

LANDSCAPE KEY

SOFT LANDSCAPE
Refer to Landscape Strategy Plan 0087-PWP-HP-PL-DR-1002 for further details

	Existing trees and vegetation to be retained. To be retained and protected to BS5837:2012 for the duration of construction. Refer to arboricultural drawings & reports for further detail.		Existing tree and vegetation to be removed. Refer to arboricultural drawings for details.
	Proposed Primary Street Trees Extra Heavy Standard Girth 14-16cm Height 425-600cm		Proposed light standard tree planting (4-6m girth)
	Proposed Secondary Street Trees Heavy Standard Girth 12-14cm Height 350-425cm		Proposed retained native tree planting (150-270cm girth)
	Proposed Trees in Soft Landscaping Standard Standard Girth 10-12cm Height 300-350cm		Proposed native buffer planting mix (150-270cm girth)
	Proposed evergreen flowering hedge to provide a green buffer along the railway boundary and enhance the ecological value of the verge.		Proposed ornamental planting mix
	Proposed medium height evergreen hedge to provide a strong green buffer to houses that face onto the main open road. Maintained to a height of 1.5-1.8m.		Proposed native bulb mix
	Proposed tall evergreen hedge to provide defined footpaths to houses that face onto secondary road and car parks. Maintained to a maximum height of 1.2m.		Proposed front garden lawn to be turfed
	Proposed mixed native hedge and infill planting		Proposed rear garden lawn to be turfed
	Proposed flowering lawn to verges		Proposed meadow seeding. Subject to a reduced mowing regime

HARD LANDSCAPE & BOUNDARIES

	High quality feature concrete paving to community streets		Existing boundary fence to the south to be retained. To be made good where required
	High quality concrete flag paving dwelling garden paths and rear parking spaces		Proposed boundary fence to rear gardens. Timber garden fence to 1800mm high clear boarded fence. To architect's details
	Asphalt surfacing to front driveways and parking spaces		Proposed walls to rear gardens. 1800mm high with feature panels and close boarded infill panels. To architect's details
	Removable asphalt surfacing to front driveways and parking spaces		Proposed high level retaining walls. Heights vary, refer to engineers drawing for further detail. Design & specification to Engineer's details.
	Grass paths in meadow seeded areas		Proposed low level retaining walls. Heights vary, refer to engineers drawing for further detail. Design & specification to Engineer's details.
	Proposed drainage - Full		Proposed drainage - Full
	Proposed drainage - Surface Water		Proposed drainage - Surface Water
	Proposed drainage - Ewerment		Proposed drainage - Ewerment

FEATURES, PLAY & FURNITURE

	Proposed timber benches. Rustic chruhy pressure treated timber benches with back rests in various sizes		Natural play features. Natural forms of play equipment to create an enhance and varied play space with high play value. To include swings, stepping logs, balanced beams, slides and climbing opportunities. Safety surfacing to be provided in accordance with safety standards and regulations. Design, layout and specification to be defined and developed.
	Proposed timber picnic benches. Rustic chruhy pressure treated timber picnic benches		Slipways/walking frames. Information signs, timber bollards, posts and finger posts located at key locations across the site to identify key routes and features.
	Bug hotel. Created from timber pallets and a range of other materials from site		Slipways/walking frames. Information signs, timber bollards, posts and finger posts located at key locations across the site to identify key routes and features.
	Herbaceous. Natural materials from site discarded and to create piles of brushings and small rocks within the retained vegetation to the perimeter of the site.		Slipways/walking frames. Information signs, timber bollards, posts and finger posts located at key locations across the site to identify key routes and features.

PLANTING SCHEDULES

Street Trees:

To be planted as per specification

Species	Height	Girth	Site	Spec.
Acer Campestre 'Streetwise' (AcS)	425-600cm	14-16cm	EHS	RB, clear stem min 200cm
Liquidambar 'Worpleston' (LW)	350-425cm	12-14cm	HS	RB, clear stem 175-200mm
Pinus caleyana 'Chanticleer' (PCC)	350-425cm	12-14cm	HS	RB, clear stem 175-200mm
Platanus 'Hispanica' 'Tremontal' (PHT)	425-600cm	14-16cm	EHS	RB, clear stem min 200cm
Tilia cordata 'Greenspire' (TGC)	425-600cm	14-16cm	EHS	RB, clear stem min 200cm

Note: All trees are to be protected and supported as per specification. Tree pits to be mulched as per specification.

