting that of other species. Where possible felled species should be left in situ to provide invertebrate habitat.	As required											
Fencing and Street Furniture												
Monitoring: Regular visual checking of all fencing and street furniture and tightening/adjustments/repainting/powder coating to fixings and fittings in accordance with manufacturer’s instructions. Where defects occur, areas are to be immediately fenced off and repairs are to be made at the earliest opportunity.	Monthly											
Hard surfaces and gravel areas												
Weed control to hard surfaces: Apply herbicide to hard surfaces at the start of the growing season or as required.			x	x								
Clean hard surfaces: Remove litter, leaves and other debris from all hard surfaces. Where necessary repair all hard surfaced areas in accordance with the original specification. Remove any stains in accordance with BS 7370-2, table 4.	As required											
Clean drains: Remove mud, silt and debris from surface gutters and channels. Empty traps and flush clean drainage gullies.	As required											
Maintain gravel areas: Rake over any gravel areas and remove weeds, litter, leaves and debris, and level off.	As required											



6.0 APPENDIX

1. This drawing is based on Corstorphine and Wright layout ref '20269-2034-T-03-General Arrangement - Plan - 22 - Twenty-Second Floor' and should be read in conjunction with all other relevant drawings and specification submitted as part of this application.
2. For details of existing and proposed external levels and drainage refer to engineers drawings. Do not scale from this drawing.
3. Any discrepancies noted on this drawing are to be reported to **IDP** for clarification prior to construction.
4. The contractor shall be aware of proximity to underground services, overhead cables, buildings and boundaries prior to planting operations.
5. All landscape proposals are to be referred to a structural engineer during foundation design.



Proposed native/ornamental/perennial & grass planting
Planters to be backfilled with IN1 Green Roof Substrate by Boughton or similar approved.
Where planters exceed 500mm depth lightweight subsoil is to be used beneath substrate.

TreesShrubsHerbaceousGrasses

Number	Abbreviation	Species	Specification	Height	Pot Size	Density
4 -	Des ces G	Deschampsia cespitosa 'Goldtau'	Full pot		5L	4/m²

LANDSCAPE &
ENVIRONMENT

RIBA Stage: 

