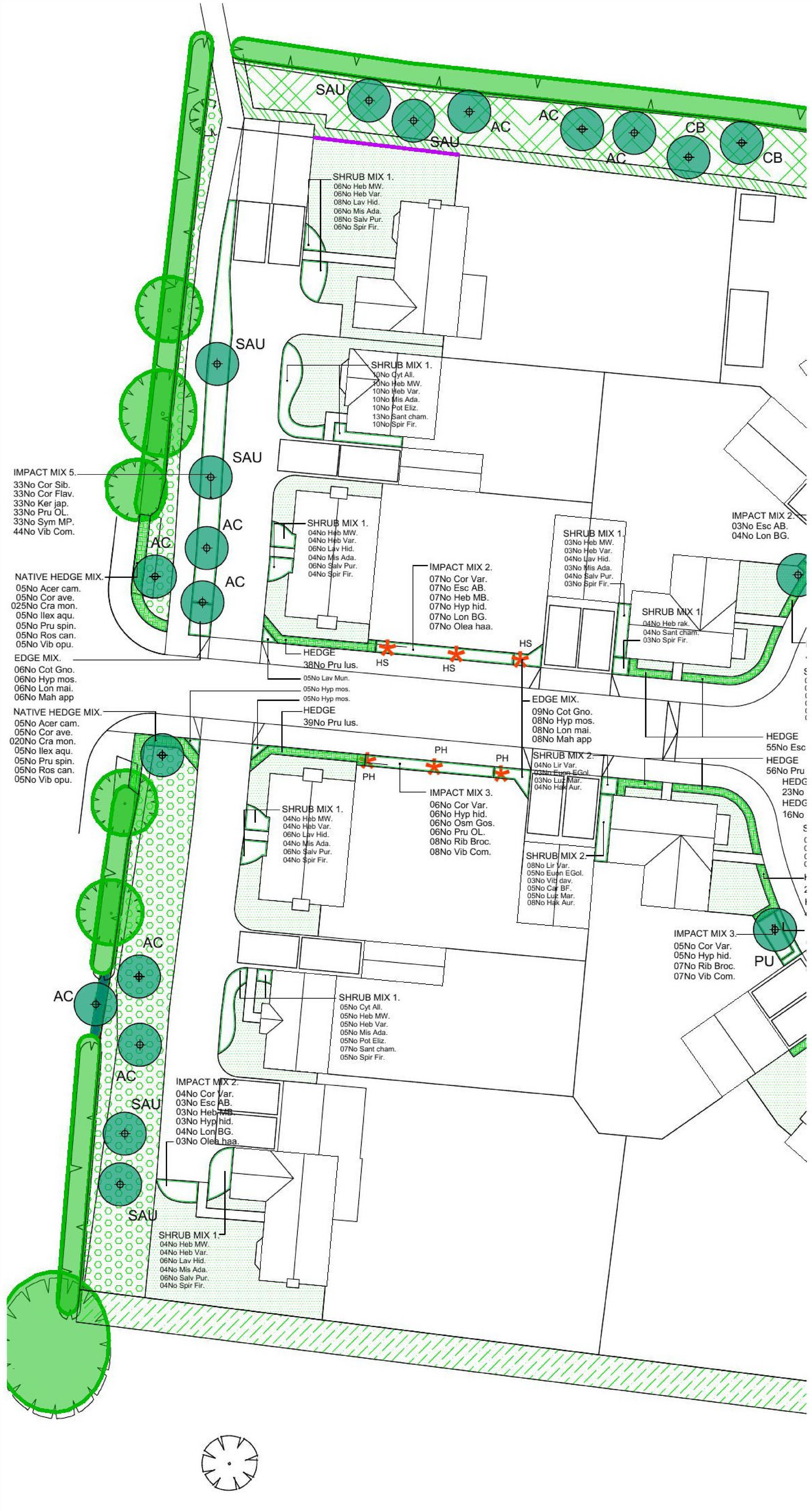


Plant Schedule

Trees

Species	Abb.	Height	Number	Girth	Specification
Acer campestre	AC	300-350cm		10-12cm	Selected Standard: RB
Amelanchier "Robin Hill"	ARH	300-350cm		10-12cm	Selected Standard: RB
Betula pendula	BP	300-350cm		10-12cm	Selected Standard: RB
Carpinus betulus	CB	300-350cm		10-12cm	Selected Standard: RB
Liquidambar styraciflua	LY	300-350cm		10-12cm	Selected Standard: RB
Malus trilobata	MTr	300-350cm		10-12cm	Selected Standard: RB
Prunus avium "Plena"	PAP	300-350cm		10-12cm	Selected Standard: RB
Prunus "Umineko"	PU	300-350cm		10-12cm	Selected Standard: RB
Quercus rubra	QR	300-350cm		10-12cm	Selected Standard: RB
Sorbus aucuparia	SAU	300-350cm		10-12cm	Selected Standard: RB
Sorbus "Golden Wonder"	SGW	300-350cm		10-12cm	Selected Standard: RB
Sorbus aria "Majestica"	SAL	300-350cm		10-12cm	Selected Standard: RB

Native Hedge Mix.

