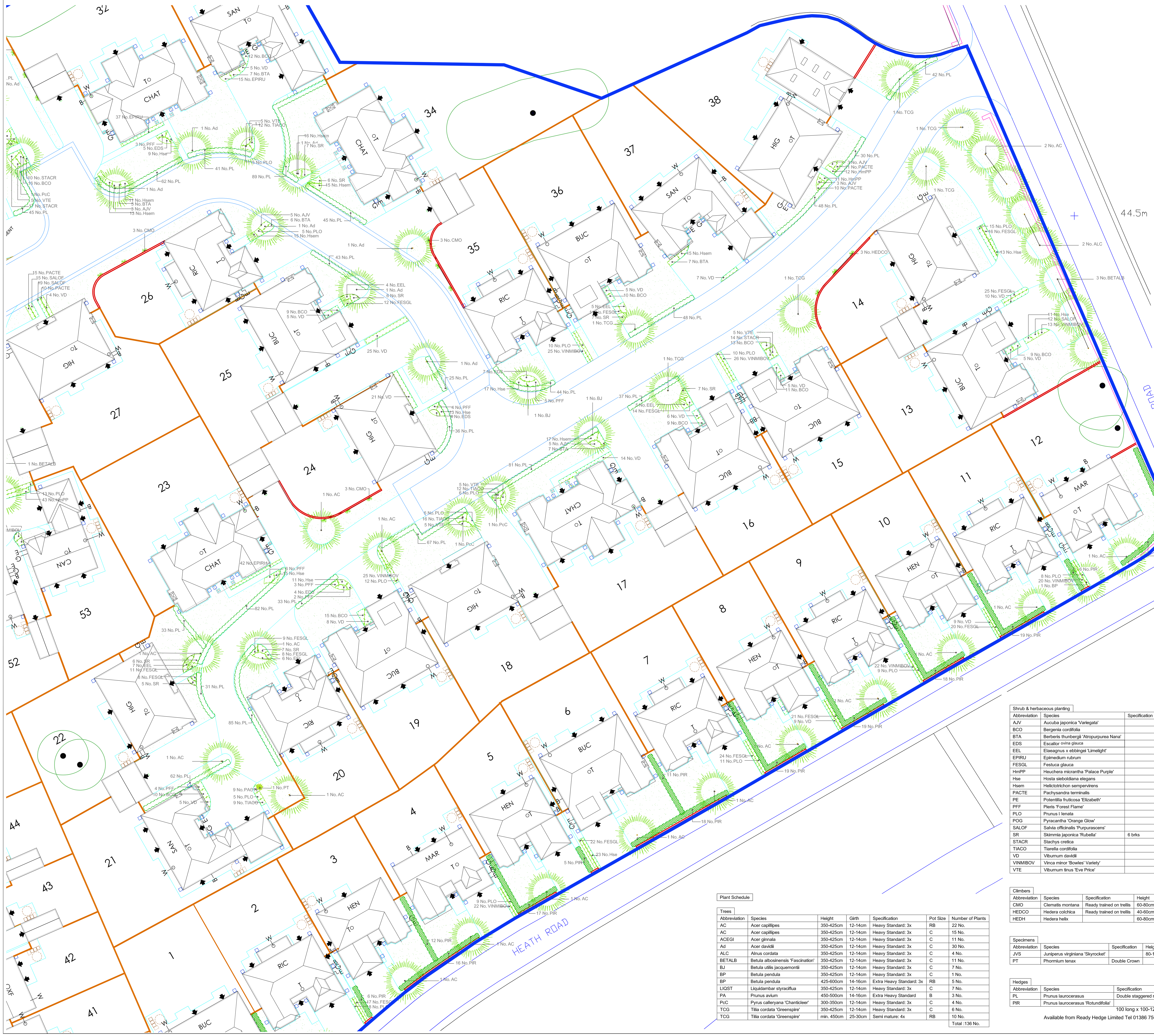

KEY

- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE RETAINED
- PROPOSED AVENUE TREE SEMI MATURE
- PROPOSED TREE HEAVY STANDARD
- SHRUB & HERBACEOUS PLANTING
- CLIMBERS
- CLOSE MOWN GRASS (TURF)
- HEDGES
- READY HEDGES IN GROW BAGS
- PAVED AREA. PLANTING POCKETS TO BE LEFT TO ALLOW THE PLANTING OF CLIMBERS IN POSITIONS AS SHOWN.

