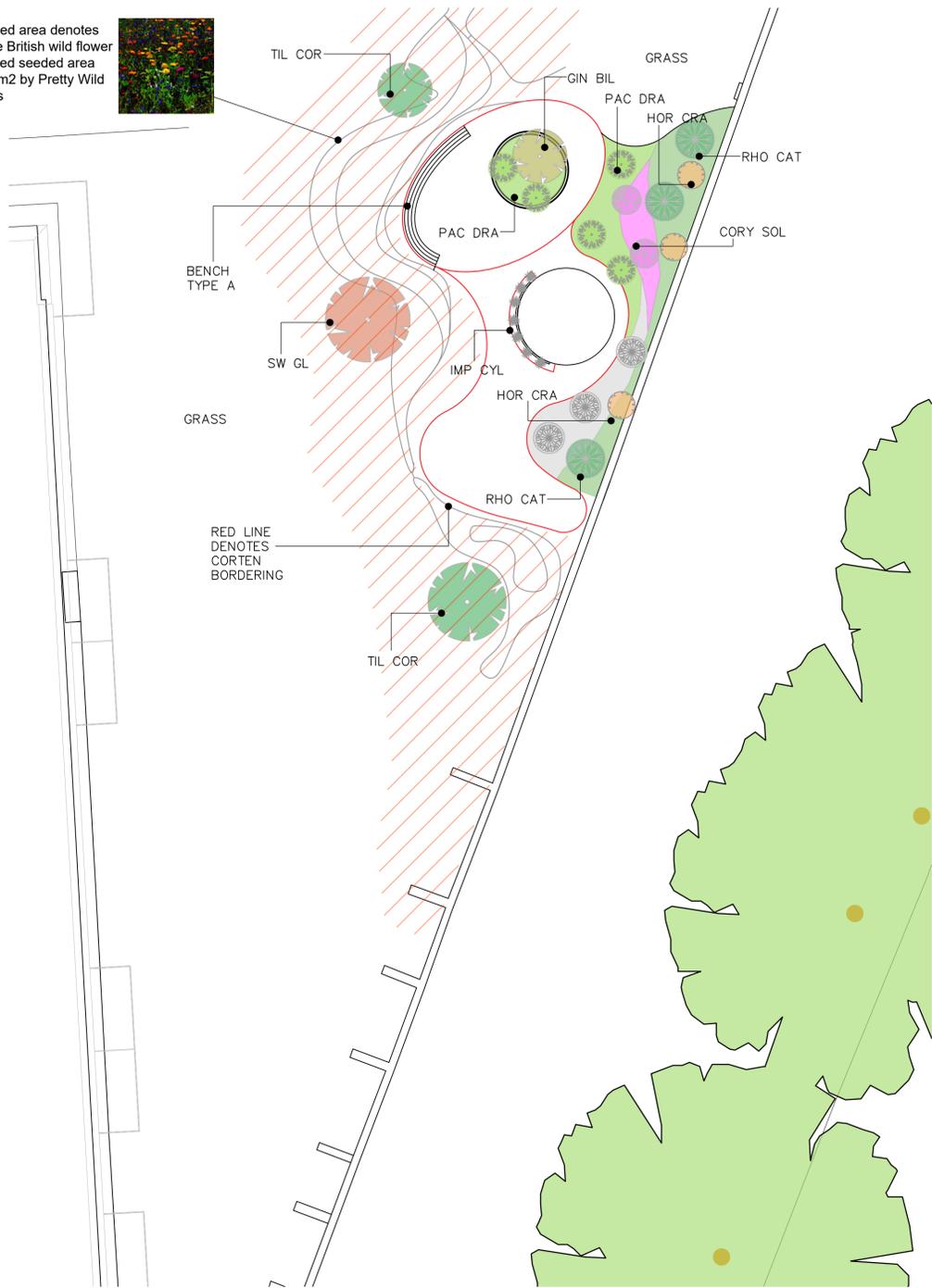
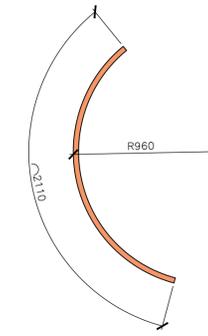


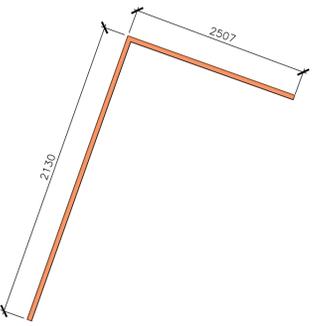
hatched area denotes native British wild flower scented seeded area 1-2g/m² by Pretty Wild seeds



Bench - Type A - 1:50



Fence - Type A - 1:50



Fence - Type B - 1:50

outline planting specification

existing trees
There are no existing trees on site or near to any new boundary works. The existing site is hard standing throughout.

