

SOFT LANDSCAPE SCHEDULE

FEATURE TREE PLANTING									
Key	Species	Form	Transplanted	Height/ Spread (m)	Girth (cm)	Root condition	Clear stem (cm)	Min. Breaks	Total
Pru spi	<i>Prunus 'Spire'</i>	Heavy Standard	3x	3.5 - 4.5	12 - 14	RB	175-200	3	3

PROPOSED HEDGE PLANTING

Key	Species	Form	Transplanted	Height/ Spread (cm)	Root condition	Total
Lor nit	<i>Lonicera nitida</i> 'Baggenses Gold'				2L pot	90

LIVING FENCE

Key	Species	Habit	Root condition	Total
Hed hel	<i>Hedera helix</i>	Upright	2L pot	33

PROPOSED PLANTING

Key	Species	Pot Size	Height/ spread	Total
Car osh	<i>Carex oshimensis</i> 'Evergold'	5L	50/50cm	9
Heu Fir	<i>Heuchera</i> 'Fireworks'	3L	30/30cm	9
Sar hoo	<i>Sarcococca hookeriana</i> var. <i>humilis</i>	10L	1/1m	3

SOFT LANDSCAPE SPECIFICATION

STANDARDS OF WORKMANSHIP
All works are to be carried out in accordance with British Standards:

BS 4428: 1989 - Code of Practice for General Landscape Operations (excludes hard surfaces) or any amendments thereto;

BS 3936-1: 1992 Nursery Stock. Specification for trees & shrubs, or any amendments thereto;

BS 4043:1989 - Planting Bare Root Trees (General Guidance), or any amendments thereto;

BS 3888:2007 - Specification for Topsoil (general purpose category), or any amendments thereto.

Prior to commencement of works, the contractor must be familiar with the exact location of any underground services and maintenance points.

All planting areas are to be maintained weed free for the duration of contract period, until handed over to the client and/or in accordance with any maintenance agreement post completion.

PROVENANCE
Wherever possible, all hedging plants supplied shall be of British provenance, indigenous to the area and fully hardened off.

Plant material shall only be imported if unavailable in the UK. Contractor to provide details of the origin of all plant material and details of the nursery which supplies the plants. All plant material to be tagged and clearly identified for use on the project.

PLANTS
Plant handling at the nursery and during transit up to delivery shall be in accordance with British Standards.

Plants are to be healthy and exemplar specimens of their species, free from all pests and disease, with good fibrous root systems, free from damage.

All planting is to be in accordance with BS 4428 1989.

All plants to conform to BS 3936. Bundles (bare root) or pots to be clearly labelled with species and size. Sizes stated in the schedule are minimum sizes. Any changes to the plant species or specifications must be approved by the Architect prior to planting.

Storage of plant material on site should be minimised. Protect any bare root stock prior to planting by covering with sacking, to prevent drying out of the roots.

PLANTING SEASON
All planting to be carried out in the first planting season. Bare root stock is to be planted between October - March.

Do not plant when the ground is waterlogged or frozen or during periods of drought. All planting areas to be maintained weed free for duration of contract period.

CONTAMINATION
Do not use topsoil which has been contaminated with subsoil, rubbish, oil based products or other material toxic to plant life. Dispose of any contaminated waste in accordance with current waste disposal, CDM and Health and Safety Regulations.

PLANTING DEPTHS
Spread imported topsoil over prepared subsoil in layers not exceeding 150mm and gently firm each later before spreading the next. Overall maximum depths after firming and settlement are to be:

- Shrub Planting to 450mm depth;
- Standard Trees to 600mm depth.

All container grown plants are to be planted in a pit and backfilled with 80% clean topsoil and 20% approved green compost to PAS100. Ensure topsoil is friable, clean and free from weeds, stones and other debris.

MULCHING
After planting, apply a surface layer of organic mulch to a min depth of 50mm.

GRASS & SEEDING
Retain existing grassed areas and protect as required. Allow for new seeding as specified, laid onto min. 150mm depth freshly prepared topsoil. All edges disturbed during construction to be made good with a low maintenance amenity grass seed mix.

