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- KEY
- EXISTING
- Site boundary
 - Existing trees/vegetation
- PROPOSED
- Specimen shrubs
 - Espalier fruit trees against wall
 - Trees
 - Bulb planting
 - Wildflower meadow grass (10% native wildflower, 90% grass)- EMI Basic General Purpose Meadow mixture by Emorsgate or similar approved
 - Mown wildflower meadow grass (10% native wildflower, 90% grass)- EMI Basic General Purpose Meadow mixture by Emorsgate or similar approved
 - Front gardens: Medallian turf by Rolawn or similar approved
 - Rear gardens: Grass seed
 - Ornamental planting
 - Single species hedge
 - Native mixed hedge
 - Ornamental gravel TBC
 - Breedon Gravel footpath or similar TBC
 - Dry stone wall - Entrance feature
 - Indicative Steps and Handrail TBC
 - SEAT
 - Seat - Hatton 4 slat timber seat with backrest. Supplied by Broxap or similar approved TBC
 - Trim trail equipment by Jupiter Play or similar and approved
 - Margin retained and maintained by Management Company [1m along main road]
 - Extended 1m depth excavation to form tree pit + root barrier adjacent to highway
 - Root barrier to be supplied by Urban Green Blue or similar and approved
 - Indicative drainage easement related to proposad drainage tank. Specified by engineers
 - Zone allowed for timber crib wall

LANDSCAPE SPECIFICATION NOTES

Topsoil

All soil is to be site topsoil, or imported to meet BS topsoil requirements for 'General Purpose' use.
Topsoil depths:
New shrub beds: minimum 450mm depth after compaction.
Hedge lines: minimum 450mm depth after compaction.
Grass areas (seed and turf): minimum 150mm depth after compaction.
Wildflower seed areas (lawn): minimum 75mm depth after compaction.
Crib-lock retaining wall: backfilled with BS8601:2013 British Standard Subsoil.

Trees

Root barriers are to be employed near services. All standard trees are to be planted in separate pits 1m x 1m x 900mm which shall be backfilled with a mixture of approved top soil and tree and shrub planting compost at a rate of one part compost to two parts topsoil. Each tree shall be planted centrally within the pit to the original root collar and secured by two untreated softwood stakes 1.4m min. length with approved ties.
After planting all trees shall be watered-in and a mulch layer of 1m diameter approved forest bark spread over the tree pit to 50mm depth. A spiral guard will be fixed to the base of each tree to protect it from rabbit attack and strimmer damage.

Hedgerows (Native & Ornamental)

Hedgerow trenches shall be dug 450mm wide x 450mm depth the base of which shall be broken up before returning the approved topsoil backfill mixture to the trench at the rate of one part compost to two parts topsoil. Plants to be planted at densities shown in the plant schedule. All stock shall be planted to the root collar and well firmed in place. After planting a 50mm layer of approved compost fine bark (nominal size 1-10mm) shall be spread over the whole hedge length (1m wide). On completion all hedge plants shall be thoroughly watered in. Mixed native Hedgerows on the perimeter of the site are to be protected from rabbit attack using spiral guards, tubes or rabbit proof fencing.

Ornamental shrubs and groundcover areas

Plants to be planted in variety groups with taller species to back of beds. Refer to Example Planting Beds diagrams. All shrub beds shall be back-filled with good quality topsoil depth 450mm, the base ground being thoroughly broken up before placement.
Tree and shrub planting compost shall be spread to a minimum depth of 50mm and thoroughly rotavated in during cultivation. All stock shall comply with the specification provided on the drawing. All plants shall be well firmed in after planting and watered if necessary. After planting all beds shall receive a 50mm layer of approved forest bark mulch over the extent of the bed.

Retained area planting mix

Individual pits shall be dug 450mm x 450mm x 300mm depth the base of which shall be broken up before returning the approved topsoil backfill mixture to the trench at the rate of one part compost to two parts topsoil. All stock shall be planted to the root collar and well firmed in place.
After planting a 50mm layer of approved compost fine bark (nominal size 1-10mm) shall be spread over each pit (1m wide). On completion all plants shall be thoroughly watered in. Heather and bilberry in groups of 5 to 7. Where occasional planting pockets can be made in the crib-lock face, plants to be taken from the overall mix to be planted in these pockets and the remaining plants are distributed along the top accordingly.

Turf areas (front gardens)

All areas to be turfed shall be top-soiled to a minimum depth of 150mm, the base for which shall be thoroughly broken up. Once placed, the topsoil shall be cultivated and fine graded to even running falls before raking and cross raking.

