



OUTLINE SPECIFICATION NOTES

IMPLEMENTATION PROGRAMME

Soft landscaping to be timetabled and implemented during the first planting season (Mid-November to Mid-March) after the substantial completion of the hardworks.

SERVICES

These landscape proposals have not been cross referenced against drainage or services/utilities plans. All service and utility locations to identify any potential conflicts. Client/engineer to review and advise accordingly.

SOAKAWAYS

Soakaways shall be covered with a minimum of 300mm depth topsoil and 350mm depth subsoil in all areas of tree and shrub planting (650m total).

TOPSOIL PREPARATION

All planting areas shall be excavated to the specified depth and the base of all planting beds decompacted with a single tine ripper to 500mm depth minimum, to provide free drainage. All arisings shall be removed from the planting bed prior to topsoiling. No bricks, rubble or debris in subsoil layers will be accepted prior to topsoiling. Sub base cultivation shall be lightly levelled prior to spreading topsoil. Topsoil in planted areas shall be 300mm deep. All beds shall be cultivated to a depth of 250mm and raked to an even till prior to planting operations. Finished topsoil levels shall be 65mm below adjacent paving and turf to allow for spreading of bark mulch, with levels to be recessed 15mm below adjacent surfaces to prevent spillage.

Tree pits within soft landscape areas shall be excavated to a square, minimum size of 800 x 800 x 500mm deep, or 1/3 larger than the rootball/container size and backfilled with approved topsoil and 100mm depth of peat free compost / ameliorants. All tree pits to be thoroughly decompacted across base and sides prior to back-filling. All planting beds shall be covered with 50mm depth of peat free compost across all beds prior to final cultivation.

WEED/DEBRIS CLEARANCE

Where necessary areas to be planted shall be cleared of any grass, weed growth or debris physically and/or chemically with a translocated herbicide (Glyphosate) prior to cultivation operations. If necessary any further grass and weed growth shall be eradicated physically and/or chemically with a translocated herbicide. All roots of perennial weeds shall be removed. More than one application may be necessary to ensure eradication.

PROPOSED TREES

Trees shall be supplied to the sizes and stock on the plant schedule and planted in the locations shown. Each specimen tree shall have a single leader with a well developed, balanced crown and clear, straight stem. All trees shall be container grown to ensure good root development.

Photinia standards shall have a 2.5m long clear stem 2.5m above ground level when planted and a 1m diam canopy.

Secure all trees and Photinia Standards with a double stake placed to each side of the rootball, with rubber tree ties and rubber spacers, set parallel to the kerbs/fences. All stakes shall be 75mm diameter and 2.5m long, pressure impregnated with preservative to BS:1282, of a softwood source, free of any projections or bark and pointed at one end. It shall be driven into the pit prior to planting, to a depth 1.0m below the base of the pit, and following planting the stake shall be cut to a height of 1.0m above finished ground level.

The tree shall be secured to the stake(s) using a "Rubberlock" standard belt tie with spacer blocks, or similar approved, wrapped around the trunk and passed through a rubber collar/spacer between the trunk and stake to prevent movement and chafing allowing for the radial expansion of the stem. The tie shall be located 50mm below the top of the stake. Replace ties or adjust tension of ties as tree stem diameter increases to prevent strangulation.

All trees shall have a 60mm diameter, 1.5m long, black perforated irrigation pipe wrapped about the top of rootball with 100mm left above ground level to permit irrigation during dry weather. Each pipe shall have a cap to the end to prevent ingress of mulch, vermin or rubbish. A spiral rabbit guard shall be secured to top base of all trees.

PROPOSED ORNAMENTAL SHRUB BORDERS AND CLIMBERS

Where shrub planting is specified next to hard landscape areas, haunching to kerbs shall be controlled by shuttering to avoid spread into planting areas and to maximise planting space between kerbs. All shrubs shall be container grown, bushy and have a minimum of three breaks/branches from the base of the plant with full root development in the container. All shrubs shall be planted at even centres, offset from the edges of paving and lawns to allow 0.5m of branch development.

