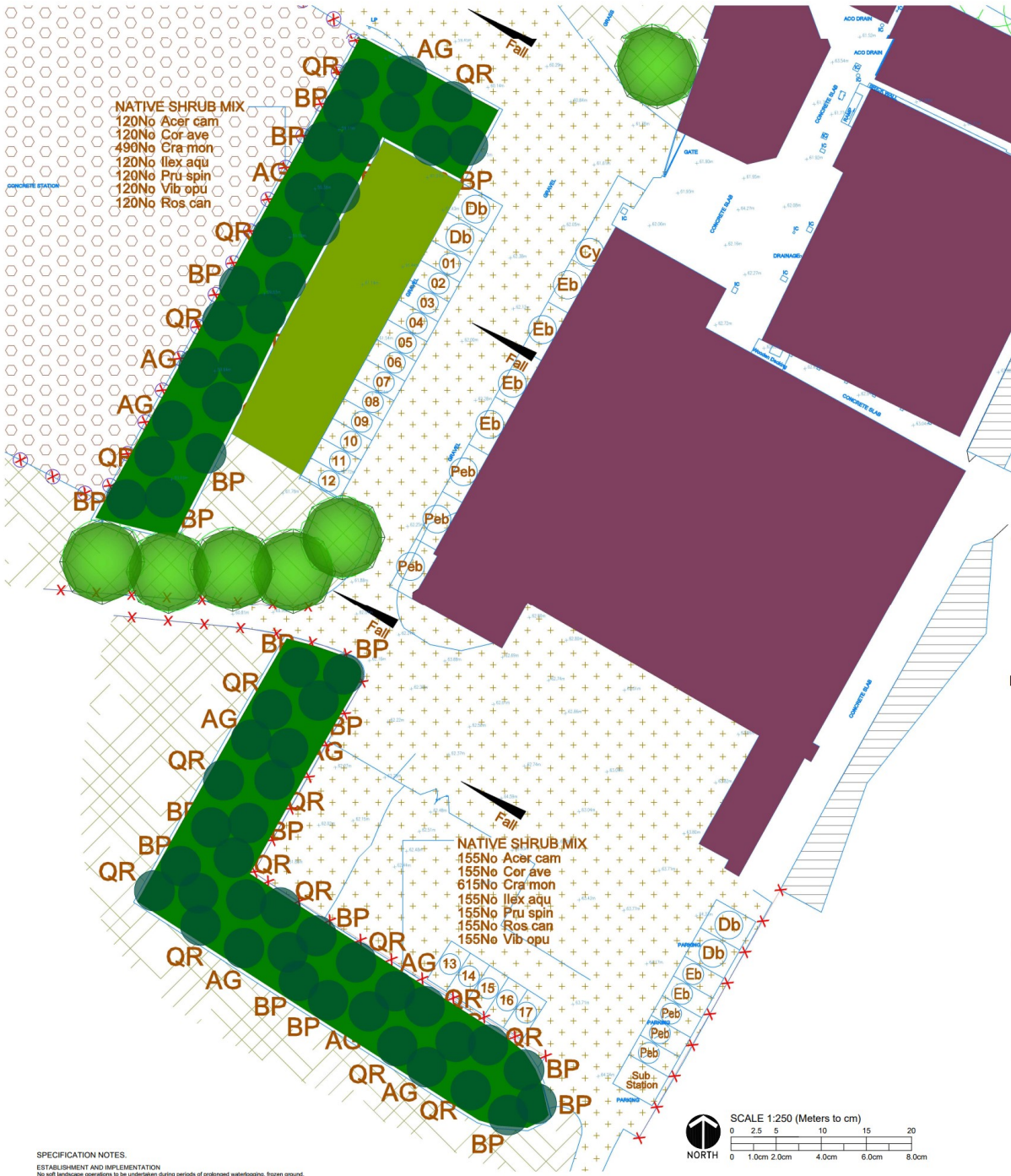


IMPLEMENTATION PROGRAMME.

8.01.01 The landscapescheme/planting scheme is confirmed as being timetabled for implementation by or during the first planting season (Mid November to Mid March) after substantial completion of the development.

DRAWING REFERENCE.

