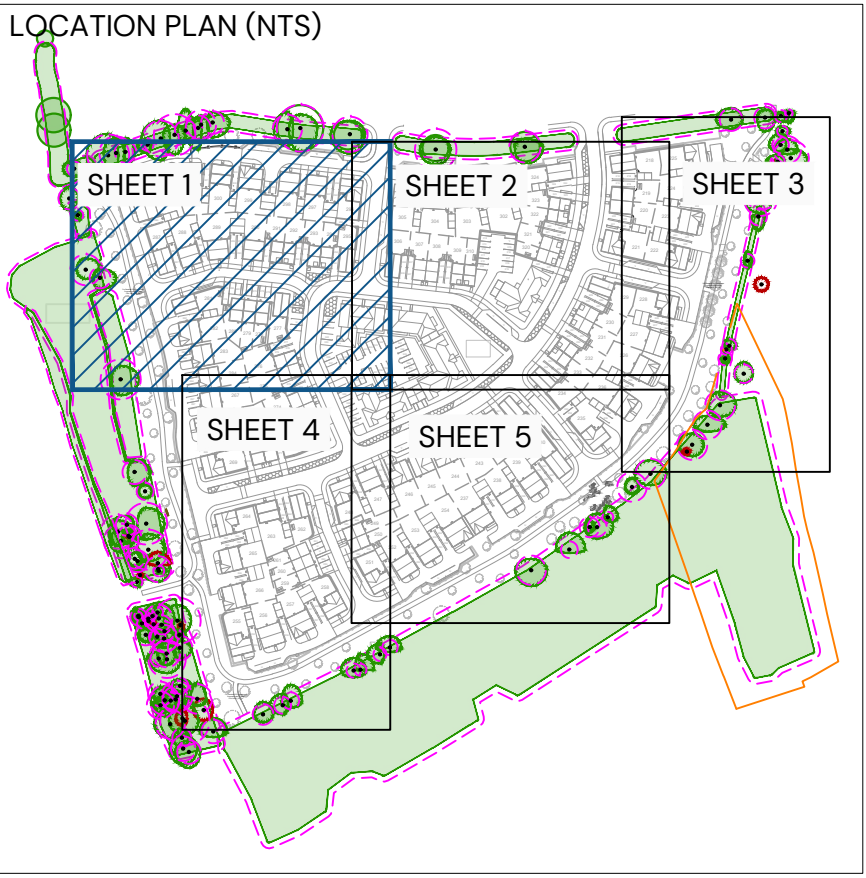
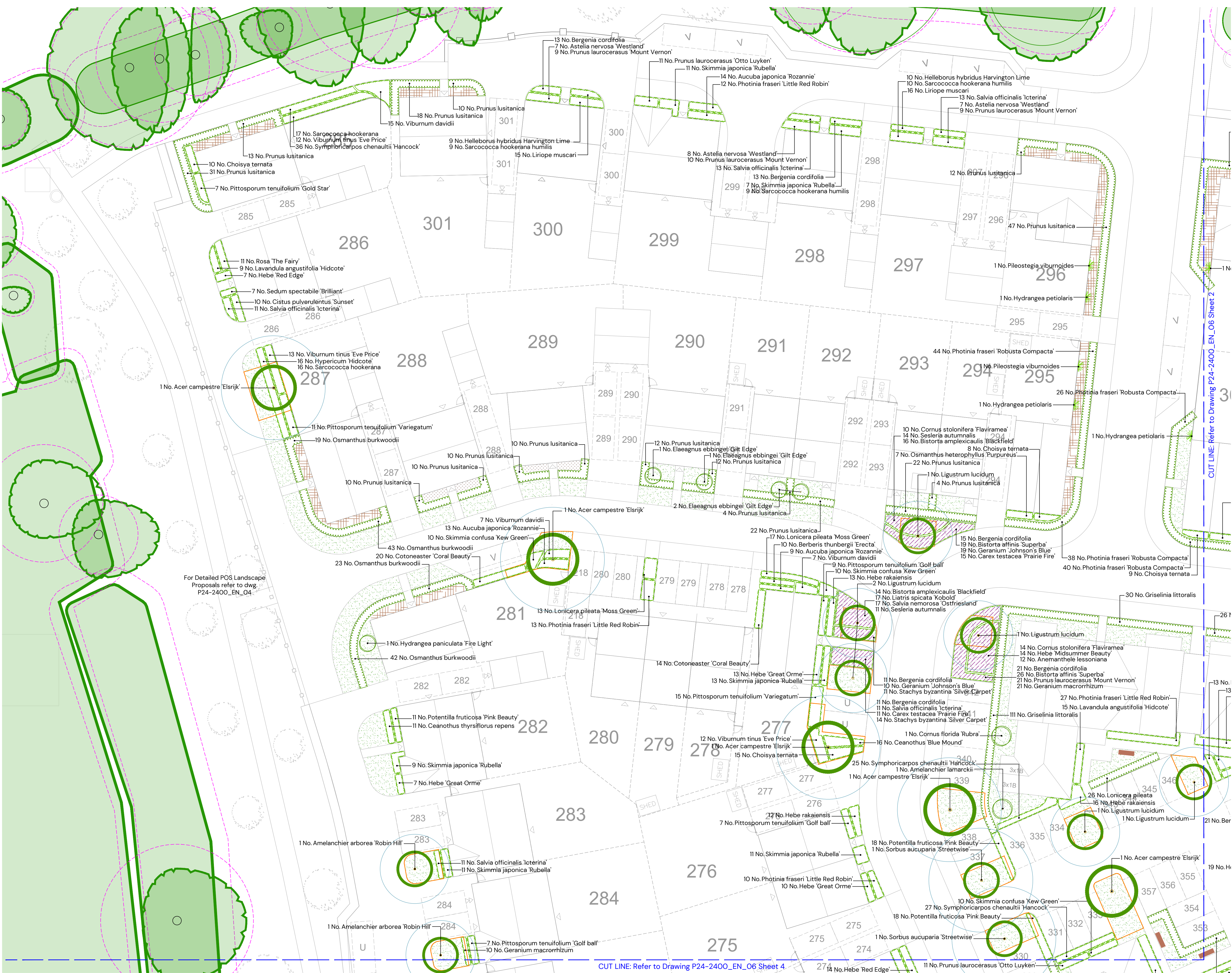




