



REDBRIDGE HOUSE, WATER LANE, UPPER CLATFORD, ANDOVER, HAMPSHIRE. SP11 7PP

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101 OXFORD ROAD, READING, RG1 7UD

230319

DISCHARGE OF CONDITION 5

SCHEME OF HARD AND SOFT LANDSCAPING AND MAINTENANCE

1.0 Landscape design objectives

- 1.1 The design objectives are to ensure that the soft landscaping will complement the Hard landscape paths that surround the new house to give an excellent domestic garden space for the owners. The design centres around lawned perimeter areas with 3 No Cherry Trees which will grow and extend the existing treed backdrop over the new fence in the grounds of the listed building at 101 Oxford Road.
- 1.2 It is noted that this site is a small city centre site. Accordingly, the owner wishes to have a mainly hard landscape. To give paths around the house and give a large area of external tables and chairs for outdoor eating when the weather is suitable.
- 1.3 The original car park surface used concrete block paving. The owner wishes to repurpose these blocks for the paths and terrace.
- 1.4 Read in conjunction with drawing 102.

2.0 Hedge Species Choice

- 2.1 A beech hedge is proposed in parts of the perimeter on the east side.

Beech (Fagus Sylvatica)

The size of the plants recommended are 40- 60cm in height and two year transplants.

All plants are available in bare root form.

3.0 Hedge planting

- 3.1 New hedges should be planted in two staggered rows 30cm apart. Between four and six plants per metre should be planted.

4.0 Maintenance of plants post planting

- 4.1 To increase the plants prospects for survival and subsequent growth rate, the implementation of a maintenance programme is essential.
- 4.2 When planting bare rooted stock it is not unusual for natural losses to occur. Always budget for a small percentage of failures to be replaced (Beat up) in the first two years following planting. Weed competition to the base of the plants must be eradicated during the first three growing seasons. This may be done by chemical means or by hand weeding. Lack of weeding is the biggest single killer of young planted trees. It is far cheaper to weed than to replace dead trees.
- 4.3 Weeded trees establish faster and need less maintenance overall. It is recommended in this case to mulch the newly planted trees into 10cm deep outside of the tubes.
- 4.4 When planting hedges beware of possible spray drift. Young plants are either killed or experience severe growth. Check if they come into contact with Glyphosate (Round – up) or other herbicides. Count losses to be replaced in the summer following planting when the plants are in leaf. Mark the planting station where the replacement tree is required. This makes it easier to identify in the winter when all the plants have shed their leaves.
- 4.5 Check at least twice a year that protective sundries are securely fitted, such as spirals and canes, tubes and stakes. Replace when necessary. Protection should be maintained for at least 5 years.
- 4.6 If any trees or plants become diseased or seriously defected within the first 5 years they should be replaced like for like. Replace trees and hedging plants during the following winter period.

5.0 Specification for Landscape works

- 5.1 **All plant stock** to be in accordance with relevant British standard 3965 part 2
- 5.2 **Handling and planting:** Plants material to be handled, supplied and planted in accordance with the committee on plants supply and establishments publications. In all cases plant material should comply with the relevant British standards.
- 5.3 **Species:** Plants to be supplied to be exact true to name.

Delivery of plants: Ensure that adequate protection is given to all plants and their root system to preclude failure due to lack of moisture or exposure during transportation to the site. And between delivery and planting.

6.0 Topsoil

- 6.1 Where possible use in situ soils. Site soils should be protected, managed and handled in accordance with the Construction Code of Practice for the Sustainable Use of Soils on Construction Sites (Defra 2009)
- 6.2 Select and use plant to minimise disturbance, trafficking and compaction. Do not contaminate with subsoil, stone, hardcore, rubbish or material from demolition work. Handle topsoil in the driest conditions possible. Do not handle during or after heavy rainfall or when it is wetter than the plastic limit as defined by BS 3882.

7.0 Preparation

- 7.1 During the above operation, Enmag (or similar) granular fertilizer to be incorporated into the top soil.

8.0 Shrub Planting

- 8.1 All shrubs should be set out as per the landscape plan.

All plants should be planted in pits which accommodates the root ball, faced up and back filled with shrub compost/topsoil and heeled in.

All deciduous shrubs should be pruned to remove any damaged branches and to promote new growth.