Number	Species	Abb.	Height	Pot Size	Specification	Density
	Acer campestre	Acer cam	60-80cm		1+1: BR	0.45ctr x
	Corylus avellana	Cor ave.	60-80cm		1+1: BR	0.45ctr x
	Crataegus monogyna	Cra mon	60-80cm		1+1: BR	0.45ctr x
	Ilex aquifolium	Ilex aqu	40-60cm	2L	Bushy: C	0.45ctr x
	Prunus spinosa	Pru spin	60-80cm		1+1: BR	0.45ctr x
	Rosa canina	Ros can	60-80cm		1+1: BR	0.45ctr x
	Viburnum opulus	Vib opu	80-80cm		1+1: BR	0.45ctr x

NOTE: To be planted in groups of 5-15No of same species evenly mixed throughout bed.

Hedging

Number	Species	Abb.	Height	Pot Size	Specification	Density
	Escallonia "Red Hedger"	Esc RH	30-40cm	3L	Bushy:C	0.60 ctr x2
	Escallonia "Donard Seedling"	Esc DS	30-40cm	3L	Bushy:C	0.60 ctr x2
	Griselinia littoralis	Gris lit	40-60cm	2L	Bushy:C	0.60 ctr x2
	Euonymus japonicus "Jean Hugues"	Euon JH	25-30cm	2L	Bushy:C	0.40 ctr x2
	Lavandula stoechas	Lav stoe	25-30cm	2L	Bushy:C	0.40 ctr x2
	Prunus lusitanica	Pru lus	30-40cm	3L	Bushy:C	0.60 ctr x2
	Viburnum "Eve Price"	Vib EP	30-40cm	3L	Bushy:C	0.60 ctr x2

Climbers and Wall Shrubs

Number	Species	Abb.	Height	Pot Size	Specification
	Ceanothus "Autumnal Blue"	CAB	60-80cm	3L	3 brks: C
	Hedera colchica 'Dentata Variegata'	HCV	40-60cm	2L	2/3 brks: C
	Hedera colchica 'Sulphur Heart'	HS	60-80cm	3L	C
	Hydrangea petiolaris	HP	40-60cm	3L	C
	Parthenocissus henryana	PH	40-60cm	3L	2/3 brks: C
	Pyracantha "Orange Charmer"	PY	60-90cm	2L	2/3 brks: C

Edge Mix.

Number	Species	Abb.	Height	Pot Size	Specification	Density
	Ceanothus "Repens"	Cea rep	30-40sp	2L	Bushy:C	4/m²
	Cotoneaster "Gnom"	Cot Gno	25-30cm	2L	Bushy:C	4/m²
	Hypericum x moserianum	Hyp mos	25-30cm	2L	Bushy: 5 brks: C	4/m²
	Lonicera "Maigreen"	Lon mai	25-30cm	2L	Bushy:C	4/m²
	Mahonia "Apollo"	Mah app	25-30cm	2L	Bushy:C	4/m²

NOTE: To be planted in groups of 5-9No of same species evenly mixed throughout hedge.

Impact Mix2.

Number	Species	Abb.	Height	Pot Size	Specification	Density
	Cornus "Sibirica Variegata"	Cor Var	40-60cm	2L	Bushy:C	3/m²
	Escallonia "Apple Blossom"	Esc AB	30-40cm	3L	Bushy:C	3/m²
	Hebe "Midsummer Beauty"	Heb MB	30-40cm	2L	Bushy:C	3/m²
	Hypercium "Hidcote"	Hyp hid	30-40cm	2L	Bushy: C	3/m²
	Lonicera "Baggesens Gold"	Lon BG	30-40cm	2L	Bushy:C	3/m²
	Olearia x haastii	Olea haa	30-40cm	3L	Bushy:C	3/m²

NOTE: To be planted in groups of 3-5No of same species evenly mixed throughout bed.

Impact Mix3.

Number	Species	Abb.	Height	Pot Size	Specification	Density
	Cornus "Sibirica Variegata"	Cor Var	40-60cm	2L	Bushy:C	3/m²
	Hypericum "Hidcote"	Hyp hid	30-40cm	2L	Bushy: C	3/m²
	Osmanthus heterophyllus "Goshiki"	Osm Gos	30-40cm	3L	Bushy: C	3/m²
	Prunus "Otto Luyken"	Pru OL	30-40cm	2L	Bushy: C	3/m²
	Ribes sanguineum" Brocklebankii"	Rib Broc	30-40cm	3L	Bushy: C	4/m²
	Viburnum opulus "Compactum"	Vib Com	30-40cm	2L	Bushy: C	4/m²

NOTE: To be planted in groups of 3-5No of same species evenly mixed throughout bed.

Impact Mix4.

Number	Species	Abb.	Height	Pot Size	Specification	Density
	Elaeagnus pungens "Maculata"	Elae PM	30-40cm	3L	Bushy:C	2/m²
	Berberis "Atropurpurea"	Ber atro	30-40cm	3L	Bushy:C	2/m²
	Cornus alba "Elegantissima"	Cor Var	40-60cm	3L	Bushy:C	2/m²
	Cotoneaster serotinus	Cot ser	40-60cm	3L	Bushy:C	2/m²
	Rosmarinus officinalis	Ros off	40-60cm	3L	Bushy:C	2/m²
	Weigela florida "Variegata"	Wei Var	40-60cm	3L	Bushy:C	2/m²

NOTE: To be planted in groups of 5-9No of same species evenly mixed throughout bed.

