

bulb in hole with their nose/shoot facing up, cover with soil, gently firm around bulbs to fill any air pockets. Plant bluebells in light shaded areas under the tree canopy.

MAINTENANCE / AFTERCARE: The completion period for all soft landscape areas shall be 12 months from practical completion. The contractor shall be responsible during this time for undertaking with due care, in accordance with BS 4428 all operations required to ensure the establishment and maintenance of healthy vigorous plants, including as necessary. General attendance to plants, watering as necessary to maintain a healthy stock, weeding of all planted areas on a monthly basis. Mowing of amenity grass to a height of 30-50mm. There should be little need to weed control during the first growing season as thorough ground preparation should have been carried out. During season two onwards a management / maintenance regime as per below should be followed. Implementation of the landscape works shall be in accordance with the development programme presented for the site. Soft landscape works will be implemented in the first available planting season after commencement of the development, and where possible, to ensure that species are given the best opportunity to establish.

MAINTENANCE SCHEDULE

objective of ensuring an attractive scheme is maintained that is largely similar to the original approved soft landscape proposals. The factoring agreement and maintenance of the soft landscaping scheme shall continue in perpetuity. Grass areas - Turfed areas to be cut every two weeks and meadow grass areas at least once a month in spring/sumer and every other month in autumn/winter, with arisings removed and composted at a suitable location on or off the site; Shrub beds - objective is to provide a full even cover and prevent overcrowding. Shrub beds should be kept clear of weeds either mechanically or by using an approved herbicide. Shrubs shall be pruned twice a year in Spring and Autumn to maintain their natural shape and habit. Damaged/diseased/broken branches should be removed. Remove deadheads from flowering shrubs and perennials in Autumn; remove deadheads from bulbs where appropriate. In the first 5 years, dead and dying shrubs shall be replaced by similar size/species to those originally planted. As part of the long term maintenance, over-mature or dead shrubs shall be replaced as necessary. Trees - Pruning of trees other than for health and safety reasons should not be necessary. Existing trees to be retained and new tree planting should be inspected annually. A 1m diameter at the base of all trees shall be kept clear of weeds and grass either mechanically or by an approved herbicide. Tree stakes and ties should be inspected three times

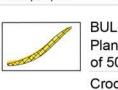
Bulbs: before planting cultivate soils to a depth of 15cm (if possible). Bluebell, daffodils and fritillaria bulb holes 8-10cm deep. Snowdrop bulbs sit just below the surface / 5cm deep. Drop

1.5 - 2L, C Alisma plantago-aquatica Athyrium filix-femina 17cm pot 20-30cm,2L, C Dryopteris flilix-mas 20-30cm,1L, C Iris japonica 'Variegata' 20-30cm,1L, C Iris laevigata 'Variegata' 40-60cm,5-7L, C Miscanthus sinensis 17cm pot Primula japonica 40-60cm,3L, C 5 Salvia lacustris

BULBS IN MEADOW GRASS IN NORTHERN FRINGES Planted in natural swathes in groups of 70-100

same species 10cm, C Fritillaria 'Snakeshead' Galanthus nivalis 10cm, C Hyacinthoides non scripta 10cm, C

Narcissus 'February Gold' 10cm, C



BULBS IN TURFED GRASS AREAS Planted in natural swathes in groups of 50-70 of same species Crocus speciosus 3cm, C Cyclamen cous

Narcissus cyclamines'Jenny' 10cm, C

PANEL TREE PROTECTION FENCING AND TEMPORARY WORKING ZONE EXISTING TREES / LIMITED LIFE EXPECTANCY WORKS/TO ACCOMMODATE DEVELOPMENT

REVISIONS



Only scale for planning purposes. All dimensions confirmed on site. All dimensions shown in metres unless otherwise stated. Copyright of this drawing and its contents subsists with VLM Landscape Design Ltd. Cross refer with the Site Layout by Yeoman McAllister Cross refer with the Tree Survey by Donald Rodger

DIRECTORY PATH A2033/Henderson Street, Bridge of Allan/ Landscape Proposals/Autocad/current

PROPOSED CARE HOME, HENDERSON STREET, BRIDGE OF ALLAN

SIMPLY UK A2033 DRAWING NUMBER REVISION \_(90)0001

JOB REF.

