

MAINTENANCE

Plant maintenance to be undertaken in perpetuity by management company using Arboricultural Association approved gardening contractors

Management company to undertake the following in respect of proposed site landscaping
 Objectives for Soft Landscape: Generally apply good horticultural and ecological practice to all operations, promote healthy growth and establishment of all plants, trees, grass, and wildflower areas; ensure consistent control of invasive weeds; ensure development of optimum plant form by pruning of deadwood to maintain shape, and planting density; provide protection against pests and diseases; promote wildlife value and species diversity where appropriate; medium term (5 years) commitment to replacement of defective plant material

WATERING All planting to receive watering for at least the first 2 growing seasons. Ensure sufficient water is applied to maintain healthy growth, taking into account published meteorological data on rainfall for any given period, in particular in periods of Spring drought (April, May & June). Quantity: Feathered trees and whips: Wet soil to full rooting depth; Shrubs: Wet soil to full rooting depth

WEED CONTROL All planting areas shall be kept clear of weed growth for the first 3 growing seasons; after 3 years, a herb layer can be allowed to return. Achieve by a combination of herbicide applications and hand-weeding/hoeing. Ensure that the methods used will cause a minimum of damage to adjacent planted areas. Tree and plant stems: Do not allow nylon filament rotary cutters or other mechanical tools closer than 200mm to the stem of any tree or plant. Include for stem-guards around the base of each tree, height 225mm or maintain a grass & weed-free area around the base of each tree, min diameter 1000mm. Carry out operations close to stems using hand tools
 Pruning of hedges and trees: Timing: Cut back hard twice a year, Mid July and late autumn / winter.
 Form: Allow to reach planned dimensions only by gradual degrees, depending on growth rate and habit.

The supply and planting of all trees and plants shall comply with the 'Code of Practice for Plant Handling' drawn up by the Committee on Plant Supply and Establishment (CPSE).

NURSERY STOCK: as specified in the National Plant Specification (NPS) published by the Horticultural Trades Association.

TREES
 QUALITY, SIZE AND TYPE: to the National Plant Specification with size as noted on drawing or schedule.
 TREE STAKES: 75mm minimum diameter, free of bark, with one end pointed.

STAKING FOR TREES UP TO 'STANDARD' SIZE: Drive stake upright 450mm into bottom of excavated planting pit close to the tree stem on the windward side. Cut off at one-third the height of the tree and secure tree with approved ties and spacers at the top of the stake.

ANCHORING FOR LARGER TREES, (1) & (2): Use of 'Platypus', or similar, rootball anchoring system. With cast aluminium anchors and galvanised wires. Install according to manufacturers instructions.

PLANT TREES: upright and in exact positions shown on the drawings, in square holes large enough to allow adequate root spread so that their original soil level matches the new surrounding ground, so that the original orientation is maintained. Excavate holes at least 75mm below the root system and loosen soil in base of hole. For root balled or bare root stock, cut back any damaged roots to sound growth.

WATERING AND AERATION PIPES: provide perforated plastic watering pipes in a circle one third down around the root ball.

BACKFILLING: to be selected existing topsoil where available. Any imported soil/organic matter should be well mixed with at least equal quantities of existing soil. The backfill is to be evenly worked round the roots and well heeled in leaving the top slightly proud of the existing level to allow for settlement.

PRUNING: immediately after planting carry out light formative pruning according to species. Remove damaged or weak growth.




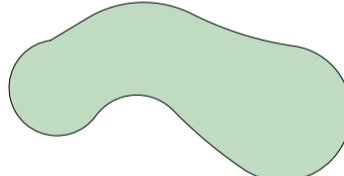
WATERING AND PROTECTION: Water thoroughly immediately after planting and at intervals as necessary until Practical Completion or until the end of the defects liability period if later. After the first watering, mulch with 75mm of composted coarse wood or bark chippings over the excavated area.

