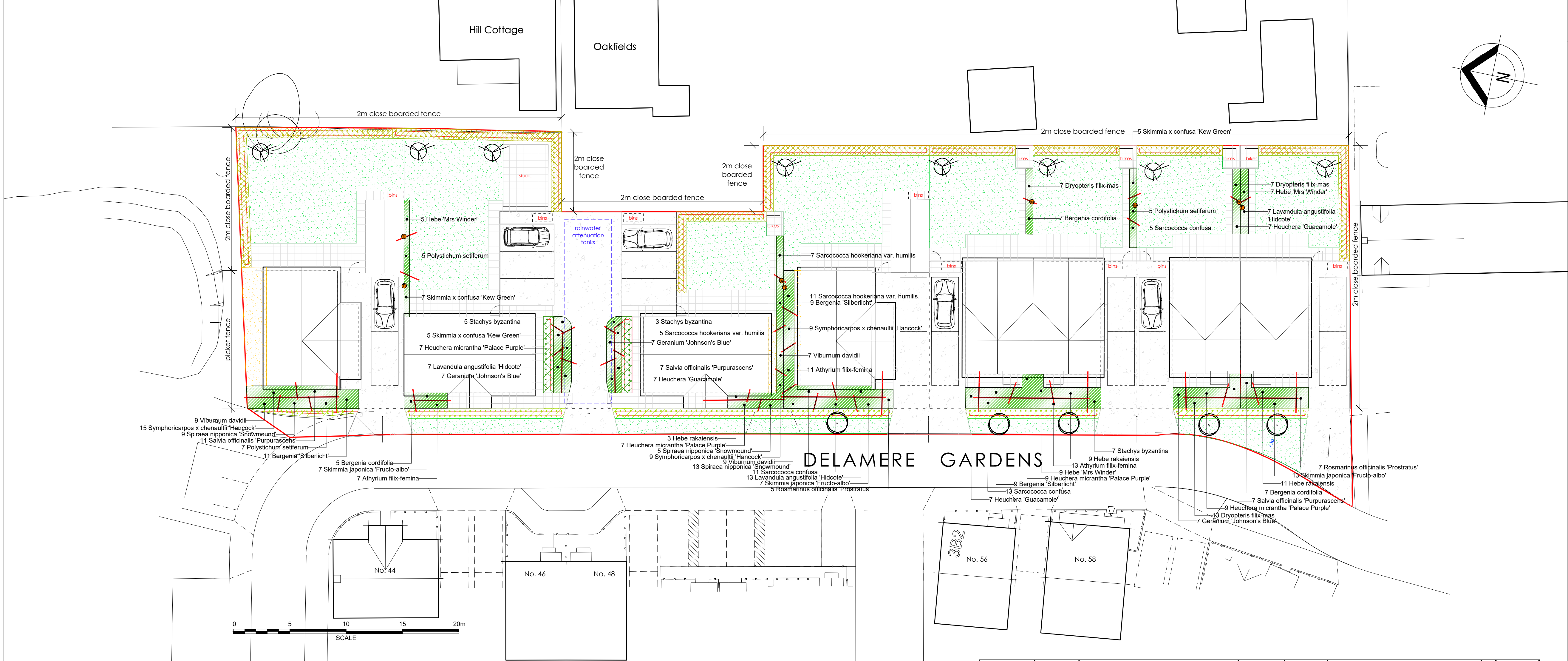




LEGEND

Acer Campestre 'William Caldwell'
to be planted with Green Blue Urban RootSpace system or equivalent

Malus sylvestris

Grass

Planting bed

Resin Bonded Gravel

Native hedge

Carpinus betulus

Osmanthus burkwoodii

Paving/Patio

Climber - Hydrangea anomala petiolaris

Climber - Trachelospermum jasminoides

NOTE: This drawing is the copyright of UBU Design LTD, all rights reserved.

