

Name	Abb.	Form	Age	Girth	Height (cm)	Clear stem	Root	Breaks	Total No
Ornamental Trees									
Belula utilis 'Jocquemontii'	BuJ	Standard (Extra Heavy)	3x	16-18	min 450	min 200	RB	/ /	4
Prunus avium 'Lumina'	PaP	Standard (Extra Heavy)	3x	18-20	min 450	min 200	RB	/ /	10
Prunus cistena 'Charitaceae'	PcC	Standard (Extra Heavy)	3x	18-20	min 450	min 200	RB	/ /	3
Tilia cordata 'Rancho'	TcR	Standard (Extra Heavy)	3x	18-20	min 450	min 200	RB	/ /	7
Native Trees									
Acer campestre 'Streetwise'	AcS	Standard (Extra Heavy)	3x	18-20	min 450	min 200	RB	/ /	4
Belula pendula	Ba	Standard (Extra Heavy)	3x	16-18	min 450	min 200	RB	/ /	5
Corpus alba	Ca	Standard (Extra Heavy)	3x	18-20	min 450	min 200	RB	/ /	2
Corpus alba 'Streetwise'	CaS	Standard (Extra Heavy)	3x	18-20	min 450	min 200	RB	/ /	7

Name	Abb.	Height	Root	Container	Habit	Breaks	Total No
Specimen Shrubs							
Amelanchier lamarckii	Al	250-300	RB	/	Mult. Stem. 3x	3	6
Cortaderia seliana	CoS	25L	V	/		3	10

Name	Abb.	Height	Root	Container	Habit	Breaks	Total No
Ornamental Shrubs							
Barberis thunbergii 'atropurpurea Nana'	BAN	30-40	C	7L	Branched	6	34
Buddleia davidii	Bd	80-100	C	15L	Branched	7	37
Ceanothus thyrsiflorus 'Repsen'	CHR	60-80D	C	7L	Bushy	6	38
Chalysa ternata 'Sundance'	CIS	40-60	C	7L	Bushy	5	35
Chalysa devitteana 'Ateck Pearl'	CaAP	60-80	C	15L	Bushy	7	31
Cordylone australis	Ca	100-120	C	15L	Single Stem	7	24
Cornus sanguinea 'Midwinter Fire'	CaMF	60-100	C	15L	Branched	5	39
Cortaderia seliana 'Pumila'	CoS	25L	V	/		3	10
Cytisus x proteox 'Aligold'	CaPa	30-40	C	7L	Bushy	5	37
Deschampsia caespitosa	Dc	7	C	7L	V	7	37
Dryopteris filix-mas	Dfm	40-60	C	7L	S	7	27
Eucalyptus 'Dorset Leadlight'	ES	30-40	C	7L	Bushy	7	65
Eumonym fortunei 'Emerald & Gold'	EEG	40-60	C	7L	Bushy	8	71
Fatsia japonica	Fj	60-80	C	10L	Leader	7	59
Hebe 'Mrs Winder'	HmW	40-60	C	10L	Bushy	9	49
Hebe rakolensis	Hr	30-40	C	7L	Bushy	7	27
Hydrangea macrophylla 'Lanarth White'	HmLW	60-80	C	15L	Branched	7	32
Hypericum hibernicum	Hh	30-40	C	7L	Bushy	7	63
Lavandula angustifolia	La	30-40	C	5L	Bushy	6	91
Lilippe muscari	Lm	7	C	5L	V	7	93
Lonicera nitida 'Baggesen Gold'	LoNG	40-60	C	7L	Bushy	5	54
Lonicera nitida 'Malgerie'	LmM	40-60	C	7L	Bushy	10	52
Mahonia aquifolium	Ma	40-60	C	7L	Branched	5	36
Mahonia media 'Charity'	MmC	60-80	C	15L	Bushy	3	26
Masconites shenensis 'Zerbinus'	Mz	7	C	7L	V	7	36
Phlox subulata 'Pink Panther'	PPF	7	C	10L	Triple Crown	7	33
Phlox subulata 'Purpleum'	PP	7	C	10L	Triple Crown	7	36
Phlox subulata 'Yellow Wave'	PPW	7	C	10L	Triple Crown	7	49
Phlox subulata 'Red Robin'	PPR	60-80	C	15L	Branched	7	43
Phlox subulata 'Forest Flame'	PPF	60-80	C	15L	Bushy	9	32
Phlox subulata 'Tom Thumb'	PP	7	C	10L	Triple Crown	7	34
Prunus laurocerasus 'Olla Lyukyien'	PL	40-60	C	7L	Bushy	5	78
Prunus lusitanica	Pi	60-80	C	15L	Bushy	5	30
Rosa 'Fru Dagmar Hastrup'	RfDH	7	C	7L	Bush	Qual A	33
Spiraea japonica 'Rubella'	SJR	40-60	C	7L	Bushy	4	29
Spiraea japonica 'Goldflame'	SJGF	40-60	C	7L	Bushy	7	34
Spiraea japonica 'Sg'	Sj	7	C	15L	S or V	7	35
Spiraea tenuisima	St	7	C	7L	S or V	7	29
Viburnum tinus 'Eve Price'	VEP	40-60	C	15L	Bushy	9	32
Viburnum davidii	Vd	40-60	C	7L	Bushy	5	71
Wigandia Mauri Blanc'	WMB	60-80	C	7L	Branched	7	35