Rolawn Medallion Turf or similar and approved shall be laid to front garden areas in accordance with good practice. Prior to laying, a pre-seeding fertiliser shall be applied in accordance with the manufacturer's instructions.

Wildflower/Meadow seed areas

Undertake ground preparation as specified for grass seed areas above.

All wildflower seed areas shall be top-soiled to a minimum depth of 75mm the base for which shall be thoroughly broken up. Once placed, the topsoil shall be cultivated and fine graded to even running falls before raking and cross raking.Emorsgate EL1 Flowering Lawn Mixture or similar and approved, shall be sown in accordance with good practice.

Bulbs in POS

Bulbs are to be broadcast throughout the areas shown and planted where they land for a naturalistic effect.

MAINTENANCE

All planting in public areas shall be maintained as detailed below by the management company in good order with any plant material which dies within a five year period being replaced to the original specification. Planting and lawns in private areas will be maintained by the individual plot holders.

Trees

All trees shall be regularly checked and any broken ties, guards or stakes replaced. Mulch shall be topped up to maintain original levels. In periods of dry weather all trees shall be regularly watered to field capacity. The area around the base of each tree is to be kept mulched to 50mm depth minimum and weed free to a minimum diameter of 1m. At the end of each growing season all trees shall receive an application of slow release fertiliser. After approximately 5 years stakes and ties are to be removed once trees have established.

Hedgerows (Native & Ornamental)

All hedgerows shall be maintained weed and rubbish free and any loose plants re-firmed. All canes and spirals where employed shall be regularly checked and adjusted or replaced as required. All hedge lines shall be regularly watered in times of drought to field capacity and shall receive an application of slow release fertiliser at the end of the growing season. Mulch shall be regularly topped up to original levels. All hedge lines shall be maintained to 1.6m high. After approximately 5 years stakes and ties are to be removed once trees have established.

Ornamental shrub and groundcover areas

Plant borders are to be kept weed and rubbish free and any loose plants re-firmed. All borders to be regularly watered in times of drought and receive an annual application of slow release fertiliser. Mulch shall be regularly topped up to original levels.

Turf areas (front gardens)

Any turfed areas which fail to provide a good quality initially vigorous grass sward shall be re-cultivated and re-sown / re-turfed as required.

Wildflower/Meadow seed areas

Species rich meadow areas as identified on the plan, shall be mown regularly throughout the first year of establishment to maintain the balance between faster growing grasses and slower developing wild flowers, and to remove competition from the first flush of annual weeds.
From the second year of establishment onwards areas should be allowed to grow to full height and be cut once a year at the end of August to a minimum height of 10cm, unless identified as mown edge/mown amenity grass within the plan.
All arisings are to be allowed to lay in situ for ten days to allow seeds to be cast within the area prior to removal from site.

Notes

Bare root plants specified for planting during planting season only. Containerised and rootballed stock to be employed when necessary as advised by supplier;
No cultivation should be undertaken in wet/waterlogged conditions;
Imported topsoil to accord with BS3882;
Supplying nurseries shall be registered under the HTA Nursery Certification Scheme, and plant material should be of certified British provenance;
All plants shall be packed and transported in accordance with the Code of Practice for plant handling as Published by The Committee for Plant Supply and Establishment (CPSE);
All plant material to conform with BS:3936 and BS:4428;
Planting operations to be undertaken during appropriate climatic conditions to avoid wet/waterlogged or frost bound soil conditions, frosts, droughts or during periods of excessive cold drying winds.

Note:
Landscape contractors to confirm potential build programme with house builder when pricing soft landscape works to allow for and accommodate potential out of season planting and phased release of plots for implementation. Allowances to potentially include for supply of containerised stock, additional attendance in relation to phasing and additional watering.

In September following implementation plants to be checked for successful establishment and any losses replaced in the following planting season. Planting proposals to be checked and confirmed by project engineer for construction against ground conditions/soil types and foundation design.

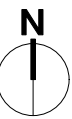
For Planting schedules refer to sheet 1

F	20.06.23	KA	Minor amendments
E	13.06.23	KA	Layout updates
D	16.05.23	KA	Minor amendments
C	07.03.23	KA	Minor amendments
B	06.03.23	KA	Minor amendments
A	03.03.23	KA	Minor amendments

Rev	Date	By	Note
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Detailed Landscape Proposal Sheet 2 of 2 Land at Wesley Avenue, Netherthong

Client: Heywood Developments
DRWG No: P22-2837_EN_0002_02 REV: F
Drawn by: KG
Date: 27/02/23
Scale: 1:200 @ A1
Approved by: KC
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