Plant Schedule

Trees

Abbreviation	Species	Height	Girth	Specification	Pot Size	Number of Plants
AC	Acer capillipes	350-425cm	12-14cm	Heavy Standard: 3x	RB	22 No.
AC	Acer capillipes	350-425cm	12-14cm	Heavy Standard: 3x	C	15 No.
ACEGI	Acer ginnala	350-425cm	12-14cm	Heavy Standard: 3x	C	11 No.
Ad	Acer davidii	350-425cm	12-14cm	Heavy Standard: 3x	C	30 No.
ALC	Alnus cordata	350-425cm	12-14cm	Heavy Standard: 3x	C	4 No.
BETALB	Betula albosinensis 'Fascination'	350-425cm	12-14cm	Heavy Standard: 3x	C	11 No.
BJ	Betula utilis jacquemontii	350-425cm	12-14cm	Heavy Standard: 3x	C	7 No.
BP	Betula pendula	350-425cm	12-14cm	Heavy Standard: 3x	C	1 No.
BP	Betula pendula	425-600cm	14-16cm	Extra Heavy Standard: 3x	RB	5 No.
LIQST	Liquidambar styraciflua	350-425cm	12-14cm	Heavy Standard: 3x	C	7 No.
PA	Prunus avium	450-500cm	14-16cm	Extra Heavy Standard	B	3 No.
PcC	Pyrus calleryana 'Chanticleer'	300-350cm	12-14cm	Heavy Standard: 3x	C	4 No.
TCG	Tilia cordata 'Greenspire'	350-425cm	12-14cm	Heavy Standard: 3x	C	6 No.
TCG	Tilia cordata 'Greenspire'	min. 450cm	25-30cm	Semi mature: 4x	RB	10 No.
						Total :136 No.

Shrub & herbaceous planting

Abbreviation	Species	Specification	Height	Pot Size	Density	Number of Plants
AJV	Aucuba japonica 'Variegata'		40-60cm	5L	3/m²	81 No.
BCO	Bergenia cordifolia		25-30cm	3L	8/m²	291 No.
BTA	Berberis thunbergii 'Atropurpurea Nana'		30-40cm	3L	4/m²	70 No.
EDS	Escallonia ovina glauca		40-60cm	5L	3/m²	51 No.
EEL	Elaeagnus x ebbingei 'Limelight'		40-60cm	5L	3/m²	73 No.
EPIRU	Epimedium rubrum			2L	10/m²	186 No.
FESGL	Festuca glauca			2L	10/m²	453 No.
HmPP	Heuchera micrantha 'Palace Purple'			2L	10/m²	283 No.
Hse	Hosta sieboldiana elegans			2L	10/m²	342 No.
Hsem	Helictotrichon sempervirens			2L	10/m²	160 No.
PACTE	Pachysandra terminalis		40-60cm	3L	10/m²	170 No.
PE	Potentilla fruticosa 'Elizabeth'		40-60cm	3L	6/m²	9 No.
PFF	Pieris 'Forest Flame'		40-60cm	5L	3/m²	71 No.
PLO	Prunus l lenata		60-80cm	5L	4/m²	277 No.
POG	Pyracantha 'Orange Glow'		60-80cm	3L	4/m²	29 No.
SALOF	Salvia officinalis 'Purpurascens'			2L	10/m²	143 No.
SR	Skimmia japonica 'Rubella'	6 brks	40-60cm	5L	4/m²	217 No.
STACR	Stachys cretica			2L	10/m²	117 No.
TIACO	Tiarella cordifolia			2L	10/m²	90 No.
VD	Viburnum davidii		30-40cm	3L	4/m²	328 No.
VINMIBOV	Vinca minor 'Bowles' Variety'		30-40cm	2L	10/m²	595 No.
VTE	Viburnum tinus 'Eve Price'		40-60cm	5L	3/m²	73 No.
						Total :4109 No.

Climbers

Abbreviation	Species	Specification	Height	Pot Size	Notes	Density	Number of Plants
CMO	Clematis montana	Ready trained on trellis	60-80cm	5L		Counted	28 No.
HEDCO	Hedera colchica	Ready trained on trellis	40-60cm	2L		Counted	15 No.
HEDH	Hedera helix		60-80cm	5L		Counted	9 No.
							Total :52 No.