Photinia standards shall have a clear stem of 2.5m high, with a 1m diameter canopy to give clear visual access below the canopy. It shall be staked with an irrigation pipe as above.

Climbers shall be as indicated, with 3no tensioned, horizontal wire supports, 3m long secured to the fence with hook eyes. Support canes shall be tied to the bottom wire and laterals attached as necessary with garden raffia.

BARK MULCH

Following planting of all ornamental planting beds and trees shall be mulched with composted bark mulch to form a depth of 65mm, to reach 50mm after settlement. All mulch shall be a medium grade composted bark or similar approved, containing less than 5% wood. It shall be pest, disease and weed free with no Methyl Bromide contamination. Prior to mulching all beds shall be spread with a layer of slow release fertiliser and watered to field capacity. Trees in rear gardens shall have a 1m diameter area of mulch placed at the base, to 65mm depth.

HARD LANDSCAPE

Refer to the ELD Key for material type and size.

GRAVEL SURFACING AND TIMBER EDGES

Gravel areas: Spray off any herbaceous material using Glyphosate, remove organic matter from the surface. Ensure sufficient depths of topsoil and plant shrubs as specified through an 'X' slit in the geotextile membrane. Fold the membrane back around the stem and spread the gravel to the base of plants.

In other areas, lay and secure a permeable geotextile such as "Terram" or similar and approved over the entire area, in accordance with manufacturer's instructions. After ensuring the membrane is clean and free of any soil or organic matter, spread washed gravel, colour buff, 15-20mm gauge to a depth of 40mm. N.B. A timber gravel board (150 x 38mm) with timber pegs is to be utilised to provide an edging between the gravel and the lawn areas to prevent spillage between the two. Finished gravel levels are to be 15mm below the top of the timber edge. Peg the membrane as required with Hytex metal hoops to edges to prevent lifting, HY-TEX UK Ltd, Tel: 01233 720097.

VALIDATION

The Landscape Architect may inspect the works, without notice, at any point during the project to ensure all soiling and planting specifications are complied with, to the required standards. Any works found to be substandard or at odds to the specification shall be made good, and/or replaced by the contractor at his own expense, unless proof of Landscape Architect substitution or variation approval can be provided.

MAINTENANCE / MAKING GOOD DEFECTS

The Landscape Contractor shall maintain the site until the property is occupied, whereafter the resident shall be responsible for maintenance. The site shall be maintained for a period of 5 years in total and thereafter in perpetuity, by the resident or the client as applicable. The site shall be maintained as follows:

Plant failures: All plant failures shall be replaced within the first 12 months by the landscape contractor or resident as applicable, thereafter, all failures in years 2 to 5 shall be replaced by the resident.

Weeds: All trees and shrub planting shall be kept free of weeds for the duration of the 5 year maintenance period. This shall be by mechanical or chemical methods as appropriate.

Stakes: Tree stakes to be checked to ensure no abrasion is occurring and that all trees are maintained in a firm and upright manner at all times.

Photinia Standards: Prune into spherical canopies up to 5m high and 3m diam.

Mulch: All areas of bark mulch to trees, shrubs and hedges shall be topped up to 50mm depth at the end of the 12 month defects period.

Irrigation: All new tree, shrub and hedge planting shall be irrigated by the contractor/resident or client, as required, using appropriate methods to ensure proper establishment of planting during the first 5 years after planting.

IRRIGATION

The timing and frequency of irrigation should take into account the prevailing weather conditions, soil moisture release characteristics and the response of the tree species to water deficits, or periods of prolonged soil saturation. The frequency of irrigation is more important than the volume of water given at any one time. Increased water volumes cannot compensate for a lack of frequency. All trees and shrubs shall be irrigated as required, using appropriate water sources to maintain good and proper plant establishment. Monitoring is recommended if there are 10 consecutive days during the growing season at >25 °C. Water should only be added if soil moisture probe/tensiometer values indicate that it would be appropriate to do so. In the first 2 growing seasons during summer months, trees may require the following total volumes of water per month, applied across 2 to 3 visits during the month: 10-12cm girth (up to 3.6m high) @ 75L per month and 12-14cm girth (up to 4.2m high) @ 115L per month.