Front Garden Trees:

Species	Height	Girth	Site	Spec.
Amanlanchier arborea 'Robini Hill'	350-425	10-12cm	HS	RB, clear stem 175-200mm
Betula utilis 'Jacquemontii' (Bul)	350-425	12-14cm	HS	RB, clear stem 175-200mm
Malus 'John Downie' (MDD)	350-425	12-14cm	HS	RB, clear stem 175-200mm
Prunus serotina 'Amanogawa' (PA)	350-425	12-14cm	HS	RB, clear stem 175-200mm
Prunus avium 'Pavil' (Pav)	350-425	12-14cm	HS	RB, clear stem 175-200mm
Pinus caleyana 'Chanticleer' (PCC)	350-425	12-14cm	HS	RB, clear stem 175-200mm
Sorbus aucuparia 'Joseph Rock' (SJR)	350-425	12-14cm	HS	RB, clear stem 175-200mm
Sorbus pseudohederae	350-425	12-14cm	HS	RB, clear stem 175-200mm

Note: All trees are to be protected and supported as per specification. Tree pits to be mulched as per specification.

Native Trees:

To be planted as per specification individually or in naturalistic small groups

Species	Height	Girth	Site	Spec.
Acer campestre (Ac)	250-300	8-10cm	S	B, clear stem 175-200mm
Alnus glutinosa (Ag)	250-300	8-10cm	S	B, clear stem 175-200mm
Betula pendula (Bp)	250-300	8-10cm	S	B, clear stem 175-200mm
Crataegus monogyna (Cm)	250-300	8-10cm	S	B, clear stem 175-200mm
Prunus avium (PA)	250-300	8-10cm	S	B, clear stem 175-200mm
Quercus robur (QR)	250-300	8-10cm	S	B, clear stem 175-200mm
Salix caprea (Sc)	250-300	8-10cm	S	B, clear stem 175-200mm
Sorbus aria (Sa)	250-300	8-10cm	S	B, clear stem 175-200mm
Sorbus aucuparia (Sav)	250-300	8-10cm	S	B, clear stem 175-200mm

Note: All trees are to be protected and supported as per specification. Tree pits to be mulched as per specification.

Native Planting Mixes

To be planted as per specification in staggered rows in groups of 3-17m of a single species

Species	% of mix	Height cm	Form/Spec
Acer campestre	5	175-200cm	Feathered
Acer pseudoplatanus	5	175-200cm	Feathered
Alnus glutinosa	5	120-150cm	Feathered
Betula pendula	5	120-150cm	Feathered
Corulus avellana	5	40-60cm	1+0 Bare Root
Corulus sanguinea	10	40-60cm	1+0 Bare Root
Crataegus monogyna	15	40-60cm	1+1 Bare Root
Ilex aquifolium	5	40-60cm	2/C
Pinus sylvestris	5	120-150cm	Feathered
Populus tremula	5	120-150cm	Feathered
Rosa canina	10	40-60cm	1+1 Bare Root
Quercus robur	5	175-200cm	Feathered
Sambucus nigra	10	60-80cm	1+0 Bare Root
Viburnum opulus	5	40-60cm	1+1 Bare Root

Hedgerows:

To be planted as per specification.

Species	% of mix	Height cm	Form/Spec
Acer campestre	5	175-200cm	Feathered
Acer pseudoplatanus	5	175-200cm	Feathered
Alnus glutinosa	5	120-150cm	Feathered
Betula pendula	5	120-150cm	Feathered
Corulus avellana	5	40-60cm	1+0 Bare Root
Corulus sanguinea	10	40-60cm	1+0 Bare Root
Crataegus monogyna	15	40-60cm	1+1 Bare Root
Ilex aquifolium	5	40-60cm	2/C
Pinus sylvestris	5	120-150cm	Feathered
Populus tremula	5	120-150cm	Feathered
Rosa canina	10	40-60cm	1+1 Bare Root
Quercus robur	5	175-200cm	Feathered
Sambucus nigra	10	60-80cm	1+0 Bare Root
Viburnum opulus	5	40-60cm	1+1 Bare Root