Do not scale from this drawing, except for planning purposes only. All dimensional levels to be checked. UBU Design LTD accept no liability for any expense loss or damage of whatsoever nature and however arising from any variation made to this drawing or in the execution of the work to which it relates which has not been referred to them and their prior approval obtained.

General landscaping

Existing levels to be preserved around retained existing trees and vegetation. Existing trees and vegetation to be retained are to be protected in accordance with BS5837 during construction. All landscape works to be undertaken by competent persons, with appropriate training and equipment.

Services

The contractor must ascertain for themselves the exact location of underground services before commencing work.

Topsoil

Topsoil to be handled (i.e. excavated and/or imported, stored, spread, cultivated) in accordance with method agreed in writing by Landscape Architect prior to work commencing. Amelioration to be as determined by analysis. If poor drainage is suspected in existing soil surfaces, these should be broken up prior to planting, turfing and seeding to a depth of 300mm to remove likelihood of compaction and damage to new planting and turf. Where topsoil is to be imported, soil medium parameters to be within the following:

Soil texture:	sand 20-75%
	silt 5-60%
	clay 5-30%

Maximum stone size in any direction:	50mm
pH:	5.5 - 7.8
Electrical conductivity:	100-900 uS/ cm
Organic matter:	> 4%
Nitrogen:	> 0.2%
Phosphorous:	> 25 mg/l
Potassium:	> 240 mg/l
Magnesium:	> 50 mg/l

Imported topsoil to be a good quality loam to BS 3882 or manufactured topsoil. All topsoil areas shall be thoroughly cultivated by hand or suitable machinery to the full depth of the topsoil layer, incorporating ameliorants as specified and/or as indicated by analysis and in accordance with BS 3882. Hand cultivations shall be carried out to achieve the required finish on areas where machine cultivation is impossible ie adjacent to kerbs, manholes and footpath junctions etc. Surplus plant matter, rubbish and surface stones having any dimension greater than 25 mm shall be collected and removed from the site. Existing topsoil to be stripped and re-used if suitable as per specification. Topsoil is to be stored in heaps, maximum of 4m in height, providing soil is reasonably dry and friable during stripping and handling - using a tracked excavator. To protect from wet weather once final height is achieved, an excavator should regrade the sides and top of stockpile to a firm surface.

Fertilizer/Compost

Approved (peat free) composts to PAS100 and fertilizers to be added during cultivation as required to full depth of growing medium.

Plant Handling

Plant handling at the nursery, and during transit up to delivery, shall be in accordance with 'Plant Handling', the booklet published by the Committee for Plant Supply and Establishment (CPSE). The contractor shall comply with clauses 3 & 4 of the above booklet (obtained from the Horticulture Trades Association, 19 High Street, Thelie, Reading, Berks RG7 5H) which refers to the receipt, unloading and temporary storage of plants. General plant stock to conform to BS 3936, advanced nursery stock to BS 5236, BS 8545, and planting to BS 4428. Plants shall be first class examples of their species or variety, free from all pests and diseases, with good fibrous root systems and materially undamaged (refer to relevant sections of BS3936 Parts 1-4 'Specification of Nursery Stock'). All planting operations to be in general compliance with BS4428: 1989 'Code of Practice for general landscape operations (excluding hard surfaces)'. Carry out all planting whilst soil and weather conditions are suitable.

- Do not plant during periods of frost or strong winds. Plant only during the following periods
- Deciduous and conifer trees: Late October to late March
- Container grown plants: At any time if ground and weather conditions are favourable. Ensure that adequate watering and weed control is provided
- Bulbs: September/October

Setting-out of planting beds to be approved by Landscape Architect before work commences. Ensure that plant beds are neatly defined, and rise from adjacent paved areas. All ornamental planting areas to be mulched with 75mm (settled depth) bark mulch. Sample of mulch to be approved by Landscape Architect. Topsoil depth to be 300mm for planting and 150mm for grass.