6.01.02 This drawing to be read in conjunction with the following.

Survey and Site Layout (Isolabz Surveys MB-SURV-PF-E22-002 series)
Tree Survey ,Assessment and Method Statement.( )
Adopted road, footpath and highway verge. ( )

This drawing to be read in conjunction with drainage and service information. minor adjustment to be undertaken on site. Significant changes to be agreed with Landscape Architect.(Trees not to be moved closer to buildings than shown on drawings.)

NOTE: SURFACE LEVELS /DRAINAGE.

6.01.04 FOR DETAILS OF ALL EXISTING AND PROPOSED SURFACE LEVELS, FINISHED FLOOR LEVELS TO BUILDINGS AND TYPE AND ARRANGEMENT OF DRAINAGE/SERVICES REFER TO PROJECT ARCHITECTS AND ENGINEERS DRAWINGS.

LEGEND:

PROPOSED STANDARD TREE POSITION
Indigenous species
Refer to plant schedule

PROPOSED SHRUB PLANTING
Indigenous species
Refer to plant schedule

EXISTING GROUND FLORA
Existing ruderal vegetation, grassland and arable land use.

PROPOSED GRASS SWARD
Emorsgate Mix EG1 (General Purpose Meadow Mix)
Grass only.
Sown at 10-15Gms per Sq M.
in accordance with manufacturers guidance notes.

EXISTING TREES (RETAINED)
To be retained in accordance with Arboricultural Consultants Tree Survey and Assessment.
NOTE: ALL PROTECTIVE FENCING TO BE IN ACCORDANCE WITH ARBORICULTURAL REPORT AND DRAWING

EXISTING VEGETATION (REMOVED)
To be removed in accordance with Arboricultural Consultants Tree Survey and Assessment.

EXISTING ENTRANCE
Existing black macadam surface

EXISTING ACCESS AND PARKING AREAS
Existing granite chippings over MOT type 1 sub base.
(Permeable)

PROPOSED PARKING BAYS
TOTAL: 32No (All types)

PROPOSED DISABLED PARKING BAYS
TOTAL: 4No

PROPOSED ELECTRIC PARKING BAYS
TOTAL: 2No

PROPOSED PASSIVE ELECTRIC PARKING BAYS
TOTAL: 4No

PROPOSED CYCLE STORAGE
BIKE CAPACITY: 32No

EXISTING BOUNDARY ENCLOSURE
2000mm HIGH TIMBER CLOSE BOARDED FENCE.

EXISTING BOUNDARY ENCLOSURE
2000mm HIGH POST AND METAL WIRE FENCE

EXISTING HORSE MANEGE AREA
Existing concrete base with Timber post and rail fence surround

EXISTING/PROPOSED BUILDINGS

SURFACE WATER DRAINAGE (CAR PARK/HARD SURFACE)
SURFACES FALL TO ADJACENT SOFT AREAS
DIRECTION OF FALL SHOWN

SCALE 1:250 (Meters to cm)
0 2.5 5 10 15 20
NORTH
0 1.0cm 2.0cm 4.0cm 6.0cm 8.0cm

SPECIFICATION NOTES.

ESTABLISHMENT AND IMPLEMENTATION
No soil landscape operations to be undertaken during periods of prolonged waterlogging, frozen ground, adverse high or low temperature or drought.

1.01.01 Prior to planting and soil preparation. All unsuitable existing vegetation to be suitably sprayed off (refer to notes on chemical use below) and then removed. including bramble,perennial weeds and stressed and unsuitable elements of existing boundary vegetation and hedgerow.
Assumes main contractor provides adequate topsoil (Existing or imported) to all planting areas as shown (in accordance with B.S.3882:1994) and in accordance with finished ground levels on external works drawings.

1.01.02 All subsoil to be broken up to min depth of 300mm prior to topsoil application. to improve root zone,drainage and remove compaction
Imported soil and screened topsoil to be a fertile medium loam pH 6.0-7.5 and should be free from any perennial weeds,weed seeds,contamination,rubble,subsoil and stones bigger than 50mm with a maximum stone content of 20%.(contractor to organise sample to be sent for lab lab testing and to make results available for approval)
Topsoil areas to be cultivated by hand or machine prior to planting.
(Topsoil planting depths to be min 450mm for shrub/tree beds and 150mm for turf/seeded areas.
All tree pits in soft areas to be planted in pits with sides/bases broken up to 300mm. (width of pit increased if required to accommodate root system without bending)

1.01.04 Extra Heavy Standards - 800mm square pit,450-750mm deep, Standards - 650mm square pit, 400mm deep.

1.01.05 All areas of public open space and/or tree planting to be proactively protected from compaction
A: To unrestricted larger service&/or root protection areas (RPAs), tree areas,post-construction soil decompaction measures will comprise soil ripping sufficient to break up any subsoil pan within any compacted areas. B: To restricted compacted areas incorporating existing services and/or RPAs these areas will be secured through the erection of robust barriers and/or ground protection(erected in accordance with BS 5837 recommendations) sufficient to fully restrict/exclude access to these areas as a whole for the life of the development construction period.

