
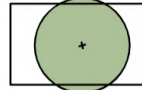
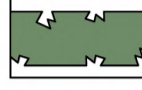


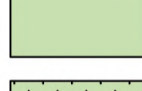
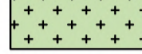


LEGEND

Soft Landscape

-  Existing vegetation retained
-  Proposed trees (refer Plant Schedule)
-  Proposed mixed native hedge (Plant Schedule)
-  Proposed ornamental shrubs (refer Plant Schedule)
-  Proposed ornamental herbaceous, grass and fern planting (refer Plant Schedule)
-  Proposed amenity lawn eg AllTurf Festival or similar approved laid on minimum 150mm imported topsoil
-  Proposed wildflower turf to be WFT-Native-Enriched as supplied by wildflowerturf.co.uk or similar approved

PLANTING NOTES:

1. Plant handling at the nursery and transit up to delivery should be in accordance with 'Plant Handling', the booklet published by the Committee for the Plant Supply & Establishment (CPSE). The contractor shall comply with clauses 3 & 4 of the above booklet (obtained from the Horticulture Trads Association 19 High Street, Theale, Berks RG7 5H) which refers to the receipt, unloading and temporary storage of plants.
 2. Plants shall be first class examples of their species or variety, free from all pests and diseases with good fibrous root systems and materially undamaged (refer to relevant section of BS53936 Parts 1-4 Specification of Nursery Stock).
 3. All planting is to be in general compliance with BS4428:1989 'Code of Practice for general landscape operations (excluding hard surfaces)'.
 4. Areas of large roots to be grubbed up without undue disturbance of surrounding soil and adjacent areas. Rubbish, concrete, metal, glass, hard surfacing, hardcore, decayed vegetation, weed growth and any contaminated topsoil are to be removed and disposed off-site prior to planting.
 5. Shrub beds to have a min. depth of 450mm good quality imported topsoil (BS3882), do not use topsoil contaminated with subsoil, rubbish or other materials. Do not compact soil, preserve a friable texture of separate visible crumbs where ever possible. Topsoil to be treated with an application of herbicide prior to planting, where necessary, strictly in accordance with the Control of Pesticides Regulations 1986 (or otherwise updated/ superceded legislation), and following manufacturer's instructions by qualified staff and then should be cultivated to 150mm depth prior to planting. Where existing beds are to be cleared and recultivated, incorporate new spent compost 20% and topsoil 80% into all tree, shrub and hedge areas. All shrub beds/grass areas shall have a suitable slow release fertiliser applied at the manufacturers specified rates.
 6. Shrub Compost. Specimen plants to be planted in a 400 x 400 250mm depth with 5 litres Tree & Shrub Compost.
 7. All areas of ornamental planting are to be mulched to a depth of 50mm with an amenity grade bark mulch unless plants are located in gravel.
 8. Formal Hedges: Trench to be dug min 500mm wide x 400mm deep (base broken out to facilitate drainage) and a peat free compost or slow release fertiliser incorporated into the back fill material.
 9. All turf & grass seed mixes are to be supplied by an approved supplier. All turves are to be laid horizontally to adjacent hard surfaces in a staggered pattern to encourage establishment. All grassed areas are to be watered as necessary to ensure their establishment & continued thriving. New grassed areas to have a min. depth of 150mm good quality imported topsoil (BS3882) & to be treated as item 5, marry new soils into existing where necessary. Carry out all work when soil & weather are suitable.
- Do not sow or turf during periods of frost or strong winds
-Sow only in Spring & Autumn
-Ensure that adequate watering & weed control is available.
10. Trees are to be planted securely either underground guyed in accordance with an approved guying system or staked & secured as follows:
 - Heavy Standard are to be secured using 2no. treated softwood stakes with cross bar, driven firmly into the ground. Stakes to be 1000mm above ground & fixed to tree with suitable rubber tree tie & spacer
 - Standard are to be secured using a single stake driven firmly into ground (0.6m above ground level) & secured with a rubber tie & spacer
 - Multi-stem trees are to be secured using a single angled stake driven firmly into ground & secured with a rubber tie & spacer.
 11. For all ornamental trees one 80litre bag of tree planting compost (non-peat based) is to be incorporated in the tree pits. For all ornamental trees the tree pit should be large enough to comfortably accommodate the rootball. Backfilling with excavated soils to replicate the existing horizons. All trees are to be planted in line with BS8545:2014 Trees:from nursery to independence in the landscape - Recommendations: Para 10.2.7 Topsoil should not be used below depth of the original topsoil.
 12. All BR, whips & BR stock (hedge mix) to be protected with a spiral bound biodegradable guard secured in place with a cane.
 13. Carry out all work when soil & weather conditions are suitable. Do not plant during periods of frost or strong winds. Plant only in the following periods: - Container grown plants. At anytime if ground water & weather conditions are favourable- Rootballed & bare root trees & shrubs: November-March- Ensure adequate watering & weed control is available.
 14. Water all plants & trees on the same day of planting, plant only into moist soil & water thoroughly to the full depth of soil immediately after planting. Water regularly through the establishment period (minimum 3 months) to prevent dehydration (min. once a week in periods of drought) to ensure the establishment of the plants during the 12month defects period.
 15. The contractor must ascertain for himself/herself the exact position of underground services & maintenance points prior to carrying out any digging on site.