Name	Abb	Height	Root	Container	Habit	Breaks	Age	Density	Total No
Formal Native Clipped Hedgerow									
Corpus alba	Ca	80-100	B	/	Transplant - seed raised	/	1+2 or 1/2	4/m ²	1380
* Native formal hedge to be planted in a double staggered row of single species at 0.5 metre centres at rate per m ² as indicated. To be maintained at 1.2m height.									

Name	Abb	% in mix	Height	Root	Container	Habit	Breaks	Age	Density	Total No
Native Hedgerow Mix										
Acer campestre	Ac	15%	80-100	B	/	/	/	1+1 or 1/1	4/m ²	94
Corpus alba	Ca	15%	80-100	B	/	/	/	1+1 or 1/2	4/m ²	94
Cornus sanguinea	CS	50%	60-80	B	/	/	/	1+1 or 1/1	4/m ²	314
Corpus avellana	CaV	10%	60-80	B	/	SL	Leader & Lateral	/	4/m ²	63
Ilex aquifolium	Ia	5%	60-80	B	/	/	/	1+1 or 1/1	4/m ²	31
Ligustrum vulgare	Lv	5%	60-80	B	/	/	/	1+1 or 1/1	4/m ²	31
Prunus spinosa	Ps	5%	80-100	B	/	/	/	1+2 or 1/2	4/m ²	31
* Native hedgerow mix to be planted in a double staggered row in groups of 7, 9, 11 or 13 of single species at 0.5 metre centres at rate per m ² as indicated.										
** All whips and transplants to have rabbit guards / shrub shelter appropriate to the species.										

Name	Abb	Height	Root	Container	Habit	Breaks	Density	% in Mix	Total No	
Native Buffer Mix Planting										
Acer campestre	Ac	80-100	B	/	/	/	1/m ²	10%	26	
Corpus alba	Ca	60-80	B	/	Branched	3	1/m ²	10%	26	
Cornus sanguinea	CS	60-80	B	/	/	/	1/m ²	15%	39	
Corpus avellana	CaV	60-80	B	/	Branched	3	1/m ²	10%	26	
Cornus sanguinea	CS	100-125	B	/	Transplant - seed raised	/	1/m ²	40%	107	
Ilex aquifolium	Ia	60-80	B	/	SL	Leader & Lateral	/	1/m ²	10%	26
Ligustrum vulgare	Lv	60-80	B	/	/	/	1/m ²	5%	13	
Viburnum opulus	Vo	60-80	B	/	Branched	3	1/m ²	5%	13	
* Native buffer mix to be planted at 1m centres in groups of 3 or larger than 3 of single species.										
** All whips and transplants to have rabbit guards / shrub shelter appropriate to the species.										