1.01.06 All trees above half standard size within public open space, verges or hard landscaped areas to be underground guyed.

1.01.07 All tree stakes and fixings to be sufficiently low to allow free movement of the crown.
Tree support to comprise a stake set at uniform height,300mm min depth below ground level with a biodegradable tie toward the head of the stake.Or be underground guyed using Arborguy tree guying system (Green leaf Planting Products) or similar approved.
(single stake with single biodegradable tie - standard trees,double with double biodegradable tie for heavy) triple with triple biodegradable tie for "instant" heavy standard NB: Or as details shown on Tree Pit Cross sections.
Stakes to be removed at between 2-3 years, in accordance with management plan or when trees are established.

1.01.08 Backfill to pits (other than trees within hard paved areas) to be clean topsoil with tree fertiliser added,firmed in after planting.All trees to have irrigation system units fitted to fully surround the root ball.
at base of pit
backfill to be 30% excavated soil, 60% imported topsoil and 10% non peat compost.

1.01.09 All trees to have root zone suitably irrigated prior to planting

1.01.10 Trees,shrubs or other planting damaged by plant handling will not be accepted.this includes broken root containers at time of delivery, broken central Tree leaders, more than 10% lateral branch damage to trees/shrubs, bark removed from main stems.

1.01.11 All plant material delivered to site must be/have a well established compact fibrous root system,be free from pest and disease(other defects, be healthy and display good form characteristic of species, trees to have a clearly defined central leader (unless multi stemmed) and be correct match to species and quantities specified on drawing.

1.01.12 All formative pruning after planting in accordance with B.S.3998:2010 "Tree work- recommendations" remove branches damaged/broken during planting,remove unwanted secondary shoots,weak forks, or crossing/rubbing branches or dead material.

1.01.13 All trees,shrubs etc to be planted at depth of soil mark from nursery or soil level of container.
All trees,shrubs etc to have all root coverings removed and any damaged roots removed with suitable pruning tool.

1.01.14 All plant material to be Certified nursery stock,of local provenance and in accordance with B.S.3936:1992

1.01.15 All planting operations to be in accordance with B.S.4428:1989
Where herbicides and other chemicals are utilised in conjunction with the following plan these are to be in strict accordance with COSH and Control of Pesticide Regulations

1.01.16 Shrub planting(container grown) to be planted in a planting hole big enough to accomodate the plant without root damage, to a min of 300mm cubed.Min pot size to be 2/3 litre unless specified differently in schedule.

1.01.17 All climbers noted TR require wire or trellis support
All hedges are specified as double staggered rows
In shrub specification all breaks are to be strong and within the lower third (Where no breaks are identified assume min 3 breaks in lower third)

1.01.18 A slow release fertiliser is to be applied immediately after planting in accordance with manufacturers instructions (NOTE; to all public/communal/shared space,plot frontages). and planting beds exposed to the public realm.

1.01.19 All plants to be firmed,ameliorants added,watered in and dead or damaged branches removed after after planting,prior to sheet mulch and bark mulch being added.
All planting beds should be mulched with
75mm min deep layer dark matured woodchip.
All mulch to have an even particle size between 15-65mm
spread taking care not to smother ground cover plants and watering all plants immediately prior to spreading mulch.(Mulch sample and source to be approved).
NOTE:

1.01.20 All trees in grassed zones to be planted centrally within a 1.0M square/round recessed planting bed grass/weed free base with 50mm depth bark mulch or to incorporate a strimmer guard.
All specimen shrubs in grassed zones to be planted centrally within a 0.75M square/round recessed planting bed grass/weed free base with 50mm depth bark mulch or to incorporate a strimmer guard.