PLANTING AFTERCARE - 5 year establishment period

Generally

- Maintain all grass areas, shrub beds and hedgerow planting free of litter and excessive weed growth (ie. growth that would be detrimental to the intended planting). Do not allow rubbish, grass cuttings, or other deleterious materials to be deposited on any of the planted areas during the establishment period.
- Water all trees, shrubs & hedges in periods of drought (no significant rainfall for 5-7days) during the growing season of the 12months defect liability period. (Growing season is typically late Spring to early Autumn). Water once a week so the soil is fully saturated to encourage deep roots to establish & continue this until significant rainfall.
- Any plants which die or show signs of poor health should be replaced towards the end of the 12month defects liability period by the contractor (Exclusions: Theft or malicious damage after completion). The cause of death or poor health should be investigated & the issue mediated prior to any new planting. If necessary plant species can be substituted (with prior agreement with the Landscape Architect) if particular plants are not suitable for the situation due to unforeseen circumstances.
- The plants will be the responsibility of the individual home owner who will need to replace any trees or shrubs that die within a 5 year period in line with the original proposals.

Grass

Maintenance of grassed areas shall include mowing, watering as necessary to saturate soil below, trimming edges to pavings & planted areas at every cut, removing all debris & stones over 30mm in size, prior to mowing, weeding by cultivating, forking hoeing & raking & re-seeding any portions considered necessary & removing from site all debris & stones created by the operations. Pavements to be swept clean of any grass cuttings. Strimming round base of all trees will be carried out with a strimmer fitted with a protective guard to prevent bark damage. Grass to be cut fortnightly throughout growing season to height between 25-30mm & remove clipping to tip (April to October). Any areas of grass where bulbs are planted must not be mown until leaves turn yellow or show signs of die-back. Spike and scarify periodically to promote free drainage and remove moss and thatch. In drought conditions the following modifications to specified mowing operations shall be implemented: Cutting heights shall be raised to 45mm, mowing shall only continue so long as grass growth continues to reach maximum advisable height.

Shrub Beds

APPLY TO ALL YEARS
Maintain weed free
Replace dead/dying plants
Water in periods of drought a minimum of 2 times a week.
Every 2-4 years (species dependant) divide plants.

Hedging

Maintenance operations:
Years 1-3
Water throughout the summer months after any period without significant rainfall.
Treat ShrubEdge Mix area with residual herbicide applied to bare ground at the end of the second years growth.
Ensure plants are secure and upright in the ground. Firm up where necessary.
Spot treat any weeds to maintain weed free.
Prune out any dead wood.
Replace dead/missing plants
Re-firm plants where necessary.


