



MAINTENANCE

The developer will ensure, within the missives, that purchasers are responsible for common areas. On completion of the site, a Factor will be appointed who will assist in the establishment of a Residents' Association. The Residents' Association will thereafter ensure that the Factor organises the following maintenance regime:

Grass:

- a. Fine grass cut 16 times per year.
- b. All cuttings to be raked and removed from the site.

Shrubs:

The objective is to provide a full even cover and prevent overcrowding. To that end the site should be inspected once per year by a suitably qualified horticulturalist and the following regime followed:

- a. The shrub beds shall be kept clear of weeds, either mechanically or by using an approved herbicide.
- b. Shrubs shall be pruned up to twice per year, in Spring and Autumn depending on the species, to maintain their natural shape and habit. Any damaged, diseased or broken branches should be removed.
- c. In the first five years all dead and dying shrubs should be replaced by shrubs of similar size and species to those originally planted
- d. From the second year beds should be inspected and thinned out where appropriate. Where suitable, these shrubs can be used to fill gaps in the planting area. Otherwise gaps should be in-filled with appropriate new plants as for 'a' above.
- e. After 10 years a systematic programme of replacement should be established.

Trees:

Trees have been chosen for their appropriateness to their individual location. Pruning, other than for health and safety reasons, should not be necessary. They should, however, be inspected by a suitably qualified arboriculturalist annually.

- a. An area 1m diameter at the base of the trees shall be kept clear of weed and grass either mechanically or by using an approved herbicide.
- b. Tree stakes and ties should be inspected 3 times per year (Autumn, Winter and Spring).
- c. All dead and diseased branches, or those broken due to malicious action or wind damage should be cleanly removed and the scar cleaned up.
- d. All trees which have been removed or which are found to be dying, severely diseased or damaged will be replaced by trees of similar size and species to those originally planted. These should be replaced as soon as seasonal weather conditions allow.

Hedgerow Mixes:

This has been designed to maintain a semi-natural, small-scale woodland cover. As the hedgerow matures it should encourage regeneration and ecological diversity. Pruning should therefore be kept to a minimum.

- a. The small-scale woodland is to be thinned once every five years for the first twenty years
- b. The ground at the base of the hedgerow mix shall be kept clear of weeds, either mechanically or by use of an approved herbicide.

Hedges:

The objective is to produce a thick, healthy, impenetrable hedge. Pruning should be undertaken where necessary to achieve a neat and compact finish.

- a. Hedges are to be pruned back to an even hedge line to encourage thickening twice within the first growing season after planting and twice a year thereafter.

Hardsurfaces:

- a. Six visits per year to remove weeds from shrub beds and between pavours and within other hard standing areas. All weeds are to be removed from the site. Where herbicides are used extreme care should be taken to avoid damage to surrounding grass, avoiding spray drift.

NEW GRASS TURF/SEED

The areas delineated for new turf/seed are approximations for m² calculations.

Areas will be seeded/turfed AFTER the removal of existing deleterious plant and hardscape material, AND AFTER the installation of new bed configurations as per plan.

Where existing grass to remain has been disturbed and/or damaged through the works, it is the contractors responsibility to level areas, replace turf and make good to a satisfactory condition.

Where new seeded/turfed areas are to tie into existing, it is the contractors responsibility to level ground accordingly and create a seamless blend as far as is practicable.

ALL seeding and turfing is to be carried out to the specifications set forth.

PROPOSED SMALL TREES (<10m)

Agr	Acer griseum (Paperbark Maple)	18no
Al	Amelanchier lamarckii (Snowy Mespilus)	18no
Mf	Malus floribunda (Japanese Crab Apple)	16no
Sv	Sorbus vilmosina (Vilmorin's Rowan)	24no
Tm	Tilia mongolica (Mongolian Lime)	18no

All of the above trees to be Standard (8-10cm girth) Single short-staked and root balled. Where trees are planted into turf, an area 1m Ø, at the base of the tree, should be mounded and kept clear of weeds and grass and other deleterious material.

PROPOSED MEDIUM TREES (10 - 20m)

Ma	Malus tchonoskii (Pillar Crab Apple)	10no
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All of the above trees to be Select Standard (10-12cm girth) Single short-staked and root balled. Where trees are planted into turf, an area 1m Ø, at the base of the tree, should be mounded and kept clear of weeds and grass and other deleterious material.