2.01.01 HIGHWAY TREES.
All trees to be underground guyed and be adequately supplied with a root protection system (GR1005 or GL1007 by Greenleaf Planting Products or as required to fit individual situation and agreed with monitoring professional)

3.01.01 ROOT BARRIERS. (PRIVATE AND ADOPTED SEWERS -SEPERATE TO TREE PIT DETAIL Tp1)
Utilise geotextile root barrier to depth of filter layer (Min 1.0M) to outer edge of pit and to min 3000mm either side of tree or as shown on drawing.
To be ReRoot 1000 (RER1000A) by Greenleaf Planting Products/Green Blue Urban.

BARE ROOT SHRUB PLANTING.

4.01.01 All native/indigenous planting should utilise plants of local provenance
All bare root plant material delivered to be lifted November - early march dependant on weather conditions. To be planted within 24 hours of site delivery. Root zone to be protected prior to planting either by healing into ground, covered with bare earth, hessian sacking or min 300mm of straw(adequately irrigated and kept moist to avoid roots drying).

4.01.02 Native whip and shrub mix. Use 900mm tube guarding and 1.0M mulch matting, watering all plants immediately prior to laying matting.
Plant between mid November and mid March,slit planted incorporating slow release fertiliser.

4.01.03 Plant between mid November and end February,slit planted or pit planted incorporating slow release fertiliser.

4.01.04 Hedge planting(1+1 or 1+2 transplants or container grown stock) to be planted in double staggered rows 300mm apart on raised cams at 450mm intervals. Plants to be cane supported mulch matted(photodegradable or biodegradable) and rabbit/tube guarded (recycled),firmed in and watered in, with slow release fertiliser added and dead or damaged branches removed after planting.
Transplants to be planted between mid november and end February.(NOTE: Refer also to shrub planting For ameliorants.)

4.01.05 NOTE: All guards to be photo degradable.Do not smother plants with mulch.
NB: All mulch matting must have specified and proven minimum useful life expectancy of 2No growing seasons and be covered with min 50mm dark bark chip layer

GRASS AREAS.

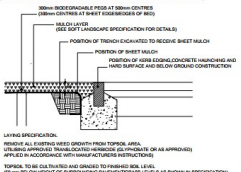
5.01.01 The finished surface level of grassed areas to be set above the height of adjacent hard surfacing to a minimum 10mm compacted level or sufficient to enable effective mowing of the grass without the potential for damaging blades against kerbs.
Prior to turfing rotovate and level topsoil as required and remove any debris and stones above 30mm diameter and add pre turf/seeding fertiliser to manufacturers recommendations.
Use cultivated, weed free amenity turf laid with broken joints well butted up
Work from planks as required to avoid damage to turf and water in as necessary to avoid shrinkage.

5.01.02 Seeding to be undertaken during march,april or september.Remove/spray off and remove weed growth Rotovate and level seed bed as required and remove any debris and stones above 20mm diameter, Apply at 10-15gms per square metre
lightly raking after sowing.(NOTE: All operations to be in accordance with manufacturers/suppliers) guidance notes.)

SHEET MULCH DETAIL (N.T.S.)

TO BE USED ON ALL PLANTING BEDS WITHIN PUBLIC/COMMUNAL/SHARED SPACE PLOT FRONTAGES AND ANY PLANTING BEDS FRONTING THE PUBLIC REALM AS IDENTIFIED ON PLAN.

(TO BE PHOTODEGRADABLE OR BIODEGRADABLE WITH MIN TWO YEAR USEFUL LIFE SPAN)



LAYING SPECIFICATION.

REMOVE ALL EXISTING WEED GROWTH FROM TOPSOIL AREA. UTILISING APPROVED TRANSLOCATED HERBICIDE (GLYPHOSATE OR AS APPROVED) APPLIED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS)

TOPSOIL TO BE CULTIVATED AND GRADED TO FINISHED SOIL LEVEL (50 mm BELOW HIGHT OF SURROUNDING PAVEMENT/GRADE LEVELS AS SHOWN IN SPECIFICATION) REMOVE ALL STONE AND EARTH CLODS

(ALL SOIL AMELIORATION/FERTILISER ETC TO BE UNDERTAKEN AND GROUND WATERED TO FIELD CAPACITY)
WHERE GROUND IS SLOPING ENSURE THAT SOIL LEVELS ARE 50mm BELOW SURROUNDING PAVEMENT AND GRASS AREAS WITHIN 900mm OF BED EDGES

PLACE 200mm DVD FLAP OF SHEET MULCH WITHIN EXCAVATED TRENCH ADJACENT TO EDGE OF BED,BACKFILL TRENCH WITH TOPSOIL AND BURY SHEET MULCH. (SHEET MAY ALSO BE SECURED BY NAILING TO CONCRETE HAUNCHING OF KERB EDGING WITH MASONARY NAILS AT 1.0M CENTRES.)