- KEY
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 - Tree Planting
 - Specimen shrubs
 - Hedgerow planting
 - Shrub / herbaceous planting
 - Rain Garden planting
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 - Areas of flowering lawn within rain gardens e.g. ELI Flowering lawn mixture by Emorsgate
 - Areas of gravel- to be laid over a semi-permeable weed suppressant membrane
 - Ornamental bark mulch
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 - Trees requiring created soil volume
 - Proposed contemporary seat e.g. Litchard Seat by Broxap or similar approved

For Planting Specification refer to dwg. P24-2400_EN_06 Sheet 3

For Planting Schedule refer to dwg. P24-2400_EN_06 Sheet 5

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Detailed Soft On-Plot Landscape Proposals

PROJECT NAME:
Finchampstead Parcel 6

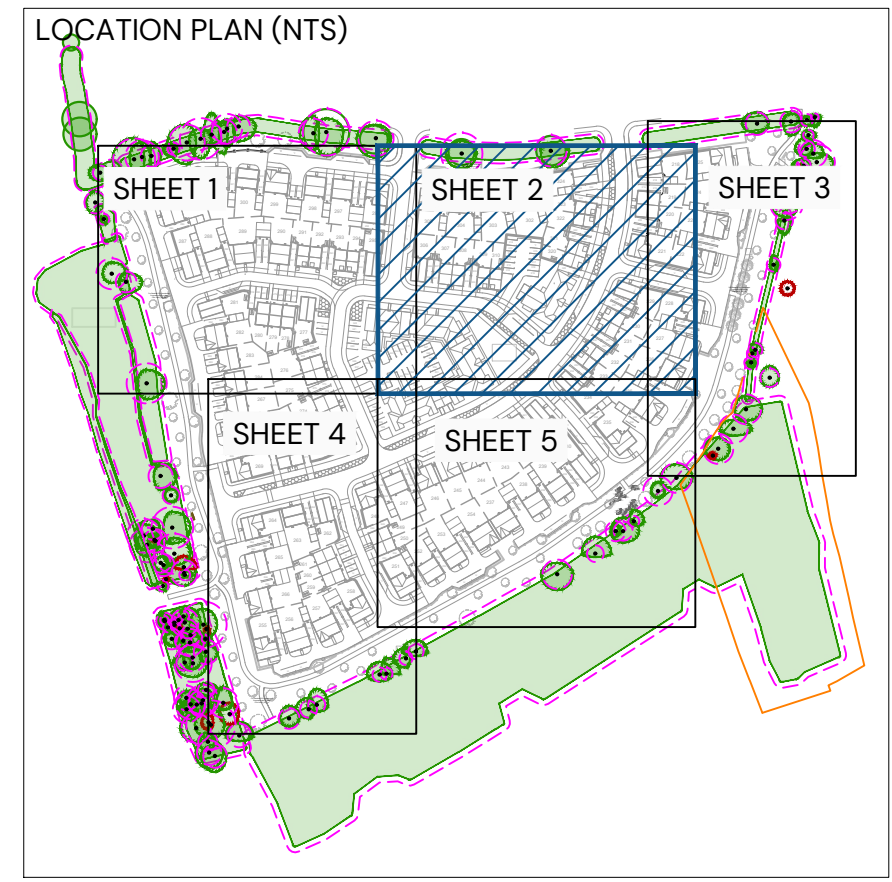
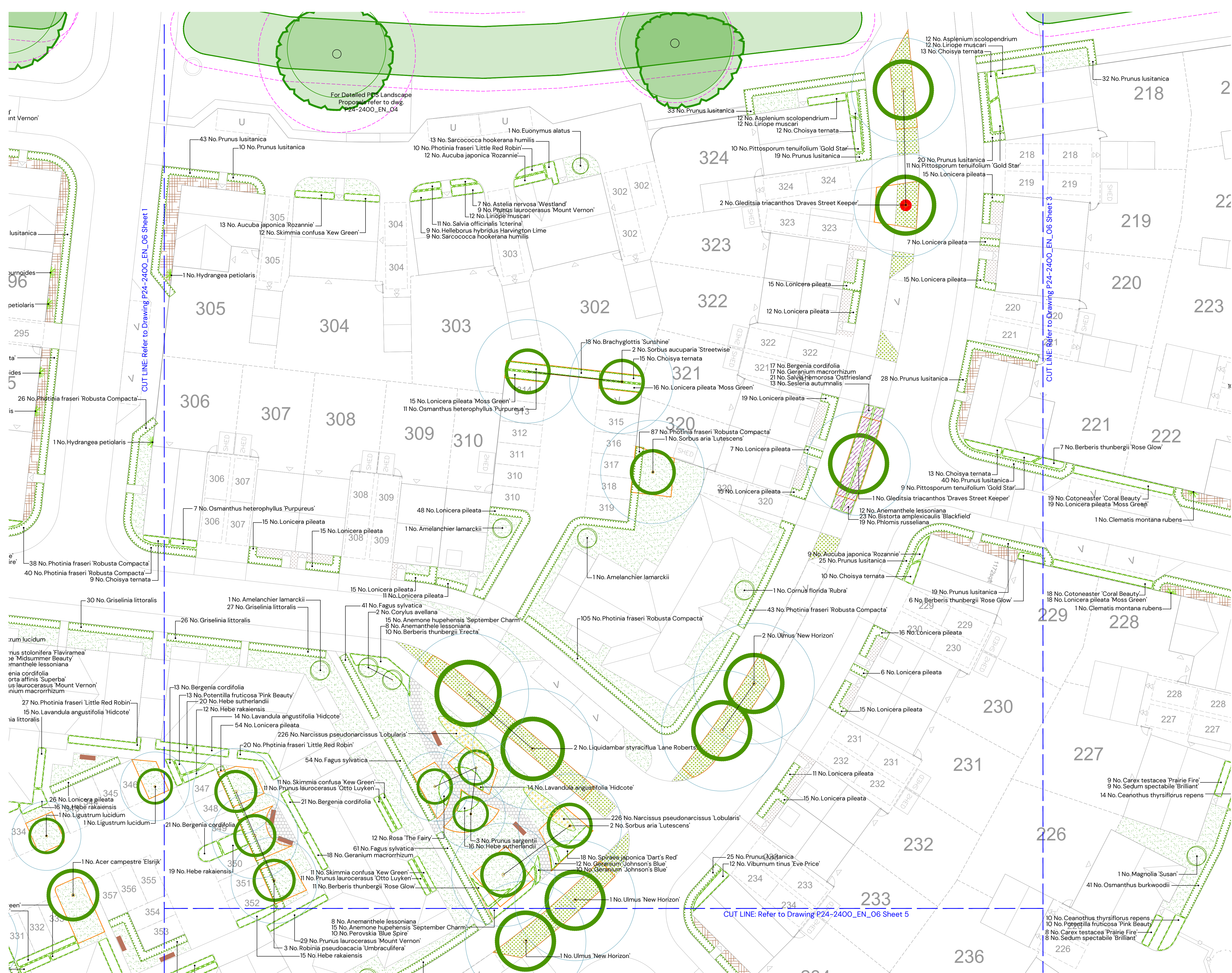
CLIENT:
VISTRY THAMES VALLEY

DATE:	SCALE:	TEAM:	APPROVED:
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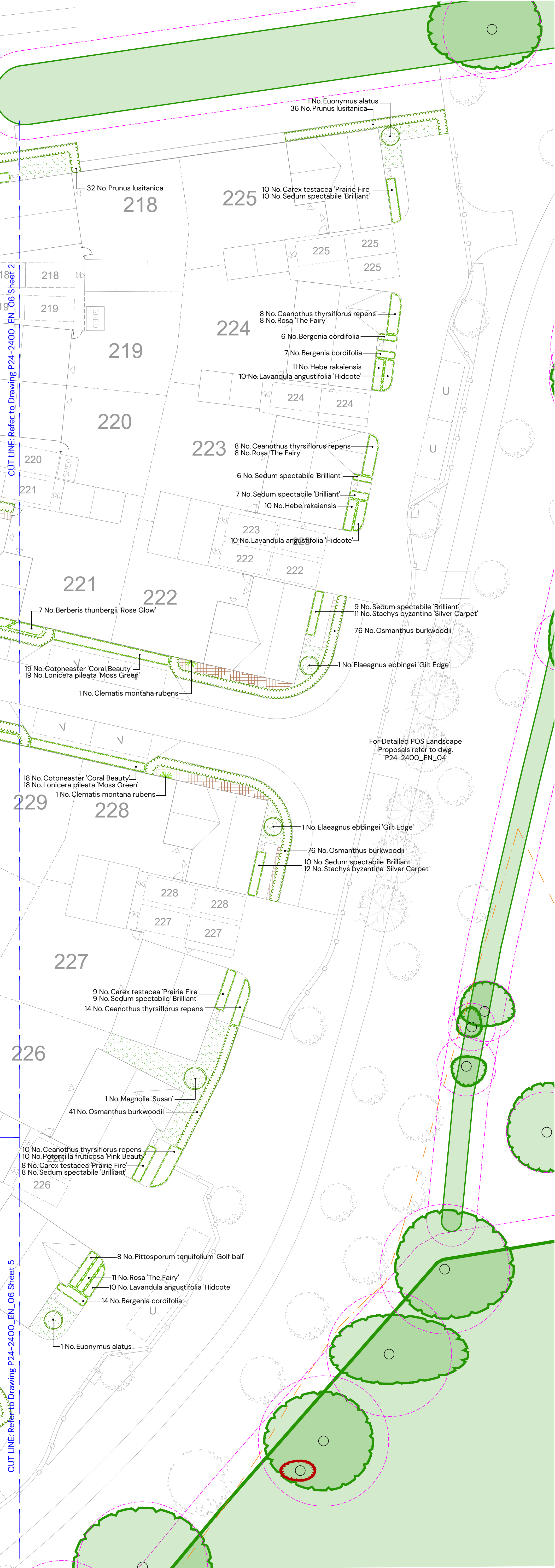