PROPOSED SHRUBS

AJ	Aucuba japonica 'Crotolinifolia'	30 to 40cm 3L	3/m²	30no
EEG	Eunonymus fortunei 'Emerald 'n' Gold'	30 to 40cm 3L	4/m²	140no
HAG	Hebe 'Autumn Glory'	30 to 40cm 3L	4/m²	60no
HEG	Hebe 'Emerald Green'	30 to 40cm 3L	4/m²	60no
HBG	Hebe 'Blue Gem'	30 to 40cm 3L	4/m²	60no
LAH	Lavandula angustifolia 'Hidcote'	20 to 30cm 3L	8/m²	190no
LG	Lavandula 'Grappenhall'	20 to 30cm 3L	6/m²	95no
Lo	Ligustrum ovalifolium 'Aureum'	40 to 60cm 3L	2/m²	30no
Pcis	Prunus x cistena	40 to 60cm 3L	3/m²	115no
POL	Prunus laurocerasus 'Otto Luyken'	40 to 60cm 3L	3/m²	100no
Pt	Pachysandra terminalis	20 to 30cm 3L	5/m²	50no
Sh	Sarcococca hookeriana 'Humilis'	20 to 30cm 2L	4/m²	180no
ShD	Sarcococca hookeriana	30 to 40cm 3L	3/m²	90no
SJF	Skimmia japonica 'Fragrans'	40 to 60cm 3L	3/m²	85no
Vb	Viburnum x bodnantense 'Down'	60 to 80cm 10L	As spec	6no
Vd	Viburnum davidii	30 to 40cm 3L	4/m²	105no

GRISELINIA HEDGE

GriseLinia littoralis	40 to 60cm 3L	685no
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GriseLinia hedge is to be planted in one row, evenly spaced, at 300mm centres (3 per linear m).

HORNBEAM HEDGE

Carpinus betulus	60 to 80cm 1+2	3595no
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Hornbeam hedge is to be planted in two staggered rows at 300mm centres either side of a 900mm high post and wire fence (6 per linear m).

LAUREL HEDGE

Prunus laurocerasus 'Rotundifolia'	40 to 60cm 3L	1545no
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Laurel hedge is to be planted in one row, evenly spaced, at 300mm centres (3 per linear m).

PHOTINIA HEDGE

Pholinia x fraseri 'Red Robin'	40 to 60cm 3L	1005no
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Pholinia hedge is to be planted in one row, evenly spaced, at 300mm centres (3 per linear m).

HEDGEROW MIX - FEATHERED WHIPS (250no)

20%	Corylus avellana (Hazel)	150 to 175cm HT	50no
40%	Crataegus monogyna (Hawthorn)	125 to 150cm HT	100no
10%	Prunus spinosa (Blackthorn)	100 to 125cm HT	25no
30%	Sambucus nigra (Elder)	100 to 125cm HT	75no

Feathered hedgerow mix is to be planted in groups of 5 to 10 at 1 per 1m². Trees to be single-staked w/ square tree stake & buckle tree tie and spacer. All unprotected edges are to be enclosed with a 900mm high timber post and 3 wire fence.

DOGWOOD MIX (30no)

50%	Cornus alba 'Elegantissima'	60 to 90cm 1+1	15no
25%	Cornus alba 'Sibirica'	60 to 90cm 1+1	8no
25%	Cornus stolonifera 'Flaviramea'	60 to 90cm 1+1	7no

Dogwoods are to be planted in groups of 3 to 6 at 2 per m²

(Nar) DAFFODIL GROUPINGS (5100no)

50%	Narcissus lobularis	2550no
30%	N. bulbocodium	1530no
10%	N. 'February Gold'	510no
10%	N. Rijnveld's Early Sensation	510no

Randomly scatter the bulbs over prepared area at 25 per m² as per planting specification.

PLANTING SCHEDULE

CARE SHOULD BE TAKEN TO ENSURE THAT ALL TREES ARE PLANTED A MINIMUM OF 1M AWAY FROM ALL FOOTPATHS AND SERVICE STRIPS.

These plants have been chosen taking into account the recommendations of the RHS Plant Selector. Where possible, plants which are particularly attractive to bees have been used.

PROPOSED SMALL TREES (<10m)

Agr	Acer griseum (Paperbark Maple)	18no
Al	Amelanchier lamarckii (Snowy Mespilus)	18no
Mf	Malus floribunda (Japanese Crab Apple)	16no
Sv	Sorbus vilmosina (Vilmorin's Rowan)	24no
Tm	Tilia mongolica (Mongolian Lime)	18no

All of the above trees to be Standard (8-10cm girth) Single short-staked and root balled. Where trees are planted into turf, an area 1m Ø, at the base of the tree, should be mounded and kept clear of weeds and grass and other deleterious material.

PROPOSED MEDIUM TREES (10 - 20m)

Ma	Malus tchonoskii (Pillar Crab Apple)	10no
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All of the above trees to be Select Standard (10-12cm girth) Single short-staked and root balled. Where trees are planted into turf, an area 1m Ø, at the base of the tree, should be mounded and kept clear of weeds and grass and other deleterious material.

