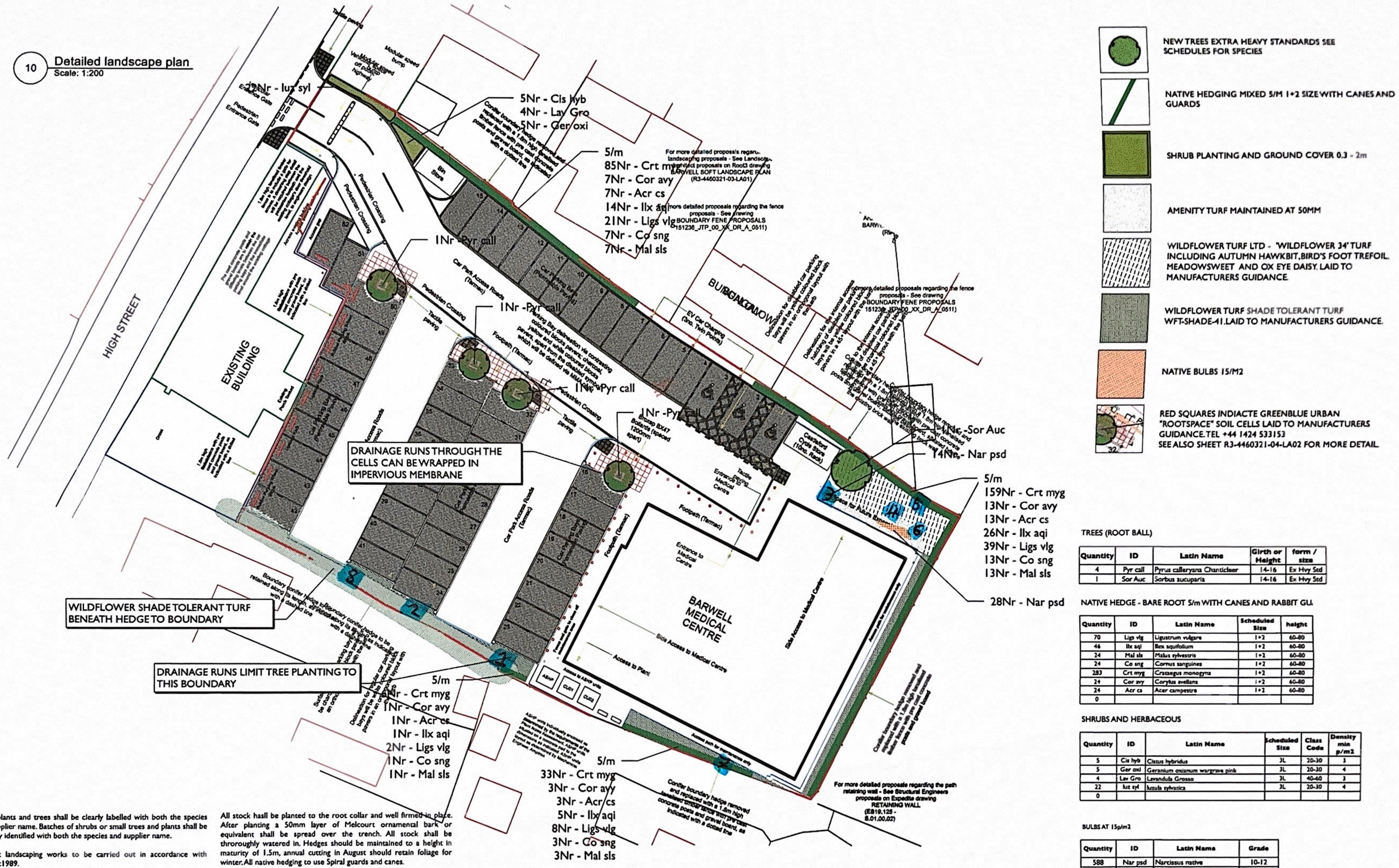
Markup Showing Location's of Topsoil Check's

Do not scale this drawing (printed or electronic version).
Contractors must check all dimensions from site.
This drawing is copyright and is for use on this site only. This drawing should be read in conjunction with all relevant consultants drawings and specialist subcontractors / supply chain drawings and specifications.
All works to be carried out in accordance with the latest British Standards / Codes of Practice unless specifically directed otherwise in the specification.
Responsibility for the reproduction of this drawing in paper form, or issued in electronic format, lies with the recipient to check that all information has been reproduced in full and is correct when compared to the original paper or electronic image.
Graphical representations of equipment on this drawing have been overdimensioned, but are approximate only. Please refer to the specifications and / or details for actual sizes and / or specific construction information.

N

0 5 10 20m
SCALE 1:200

10 Detailed landscape plan
Scale: 1:200



KEY

- NEW TREES EXTRA HEAVY STANDARDS SEE SCHEDULES FOR SPECIES
- NATIVE HEDGING MIXED 5/M 1+2 SIZE WITH CANES AND GUARDS
- SHRUB PLANTING AND GROUND COVER 0.3 - 2m
- AMENITY TURF MAINTAINED AT 50MM
- WILDFLOWER TURF LTD - 'WILDFLOWER 34' TURF INCLUDING AUTUMN HAWKBIT, BIRD'S FOOT TREFOIL, MEADOWSWEET AND OX EYE DAISY. LAID TO MANUFACTURERS GUIDANCE.
- WILDFLOWER TURF SHADE TOLERANT TURF WFT-SHADE-41. LAID TO MANUFACTURERS GUIDANCE.
- NATIVE BULBS 15/M2
- RED SQUARES INDIACTE GREENBLUE URBAN "ROOTSPACE" SOIL CELLS LAID TO MANUFACTURERS GUIDANCE. TEL +44 1424 533153 SEE ALSO SHEET R3-4460321-04-LA02 FOR MORE DETAIL.

TREES (ROOT BALL)

Quantity	ID	Latin Name	Girth or Height	form / size
4	Pyr cal	Pyrus calleryana Chanticleer	14-16	Ex Hvy Std
1	Sor Auc	Sorbus aucuparia	14-16	Ex Hvy Std

NATIVE HEDGE - BARE ROOT 5/m WITH CANES AND RABBIT GU.

Quantity	ID	Latin Name	Scheduled Size	height
70	Ligs vlg	Ligustrum vulgare	1+2	60-80
46	Ilx aqi	Ilex aquifolium	1+2	60-80
24	Mal sls	Malus sylvestris	1+2	60-80
24	Co sng	Cornus sanguinea	1+2	60-80
283	Crt myg	Crataegus monogyna	1+2	60-80
24	Cor avy	Corylus avellana	1+2	60-80
24	Acr cs	Acer campestre	1+2	60-80
0				

SHRUBS AND HERBACEOUS

Quantity	ID	Latin Name	Scheduled Size	Class Code	Density min p/m2
5	Cis hyb	Cistus hybridus	3L	20-30	3
5	Ger oxi	Geranium oxianum wargrave pink	3L	20-30	4
4	Lav Gro	Lavandula Grosso	3L	40-60	3
22	luz syl	luzula sylvatica	3L	20-30	4
0					

BULBS AT 15p/m2

Quantity	ID	Latin Name	Grade
588	Nar psd	Narcissus native	10-12
0			

PLANTING

All planting to be implemented prior to first use. 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.

All shrubs to be positioned as shown on the drawing and to the density and specification listed in the plant schedule. Planting holes to be 150mm wider than the root spread have the base ground thoroughly broken up before planting and backfilled with compost. **Plants in mixes to be randomly planted through bed in groups of 3,5 or 7. low edge species to front of bed , taller species to rear. Minimum density 3/m2, smaller ground cover plants to 4/m2**

Tree planting within soft landscape areas

The trees themselves must be procured and planted in accordance with British Standards BS 8545:2014, with the nursery provider demonstrating Plant Healthy Certification and/or an adopted biosecurity policy. Trees shall conform to BS: 3936-1: 1992 and be planted in tree pits of the following sizes unless directed otherwise:
Feathered trees - 900 x 900 x 450
Selected standards - 1000 x 1000 x 600
Heavy standards/Extra heavy standards - 1200 x 1200 x 600

Excavated subsoil or stone shall be carted off site to tip. The bottom 250mm of the pit shall be dug and broken up. The bottom of the pit shall be backfilled with subsoil (site or imported) to comply with BS 8601: 2013. The top 300mm of the pit shall be backfilled with 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 - 40 litres
Selected standards - 60 litres
Heavy standards/Extra heavy standards - 80 litres

Stakes for trees

Stakes shall be peeled round softwood, pointed, 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 standards/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 for bareroot trees, shall be approved rubber 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 (one tie)
Select standards - Type L1 (one tie per stake)
Heavy standards/Extra heavy standards - Type L3 (one tie per stake)

Ties for rootball and container grown trees shall be 50mm rubber tree belts in a figure of eight around the tree. Fixed to the stake with two flat head galvanised nails.
Feathered - one belt
Select standards Type - two belts
Heavy standards/Extra heavy standards - two belts

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 (bareroot) and the soil followed by compost topsoil mixture, backfilled. Backfilling should be done to ensure close contact between roots and by firming in layers (bareroot). 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 nomore than 10% fines, shall be spread to form a continuous layer covering the whole of the bed, or in the case of standard trees within grass 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. Where trees are planted within grass a circular hemp mulch mat is required beneath the layer of mulch at the diameters stated above, secured with fixing pegs. The tree pit surface shall be as big as possible.

Large plants and trees shall be clearly labelled with both the species and supplier name. Batches of shrubs or small trees and plants shall be similarly identified with both the species and supplier name.

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

Topsoil

it is recommended that any proposed soft landscaping is capped with a minimum thickness of 300mm of clean imported soils. The capping should also include a marker membrane to its base. Importation of soil will be required for the formation of the capping layer. The testing requirements for imported soils Greenfield Source Minimum of 3 or 1 per 250m3 (whichever is the greater) Standard metals/metalloids, PAH and asbestos Brownfield Source Minimum of 6 or 1 per 100m3 (whichever is the greater) Standard metals/metalloids, PAH, TPH and asbestos. If in doubt check with client.

To be supplied and spread by the main contractor to the approval of the landscape contractor, in accordance with Bs3882:2007. To be a natural sandy loam, of medium texture, with a pH between 5.5 and 7.8. Not more than slightly stony and free from pernicious weeds. Subsoil to be well broken up prior to top soiling to relieve compaction. Topsoil depths should allow a minimum depth of 450 mm for ornamental shrub and hedge planting.

Soil amellorant

Spent mushroom compost containing only well rotted manure to be spread over ornamental / shrub beds (not the meadow) @ 50mm deep prior to cultivation.

Hedge Trenches shall be dug 450mm x 450mm x 450mm the basse of which shall be broken up prior to returning the backfill mixture. This shall comprise of two parts topsoil to one part tree and shrub planting compost. Stock shall be planted at the distances given on the drawing in single rows.

All stock hasll be planted to the root collar and well firmed in place. After planting a 50mm layer of Melcourt ornamental bark or equivalent shall be spread over the trench. All stock shall be throroughly watered in. Hedges should be maintained to a height in maturity of 1.5m, annual cutting in August should retain foliage for winter. All native hedging to use Spiral guards and canes.

All new tree plantings shall be positioned in accordance with the requirements of Table A.1 of BS5837:2012. Trees should have clear stems to a minimum of 2m. Prune trees and shrubs as required to promote healthy growth and natural shape. Remove dead, dying, diseased wood and suckers. When pruning trees favour a single central shoot. Watering of trees should be sufficient for them to thrive eg 50 litres per week, subject to climatic conditions over the initial 3-year period

Landscape phasing

The management of landscaping can be approximately split into three main phases, planting, establishment aftercare and long term cyclical maintenance.

It is preferable that all landscaping operations take place in the appropriate season with tree / shrub and perennial planting in the months Nov to March and grass turfing / seeding in the months of March / April and August / September for best results. All operations and stock to be installed in appropriate weather condition for the work in hand.

Planting at other times of the year is possible with appropriate aftercare management particularly a detailed watering / irrigation regime to maintain the condition of the plants and prevent failure of plants and grassed areas. Any failures of the planting will need to be rectified in the next available planting season following occupation of the relevant phase of the dwellings

Maintenance

Following the initial 12 months contractual maintenance the site will be subject to a further 30 years maintenance to ensure the landscape scheme is successful and discourage decline of the site.

The site is to be visited at a minimum once per month. Any defects or plant losses to be occurring in the first twelve months to be replaced with specimens of an equivalent species and size for any trees or plants which die, become diseased, or are removed during the maintenance period. These replacements will be at the contractor's expense. Similarly within the remaining four year plants defects, diseased or damaged material should be replaced like for like.

All planting beds to be re firmed and kept weed free through hand weeding and application of approved herbicide where appropriate. The specified thickness of much is to be maintained. The condition of all trees is to be regularly checked, with ties and stakes adjusted or replaced as necessary. Shrubs to be pruned and divided at the appropriate times of year to promote healthy growth and desirable ornamental features. All arisings to be removed.

REFER TO ARCHITECTS DRAWING FOR FINAL BOUNDARY ACOUSTIC FENCE DETAILS

REFER TO ARCHITECTS AND ENGINEERS EXTERNAL WORKS DRAWINGS FOR FINAL LEVELS, RETAINING WALL CONSTRUCTION , DRAINAGE AND HARD LANDSCAPE DETAILS

LAYOUT BASED UPON ARCHITECTS DRAWING 151236_JTP_00_XX_DR_A_0504_C11___Proposed Site.dwg 13.08.24

Updated plan to architects plan 151236_JTP_00_XX_DR_A_0504_C11___Proposed Site.dwg -adjusted beds	am	220824	D
Updated plan to architects plan 151236_JTP_00_XX_DR_A_0504_C10___Proposed Site.dwg -removed shrubs	am	190724	C
Updated plan to architects plan 151236_JTP_00_XX_DR_A_0504_C09___Proposed Site.dwg	am	230524	B
Updated plan to architects rev F , included tree adjacent to bay 16 and reduced hedging to SW.	am	120721	A
Notes	By	Date	Rev

BY	CHKD	DATE	
EM	EM		26.3.21
DWG NO	CLIENT	REV	
R3-4460321-04-LA01	G F TOMLINSON AND SONS LTD		D
TITLE		SCALE	
BARWELL SOFT LANDSCAPE PLAN			1:200 A1

root3
Landscape Architecture - Ecology
4 - 6 Bridge Street Tadcaster North Yorkshire LS24 9AL
www.root-3.com e: info@root-3.com t 01937 531558