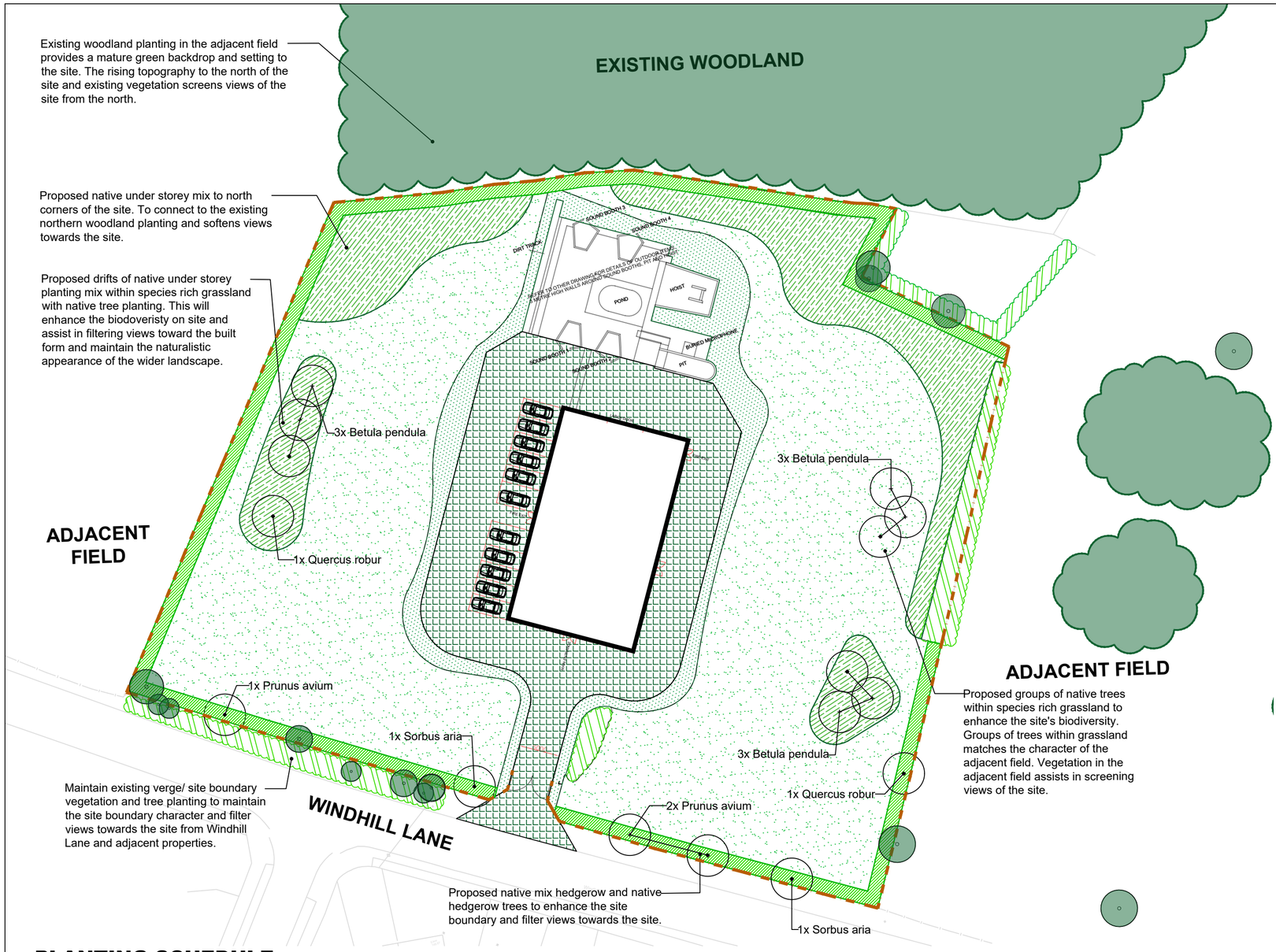


LANDSCAPE KEY

(Refer to Architect's plan for hard materials. Planting: refer to planting schedule & specification for planting details)

- Existing woodland block and tree planting within and around the site to be retained. All existing trees to be protected to BS 5837.
- Existing scrub and associated boundary vegetation to be retained where possible.
- Proposed tree planting.
- Proposed native understorey shrub mix planting.
- Proposed mown edges to the grassland to maintain a tidy appearance in proximity to the development.
- Proposed species rich grassland.To be sown on nutrient poor subsoil.
- Proposed grass-grid to access road and parking bays.
- Proposed mixed native species hedge.
- Existing post and rail boundary fence.

SOFTWORKS SPECIFICATION NOTES

The contractor is responsible to ensure that no products or practices are to be used that do not comply with relevant British Standards, Codes of Practice and Construction Regulations. Contractor to be fully satisfied with locations of services prior to excavations.

Site clearance generally: Where necessary remove rubbish, concrete, metal, glass, decayed vegetation and contaminated topsoil. Remove stones exceeding 75 mm. Remove material containing toxins, pathogens or other extraneous substances harmful to plant, animal or human life.

