

NOTES :

1. Drawing scaled & issued for planning purposes only.
2. All setting out, levels & dimensions to be checked on site by the Contractor (s) prior to the relevant orders being placed & installation of materials, any discrepancies are to be brought to the attention of the client & contract administrator.
3. This drawing is to be read in conjunction with all others relating to the project & all information derived accordingly; any anomolies to be reported to the client & contract administrator.
4. Work shown on this drawing to be carried out in accordance with current British Standards & Codes of Practice.
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KEY

- Existing tree or vegetation to be retained & protected in line with Arboriculturalist proposals
- Proposed Tree
  Semi mature,20-25cm girth, set in soft landscaping with double stake support
- Proposed Tree
  Extra Heavy Standard,14-16cm girth, set in soft landscaping with double stake support
- Proposed Tree
  Multi-stem form, set in soft landscaping with single stake support
- Tussock Mixture
  Low maintenance grass seed mix
- Ornamental Hedge
  0.6-1.2m high hedge planted @ 2-4 per lin.m with 75mm ornamental bark mulch dressing with post & wire fence
- Ornamental shrub planting
  Plants supplied in 2-5L pots planted @ 2 -6/m2 in 450mm imported topsoil with 75mm ornamental bark mulch dressing
- Feature specimen shrub
  10-30L containers planted in 600mm imported topsoil
- Grass
  Grass Seed OR Turf (to be hard wearing amenity quality) eg AlTurf Festival or similar approved laid on minimum 150mm imported topsoil

PLANTING SCHEDULE

Shrubs

Nr	Code	Name	Height /Spread (cm)	Container	Habit	Density
4	AjC	Aucuba japonica 'Crotonifolia'	40-60	10L	Bushy	Refer to plan
48	BeD	Berberis darwinii	40-60	5L	Bushy	2 per m2
23	BrS	Brachyglottis 'Sunshine'	40-60	5L	Bushy	2 per m2
21	CeB	Ceanothus 'Burkwoodii'	40-60	3L	Bushy	2 per m2
2	Cbu	Ceanothus 'Burkwoodii'	80-100	10L	Bushy	Refer to plan
24	Ct	Choisya ternata	30-40	5L	Bushy	3 per m2
31	CtS	Choisya ternata 'Sundance'	30-40	5L	Bushy	3 per m2
3	ChS	Choisya ternata 'Sundance'	40-60	10L	Bushy	Refer to plan
29	CsF	Cornus 'Flaviramea'	40-60	3L	Branched	2 per m2
27	CsK	Cornus 'Kelseyi'	30-40	5L	Branched	3 per m2
48	CMF	Cornus 'Midwinter Fire'	30-40	3L	Branched	3 per m2
24	CaS	Cornus 'Sibirica'	60-80	5L	Branched	2 per m2
5	CoF	Cotinus 'Flame'	60-80	10L	Branched	Refer to plan
48	EfEG	Euonymus 'Emerald Gaiety'	30-40	5L	Bushy	4 per m2
24	EuEG	Euonymus 'Emerald n Gold'	30-40	5L	Bushy	4 per m2
44	HMW	Hebe 'Mrs Winder'	30-40	5L	Bushy	3 per m2
67	HeRa	Hebe rakaiensis	30-40	5L	Bushy	3 per m2
27	HRE	Hebe 'Red Edge'	30-40	5L	Bushy	3 per m2
28	HmT	Hypericum moserianum 'Tricolor'	10-15	2L	Bushy	6 per m2
5	LaM	Lavandula 'Munstead'	20-30	5L	Bushy	4 per m2
32	LaH	Lavanudula 'Hitcote'	20-30	5L	Bushy	4 per m2
23	LnBG	Lonicera 'Baggesens Gold'	40-60	5L	Bushy	2 per m2
8	MmC	Mahonia media 'Charity'	60-80	10L	Leaders	Refer to plan
44	PRR	Photinia 'Red Robin'	40-60	5L	Branched	2 per m2
3	PSW	Physocarpus 'Summer Wine'	80-100	10L	Branched	Refer to plan
8	PTT	Pittosperum 'Tom Thumb'	30-40	5L	Bushy	3 per m2
34	PySO	Pyracantha 'Sappho Orange'	40-60	3L	Leader & laterals	2 per lin m
40	PySY	Pyracantha 'Sappho Yellow'	40-60	3L	Leader & laterals	2 per lin m
42	Sant	Santolina chamaecyparissus	30-40	5L	Bushy	4 per m2
48	SpGM	Spirea 'Gold mound'	30-40	5L	Bushy	3 per m2
31	SyH	Symphoricarpos 'Hancock'	40-60	2L	Branched	2 per m2
94	Vd	Viburnum davidii	30-40	5L	Branched	3 per m2
16	VtEP	Viburnum tinus 'Eve Price'	30-40	5L	Bushy	3 per m2
18	VmA	Vinca minor 'Alba'	20-30	2L	Sev leaders	6 per m2