job: Deansgate South

drawn: IP

date:November 2022

checked: JP

scale @ a1: 1:20

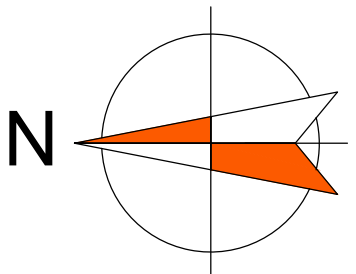
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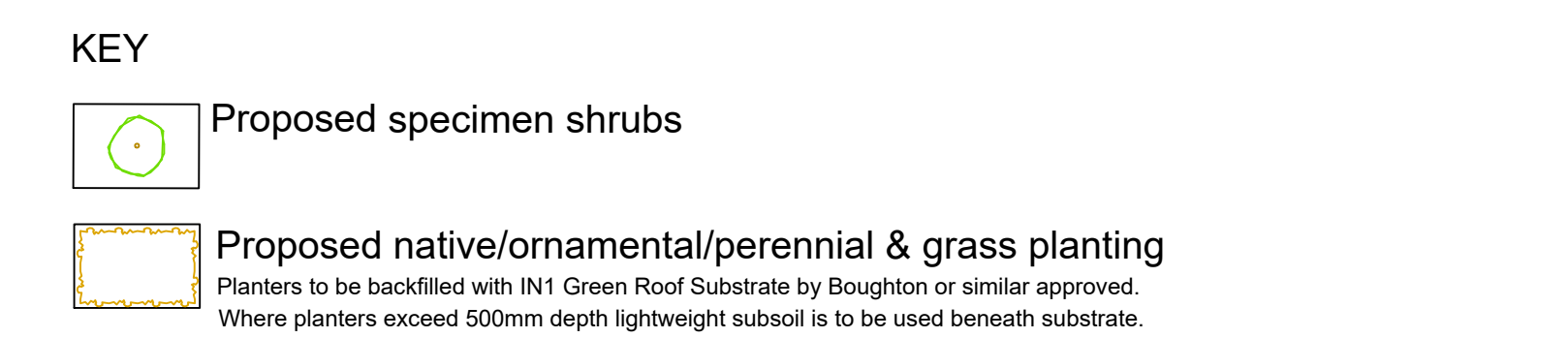
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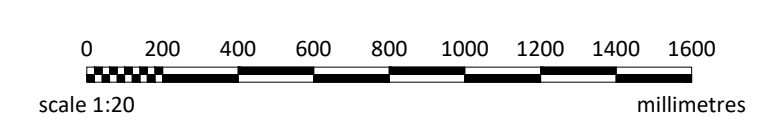
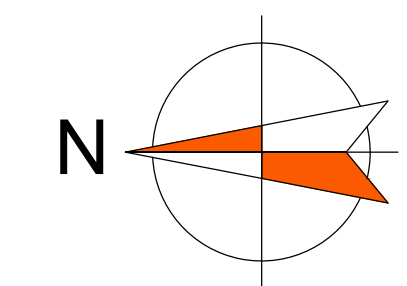
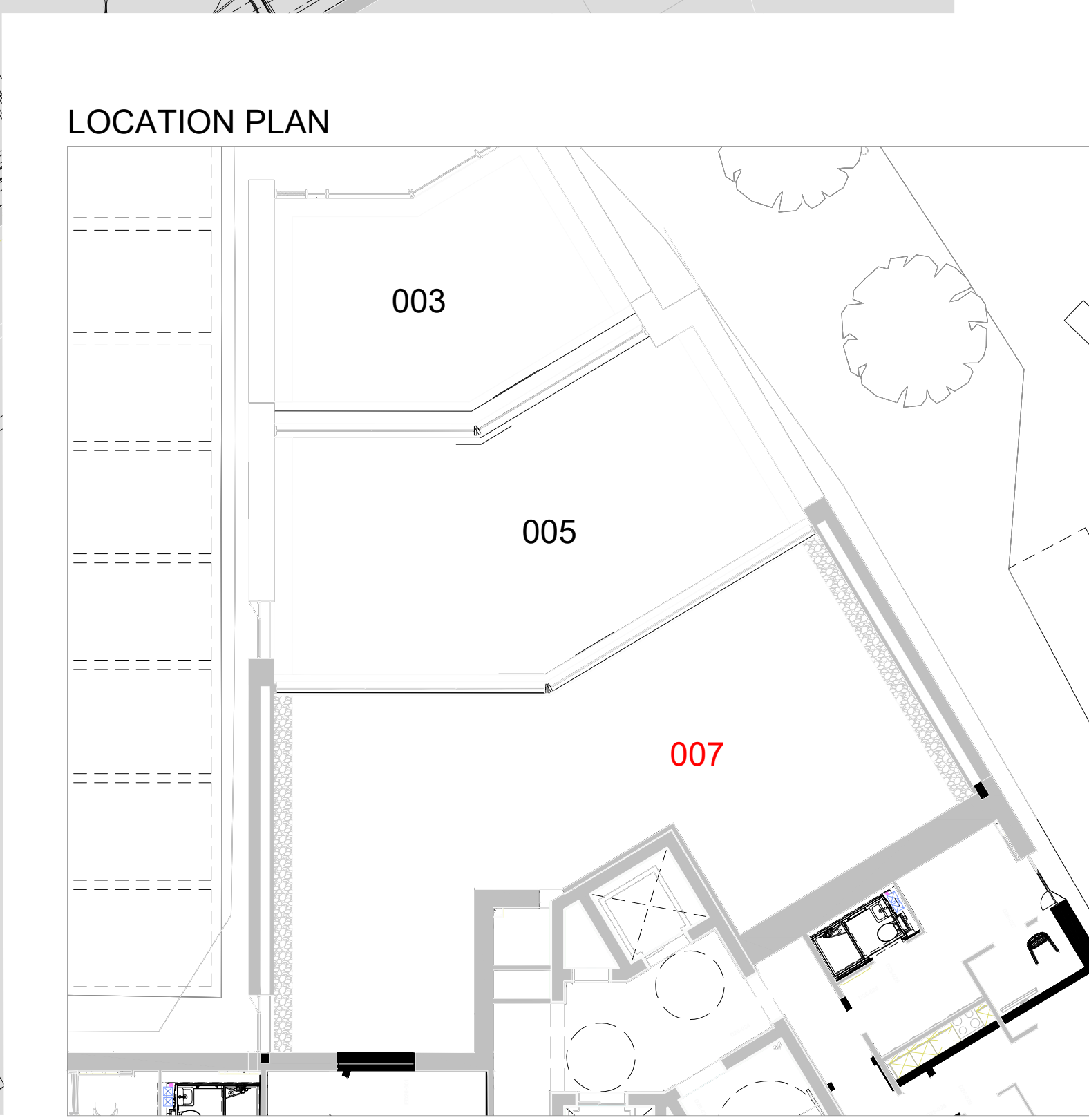