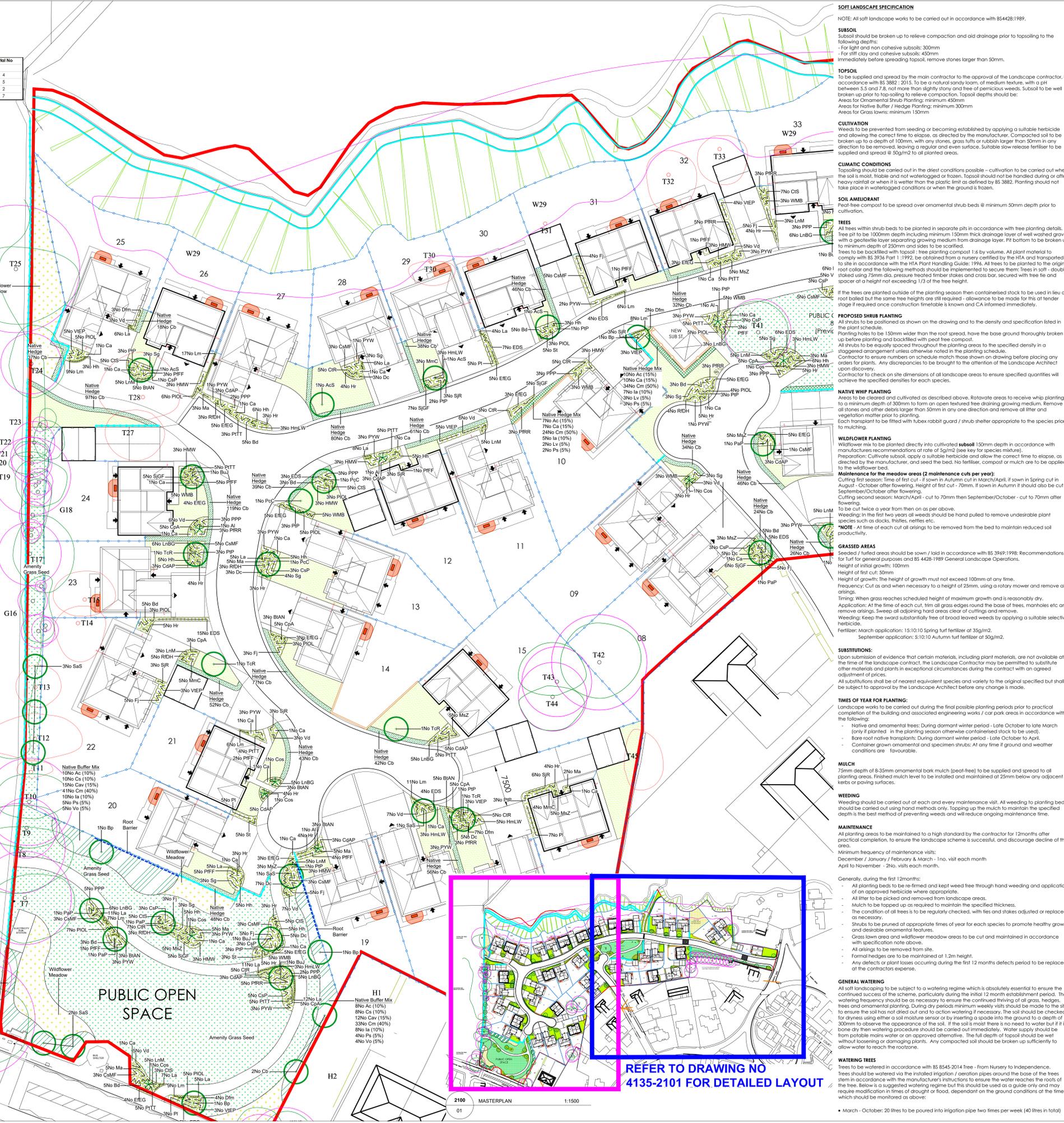
* Any plants found not to be in accordance with the specification above after post completion site inspection will be replaceable at contractors expense in accordance with substitutions paragraph of specification on drawing.
 ** Contractor to ensure numbers on plant schedules match numbers on drawing before placing order for plants.