Trees

Trees shown on plan to be planted with species as labeled, similar species are not acceptable on this frontage unless specifically approved via planning. All trees to be planted in pits 1m x 1m x 0.9m deep backfilled with 500mm depth 80% clean topsoil and 20% approved green compost to PAS100 and 100 gms granular fertilizer, over 400mm washed medium coarse grade sand bed to base of pit. Water-in heavily after planting and surface mulched 75mm depth. Unless noted above as requiring underground guying, all trees to be double staked and tied and multi stems diagonal single stake. Sample of staking for each species to be approved. Tree stakes to be stained black. Any necessary tree works are to be carried out by an approved tree surgeon to BS 3998. Trees planted in grass lawn to be set in bare earth circles, 1m diameter around tree trunk, with turf trimmed neatly to form circle, and earth mulched with approved bark mulch to 75mm depth after planting. Suitable strimmer guards of an adequate diameter to allow room for the trunk to grow to trees be installed to trees planted in verge.

Shrub Herbaceous & Ground Cover Planting

All plants to be planted in cultivated planting beds at densities shown in plant schedule, in pits of min. size 0.3m x 0.3m x 0.3m deep so as to accommodate full root spread, backfilled with 80% clean topsoil and 20% approved green compost to PAS100 and 20 gms granular fertilizer. All shrub beds to be in min. 300mm good quality, well prepared topsoil and to be mulched with 75mm depth approved bark mulch after planting.

Climbers

All climbers to be planted in pit of min. size 0.4m x 0.4m x 0.4m deep so as to accommodate full root spread, backfilled with 80% clean topsoil and 20% approved green compost to PAS100 and 20 gms granular fertilizer. Cut semicircular bed against fence of 0.5m radius and mulch with 75mm depth approved bark mulch after planting. All plants to be planted with trellis/cane supports in situ and trained to adjacent wall or fence with steel wires provided where climbers in 3 horizontal rows.

Grass/Turf

Turfing and seeding shall be carried out only during appropriate seasons and while soil and weather conditions are suitable for the relevant operations. Only machinery and tools suitable for the site conditions and the work to be carried out shall be used. Hand tools shall be used around trees, plants and in confined spaces where it is impractical to use machinery. The soil shall be weed free prior to turfing and seeding. Contact herbicide as specified should be applied to all areas of weed growth 4-6 weeks before grassing and repeated if necessary to maintain a weed free bed. Where deep rooted weeds are present (dock, thistles etc.) approved suitable herbicide should be applied as a spot treatment. Turf shall be laid on prepared, leveled soil (minimum 150mm depth) in the areas indicated on the drawings in accordance with BS 4428:1989. All grass areas to be approved landscape quality turf for external areas and lawn turf for internal garden areas, or equivalent seed.

Clipped Hedges

Mixed Native Hedge, Carpinus betulus and Osmanthus burkwoodii - Plants to be as feathered to ground. Plant spacing as shown on schedule. Planting trench to be minimum 600 width x 500mm depth so as to accommodate full root spread backfilled with 80% topsoil and 20% approved green compost to PAS100 and 20 gms granular fertilizer over 200mm depth washed medium coarse grade sand. All hedges to be mulched with 75mm depth approved bark mulch after planting. Hedging be installed alongside a temporary post and wire fence within the planted boundary, in order to support the planting and mark out the boundaries whilst the hedges establish.

Maintenance

Establishment maintenance for all planting for 5 years from Practical Completion (first year to be carried out by installing contractor) to include weed control, watering and replacement of failures to original specification in the planting season following failure. All plant material to receive annual pruning and hedges and groundcover to be trained and edged with minimum 2 trims per year. All plant material to receive annual pruning and groundcover to be trained and edged with minimum 2 trims per year. Mowing is to be carried out using approved machinery to maintain the vegetation length within the limits of 30 mm and 50 mm during April to August inclusive and between 50 mm and 70 mm during the rest of the year.

