SOFT LANDSCAPE SPECIFICATION

Topsoil
Topsoil shall be stored in heaps not more than 2m high fenced and covered to prevent contamination erosion and weed infestation.

New shrubs
All shrubs shall conform to BS 3936 Part 1 and BS4428 and shall be free from pests and diseases and materially undamaged.

Shrub beds shall be weed free at time of planting. Plants to be planted at the depth of the nursery soil marks on the stems and well firmed around the roots.

Trees and shrubs
All trees and shrubs shall conform to BS 3936 Part 1 and shall be free from pests and diseases and materially undamaged.

Tree sizes

Advanced nursery stock
Girth at 1000mm above ground level 16 - 18cm Height 4.5 - 5m
Standard trees " 8 - 10cm " 2.75 - 3m

All container grown stock shall have been in their containers for one full growing season prior to delivery.

Compost
Spent mushrooms compost to be free from toxins and extraneous material.
Tree planting compost to be Gardenglow peat free trees planting compost or similar.

Mulch / Weed Control
Mulch to be coniferous bark flakes, 15 - 100mm grade containing no wood or weed seeds.

Weed control to new hedge areas: - To prevent weed competition an area 1 metre across should be cleared of vegetation in line with the new hedge. Mulch to be applied at a depth of 75mm compacted thickness over the weed free surface of hedge and shrub beds, specification as above.

Herbicides
Only chemical herbicides specifically approved for the intended purpose may be used as directed by the Control of Pesticides Regulations 1986 and the Conditions of Approval for the chemicals and the relevant Code of Practice issued by MAFF. Chemicals must be applied according to the manufacturers recommendations.

Planting Generally
Planting shall be set out according to the planting plan:
Planting shall not take place in periods of frost or waterlogged ground conditions.
Roots shall remain protected from desiccation until plants are ready for planting.
Bare rooted stock may only be planted between the end of October and the beginning of March.

Tree planting in paved areas.
Trees shall be planted so that the nursery soil on the stem is 25mm below finished paving level. Stakes shall be driven 300mm into the base of the tree pit, outside and not through the rootball, before backfilling. The pit shall be backfilled with a mixture of 1/3 tree planting compost to 2/3 topsoil worked in around roots and lightly consolidated in 150mm layers until 25mm below the nursery soil mark. Trees shall be tied to crossbars. The surface of the tree pit shall be finished with paving blocks bedded on 25mm sand on a light weight geotextile membrane and the edge course bedded on mortar with mortar joints. The space remaining around tree and stakes shall be finished with 25mm fine (15mm max) hoggin lightly compacted.

Tree planting in shrub beds.
Trees shall be planted so that the finished soil level is level with the nursery soil mark on the stem. Stakes shall be driven 300mm into the base of the tree pit, outside and not through the rootball, before backfilling. The pit shall be backfilled with a mixture of 1/3 tree planting compost to 2/3 topsoil worked in around roots and lightly consolidated in 150mm layers. Trees shall be tied to stakes or crossbars with the correct number of ties nailed to the stakes.

Grass seed
Grass seed to be A22 Lo Maintenance Mix as supplied by British Seed Houses Ltd.

Soil shall be cultivated to a depth of 100mm. Sowing shall take place between March and May or September and October. The seed bed shall be free of weeds and stones, graded to even falls, consolidated, brought to a fine tilth and rolled to produce a firm seed bed. Seed shall be sown at a rate of 3gm/M2, thoroughly mixed with 10 times by volume silver sand, by hand or mechanically depending on site constraints. Roll again after seeding. Grass shall be cut when it has reached a height of 100mm with a machine set to a height of 30mm.

Topsoiling and cultivation
Topsoil to be spread to a consolidated depth of 450mm in all shrub areas.
100mm of spent mushroom compost to be spread over beds and worked into topsoil.

Topsoil to be spread to a consolidated depth of 150mm in all grassed areas.

The finished level of topsoil above the tops of kerb and edges shall be 25mm after settlement.

Topsoil in shrub beds to be cultivated to a depth of 250mm and rubbish, weeds, rubble and large stones removed. The finished level should be to even falls.

Excavation
Seeded areas to be excavated to a depth of 150mm.
Shrub beds to be excavated to a depth of 450mm.
The subsoil at the base of all excavations to be cultivated a further 150mm.

