



Soft Landscaping Scheme for 31 Beech Hill Avenue, EN4 0LU

For

Mr N Christofi

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31 BEECH HILL AVENUE – SOFT LANDSCAPING

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1.0 **PURPOSE**

The following specification and soft landscaping scheme is offered to support a planning application for the redevelopment of the plot through demolition of the existing dwelling and replacement with two separate detached dwellings and associated vehicular access and garden spaces.

This document should be read in conjunction with the soft landscape plan.

2.0 **GROUND PREPARATION & SOIL SPECIFICATION**

Site preparation:

Planting areas will require clearance of any scrub and under-storey not cleared for development including brambles and nettles.

The new planting areas will require an application of an approved non residual herbicide a month prior to planting to allow the planting zones to be established and to ease excavation of planting pits and installation of mulched areas

Ground-works:

Areas of within landscaping areas shall be re-graded as required to form a level surface. Existing top soil and sub soil shall be re-used where they meet the specification below.



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Sub soil:

Sub soils shall be free of toxic substances, weeds, plastics and metals and should be spread to a minimum of 250mm below new shrub planting areas. No soil handling shall be undertaken when wetter than plastic limit.

Top soil:

Imported soil and screened soil is to a fertile medium loam with a pH ranging between 6.0 - 7.5, it should be free from any perennial weeds, rubble, sub soil and stone bigger than 50mm with a maximum stone content of 20%. Top soil areas to be cultivated by hand or machine prior to planting; no compacting by machine. Minimum top soil depths for shrub planting will be 250mm.

Imported top soil:

Imported top soil should meet the grade described in BS3882: 2007 *Specifications for Top soil and requirements for use*.

Ground conditioning:

For shrub beds, 20 litres of compost shall be incorporated into the top 200mm of each square metre of planting area.

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3.0 PLANT & PLANTING SPECIFICATION

All plant stock and plant handling and planting to be carried out in accordance with the following British Standards Institute specifications and code of practice:

BS3936: 1991 Part 1 Nursery Stock. *Specification for Trees and Shrubs*

BS4428:1989 *Recommendations for General Landscaping Operations*

BS8545: 2014 *Trees from Nursery to Independence in the Landscape – Recommendations National Plant Specification (NPS) published by the Horticultural Trades Association (HTA)*

Plant stock:

All plant stock is to be supplied in accordance with the size and description specified on the plant schedule and in the position shown on the landscaping lay-out plan.

Plant stock shall be healthy and vigorous, free from pest and diseases and perennial weeds. Stock should have a well formed fibrous root system.

Tree Planting:

Stake each tree with a 50-75mm diameter treated softwood round stake at a height of one third of the height of the clear stem removing in no more than three years and should be positioned between the tree and the prevailing wind (SSW) to reduce the



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'rubbing' effect of tree against the stake during high winds. The use of a rubber block and strip and single nail into the stake is to be used to secure the stake to the tree stem. The area around the base of each tree should be mulched to a minimum depth of 50mm and 500mm radius from the base of the tree.

An irrigation system should be installed during the planting process to aid effective irrigation of the new trees during the maintenance period along with a robust bollard between the parking bay and tree to protect from vehicular damage.

Shrub / Hedge planting:

Shrub planting (container grown or bare-root) shall be planted in a hole big enough to accommodate the plant without root damage. Plants to be firmly watered in and dead/ diseased tissue removed immediately after planting. Plants should not be removed from containers unless they are to be introduced to a planting hole immediately.

Plants are to be planted at the spacing / density set out in section 5.0.



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Mulching:

All shrub planting areas are to be mulched with approved woodchip free from impurities, covered with a dark bark chipping layer (minimum of 50mm depth) that has been composted for at least 1 month. Plants are all to be firmed and watered prior to mulch laying.

New Turf:

Works are to accord with BS3969 and BS4428. Turf type should be Rolawn Medallion or equivalent.

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4.0 MAINTENANCE & MANAGEMENT

Following completion of landscaping maintenance and management of the planting areas will be undertaken by a competent contractor for a period of 5 years starting from the completion of development works.

The following operations shall be carried out:

Every three months:

- Hand weed shrub beds / hedgerow planting zones
- Remove litter
- Sweep mulch spillage from footpaths and non planting areas
- Top up mulch layer

Tree, turf & Shrub Watering:

- 30 litres per **tree** every other week between April and September for first 2 years (weekly during drought periods)
- 5 litres per **shrub** every other week between April and September for 2 years (weekly during drought periods)
- 15 litres per **linear metre of hedging** every other week between April and September for 2 years (weekly during drought periods)
- Immediately after laying the turf the work area is to be watered using an appropriate overhead spray irrigation system. There should be sufficient water to soak the newly laid turf and, if necessary, the under lying soil to a depth of 75mm.



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Irrigation to be applied as necessary to prevent turf drying and shrinkage until rooting into the under lying soil is apparent. The contractor will be responsible for supplying adequate irrigation until establishment or agreed point of handover.

Replacement planting:

- Failed plants should be replaced during a re stocking visit during the winter of each year.

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5.0 PLANT SCHEDULE & QUANTITIES

| LOW LEVEL SHRUBS | POT SIZE (L) | SPACING | TOTAL NUMBER |
|----------------------------------|-----------------------|--------------------------------|--------------|
| <i>Potentilla 'Red Ace'</i> | 3 | 4 q/m | 45* |
| <i>Hebe albicans 'Red Edge'</i> | 3 | 4 sq/m | 45* |
| <i>Hypericum 'Miracle Blizz'</i> | 3 | 4 sq/m | 45* |
| MIXED NATIVE HEDGE | POT SIZE (L) | SPACING | |
| <i>Crateagus monogyna</i> | 2L (60cm height) | 0.75 centres staggered rows | |
| <i>Ilex aquifolium</i> | 2L (60cm height) | 0.75 centres staggered rows | |
| <i>Corylus avellana</i> | 2L (60cm height) | 0.75 centres staggered rows | |
| SPECIMEN TREE(S) | CONTAINER SIZE (L) | TOTAL | |
| <i>Magnolia stellata</i> | 50 (125-150cm height) | 3 | |
| <i>Crataegus 'Persimilis'</i> | 35L (8-10cm) | 7 | |
| <i>Laurus nobilis</i> | 35L (14-16cm) | 2 | |

* TBC by landscape contractor

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| PHOTINIA HEDGE | PLANT SIZE (M) | SPACING | TOTAL NUMBER |
|---------------------------|----------------|----------|-----------------------------|
| <i>Photinia x fraseri</i> | 1 metre trough | See plan | TBC by landscape contractor |

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APPENDIX 1 – SOFT LANDSCAPING PLAN

(Please refer to full plan for enhanced detail)