Trees

Inspect trees and ensure that they are establishing in an upright & safe manner, gently firm loosened soil around trees, straighten leaning trees accordingly.
Stakes and ties; check annually that the stakes are secure and adjust ties to allow for growth as necessary. Remove stakes at the end of the third growing season.
Trees should be watered once a month regardless of weather conditions during the defects liability period in the growing season (through the irrigation pipe) to ensure that the trees are encouraged to produce deep roots. Water trees in periods of drought at a the following rates: 150 litres per tree - 14-16cm girth trees & above.
Prune deadwood, crossing branches etc. Replace dead/dying trees.
Routine pruning should include the following operations: The removal of dead, diseased, damaged or dying branches only where they pose a risk to the users of the site.
The removal of branches or epicormic growth around the trunk of the tree where it is restricting access, growing over footpaths or obstructing lighting to be cut back.
Inspection and reporting any incidence of pests and diseases which could cause trees or limbs to fail.
Any routine tree works should be carried out between end August to the end February to avoid the bird nesting season. If this is unavoidable a bird nest and/ or bat survey must be undertaken prior to works being carried out.

Wildflower Management

Inspect the grasslands and wildflowers annually in the summer to determine the success of establishment and record species to determine future management to ensure species rich diversity is maintained. Consult a qualified ecologist if necessary.
First year management Most sown meadow wild flower and grass species are perennial; they will be slow to germinate and grow and will not usually flower in their first growing season. Mow newly sown meadows regularly throughout the first year of establishment to a height of 40-60mm, removing cuttings if dense.
Avoid cutting in the spring and early summer if the mixture has been sown with a nurse cover of cornfield annuals, or is autumn sown and contains Yellow Rattle. These sown annuals should be allowed to flower, then in mid-summer cut back and the cut vegetation removed. It is important to cut back cornfield annuals before they die back - set seed or collapse: this cut will reveal the developing meadow mixture and give it the space it needs to develop.
Carefully dig out or spot treat any residual perennial weeds such as docks.
Year 2 & Subsequent Years Once established tussocky grassland requires minimal maintenance. Unwanted perennial weeds (docks, thistles) may need control by occasional spot treatment with a herbicide. To control scrub and bramble development, tussocky areas may need cutting every 2-3 years between October and February. For wildlife this cutting is best done on a rotational basis so that no more than half the area is cut in any one year leaving part as an undisturbed refuge.