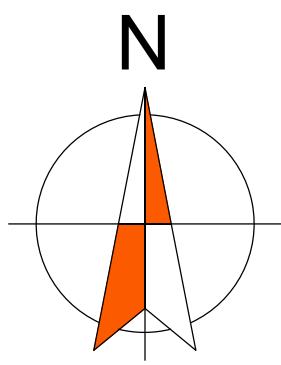


Planting Schedule							
	Shrub						
	Number	Abbreviation	Species	Specification	Height	Pot Size	Density
9 -	1	Lav ang 'A'	Lavandula argus'Alba'	Bushy; 5 breaks	30-40cm	5L	9/m²
8 -	1	Heb alb 'R' E'	Hebe albicans 'Red Edge'	Bushy; 7 breaks	N/A	5-7.5L	6/m²
11 -	1	VIN ALB	Vinca minor 'Alba'	Several Shoots; 3 breaks	15-20cm	3L	6/m²
3 -	1	Ski jap R	Skimmia japonica 'Rubra'	Bushy; 4 breaks	30-40cm	5L	9/m²
9 -	1	Pot fu R A	Potentilla fruticosa 'Red Ace'	Bushy; 5 breaks	25-30cm	5-7.5L	5/m²
5 -	1	Ski jap R	Skimmia japonica 'Rubra'	Bushy; 4 breaks	30-40cm	5L	9/m²
3 -	1	Pac ter	Pachysandra terminalis	Several shoots; 6 breaks	5L	5/m²	
3 -	1	Ros off M J	Rosaemuri 'Official's Miss Jessop's Upright'	Bushy; 5 breaks	30-40cm	5L	4/m²
3 -	1	PHOMM	Phorumn 'Maori Maiden'	Triple crown	40-60cm	25-35L	Counted

Grasses					
Number	Abbreviation	Species	Specification	Pot Size	Density
6 -	Car com P C	<i>Carex comans</i> "Frosted Curls"	Full pot	5L	3m ²
6 -	Sis ten P C	<i>Silene tenuisima</i> "Pony Tails"	Full Pot	10L	Counted
24 -	Ane les	<i>Anemonehebeles</i> <i>lessortiana</i>	Full Pot	5L	11m ²
12 -	Oph pla N	<i>Ophiopogon</i> <i>planiscapus</i>	Full Pot	5L	7m ²

Herbaceous					
Number	Abbreviation	Species	Specification	Pot Size	Density
5 -	Sal 'B'	Salvia 'Boccolffa'	Full Pot	5L	9/m ²
32 -	Per aff D R	Pericaria affinis 'Darjeeling Red'	Full Pot	2L	8/m ²