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PLANTING SPECIFICATION

These implementation and maintenance guidelines are for planning purposes only to indicate the level of workmanship to be specified and do not constitute a detailed specification.

1. GENERAL

11. All landscape operatives will be appropriately trained, certified and qualified to undertake the tasks required. When required, the relevant certificates will be made available for inspection. All work is to be carried out in accordance with the relevant British Standards, Codes of Practice and Legislation.

12. All plants shall conform to BS 3936 and be in accordance with the National Plant Specification. Supplying nurseries shall be registered under the HTA Nursery Certification Scheme. All plants shall be packed and transported in accordance with the Code of Practice for Plant Handling as produced by CPSE.

13. Prior to planting soil percolation tests will be undertaken to ensure the soil is free draining and that planting will not become waterlogged. If soil is not free-draining the landscape architect should be informed and advice should be sought from a soil scientist, following which remediation/drainage solutions undertaken to ensure planting will thrive.

14. Planting shall not be carried out when the ground is waterlogged, frost bound or during periods of cold drying winds. All bareroot planting stock will be kept covered until actually planted in order to minimise water-loss and prevent the roots from drying out. Tree handling, storage and planting shall be in accordance with BS 8545 Chapters 9 to 10 and Annexes E to F.

15. The landscape contractor shall maintain all areas of new planting for a period of 12 months following practical completion. All stock deemed to be dead, dying or diseased within the defects period shall be replaced by the contractor at his own cost.

16. A minimum intervention approach will be used in terms of weed control. In areas of transplant tree/shrub or ornamental shrub planting this is to be achieved by using mulch mats and hand-weeding. Weed killer and other chemicals will be used as little as possible on site. Spot removal of weeds will be carried out by hand removal as necessary.

17. If the water supply is likely to be restricted, e.g. due to emergency drought legislation, do not carry out seeding/turfing until instructed. If seeding/turfing has been carried out and the water supply is restricted, obtain instructions on watering.

2. TREE PLANTING

Ground Preparation and Tree Pit Excavation

21. Where necessary remove existing weeds by hand. Chemical removal using a glyphosate based herbicide will be avoided; where large areas need to be cleared a non-glyphosate herbicide should be used - following which allow a suitable period to elapse, as recommended by the manufacturer, for the herbicide to take effect.

22. Tree pits of at least 75mm diameter greater than the root system and no deeper than the rootball / container depth are to be excavated and the sides well scarified to prevent smearing. All extraneous matter such as plastic, wood, metal and stones greater than 50mm in any dimension shall be removed from site.

23. During excavation of the pit, the soil dug should be placed to one side separating topsoil and subsoil as far as is practical.

24. Drainage: prior to tree planting a review of the soil type should be undertaken to ensure that the tree pit base will allow water to percolate, and the pit will not become waterlogged. If free vertical drainage will not occur through the base of the tree pit, then a drainage system must be put in place, such as connection to a land drain or additional excavation to reach the gravel seam. Professional advice should be sought from a soil scientist and, if required, a drainage engineer.

Tree Planting

25. Trees shall be planted as per the planting arrangement as set out on the planting plan and plant schedule.

26. The typical rooting depth for trees is 900mm. The first 300mm shall be made up of topsoil; it shall be ensured that a suitable subsoil provides the remainder of the minimum rooting depth.

27. The root system of the tree should be wetted prior to planting. The tree should be planted at the correct depth taking into account the position of the root flare and the finished level - the rootball or root stem transition should be level with the existing host soil or surface. The base of the rootball should typically sit on subsoil, for larger rootballs the subsoil will sit around the lower portion of the rootball.

28. Tree pits should be backfilled with the excavated topsoil, if the original topsoil is not available or deemed unsuitable, a multi-purpose topsoil should be used. Any subsoil excavated should be discarded and the subsoil depth (beyond 300mm deep) backfilled with a high sand content subsoil. Backfill should be added gradually, in layers of 150mm to 230mm depth, ensuring the tree is held upright. At each stage the fill should be firmed in to eliminate all air pockets under and around the root system, but with care being taken not to excessively compact the soil. The final layer should not be consolidated.

29. General-purpose slow release fertiliser (at the rate of 75g/m²) and Tree Planting and Mulching Compost at the rate of (20litres/m²) are to be incorporated into the top 150mm of topsoil during final cultivations.