UNWRAP SHEET AROUND AND LAY OVER SOIL TO BE PLANTED.
UNROLL SHEET MULCH OVER BED USING OVERLAPPING ROLLS (MIN 50mm OVERLAP)

POSITION OF KERB EDGING,CONCRETE HAUNCHING AND HARD SURFACE AND BELOW GROUND CONSTRUCTION

SECURE SHEET TO GROUND USING 300mm BIODEGRADABLE HOOPSPEGS AT 300mm CENTRES (300mm CENTRES AT BED EDGES)

SET OUT PLANTING TO FINAL POSITIONS,CUT THE SHEET MULCH UTILISING A SHARP KNIFE AND REMOVE PLANT POSITION AND CAREFULLY REPLACE AROUND THE STEM.SPREAD TOPSOIL UNDER SHEET IF TRIMMED,REMOVE ALL COMPACTED TOPSOIL CLODS FROM SITE AS ENSURE THAT NO TOPSOIL IS LEFT ONTOP OF SHEET

ONCE PLANTING IS COMPLETE WATER BED TO FIELD CAPACITY. (IN DRY SOIL OR WARM CONDITIONS ENSURE THAT EACH PLANT RECEIVES MIN 2 GALLONS. OTHERWISE APPLY 25 LIT PER SQUARE METER.)

FOLLOWING PLANTING OF ALL BED AREAS SPREAD 50mm DEPTH OF MULCH OVER SHEET.

9.01.01 ALL LANDSCAPE WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT CURRENT BRITISH STANDARDS (INCLUDING CURRENT REVISIONS OF 4428,3936&5837) NATIONAL PLANTING SPECIFICATION GUIDLINES; HORTICULTURAL TRADES ASSOCIATION STANDARDS (INCLUDING HANDLING AND ESTABLISHING LANDSCAPE PLANTS PART 1,2 AND 3.); CPSE "PLANT HANDLING" STANDARDS & COSH REGULATIONS.

9.01.02 SUBSTITUTION TO SUBMITTED DETAILS.
ANY SUBSTITUTION TO THE LANDSCAPE DEPOSIT, ONCE FORMALLY AGREED WILL ONLY BE MADE FOLLOWING REVISION TO THE DEPOSIT AND SUBSEQUENT FORMAL AGREEMENT BY THE LOCAL PLANNING AUTHORITY.

7.01.01 MANAGEMENT OF LANDSCAPE AREAS.

YEAR 1/3

7.01.01 AIMS OF PLAN
TO INSURE PLANTING ESTABLISHES SUCCESSFULLY AND SHRUB CANOPY CLOSES (NO GAPS OR BARE AREAS)
CARRY OUT MAINTENANCE OPERATIONS TO INSURE PLANTING AREAS REMAIN CLEAN AND TIDY AT ALL TIMES AND THAT EACH PLANT/TREE DEVELOPS TO ITS TRUE FORM AND SHAPE AND ASSOCIATES CORRECTLY WITH OTHER SPECIES WITHIN THE BED
ASSESS NEED TO REMOVE STAKES,CANES AND OTHER SUPPORTS

7.01.02 MAINTENANCE OPERATIONS.(Based on a minimum number of visits of 6No during growing season and 2No during dormant season)
WATER ALL SOFT LANDSCAPE AREAS AS REQUIRED TO AID ESTABLISHMENT
WEED ALL PLANTING AREAS ? Including spot treatment of all PEST AND DISEASE CONTROL.(grass and planting
APPLICATION OF FERTILISER
ADJUST STAKES AND TIES.
REMOVAL OF TREE/SHRUB STAKES/TIES/GUIARDS When plants are stable/mature enough to no longer required to support protection.
REFIRM PLANTING.
REPLACE DEAD,DYING,DEFECTIVE,DANGEROUS TREES AND DEAD,DEFECTIVE,DYING SHRUBS.
REPLACE DISTRESSED/FAILING TURF.
LITTER PICK ,REMOVAL OF LEAF LITTER AND GENERAL TIDYING/SWEEPING OF LANDSCAPE AREAS.
PRUNING SHRUBS AND TREES
ASSOCIATED HARD MAINTENANCE OPERATIONS (PUBLIC OPEN SPACE) (Based on 12No monthly visits during each 12 month period)
REPAIR OF DEFECTIVE HARD LANDSCAPE, FENCING&ENCLOSURE, GATES AND STREET FURNITURE.
WEED TREATMENT/REMOVAL AND TIDYING, SWEEPING OF HARD SURFACES. INCLUDING REMOVAL OF LEAF LITTER.
TOP UP BARK MULCH
GRASS CUTTING Year 1: Cut to maintain at height 40-60cm
GRASS CUTTING Year 2 onwards: Wild flower 1-2 cuts/yr Short- medium grass 6-8 cuts/yr