SOFT LANDSCAPE TO GENERAL AREAS:

- 3No. Climber 10L
- 28m2 Planting-Shrubs and Herbaceous
- 14No. Shrub - Specimens
- 1No. Tree - EHS

HARD LANDSCAPE TO GENERAL AREAS:

- 110m2 blocks concrete - vehicular - Stretcher
- 1No. Bat Box
- 1No. Bird Box 1
- 1No. Bird Box 2
- 1No. Bird Box 3
- 3No. Hedgehog hole in fence
- 71m Edging Concrete block edges 160mm
- 1m Edging Timber (with geotextile)
- 126m Fencing Closeboard 1.6m/1.8m
- 17m Fencing Existing
- 19m2 Gravel over geotextile membrane
- 9m Existing wall
- 28m2 Slabs concrete s450x450 pstack

KEY

Soft Works & Ecological Enhancements

- EXISTING TREES ON NEIGHBOURING LAND.
 - PROPOSED EXTRA HEAVY STANDARD TREE (14-16CM) WITH DOUBLE STAKES/RUBBER TREE TIES & 50MM DEPTH BARK MULCH AFTER SETTLEMENT.
 - PROPOSED SHRUB AND HERBACEOUS PLANTING WITH 50MM DEPTH BARK MULCH AFTER SETTLEMENT.
 - PROPOSED CLIMBER, WITH 3NO TENSIONED WIRES, 3M LONG, SET HORIZONTALLY ALONG FENCE AT 0.5M INTERVALS STARTING AT 1.7M, 1.3M AND 0.8M SECURED WITH HOOK EYES.
 - PROPOSED SHRUB SPECIMEN.
 - PROPOSED SHRUB AND/OR HERBACEOUS PLANTS SET IN GRAVEL OVER GEOTEXTILE, WITH 300MM OF CULTIVATED TOPSOIL AND DECOMPACTED SUBSOIL TO BASE.
 - 1NO PROPOSED BIRD BOX, 'SCHWEGLAR '1B HOLE NEST BOX' TO BE INSTALLED ONTO WALL OF HOUSE AS INDICATED BELOW EAVES, AVOIDING PATHS, TERRACES, DOORS OR WINDOWS BELOW BOXES.
 - 1NO PROPOSED BIRD BOX, 'SCHWEGLAR '2H OPEN NEST BOX' TO BE INSTALLED ONTO WALL OF HOUSE AS INDICATED BELOW EAVES, AVOIDING PATHS, TERRACES, DOORS OR WINDOWS BELOW BOXES.
 - 1NO PROPOSED STARLING NEST BOX, 'SCHWEGLAR '3S' TO BE INSTALLED ONTO WALL OF HOUSE AS INDICATED BELOW EAVES, AVOIDING PATHS, TERRACES, DOORS OR WINDOWS BELOW BOXES.
 - 2NO. PROPOSED SCHWEGLAR 'WOODCRETE' BAT BOX/BAT TUBE, TYPE '1FE', WALL-MOUNTED/INSERTED INTO BRICK WORK ABOVE 5m HIGH ON NEW HOUSES, AVOIDING PATHS, TERRACES, DOORS OR WINDOWS BELOW BOXES. ORIENTATION TO BE SOUTH, SOUTH WEST OR WEST.
 - PROPOSED HEDGEHOG HOLE, MINIMUM 100MM HIGH X 130MM WIDE LOCATED AT THE BASE OF GARDEN FENCING WHERE SHOWN, TO ALLOW MOVEMENT OF HEDGEHOGS FROM GARDEN TO GARDEN AND BEYOND THE SITE BOUNDARIES. 24NO. IN TOTAL.
- Hard Works**
- PROPOSED VEHICULAR CONCRETE BLOCK PAVING, 60MM DEEP X RANDOM MIXED LENGTHS X 160MM GAUGE, LAID STRETCHER BOND IN COLOUR CHARCOAL/GREY, SUCH AS MARSHALLS 'TEGULA' PAVING OR SIMILAR. DETAILS BY ENGINEER.
 - PROPOSED VEHICULAR CONCRETE BLOCK PAVING, 60MM DEEP X RANDOM MIXED LENGTHS X 160MM GAUGE, LAID STRETCHER BOND IN COLOUR HARVEST/BUFF, SUCH AS MARSHALLS 'TEGULA' PAVING OR SIMILAR. DETAILS BY ENGINEER.
 - CONCRETE SETT EDGING 60MM DEEP X 160MM GAUGE IN COLOUR 'HARVEST/BUFF', LAID STRETCHER PATTERN AS AN EDGE DETAIL TO PARKING AND SURFACES, SUCH AS MARSHALLS 'TEGULA' PAVING OR SIMILAR, WITH BRITISH STANDARD PRECAST CONCRETE EDGING, TYPE 'FLAT TOP', 50MM WIDE. DETAILS BY ENGINEER.
 - PROPOSED GRAVEL OVER GEOTEXTILE, 50MM DEPTH WITH EDGING TIMBER. PLANTING INTO GRAVEL TO BE SLIT PLANTED INTO 'X' AND MEMBRANE WRAPPED AROUND BASE OF PLANT AND COVERED IN GRAVEL. 300MM OF PREPARED TOPSOIL BELOW.
 - PROPOSED CONCRETE SLAB PAVING, SIZE 450X450MM, LAID STACK PATTERN IN COLOUR GREY.
 - PROPOSED TIMBER CLOSEBOARD FENCE WITH GRAVEL BOARD, 3NO HORIZONTAL RAILS AND CONCRETE POSTS, 1.6M HIGH.
 - PROPOSED TIMBER CLOSEBOARD FENCE WITH GRAVEL BOARD, 3NO HORIZONTAL RAILS AND CONCRETE POSTS, 1.8M HIGH.
 - EXISTING 700MM HIGH TIMBER FENCE RETAINED TO NEIGHBOURS PROPERTY.
 - EXISTING LOW BRICK WALL & PILLARS RETAINED TO NEIGHBOURS PROPERTY.
 - PROPOSED ELECTRIC CAR CHARGING POINT.