PROJECT STAGE

CLIENT

Hard & Soft Landscape Proposals

PLANNING

1:200 A2 VLM DATE DRAWN CHECKED BY VIM December 2020



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SMOOTH, COLOUR BUFF/CHARCOAL, OR EQUAL AND APPROVED SOFT LANDSCAPE PROPOSALS EXISTING TREES TO BE RETAINED AND PROTECTED DURING CONSTRUCTION PHASE IN LINE WITH BS 5837:2012 (REFER TO NOTES) AREA MANAGED AS MEADOW **GRASS SEED** PLANTING SCHEDULE SPECIMEN TREES / FOCAL TREES - EXTRA HEAVY STANDARD / SEMI-MATURE TREES Betula pendula Pinus sylvestris Pyrus cordata Quercus robur 'Fastigata Koster' 18-20cm girth, RB Sorbus aucuparia WOODLAND STRUCTURE / INFILL PLANTING Structure trees planted at 2.5m centres Betula pubescens Prunus avium SPECIMEN SHRUBS Magnolia stellata Pieris 'Forest Flame' FORMAL HEDGE (4 PER LINEAR METRE PLANTED IN TWO STAGGERED ROWS) Fagus sylvatica NATIVE BASED SHRUB MIX Camelia Japonica Cornus sanguinea Cornus alba Lonicera periclymenum Rosa arvensis Skimmia japonica 'Foremanii' Skimmia japonica 'Rubella' Viburnum opulus LOW ORNAMENTAL SHRUB MIX Azalea japonica 'Corany' Daphne odora Aureomarginata 20-30cm,2L, C Choisya ternata 'Sundance' Crocosmia 'Lucifer' Fuschia 'Genii' Lavandula stoecas Salvia officinalis 'Purpureum' 30-40cm,2L, C Verbena bonariensis PERENNIAL MIX TO CREATE A RAIN GARDEN (FORMING PART OF THE SUDS STRATEGY FOR THE SITE)

**LEGEND** 

HARD LANDSCAPE PROPOSALS

ORNAMENTAL GALVANISED STEEL

RAILINGS, PAINTED BLACK, HEIGHT

**RETAINING WALL TO ENGINEERS** 

SPECIFICATION WITH SMOOTH

SINGLE SLOPE STONE COPING

KERB COLOUR NATURAL

1200mm, ON TOBERMORE COUNTRY

EXISTING WALLS DEFINING NORTHERN, EASTERN AND WESTERN BOUNDARIES TO

PAINTED BLACK, (1200mm) TO DEFINE SOUTHERN BOUNDARY. POTENTIAL FOR STONE

STONE GATE PIERS AND SMOOTH

SINGLE SLOPE COPING, HEIGHT

TEMPORARY GALVANISED STEEL

1800mm. STONE POTENTIALLY

SOURCED FROM SITE.

TREES TO BE REMOVED AS PART OF

AREA MANAGED AS AMENITY

**GRASS - HIGH QUALITY TURF** 

SITE-WIDE ARBORICULTURAL REMEDIAL

BE RETAINED AND AUGMENTED AND/OR RE-POINTED WHERE NECESSARY

TO BE SOURCED FROM SITE, WASHED AND RE-USED

LOW STONE WALL (300mm) WITH ORNAMENTAL GALVANISED STEEL RAILINGS,

ACCESS DRIVES (POROUS PAVING) - TOBERMORE HYDROPAVE TEGULA SETT PAVING, 208173x80MM / 173x173x80MM THICK, COLOUR CEDAR, EDGED WITH TOBERMORE COUNTRY EDGE, COLOUR NATURAL, OR EQUAL AND APPROVED

PATH NETWORK - TOBERMORE SHANNON DUO 50mm (SMOOTH PAVING SYSTEM) 173X173X50mm, COLOUR BRACKEN, OR EQUAL AND APPROVED

APRON AT ACCESS (POROUS PAVING) - TOBERMORE HYDROPAVE TEGULA SETT PAVING, 208173x80MM / 173x173x80MM THICK, COLOUR NATURAL, LAID IN STRETCHER BOND, EDGED