7.01.03 YEAR 4/5
AIMS OF PLAN
TO INSURE PLANTING ESTABLISHES SUCCESSFULLY AND SHRUB CANOPY CLOSES (NO GAPS OR BARE AREAS)
CARRY OUT MAINTENANCE OPERATIONS TO INSURE PLANTING AREAS REMAIN CLEAN AND TIDY AT ALL TIMES AND THAT EACH PLANT/TREE DEVELOPS TO ITS TRUE FORM AND SHAPE AND ASSOCIATES CORRECTLY WITH OTHER SPECIES WITHIN THE BED
ASSESS NEED TO THIN OUT FASTER GROWING SPECIES OR THICKEN UP UNDERDEVELOPED AREAS OF THE SCHEME IN STRICT ACCORDANCE WITH THE APPROVED PLANTING PLAN.
ASSESS NEED TO REMOVE STAKES,CANES AND OTHER SUPPORTS
INSURE THAT ALL MANAGEMENT AND MAINTENANCE OPERATIONS FAVOR THE ULTIMATE PLANT SELECTIONS (INFRASTRUCTURE TREE AND SHRUB POSITIONS)

7.01.04 YEAR 6 ONWARDS
AIMS OF PLAN
AS YEARS 1-5 BUT ALSO INCLUDING THE FOLLOWING
AS SHRUB SPECIES BECOME OVERMATURE REPLACE WITH NEW SPECIMENS OR WHERE APPROPRIATE CUT BACK AND ALLOW TO REGENERATE
ALL IN ACCORDANCE WITH APPROVED PLANTING PLAN.

Plant Schedule:

Trees

Species	Abb.	Height	Number	Girth	Specification
Alnus glutinosa	AG	300-350cm	15	8-10cm	Standard: RB
Betula pendula	BP	300-350cm	25	8-10cm	Standard: RB
Quercus robur	QR	300-350cm	22	8-10cm	Standard: RB

Hedging

Number	Species	Abb.	Height	Pot Size	Specification	Density
275	Acer campestre	Acer cam	60-90cm		1+1Tpt: BR	2No per Sq M.
275	Corylus avellana	Cor ave	60-90cm		1+1Tpt: BR	2No per Sq M.
1105	Crateagus monogyna	Cra mon	60-90cm		1+1Tpt: BR	2No per Sq M.
275	Ilex aquifolium	Ilex aqu	30-40cm	2L	Bushy: C	2No per Sq M.
275	Prunus spinosa	Pru spin	60-90cm		1+1Tpt: BR	2No per Sq M.
275	Rosa canina	Ros can	60-90cm		1+1Tpt: BR	2No per Sq M.
275	Viburnum opulus	Vib opu	60-90cm		1+1Tpt: BR	2No per Sq M.

A: FENCING ADDED. PARKING, ACCESS AND SCREEN PLANTING AREAS UPDATED TO CLIENT REQUIREMENTS. 19.07.19
B: POSITION OF PARKING BAYS AND EXISTING FENCE TYPES UPDATED AND CONFIRMED. 23.07.19

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DRAWING STATUS
FOR APPROVAL

CLIENT
UK MGMT

PROJECT
PYLON FARM, NEW YEARS GREEN LANE, HAREFIELD.

DRAWING TITLE
LANDSCAPE PROPOSALS. (Sheet 1)

SCALE	DATE	DRAWN	CHECKED	DRAWING NUMBER
1:250@A1.	17.07.19	OB	AH	19.4067.01

No dimensions are to be scaled from this drawing
All written dimensions to be checked by the contractor discrepancies notified immediately to this consultant
REV B