PLANT SCHEDULE

SHRUBS

QTY	CODE	PLANT NAME	STOCK	SIZE	SPACING
4No.	Cis cor	Cistus x corbariensis	C 3L	30-40cm	4/m2
4No.	Cor aSVa 5L	Cornus alba 'Sibirica Variegata'	C 5-7.5L	60-80cm	4/m2
6No.	Cor Kel 5L	Cornus sericea 'Kelsey'	C 5L	40-60cm	4/m2
3No.	Fuc MP 5L	Fuchsia 'Mrs Popple'	C 5L	40-60cm	4/m2
3No.	Heb MB	Hebe 'Midsummer Beauty'	C 3L	30-40cm	3/m2
7No.	Heb eve 5L	Hebe evenosa	C 5L	40-60cm	4/m2
6No.	Hyd Ann 5L	Hydrangea arborescens 'Annabelle'	C 5L	40-60cm	3/m2
13No.	Lav Hid 5L	Lavandula angustifolia 'Hidcote'	C 5L	40-50cm	4/m2
22No.	Lon MaG 5L	Lonicera nitida 'Maygreen'	C 5L	30-40cm	4/m2
4No.	Per BS	Perovskia 'Blue Spire'	C 3L	30-40cm	4/m2
1No.	Pho RR Std 2.5m C-S	Photinia x fraseri 'Red Robin'(std 2.5m clearstem)	C 100L	350-425cm	
1No.	Sam nBL 10L	Sambucus nigra 'Black Lace'	C 10L	80-100cm	1/m2
3No.	Spi GMo	Spiraea japonica 'Gold Mound'	C 3L	30-40cm	4/m2

