William Blunt Building Contractors

Project	Manor Road East Preston
Drawing	Outline Soft Landscape Plan RW0531
Client	William Blunt Building Contractors
Prepared by	Rod Winrow, John Butcher Garden House Design
Date	7 August 2009

Garden House Design is the trading name of Touch of Magic Ltd,
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The following plan outlines the proposed planting work to be undertaken at the new development at the Manor Road East Preston. The planting areas as detailed on the main layout plan, with planting instructions shown on the detail drawing. RW0531/2/3/4

Specification.
All beds are to be prepared to a minimum depth of 450mm, using quality top soil with tree pits being prepared to a minimum depth of 1m cubed.

All compost, bark mulch and soil conditioner to be peat-free. A minimum of 25% of all vegetation to be planted must have been reared in peat free compost, and ideally sourced from local suppliers.

All plants would be spaced equally to create the correct coverage in the desired area. We would recommend that once planting has been completed, that a 75mm layer of bark is used to mulch the beds, increasing water retention and to naturally assist in suppressing weed growth.

The planting plan has taken into account the local area, the quality of the new development and the desire to encourage wildlife back to the area after development. .

Within the Local Areas of Play, bulb areas have been detailed and we would also suggest over seeding these areas with a wild flower mix such as Emorsgate EM3 as specified in the ecology report dated 21.04.09

Consideration should be made to the season when planting, although plants have been specified as container grown, it would be advantages to plant bare root stock in the correct growing season.

Unless otherwise indicated the remaining areas of ground to be laid to lawn, either on prepared seed beds or by turf. In either case all areas are to be prepared by rotivating to aerate the soil and a final topsoil dressing, before seed and soil is applied.

All trees to be planted with a double stake and cross bar system and expandable tie. Water access to the roots will be provided by a single irrigation pipe

Areas & Density
Approximately 598 square meters have been designed as soft landing areas for shrubs, this does not include trees. The remaining areas of soft landscaping will be lawn.

We have allowed for a minimum planting density of 3 shrubs per square meter, and 2.5 shrubs per linear meter on hedging.

Wildlife
We understand that owl and bat boxes have been planned and shown on drawing CNCEP.1107.BB01, and we have also shown sites of habitat piles to encourage insects and reptiles on drawing RW0531
Bird feeding tables have also been detailed.

Work Schedule
To prevent any accidental damage, the soft landscaping and planting works should be undertaken once the main construction has been completed and the majority of the contractors have left the site.

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Planting Schedule RW0531	Manor Road East Preston			
Area	**Planting**	**Size CM**	**Container Size**	**Quantity**
Lap 1	Cotoneaster lacteus	60-80	10sp	3
	Prunus spinosa	60/90	3	21
	Corylus Avellana	60/90	3	21
	Crataegus monogyna	60/90	3	21
	Viburnum opulus	40/60	3	21
	Cornus alba	60/90	3	21
Bulbs Lap 1	Narcissus February gold			120
	crocus Golden yellow			120
	overseed with wild flower mix			12m2
Lap2	Cotoneaster lacteus	60-80	10sp	5
	Buddleia lochinch	80-100	10sp	5
	Prunus spinosa	60/90	3	63
	Corylus Avellana	60/90	3	63
	Crataegus monogyna	60/90	3	63
	Viburnum opulus	40/60	3	63
	Cornus alba	60/90	3	63
	Ilex aquifolium	60/90	3	63
Bulbs lap2	Narcissus February gold			296
	crocus Golden yellow			150
	overseed wild flower mix			24m2
Lap 3	Narcissus February gold			198
Hedge to front 17,18,19,20	Fagus sylvatica	1.2	CG	125
H1,H2,H3,H4				
Hedge to front 1-4	Fagus sylvatica	1.2	CG	45
H5,H6,H7				