Impact Mix5.

Number	Species	Abb.	Height	Pot Size	Specification	Density
	Cornus alba"Sibirica "	Cor Sib	40-60cm	2L	Bushy:C	3/m²
	Cornus stolonifera "Flaviramea"	Cor Flav	30-40cm	2L	Bushy: C	3/m²
	Kerria japonica	Ker jap	40-60cm	2L	Bushy: C	3/m²
	Prunus "Otto Luyken"	Pru OL	30-40cm	2L	Bushy: C	3/m²
	Symphoricarpos "Mother of Pearl"	Sym MP	30-40cm	2L	Bushy: C	3/m²
	Viburnum opulus "Compactum"	Vib Com	30-40cm	2L	Bushy: C	4/m²

NOTE: To be planted in groups of 5-9No of same species evenly mixed throughout bed.

Shrub Mix 1.

Number	Species	Abb.	Height	Pot Size	Specification	Density
	Cytisus "Allgold"	Cyt All	25-30cm	3L	Bushy:C	3/m²
	Hebe "Mrs Winder"	Heb MW.	30-40cm	2L	Bushy: 3 brks: C	3/m²
	Hebe x franciscana "Variegata"	Heb Var	30-40cm	2L	Bushy: 3 brks: C	3/m²
	Lavandula angustifolia 'Munstead' *	Lav Mun.	25-30cm	2L	Bushy: 5 brks: C	4/m²
	Miscanthus "Adagio"	Mis Ada	30-40cm	3L	Bushy:C	3/m²
	Potentilla "Elizabeth"	Pot Eliz	25-30cm	2L	Bushy: 3 brks: C	3/m²
	Santolina chamaecyparisus *	Sant cham	25-30cm	2L	Bushy: 5 brks: C	4/m²
	Salvia officinalis "Purpurea"	Salv Pur	25-30cm	2L	Bushy: C	4/m²
	Spirea "Firelight"	Spir Fir	25-30cm	2L	Bushy: 5 brks: C	3/m²

NOTE: To be planted in groups of 3-5No of same species evenly mixed throughout bed.
NOTE: Species marked * to be planted at front of bed and within visibility splays.

Shrub Mix 2.

Number	Species	Abb.	Height	Pot Size	Specification	Density
	Carex "Bronze Form"	Car BF	25-30cm	2L	Bushy: C	4/m²
	Euonymus "Emerald n Gold" *	Euon EGol	25-30cm	2L	Bushy: C	4/m²
	Hakonechloa "Aurea" *	Hak Aur	25-30cm	2L	Bushy: C	6/m²
	Liriope muscari "Variegata" *	Lir var	25-30cm	2L	Bushy: C	6/m²
	Luzula sylvatica "Marginata"	Luz Mar	25-30cm	2L	Bushy: C	4/m²
	Viburnum davidii	Vib dav	30-40cm	3L	Bushy: C	3/m²

NOTE: To be planted in groups of 3-5No of same species evenly mixed throughout bed.
NOTE: Species marked * to be planted at front of bed and within visibility splays.

Shrubs.

Number	Species	Abb.	Height	Pot Size	Specification	Density
	Hebe rakaiensis	Heb rak	30-40cm	2L	Bushy:C	4/m²
	Hypericum x moserianum	Hyp mos	25-30cm	2L	Bushy: 5 brks: C	4/m²
	Lavandula angustifolia 'Hidcote'	Lav Mun.	25-30cm	2L	Bushy: 5 brks: C	4/m²
	Pachysandra terminalis	Pach ter	25-30cm	2L	Bushy: 3 brks: C	6/m²

7.01.01 MANAGEMENT OF LANDSCAPE AREAS.

(All areas to be managed as communal space and set under control of a management company.
Inspection timetable for all of Management plan to run up to
7.01.02 Pratical Completion (or up to hand over for land scheduled for control by Management Company.)
Pratical Completion (or up to hand over for land scheduled for control by Management Company.)

MANAGEMENT OF LANDSCAPE AREAS.

7.01.01 HARD AND SOFT MAINTENANCE OPERATIONS.(Soft based on a minimum number of visits of 6No during growing season and 2No during dormant season) Hard based on 12No monthly visits during each 12 month period.

NOTE: THESE MAINTENANCE OPERATIONS ARE INCLUDED WITHIN EACH OF YEARS 1 to 6 AND ALL FURTHER YEARS BEYOND YEAR 6.