Retain and protect trees and vegetation where necessary. Grub up any large roots and dispose of without undue disturbance of soil and adjacent areas.

Works within the root protection area (RPA):
There shall be no trafficking of machinery, cultivation, ripping or harrowing of the soil, or importing of top soil, within the root protection area (RPA) of the existing trees to be retained. No trenches shall be dug within the RPA of the existing trees. New hedging plants within the RPA of the existing trees shall be notch planted.

Imported subsoil material for species rich grassland - to BS 38601:2013. When importing soil for grassland, if required bring in only nutrient poor subsoil to spread for the new grassland.

Imported topsoil material - TO BS 3882 Provide as necessary to make up any deficiency of topsoil existing on site and to complete the work. Classification: Multipurpose. Grade: 5-10mm. Locally sourced. Topsoil requirements - Where there is no existing topsoil, spread topsoil from site stockpile to the following depths after settlement: Planted areas/ hedge 450mm, Trees 900mm.

Soil Sampling - Existing topsoil and inert sub soils, shall be analysed in accordance with BS3882:2007 to determine available nutrients, texture, organic matter content and pH. Nutrient poor subsoil is required for grassland.

Cultivation - Earth works vehicles to be small scale and tracked to minimise compaction. Flail existing ruderal vegetation to ground level and remove arisings prior to cultivation. If existing subsoil horizon is found to consist of heavy clay, all proposed seeded areas to be tine ripped to 200mm depth at 300mm centres to increase drainage. Areas to be seeded to be chain harrowed to a fine tilth and lightly rolled to provide firm seed bed. Remove all stones over 30mm dia in any direction.

Finished levels of soil after settlement: Above adjoining paving or kerbs: 20 mm, within root spread of existing trees: Unchanged. Adjoining soil areas: Marry in. Thickness of turf or mulch: Included.

Compost to tree/shrub pits - Shall be well rotted sterilised spent mushroom compost max. pH 6.8 or Target Treestart compost. The contractor shall provide a Certificate of Analysis to show that the material being supplied complies with the above criteria. Incorporate spent mushroom compost or equivalent approved peat free compost into tree pits at a rate of 3 parts topsoil to 1 part compost, thoroughly mix together.

Planting - Minimise trafficking of graded slopes. All plants to be preferably planted between Nov. - March. Nursery stock trees and shrubs to conform to BS3936, to be supplied and planted in accordance with British Standards and the Horticultural Association's Plant Handling Guide. Container grown shrubs to be thoroughly watered before planting; trees and bare root shrubs watered after planting.

Times of year for planting: Deciduous Trees, hedges and shrubs: Late October to late March. Evergreen hedges and shrubs: September/ October or April/ May. Container grown plants: At any time if ground and weather conditions are favourable. Watering and weed control: Provide as necessary.

Shrub/Hedge/Herbaceous planting pits: Timing: Excavate 1-2 days (maximum) before planting. Pit sizes: Wide enough to accommodate roots when fully spread and 75 mm deeper than root system. Pit bottom improvement Break up to a depth of 150 mm, incorporating 25 g of slow release fertiliser per planting pit. Backfilling material: Reuse excavated material. Watering: Immediately after planting, thoroughly and without damaging or displacing plants or soil. Firming: Lightly firm soil around plants and fork and/ or rake soil, without damaging roots,to a fine tilth with gentle cambers and no hollows.

Tree pit sizes - Standard trees excavate a tree pit 1.2m x 1.2m x 900mm. Break up sides and bottom of pits to a depth of 100mm to ensure free drainage.

Tree pit treatment: Soil ameliorant worked into pit bottoms. Pit sides: Scarify. Backfilling material: Topsoil as per specification
Drainage Layer: Provide 200mm layer washed, clean gravel to base of pits to aid drainage (tree pit to be actively drained if poor draining soil or clay discovered by contractor).

Typically trees in soft landscape to be staked unless stated otherwise by the Landscape Architect. Underground guying is recommended for to trees in hard landscape and in public areas.

Trees to be double staked using 1.8m long x 75mm dia. round timber stakes (size of stakes to be adjusted to suit size of tree) . Cross member to be installed min. 75mm x 25mm (larger trees will need large cross members). Locate proprietary rubber buffer on cross member and install rubber ties to manufacturer's instructions.

Tree pit accessories by Green Blue Urban or similar: Underground guying and perforated plastic irrigation/ ventilation pipe to landscape architects approval.

Tree pit root barrier to be used wherever the installed rootball will be within 2m of a building foundation or within proximity to underground utilities (distance at which root barrier is required is as per utility providers standards should be confirmed prior to installation). Root barrier by Green Blue Urban or similar to be installed vertically to supplier/landscape architect recommendations.

Mulch - Approved medium course chipped tree bark composted for at least 4 weeks. Particle size 25-75mm dia, max. 20% fines, pests and disease free and free of Methyl Bromide contamination. Clear any weeds and water soil before applying mulch. All planting areas should receive an even 50mm depth of bark mulch, Top of mulch to be 15mm min. below adjacent hardstanding to avoid spillage.