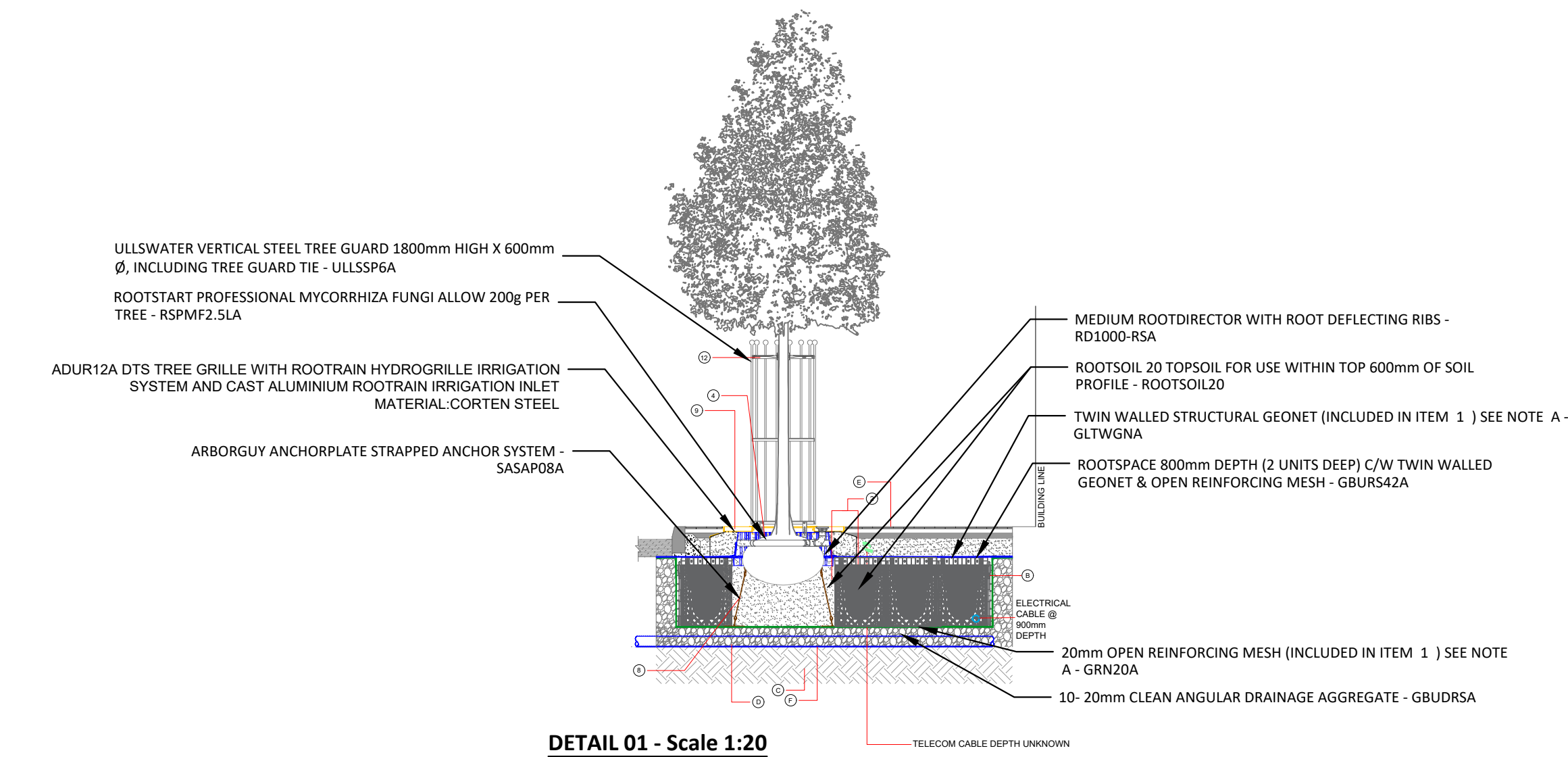
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all dimensions to be checked on site and landscape architect notified of any discrepancies prior to commencement.
do not scale.