Code	Botanical Name	Common Name	Size	Spacing/Mix %	Quantity
Trees					
Pa	<i>Prunus avium</i>	Wild Cherry	10-12cm Standard RB 350cm tall	As Shown	1
In	<i>Ilex 'Nellie R. Stevens'</i>	Holly	Standard 14-16cm girth 3.5-3.75m	As Shown	8
Pf	<i>Photinia x fraseri 'Red Robin'</i>	Red Robin	3/4 Standard Lollipop head 8-10cm girth 2m	As Shown	5
Sa	<i>Sorbus aucuparia</i>	Rowan	10-12cm Standard RB 350cm tall	As Shown	1
Shrubs					
Cas	<i>Cornus alba 'Sibirica'</i>	Siberian dogwood	12t	As Shown	2
Ct	<i>Choisya temata White Dazzler</i>	Dwarf Choisya	5t	As Shown	6
Ha	<i>Hebe 'Autumn Glory'</i>	Hebe	5t	As Shown	2
Haa	<i>Hydrangea arborescens 'Annabelle'</i>	Annabelle' Hydrangea	10t	As Shown	3
La	<i>Lavandula angustifolia 'Munstead'</i>	English Lavender	3t	As Shown	12
Pl	<i>Perovskia 'Little Spire'</i>	Russian Sage	2t	As Shown	18
Pq	<i>Phormium 'Apricot Queen'</i>	New Zealand flax	15t	As Shown	4
Sj	<i>Skimmia japonica 'Rubella'</i>	Japanese Skimmia	5t	As Shown	11
Tb	<i>Taxus baccata Ball Topiary</i>	Yew Ball	80cm dia	As Shown	3
Vt	<i>Viburnum tinus 'Eve Price'</i>	Laurustinus 'Eve Price'	20t	As Shown	2
Perennials					
Aa	<i>Agapanthus africanus</i>	African lily	2t	As Shown	8
Ac	<i>Astilbe chinensis var. pumila</i>	Dwarf chinese astilbe	2t	As Shown	9
Am	<i>Alchemilla mollis</i>	Lady's mantle	2t	As Shown	6
Bc	<i>Bergenia cordifolia</i>	Elephant ear	2t	As Shown	8
Bm	<i>Brunnera macrophylla 'Jack Frost'</i>	Siberian bugloss	2t	As Shown	4
Dp	<i>Digitalis purpurea</i>	Common foxglove	2t	As Shown	12
Ep	<i>Echinacea purpurea 'Rubinglow'</i>	Cone Flower	2t	As Shown	9
Gm	<i>Geum 'Mrs J Bradshaw'</i>	Geum	2t	As Shown	12
Gr	<i>Geranium 'Rozanne'</i>	Geranium	2t	As Shown	12
Hn	<i>Helleborus niger</i>	Christmas rose	2t	As Shown	3
Hr	<i>Heuchera 'Rachel'</i>	Heuchera 'Rachel'	2t	As Shown	11
Lv	<i>Leucanthemum vulgare</i>	Ox-eye Daisy	2t	As Shown	15
Lm	<i>Liriope muscari 'Monroe White'</i>	Lily Turf	2t	As Shown	7
Rf	<i>Rudbeckia fulgida var. sullivantii 'Goldsturm'</i>	Coneflower	2t	As Shown	11
Sb	<i>Stachys byzantina 'Big Ears'</i>	Lambs Ear	2t	As Shown	7
Sh	<i>Sedum herbsthreude</i>	Stoncrop	2t	As Shown	8
Sn	<i>Salvia nemorosa 'Caradonna'</i>	Balkan Clary	2t	As Shown	32
Grasses					
Fg	<i>Festuca glauca</i>	Blue Fescue	2t	As Shown	7
Al	<i>Anemranthe lessoniana</i>	Pheasant's tail	2t	As Shown	4
Ferns					
Da	<i>Dryopteris affinis</i>	Native Fern	2t	As Shown	1
Ps	<i>Polystichum setiferum herrenhausen</i>	Soft shield fern	2t	As Shown	16
Mixed Native Hedging - Planted 7/linear m in a double staggered row					
Aca	<i>Acer campestre</i>	Field maple	40/60cm bareroot	5%	16
Cm	<i>Crataegus monogyna</i>	Hawthorn	40/60cm bareroot	35%	112
Ca	<i>Corylus avellana</i>	Common Hazel	40/60cm bareroot	35%	112
Iq	<i>Ilex aquifolium</i>	Common holly	40/60cm bareroot	5%	16
Ro	<i>Rosa canina</i>	Dog rose	40/60cm bareroot	15%	23
Vo	<i>Viburnum opulus</i>	Guelder rose	40/60cm bareroot	5%	16
Wildflower Turf - WFT-Native-Enriched as supplied by wildflowerturf.co.uk - 27m2					

STATUS AND REVISION DESCRIPTION	PROJECT No.	DATUM	CHECKED / APPROVED / DATE	APPROVED		62 ST MICHAELS AVE GARDEN DESIGN SOFT LANDSCAPE LEGEND, PLANT SCHEDULE & PLANTING NOTES
						STATUS: PLANNING
						DRAWING No.: 2028
						SHEET No.: L02
						REV: -