HERBACEOUS PLANTS

QTY	CODE	PLANT NAME	STOCK	SPACING
13No.	Ane SCha	Anemone hupehensis 'September Charm'	C 3L	5/m2
8No.	Ane HJo	Anemone x hybrida 'Honorine Jobert'	C 3L	5/m2
7No.	Ber BWH 5L	Bergenia 'Bressingham White'	C 5L	5/m2
19No.	Gau IWB	Gaura lindheimeri 'Whirling Butterflies'	C 3L	4/m2
8No.	Hel RL	Helleborus x hybridus 'Red Lady'	C 3L	3/m2
3No.	Hem CPi	Hemerocallis 'Crimson Pirate'	C 3L	5/m2
3No.	Iri BK	Iris 'Black Knight'	C 3L	3/m2

CLIMBERS

QTY	CODE	PLANT NAME	STOCK	HEIGHT	HABIT
1No.	Cle mon 10L	Clematis montana 'Elizabeth'	C 10L	100-150cm	Twiner
1No.	Hyd pet 10L	Hydrangea petiolaris	C 10L	100-150cm	Self-clinger
1No.	Lon Hen	Lonicera henryi	C 5L	60-80cm	Twiner

TREES

QTY	CODE	PLANT NAME	STOCK	FORM	GIRTH/HEIGHT
1No.	Pyr Red EHS	Pyrus calleryana 'Redspire'	C	STD	14-16cm

NOTES AND ABBREVIATIONS:

- C = Container (or pot) grown, followed by size of the container (or pot)
 - EHS = Extra Heavy Standard 14-16cm girth
 - FORM = Shape of tree as supplied by the nursery
 - HABIT = Juvenile habit or plant shape as supplied by the nursery
 - QTY = Quantity
 - SIZE = Height or Spread of juvenile plant
 - Std = (clear stem) Standard.
 - STOCK = Root condition/protection method eg Bare root
 - Twiner = Twining climber attached to trellis/frame, refer to specification
 - Refer to specification for further information
 - All plants to be completely hardened off
 - Substitutions to be agreed with Landscape Architect
- Plant Schedule generated by "Qscape" software 07/10/2019

SCHEDULE OF QUANTITIES

- SOFT LANDSCAPE TO GENERAL AREAS:**
- 3No. Climber 10L
 - 28m2 Planting-Shrubs and Herbaceous
 - 14No. Shrub - Specimens
 - 1No. Tree - EHS

Refer to ELD drgs REED 185/12 - 001 for Concept Layout and ELD Drgs REED 185/12 - 002 for Detailed Landscape Proposals and ELD Specification notes for planting and maintenance requirements.

N.B. These landscape proposals have NOT been cross referenced against DRAINAGE locations. All services and utilities to be checked to identify any potential conflicts. Client/engineer to review and advise accordingly.

ALL DIMENSIONS TO BE CHECKED ON SITE. TO BE READ WITH ALL CONTRACT DOCUMENTATION. ANY DISCREPANCIES TO BE REPORTED TO THE CONTRACT ADMINISTRATOR. DO NOT SCALE FROM THIS DRAWING.

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B.	21-08-06	RE	Bar scale added.
A.	21-07-28	RE	Electric car charging point added.
Rev.	Date (yy-mth-dy)	Initials	Details

E·L·D
ELWOOD LANDSCAPE DESIGN
CHARTERED LANDSCAPE ARCHITECTS

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ISSUED BY

CLIENT: MR PATRICK COLLINS	PROJECT: REAR OF 31 HEATHWOOD GARDENS, SWANLEY, KENT. BR8 7HL
DWG TITLE: DETAILED HARD AND SOFT LANDSCAPE PROPOSALS	
SCALE: 1:200 @ A1	DATE: 3RD OCTOBER 2019
DRAWN BY: RE.	CHECKED BY: AE.
DRAWING NO: RTOW 559/2 - 001	REV.: B.