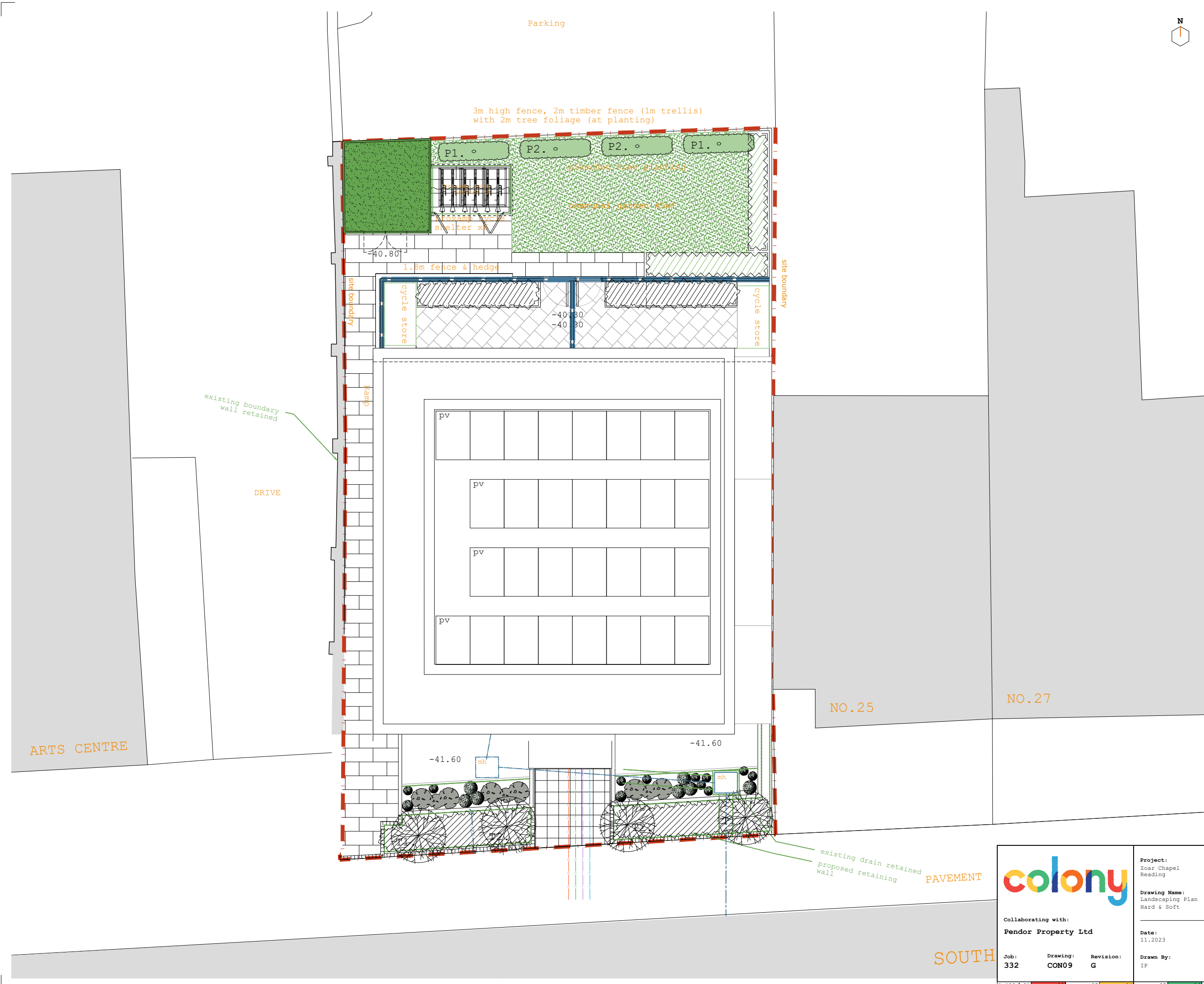




General notes & Maintenance plan

1. Trees are to be sited and true to type in regard to form
2. Trees are to be free from defects such as tight forks, rubbing branches, pests and disease
3. New trees to be minimum 2.7m high and have a minimum girth of 100mm. Once planted tied to supporting stake.
4. Trees are to conform to BS 3336: 1992 Part 1 Nursery Stock: Specification for Trees and Shrubs and Industry Best Practice
5. All ordinary nursery stock trees to be supported by a 50mm round stake, 1.2m long, driven to a depth of 750mm
6. Trees are to be thoroughly watered prior to planting

Implementation timetable

7. Plant handling and planting operations shall be undertaken in accordance with Horticultural Trade Association "Handling and Establishing Landscape Plants" Parts 1-11.