210. All extra heavy standard size trees are to be double staked with 75mm dia stakes. Stakes shall be driven at least 300mm into undisturbed ground before planting the tree, taking care to avoid underground services and cables etc. and should typically be one third the height of the tree stem above ground.

211. Staked trees shall be secured to stakes with suitable proprietary hessian or jute tree ties with approx. 50mm depth. A spacer is to be formed using the natural tree tie itself.

212. Immediately after planting, but before applying the below bark mulch, all trees should be saturated to field capacity.

213. Ornamental composted bark mulch will be spread to a depth of 75mm across a 0.8m dia circle around individual trees, ensuring that the root flare and base of the stem, along with any ground cover plants, are not buried.

3. SHRUB / HERBACEOUS PLANTING

31. Shrubs/herbaceous plants are to be set out as shown on the drawing and pit planted into the prepared soil at the specified densities with minimal disturbance to the rootball and well firmed in.

32. Recommended rooting depths are 600mm for shrubs/herbaceous plants. Multi-purpose topsoil depths shall be 300mm for shrubs/herbaceous, ensuring that a suitable subsoil shall provide the remainder of the minimum rooting depth. Before receiving topsoil, subsoils should be loosened using ripping equipment, this shall be done when the subsoil is dry to encourage soil shattering. All stones and other objects larger than 50 mm shall be removed from the prepared surface.

33. Within the day of planting shrub/herbaceous plants should be saturated to field capacity, this shall be done before applying the below bark mulch.

34. Spread ornamental pine bark mulch to a depth of 75mm across all new planted areas, taking care not to bury groundcover plants.

35. Shrubs to be planted as ornamental hedges, to be planted in trenches 150 mm wider than roots when fully spread and 300 mm deep. Set out plants evenly in a single row at the density indicated on the associated planting schedule. Upon completion hedge trenches are to be mulched with 75mm depth bark mulch or similar.

36. Bare-root hedge plants shall be notch planted in a double staggered row at the rate of 5 plants per linear metre (using L- shaped notches) using spades of a design suitable for this purpose. The notches must be vertical and deep enough for the roots to hang freely, with the transplant being planted so that the root collar is exactly level with the ground surface. The notch must then be closed and the soil will be well firmed round the roots in line with the guidelines as set out in BS 4428 (1989).

4. CLIMBER PLANTING

41. Climber plants are to be set out as shown on the drawing and pit planted into the prepared soil with minimal disturbance to the rootball and well firmed in.

42. Recommended rooting depths are 600mm for climber plants. Multi-purpose topsoil depths shall be 300mm, ensuring that a suitable subsoil shall provide the remainder of the minimum rooting depth. Before receiving topsoil, subsoils should be loosened using ripping equipment; this shall be

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done when the subsoil is dry to encourage soil shattering. All stones and other objects larger than 50 mm shall be removed from the prepared surface

43. All climbing shrubs shall be planted 150mm clear of the supporting structure (i.e. fence / wall) with roots spread outward. All climbers should be supplied and tied to a cane; this should be guided towards the supporting structure. For climbers that do not self climb a supporting structure should be provided, such as a timber frame or wires and vine eyes.

44. Within the day of planting climber plants should be saturated to field capacity, this shall be done before applying the below bark mulch.

5. AMENITY GRASS

Preparation

51. Areas to be turfed or seeded shall be sprayed out with a glyphosate herbicide and cultivated to a depth of 100mm removing all weeds, debris and stones over 25mm diameter. The surface shall be raked to smooth flowing contours with a fine tilt. Amenity grass areas will receive pre-seeding fertiliser at 70 g/m². Meadow grass areas will not be fertilised.

52. The minimum overall recommended rooting depth for grass is 450mm, the first 150mm shall be made up of a multi-purpose topsoil, it shall be ensured that a suitable subsoil shall provide the remainder of the minimum rooting depth. Before receiving topsoil, subsoils should be loosened using ripping equipment; this shall be done when the subsoil is dry to encourage soil shattering. All stones and other objects larger than 50 mm shall be removed from the prepared surface

53. Grass/turf finish levels will be 25mm above surrounding kerbs, paving and plant bed edges.

Turf

54. Turf shall be supplied in accordance with BS3969. It shall be close textured and green in colour and be sufficiently fibrous to withstand handling. Turves shall be regular in shape, 300mm wide and of uniform thickness (minimum 25mm). The grass shall be closely mown and shall not exceed 25mm in height. Turf shall be stacked in piles of up to 1 metre. It shall not be laid in frosty or waterlogged conditions and shall not be stacked in rolls for more than three days. Turfing operations shall be in accordance with BS 4428. Whole turves shall be laid around the perimeter of the area to be turfed. The central area shall be laid in rows with staggered joints, well butted together, working from planks positioned on turves already laid. The turf shall be watered on completion. Any unevenness shall be made good by lifting the turf and adjusting the levels. Should shrinkage occur, fine topsoil shall be brushed into the joints.

Seeding

55. Grass seed shall be sown either in April/May or September/October during calm weather and not when the ground is frost bound or waterlogged. Seed shall be sown in two equal sowings in transverse directions at 35 g/m² for amenity grass. After sowing the contractor shall lightly rake the seed into intimate contact with the soil.