Herbaceous

Nr	Code	Name	Height (cm)	Container	Habit	Density
44	BeO	Bergenia 'Overture'		5L		5 per m2
10	CiD	Carex 'Ice Dance'		5L		5 per m2
15	GJB	Geranium 'Johnsons Blue'		5L		5 per m2
3	MKS	Miscanthus 'Kleine Silberspinne'		7.5L		Refer to plan
10	MML	Miscanthus 'Morning Light'		5L		5 per m2
8	PLB	Pennisetum 'Little Bunny'		5L		5 per m2
25	PoA	Polystichum aculeatum		5L		5 per m2
84	Rud	Rudbeckia fulgida 'Goldsturm'		5L		5 per m2
36	SAJ	Sedum 'Autumn Joy'		5L		5 per m2
28	SeM	Sedum 'Matrona'		5L		5 per m2
10	SBE	Stachys byz. 'Big Ears'		5L		5 per m2
28	Sti	Stipa tenuissima		5L		6 per m2

Hedge

Nr	Code	Name	Height (cm)	Container	Habit	Density
133	LvH	Ligustrum vulgare	150-175	RB	Branched	2 per lin m

Climbers

Nr	Code	Name	Height (cm)	Container	Habit	Density
46	HhG	Hedera helix 'Glacier'	40-60	2L	Sev leaders	2 per lin m
38	PaQ	Parthenocissus quinquefolia	60-80	2L	Sev leaders	2 per lin m

Trees

Nr	Code	Name	Height (cm)	Girth	Root / Container	Form
4	AcE	Acer campestre 'Elegant'	425-600	14-16cm	RB	Extra Heavy Std
6	AcQ	Acer platinoides 'Emerald Queen'	500-700	20-25cm	RB	Semi mature
17	BpM	Betula pendula	300-350		RB	Multi stem
3	PaP	Prunus avium 'Plena'	425-600	14-16cm	RB	Extra Heavy Std
4	PSB	Prunus 'Sunset Boulevard'	425-600	14-16cm	RB	Extra Heavy Std
2	PcC	Pyrus calleryana 'Chanticleer'	425-600	14-16cm	RB	Extra Heavy Std
2	Sau	Sorbus aucuparia	425-600	14-16cm	RB	Extra Heavy Std

EM10 Tussock Meadow Mixture as supplied by Emorsgate Seeds sown @ 4g/m2 713m2

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 5H) 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. 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.
6. 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.
7. Shrub beds to have a min. depth of 450mm good quality imported topsoil (BS3882), do not use topsoil contaminated with subsoil, rubbish 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 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.
8. Shrub Compost. Specimen plants to be planted in a pit 400 x 400 x250mm depth with 5 litres Tree & Shrub Compost.
9. 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.
10. 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.
11. 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, marry 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.

12. 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
    -Multi-stem trees are to be secured using a single angled stake driven firmly into ground & secured with a rubber tie & spacer.

13. For all ornamental trees one 80litre bag of tree planting compost (non-peat based) is to be incorporated in the tree pits. 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. 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 .
14. Trees planted in grass are to have a 1m dia turf cut around the base of the tree & circle filled with 50mm depth bark mulch.
15. The landscaping shown on this drawing shall be fully implemented in the first available planting season (No-March) following completion of the approved development. 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 either of the following operations shall be implemented:

    (a) Planting 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. Ensure adequate watering & weed control is available.

    (b) 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- Rootballed & bare root trees & shrubs:November-March. Ensure adequate watering & weed control is available.

16. 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.
17. The contractor must ascertain for himself/herself the exact position of underground services & maintenance points prior to carrying out any digging on site.

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 5-7days) during the growing season of the 12months 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 die or show signs of poor health should be replaced towards the end of the 12month defects liability period by the contractor (Exclusions: Theft or malicious damage after completion). The Employer shall determine whether a plant has failed. 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 un-foreseen circumstances.
- 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 50mm.
- 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 or the local authority 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.

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; check 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 watered once a month regardless of weather conditions during the defects liability period in 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 a the following rates:
150 litres per tree - 14-16cm girth trees & above
75 litres per tree - 10-12cm girth trees & below
Prune deadwood, crossing branches etc. Replace dead/dying trees.
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.
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 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.

Rev	Description	Initial	Date
D	Updated to latest landscape prps	KAS	Oct25
C	Updated to latest landscape prps	KAS	Oct25
B	Updated to latest landscape prps	KAS	Feb24
A	Updated to latest landscape prps	KAS	Jan24

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CLIENT
Branley Homes Ltd

PROJECT TITLE
Whitehouse Club, Manchester - Phase 2

DRAWING TITLE
Detailed Planting Proposals

STATUS
PLANNING

SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
1:200	A1	KAS	-	Oct25

PROJECT NO. 274 **DRAWING NO.** 04 **REV.** D