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Do not scale off drawings.
All dimensions to be checked on site.

Revision	Drawn	Comments	Date
A	MM	Baseplan changes	04.11.21
B	MM	Tree added to Courtyard	24.11.21
C	MM	Baseplan changes	13.12.21
D	MM	Baseplan changes	13.01.22
E	MM	Insertion of crib lock wall	03.02.22
F	MM	Minor baseplan amends	18.05.22
G	LH	Adding 5m offset from the brook	06.06.23

Header

Trees

Number	Species	Specification	Girth	Height
75 -	Acer campestre	Transplant BR		60-80cm
2 -	Acer campestre 'Elegant'	RB		16-18cm 400-450cm
2 -	Amelanchier lamarkii	Multi-Stemmed :3 brks :3x :RB		250-300cm
14 -	Betula pendula	3 brks :RB		14-16cm 425-600cm
75 -	Crataegus monogyna	Transplant :BR		60-80cm
10 -	Crataegus monogyna 'Stricta'	Extra Heavy Standard :Clear Stem 175-200 :3/5 brks :RB		14-16cm 400-450cm
1 -	Ilex aquifolium 'Argenteolimbata'	Feather :C Nursery Stock :Clear Stem 175-200 :3/5 brks :RB		16-18cm 450-500cm
13 -	Ilex aquifolium	Feather :C		100-125cm
13 -	Malus sylvestris	Feather :BR		100-125cm
2 -	Malus sylvestris	Extra Heavy Standard :Clear Stem 175-200 :3/5 brks :RB		14-16cm 400-450cm
2 -	Prunus 'Pandora'	Extra Heavy Standard :Clear Stem 175-200 :3/5 brks :RB		14-16cm 400-450cm
13 -	Prunus avium	Feather :BR		100-125cm
5 -	Prunus avium 'Plena'	RB		16-18cm 400-450cm
13 -	Prunus padus	Feather :BR		100-125cm
4 -	Prunus padus	5 brks :RB		14-16cm 425-600cm
2 -	Pyrus calleryana 'Redspire'	Heavy Standard :RB		12-14cm 250-300cm
13 -	Sorbus aucuparia	Feather :BR		100-125cm
7 -	Sorbus aucuparia	Extra Heavy Standard :Clear Stem 175-200 :3/5 brks :RB		14-16cm 400-450cm
6 -	Tilia cordata 'Green Spire'	RB		16-18cm 400-450cm
13 -	Ulmus glabra	Feather :BR		100-125cm

Native Hedge

Number	Species	Specification	Height	Density
75 -	Acer campestre	Transplant :BR	60-80cm	
100 -	Acer campestre	BR	60-80cm	6/m
26 -	Cornus sanguinea	BR	60-80cm	6/m
50 -	Corylus avellana	Transplant :BR	60-80cm	
100 -	Corylus avellana	BR	60-80cm	6/m
75 -	Crataegus monogyna	Transplant :BR	60-80cm	
250 -	Crataegus monogyna BR		60-80cm	6/m
13 -	Ilex aquifolium	Feather :C	100-125cm	
26 -	Ilex aquifolium	C	30-40cm	6/m
13 -	Malus sylvestris	Feather :BR	100-125cm	
13 -	Prunus avium	Feather :BR	100-125cm	
13 -	Prunus padus	Feather :BR	100-125cm	
97 -	Rosa arvensis	Leader With Laterals :C	30-40cm	
489 -	Rosa canina	Leader With Laterals :C	30-40cm	
40 -	Sambucus nigra	Transplant :BR	60-80cm	
13 -	Sorbus aucuparia	Feather :BR	100-125cm	
13 -	Ulmus glabra	Feather :BR	100-125cm	
40 -	Viburnum opulus	Transplant :BR	60-80cm	
50 -	Viburnum opulus	BR	60-80cm	6/m

Total :1146 -

Ornamental Hedge

Number	Species	Specification	Pot Size	Height	Density
853 -	Carpinus betulus	BR		60-80cm	6/m
459 -	Fagus sylvatica	BR		60-80cm	6/m
426 -	Lonicera nitida 'Elegant'	Bushy :C	3L	30-45cm	6/m