Name	Abb	Height	Root	Container	Habit	Breaks	Density	% in Mix	Total No	
Native Buffer Mix Planting										
Acer campestre	Ac	80-100	B	/	/	/	1/m ²	10%	26	
Corpus alba	Ca	60-80	B	/	Branched	3	1/m ²	10%	26	
Cornus sanguinea	CS	60-80	B	/	/	/	1/m ²	15%	39	
Corpus avellana	CaV	60-80	B	/	Branched	3	1/m ²	10%	26	
Cornus sanguinea	CS	100-125	B	/	Transplant - seed raised	/	1/m ²	40%	107	
Ilex aquifolium	Ia	60-80	B	/	SL	Leader & Lateral	/	1/m ²	10%	26
Ligustrum vulgare	Lv	60-80	B	/	/	/	1/m ²	5%	13	
Viburnum opulus	Vo	60-80	B	/	Branched	3	1/m ²	5%	13	
* Native buffer mix to be planted at 1m centres in groups of 3 or larger than 3 of single species.										
** All whips and transplants to have rabbit guards / shrub shelter appropriate to the species.										

ESTIMATED TREE LOCATIONS

PUBLIC OPEN SPACE

EDGERTON ROAD



SOFT LANDSCAPE SPECIFICATION

NOTE: All soft landscape works to be carried out in accordance with BS4428:1989.

SUBSOIL
 Subsoil should be broken up to relieve compaction and aid drainage prior to topsoiling to the following depths:
 - For light and non cohesive subsoils: 300mm
 - For stiff clay and cohesive subsoils: 400mm
 Immediately before spreading topsoil, remove stones larger than 50mm.

TOPSOIL
 To be supplied and spread by the main contractor to the approval of the Landscape contractor, in accordance with BS 3882: 2015. To be a natural sandy loam, of medium texture, with a pH between 5.5 and 7.8, not more than 1% of pernicious weeds. Subsoil to be well broken up prior to topsoiling to relieve compaction. Topsoil depths should be:
 Areas for Ornamental Shrub Planting: minimum 450mm
 Areas for Native Buffer / Hedge Planting: minimum 300mm
 Areas for Grass lawns: minimum 150mm

CULTIVATION
 Weeds to be prevented from seeding or becoming established by applying a suitable herbicide and allowing the correct time to elapse, as directed by the manufacturer. Compacted soil to be broken up to a depth of 100mm, with any stones, grass tufts or rubbish larger than 50mm in any direction to be removed, leaving a regular and even surface. Suitable slow release fertiliser to be supplied and spread @ 50g/m² at all planted areas.

CLIMATIC CONDITIONS
 Topsoiling should be carried out in the driest conditions possible - cultivation to be carried out when the soil is moist, friable and not waterlogged or frozen. Topsoil should not be handled during or after heavy rainfall or when it is wetter than the plastic limit as defined by BS 3882. Planting should not take place in waterlogged conditions or when the ground is frozen.

SOIL AMELIORANT
 Fertiliser compost to be spread over ornamental shrub beds @ minimum 50mm depth prior to cultivation.

TREES
 All trees within shrub beds to be planted in separate pits in accordance with tree planting details. Tree pit to be 1000mm depth including minimum 150mm thick drainage layer of well washed gravel with a geotextile layer separating growing medium from drainage layer. Pit bottom to be broken up to minimum depth of 250mm and sides to be scaffolded.
 Trees to be backfilled with topsoil - tree planting compost 1:6 by volume. All plant material to comply with BS 3839 Part 1: 1992, be obtained from a nursery certified by the HFA and transported to site in accordance with the HFA Plant Handling Guide: 1996. All trees to be planted to the original root collar and the following methods should be implemented to secure them: Trees in soft - double staked using 20mm dia / dressed timber stakes and cross bar, secured with tree tie and spacer at a height not exceeding 1/3 of the tree height.