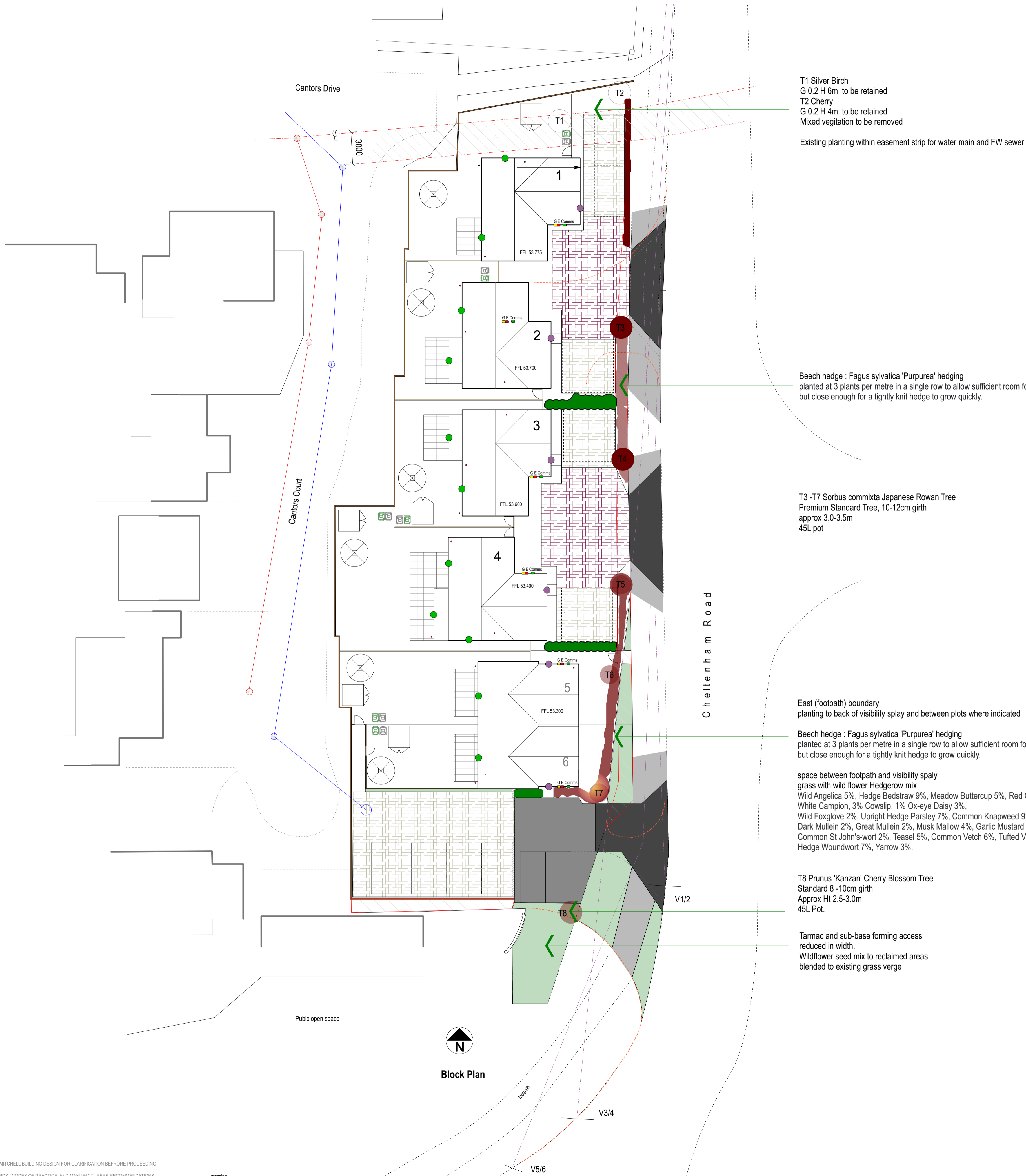
MAINTENANCE AND REPLACEMENT: Replace any dead or dying trees at the end of the Defects Liability Period with trees similar to those specified. In the following year in March or April apply N15:P15:K15 fertiliser round all trees and keep the ground weed free for 1 metre diameter round each tree.