WATER ALL SOFT LANDSCAPE AREAS AS REQUIRED TO AID ESTABLISHMENT
WEED ALL PLANTING AREAS / PEST AND DISEASE CONTROL – Including spot treatment of all grass and planting
APPLICATION OF FERTILISER
ADJUST STAKES AND TIES.
REMOVAL OF TREE/SHRUB STAKES/TIES/GUARDS When plants are stable/mature enough to no longer required to support protection.
REFIRM PLANTING.
REPLACE DEAD,DYING,DEFECTIVE,DANGEROUS TREES AND DEAD,DEFECTIVE,DYING SHRUBS.
REPLACE DISTRESSED/FAILING TURF.
LITTER PICK ,REMOVAL OF LEAF LITTER AND GENERAL TIDYING/SWEEPING OF LANDSCAPE AREAS.
PRUNING SHRUBS AND TREES
Hedges to site frontages to be managed at 1500-2000mm height.
Hedges within visibility splays to be managed at MAX height 600mm.
Hedges to internal curtilages to be managed at MIN height 1200mm.
NOTE: Native hedges to have one third of each years growth cut back for years 1 -3.
NOTE: After year 3 -Native hedges to be cut in January/February on 3 year cycle.
New established and existing hedges to be cut one third total each year over three year cycle.
Established hedges to be cut as "A" profile with thick base unless good ground flora at base. Then standard profile maintained.
BIRD BOXES: All boxes monitored annually (February) all repairs and removal of old nesting material.
INVERTIBRATE/REFUGIA: All monitored every third year(October) - repairs and additions.
TOP UP BARK MULCH
GRASS CUTTING Wild flower 1-2 cuts/yr Short- medium grass 8-12 cuts/yr Short grass path min 16 cuts/yr
ASSOCIATED HARD MAINTENANCE OPERATIONS.(PUBLIC OPEN SPACE)
REPAIR OF DEFECTIVE HARD LANDSCAPE, FENCING/ENCLOSURE, GATES AND STREET FURNITURE.
WEED TREATMENT/REMOVAL AND TIDYING, SWEEPING OF HARD SURFACES.
INCLUDING REMOVAL OF LEAF LITTER.

7.01.02 YEAR 1,2 and 3.
AIMS OF PLAN
TO INSURE PLANTING ESTABLISHES SUCCESSFULLY AND SHRUB CANOPY CLOSES (NO GAPS OR BARE AREAS)
CARRY OUT MAINTENANCE OPERATIONS (under 7.01.01) TO INSURE PLANTING AREAS REMAIN CLEAN AND TIDY AT ALL TIMES AND THAT EACH PLANT/TREE DEVELOPS TO ITS TRUE FORM AND SHAPE AND ASSOCIATES CORRECTLY WITH OTHER SPECIES WITHIN THE BED
ASSESS NEED TO REMOVE STAKES,CANES AND OTHER SUPPORTS

7.01.03 YEAR 4 and 5.
AIMS OF PLAN
TO INSURE PLANTING ESTABLISHES SUCCESSFULLY AND SHRUB CANOPY CLOSES (NO GAPS OR BARE AREAS)
CARRY OUT MAINTENANCE OPERATIONS (under 7.01.01) TO INSURE PLANTING AREAS REMAIN CLEAN AND TIDY AT ALL TIMES AND THAT EACH PLANT/TREE DEVELOPS TO ITS TRUE FORM AND SHAPE AND ASSOCIATES CORRECTLY WITH OTHER SPECIES WITHIN THE BED
ASSESS NEED TO THIN OUT FASTER GROWING SPECIES OR THICKEN UP UNDERDEVELOPED AREAS OF THE SCHEME IN STRICT ACCORDANCE WITH THE APPROVED PLANTING PLAN.
ASSESS NEED TO REMOVE STAKES,CANES AND OTHER SUPPORTS
INSURE THAT ALL MANAGEMENT AND MAINTENANCE OPERATIONS FAVOR THE ULTIMATE PLANT SELECTIONS (INFRASTRUCTURE TREE AND SHRUB POSITIONS)

7.01.04 YEAR 6 ONWARDS
AIMS OF PLAN
CARRY OUT MAINTENANCE OPERATIONS (under 7.01.01) TO INSURE PLANTING AREAS REMAIN CLEAN AND TIDY AT ALL TIMES AND THAT EACH PLANT/TREE DEVELOPS TO ITS TRUE FORM AND SHAPE AND ASSOCIATES CORRECTLY WITH OTHER SPECIES WITHIN THE BED
AS YEARS 1-5 BUT ALSO INCLUDING THE FOLLOWING
AS SHRUB SPECIES BECOME OVERMATURE REPLACE WITH NEW SPECIMENS OR WHERE APPROPRIATE CUT BACK AND ALLOW TO REGENERATE
ALL IN ACCORDANCE WITH APPROVED PLANTING PLAN.

EXISTING TREES/VEGETATION.

6.01.01 FOR LOCATION AND CONSTRUCTION DETAILS OF ALL PROTECTIVE FENCING TO EXISTING TREES,TREE NUMBERS AND SPECIALIST CONSTRUCTION AREAS ALSO DETAILS OF EXISTING TREES (SIZE,VIGOUR,SPECIES ETC) REFER TO ARBORICULTURAL CONSULTANTS REPORTS AND DRAWINGS.

DRAWING REFERENCE.

6.01.02 This drawing to be read in conjunction with the following.
Architectural details and Site Layout (Hills Building Group 170122 series)
Tree Survey ,Assessment and Method Statement.( )
Adopted road, footpath and highway verge. ( )

6.01.03 This drawing to be read in conjunction with drainage and service information. minor adjustment to be undertaken on site. Significant changes to be agreed with Landscape Architect.(Trees not to be moved closer to buildings than shown on drawings.)

NOTE: SURFACE LEVELS /DRAINAGE.

6.01.04 FOR DETAILS OF ALL EXISTING AND PROPOSED SURFACE LEVELS, FINISHED FLOOR LEVELS TO BUILDINGS AND TYPE AND ARRANGEMENT OF DRAINAGE/SERVICES REFER TO PROJECT ARCHITECTS AND ENGINEERS DRAWINGS.