Mixed Ornamental Planting:

Schedule provides an indicative but not exhaustive species list

Name	Pot Size	Size in cm	Spec.	Density p/m ²
Ageratum 'Burgundy Glow'	1.5-2L	15-21	C	5/m ²
Buxus sempervirens	3L	30-40	C	4/m ²
Calluna vulgaris 'Red Forester'	3L	40-50	C	4/m ²
Chrysoyema 'Sun Dance'	3L	30-40	C	3/m ²
Cornus alba 'Aurea'	2L	50-60	C	3/m ²
Cornus alba 'Sibirica'	2L	50-60	C	3/m ²
Cornus aestiva	2L	50-60	C	3/m ²
Euonymus fortunei 'Silver Queen'	3L	30-40	C	4/m ²
Hebe pinguifolia 'Sutherlandii'	3L	30-40	C	4/m ²
Lavandula hidcotte	3L	30-40	C	5/m ²
Liriodendron muscari	2L	30-40	C	6/m ²
Lonicera 'May Green'	3L	30-40	C	4/m ²
Rosmarinus 'Miss Jessop Upright'	3L	30-40	C	5/m ²
Sarcocolla confusa	3L	20-30	C	5/m ²
Stigmaphyllon 'Green'	3L	40-60	C	4/m ²
Skimpia tenuissima	2L	40-60	C	7/m ²
Spiraea japonica 'Gold Flame'	3L	40-60	C	3/m ²
Viburnum opulus 'Roseum'	3L	40-60	C	3/m ²

Ground Cover Planting:

Ground cover species for slopes and embankments where the standard ornamental planting mix may not be suitable. Schedule provides an indicative but not exhaustive species list.

Name	Pot Size	Size in cm	Spec.	Density p/m ²
Alchemilla mollis	1.5-2L	15-21	C	6/m ²
Ceanothus thyrsiflorus var. repens	3L	30-40	C	4/m ²
Cerastium tomentosum	1.5-2L	15-21	C	6/m ²
Diarrhiza repens 'Hartwegii'	3L	30-40	C	5/m ²
Diarrhiza repens 'Dart's Blanket'	3L	30-40	C	5/m ²
Hebe pinguifolia 'Pagei' AGM	3L	20-30	C	4/m ²
Jasminum nudiflorum	3L	50-60	C	3/m ²
Pachyandra terminalis	3L	30-40	C	5/m ²
Stachys byzantina	3L	40-60	C	4/m ²
Thymus serpyllum	1.5-2L	15-21	C	5/m ²

EXISTING RESIDENTIAL DEVELOPMENT



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SOFTWOODS SPECIFICATION NOTES

The contractor is responsible to ensure that no products or practices are to be used that do not comply with relevant British Standards, Codes of Practice and Construction Regulations. Contractor to be fully satisfied with locations and off sets of services prior to excavations.

Site clearance generally. Where necessary remove rubbish, concrete, metal, glass, decayed vegetation and contaminated topsoil. Remove stones exceeding 75 mm. Remove material containing toxins, pathogens or other extraneous substances harmful to plant, animal or human life.

Retain and protect trees and vegetation in accordance with BS 5837 where necessary. Grub up any large roots and dispose of without undue disturbance of soil and adjacent areas. In order to comply with UK legislation in regard to the Wildlife and Countryside Act 1981 (as amended), any tree or vegetation removal and/or management must take place outside of the bird nesting season (March to September inclusive). Where this cannot be achieved, nesting bird checks must be undertaken by a suitably qualified ecologist within 24 hours of the works.

Works within the root protection area (RPA): There shall be no areas of storage, trafficking of machinery, cultivation, ripping or mechanical rotation, or working of top soil, within the root protection area (RPA) of the existing trees to be retained. Where paths and hard surfacing is proposed within the retained tree RPA, a No Dig methodology is to be adopted. Underground reinforcement, such as Cell Walk (or similar approved) to be utilised in these locations. No trenches shall be dug within the RPA of the existing trees. New hedging plants within the RPA of the existing trees shall be notch planted. All of the above must be in accordance with BS 5837.

SOIL
Soil preparation: Where required all existing topsoil and subsoil shall be stripped and stored separately on site. Heaps must not exceed 3m in height and should be used within 12 months in accordance with BS 4425 (Code of practice for general landscape operations).