PROPOSED SHRUB PLANTING
 All shrubs to be positioned as shown on the drawing and to the density and specification listed in before planting and backfilled with peat free compost.
 All shrubs to be spaced throughout the planting areas to the specified density in a staggered arrangement unless otherwise noted in the planting schedule.
 Contractor to ensure numbers on schedule match those shown on drawing before placing any orders for plants. Any discrepancies to be brought to the attention of the Landscape Architect upon discovery.
 Contractor to check on site dimensions of all landscape areas to ensure specified quantities will achieve the specified densities for each species.

NATIVE WILLOW PLANTING
 Areas to be cleared and cultivated as described above. Rotavate areas to receive whip planting to a minimum depth of 300mm to form an open textured free draining growing medium. Remove all stones and other debris larger than 50mm in any one direction and remove all litter and vegetation matter prior to planting.
 Each transplant to be fitted with rubber rabbit guard / shrub shelter appropriate to the species prior to planting.

WILLOW MEADOW PLANTING
 Willow mix to be planted directly into cultivated subsoil 150mm depth in accordance with manufacturers recommendations at rate of 5g/m² (see key for species mix).
 Preparation: Cultivate subsoil, apply a suitable herbicide and allow the correct time to elapse, as directed by the manufacturer, and seed the bed. No fertiliser, compost or mulch are to be applied to the willowflower bed.
Maintenance for the meadow areas (2 maintenance cuts per year):
 Cutting first season: Time of first cut - if sown in Autumn cut in March/April, if sown in Spring cut in August - October after flowering. Height of first cut - 70mm. If sown in Autumn it should also be cut in September/October after flowering.
 Cutting second season: March/April - cut to 70mm then September/October - cut to 70mm after flowering. To be cut twice a year from then on as per above.
 Weeding: In the first two years all weeds should be hand pulled to remove undesirable plant species such as docks, thistles, nettles etc.
NOTE: At the time of each cut all cuttings to be removed from the bed to maintain reduced soil productivity.

GRASSED AREAS
 Seeded / turfed areas should be sown / laid in accordance with BS 3969:1998. Recommendations for turf for general purposes and BS 4428:1989 General Landscape Operations.
 Height of initial growth: 100mm
 Height of first cut: 50mm
 Height of growth: the height of growth must not exceed 100mm at any time.
 Frequency: Cut as and when necessary to a height of 25mm, using a rotary mower and remove all cuttings.
 Timing: When grass reaches scheduled height of maximum growth and is reasonably dry.
 Application: At the time of each cut, trim all grass edges round the base of trees, manholes etc and remove cuttings. Sweep all adjoining hard areas clear of cuttings and remove.
 Weeding: Keep the sward substantially free of broad leaved weeds by applying a suitable selective herbicide.
 Fertiliser: March application: 15:10:10 Spring turf fertilizer @ 35g/m².
 September application: 3:10:10 Autumn turf fertilizer @ 50g/m².

SUBSTITUTIONS
 Upon submission of evidence that certain materials, including plant materials, are not available at the time of the landscape contract, the Landscape Contractor may be permitted to substitute other materials and plants in exceptional circumstances during the contract with an agreed adjustment of prices.
 All substitutions shall be of nearest equivalent species and variety to the original specified but shall be subject to approval by the Landscape Architect before any change is made.

TIMES OF YEAR FOR PLANTING:
 Landscape works to be carried out during the final possible planting periods prior to practical completion of the building and associated engineering works / car park areas in accordance with the following:
 - Native and ornamental trees: During dormant winter period - Late October to late March (only if planted in the planting season otherwise containerised stock to be used).
 - Bare root native transplants: During dormant winter period - Late October to April.
 - Container grown ornamental and specimen shrubs: At any time if ground and weather conditions are favourable.

MULCH
 75mm depth of 8-35mm ornamental bark (peat-free) to be supplied and spread to all planting areas. Finished mulch level to be installed and maintained at 25mm below any adjacent kerbs or paving surfaces.

WEEDING
 Weeding should be carried out at each and every maintenance visit. All weeding to planting beds should be carried out using hand methods only, topping up the mulch to maintain the specified depth is the best method of preventing weeds and will reduce ongoing maintenance time.

MAINTENANCE
 All planting areas to be maintained to a high standard by the contractor for 12 months after practical completion, to ensure the landscape scheme is successful, and discourage decline of the area.
 Minimum frequency of maintenance visits:
 December / January / February & March - 1no. visit each month
 April to November - 2no. visits each month.