Planting to borders mix of noted shrubs
 all plants container grown and supplied in 2 to 3l pots
 Ave. 4.5 plants /sm
 FINAL grouping mix and location by specialist contractor

SJ- Skimmia Japonica 'Nymans'
 PF- Pieris Floribunda 'Forest Flame'
 PT- Pyracantha 'Teton'
 EC- Erica Canevea f. alba
 EB- Escallonia 'Bifida'

Landscaping Key

- Trees 
- Shrubs 
- Hedging 
- Grass seed 



T1 Silver Birch
 G 0.2 H 6m to be retained
 T2 Cherry
 G 0.2 H 4m to be retained
 Mixed vegetation to be removed

Existing planting within easement strip for water main and FW sewer

Beech hedge : Fagus sylvatica 'Purpurea' hedging
 planted at 3 plants per metre in a single row to allow sufficient room for the roots to establish, but close enough for a tightly knit hedge to grow quickly.

T3 -T7 Sorbus commixta Japanese Rowan Tree
 Premium Standard Tree, 10-12cm girth
 approx 3.0-3.5m
 45L pot

East (footpath) boundary
 planting to back of visibility splay and between plots where indicated

Beech hedge : Fagus sylvatica 'Purpurea' hedging
 planted at 3 plants per metre in a single row to allow sufficient room for the roots to establish, but close enough for a tightly knit hedge to grow quickly.

space between footpath and visibility spaly
 grass with wild flower Hedgerow mix
 Wild Angelica 5%, Hedge Bedstraw 9%, Meadow Buttercup 5%, Red Campion, 7%
 White Campion, 3% Cowslip, 1% Ox-eye Daisy 3%,
 Wild Foxglove 2%, Upright Hedge Parsley 7%, Common Knapweed 9%, Greater Knapweed 5%,
 Dark Mullein 2%, Great Mullein 2%, Musk Mallow 4%, Garlic Mustard 7%, Self-heal 4%,
 Common St John's-wort 2%, Teasel 5%, Common Vetch 6%, Tufted Vetch 2%,
 Hedge Woundwort 7%, Yarrow 3%.

T8 Prunus 'Kanzan' Cherry Blossom Tree
 Standard 8 -10cm girth
 Approx Ht 2.5-3.0m
 45L Pot.

Tarmac and sub-base forming access
 reduced in width.
 Wildflower seed mix to reclaimed areas
 blended to existing grass verge



Block Plan

Steve Mitchell Building Design

2 Court Orchard,
 Painswick,
 Gloucestershire GL6 6UU

07973 520581
 email smbd@mac.com

WORK TO FIGURED DIMENSIONS ONLY DO NOT SCALE FROM DRAWING CHECK DIMENSIONS ON SITE BEFORE COMMENCING WORK. DISCREPANCIES AND/OR AMBIGUITIES BETWEEN SITE DIMENSIONS, THIS DRAWING AND INFORMATION GIVEN ELSEWHERE TO REPORTED TO STEVE MITCHELL BUILDING DESIGN FOR CLARIFICATION BEFORE PROCEEDING

ALL WORKS TO BE READ IN CONJUNCTION WITH SPECIFICATION AND ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH LATEST BRITISH STANDARDS / CODES OF PRACTICE AND MANUFACTURERS RECOMMENDATIONS THIS DRAWING TO BE READ IN CONJUNCTION WITH ANY OTHER SPECIALIST CONSULTANT OR SUPPLIERS / MANUFACTURERS DRAWINGS. ENSURE COMPLIANCE WITH ANY CONDITIONS NOTED WITHIN WITH LOCAL AUTHORITY PLANNING AND BUILDING REGULATION APPROVAL NOTICES. FINAL OPENING SIZES / DIMENSIONS OF PRE-FABRICATED UNITS TO BE CONFIRMED BY MANUFACTURER / INSTALLER PRIOR TO MANUFACTURE OR FORMING OF OPENINGS

CLIENT
 Marcus Hawtin Builders Ltd

PROJECT
 Residential Development

DRAWING TITLE
 Landscaping proposal

SITE
 Racecourse Garage Site
 Cheltenham Road Bishops Cleeve

SCALES / PAPER SIZE 1 : 200 @ A1
DATE Feb 2021

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