PROPOSED SHRUBS

SaL	Sorbus aria 'Lutescens' (Whitebeam 'Lutescens')	2no
SaSS	Sorbus aucuparia 'Sheerwater Seedling' (Rowan)	2no

All of the above trees to be Extra Heavy Standard size (14 to 16cm girth) root balled and double short-staked.

PROPOSED SHRUBS

AJ	Aucuba japonica 'Crotolinifolia'	30 to 40cm 3L	3/m²	30no
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Vd	Viburnum davidii	30 to 40cm 3L	4/m²	105no

GRISELINIA HEDGE

GriseLinia littoralis 40 to 60cm 3L 685no

HORNBEAM HEDGE

Carpinus betulus 60 to 80cm 1+2 3595no

LAUREL HEDGE

Prunus laurocerasus 'Rotundifolia' 40 to 60cm 3L 1545no

PHOTINIA HEDGE

Pholinia x fraseri 'Red Robin' 40 to 60cm 3L 1005no

HEDGEROW MIX - FEATHERED WHIPS (250no)

20%	Corylus avellana (Hazel)	150 to 175cm HT	50no
40%	Crataegus monogyna (Hawthorn)	125 to 150cm HT	100no
10%	Prunus spinosa (Blackthorn)	100 to 125cm HT	25no
30%	Sambucus nigra (Elder)	100 to 125cm HT	75no

DOGWOOD MIX (30no)

50%	Cornus alba 'Elegantissima'	60 to 90cm 1+1	15no
25%	Cornus alba 'Sibirica'	60 to 90cm 1+1	8no
25%	Cornus stolonifera 'Flaviramea'	60 to 90cm 1+1	7no

(Nar) DAFFODIL GROUPINGS (5100no)

50%	Narcissus lobularis	2550no
30%	N. bulbocodium	1530no
10%	N. 'February Gold'	510no
10%	N. Rijnveld's Early Sensation	510no

Randomly scatter the bulbs over prepared area at 25 per m² as per planting specification.

PLANTING SPECIFICATION

GRASS SEEDING

- The grassed area is to be carefully checked to ensure that the soil is appropriate and free from rubble, stones, weeds and other deleterious material. If not appropriate, it should be replaced with quality material or the Landscape Architect should be advised.
- Where topsoil is to be added the subsoil should be fully broken up to ensure adequate drainage and a layer not less than 150mm deep applied.
- The topsoil should be cultivated to a fine, even tilth with no undulations or bumps.
- Areas are to be seeded in accordance with guidelines set out in BS 4428: Code of Practice for general landscape operations: 1989.
- Seed is to be an approved proprietary mix applicable to the location.

HEDGEROW MIX (FEATHERED PLANTING)

- The planting area shall be initially checked for quality of soil and risk of flooding. If there is a problem with either of these, remedial actions shall be taken.
- Trees shall be planted at the appropriate season, and in line with BS 8545:2014 Trees: from nursery to independence in the landscape.
- Feathered whips are to be planted 1 per 2m².
- All plants are to be square-staked and buckle tree tied with spacer. Stake to be driven to a firm base, with a proprietary tie positioned at min 500mm above ground, and with the stake a further 100mm above the tie.

PLANTING SPECIFICATION FOR BULBS

- The existing sub-soil base is to be cultivated to a depth of 300mm. All grass lumps, weeds, roots, stones greater than 45mm, bricks and other deleterious material are to be removed from site.
- Randomly scatter the bulbs over the prepared area at 25 per m². Soil is to be turned over or a cover used. Bulbs are to be planted the correct way up at a depth of 10 to 15 cm. Cover with soil or turf.

TURF

- Ground preparation: For all areas of turf, any compacted soil/subsoil is to be turned over thoroughly to a depth of 150mm using a spade or a powered cultivator. Areas are to be cleared of stones over 15mm, weeds, and other debris.
- Areas are to be carefully checked to ensure that the soil is appropriate and free from deleterious material. If not appropriate, it should be replaced with quality material or the Landscape Architect should be advised.
- Any additional multipurpose topsoil to be added should be of loam texture and free of stones, roots or other debris (to standard BS 3882:2015 "Specification for topsoil"). Degraded topsoil not to standard is to be rejected. Spread to an uncompacted depth of 150mm.
- Before laying turf the ground needs to be level and the surface should be firm but not compacted. Areas are to be raked to produce a smooth, level surface. Lightly tread areas by foot to reveal any soft patches which are to be raked level. This process to continue until the whole area is firm and level.
- Laying: start by unrolling one strip of turf around the perimeter of the lawn. Avoid using small pieces at the edges. Ensure the underside of the new turf is in full contact with the soil below.
- Lay the next strip along the longest straight run and continue to work across the lawn, strip by strip producing a pattern similar to brickwork. Butt adjoining edges and ends against each other - DO NOT stretch the turf.
- Overlapping pieces and ends of rows are to be cut off neatly using a sharp knife or a half-moon lawn edger.
- Watering: water newly laid turf well with hose or sprinkler. The amount of watering will be dependent on the time of year, with more water needed during dry/warm summer months. Continue until the water has soaked through to the soil beneath the turf layer.
- 1 to 2 weeks, water new turf daily. In periods of drought do not let new turf dry out.
- All areas to be turfed will be in accordance with guidelines set out in BS 4428: Code of Practice for general landscape operations: 1989.