8. Topsoil for the landscape planting works shall be obtained from site material with maximum 3% clay content and 5% minimum organic content, pH levels between 5.5 and 7.5 and free of harmful weeds, weed seeds and contamination. Existing soil to be ameliorated and/or screened, if necessary, to achieve this specification. Imported topsoil shall be to BS3882 Multi Purpose Grade 3, from an approved local source and to accord with the above specification.

9. The landscape implementation shall be undertaken by the end of the next available planting season and during the following periods:

10. Trees and shrubs: late October to late March.

11. Container grown plants: At any time if ground and weather conditions are favourable.

Tree pits

12. Tree pits are to be dug one third larger than root balls with the sides and base loosened with a fork to aid future root penetration

13. The location of drainage runs, soak-aways and inspection chambers are to be identified prior to planting where possible

14. Planting pit locations are to be checked and inspected for both underground and above ground services such as gas, water, electric, telephone/communication cables etc.

15. If the ground is found to be susceptible to water-logging then an alternative location should be sought (depending on species being planted)

Planting Medium

16. The top 300mm of planting areas to be replaced with good quality top soil

17. Large debris such as bricks or concrete to be removed

18. Tree planting compost is to be mixed with material excavated from pit at a ratio of one-third compost to two-thirds original soil - see specification

19. Where excavations are of insufficient quantity the difference is to be made up of tree planting compost

20. The addition of a water retaining polymer may help retain moisture in the root zone and the addition of mycorrhizal fungi is recommended as it is believed the increase in root mass during the early phases following planting increases the ability of the tree to become established

21. Any imported top soil to be BS3882 2015.

Planting

22. All plants to be watered in, with sufficient water to reach field capacity and ensure the rootballs are wetted, within 3 hours of planting

23. All planted beds to be maintained weed free, healthy and tidy until handover

24. Wire wrapping used to secure containerised trees to be cut off in the pit and any material removed so as not to restrict free movement of roots in the pit

25. Trees are to be planted at the previous planting depth at nursery

26. Trees are to be planted by layering the soil over the roots and firming following this process until the nursery mark has been reached

27. Good quality tree planting soil is required in all new tree pits and in the soft landscaped strips between parking bays

28. Irrigation tubes of a size and type suitable for the size of tree being planted are to be placed around the root ball in accordance with manufacturer's specifications. Care must be fitted to the end of the irrigation tube to prevent blockages. It is recommended that tubes be filled with gravel to reduce the potential of blockages

29. Soil is to be left slightly raised around the outside of the pit to produce a 'well' to which rainwater is to be directed and to filter down to the root zone

30. Mulching around the base of the tree is to be to a depth of between 75mm to 100mm to prevent competition from weed growth

31. Mulching must not be piled up the stem

Maintenance

32. Trees to be guaranteed for 5 years. 'During the first 5 years, any dead plants, including trees, to be replaced to match existing stock at the first planting season'

33. All planted beds to be maintained weed free, healthy and tidy until handover

34. After 5 years the responsibility of the landscape management passes on to the owner

35. All beds to incorporate slow release fertiliser to aid plant establishment

36. The client is responsible for appointing a contractor with the appropriate experience and equipment to undertake watering and maintenance for two years

37. For the first 2-3 years, new trees should be watered at the beginning of the growing season (April/May) and regularly throughout the summer. As a guide, trees are to be watered weekly for the first 2 seasons following planting, during the months of April - October, all trees to be watered weekly with 25 litres per week for 2m size trees and 40 litres per week for 3m size trees

38. Trees are to be inspected annually, to remove weeds from around base, topping up of mulch, checking tree ties and adjusting as necessary, removal of post if required