Soil Sampling - Existing topsoil and inert sub soils, shall be analysed in accordance with BS 3882 to determine available nutrients, texture, organic matter content and pH. Where required, existing soils are to be improved in accordance with BS 3882:2015.

Cultivation - Fall existing ruderal vegetation to ground level and remove arisings prior to cultivation. All areas to receive final layers of topsoil are to be de-compacted prior to spreading. Earth works vehicles to be small scale and tracked (boose-tipping) to minimise compaction, however chosen method for decompaction will be site specific dependent on soil size and soil conditions. Additional care must be taken as to not damage soil structure. All objects and stones over 75mm brought to the surface during decompaction are to be removed from the prepared surface layer. If existing subsoil horizon is found to consist of heavy clay, all proposed seeded areas to be ripe tipped to 200mm depth at 300mm centres to increase drainage. Areas to be seeded to be chain harrowed to a fine tilth and lightly rolled to provide firm seedbed. Remove all stones over 30mm dia in any direction. Imported material as necessary to make up any deficiency of topsoil and subsoil existing on site to complete the work and mitigate deficiencies. All material must conform with industry standards BS 8001 (Subsoil), BS 3882 (Topsoil) and CLEA limits on heavy metals. Topsoil to be General purpose, 100mm screened and locally sourced (unless otherwise stated).

Soil build up: Existing topsoil and subsoil to be retained and reused on site within the landscape scheme where possible. Prior to spreading all topsoil to be screened to remove large stones and other deleterious materials, leaves and plant roots. Leaves and clay. Topsoil to be stored and screened over de-compacted subsoil/receiving area. The total minimum rooting depth for planting, after settlement, should be: Grass 450mm; Planted areas 600mm; Trees 900mm. Topsoil depths for these areas should not normally exceed 300mm with the following minimum depths for each area: Grass 150mm; Planted areas 300mm; Trees 300mm. Meadow & willow seedings to be sown directly on well prepared subsoil.

Finished level of topsoil after settlement: Above adjoining paving or kerbs: 25 mm; Below dpc of adjoining buildings: Not less than 150 mm; Shrub areas: Higher than adjoining grass areas by 50 mm; Within root spread of existing trees: Uncharged; Adjoining soil areas: Mary n; Thickness of turf or mulch: Included.)

ADDITIVES
Topsoil to be treated with: Deciduous Trees, hedges and shrubs: Late October to late March. Evergreen hedges and shrubs: September/October or April/May. Container grown plants: At any time if ground and weather conditions are favourable. Watering and weed control to be provided as necessary.

PLANTING
Generally: Minimise trafficking of graded slopes. All plants to be preferably planted between Nov - March. Nursery stock trees and shrubs to be in accordance with BS 3936 and BS 8545, to be supplied and planted in accordance with British Standards and the Horticultural Association's Plant Handling Guide. Container grown plants to be thoroughly watered before planting; trees and bare root shrubs watered after planting.

Times of year for planting: Deciduous Trees, hedges and shrubs: Late October to late March. Evergreen hedges and shrubs: September/October or April/May. Container grown plants: At any time if ground and weather conditions are favourable. Watering and weed control to be provided as necessary.

Shrub/Hedge planting pits: Timing: Excavate 1-2 days (maximum) before planting. Pit sizes: Wide enough to accommodate roots/boughs when fully spread and 75 mm deeper to root system. Pit bottom important Break up to a depth of 150 mm, incorporating 25% of slow-release fertiliser per planting pit. Where existing planting and trees are present plants are to be notch planted to minimise disturbance/soil damage. Backfilling material: Disease excavated material and soil, thoroughly and without damaging or displacing plants or soil. Filling: Lightly firm soil around plants and fork and/or rake soil, without damaging roots, to a fine tilth with gentle cambers and no hollows.

Tree pit sizes: Standard trees excavate a tree pit 1.2m x 1.2m x 900mm. Break up sides and bottom of pits to a depth of 100mm to ensure free drainage. Tree pit treatment: Soil amenable work pit in pit conditions. Pits to be scarified and backfilled material to be in accordance with topsoil and subsoil specification. Drainage Layer: Provide 200mm layer washed, clean gravel to base of pits to aid drainage (tree pit to be actively drained if poor draining soil or clay discovered by contractor).