Maintenance
After Practical Completion, trees and shrubs will be maintained for a period of five years.
Trees and shrub areas shall be watered during periods of dry weather. Watering should be sufficient for the water to penetrate the full depth of the topsoil.
Appropriate measures shall be taken to control pests and diseases in plant material.
Pruning shall be carried out to encourage proper development of trees and shrubs.
Soil around roots and plants shall be kept firm and should be inspected after severe frosts and winds.
Shrub beds shall be kept weed free and at no time should weeds be allowed to seed.
Shrub beds shall be kept free from litter.
The required thickness of mulch should be maintained and any deficiency made good. Any mulch which has dispersed on to surround areas should be returned to shrub beds.
Broken or damaged tree stakes and ties should be replaced. Tree ties should be checked and adjusted if necessary.
Stakes should be removed as they become redundant.
The specified Pleached Hornbeam trees will need pruning, tying-in and maintenance at least twice during a single growing season.
A management company will be responsible for the upkeep and maintenance of the communal hard and soft landscaping areas which include:
i) Along the south boundary adjacent the main entrance to the site.
ii) Along the south boundary opposite plots 6 and 7.

Replacements
Any tree or shrub which fails to thrive for any reason during the two years following Practical Completion shall be replaced during the next planting season with plants of similar species and size unless the Local Planning Authority gives an order in writing for any variation.

Tree Schedule

Identity	Name	Botanical Name	Size	Quantity
NT2, NT4 & NT6	Copper Beach	Fagus sylvatica purpureau	Standard	3 No
NT1, NT3, NT5 & NT7	Field Maple	Acer Cumpestre	Standard	4 No
NT8 - NT10	Pleached Hornbeam	Carpius Betulus (Pleached)	Standard	3 No

Soft Landscaping Key

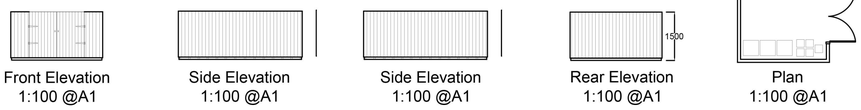
	Shrub Border		New Tree (NT)

Soft Landscaping - Shrub P1 - Schedule

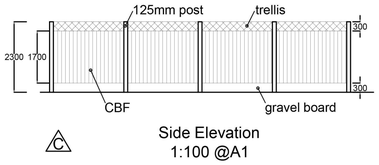
Plan Ref:	Botanical Name		Size	Quantity
				82m @ 2/0.9m =
Evergreen	Euonymus fortunei 'Pierrolino'	40%	10 - 12L	73
Evergold	Carex Oshimensis	30%	10 - 12L	55
Red Robin	Photinia	30%	10 - 12L	55
Notes				

Garden shed & cycle storage (typical elevations & plan)

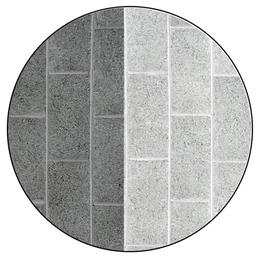
Bin storage (typical elevations & plan)



Fence Detail (typical elevation)



Landscape Plan
1:200 @A1



Plain Concrete Block Pavers
Dark Grey/Light Grey

Gravel
Dove Grey Limestone

Shrub 1
Euonymus Fortunei 'Pierrolino'

Shrub 2
Carex Oshimensis

Shrub 3
Photinia

Planters
Fixed Circular

Barriers
Fixed bollards with rope in-between

DESIGNERS RISK ASSESMENT-
HEALTH AND SAFETY
THE CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015

For significant hazards specific to the project please refer to Drawing 001

HARD LANDSCAPE HATCH KEY

- CONCRETE/TARMAC HARDSTANDING
- GRASS
- PLAIN CONCRETE BLOCK PAVING
- GRAVEL
- DECKING

OTHER DETAILS KEY

1. Levels
   - ×122.37 Existing Level
   - ×122.40 Proposed Level
2. Footpath
3. Previously Approved

H	Access alterations	RH	JT	08.09.17
G	Car port and landscape amendments	RH	JT	16.08.17
F	Access alterations	RH	MH	14.06.17
E	Access alterations	RH	MH	26.05.17
D	Access alterations	RH	MH	10.05.17
C	Access alterations and fence detail	RH	MH	08.05.17
B	Roof Plan - Updated	MH	-	03.11.16
A	Revised shrub specification	RH	MH	28.06.16
JOB REVISIONS				DATE

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DRAWING STATUS
PLANNING APPLICATION

CLIENT
Gareth Garner

PROJECT
Land to Rear of 6,
Ockley Road

DRAWING TITLE
Proposed Site Plan
& Landscape Plan

DRAWN BY	SCALE:	CHECKED BY
RH	Varies@A1	MH

JOB NO.	DRAWING NO.	REVISION
1516135	02	H
DATE 21.04.16		

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