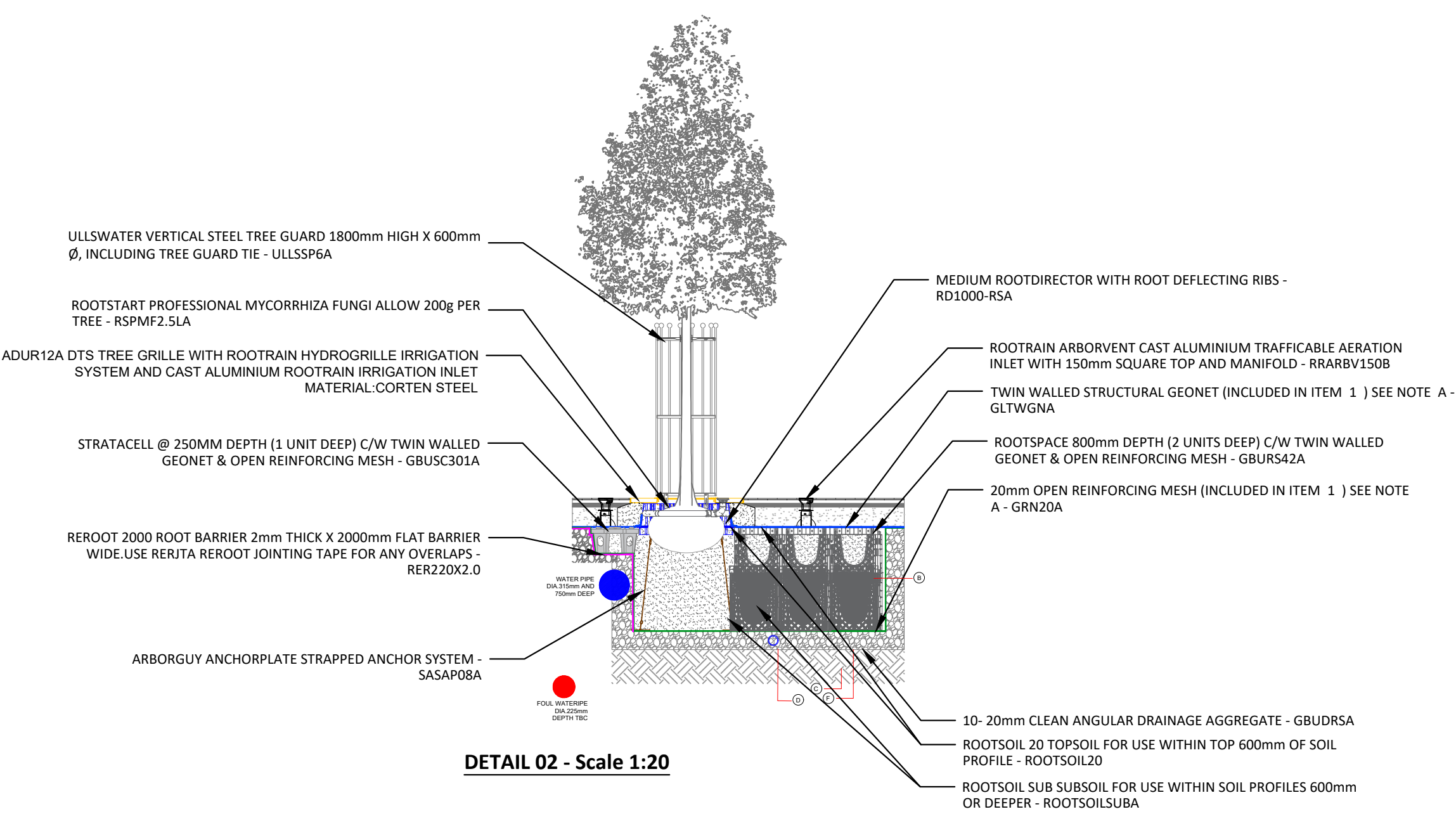
Notes:

1. This drawing is based on Green Blue Urban Fusion Tree Planting Feasibility 08.03.22 and should be read in conjunction with all other relevant drawings and specification submitted as part of this application.
2. For details of existing and proposed external levels and drainage refer to engineers drawings. Do not scale from this drawing.
3. Any discrepancies noted on this drawing are to be reported to **IDP** for clarification prior to construction.
4. The contractor shall be aware of proximity to underground services, overhead cables, buildings and boundaries prior to planting operations.
5. All landscape proposals are to be referred to a structural engineer during foundation design.