GRASS SEEDING OPERATIONS
Preparation

- At least 150mm, poor quality& low nutrient topsoil is required for healthy growth of a grass mix.
- Lightly cultivate, harrow and rake topsoil into a fine tilth suitable for final grading.
- Remove all extraneous material including all debris and perennial weeds, and all surface stones in excess of 35mm.
- Rake to a true, even, consolidated surface. To avoid compaction do not work with wet soil.
- Where finished levels are not given the levels shall be such that the finished surface will be smooth even fall between the boundaries of the area free of hollows in which ponding can occur.

Seeding

- Over-seed area with drop seeding machine at 40kg/ha;
- The seed should be sown in two equal applications over the areas in transverse directions to ensure an even distribution, seed is then to be raked or harrowed-in evenly over the area.

Watering

- Water immediately after sowing.
- The first watering should ensure that the soil is damp to a depth of 100mm.
- Do not over-water as this will create boggy conditions and promote grass diseases.
- In the days following, water only in the morning and early evening.
- Water less and less frequently over the first 28 days.

Protection

- Protect seeded areas from damage caused by foot traffic until the sward has established.

WATERING
Watering is to be carried out as necessary to ensure the successful establishment of all trees, shrubs & grassed areas, once planting has been carried out, though the defects period as per the terms of the contract.

HERBICIDE GENERALLY
Any herbicide used on site shall be of a type approved by and applied in accordance with Pesticide Regulations 1986 and any relevant Codes of Practice issued by DEFRA. Herbicide shall be applied to topsoil to eradicate any weed germination which has occurred either prior to or following cultivation.

Apply all pesticide/herbicide strictly in accordance with manufacturer's recommendations, all relevant Local Authority requirements and current CDM regulations observing all precautions. Remove all containers and chemicals from site immediately once they are no longer required.

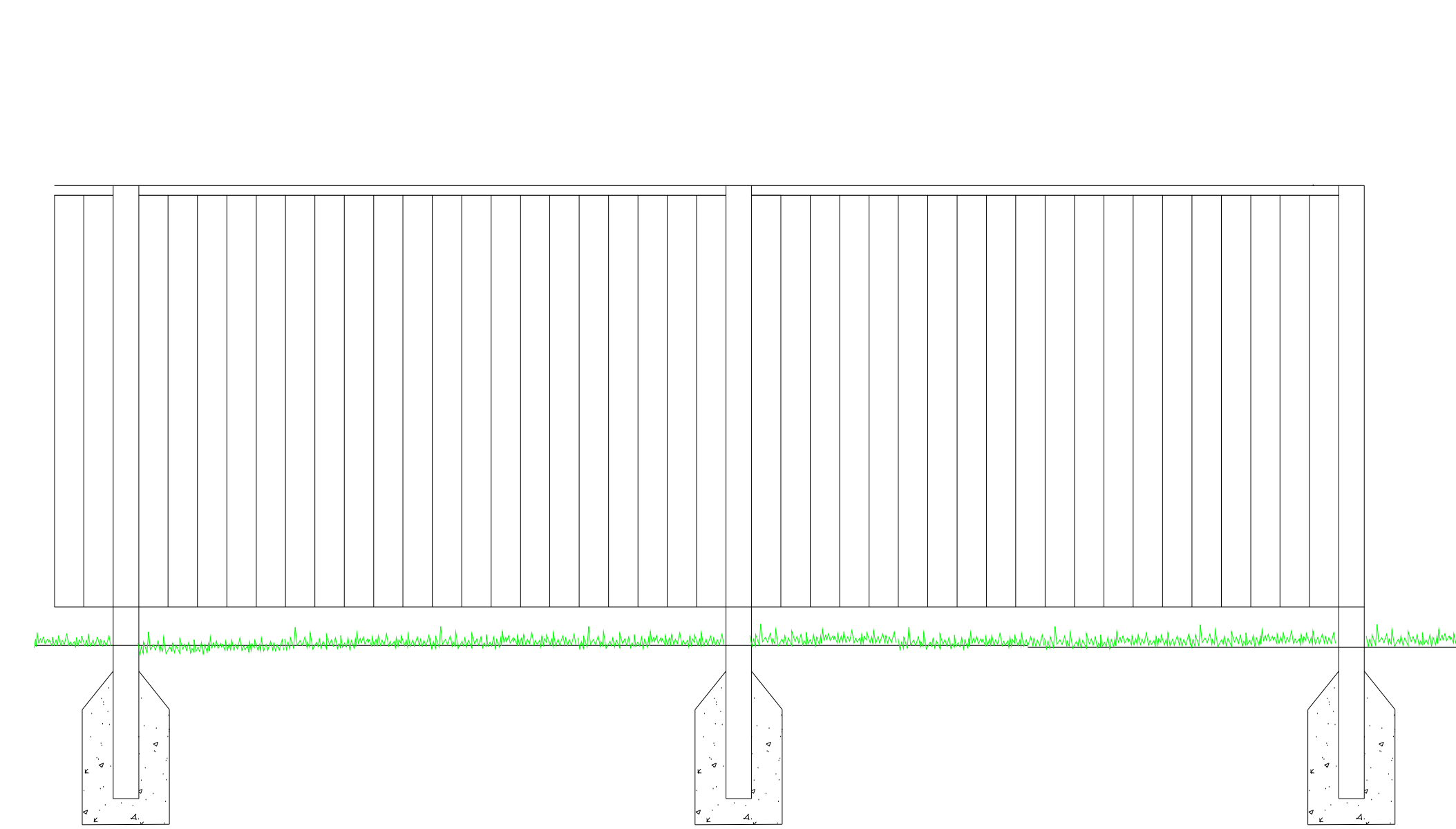
CHEMICALS GENERALLY
Use only products approved by and applied in accordance with Pesticide Regulations 1986 and any relevant Code of Practice issued by DEFRA and all current Health & Safety legislation, COHSS requirements and CDM regulations. Ensure site operatives are certified. Ensure no chemical products are used in or nearby waterways.