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Bed 1 Plot 15	Phormium dazzler	80-100	10sp	2
	Pyracantha soleil	60-80		15
	Viburnum Tinus eve price	40/60	2	15
	Euonymus Gaiety	20/30	2	15
Bed 2 plot 16	Phormium dazzler	80-100	10sp	2
	Elaeagnus Ebbingei	40-60	2	11
	Viburnum davidii	40-60	2	11
	Euonymus emerald & gold	30-40	2	11
Bed 3 plot 18	Olearia Haastii	60-80	5	6
	Phormium Tenax variegatum	80-100	10sp	1
	Hebe Red edge	40 60	2	6
	Ceanothus repens	40-60	2	6
Bed 4 plot 19	Olearia Haastii	60-80	5	8
	Hebe Red edge	40-60		8
	Phormium Tenax variegatum	80-100	10sp	1
	Ceanothus repens	40-60	2	8
Bed 5 plot 19	Olearia Haastii	60-80	5	6
	Phormium Tenax variegatum	80-100	10sp	1
	Ceanothus repens	40-60	2	6
	Hebe Red edge	40-60	2	6
Bed 6 Plot 20	Phormium rainbow queen	80-100	10sp	1
	Cordyline Australsis	80-100	10sp	1
	Carex evergold	30-40	2	9
	Hebe Red edge	40-60	2	9
	Hebe Autumn glory	40-60	2	9
	Rosmarius officialsis	60-80	5	3

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	Lavendula Hidcote	30-40	2	18
Bed 7 Plot 14	Pyracantha Red Column	60-80		26
	Elaeagnus Pungens Maculata	60-80	2	26
	Cistus sunset	40-60	2	26
	Choisya ternata sundance	40-60	2	26
	cotoneaster dammeri coral beauty	30-40	2	26
Bed 8 plot 12	Phormium dazzler	80-100	10sp	1
	Lavandula Hidcote	30-40	2	12
Bed 9 Plot 12	Cordyline Torbay dazzler	80-100	10sp	2
	Skimmia Japonica rubella	30-40	2	12
	Choisya Aztec pearl	40-60	2	12
	Ceanothus Blue Mound	30-40	3	12
	Euonymus Gaiety	20-30	2	12
Bed 10 Plot 13	Cordyline Torbay dazzler	80-100	10sp	1
	Elaeagnus ebbing	40-60	2	7
	Viburnum Tinus eve price	40-60	2	7
	Lavandula Munsted	30-40	2	7
Bed 11 Plot 14	Phormium dazzler	80-100	10sp	1
	Lavendula Hidcote	20-30	2	12
Bed 12 Plot 20	Fatsia japonica	80-100	10sp	1
	Choisya sundance	40-60	2	11
	Ceanothus Blue Mound	30-40	2	11
Bed 13,14 Plot 11	Phormium dazzler	80-100	10sp	2
	Lavendula Munsted	30-40	2	30
Bed 15 Nursery Close Verge	Jasminum Polyanthum	80-100	10SP	4

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	cotoneaster lacteus	80-100	10SP	3
	Elaeagnus Pungens Maculata	40-60	2	12
	Ceanothus Topaz	40-60	3	12
	Skimmia Japonica rubella	40-60	2	12
	Viburnum Tinus eve price	40-60	2	12
	Lavendula Munsted	20-30	2	12
Bed 16 Nursery Close Verge	Jasminum Polyanthum	80-100	10SP	4
	cotoneaster Lacteus	80-100	10SP	4
	Elaeagnus Pungens Maculata	40-60	2	18
	Ceanothus Topaz	40-60	3	18
	Skimmia Japonica rubella	40-60	2	18
	Viburnum Tinus eve price	40-60	2	18
	Lavendula Munsted	20-30	2	18
Bed 17 Plot 8	Phormium tenax purpureum	80-100	10sp	3
	Choisya sundance	40-60	2	18
	Viburnum Tinus eve price	40-60	2	18
	Viburnum davidii	40-60	3	18
	Lavendula Munsted	30-40	2	18
	Euonymus Gaiety	30-40	2	18
Bed 18 Car Park	Phormium tenax purpureum	80-100	10sp	3
	Choisya sundance	40-60	2	18
	Viburnum Tinus eve price	40-60	2	18
	Viburnum davidii	40-60	3	18
	Lavendula Munsted	30-40	2	18
	Euonymus Gaiety	30-40	2	18
Bed 19	Phormium Dazzler	80-100	10sp	1
	Lavendula Munsted	30-40	2	18

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Bed 20 Plot 4	Lavendula Munsted	30-40	2	9