SHRUBS

- The whole planting bed is to be carefully set out and the soil checked to ensure that it meets the standards set out in BS 3882: 2015 Specification for Topsoil. If it does not it should be replaced with the appropriate quality material or the Landscape Architect should be advised.
- If new topsoil is required the subsoil base should be fully broken up to ensure adequate drainage.
- The bed should be inspected after the subsoil base is broken up and before topsoil cultivation for any signs of flooding. If there are signs and these cannot be resolved the Landscape Architect should be advised.
- Planting should not be undertaken below 2 degrees centigrade, or when the ground is snow covered or frozen.
- The topsoil should be cultivated throughout the bed to a depth of 300mm. It should be left with a central ridge 150mm above the edges of the bed.
- When the bed has been fully cultivated and formed, planting holes shall be dug 150mm wider than the root spread. Bare-root plants shall have the roots carefully teased out and pot-grown plants shall have the roots carefully loosened from the soil. 2 to 2.5litres, depending on the size of the plant, of Fison's Peat-Free Planting Compost, or similar approved, shall be worked into the backfill. The plants shall be planted so that the finished topsoil level is at the nursery level on the stem of the plant.
- The plants shall be well firmed in and, after planting, a slow acting fertiliser shall be carefully worked into the top 50mm of soil round each plant taking care to avoid contact with the stem.
- Immediately after planting the whole bed shall be well watered in.
- All work shall be carried out in accordance with best horticultural practice.

TREES

- Trees shall be planted at the appropriate season depending on root-grown or bare-root, and in line with BS 8545:2014 Trees: from nursery to independence in the landscape.
- Tree pits are to be dug not less than 1m cube and not smaller than 250mm larger than the overall root spread. Care is to be taken to ensure that all sides are permeable and have not been 'polished', and that all pits are free draining with 50mm of washed round pea gravel to the base of the tree pits.
- A pressure-treated timber stake 75 x 75mm shall be used. It shall extend 500mm above the finished soil level, with a proprietary tie set 100mm below the top of the stake.
- One tie shall be used on standard and feathered trees up to 2m high. Two will be required for Heavy and Extra-Heavy Standard trees up to 15cm girth. Above this three will be required unless an underground guying system is specified.
- Backfill for the tree pits is to be 20% Peat-free Compost, Fison's or similar approved.
- The backfill is to be a raised mound at the top with the centre 150mm above the edges. Care is to be taken to ensure that the finished backfill level is at the nursery level on the tree and that level is at the centre of the mound 150mm above the edges of the pit when the tree has been well firmed in.
- On completion of the planting the tree shall be well watered in with not less than 10gallons of water. Thereafter it should be watered as required, following periods of more than three consecutive hot, dry days, until the tree is fully established.

HEDGES

- Hedge planting should be as for the shrubs, set out above. However, the planting bed should be established by using the line of the hedge as the length. The width will be the planted line of the hedge plus 300mm either side. (ie a single line of hedge will be 600mm wide and a double, 500mm apart, will be 1100mm wide.
- After achieving the correct quality topsoil and, with the base broken up, if topsoil is imported, the soil shall be cultivated to ensure a ridge, into which the hedge is planted, set 150mm above the edge of the bed.
- Thereafter all of the above, fertiliser shall be applied and the hedge well watered in.
- After planting the hedge should be trimmed back to an even line, to encourage growth, with the amount of trimming dependent on species.

GRISSELINIA HEDGE

GriseLinia littoralis 40 to 60cm 3L 685no

HORNBEAM HEDGE

Carpinus betulus 60 to 80cm 1+2 3595no

LAUREL HEDGE

Prunus laurocerasus 'Rotundifolia' 40 to 60cm 3L 1545no

PHOTINIA HEDGE

Pholinia x fraseri 'Red Robin' 40 to 60cm 3L 1005no

Pholinia hedge is to be planted in one row, evenly spaced, at 300mm centres (3 per linear m).



Drawing: LANDSCAPE PROPOSAL (Sheet 1 of 6)	
Job: COUNTESSEWELLS N2, N13	
Client: BARRATT HOMES (NORTH)	
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Date: Mar 2021	
Scale: 1:1250@A1	
Drawn: CL	
Checked: AM	

DWA Landscape Architects Ltd

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