Shrubs

Number	Species	Specification	Pot Size	Height	Density
72 -	Berberis thunbergii 'Rose Glow'	Bushy :C	3L	60-80cm	0.8Clr
13 -	Cornus alba 'Kesselringii'	Several shoots :C	5L	80-100cm	0.8Clr
13 -	Cornus alba 'Sibirica'	Several shoots :C	5L	80-100cm	0.8Clr
26 -	Cornus sanguinea	BR		60-80cm	6/m
13 -	Cornus sanguinea 'Midwinter Fire'	Branched :3 brks :RB		60-80cm	1/m²
13 -	Cornus sanguinea 'Midwinter Fire'	Several shoots :C	5L	80-100cm	0.8Clr
13 -	Cornus stolonifera 'Flaviramea'	Several shoots :C	5L	80-100cm	0.8Clr
50 -	Corylus avellana	Transplant :BR		60-80cm	
100 -	Corylus avellana	BR		60-80cm	6/m
4 -	Hamamelis intermedia 'Diane'	C	10L	80-100cm	Counted
31 -	Hebe 'Black Knight'	C	3L		5/m²
6 -	Hydrangea paniculata 'Limelight'	C	10L	80-100cm	Counted
426 -	Lonicera nitida 'Elegant'	Bushy :C	3L	30-45cm	6/m
20 -	Lonicera nitida 'Maygreen'	Bushy :C	3L	30-45cm	6/m
20 -	Pachysandra terminalis 'Green Carpet'	C	3L		5/m²
73 -	Pachysandra terminalis 'Green Carpet'	C	3L		5/m²
58 -	Perovskia atriplicifolia 'Little Spire'	C	3L		5/m²
97 -	Rosa arvensis	Leader With Laterals :C	2L	30-40cm	
109 -	Rosa canina	Leader With Laterals :C	2L	30-40cm	
40 -	Sambucus nigra	Transplant :BR		60-80cm	
34 -	Sarcococca orientalis	C	3L		5/m²
32 -	Skimmia japonica 'Fructo Alba'	C	3L		5/m²
40 -	Viburnum opulus	Several shoots :C	3L	40-60cm	0.8Clr
40 -	Viburnum opulus	Transplant :BR		60-80cm	
50 -	Viburnum opulus	BR		60-80cm	6/m

Herbaceous

Number	Species	Specification	Pot Size	Density
46 -	Achillea filipendulina 'Cloth of Gold'	C	3L	5/m²
46 -	Agapanthus 'Cold Hardy White'	C	3L	5/m²
59 -	Bergenia 'Mrs Crawford'	C	3L	5/m²
24 -	Carex elata 'Aurea'	Full Pot	3L	5/m²
73 -	Epimedium perralderianum	C	3L	5/m²
59 -	Epimedium youngianum 'White Star'	C	3L	5/m²
72 -	Geranium sanguineum 'Album'	C	3L	5/m²
24 -	Helenium 'Bulterpil'	C	3L	5/m²
58 -	Heuchera 'Green Spice'	C	3L	5/m²
73 -	Iris sibirica 'Perry's Blue'	C	3L	5/m²
73 -	Linope muscari 'Munro White'	C	3L	5/m²
59 -	Persicaria affinis 'Superba'	C	3L	5/m²
24 -	Sedum acre aureum	C	3L	5/m²
32 -	Stachys byzantina 'Silver Carpet'	C	3L	5/m²
24 -	Stipa tenuissima	Full Pot	3L	5/m²

Grasses

Number	Species	Specification	Pot Size	Density
46 -	Imperata cylindrica 'Rubra'	Full Pot	3L	5/m²

Ferns

Number	Species	Specification	Pot Size	Density
45 -	Polystichum setiferum	Full Pot	3L	5/m²

Climbers

Number	Species	Specification	Pot Size	Density
5 -	Clematis viticella 'Abundance'	Caned :2/3 brks	3L	Counted
16 -	Lonicera henryi	Caned :2/3 brks	3L	Counted

Bulbs

Number	Species	Specification	Density
8 -	Crocus chrysanthus 'Blue Pearl'		15/m²
8 -	Crocus chrysanthus 'Cream Beauty'		15/m²
8 -	Crocus chrysanthus 'Snow Bunting'		15/m²
32 -	Galanthus elwesii		15/m²
32 -	Narcissus 'Jack Snipe'		15/m²
46 -	Narcissus 'Thalia'		15/m²
56 -	Narcissus cyclamineus		15/m²
82 -	Narcissus Jonquilla	Grade 5/6	15/m²
82 -	Narcissus pseudonarcissus lobularis	Grade 6/7	15/m²
83 -	Narcissus pseudonarcissus		15/m²

PLANTING SPECIFICATION

All planting and seeding to be undertaken within the first planting season following the completion of construction of the development at each phase.