Specimens

Abbreviation	Species	Specification	Height	Girth	Pot Size	Density	Number of Plants
JVS	Juniperus virginiana 'Skyrocket'		80-100cm		7.5L	Counted	2 No.
PT	Phormium tenax	Double Crown			7.5L	Counted	16 No.
							Total :18 No.

Hedges

Abbreviation	Species	Specification	Height	Girth	Pot Size	Density	Number of Plants
PL	Prunus laurocerasus	Double staggered row	60-80cm		5L	4/m	2994 No.
PIR	Prunus laurocerasus 'Rotundifolia'	100 long x 100-120cm high x 50 deep			75L bag	1/m	341 No.
							Total :3335 No.

Available from Ready Hedge Limited Tel 01386 750585 or similar approved

SPECIFICATION

GROUND PREPARATION - GENERAL

Preparing for topsoiling
Grading and cultivation shall be in accordance with BS 4428:1989 section 4. Subsoil that is to receive topsoil shall, whether obviously overcompacted or not, be thoroughly broken up by hand, by heavy rotovator, by subsoiler or tined equipment with adequate passes made to thoroughly break up the surface to a depth of 150mm, cleared of all large stones, bricks, perennial weeds, tree roots (excluding living tree roots), coarse vegetation and other extraneous matter.

Subsoil grading
Subsoil shall only be graded after loosening as above, and this shall be undertaken by the use of a tractor and blade grader on large areas and by a small mechanical grader or by hand on small areas. Ground shall at no time be traversed by heavy machinery, for grading or any other purpose after subsoiling and/or topsoiling has taken place.

Making up levels
When subsoil is deposited in low lying areas to raise formation levels, it shall be lightly consolidated and left broken up ready to receive topsoil. Imported fill material shall be natural subsoil free from metal, concrete or organic material with any one dimension greater than 100mm. All imported fill material shall be approved by the Landscape Architect prior to spreading on site.

Supply of topsoil
Topsoil to be supplied shall be approved by the Landscape Architect and details of the source of supply shall be provided in order that inspection may be made before delivery commences. Topsoil shall conform to BS 3882: 2007, Recommendations and classification for topsoil, clause 4.1a. The soil shall be free of weeds, roots or perennial weeds, pests, diseases, debris, tree roots, sticks, subsoil and foreign matter and shall be capable of being broken down to a fine tilth.

Temporary topsoil heaps
The depositing of temporary heaps of topsoil shall be so arranged that possible damage to existing grass, plants, tarmacadam, paving etc, is avoided. Unless otherwise agreed by the Landscape Architect, temporary spoil heaps shall be on protected ground. Such protection shall take the form of tarpaulins, plastic sheets, boards or similar covering. If damage does occur, it shall be made good at the contractor's own expense. Areas excavated to receive topsoil but have not had the base loosened shall not be used as temporary off loading areas. If the bottom of the excavation has been loosened off, loading on these areas is permissible.

Spreading topsoil
Prior to topsoil replacement the formation level shall be cleared of all stones, rubbish, debris with any one dimension greater than 75mm. Areas to be seeded or turfed shall be covered by topsoil 100mm thick and areas to be planted shall be covered by topsoil 400mm thick. Topsoil shall be spread in an evenly consolidated layer and shall be left cleared of all roots, stones and debris with any one dimension greater than 50mm throughout its depth. Unless otherwise stated the finished level shall be 25mm above adjacent hard areas. No topsoil shall be spread until the subsoil grade has been inspected by a Landscape Architect.

PLANTING

Cultivation
Planting areas shall be rotovated to a depth of 225mm in the original ground, or where the ground is compacted, ripped and rotovated. Pick off stones, bricks, timber and all other debris arising which have any dimensions greater than 50mm and remove off site to tip. Do not cultivate across any drain where the stone is flush with the ground surface.

Soil improvers
Where directed composts, fertilisers or other additives shall be incorporated into the soil. Spent mushroom compost or similar shall be spread to the specified thickness and incorporated, by rotovating, into the top 150mm. Fertilisers, organic or inorganic, shall be raked into the top 25mm.

Rejection of plants
All plant material should comply with the minimum requirements in BS 3936:part 1, specification for trees and shrubs and part 4, specification for forest trees; BS 4043, recommendations for transplanting semi-mature trees and BS 5236 recommendations for cultivation and planting trees in the advanced nursery stock category. Any plant material, which in the opinion of the Landscape Architect, does not meet the requirements of the Specification, or is unsuitable, or defective in any other way, will be rejected. The minimum specified sizes in the plant schedule will be strictly enforced. The contractor shall replace all plants rejected at his own cost.

