

Landscaping Maintenance Notes

TREES

All trees within shrub beds to be planted in separate pits. All plant material to comply with BS 3936 Part 1:1992, be obtained from a nursery certified by the HTA and transported to site in accordance with the HTA Plant Handling Guide: 1996. All trees to be planted to the original root collar and secured in place with underground guying system. All trees to be fitted with aeration and irrigation system.

If the trees are to be planted outside of the planting season (late October - Late March) then containerised stock to be used in lieu of root ball to the same specification- allowance to be made for this at tender stage if required once construction timetable is known and CA informed immediately.

WATERING TREES

Trees to be watered in accordance with BS 8545:2014 Tree - From Nursery to Independence. Trees should be watered via the installed irrigation / aeration pipes around the base of the trees stem in accordance with the manufacturer's instructions to ensure the water reaches the roots of the tree. Below is a suggested watering regime but this should be used as a guide only and may require modification in times of drought or flood, dependant on the ground conditions at the time, which should be monitored as above:

· March - October: 20 litres to be poured into irrigation pipe once a week

TREE AND SPECIMAN SHRUB REPLACEMENTS

All trees and shrubs that, within 12 months after planting, die or become seriously damaged or diseased, are to be replaced in the next planting season with the same size and species as originally approved.

MAINTENANCE

All planting areas to be maintained to a high standard by the contractor for 12 months after practical completion, to ensure the landscape scheme is successful, and discourage decline of the area. Minimum frequency of maintenance visits: December / January / February & March - 1no. visit each month April to November - 2No. visits each month.

EL1 Flowering Lawn (to be installed as per manufactures description):

Sowing: sown in the autumn or spring

Sowing Rate: 4g/m²

First Year Management:

Mow newly sown flowering lawns regularly (every 7 -10 days during growing season)

Cut to a height of 40-60mm

Management Once Established:

Mow regularly as a lawn but not too short (25-40mm)

Generally, during the first 12months:

- All planting beds to be re-firmed and kept weed free through hand weeding and application of an approved herbicide where appropriate.
- All litter to be picked and removed from landscape areas.
- Mulch to be topped up as required to maintain the specified thickness.
- The condition of all trees is to be regularly checked.
- Shrubs to be pruned at appropriate times of year for each species to promote healthy growth and desirable ornamental features.
- Grass lawn area and wildflower meadow areas to be cut and maintained in accordance with specification note above.
- All arisings to be removed from site.
- Any defects or plant losses occurring during the first 12 months defects period to be replaced at the contractors expense.

Following the initial 12 month establishment period the ongoing landscape management will be the responsibility of an commercial landscape maintenance contractor under a landscape maintenance contract.

MULCH

75mm depth of 8-35mm ornamental bark mulch to be supplied and spread to all planting beds. Finished mulch level to be installed and maintained at 25mm below edging.

GENERAL WATERING

All soft landscaping to be subject to a watering regime which is absolutely essential to ensure the continued success of the scheme, particularly during the initial 12 month establishment period. The watering frequency should be as necessary to ensure the continued thriving of all grass, hedges, trees and ornamental planting. During dry periods minimum weekly visits should be made to the site to ensure the soil has not dried out and to action watering if necessary. The soil should be checked for dryness using either a soil moisture sensor or by inserting a spade into the ground to a depth of 300mm to observe the appearance of the soil. If the soil is moist there is no need to water but if it is bone dry then watering procedure should be carried out immediately. Water supply should be from potable mains water or an approved alternative. The full depth of topsoil should be wet without loosening or damaging plants. Any compacted soil should be broken up sufficiently to allow water to reach the rootzone.

GENERAL NOTES:

All proposed tree locations are subject to co-ordination with drainage layout and subject to modification depending on the location of underground services and utilities. Drainage engineer to co-ordinate services layout in conjunction with the landscape plan to avoid conflict as much as possible. Allowance to be made at tender stage for the possible requirement for root barriers once the drainage layout is confirmed, CA to be informed immediately once this is available.