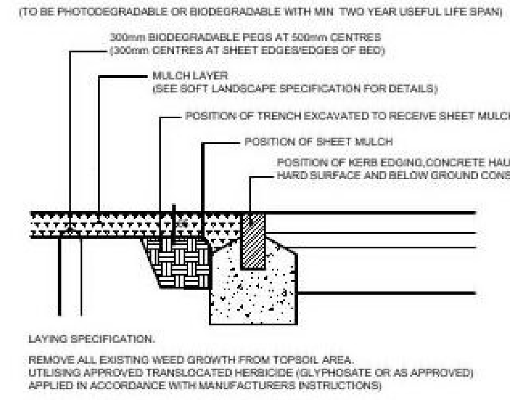
IMPLEMENTATION AND MONITORING PROGRAMME.

8.01.01 Implementation of all external works and hard landscape works will be completed as on completion of or during the building works.
Implementation of any communal planting,native tree/shrub areas and bare root stock during next available planting season following completion of hard construction. (End Nov-Mid March)
Implementation of all on curtilage planting following sale of individual plots or during next available planting season whichever is appropriate.

SHEET MULCH DETAIL (N.T.S.)

TO BE USED ON ALL PLANTING BEDS WITHIN PUBLIC/COMMUNAL/SHARED SPACE PLOT FRONTAGES AND ANY PLANTING BEDS FRONTING THE PUBLIC REALM AS IDENTIFIED ON PLAN.

(TO BE PHOTODEGRADABLE OR BIODEGRADABLE WITH MIN TWO YEAR USEFUL LIFE SPAN)



LAYING SPECIFICATION.

REMOVE ALL EXISTING WEED GROWTH FROM TOPSOIL AREA. UTILISING APPROVED TRANSLOCATED HERBICIDE (GLYPHOSATE OR AS APPROVED) APPLIED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS)

TOPSOIL TO BE CULTIVATED AND GRADED TO FINISHED SOIL LEVEL (50 mm BELOW HEIGHT OF SURROUNDING PAVEMENT/GRASS LEVELS AS SHOWN IN SPECIFICATION) REMOVE ALL STONE AND EARTH CLODS

(ALL SOIL AMELIORATION,FERTILISER ETC TO BE UNDERTAKEN AND GROUND WATERED TO FIELD CAPACITY)
WHERE GROUND IS SLOPING ENSURE THAT SOIL LEVELS ARE 50mm BELOW SURROUNDING PAVEMENT AND GRASS AREAS WITHIN 600mm OF BED EDGES

PLACE 200mm END FLAP OF SHEET MULCH WITHIN EXCAVATED TRENCH ADJACENT TO EDGE OF BED.BACKFILL TRENCH WITH TOPSOIL AND BURY SHEET MULCH. (SHEET MAY ALSO BE SECURED BY NAILING TO CONCRETE HAUNCHING OF KERB EDGING WITH MASONARY NAILS AT 1.0M CENTRES.)

WRAP SHEET AROUND AND LAY OVER SOIL TO BE PLANTED. UNROLL SHEET MULCH OVER BED USING OVERLAPPING ROLLS (MIN 50mm OVERLAP)

SECURE SHEET TO GROUND USING 300mm BIODEGRADABLE HOOPS/PEGS AT 500mm CENTRES (300mm CENTRES AT BED EDGES)

SET OUT PLANTING TO FINAL POSITIONS.CUT THE SHEET MULCH UTILISING A CROSS SHAPED INCISION FOR EACH PLANT POSITION AND CAREFULLY REPLACE AROUND THE STEM.SPREAD TOPSOIL UNDER SHEET IF FRIABLE.REMOVE ALL COMPACTED TOPSOIL CLODS FROM SITE AND ENSURE THAT NO TOPSOIL IS LEFT ONTOP OF SHEET.

ONCE PLANTING IS COMPLETE WATER BED TO FIELD CAPACITY. (IN DRY SOIL OR WARM CONDITIONS ENSURE THAT EACH PLANT RECEIVES MIN 2 GALLONS. OTHERWISE APPLY 25 LIT PER SQUARE METER.)

FOLLOWING PLANTING OF ALL BED AREAS SPREAD 50mm DEPTH OF MULCH OVER SHEET.

NOTE: FOR ALL SPECIFICATION NOTES REFER TO DWG 21.5171.01.

SPECIFICATION NOTES.

ESTABLISHMENT AND IMPLEMENTATION
No soft landscape operations to be undertaken during periods of prolonged waterlogging, frozen ground, adverse high or low temperature or drought.

1.01.01 Prior to planting and soil preparation. All unsuitable existing vegetation to be suitably sprayed off (refer to notes on chemical use below) and then removed. including bramble,perennial weeds and stressed and unsuitable elements of existing boundary vegetation and hedgerow.
Assumes main contractor provides adequate topsoil (Existing or imported) to all planting areas as shown (in accordance with B.S.3882:1994) and in accordance with finished ground levels on external works drawings.