Initial Cut

6. When newly seeded amenity grass areas reach 50mm they should be lightly rolled and cut to a height of 25mm. All arising shall be removed. Any bare patches shall be made good at this time. Amenity grass shall be regularly maintained between 25 and 50mm during the first season after sowing.

7. FLOWERING LAWN

Preparation

71. Areas of Flowering lawn to be seeded shall be sprayed out with a glyphosate herbicide and cultivated to a depth of 100mm removing all weeds debris and stones over 75mm diameter. The surface shall be raked to smooth flowing contours with a fine tilt.

Seeding

72. Seeds shall be sown either in April/May or September/October during calm weather and not when the ground is frost bound or waterlogged.

73. To achieve an even sowing, bulk with an inert carrier, such as sand. Seed shall be sown in two equal sowings in transverse directions at e.g. 4g/m² for Emorsgate: EL1 Flowering Lawn Mixture. After sowing the contractor shall roll in the seed to guarantee intimate contact with the soil, ensuring not to rake or cover the seed with soil.

Initial Cut - During first 12 months sward to be regularly cut to minimise competition and weed seed production - Cutting should be frequent enough to disperse the cuttings, or if less frequent remove the cuttings. Cutting to be suspended between April and July to allow flowering of the cornfield annuals.

75. When newly seeded wildflower areas reach 50mm they should be cut to a height of 25mm. All arising shall be removed. Any bare patches shall be made good at this time.

76. Flowering Lawn should be managed according to the manufacturer's specifications. To permit flowering, mowing should be relaxed from late June. It should be cut again when the sward becomes untidy (after 4-8 weeks). Mowing may be suspended earlier in the year to allow cowslips to flower. Heavy cuttings of cuttings should be collected and removed from the site.

8. BULB PLANTING

81. Bulb planting is to be naturalistic in character and should not be planted in manmade grids or lines. Random planting can be achieved by evenly scattering the bulbs/corms over the marked out bulb planting area and planting where they fall.

82. Bulbs are to be planted at a depth suitable for each species with the base in contact with the bottom of the hole. The removed soil backfilled and firmed on top and, where relevant, the removed plug of turf neatly replaced after planting.

9. GENERAL MAINTENANCE

91. The Landscape contractor shall maintain all areas of new planting for a period of 12 months following practical completion. All stock deemed to be dead, dying or diseased within the defects period shall be replaced by the contractor at his own cost. The site is to be visited monthly throughout the year to undertake the Following operations:

- Weed clearance: All planting areas to be kept weed free by hand weeding or herbicide treatment.
- Litter clearance: All litter is to be removed from planting beds.
- Watering: All planted areas are to be watered for the first two years from May to September following any dry periods of 7 days.

Trees and Shrubs

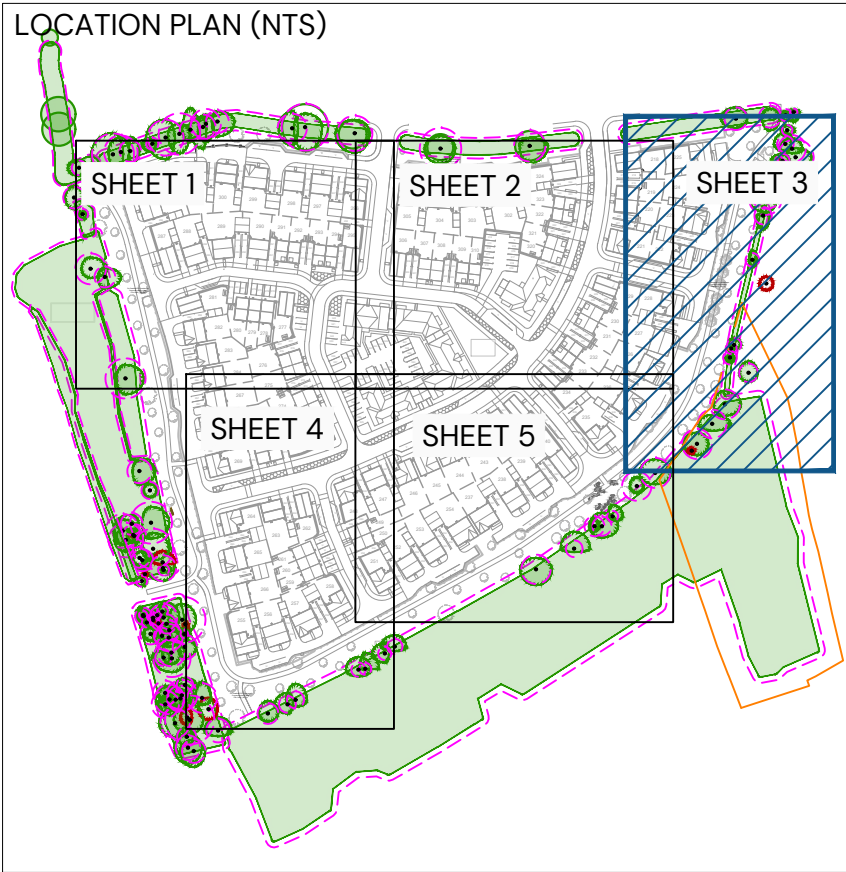
91. All trees are to be watered weekly from May to the end of September unless unnecessary due to heavy rain; to receive 20 gallons of water. All shrubs are to be watered for the first two years from May to September following any dry periods of 7 days. All tree ties and stakes are to be checked and adjusted if too loose, too tight or if chaffing is occurring. Any broken stakes are to be replaced. Any damaged shoots/branches are to be pruned back to healthy wood. Plants are to be pruned in accordance with good horticultural practice to maintain healthy, well-shaped specimens. Native shrubs - Using approved herbicides a 1m diameter circle centred on each planting station shall be kept weed free throughout the maintenance period. Stakes may be removed from Year 2 if plant is fully established and if shelter is suppressing further growth.