All bed areas should be mulched with a 75mm deep layer of compost.

9.0 Tree Planting

- 9.1 All trees and shrubs shall conform to the specification for nursery stock as set out in BS 3936-1-11 'Specification for Nursery Stock' and BS 8545:2014 'Trees from nursery to independence in the landscape: Recommendations'.
- 9.2 Stock shall be materially undamaged, sturdy, healthy and vigorous, of good shape and without elongated shoots, and free from pests and diseases, discolouration, weeds and physiological disorders. Plants shall have been grown in a suitable environment and hardened off. The root system shall be to the requirements of the British Standards stated above containing a fully fibrous and balanced, branched system. Containerized or container grown trees must be free from circling or girdled roots and should be rejected if this is present.

- 9.3 **Tree Protection** - The new Cherry trees will be planted at the end of the project to ensure that no damage occurs to the three new trees.
- 9.4 **Planting Conditions** - Deciduous trees and shrubs: Plant during the season November - March. Container grown material may be planted outside the planting season and when the soil is in a friable condition, but only with provision for supplementary watering. Conifers and evergreens may be planted September/October or April/May.
- 9.5 Carry out preparation and planting while soil and weather conditions are suitable. Do not plant in periods of wet weather when working the soil would result in a loss of structure, or during periods of heavy frost or strong winds.
- 9.6 **Watering** - Trees should be watered prior to planting and backfilled planting pits watered to full depth of topsoil after planting. Apply evenly and without damaging or displacing plants or soil.
- 9.7 **Mulch** - When planting in grassed areas, a 75mm depth layer of Medium Grade bark mulch is to be applied to the surface of the tree pit after planting and watering. Size, 5 – 75mm with < 5 % dust and fines and less than 15% wood content. The pH to be between 4.5 and 5.5. The product shall be pest, disease and weed free and not have been treated with Methyl Bromide or any additives. The product shall be Forest Stewardship Council (FSC) certified. The product shall have been tested in accordance with the requirements of BS 4790:1987, for fire resistance.
- 9.8 **Tree Support** - Staking is recommended unless underground methods are desirable due to location and land use. All timber should be peeled and preserved in accordance with BS 8417. The type of tree support will depend on the tree size, location and degree of exposure. Generally the support point should be low, however a higher support point should be considered on exposed sites. Double stakes and a cross bar should be avoided. Expert advice should be sought regarding the most appropriate support method for each site.
- 9.9 **Completion** - Water tree immediately after planting, thoroughly and without damaging or displacing soil. Lightly firm soil around tree, fork or rake soil without damaging roots to a fine tilth with gentle cambers and no hollows. Apply bark mulch to 75mm depth in a circle 750mm diameter around the tree. Remove subsoil, stones, debris, wrapping material, ties, temporary labelling, rubbish, prunings and other arisings. Sweep all adjoining hard areas and leave the works in a clean and tidy condition.

10.0 Five Year Maintenance Schedule

- 10.1 Maintenance schedule to be implemented for the first 12 months following installation of the landscape regime.
- 10.2 A 5-year aftercare period is normally required, during which time trees shall be maintained regularly to ensure establishment. Tree condition is to be assessed annually at the end of each growing season and any trees that die or are badly misshapen by dieback, disease or damage shall be replaced during the planting season in the year the fault was identified. Replacement stock shall be of the same size and species as that originally specified.
- 10.3 The site should be visited on a fortnightly basis between April and September and monthly from October to March. This is to attend to all newly planted scrubs.
- 10.4 All bed areas should be kept free of weed. Remove fallen leaves and prune shrubs where required to remove any dead diseased or dying wood.
- 10.5 Any rocking plants must be made firm.
- 10.6 Watering should be carried out during each visit making sure the ground has reached field capacity. This should be increased weekly during prolonged dry periods.
- 10.7 Any tree or plants that fail in the first 5 years should be replaced as per the landscape plan.

11.0 Implementation programme

- 11.1 Landscaping should be carried out in accordance with the building programme and prior to occupation.
- 11.2 Landscape areas to be maintained and managed by the property owner for a minimum of 5 years.
- 11.3 All plant that fails to establish during the 5 year period to be replaced with other of similar size and species.
- 11.4 All lawn areas to be laid with amenity grade seed grown turf.