The landscape contractor will make himself aware of the service locations prior to commencing planting operations and no tree will be planted closer than 4.5m to any adoptable cable or 3m to any private cable.

TOPSOIL

At the time of starting work areas to be planted will be covered by either:

- Undisturbed topsoil prepared as necessary by the Main Contractor so that it is a suitable state for the cultivation operations as stated below.
- Topsoil to be a minimum of 450mm for shrub planting. Topsoil to be a minimum of 150mm for grass seeded areas.

IMPORTED TOPSOIL FOR PLANTED AREAS

- Provide as necessary to make up any deficiency of topsoil existing on site and to complete the work.
- To BS 3882, grade: General Purpose. Source to be confirmed by the Contractor.
- Provide a declaration of analysis including information detailing each of the relevant parameters given in BS 3882, clause 6 and table 2 for the grade of topsoil specified.

CULTIVATION

- Break up any compacted topsoil to full depth.
- Within a few days before planting, but in suitably dry weather and ground conditions, cultivate top 300mm of all planting beds, using suitable plant to loosen, aerate and break up the soil into particles of 2-8mm.
- Spread well-rotted organic material, subject to approval. Leave surface regular and even, with levels as required and within 50mm of levels specified on drawings.
- Remove weeds, perennial weed roots and undesirable material brought to the surface including stones and clods larger than 25mm in any dimension, roots, tufts of grass and foreign matter.
- Do not dig or cultivate within the root spread of trees and shrubs to be retained.

MATERIALS AND WORKMANSHIP

- Materials and workmanship shall generally be in accordance with the following documents - BS3936 Nursery Stock and BS4428. Recommendations for General Landscape Operations.
- Plant material to be the sizes and dimensions as stated in the schedule and shall be healthy with good fibrous root systems.

HERBICIDES

- Allow for a pre-application of an approved translocated systemic herbicide to planting areas by suitable spraying apparatus to the manufacturer's instructions and in line with the 1997 Control of pesticides Regulations and 2003 COSHH.

SPECIMEN TREE PLANTING

- All Specimen Trees trees to be planted in tree pits @ 300mm diameter wider than rootball and at depth to match rootball. Break up soil to bottom of pit down to 300mm.
- Irrigation/aeration ring, nominally Root Rain Metro plastic irrigation pipe or equivalent approved to be fitted around the rootball. All trees to be back filled with top soil and suitable organic material (to be specified).
- All trees to be supported by short double stakes and adjustable rubber tree ties. Stakes to be pointed softwood / peeled chestnut / larch or oak stakes, free from projections and large or edge knots.
- Generally a 1mØ ring to be left clear of grass around the base of each tree with a 75mm layer of medium grade Melcourt bark mulch, or similar approved, ensuring the inlet for the irrigation/aeration ring is visible and slightly above the final level of the mulch for access. In grass verges narrower than 2m, ring can be 75cm diameter.
- All trees located within 3m of any services to have their roots directed downwards by the installation of Reroot 600/Reroot 1000 or root directors dependant on ground conditions, services, lighting columns and drainage run locations within private gardens or highways.
- Suitable rabbit guards, fencing, or shelters will be used to protect plants from damage until established. Tree guards will be removed once the planting is established.
- All Trees will be watered as necessary to ensure survival.

ORNAMENTAL SHRUB PLANTING

- Planting of shrubs to take place in areas as shown on the plan and at densities indicated in the schedule
- All ornamental shrubs or hedging plants to be planted in pits 150mm wider and deeper than their root ball.
- Pits to be back filled with topsoil and shrub compost mix and slow release fertiliser at an appropriate rate.
- All ornamental beds to be mulched with Melcourt or similar approved ornamental bark chippings to a minimum of 75mm depth. When setting out ornamental mixes, if more than one of a species is included within the mix, organise same species plants with groups of 3, 5 or 7. Generally set smaller height species to the front of the bed and allow adequate space from edges of planting beds for the plants to mature.
- All shrubs to be well watered in at the time of planting.