39. Root barriers/deflectors are to be incorporated into all tree pits within paved areas up to min 300mm deep

40. Any tree that falls/dies shall be replaced with a tree of the same type and specification

Additional Notes

41. All debris, excess soil etc. is to be removed from site and disposed of at an approved waste transfer site. Any disturbance or damage to surrounding areas is to be made good to the relevant specification

42. For all wooden materials use treated wood (except where using hardwoods) and painted screws and nails

Transport of Plant Materials

43. Roots are to be protected during transport

44. Crowns and stems are to be protected from abrasions with vehicle sides

45. Every effort is to be made to prevent desiccation during transport

46. Storage of plant material on site

47. If containerised trees are to be used then plants are to be secured upright until time of planting

48. If containerised or bare root trees are to be used then these are to be heeled in to prevent desiccation

Landscaping Key

Set out groups groups of 3, 5 or 7 generally of plants randomly. Approx. 4 plants per sq.m (planting height 400mm)

- Salvia officinalis (Common Sage) - 15% Planted Spread 0.3m x Height 0.3m
- Lavandula (Lavender) 0.3m x Height 0.3m - 15%
- Rosa rugosa (Rosemary) Planted Spread 0.3m x Height 0.3m - 15%
- Thymus praecox (Thyme) Planted Spread 0.3m x Height 0.3m - 15%
- Thymus leucotrichus (Thyme) Planted Spread 0.3m x Height 0.3m - 15%
- Lavandula angustifolia (Lavender) Planted Spread 0.45m x Height 0.45m - 15%
- Monarda spicata (Spigelmint) - 0.45m x Height 0.45m - 10%

Mixed Native Hedging (planting height 100mm)

2.5m planting strip set out centrally with 2 double staggered rows 600mm apart. 100mm between plants. Hedge maintain to height of approx 1500mm including:

- Dogwood 15%
- Beech 20%
- Burrow 15%
- Hazel 15%
- Blackthorn 15%

New (Planted) Tree planting height 2m+

- P1. Planted Carpinus betulus (Betulaceae)
- P2. Holly (Ilex aquifolium)

New Tree (Planting height 2.7m and 8-10m girth) :-

- T1. Plane Tree (Platanus occidentalis)
- T2. Pyramid Hornbeam (Carpinus betulus Fastigiata)

Root barrier

450 x 450 concrete paving slabs -

Black natural stone, Colour Olive

Black

Porous Asphalt, such as "Master drive" by Tarmac. Concrete kerbs.

New lawn, either laid as turf or repaired with seed

Concrete setts forming rumble strips across road as traffic calming

Green roof - Bauder GREEN WB (WB wildflower blanket is a vegetation blanket which contains a broad mix of British wildflowers grown in substrate on a coil carrier.) 36 species of plants in the blanket with 24 species of native wildflowers. To be maintained and watered as per Bauder guidance

1.8m high CB fence

Shrubs: (approximate Scape of garden area)

- Caenothus 'Blue mound' (evergreen blue flowers) Planted Spread 0.5m x Height 0.5m (approx. 2 plants)
- Buxus sempervirens - 20%
- Rosa rugosa (Rosemary) Planted Spread 0.3m x Height 0.3m - 20% (approx. 2 plants)
- Thymus praecox (Thyme) Planted Spread 0.3m x Height 0.3m - 20% (approx. 2 plants)
- Thymus leucotrichus (Thyme) Planted Spread 0.3m x Height 0.3m - 20% (approx. 2 plants)
- Thymus leucotrichus (Thyme) Planted Spread 0.3m x Height 0.3m - 20% (approx. 2 plants)

Services entering the site from South

Street

Existing and proposed manhole and pipes (located approx 3m below street level).

Collaborating with:
Pendor Property Ltd

Job: 332 Drawing: CON09 Revision: G

Project:
Zoar Chapel
Reading

Drawing Name:
Landscaping Plan
Hard & Soft

Date: 11.2023 Status: planning

Drawn By: IP Checked By: EM

Colony Architects Ltd.
The Wine Store, Brewery Court,
Theale, Reading, RG7 5AJ

+44 (0)118 380 0328
hello@colonyarchitects.com
colonyarchitects.com

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