



IMPLEMENTATION AND MAINTENANCE GUIDELINES

1.0 GENERAL

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 CPRE. Planting shall not be carried out when the ground is waterlogged, frostbound or during periods of cold drying winds. All bare root stock shall be root dipped in an approved water-retaining polymer.

If the formation level is compacted it should be ripped through before topsoiling. Topsoil depths to be 450mm for shrub beds and 150mm for grass areas.

2.0 ORNAMENTAL SHRUBS AND TREES

2.1 Ground Preparation
Where necessary treat existing weeds with a glyphosate based herbicide and allow a suitable period as recommended by the manufacturer for this to take effect. A 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. All extraneous matter such as plastic, wood, metal and stones greater than 50mm in any dimension shall be removed from site.

Tree pits are to be excavated and the base broken up a further 150mm with the sides well scarified to prevent smearing. All trees up to and including selected standards are to be supported with single 75mm diameter stakes. All rootball, container grown and trees over heavy standard size shall be double staked. Any feature trees semi mature in size to be secured with a below ground anchoring system (such as a deadman anchor). Stakes should be driven 500mm into undisturbed ground before planting the tree, taking care to avoid underground services and cables etc.

2.2 Planting
Shrubs and hedges 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.

Trees are to be placed into the pits and backfilled with topsoil incorporating slow release fertilizer and Tree planting and mulching compost as specified. Firm trees in well and secure with proprietary rubber tree ties and spacers.

Water in all trees and shrubs at the end of each day of planting.

Spread ornamental pine bark mulch to a depth of 75mm across all new planting areas, ensuring groundcover plants are not buried.

2.3 Maintenance

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 their own cost.

The site is to be visited monthly throughout the year to undertake the following operations.
Weed clearance: All planting areas are to be kept weed free by hand weeding or herbicide treatment.
Litter clearance: All litter is to be removed from planting beds.
Watcing: Planting areas are to be brought up to field capacity at each visit and each tree is to receive 20 gallons.

Checking trees: 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 back to healthy wood. Plants are to be pruned in maintain healthy well-shaped specimens.

3.0 GRASS

3.1 Preparation

The area 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 tith, incorporating pre-seeding fertiliser at 70 g/m².

3.2 Delivery and Storage

Turf shall be supplied in accordance with BS3936.

Turf shall be Medallion as supplied by Rowland. 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.

3.3 Turf

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.

3.4 Seeding

Grass seed shall be sown in April 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. After sowing the contractor shall lightly rake the seed into intimate contact with the soil.

3.5 Initial cut

When newly seeded and turfed areas reach 50mm they should be lightly rolled and cut to a height of 30mm. All airings shall be removed. Any bare patches shall be made good at this time. Seeded areas shall be cut for a second time when the sward reaches 50mm high.

4.0 TOPSOIL

4.1 Existing Topsoil

Pre-planting herbicide application:-
Apply by suitable spraying apparatus, an approved translocated systemic herbicide to the manufacturer's instructions and to 1997 Control of Pesticides Regulations and 2003 COSHH regulations on all beds, except those which are both weed free and are to receive agrotextile sheet mulch. Spray immediately if any weeds are present. If none are showing, but there may be a delay before planting, or the area is to be seeded, spray after one month following cultivation, to allow dormant seed to terminate. All spraying shall be carried out by skilled and qualified operatives, using protective clothing, in suitable weather (no wind) and any damage caused by spray drift, from incorrect usage or spillage, shall be rectified at the contractor's own cost. Repeat as necessary to ensure complete kill and rake off all dead material from site. Carry out the following works to the existing topsoil on site to ensure it conforms to BS 3882:2015, being free from rocks larger than 100mm diameter, concrete, all roots, wire, brick, and have less than 20% clay. Allow for pre-application of herbicide as above. Fertilise with 100g per meter square of Vitax 'Nutricote 150' slow release fertilizer, in accordance with the manufacturer's instructions. For beds less than 5 meters in width, fork over thoroughly or machine rotovate soil to a depth of 300mm, ensuring that the subgrade and topsoil are completely broken up and free draining, relieving any compaction. For beds greater than 5 meters in width, break up the sub grade and topsoil using a tractor mounted subsoiler or ripper at 500mm centres to a depth of 500mm, except where there are services, or within 10 metres of tree stems or 3 metres of existing hedges. Do not rip areas where roots greater than 100mm diameter are encountered.

4.2 Imported Topsoil

Any imported topsoil for making up ground, shall conform to BS 3882:2015 and be free from rocks (over 50mm diameter), concrete roots, wire and brick, and have less 20% clay.

All trees, feature shrubs, climbers, shrubs and hedgerows to be planted in accordance with the implementation and maintenance guidelines. All landscape proposals must be referred to, by the Structural Engineer during foundation design. No tree, feature shrub, climber, shrub and hedgerow species, size or location should be altered without prior approval from the Landscape Architect.