1.01.02 All subsoil to be broken up to min depth of 300mm prior to topsoil application. to improve root zone.drainage and remove compaction
Imported soil and screened topsoil to be a fertile medium loam pH 6.0-7.5 and should be free from any perennial weeds,weed seeds,contamination,rubble,subsoil and stones bigger

1.01.03 than 50mm with a maximum stone content of 20%.(contractor to organise sample to be sent for lab lab testing and to make results available for approval)
Topsoil areas to be cultivated by hand or machine prior to planting.
(. Topsoil planting depths to be min 450mm for shrub/tree beds and 150mm for turf/seeded areas.
All tree pits in soft areas to be planted in pits with sides/bases broken up to 300mm. (width of pit increased if required to accommodate root system without bending)

1.01.04 Extra Heavy Standards - 800mm square pit,450-750mm deep, Standards - 650mm square pit, 400mm deep.

1.01.05 All areas of public open space and/or tree planting to be proactively protected from compaction
A: To unrestricted larger service&/or root protection areas (RPAs), free areas,post-construction soil decompaction measures will comprise soil ripping sufficient to break up any subsoil pan within any compacted areas. B: To restricted compacted areas incorporating existing services and/or RPAs these areas will be secured through the erection of robust barriers and/or ground protection(erected in accordance with BS 5837 recommendations) sufficient to fully restrict/exclude access to these areas as a whole for the life of the developments construction period.

1.01.06 All trees above half standard size within public open space, verges or hard landscaped areas to be underground guyed.

1.01.07 All tree stakes and fixings to be sufficiently low to allow free movement of the crown.
Tree support to comprise a stake set at uniform height,300mm min depth below ground level with a biodegradable tie toward the head of the stake.Or be underground guyed using Arborguy tree guying system (Green leaf Planting Products) or similar approved.
(single stake with single biodegradable tie - standard trees,double with double biodegradable tie for heavy) triple with triple biodegradable tie for "instant" heavy standard NB: Or as details shown on Tree Pit Cross sections.
Stakes to be removed at between 2-3 years, in accordance with management plan or when trees are established.

1.01.08 Backfill to pits (other than trees within hard paved areas) to be clean topsoil with tree fertiliser added,firmed in after planting.All trees to have irrigation system units fitted to fully surround the root ball.
at base of pit
backfill to be 30% excavated soil, 60% imported topsoil and 10% non peat compost.

1.01.09 All trees to have root zone suitably irrigated prior to planting

1.01.10 Trees,shrubs or other planting damaged by plant handling will not be accepted.this includes broken root containers at time of delivery, broken central Tree leaders, more than 10% lateral branch damage to trees/shrubs, bark removed from main stems.

1.01.11 All plant materal delivered to site must be/have a well established compact fibrous root system,be free from pest and disease/ other defects, be healthy and display good form characteristic of species, trees to have a clearly defined central leader (unless multi stemmed) and be correct match to species and quantities specified on drawing.

1.01.12 All formative pruning after planting in accordance with B.S.3998:2010 "Tree work- recommendations" remove branches damaged/broken during planting,remove unwanted secondary shoots,weak forks, or crossing/rubbing branches or dead material.

1.01.13 All trees,shrubs etc to be planted at depth of soil mark from nursery or soil level of container.
All trees,shrubs etc to have all root coverings removed and any damaged roots removed with suitable pruning tool.

1.01.14 All plant material to be Certified nursery stock,of local provenance and in accordance with B.S.3936:1992
All planting operations to be in accordance with B.S.4428:1989

1.01.15 Where herbicides and other chemicals are utilised in conjunction with the following plan these are to be in strict accordance with COSH and Control of Pesticide Regulations

1.01.16 Shrub planting(container grown) to be planted in a planting hole big enough to accomodate the plant without root damage, to a min of 300mm cubed.Min pot size to be 2/3 litre unless specified differently in schedule.

1.01.17 All climbers noted TR require wire or trellis support
All hedges are specified as double staggered rows
In shrub specification all breaks are to be strong and within the lower third
(Where no breaks are identified assume min 3 breaks in lower third)

1.01.18 A slow release fertiliser is to be applied immediately after planting in accordance with manufacturers instructions (NOTE; to all public/communal/shared space,plot frontages). and planting beds exposed to the public realm.

1.01.19 All plants to be firmed,ameliorants added,watered in and dead or damaged branches removed after after planting,prior to sheet mulch and bark mulch being added.
All planting beds should be mulched with 75mm min deep layer dark matured woodchip.
All mulch to have an even particle size between 15-65mm spread taking care not to smother ground cover plants and watering all plants immediately prior to spreading mulch.(Mulch sample and source to be approved).
NOTE:

1.01.20 All trees in grassed zones to be planted centrally within a 1.0M square/round recessed planting bed grass/weed free base with 50mm depth bark mulch or to incorporate a strimmer guard.
All specimen shrubs in grassed zones to be planted centrally within a 0.75M square/round recessed planting bed grass/weed free base with 50mm depth bark mulch or to incorporate a strimmer guard.

2.01.01 HIGHWAY TREES.
All trees to be underground guyed and be adequately supplied with a root protection system (GR1005 or GL1007 by Greenleaf Planting Products or as required to fit individual situation and agreed with monitoring professional)

3.01.01 ROOT BARRIERS. (PRIVATE AND ADOPTED SEWERS -SEPERATE TO TREE PIT DETAIL Tp1)
Utilise geotextile root barrier to depth of filter layer (Min 1.0M) to outer edge of pit and to min 3000mm either side of tree or as shown on drawing.
To be ReRoot 1000 (RER1000A) by Greenleaf Planting Products/Green Blue Urban.