TOPSOIL
Existing site won topsoil to be used where quality and suitability has been agreed with the client in advance of planting. Handling and storage of topsoil to be in accordance with the landscape specification. Provide as necessary imported topsoil to make up any deficiency of existing topsoil on site and to complete the work. Import topsoil to BS 3882:2015 - General Purpose Grade.

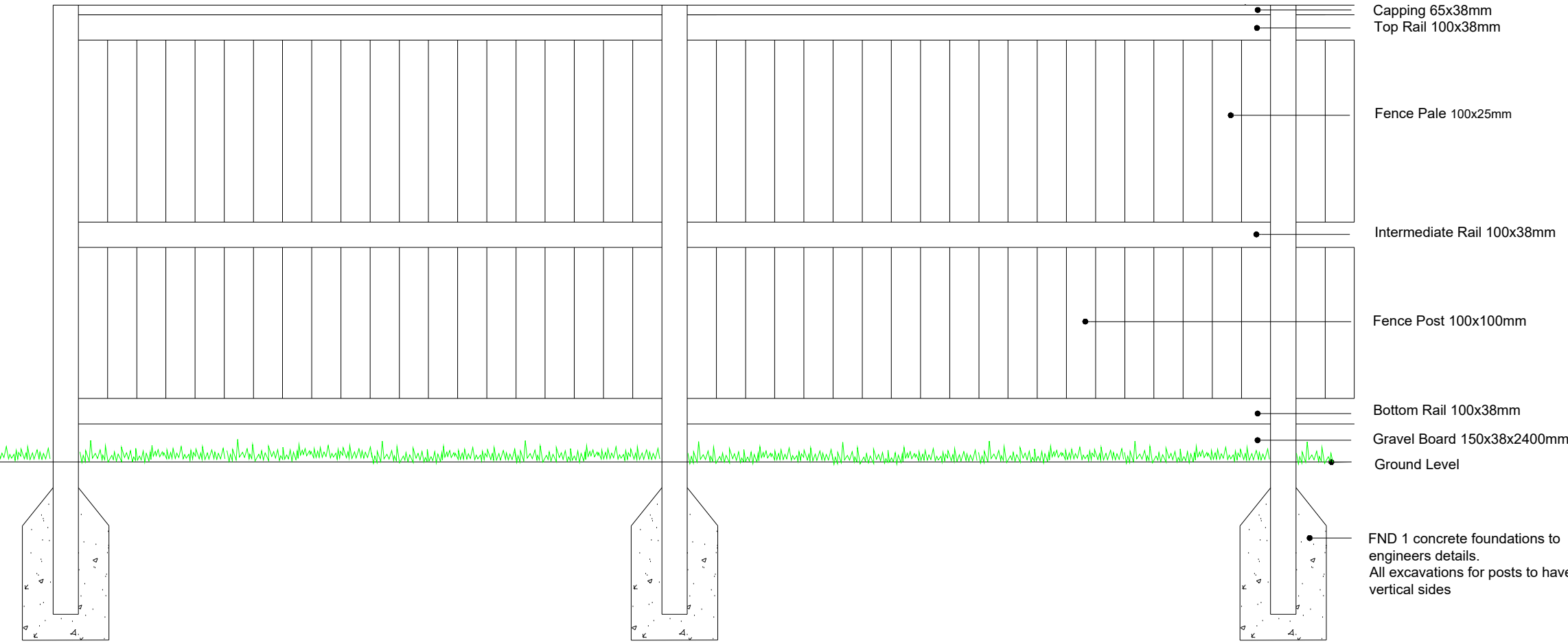
FINISHED LEVELS
Finished levels should be:

Grassed Areas - 25mm above any adjacent hard surfaces.
Shrub Areas - 25mm below any adjacent hard surface and grassed areas.

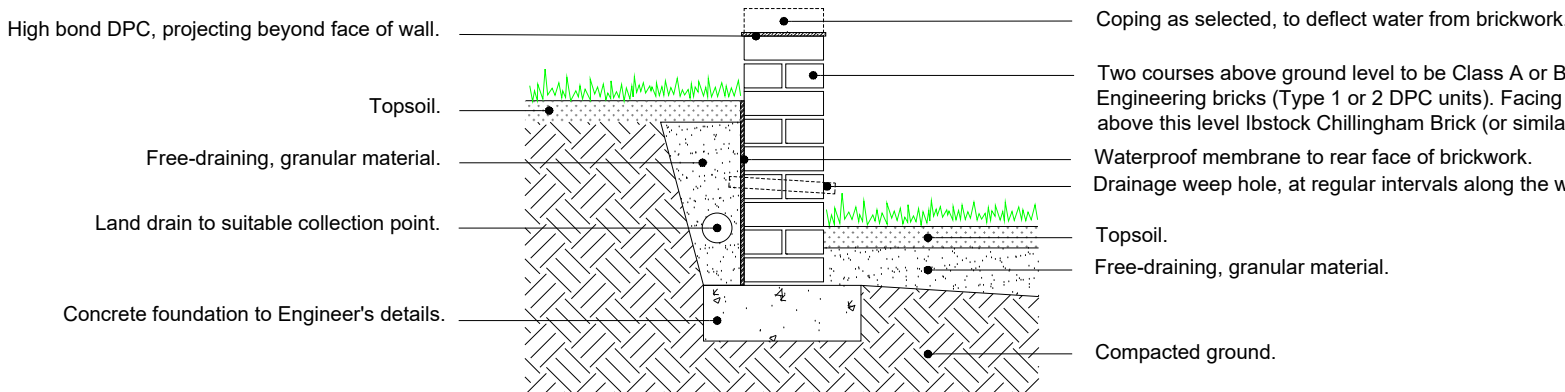
WOODEN CLOSE BOARD FENCE DETAIL



TYPICAL DETAIL TO TIMBER CLOSE BOARD FENCING 1.8m High (Front View)



TYPICAL DETAIL TO TIMBER CLOSE BOARD FENCING 1.8m High (Rear View)



TYPICAL DETAIL TO BRICK RETAINING WALL (max 900mm high)