Planting
All plant material shall generally be planted between November and March in open cool weather. Planting shall not take place in frosty, snowy or waterlogged conditions. Where approved, pot or container grown plants may be planted outside the described season, but adequate watering shall be supplied. Torn or damaged roots and branches shall be cleanly pruned prior to planting.

Planting of whips, transplants and shrubs
The nature of the material to be planted is variable and the contractor shall allow for planting to be properly carried out in all cases as described in BS 4428: 1989 section 7 Amenity tree planting, section 8 Woodland planting and section 9 Planting of shrubs, herbaceous and bulbs. All plants shall be planted at same depth, or very slightly deeper, as they were grown. Roots shall not be bent, broken or forced into inadequate pits or notches. Plants shall be upright, firmed in and wind resistant, with no air pockets around roots. All pots and root wrappings shall be carefully removed prior to planting. All pots and wrappings arising shall immediately be picked up and stored ready for removal to tip. Plants shall be planted at the specified centres. On steep slopes this shall be in the horizontal measure.

Tree planting
Trees shall conform to BS 3936 and be planted in tree pits of the following sizes unless directed otherwise:
Feathered trees 900 x 900 x 450 up to 3 metres high (0.36m)
Selected standards 1000 x 1000 x 600 up to 4.25 metres high (0.60m)
Heavy standard/Extra heavy standards 1200 x 1200 x 600
Excavated subsoil or stone shall be carted off site to tip. The bottom 250mmof the pit shall be dug and broken up. Backfill shall be imported topsoil as specified unless directed otherwise.

Compost for planting pits
Compost shall be a proprietary product, bark based incorporating fertilisers and improving additives. The type of compost shall be approved before its delivery on site, and the details of the product shall be supplied. Cambark planting compost is approved. Where directed compost shall be added to and mixed with topsoil backfill at the following rates:
Feathered trees - 1 bag: 80 litres
Selected standards - 1.5 bags: 120 litres
Heavy standard/Extra heavy standards - 2 bags: 160 litres

Stakes for trees
Stakes shall be peeled round softwood, pointed or minimum diameter 75mm. The stakes shall be driven into the base of the tree pit prior to placing the tree and backfilling.
Stakes shall in general have a clear height above the finished ground level as follows unless directed otherwise:
Feathered trees - 750mm (one tie)
Selected standards - 900mm (2 stakes, one tie each)
Heavy standard/Extra heavy standards - 1200mm (2 stakes, one tie each)
The stake shall be long enough to drive until they hold the tree firmly without rocking.

Tree ties
Ties shall be approved nail-on type with cushioned spacer such as Toms, or other equal and approved. Nails shall be flat headed galvanised and shall hold the ties securely into the stake. Ties shall not be over tight on the tree stems. Ties available from J Toms Limited, Wheeler Street, Headcorn, Ashford, Kent, TN27 9SH.
Feathered Type 04
Select standards Type L1
Heavy standard/Extra heavy standards Type L3

Planting of trees
The tree shall be set upright and at the same depth as grown in the nursery, the roots shall be spread out and the topsoil, or compost/topsoil mixture, backfilled. Backfilling should be done to ensure close contact between roots and by firming in layers. The soil shall be left level and tidy, any subsoil clods, bricks or stones over 50mm arising, collected and carted off site.

Mulching
A 75mm compacted layer of medium grade pulverised bark, with a particle size of not more than 100mm and containing no more than 10% fines, shall be spread to form a continuous layer covering the whole of the bed, or in the case of standard trees shall be in the form of a circle of 600mm diameter around the base of the tree. Whips and transplants shall be mulched in the form of a 300mm diameter circle around the base of the tree. This is to be maintained up until the sale of the house.

TURFING

Soil preparation and cultivation
All areas to be turfed shall be cultivated to a depth of at least 100mm, all weeds, stones and refuse larger than 50mm shall be removed to Contractor's tip, and shall be brought to a fine tilth. Allow for hand cultivation where machine work is not possible.

Turf
Turf shall be extra-quality meadow turf and shall comply to BS 3969 and shall be laid in accordance with BS 4428 section 6, Turfing. The contractor shall supply a sample of the turf he proposed to use for approval of the Landscape Architect and shall ensure that all turves are similar to the approved sample. The Contractor shall inform the Landscape Architect of the location of the supply, so that turf can be inspected prior to lifting.

Season
Turf shall be laid when weather and soil conditions are suitable and, where possible, preference should be given to autumn and early winter operations. No turf shall be laid in exceptionally dry or frosty weather or in other unsuitable weather conditions.

Delivery and stacking
For large areas, turf shall be delivered at appropriate intervals throughout the work so as to avoid stacking for long periods.

Laying
No turf shall be laid until the soil preparation has been satisfactorily completed by being brought to an even tilth and firmness. Turves from the stack shall be wheeled to turf layers on planks laid closely side by side. Adequate timber planks shall be used to support operatives and barrows, and provide access. The turves shall be laid in consecutive rows with broken joints (stretcher bond), closely butted and to the correct levels. The turf shall be laid off planks working over turves previously laid. Where necessary, the turves shall be lightly and evenly firmed with wooden beaters, the bottom of the beaters being frequently scraped clean of accumulated soil or mud. A dressing of finely sifted topsoil shall be applied and well brushed into the joints. Any inequalities in finished levels owing to variation in turf thickness or uneven consolidation of soil shall be adjusted by raking and/or packing fine soil under the turf. A roller shall not be used. The finished levels of the turf shall conform to the levels indicated, allowing for final settlement. Turf edges and margins shall be laid with whole turves. Turves adjoining buildings, walls or fences shall be taken to the face of the structure, giving complete soil cover.

Laying around trees
Turf shall not be laid to within 300mm of any tree trunk.

Watering
The Contractor shall be responsible for the replacement of any scorched turf. All necessary watering shall be carried out with sprinklers or oscillating sprays so as not to wash soil out of joints. If shrinkage occurs and the joints open, fine topsoil shall be brushed in and well watered.

MAINTENANCE
All maintenance to be carried out up to handover to the adopting authority/ householder from the date of planting and turfing to ensure successful establishment. All dead, diseased, damaged plants must be replaced during this time unless the local Planning Authority states, in writing, any variation to this.

Weeding
All beds to be kept weed free by cultivating and by using approved herbicides. Beds to be forked over as necessary to keep soil loose to approved cambers with no hollows.

Pruning
At appropriate time, prune plants to remove dead, dying or diseased wood and suckers to promote healthy growth and natural shape.

Watering
The Contractor shall ensure that sufficient water is applied to maintain healthy growth.

Litter
Site to be kept free of litter.

Grass cutting
The initial cut shall be carried out when first growth is apparent, blades set 20mm above ground. The Contractor shall continue cutting at appropriate intervals during the growing season and maintain 40mm high sward until grass areas are handed over. Watering, weeding, cutting, repair of all erosion and settlement and re-seeding as necessary to establish a uniform and healthy stand of grass shall continue until handover to the householder.

PROTECTION TO EXISTING TREES

The recommendations in BS 5837 (2012), *Trees in Relation to Design, Demolition & Construction* must be complied with at all times.
No pruning, lopping, felling or severance of roots is to take place without prior consent of the local authority.
Any work to the existing trees is to be carried out by a qualified tree surgeon.
The position and construction of protective fencing shall be agreed with the local authority prior to any site works commencing.
Under no circumstances must any materials be stored under the canopy of existing trees, and no cement, diesel or oil stored near them.
No vehicles should pass under the canopy of existing trees.
No fires should be lit in close proximity to existing trees.
No ropes, cables, services or notice boards shall be fixed to existing trees.
Under no circumstances should the levels around existing trees be either raised or reduced.
Scaffolding may only be erected within protected areas if it is done so in accordance with BS 5837.
Any excavations under existing tree canopy spreads shall be done by hand.

	Date	Rev	Dwn
Amendments to Layout + client comments	Oct '14	C	HS
Amendments to species; LPA comment	Apr '14	B	NC
Avenue trees added	Mar '14	A	NC

No dimension to be scaled from this drawing

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REDROW HOMES NORTH WEST LTD

Title
LANDSCAPE PROPOSALS
SHEET 3 OF 5

Date	Scale(s)	Dwg no	Rev
Jan 14	1:200 @ A0	4516.04	C

Dwn	Chkd
NC	JW