Hedges

92. Hedge lines shall be kept mulched until established. At the end of the Defects Liability Period / First Year's Maintenance the CA will prepare a list of all plants which are dead, dying or diseased and are to be replaced during the following planting season at the contractor's expense.

Tree soil volume requirements based on GreenBlue Urban Tree soil volume guide Soil depth calculated at 0.6m

Species:	Soil volume	Are shown on plan
<i>Acer campestre</i> 'Elsrijk'	14 m ³	23 m ²
<i>Amelanchier arborea</i> 'Robin Hill'	8 m ³	13 m ²
<i>Gleditsia triacanthos</i> 'Draves Street Keeper'	14 m ³	23 m ²
<i>Liquidambar styraciflua</i> 'Lane Roberts'	18 m ³	30 m ²
<i>Ligustrum lucidum</i>	8 m ³	13 m ²
<i>Prunus sargentii</i>	10 m ³	16 m ²
<i>Prunus</i> 'Sunset Boulevard'	10 m ³	16 m ²
<i>Robinia pseudacacia</i> 'Umbraculifera'	10 m ³	16 m ²
<i>Sorbus aria</i> 'Lutescens'	14 m ³	23 m ²
<i>Sorbus aucuparia</i> 'Streetwise'	10 m ³	16 m ²
<i>Ulmus</i> 'New Horizon'	14 m ³	23 m ²