Stock	Quantity	Item	Size	Height (cm)	Notes		Density	m2
Trees	5	Acer campestre 'William Caldwell'	20-25 Girth	450+	4x standard (semi-mature) clear stem 200+	RB	Counted	
	8	Malus sylvestris	20-25 Girth	450+	4x standard (semi-mature) clear stem 200+	RB	Counted	
	13							
Shrubs	21	Hebe 'Mrs Winder'	3L	20-30	Bushy, min. 3 breaks	C	3m2	
	23	Hebe rakaiensis	3L	20-30	Bushy, min. 3 breaks	C	3m2	
	27	Lavandula angustifolia 'Hidcote'	3L	20-30	Bushy, min. 3 breaks	C	3m2	
	12	Rosmarinus officinalis 'Prostratus'	3L	20-30	Bushy, min. 3 breaks	C	3m2	
	29	Sarcococca confusa	3L	20-30	Bushy, min. 4 breaks	C	3m2	
	23	Sarcococca hookeriana var. humilis	3L	20-30	Bushy, min. 4 breaks	C	3m2	
	17	Skimmia confusa 'Kew Green'	3L	20-30	Bushy, min. 3 breaks	C	3m2	
	27	Skimmia japonica 'Fructo-albo'	3L	20-30	Bushy, min. 3 breaks	C	3m2	
	27	Spiraea nipponica 'Snowmound'	3L	40-60	Branched, min 4 breaks	C	3m2	
	33	Symphoricarpos x chenaultii 'Hancock'	3L	40-60	Branched, min. 3 breaks	C	3m2	
	25	Viburnum davidii	3L	20-30	Bushy, min. 2 breaks	C	3m2	
	264							
Herbaceous	31	Athyrium filix-femina	3L			C	3m2	
	19	Bergenia cordifolia	3L			C	3m2	
	29	Bergenia 'Silberlicht'	3L			C	3m2	
	27	Dryopteris filix-mas	3L			C	3m2	
	21	Geranium 'Johnson's Blue'	3L			C	3m2	
	21	Heuchera 'Guacamole'	3L			C	3m2	
	32	Heuchera micrantha 'Palace Purple'	3L			C	3m2	
	17	Polystichum setiferum	3L			C	3m2	
	25	Salvia officinalis 'Purpurascens'	3L			C	3m2	
	15	Stachys byzantina	3L			C	3m2	
	237							
Climbers	4	Hydrangea anomala petiolaris	2L	60-80	Several shoots, 2 breaks, cane supports		Counted	
	4	Trachelospermum jasminoides	2L	60-80	Several shoots, 2 breaks, cane supports		Counted	
	8							
Native Hedge Planting			% mix					
Native Hedge Mix 450mm centres, 2 staggered rows - Random Mix - 304 plants								
	60	Crataegus monogyna	20%	80-100cm	Transplant (seed-raised), 1+1	B	450cts	
	30	Sambucus nigra	10%	80-100cm	Branched 3, breaks 1+1	B	450cts	
	30	Ilex aquifolium	10%	60-80cm	3L, Leader with lateral	C	450cts	
	30	Prunus spinosa	10%	80-100cm	Transplant (seed-raised), 1+1	B	450cts	
	30	Euonymus europaeus	10%	60-80cm	Branched 3, breaks 1+2	B	450cts	
	46	Corylus avellana	15%	60-80cm	Branched 3, breaks 1+2	B	450cts	
	30	Acer campestre	10%	80-100cm	Transplant (seed-raised), 1+1	B	450cts	
	16	Cornus Sanguinea	5%	60-80cm	Branched 3, breaks 1+2	B	450cts	
	16	Viburnum opulus	5%	60-80cm	Branched 3, breaks 1+2	B	450cts	
	16	Rosa Canina	5%	60-80cm	Branched 3, breaks 1+1	B	450cts	
	304							
Carpinus betulus Hedge Planting								
	530	Carpinus betulus		80-100cm	Transplant (seed-raised), 1+1	B	450cts	
Osmanthus burkwoodii Hedge Planting								
	58	Osmanthus burkwoodii	5L	80-100cm	Transplant (seed-raised), 1+1	C	450cts	
Turf								
	Counted	Supply and install good quality amenity turf					Counted	