3.01.02 TREE PITS WITHIN HARD AREAS. (Tp1.)
To be in accordance with tree pit construction detail GBU 2015 (Green Blue Urban Standard detail)

BARE ROOT SHRUB PLANTING.

4.01.01 All native/indigenous planting should utilise plants of local provenance
All bare root plant material delivered to be lifted November - early march dependant on weather conditions.
To be planted within 24 hours of site delivery. Root zone to be protected prior to planting either by healing into ground, covered with bare earth, hessian sacking or min 300mm of straw(adequately irrigated and kept moist to avoid roots drying).

4.01.02 Native whip and shrub mix. Use 900mm tube guarding and 1.0M mulch matting, watering all plants immediately prior to laying matting.
Plant between mid November and mid March,slit planted incorporating slow release fertiliser.

4.01.03 Plant between mid November and end February,slit planted or pit planted incorporating slow release fertiliser.

4.01.04 Hedge planting(1+1 or 1+2 transplants or container grown stock) to be planted in double staggered rows 300mm apart on raised cams at 450mm intervals. Plants to be cane supported mulch matted(photodegradable or biodegradable) and rabbit/tube guarded (recycled),firmed in and watered in, with slow release fertiliser added and dead or damaged branches removed after planting.
Transplants to be planted between mid november and end February.(NOTE: Refer also to shrub planting For ameliorants.)

4.01.05 NOTE: All guards to be photo degradable.Do not smother plants with mulch.
NB: All mulch matting must have specified and proven minimum useful life expectancy of 2No growing seasons and be covered with min 50mm dark bark chip layer

GRASS AREAS.

5.01.01 The finished surface level of grassed areas to be set above the height of adjacent hard surfacing to a minimum 10mm compacted level or sufficient to enable effective mowing of the grass without the potential for damaging blades against kerbs.
Prior to turfing rotovate and level topsoil as required and remove any debris and stones above 30mm diameter and add pre turf/seeding fertiliser to manufacturers recommendations.
Use cultivated, weed free amenity turf laid with broken joints well butted up
Work from planks as required to avoid damage to turf and water in as necessary to avoid shrinkage.

5.01.02 Seeding to be undertaken during march,april or september.Rotovate and level topsoil as required and remove any debris and stones above 20mm diameter, add pre seed fertiliser to manufacturers recomendations. Apply at 50gms per square metre lightly raking after sowing.(Contractor to supply mix details and source for approval)

PREPARATION OF WILDFLOWER MEADOW.

MOW OFF AND REMOVE VEGETATION WITHIN WILDFLOWER ZONE.
REMOVE TOPSOIL ZONE (300-450mm SUBJECT TO ON SITE CONDITIONS AND AS INSTRUCTED WITHIN ECOLOGICAL REPORT.
NOTE: DO NOT IMPORT SOIL INTO THIS AREA.

CULTIVATE SEED BED AREA.(MIN 6 WEEKS PRIOR TO SOWING)
SPRAY OFF REGROWTH ON SEED BED(PRIMARILY ANNUAL WEED GROWTH) WITH APPROPRIATE HERBICIDE (ROUND UP OR SIMILAR APPROVED).
REMOVE ALL DEBRIS ONCE WEEDS HAVE DIED BACK.

BRING SEED BED TO FINE TILTH BY REPEATED SURFACE CULTIVATION
REMOVE ALL DEBRIS AND STONES OVER 25mm FROM SEED BED.

UNDERTAKE AUTUMN SOWING (AUGUST - END SEPTEMBER).SOW ONLY AFTER SEPTEMBER IF AGREEMENT WITH LANDSCAPE ARCHITECT/ECOLOGIST HAS BEEN CONFIRMED.
MIX SEED WITH DRY SILVER SAND AT 1:5 RATIO. SOW IN CALM AND MOIST CONDITIONS
SOW ACROSS AREA IN 2No DIRECTIONS (50% OF MIX SOWN AT 90 DEGREES TO EACH OTHER)
INSURE SEED BED IS MOIST.MIX SEEDS INTO TOP 10mm OF SOIL.LIGHTLY RAKE AND FIRM IN WITH ROLLER.

RESTRICT SEED MIX TO SPECIES SPECIFIED WITHIN SUPPLIERS MIX (AS STATED BELOW) ALL TO BE NATIVE AND OF LOCAL PROVENANCE
SOW AT 5g PER SQUARE METER
MIX TO BE MIN 50% WILDFLOWERS AND MAX 50% GRASS BY VOLUME.
MIX: RE12 DROUGHT LAND (U16 GRASSLAND)(www.germinal.com)

MAINTENANCE - YEAR 1.

MARCH - CUT TO 4-7cm IF SUFFIFICEINT MATERIAL (I.E. IF SWARD HAS REACHED 100MM)
MAY - CUT TO 4-7cm IN EARLY MAY.
SEPTEMBER - CUT TO 4cm AFTER FLOWERING.

ROLL SEED BED PRIOR TO FIRST CUT.
IN ALL CASES USE SHARP BLADED ROTARY CUTTER BAR MOWER AND REMOVE ARISING FROM SITE.