- Individual shrub/herbaceous/grass species to be planted in groups of 3-7.
- Individual species within ornamental shrub mixes to be planted in groups of 5-9.
- Lower growing species within ornamental shrub mixes to be planted at the front of the shrub bed (as indicated).
- Hedgerow shrubs to be planted within a 80cm wide bed and mulched.
- Soiling operations to be carried out in accordance with the implementation and maintenance guidelines.
- All planting to be in accordance with the implementation and maintenance guidelines.
- No species, variety, size or position to be amended without the Landscape Architects prior approval.
- Before trees are planted, the Landscape Contractor shall ascertain the location of drains from the site manager, and shall if necessary make minor adjustments to tree positions to ensure that they are planted at least 1.5m from drains. They should however be planted no closer to houses/garages than is shown on the drawing, and if shown located in shrub beds, the shape of the latter should be adjusted if necessary to accommodate the revised tree position.
- All planting must be mulched in accordance with the implementation and maintenance guidelines.
- If planting is required outside the October-March season, bare root shrubs will be replaced by 3L pot grown plants, and trees will be replaced by a containerised equivalent to be approved by the project landscape architect.
- Predicted canopy spread at mature size for trees per RHS website at the time of drawing, required area for root growth whether in soil cell or similar system, or in open ground - calculated from Green Blue Urban Soil Volume Calculator. Zones of Lateral Influence for tree roots calculated from NHC Standard 4.2: Building near trees'. All tree planting information is indicative only and this drawing is not to be used for Construction purposes.
- Information shown set out RIBA Workstage 3: Spatial Coordination, Design development beyond this level of detail is indicative only and will be detailed by a qualified Landscape Architect or Engineer accordingly prior to issue as Work Stage 4: Technical Design and beyond. Inevitable clashes between Engineering and Landscape Features will require resolution at those latter stages of design development prior to Construction.
- This set of landscape plans has been coordinated with available drainage plans per engineers drawings at the time of issue. Refer to The Engineering Studio package for all current service information

KEY

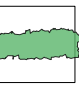
- Site boundary
- Vegetation to be removed
- Existing paving to be removed
- Existing patio to be retained
- Existing stone chippings to be retained
- Existing woodland and trees
- Enhanced grassland
- Enhanced wildflower
- Existing trees to be retained
- Proposed trees
- Existing hedges/shrubs
- Proposed screening hedging
- Proposed low level hedging/shrubs
- Proposed groundcover planting
- Proposed ornamental planting
- Proposed bulb planting

PLANT SCHEDULE



TREES

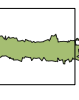
Species	Form	Girth (cm)	Height (cm)	Clear Stem	Root Condition
Acer pseudoplatanus	EHS	16-18	400-450	Min 200cm	45-85L
Acer campestre 'Streetwise'	EHS	16-18	400-450	Min 200cm	45-85L
Cedrus deodara	HS	12-14	250-300	-	45L
Cercis siliquastrum	MS	-	300-350	-	45-65L
Hammamelis 'intermedia' 'Jelena'	MS	-	25-150	-	25L
Liquidambar styraciflua	EHS	16-18	450-500	Min 200cm	45-85L
Platanus x hispanica	EHS	16-18	450-500	Min 200cm	RB
Quercus robur	Self	10-12	200-300	100-125cm	RB
Tilia cordata 'Greenspire'	EHS	14-16	400-450	175-200cm	RB



HEDGE PLANTING

To be planted at 5 per linear metre at 0.3 cm offsets in double staggered rows

Species	Height cm	Ages / Times transplanted	Habit	Root Condition
Escallonia 'Apple Blossom'	60-80	-	Branched	10L
Prunus laurocerasus 'Otto Luyken'	100-125	-	Branched	5L
Oleaster x haastii	60-80	-	Branched	10L



HEDGE PLANTING (low height)

To be planted at 5 per linear metre at 0.3 cm offsets in double staggered rows

Species	Height cm	Ages / Times transplanted	Habit	Root Condition
Brachyglottis 'Sunshine'	40-60	-	Branched	5-7.5L
Mahonia japonica	40-60	-	Branched	5-7.5L



ORNAMENTAL SHRUB/HERBACEOUS PLANTING (entrance)

Species	Height (cm)	Form	Root Condition
Alchemilla mollis	-	-	2L
Carex oshimensis 'Evergold'	-	-	3L
Echinops ritro 'Veitch's Blue'	-	-	2L
Euonymus fortunei 'Emerald Gaiety'	20-30	Bushy	3L
Geum 'Lady Stratheden'	-	-	2L
Geum 'Totally Tangerine'	-	-	2L
Geranium phaeum	-	-	3L
Hebe albicans	30-40	Bushy	5L
Lavandula angustifolia 'Hidcote'	20-30	Bushy	3L
Ilex crenata	20-30	Bushy	3L
Potentilla fruticosa 'Daydream'	20-30	Bushy	3L
Sarcocolla confusa	30-40	Bushy	3L
Stachys byzantina 'Silver carpet'	20-30	Bushy	3L

Note: all planting should avoid man-made grids and lines, and should group species together in groups of 5-7 plants



ORNAMENTAL SHRUB/HERBACEOUS PLANTING (specimen shrub groundcover)

Euonymus fortunei 'Emerald 'n' Gold'	30-40	Bushy	3L
Pachysandra terminalis	-	Sev. shoots	3L



BULB PLANTING

To be planted at 10/m²

Species	Bulb Size
Crocus tommianianus	Grade 5/7
Fritillaria meleagris	Grade 5/6
Narcissus pseudonarcissus	Grade 5/6

AMENITY GRASS INFILL

Emorgate Seeds EG22 (or similar approved) To be sown at 25g/m²

WILDFLOWER MEADOW GRASS

Emorgate Seeds EM3 (or similar approved) To be sown at 4g/m²

08/10/2024	A	Updated layout; hedge & paving removal updates; plant schedule addition; drawing title update
02/10/2024	-	First DRAFT issue
DATE	NO	REVISION NOTE

DRAFT

Planting Plan

Ye Olde Leathern Bottel

CLIENT
MONOPRO Ltd

DATE	SCALE	DRAWN	APPRVD
02/08/2024	1:250 @A1	JLL	SJL

DRAWING NUMBER

P23-0064_EN_003_A