PATIO / FEATURE PAVING - TOBERMORE KENSINGTON FLAGS, 400X400X40mm, NON SLIP

16-18cm girth, RB

18-20cm girth, RB

16-18cm girth, RB

16-18cm girth, RB

10-12cm, RB

10-12cm, RB

40-60cm, 10L, C

80-100cm, 10L, C

DENSITY

40-60cm, BR

60-80cm, BR

40-60cm, BR

40-60cm, BR

40-60cm, BR

40-60cm, BR

60-80cm, BR

60-80cm, BR

40-60cm, BR

3L, C

2-3L, C

SIZE

40-60cm, 10-12L, C 3

60-80cm,10-12L,C 4

40-60cm, 10-12L, C 5

40-60cm,3L, C

WITH TOBERMORE COUNTRY EDGE, COLOUR NATURAL, OR EQUAL AND APPROVED CAR PARKING BAYS (POROUS PAVING) - TOBERMORE HYDROPAVE TEGULA SETT PAVING, 208x173x80MM / 173x173x80MM THICK, COLOUR NATURAL, WITH SETT PAVING, COLOUR SLATE, LAID FLUSH TO DELINEATE BAYS, OR EQUAL AND APPROVED

Following the completion period the Developer will ensure that a suitable management group/factoring company will be put in place to organise the following maintenance regime with the per year. New trees removed or dead/dying will be replaced by similar sizes/species to those originally planted.

TOPSOIL: All shrub areas, grass areas and tree pits to receive topsoil. The standard for the quality, handling and spreading of imported and existing topsoil shall be in accordance with BS3882: 2015 and to be brought in from an approved source. Topsoil under the contract will be placed by loose tipping. The surface of the planting will be ripped then cultivated using rigid agricultural lines and/or discs with debris and arisings removed. Topsoil spread and levelled without plant or machinery traversing or over decompacted areas or previously spread soils to give an as-laid thickness as specified below. Prior to spreading of topsoil, the Landscape Contractor shall inspect and confirm the suitability of subsoil levels and preparation. Finished topsoil levels after soil operations to be 50mm higher than adjacent kerb tops of the driveway access roads and rolling over gently ensuring new grass areas are flush to the kerb. All new grassed areas outwith the CEZ to be topsoiled to a minimum depth of 150mm; All shrub areas to be topsoiled to a minimum depth of 400mm. WATERING: After planting thoroughly water planted areas ensuring the full depth of topsoil is thoroughly wetted. Continue to water through the growing season to ensure the establishment and continued thriving of all planting.

Trees: Heavy standard/semi mature (specimen) tree pits to be planted in pits 2000 x 2000 x 750mm deep. Smaller standard structure trees to be planted in pits 1500 x 1500x 1000 mm and to be planted at 2.5m centres. Retain existing soil less than 50mm in size for re-use as backfill. In sloping ground, maintain horizontal bases and vertical sides with no less than minimum depth throughout. Break up base of pits to a depth of 150mm and scarify sides. Backfill with mixture of soil excavated from the pit and additional soil as required together with 25% tree planting compost. Trees to be supported with 1800mm long softwood stakes with crossbar finished 600mm above ground. All posts and crossbars to be painted with two coats of dark black stain off site. Tree attached to centre of crossbar using Flat Back Unslotted Block and T260 Buckle Tree Tie by Rubberloc (or equal and approved). An urban watering system such as 'Mona Relief' by Green-Tech (or equal and approved) with inlet clearly visible to be installed around root system to enable watering during the establishment period and during periods of extended dry weather or drought. Where necessary, protect underground services from tree roots using Rootbarrier 325 by Green-Tech (or equal and approved). Install to manufacturers instructions.

Shrub planting: to be cultivated to a depth of 450mm with any compacted ground broken up to full depth. Stones over 50mm in any dimension to be removed. Shrubs to be pit planted, excavated 150mm deeper and wider than size of rootball. Pits to be backfilled with excavated material. Plants to be carefully firmed in.

PREPARATION FOR TREES / SHRUBS / GRASS / BULBS: