



LOCATION PLAN NTS

- 1.0

DRAWING INFORMATION
- 1.1

This East Midlands Landscaping drawing is based upon:
Hayward Architects Drawing: 12 71 26P SITE LAYOUT - april 2021
- 2.0

SITE PREPARATION
- 2.1

All topsoiled areas to be cleared of rocks larger than 50mm diameter and any other debris that may interfere with the planting establishment.
- 2.2

Prior to planting all landscaped areas shall be cleared of grass and weed growth physically and/or chemically with an appropriate herbicide.
- Herbicide selected to have full approval for use on amenity vegetation as advised by BASIS qualified supplier plus relevant product COSHH
- sheet and EC Directive 91/414/EEC (the "Authorization Directive") and the Plant Protection Products Regulations 1995 as amended by the Plant Protection Products (Basic Conditions) Regulations 1997.
- Topsoil cultivated to 200 depth mm (min) and maintained in a weed free condition.
- 3.0

SUBSOILING
- 3.1

All subsoiling operations are to be carried out to BS 8601:2013 specification for subsoil and requirements for use.
- 3.2

Existing subsoil should be used whenever possible and broken up in accordance with BS 8601:2013 specification.
- 3.3

Where subsoil is required to be imported to site, the soil should be installed to the following depths:
- Shrub & Hedgerow Planting Beds:

300mm min depth to BS 8601:2013
- Lawned Areas:

300mm min depth to BS 3882:2015
- 4.0

TOPSOILING
- 4.1

All topsoiling operations are to be carried out to BS 3882:2015 specification for topsoil and requirements for use.
- 4.2

Prior to topsoiling all sub soil is to be thoroughly 'ripped' mechanically with excavator to relieve compaction.
- 4.3

All topsoiling to be carried out to the following depths (Assuming sufficient subsoil is in place);
- Shrub & Hedgerow Planting Beds

300mm min depth BS 3882:2015
- Lawned Areas

150mm min depth BS 3882:2015
- 5.0

PLANTING
- 5.1

All plants and planting to comply with the requirements of all current / relevant British Standard Specifications including BS 3936:1992 Part 1, BS 8545:2014, BS 4428:1989 (HTA 'Handling and establishing landscape plants' part 1, part 2, and part 3) and CPSE/JCLI Guidance.
- 5.2

All plants shall be hardened-off from the contractors own or supply nursery, prior to planting on site.
- 5.3

During cultivation, a 50mm depth of PAS 100 compost and GreenTech ICL Sierrablén Flora (11.22.9+6%kg) controlled release fertilizer to be incorporated into the topsoil.
- 5.4

Supply and spread Ornamental Grade Bark Mulch at 75mm depth hedge and ornamental planting beds unless otherwise specified.
- 5.5

All shrubs are to be planted at the specified densities as shown on the planting schedule. Setting out should be as per the specified locations on the landscape layout. Contractor to ensure the plants are equally spaced within individually planted groups.
- 5.6

Planting adjacent to road kerbs & hard surfaces is to be set back 250mm min from the back of kerb to allow room for the plants to establish, with the unplanted area keyed out to receive bark mulch.
- 5.7

All hedges to be planted as per landscaping schedule.
- Excavate continuous trench to suitable depth in relation to container size and the nursery line of the plant,
- Ensure plants are equally spaced in straight lines.
- Add PAS 100 grade compost and fertilizer to topsoil prior to backfilling.
- Contractor to finish all hedge planting beds with a 75mm layer of bark mulch.
- 5.8

Rabbit protection for native stock planting, appropriate spiral and cane installed to manufacturers specification.
- 5.9

Failures & Replacements:
- General: Plants/ trees/ shrubs that have failed to thrive (unless due to theft or malicious damage after completion) during 12-month period from time of practical completion, will be regarded as defects due to materials or workmanship not in accordance with the contract.
- Replace with equivalent trees/shrubs.
- Replacements: To match size of adjacent or nearby plants of same species or match original specification, whichever is the greater.
- Timing of making good: Next appropriate planting season as defined below:
- Deciduous trees and shrubs: Late October to late March.
- Conifers and evergreens: September / October or April / May.
- Container grown plants: At any time if ground and weather conditions are favourable. Ensure that adequate watering and weed control is provided.
- Although these are the most appropriate times for planting, the programme may not always coincide with the planting periods. If it is not possible to comply with the dates shown above for some plant types, the contractor is to advise the CA and provide alternative methods for planting.
- 6.0

TURF
- 6.1

Turf shall be supplied in accordance with BS 3969:1998+A1:2013 and all turfing operations in accordance with BS 4428:1989.
- Inspect turf at time of delivery and lay on day of delivery. Water thoroughly immediately after laying and for following 7 to 10 days until roots established.
- Turf prone to rapid drying out in hot or windy conditions additional watering visits may be required due to adverse weather conditions.
- 7.0

SEEDED AREAS
- 7.1

All seeded areas installation:
- Existing vegetation to be reduced & herbicide treated over 2no occasions to removing existing grassland species.
- Time of year for seeding should be between April & October
- Ground to be cultivated to 15cm (6") to aerate the soil and break up compaction. This creates better drainage and aids nutrient distribution.
- Rake the area, then level the surface removing any debris or rocks larger than 50mm from site to contractors tip.
- Use a lawn roller to firm the soil so that it is possible to stand on the surface without leaving imprints.
- Lightly work the surface with a rake to create a fine tilth. Adding a Pre-seeding Lawn Fertiliser ensures the soil contains all of the nutrients required for grass seed to develop healthily.
- Sow seed as per manufacturers instructions & roll upon completion.
- Grass seed should germinate within 14-21 days. Once it reaches 3 - 4 inches long, start to cut the grass.
- Gradually reduce the height by ½ inch (1cm) each time you mow the lawn until you achieve your ideal mowing height of 50mm.
- 8.0

TREE PLANTING (SEE TREE PIT DRAWING)
- 8.1

Specification for trees in accordance with BS 8545:2014
- 8.2

Selected standard & plus size trees to be planted as shown on tree pit detail.
- All smaller trees appropriate staking method to be applied eg. bare root nursery stock if applicable in relation to build program.
- 8.3

Tree planting in relation to statutory service runs will be coordinated with main site contractor an no tree species/location/specification will be amended without prior approval from the project Landscape Architect and/or the Client.
- 8.4

Root Barrier Membranes
- Where trees are proposed in close proximity to hard paved areas or proposed underground service runs, a root barrier membrane is to be installed to the following specification.
- For trees adjacent to hard standing only (no underground services): Install 'Reroot 300' or equal and approved ribbed root barrier membrane.
- For trees adjacent to underground services within hard or soft landscaping, to a depth of 200mm with the ribs facing the trees rootball and joints fixed with appropriate tape. Install to allow 10mm above the finished surface level of the soft landscaping bed.
- 8.4.1

For trees adjacent to underground services within hard or soft landscaping.
- For services 450mm deep - Install 'Reroot 600mm' or equal and approved ribbed root barrier membrane, to a depth of 500mm with the ribs facing the trees rootball and joints fixed with appropriate tape. Install to allow 10mm above the finished surface level of the soft landscaping bed.
- For services 800mm deep - Install 'Reroot 1000mm' or equal and approved ribbed root barrier membrane, to a depth of 900mm with the ribs facing the trees rootball and joints fixed with appropriate tape. Install to allow 10mm above the finished surface level of the soft landscaping bed.
- 8.4.2

For locations where trees are positioned next to areas of hard standing with or without underground services e.g. grass verge, require a root barrier installed against the kerb/edging faces to prevent any potential root disturbance.
- 9.0

WATERING
- 9.1

Watering shall be carried out as necessary to maintain the healthy growth of all plants and trees.
- 9.2

All trees & shrubs are to be thoroughly watered prior to and following planting.
- 9.3

Watering trees:
- Additional watering visits should be applied to trees during periods of dry weather (Watering should be applied weekly). The watering areas around newly planted trees should be thoroughly watered often to maintain turgidity and growth, until trees are successfully established.
- Watering Trunks smaller than 2" (5 cm): 5 Litres per inch of trunk diameter. Trunks larger than 2" (5cm): 10 Litres per inch of trunk diameter.
- Girth measured from nursery level at 1m.
- Apply water to both exposed inlets and surface rooting area for trees in soft landscaping.
- Trees will be watered for a minimum of 36 months from time of installation.
- The Landscape Management Contractor shall be entirely responsible for varying the frequency of these visits according to climatic conditions and for contacting the Adopting Organisation and agreeing the timing of any additional watering visits if required and where restrictions are placed on the use of water, sources, and costs of obtaining second class water.
- The Landscape Management Contractor shall be responsible for any tree failures or excessive die back from drought stress during the management contract.
- 10

MAINTENANCE
- 10.1

Regular landscape maintenance visits are required throughout the growing season in all areas.
- 10.2

Weed growth is to be kept under control using a combination of hoe/hand weeding with minimal reliance on herbicide.
- 10.3

Maintenance preparations to include watering, formative pruning and disease control and re-mulching.
- 10.4

Mowing is to be carried out to maintain grass sward to maximum 50mm height and all arising's are to be removed from site.
- 10.5

All tree stakes are to be checked monthly for damage or vandalism and repaired/adjusted as appropriate.
- 10.6

Landscape maintenance is to be carried out for a period of 12 months following completion, with replacement required for failed stock.
- 10.7

The Landscape Contractor should make allowance to top up bark mulch to required depth at 12 months following completion.

- KEY

Existing Trees Retained

Existing Trees Removed

Existing vegetation

Existing hedgerow
To be retained and reinforced with native in-fill planting mix

Existing grassland
Areas to be retained and maintained as species rich grassland in accordance with the Ecological Assessment. Overseeding to be carried out using Eemogate EM10 Seed

Proposed enhanced wetland
Area to be maintained as seasonally flooded/permanently wet grassland with associated emergent species. See supporting ecological mitigation and enhancement plan. Overseed with Landfill LWM - Pond Edge Wildflower

Proposed mown footpath with sections of board walk to be determined on site

Proposed timber bench (BE) and interpretation board (IB)

Proposed timber bridge's

Proposed hedgerow maintenance access strip & Gated access (G)

Proposed Trees
Indicative Canopy Size at 50 Year Maturity

Proposed Hedgerow Planting

Proposed Shrub Planting

Proposed Native Scrub Mix

Proposed Cultivated Turf
- NOTE:
- | Rev | Comments | Date |
|-----|---------------------------------|----------|
| A | Changed as per clients comments | 03.07.24 |
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- Title: Landscaping Plan - Sheet 2
- Client: Springbourne Home
- Project: The Coppice Burbage
- | Project | Org | Vol | Level | File Type | Form | Role | Sheet |
|---------|-----|-----|-------|-----------|------|------|-------|
| 1252 | EML | XX | XX | DR | D | L | 02 |
- Status: Planning Date: 20.05.2024
Drawn: JG Revision: A
EML JOB NO: 1252 Scale: 1:250 @ A1