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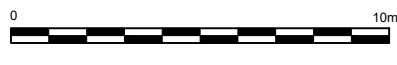
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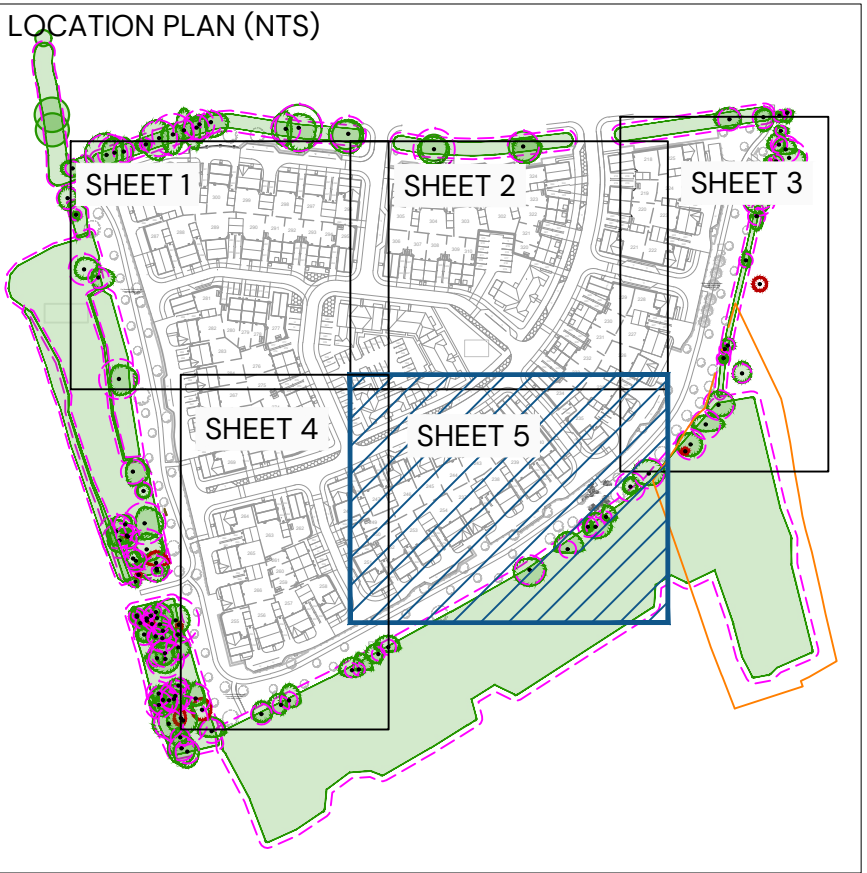
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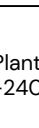
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Shrubs Number	Species	Height	Specification	Pot Size	Density
4 -	Amelanchier lamarckii	150-175cm	Multi-stem C: Specimen Shrub	25L	Counted
96 -	Aucuba japonica 'Rozannie'	30-40cm	Bushy C	5L	3m²
35 -	Berberis thunbergii 'Erecta'	40-60cm	Bushy C	5L	3m²
32 -	Berberis thunbergii 'Rose Glow'	40-60cm	Bushy C	5L	2m²
66 -	Brachyglottis 'Sunshine'	30-40cm	Bushy C	5L	3m²
30 -	Ceanothus 'Blue Mound'	40-60cm	Bushy C	5L	3m²
89 -	Ceanothus thyrsiflorus repens	30-40cm	Bushy C	5L	3m²
129 -	Choysya temata	30-40cm	Bushy C	5L	3m²
40 -	Cistus pulvinellus 'Sunset'	30-40cm	Bushy C	5L	3m²
4 -	Cornus florida 'Rubra'	125-150cm	Branched C: Specimen Shrub	25L	Counted
24 -	Cornus stolonifera 'Flaviramea'	40-60cm	Bushy C	3L	2m²
2 -	Corylus avellana	125-150cm	Multi-stem C: Specimen Shrub	25L	Counted
71 -	Coleoneaster 'Coral Beauty'	30-40cm	Bushy C	5L	3m²
6 -	Elaeagnus ebbingei 'Gilt Edge'	125-150cm	Topiary: Ball on stem: Ball dia 40-50: Neatly clipped C	15-20L	Counted
6 -	Eucynurus alatus	80-100cm	Bushy C: Specimen Shrub	25L	Counted
99 -	Eucynurus japonicus 'Ovalus Aureus'	60-80cm	Bushy C: Hedge	7.5-10L	3m²
150 -	Fagus sylvatica	60-80cm	Branched BR: Hedge	n/a	0.4Cr Double Staggered at 0.3m offset
388 -	Griselinia littoralis	80-100cm	Bushy C: Hedge	7.5-10L	3m²
20 -	Hebe 'Great Orn'	30-40cm	Bushy C	5L	3m²
20 -	Hebe 'Midsummer Beauty'	30-40cm	Bushy C	5L	3m²
64 -	Hebe 'Red Edge'	30-40cm	Bushy C	5L	3m²
183 -	Hebe rakainensis	30-40cm	Bushy C	5L	3m²
82 -	Hebe sutherlandii	30-40cm	Bushy C	5L	4m²
4 -	Hydrangea paniculata 'Fire Light'	60-80cm	Bushy C	7.5-10L	Counted
29 -	Hypericum 'Hidcote'	30-40cm	Bushy C	5L	3m²
116 -	Lavandula angustifolia 'Hidcote'	30-40cm	Bushy C	5L	3m²
550 -	Lonocera pileata	40-60cm	Bushy C: Hedge	5-7.5L	3m²
156 -	Lonocera pileata 'Moss Green'	30-40cm	Bushy C	5L	3m²
3 -	Magnolia 'Susan'	125-150cm	Multi-stem C: Specimen Shrub	15-20L	Counted
770 -	Osmanthus burkwoodii	60-80cm	Bushy C: Hedge	7.5-10L	3m²
96 -	Osmanthus heterophyllus 'Purpureus'	30-40cm	Bushy C	5L	2m²
20 -	Perovskia 'Blue Spire'	30-40cm	Bushy C	5L	3m²
111 -	Photinia fraseri 'Little Red Robin'	30-40cm	Bushy C	5L	3m²
572 -	Photinia fraseri 'Robusta Compacta'	60-80cm	Bushy C: Hedge	10L	3m²
59 -	Pittosporum tenuifolium 'Gold Star'	30-40cm	Bushy C	5L	2m²
72 -	Pittosporum tenuifolium 'Golf ball'	30-40cm	Bushy C	5L	2m²
44 -	Pittosporum tenuifolium 'Variegatum'	40-60cm	Bushy C	5L	2m²
91 -	Potentilla fruticosa 'Pink Beauty'	30-40cm	Bushy C	5L	3m²
116 -	Prunus laurocerasus 'Mount Vernon'	30-40cm	Bushy C	3L	4m²
74 -	Prunus laurocerasus 'Otto Luyken'	40-60cm	Bushy C	5L	3m²
761 -	Prunus lusitanica	60-80cm	Bushy C: Hedge	10L	2m²
73 -	Rosa 'The Fairy'	30-40cm	Bushy C	5L	3m²
80 -	Salvia officinalis 'Icterina'	20-30cm	Bushy C	5L	4m²
50 -	Sarcococca hookeriana	30-40cm	Bushy C	5L	3m²
50 -	Sarcococca hookeriana humilis	30-40cm	Bushy C	5L	4m²
96 -	Skimmia confusa 'Yew Green'	30-40cm	Bushy C	5L	3m²
100 -	Skimmia japonica 'Rubella'	30-40cm	Bushy C	5L	3m²
18 -	Spiraea japonica 'Dart's Red'	30-40cm	Bushy C	5L	3m²
88 -	Symphoricarpos chenaultii 'Hancock'	30-40cm	Bushy C	3L	4m²
47 -	Viburnum davidii	30-40cm	Bushy C	5L	2m²
83 -	Viburnum tinus 'Eve Price'	30-40cm	Bushy C	5L	3m²
51 -	Weigela florida 'Wings of Fire'	30-40cm	Bushy C	5L	2m²

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