NATIVE HEDGE PLANTING

- Native hedgerow (mixed and hawthorn) to be planted in single rows at 6n/m, except for hedgerow to northern boundary, which is to be planted in double rows at 11n/m. Whips to be pit planted, mixing in tree and shrub compost and a fertilizer tablet to each pit. Each whip to be supported with a single bamboo cane and a clear rabbit spiral.

WALL SHRUBS AND CLIMBERS

- Include metal mesh support system for lengths of Lonicera climbers. Plant climbers approx. 300mm from structure or support system.
- Tie Lonicera into support system using soft, flexible ties

AMENITY TURF AREAS (Rowlan Medallion Turf -or similar approved) .

- Areas specified for turfing are to be top soiled to a minimum depth of 150mm over ground free of compaction. The soil shall prepared for turfing to include stone picking to 50mm, harrowing to form an even, fine tilth. All large earth clods and debris removed and ground rolled prior to turf laying.
- An approved fertilizer shall be applied in accordance with the manufacturer's instructions prior to sowing.
- All turf areas (as shown on this plan) to be layed with Rowlawn Medallion (or similar approved). All edges to shrub beds will be cleanly cut with an edging iron, arisings removed from site.

MEADOW GRASS SEED MIX (Emorsgate EH1 Hedgerow Mix & EM8 Meadow mixture)

- Prior to seeding, wildflower areas to be cleared of weeds and plant growth and scarified to provide reasonably firm but friable soil. Areas to be seeded during spring or autumn. Area to be broadcast seeded to suppliers recommended sowing rate. No fertilizer to be used.

BULB PLANTING

- Bulbs to be planted in season (as per individual species) at a depth of approximately twice the height of the bulb or as per individual species recommendations, the ground should be broken up prior to planting with the roots making full contact with the soil.
 Bulbs should be planted in large swathes of mixed species at density as shown on drawing

LOOSE GRAVEL AREAS

- Include for areas 25mm deep grey coloured angular stone chippings 6-10mm over compacted sub base.
- Allow for metal edging between gravel and soft landscape areas

Any trees, shrubs, seeding works which fail within the first 5 years to be replaced inline with the species, seeding mixes and sizes as detailed on this plan.

Soft Landscape Key

- Proposed Specimen Standard Trees to BS 3936-1: 1992
- Proposed Multi-stem Tree Planting to BS 3936-1: 1992
- Existing and Retained Trees and Shrub See Arboricultural Report AWA 2226 for details of retained trees and protection measures
- Removed Trees and Shrub See Arboricultural Report AWA 2226 for details
- Proposed Ornamental Shrub Planting Bed to BS 3936:
- Proposed Native Shrub Planting to BS 3936:
- Proposed Climbing Plants to BS 3936:
- Proposed Ornamental Hedgerow to BS 3936 and Native Species Hedgerow
- Proposed Meadow Grass seeded areas: Emorsgate EM2 Standard General Meadow Mix sown at a rate of 4g/m²
- Proposed Native wildflower hedgerow mix: Emorsgate EH1 Hedgerow Mix or similar approved sown at a rate of 4g/m²
- Areas of naturalised bulbs
- Grey coloured angular stone chippings 6-10mm over compacted sub base
- Crib Lock Retaining wall with Planting as shown on drawing N0756(08)002
- Line following centre of the Brook
- 5m Offset from Brook centre

NOTES:
All front gardens and spine road grass verges to be turfed with Rowlawn Medallion Turf or similar approved.

All tree positions to be checked in accordance with lighting and service plans were not available at the time the drawing was created.

STATUS **For planning**

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Langley lane, Birch

CLIENT
Hollins

TITLE
Soft Landscaping Plan

SCALE	1:200	DATE	08.06.22
DRAWN	MM	CHECKED	KD

JOB NO:	DWG NO:	REV NO:	ORIGINAL SIZE
N0756	(96)001	G	A0

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