Tree Accessories: Typically trees in soft landscape to be staked unless stated otherwise by the Landscape Architect. Underground growing is recommended for semi mature trees or trees within hard landscape and in public areas. Trees to be staked using 1m long x 75mm dia round timber stakes (size of stakes to be adjusted to suit size of tree). Cross member to be installed 75mm x 25mm (larger trees will need large cross members). Locate proprietary Hessian ties on cross member to secure tree and prevent rubbing. Short stakes (1.0m high) with biodegradable Hessian ties are recommended to encourage wind tolerance and prevent rubbing. Tree pit accessories: Green Tech or similar. Underground growing and perforated plastic irrigation/ventilation pipe to landscape architects approval.

Root Barriers: To be used wherever the installed rootbar will be within 2m of a building foundation or within proximity to underground utilities (distance at which root barrier is required is as per utility providers standards and should be confirmed prior to installation). Root barrier by Green Tech or similar to be installed vertically in accordance with supplier recommendations.

Protective fencing/guards: Newly planted areas or individual plants are to include rabbit/deter proof fencing. Either perimeter mesh fencing or individual biodegradable plastic spiral guards/helms/tubes are to be installed around all plantings where required. Where areas are fenced, mesh to be 1m min above ground and buried 300mm below ground.

Mulching: Approved plastic coarse chipped tree bark composted for at least 4 weeks. Particle size 25-75mm dia, max 20% fines, pests and disease free and free of Methyl Bromide contamination. Clear any weeds, ensure soil is thoroughly moistened prior to applying mulch. All planting areas inc. trees, hedges and planting beds should receive an even 75mm depth of bark mulch, adjoining edge of mulch to be 150mm min. below adjacent hardstanding to avoid spillage. 50mm depth of mulch is only suitable for higher quality ornamental bark (<5% fines, 5-50mm size etc.). All bark should be FSC certified. Option to use biodegradable mulch mats to control moisture, soil temperature, erosion and weeds. All trees within grass are to have a 1.5m diameter mulch circle.

Seeding and making good existing grass areas: Steep embankments to be hydroseeded where required. After cultivating, grading and fertilizing prepare seed bed to fine, firm tilth with good crumb structure (Depth: 25 mm). Rake to a true, even surface, friable and lightly firmed but not over compacted. Remove surface stones/rocks/clods. Extend cutting into adjacent grassed areas sufficient to ensure full mowing of all levels where required. Evenly distribute seeds at an application rate of 35g/m² or as per supplier recommendations. Establish good seed contact with the root zone to promote healthy, consistent growth. Lightly harrow or rake to cover seed. Thoroughly water completed seeding until germination as necessary to keep the surface damp and soil moist but not water logged.

Cutting In: Where cutting planting beds into existing grass areas, the surrounding grass shall be protected and made good as necessary. These areas to be made good by preparing and re-seeding area. Seed mixes: John Chambers Lawn/Turf seed or similar approved.

Turf Preparation - Lay turf with minimum possible delay after lifting. If delay occurs, lay turf out on topsoil and keep moist. Do not lift turf in frosty weather or if ground waterlogged. Arrange phased delivery/instalments to avoid need for excessive stacking. Stacking height 1m (max). Do not use dried out or deteriorated turf. After cultivating, grading and fertilizing prepare seed bed to fine, firm tilth with good crumb structure (Depth: 25 mm). Rake to a true, even surface, friable and lightly firmed but not over compacted. Remove surface stones/rocks/clods. Extend cultivation into existing adjacent grassed areas sufficient to ensure full mowing of all levels.

Turf Implementation - Turf to be laid in Spring and summer within 18 hours of delivery; and Autumn and winter within 24 hours of delivery. Do not lay turf when persistent cold or drying winds are likely to occur or soil is frost bound, waterlogged or excessively dry. Planks to be laid on previously laid turf. Do not walk on prepared bed or newly laid turf. Turf laid along contours with staggered, close butted joints. Do not stretch turf. At the edges, whole turfs to overlap line, trimmed to a fine line. Remove high spots and fill hollows with fine topsoil and every firm as laying proceeds to ensure full contact with substrate. Do not use rolled turfs. Dress turf with Sharp sand at a rate of 2kg/m² and brushed to be completely fill joints. Thorough