KEY HARD LANDSCAPE

	BLACK MACADAM TO VEHICLE ACCESS Below ground build-up to Engineer's details.
	RESIN BOUND GRAVEL TO DRIVEWAY, PARKING SPACES & FOOTPATHS Sureset (or similar approved) buff coloured gravel surface dressing, laid according to manufacturer's specifications. Pedestrian areas & parking spaces to be delineated by 50mmx150mm concrete edging. Ramp up to front door with a gradient no steeper than 1:12. All below ground build-up to Engineer's details.
	BRICK GARDEN WALL Double skin wall to a maximum height of 550mm constructed to outer edge of the footpath. Wall will act as a retaining structure where the ground level rises above 119m AOD. Class A or B Engineering bricks (type 11 or 2 DPC units) to lower courses, with at least 2 courses above ground level. Facing bricks to be Ibstock Chillingham Brick (or similar FL2 approved) 65mm, red, English bond. Mortar according to the brick manufacturer's specification. 300mm concrete coping to top. The rear of the wall, in contact with the earth, to be protected with a damp-proof membrane or a drainage composite. Position weepholes at 1200mm centres below the 150mm DPC. All below ground build-up to Engineer's details. NOTE: Due to the close proximity of the neighboring building to the elevation, it is recommended that advice is sought from a structural engineer on the construction of the wall where it is retaining the greatest depth of earth.
	EXISTING TIMBER CLOSE BOARD FENCING.
	TIMBER CLOSE BOARD FENCING Timber close board fencing 1.8m high. fencing. Softwood is acceptable, if pressure preservative treated or tanalised to BS 5589 Section 6. All timber to be FSC Certified. To be installed to BS1722-Part 5:2006 for close boarded and wooden palisade fencing. See typical details for further information.
	ROOT BARRIER. Indicative position of root barrier, to protect the RPA of the on-site tree. Position and extent of barrier to be agreed on site with Arboricultural Consultant. To be installed prior to any excavation work or build-up of hard landscape surfaces and brick retaining wall to protect the root zone of the retained tree. Install according to manufacturer recommendations.

SOFT LANDSCAPE

	EXISTING TREE Existing tree to be retained & protected throughout construction.
	FEATURE TREE PLANTING <i>Prunus 'Spire'</i> . Heavy Standard 12-14cm girth, approximately 3.5-4.5m in height. To be supported by short timber double stake with adjustable bio-degradable tie. Refer to the planting schedule and general notes for more information.
	PROPOSED HEDGE PLANTING <i>Lonicera nitida</i> 'Baggenses Gold'. 2L pots, single row at 3 plants/m. Established height of the hedge to be no more than 500mm. Refer to Specification. Refer to planting schedule and general notes for more information.
	AMENITY GRASSED AREAS Areas of low maintenance amenity grass seed, sown onto min. 150mm depth topsoil maintained 26x/ year - A4 (Low Maintenance Areas) seed mix as supplied by British Seed Houses (or similar approved). Species to include: <i>Festuca rubra rubra</i> , <i>Festuca rubra commutata</i> , <i>Festuca ovina</i> and <i>Agrostis capillaris</i> .
	LIVING FENCE <i>Hedera helix</i> (or similar approved) planted adjacent to wooden close board fence & adjacent to the west elevation of the Bin Store, to form a visible green screen. 2L pots, planted at 3 plants/m. Plants to be strictly managed to ensure they do not encroach into the neighboring garden.
	PROPOSED PLANTING A mixture of shade tolerant shrubs & perennials for a north facing border. Refer to planting schedule and general notes for more information.

NOTES

DO NOT SCALE FROM THIS DRAWING.

THIS DRAWING IS TO BE USED SOLELY FOR THE INFORMATION TITLED.

THE PROPOSED LAYOUTS ARE BASED UPON THIRD PARTY SURVEY INFORMATION. THE ACCURACY IS NOT UNDERWRITTEN BY COLLINGTON WINTER LTD.

TREE & HEDGEROW PLANTING LAYOUTS ARE PROVIDED FOR PRELIMINARY GUIDANCE ONLY. PLANTING POSITIONS SHOULD BE MARKED OUT AND AGREED ON SITE PRIOR TO PLANTING.

ALL PLANT NUMBERS ARE FOR GUIDANCE ONLY AND SHOULD BE CHECKED BY THE CONTRACTOR PRIOR TO COMMENCEMENT.

ANY DISCREPANCIES FOUND ON THIS DRAWING SHOULD BE BROUGHT TO THE ATTENTION OF COLLINGTON WINTER LTD.

REFER TO ENGINEERS DRAWINGS FOR DETAILED LEVELS, DRAINAGE,FORMATION BUILD UP, RETAINING STRUCTURES, SERVICES, LIGHTING AND SURFACE FINISH DETAILS.

THIS PLAN HAS BEEN PREPARED FOR SUBMISSION TO THE LOCAL AUTHORITY FOR TOWN & COUNTRY PLANNING ONLY AND DOES NOT CONSTITUTE A FULL WORKING DETAILED DRAWING FOR CONSTRUCTION.



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Causey Drive Apartments

Landscape General Arrangement Plan

20.03.2023

JL JW

CW0216-D-001 (Sheet 2 of 2)

FOR PLANNING - DO NOT SCALE FROM THIS DRAWING