Specimen Shrub Planting:

Name	Abb	Height (cm)	Root	Container	Habit	Quantity
Carex 'Ice dance	CID	/	C	10L	V	5
Euonymus 'Jean Hugues'	EJH	/	C	10L	Bushy	6
Pittosporum tenuifolium 'Golf Ball	PIGB	40-50 D	C	10L	Tightly clipped topiary ball	6
Stipa tenuifolia	St	/	C	10L	V	6

Trees	Species	Abb.	Form	Girth	Height (cm)	Clear stem (cm)	Root	Quantity
Acer campestre 'William Caldwell'	AcWC		Standard heavy	12-14	350-425	175-200	RB	2
Amelanchier Balerina	AB		Multi stem (3-5 Stems)	/	300-350	/	RB	1
Betula pendula 'Obelisk	BpO		Standard selected	10-12	300-350	175-200	B	1
Betula pendula 'Zwisters Glorie'	BpZ		Standard selected	10-12	300-350	175-200	B	1
Carpinus betulus 'Frans Fontaine'	CbFF		Standard selected	10-12	300-350	175-200	B	1
Carpinus betulus 'Lucas'	CbL		Standard heavy	12-14	350-425	175-200	RB	1
Crataegus monogyna 'Compacta'	CmC		Standard heavy	12-14	350-425	175-200	RB	3
Malus domestica 'Laxton Supurb'	MdLS		Standard selected	10-12	300-350	175-200	B	2
Pyracantha coccinea	Pc		Leader & Laterals	/	150-175	/	C	2
Pyrus calleryana 'Capital'	PcC		Standard heavy	12-14	350-425	175-200	RB	2

Hedge Planting

Name	Abb	Height(cm)	Root	Specification	Centre Spacing	Quantity
Carpinus betulus	Cb	80-100	B	Bushy, Clipped sides	50cm centres, 40cm between rows	120

Bat & Bird Boxes Key



2No. Vivara Pro Low Profile Woodstone Bat Boxes (or similar alternative) positioned at least 3m above ground facing a southern elevation



2No. Vivara Pro WoodStone House Sparrow Nest Boxes (or similar alternative) positioned at least 3m above ground facing a northern elevation

Hard Landscape Key



Proposed PCC Half Battered Kerb, 125mm upstand (to engineers specification and detail)



Proposed PCC Pin Kerb 50 x 400mm (to engineers specification and detail)



Pedestrian grade tarmac to engineers specification



Thermoplastic white line marking to car park



Gravel channel around base of building where shown Colour: TBC



PCC tactile paving, Cordroy Hazard warning Paving, Colour: Buff. Size L:400 x W:400mm D:50mm



Brick edging / facing to ramps and steps. Colour: TBC to match building base plinth bricks



Steps - Conservation Step Units, Silver Grey with 55mm visibility strips, 350 x 150 x 1500mm long as supplied by Marshalls or similar approved

Other



Existing levels



Indicative proposed levels



ACO Drain



Handrail - Finish TBC (to engineers specification and detail)



Precast concrete top access duct with 300x300mm liftable flags



Bollards - Rhino RS002, 316L stainless steel as supplied by Marshalls or similar approved



Perimeter Hoop Barrier Galvanised 1000mm width, 500mm above ground.



Amco barrier - (to engineers specification and detail)

Soft Landscape Key



Existing lawn



Planters



Proposed EL1 Flowering Lawn by Emorsgate seeds or similar approved. Area around edge to be 1m close mown to give a neat edge.



Existing trees / saplings to be retained



Trees to be removed



Proposed trees in soft landscape Refer to plant schedule for species & specification



Proposed specimen shrub planting Refer to plant schedule for species & specification



Proposed formal hedge planting Refer to plant schedule for species & specification To be maintained at 1.2m high



Proposed ornamental bark mulch surface finish 1m dia (min 0.3m for small trees) of ornamental bark mulch to trees in grassland in accordance with BS8545: 2014 recommendations



Sedum Roof sedumsupply.co.uk Fully grown Sedum roof pack (SSSP) inc: SSSRD20 ridged roof drain SSMC1 growing medium SFGSC fully grown Sedum carpet



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