Seed Preparation and Implementation for Species Rich Grassland
After cultivating and grading prepare seed bed to fine, firm tilth with good crumb structure (Depth: 25 mm) Rake to a true, even surface, friable and lightly firmed but not over compacted. Remove surface stones/earth clods. Extend cultivation into existing adjacent amenity grassed areas sufficient to ensure full marrying in of levels where required. Evenly distribute seeds at the manufacturers recommended application rate. Establish good seed contact with the root zone to promote healthy, consistent growth. Lightly harrow or rake to cover seed. Thoroughly water completed seeding.

Maintenance - 1 year Defects Liability Period applies. All dead or failing plants to be replaced the following growing season. Maintain a weedfree bare earth area 600mm dia minimum around individual trees and shrubs. Herbicide shall be non-residual translocated and applied with spray guard all to approval of SEPA as required. Prior to spraying ensure all spirals are tight to ground level and leaves within spray range are fully enclosed. Arisings: Remove. Trim all edges. Weed control: Substantially free of broad leaved weeds. Method: Application of a suitable selective herbicide. Remove any stones 25 mm in any dimension brought to the surface. Watering: To ensure establishment.

A management plan of 5-10 years for the grassland should be developed in response to the landscape layout scheme and should promote ecological management principles.

PLANTING SCHEDULE:

Trees:

Species are to be selected from schedules included.
The schedules provide an indicative but not exhaustive list.

TREES					
Total	Species	Height	Girth	Size	Spec.
2	Quercus robur	425-600	14-16	EHS	RB, clear stem 175-200mm
3	Prunus avium	425-600	14-16	EHS	RB, clear stem 175-200mm
9	Betula pendula	425-600	14-16	EHS	RB, clear stem 175-200mm
2	Sorbus aria	425-600	14-16	EHS	RB, clear stem 175-200mm
16					

NATIVE UNDERSTOREY SHRUB MIX				
Species	% of mix	Size	Spacing	Spec.
Prunus spinosa	25	40-60cm	1-1.5m centres	BR
Corylus avellana	20	40-60cm	1-1.5m centres	BR
Ilex aquifolium	5	40-60cm	1-1.5m centres	BR
Rosa Canina	25	40-60cm	1-1.5m centres	BR
Crataegus monogyana	25	40-60cm	1-1.5m centres	BR

Native Hedge Mix:

Species are to be selected from schedules included.
The schedules provide an indicative but not exhaustive list.

MIXED SPECIES NATIVE HEDGE				
Name	% of mix	Size	Spec	Notes
Crataegus monogyana	50	90-120cm	BR	5 plants per metre in a double staggered row
Ilex aquifolium	5	90-120cm	BR	5 plants per metre in a double staggered row
Viburnum opulus	10	60-80cm	BR	5 plants per metre in a double staggered row
Prunus spinosa	10	60-80cm	BR	5 plants per metre in a double staggered row
Acre campestre	10	60-80cm	BR	5 plants per metre in a double staggered row
Euonymus europaeus	10	60-80cm	BR	5 plants per metre in a double staggered row
Corylus avellana	5	60-80cm	BR	5 plants per metre in a double staggered row

Species Rich Grassland:

Species are to be selected from schedules included.
The schedules provide an indicative but not exhaustive list.

MG5 GRASSLAND
Germinal RE1 Traditional Hay Meadow (MG5 Grassland) 5g/m2
Achillea millefolium, Rumex acetosa, Gallium verum, Leucanthemum vulgare, Plantago lanceolata, Agrimonia eupatorium, Prunella vulgaris, Succisa pratensis, Filipendula ulmaria,Sanguisorba minor,Lotus corniculatus,Trifolium repens,Trifolium pratense,Rhinanthus minor,Leontodon autumnalis,Centaurea nigra,Lathyris pratensis,Pimpinella saxifraga,Festuca rubra litoralis,Cynosurus cristatus,Trisetum flavescens, Festuca pratensis ,Festuca ovina,Agrostis capillaris, Briza media

Project: Windhill Lane
Client: Pitstop Productions
Title: Outline Landscape Plan & Specification
Drawn: SS | **Chk'd:** SH | **App'd** SH
Drawing Number: PWP.530.001
Revision: 03
Drawing Scale: 1:500@A2

Rev	Date	Detail	Made	Chk'd	App'd
03	19/05/21	Hedge species list amended.	SS	SH	SH
02	19/05/21	Amended in line with comments.	SS	SH	SH
01	18/05/21	Amended in line with comments.	SS	SH	SH
00	17/05/21	Issued for comment	SS	SH	SH

Notes:
1. Not for construction all dimensions to be confirmed on site.
2. Based on Layout Drawing - 102-35-05 Proposed Site Plan by NYP Architectural Services.
3. Refer to architects/engineers drawing for site levels, drainage, retaining walls, services and utilities .
4. Build ups/footings to engineers specification.
5. Location of services to be confirmed by contractor prior to installation of any planting.
6. All existing trees to be protected to BS 5837.

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