Generally, during the first 12 months:
 - All planting beds to be re-firmed and kept weed free through hand weeding and application of an approved herbicide where appropriate.
 - All litter to be picked and removed from landscape areas.
 - Mulch to be topped up as required to maintain the specified thickness.
 - The condition of all trees is to be regularly checked, with ties and stakes adjusted or replaced as necessary.
 - Shrubs to be pruned at appropriate times of year for each species to promote healthy growth and desirable ornamental features.
 - Grass lawn area and willowflower meadow areas to be cut and maintained in accordance with specification notes above.
 - All cuttings to be removed from site.
 - Formal hedges are to be maintained at 1.2m height.
 - Any defects or plant losses occurring during the first 12 months defects period to be replaced at the contractors expense.

GENERAL WATERING
 All soft landscaping to be subject to a watering regime which is absolutely essential to ensure the continued success of the scheme, particularly during the initial 12 month establishment period. The watering frequency should be as necessary to ensure the continued thriving of all grass, hedges, trees and ornamental plantings. During dry periods minimum weekly visits should be made to the site to ensure the soil has not dried out and to action watering if necessary. The soil should be checked for dryness using either a soil moisture sensor or by inserting a spade into the ground to a depth of 300mm to observe the appearance of the soil. If the soil is most there is no need to water but if it is bone dry then watering procedure should be carried out immediately. Water supply should be from potable mains water or an approved alternative. The full depth of topsoil should be wet without leeching or causing plants. Any compacted soil should be broken up sufficiently to allow water to reach the rootzone.

WATERING TIPS
 Trees to be watered in accordance with BS 8545:2014 Tree - From Nursery to Independence. Trees should be watered via the installed irrigation / aeration pipes around the base of the trees stem in accordance with the manufacturer's instructions to ensure the water reaches the roots of the trees. Below is a suggested watering regime but this should be used as a guide only and may require modification in times of drought or flood, depending on the ground conditions of the time, which should be monitored as above:
 • March - October: 20 litres to be poured into irrigation pipe two times per week (40 litres in total)

Do not scale from this drawing
 The contractor is to check all dimensions on site
 All rights reserved in respect of the copyright design and plans are 100%
 Have been generally assumed

- Soft Landscape Key**
- Existing trees to be retained & protected in accordance with BS5837:2012
Refer to arboricultural consultants tree survey for details
 - Existing trees to be removed
Refer to arboricultural consultants tree survey for details
 - Proposed trees
Refer to schedule for species and specification
 - Proposed specimen shrubs
Refer to schedule for species and specification
 - Proposed ornamental shrub planting
-15 / 10 litre stock
 - Proposed ornamental shrub planting
-7 litre stock
 - Proposed ornamental shrub planting
-5 litre stock
 - Proposed native buffer mix
Refer to schedule for species and specification
 - Proposed native formal hedge
Refer to schedule for species and specification to be maintained at 1.2m max. height
 - Proposed native mixed species hedgerow
Refer to schedule for species and specification to be maintained at 1.6m max. height
 - Proposed high quality amenity lawn turf
Gerrard's Seed A22 Low maintenance grass mix
 - Proposed willowflower meadow mix
Gerrard's Seed WFG2 Flowering Meadow Mix
Refer to specification for seeding & maintenance requirements
NB - To be sown into cultivated subsoil not topsoil to lower fertility.
 - Proposed amenity grass seed mix
Gerrard's Seed A22 Low maintenance grass mix.
Refer to specification for seeding and maintenance requirements.

- Proposed native formal hedge
- Proposed native mixed species hedgerow
- Proposed high quality amenity lawn turf
- Proposed willowflower meadow mix
- Proposed amenity grass seed mix

- Proposed native formal hedge
- Proposed native mixed species hedgerow
- Proposed high quality amenity lawn turf
- Proposed willowflower meadow mix
- Proposed amenity grass seed mix

- Proposed native formal hedge
- Proposed native mixed species hedgerow
- Proposed high quality amen