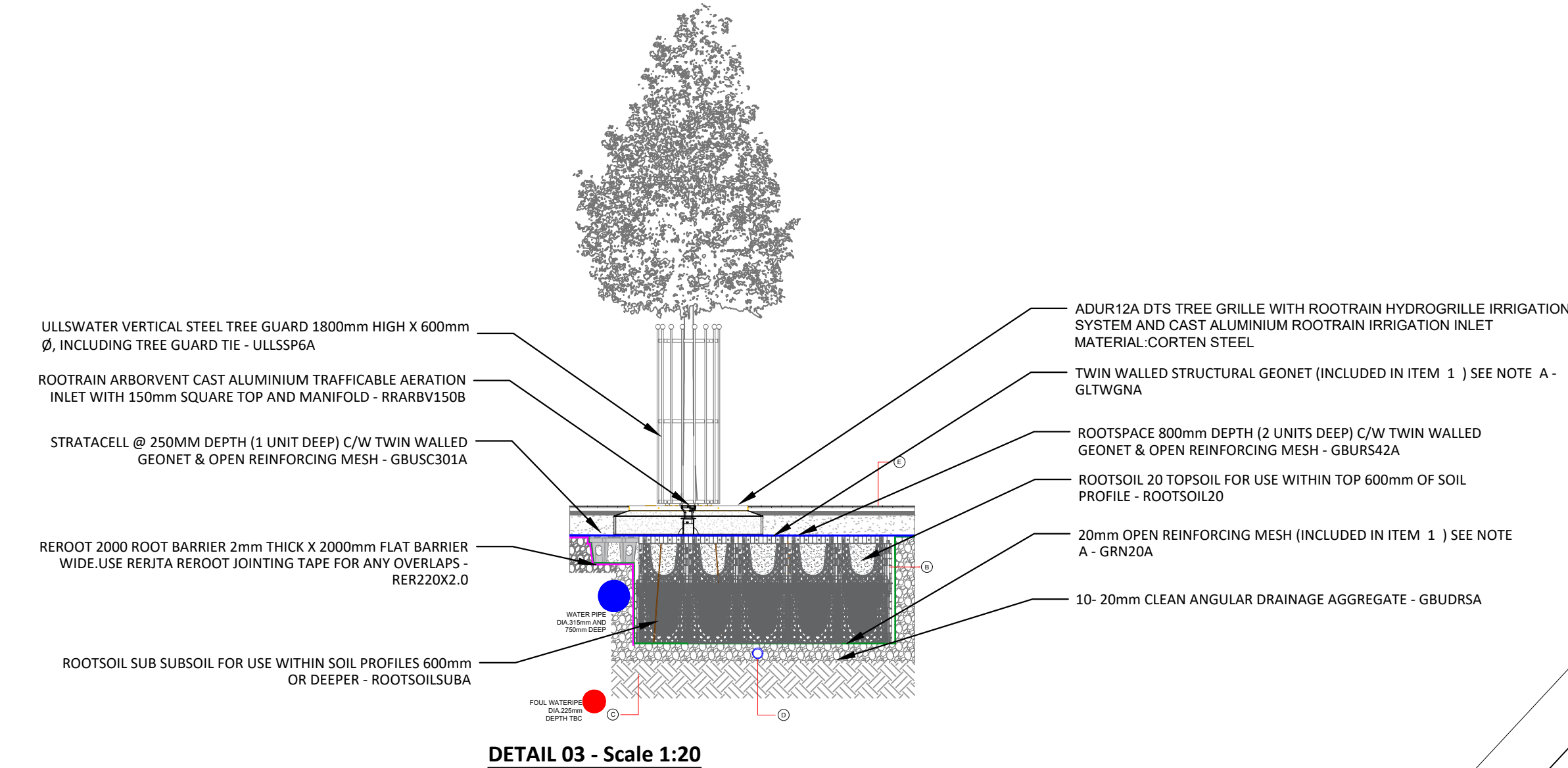
- A-** ALLOW 20% ADDITIONAL FOR GEOTEXTILE AND REINFORCED GEOGRID FOR OVELAP AND CUTTING REQUIREMENTS
- B-** INSTALL ROOTSPACE SIDE PANELS TO INSTALLATION AS DIRECTED BY ENGINEER
- C-** EXISTING GROUND
- D-** POSITIVE DRAINAGE PIPE (110mm PERFORATED PIPE)
- E-** BUILD-UP TO SUIT ENGINEER DESIGNS AND REQUIREMENTS
- STRUCTURAL ENGINEER'S NOTE:
F- ADDITIONAL TWINWALL GEONET (GLTWGNA) TO BE INSTALLED WHERE SUB-BASE IS INSTALLED BELOW 3% CBR - MINIMUM 2% CBR OF FORMATION LEVEL TO BE ASSESSED BY ENGINEER