MAINTENANCE - YEAR 2. ONWARDS

MARCH / APRIL - CUT TO 4-7mm TO REMOVE EXCESS GRASS.
SEPTEMBER / OCTOBER - CUT TO 4cm AFTER FLOWERING

CUT WHEN SWARD REACHES 100mm HEIGHT.
IN ALL CASES USE SHARP BLADED ROTARY CUTTER BAR MOWER AND REMOVE ARISING FROM SITE.
(ONLY CUT MEADOW BETWEEN SEPT/ OCT - MARCH IF SWARD REACHES 100mm HEIGHT)

9.01.01 ALL LANDSCAPE WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT CURRENT BRITISH STANDARDS (INCLUDING CURRENT REVISIONS OF 4428,3936&5837) NATIONAL PLANTING SPECIFICATION GUIDLINES; HORTICULTURAL TRADES ASSOCIATION STANDARDS (INCLUDING HANDLING AND ESTABLISHING LANDSCAPE PLANTS PART 1,2 AND 3.); CPSE "PLANT HANDLING" STANDARDS & COSH REGULATIONS.

9.01.02 SUBSTITUTION TO SUBMITTED DETAILS.
ANY SUBSTITUTION TO THE LANDSCAPE DEPOSIT, ONCE FORMALLY AGREED WILL ONLY BE MADE FOLLOWING REVISION TO THE DEPOSIT AND SUBSEQUENT FORMAL AGREEMENT BY THE LOCAL PLANNING AUTHORITY.

NORTH

SCALE 1:250 (Meters to cm)
0 2.5 5 10 15 20
0 1.0cm 2.0cm 4.0cm 6.0cm 8.0cm

LEGEND:

HARD SURFACES, GATES AND ENCLOSURE
REFER TO HARD LANDSCAPE DRAWINGS
(KLH ARCHITECTS SERIES DRAWINGS)

PROPOSED STANDARD TREE POSITION

PROPOSED HEDGE PLANTING

PROPOSED SHRUB PLANTING

CLIMBERS AND SPECIMEN SHRUBS

PROPOSED SURFACE TO OPEN SPACE.
GENERAL AMENITY GRASS SEED MIX.
BRITISH SEED HOUSES A22 MIX (OR SIMILAR APPROVED)

PROPOSED GRASS AREA
GENERAL AMENITY TURF
FULLY TREATED AND CULTIVATED

Perennial Ryegrass	Lolium perenne
Slender creeping red fescue	Festuca rubra Litoralis
Strong creeping red fescue	Festuca rubre rubra
Chewings fescue	Festuca rubra Commutata
Smooth stalked meadowgrass	Poa pratensis
Brown top bent	Agrostis capillaris

HEDGEROW AREAS.
To be: Hedgerow seed mix
80% native grasses and 20% wildflowers. Rate: 35-40Kg per Ha.
Mix to be: EH1 Hedgerow edge mixture
Emorsgate Seeds or as confirmed/ agreed by Ecologist following soil testing.

OFF SITE BUFFER PLANTING
Indigenous planting belt/hedge to be undertaken by land owner

GRASSLAND AND WILDFLOWER AREAS.
To be: Neutral lowland grassland seed mix
80% native grasses and 20% wildflowers. Rate: 35-40Kg per Ha.
Mix to be: EM5 Lowland Meadow mixture (loam - neutral soils) -
Emorsgate Seeds or as confirmed/ agreed by Ecologist following soil testing.

GRASSLAND/WILDFLOWER EDGE
Open space grass sward managed as short grass
12-16no cuts per year

HARD SCAPE AREAS.
20mm DIA GRAVEL (COLOUR AMBER/NATURAL)
OVER SECURED GEOTEXTILE

EXISTING VEGETATION(RETAINED)
To be retained in accordance with Arboricultural Consultants Tree Survey and Assessment.
NOTE: ALL PROTECTIVE FENCING TO BE IN ACCORDANCE WITH ARBORICULTURAL REPORT AND DRAWING

EXISTING VEGETATION (REMOVED)
To be removed in accordance with Arboricultural Consultants Tree Survey and Assessment.

Root barrier
ROOT BARRIER.
REFER TO ITEM 2.01.01+3.01.01
WITHIN SPECIFICATION NOTES.

ENCLOSURE - OPEN SPACE
1200mm HIGH TIMBER POST AND RAIL FENCE
(3No RAILS)

LAP
PLAY AREA - LAP
100 SqM Zone to be fenced with gated access for pedetrians and maintenance.
Equipment to be agreed by condition

Andrew Hastings.
Landscape Consultants Ltd.
Chartered Landscape Architects.
The Fairways, 9 Fairfield,
Chase Road,Hare Green,
Great Bromley,Essex.
CO7 7UF

Landscape Institute
Registered practice

[redacted]

DRAWING STATUS
PLANNING.

CLIENT
HILLS RESIDENTIAL.

PROJECT
SCHOOL ROAD, ELMSTEAD MARKET, COLCHESTER, ESSEX.

DRAWING TITLE
SOFT LANDSCAPE PROPOSALS SHEET 1 of 4

SCALE	DATE	DRAWN	CHECKED	DRAWING NUMBER
1:250@A1.	18.05.21	OB	AH	21.5171.01
No dimensions are to be scaled from this drawing. All written dimensions to be checked by the contractor discrepancies notified immediately to this consultant			REV	