DETAIL 01 - Scale 1:20



DETAIL 02 - Scale 1:20

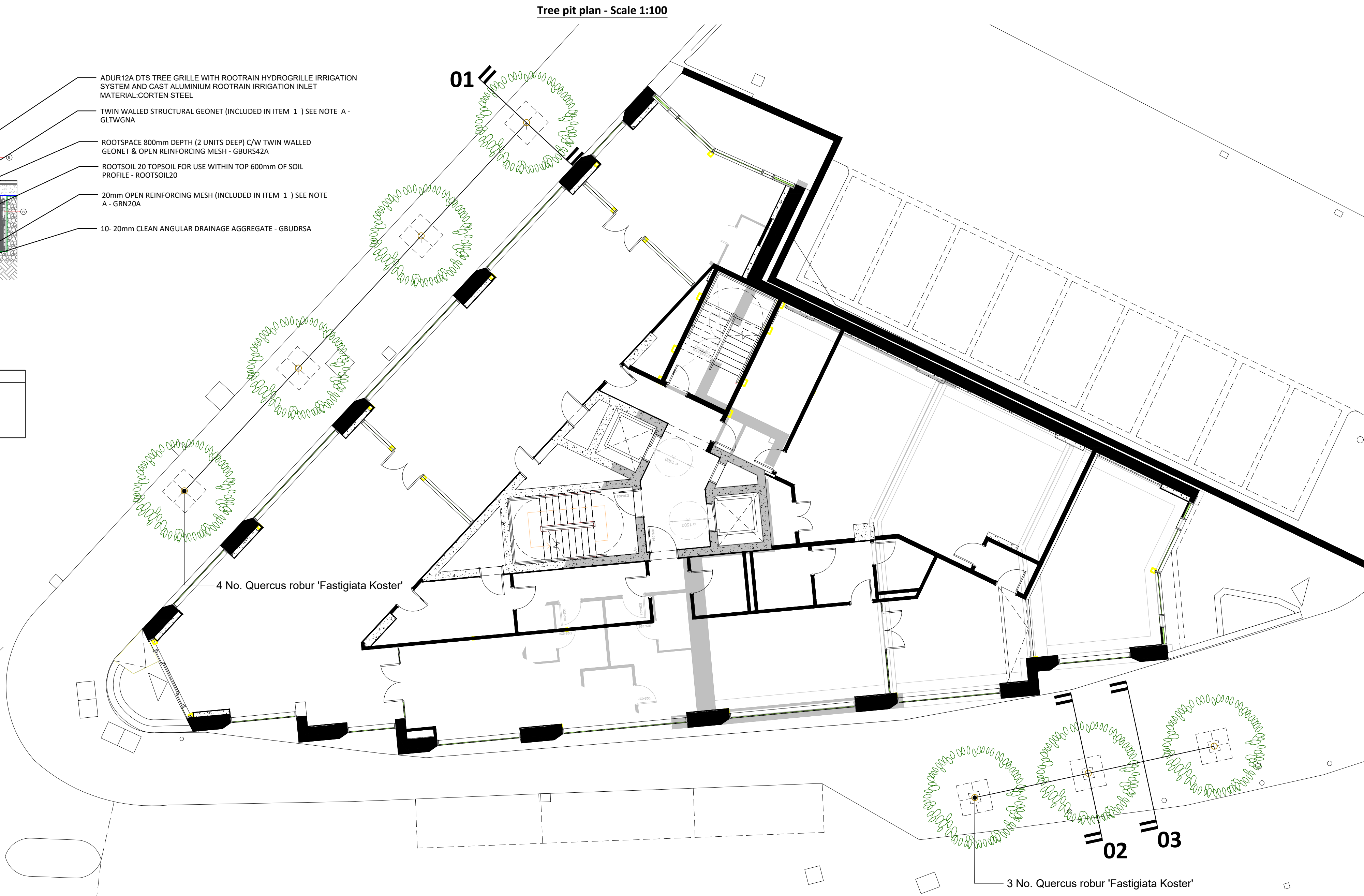


DETAIL 03 - Scale 1:20

Tree schedule					
Trees					
Number	Species	Specification	Height	Girth	Density
7 -	Quercus robur 'Fastigiata Koster'	Extra Heavy Standard; 5 breaks; 5x; Clear stem to 2m; Rootballed.	425-600cm	14-16cm	Counted



Quercus robur 'Fastigiata Koster'



A	07-06-23	Added tree schedule	JP	JP
rev.	date:	comment(s):	drawn:	check:



status:	Tender	RIBA Stage:	4
client:	Fusion Students Ltd		
job:	Deansgate South		
title:	Public Realm Trees		
drawn:	LK	date:	November 2022
checked:	JP	scale @ a1:	As shown
job no:	LA5567	drg no:	009A

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