standard trees
Standard trees are to be planted in 1200mm x 900mm x 1200mm pit. planting medium to be 1050mm depth, comprising 80% approved quality topsoil, to comply with BS3082, and 20% approved peat free compost. Emag fertilizer to be incorporated at a rate of 70 grams/m². Deciduous tree to be staked with two 75mm diameter galvanised softwood stakes pointed at end. Stakes to be driven into existing ground beneath tree pit 300mm min. top of stakes to be 750mm above ground level and fixed to tree with a suitable rubber tree tie. Allow for watering in well.

shrubs and groundcovers
to be planted in 400mm depth approved quality topsoil beds with 75mm consolidated depth bark mulch, to comply with BS3882, cultivated and incorporating Emag fertilizer at a rate of 70 grams/m². specimen plants to have backfill of 80% topsoil / 20% approved peat free compost. all plants to be well watered in. all shrub beds to receive a 65mm layer of coarse / medium grade bark mulch, unless otherwise specified.

general plant supply
all plant material to be supplied with BS3936 parts 1-4 and 10. all plants to the correct species and stock size specified, and to be good specimens characteristic of species. all plants to be supplied free from pest and disease. no substitution of species shall be allowed without prior approval.

composts & pesticides
Contractor to ensure peat-free composts, mulches and soil conditioners are to be used. As a general rule, no pesticides (herbicides, insecticides, fungicides and slug pellets) to be used on site. Where it is absolutely necessary to use pesticides these should be non-residual.

services
The landscape contractor should establish positions of drains and services on site prior to excavation works, and any potential conflict with tree planting positions should be brought to attention.

trees, shrubs & groundcovers
planting beds to contain a balanced mix of plants within communal areas, private gardens and specimen trees within communal areas as noted. Plants / trees typically.

outline maintenance specification
Maintenance of the landscape areas shall be undertaken by a competent Landscape Contractor and will become the responsibility of the management company for the site. All soft landscape elements are to be maintained and guaranteed by the landscaping installer during 12 months defects liability period. Following expiry of the defects period and the saluum of the 4 subsequent years, the Contractor shall advise the management company of all trees and other plants found to be dead, dying, vandalised or suffering significantly from the current growing conditions. All failed / defective plants identified within should be replaced by the contractor at the soonest available planting season to ensure a continued coverage of growth. Replacement plants should be of the same species and specification of the failed specimens.

Maintenance visits shall be undertaken at regular intervals to undertake the most intensive maintenance tasks such as removing litter and inspecting components for defects. Visits may be increased at certain times of the year to enable the operations to be properly executed.

Maintenance to include weeding operations to trees, and shrub areas, pruning plants as necessary, checking and adjusting stakes and ties, watering as necessary during prolonged dry periods, and replacing any plant failures.

The Contractor shall ensure that any chemical application is undertaken by trained personal / operatives only, who have the appropriate NPIC certificates and in accordance with the manufacturer's recommendations. The 'Code of Practice for the Safe Use of Pesticides for Non-Agricultural Purposes' will be observed where applicable. The use of any chemicals shall be noted on record sheets and retained within a log. The Contractor shall programme and vary their agreed time of visits to coincide with appropriate weather conditions for carrying out of operations, with particular regard for the use of chemicals.

The Contractor will notify the management company to any significant pest or disease problem affecting the planted stock and shall provide a suitable strategy for treatment to be implemented.

Chipping and shredding is not permitted on site without prior consent. Proposals for control of vermin should be submitted for approval if they become a problem.

An external water supply is to be available to carry out maintenance operations. In the event of water restrictions (e.g. drought), the landscaping contractor will be responsible for submitting proposals to the management company for an alternative source of water e.g. use of a trailer mounted bowser.

proposed standard trees - maintenance
Routine operations will involve: watering at times of drought, ensuring sufficient water is applied to ensure trees remain healthy; applications of slow release fertiliser; inspecting stakes and ties to trees and removing these as soon as trees are self-supporting to benefit tree establishment; re-firming trees in ground after strong winds, frost heave or other disturbances; monitoring and replacing failed planting with new plants between October and March; inspecting trees for pests and diseases; pruning to maintain shape and form and maintaining a mulch layer around the base of the tree to prevent weed competition. Any replacement planting is to be undertaken to the original specification into well-prepared ground.

Proposed shrubs planting - maintenance
Routine operations will involve: watering at times of drought, ensuring sufficient water is applied to ensure trees remain healthy; pruning/clipping and re-shaping species to encourage bushiness; removing weeds; heaving or forking over beds; fertilising; topping up mulch; monitoring for pests and diseases; and replacing dead or dying specimens as soon as possible when growing conditions permit. When shrubs start to overlap or dominate less vigorous species, it may be necessary to remove some individual plants to retain the character of the bed. Thinning will take place as required in a logical process over several stages. Monitoring and replacing failed planting with new equivalent plants will take place between October and March or later if containerised stock is used and weather conditions permit. Dead head flowering shrubs following the flowering period to promote further flowering.

Proposed hard landscaping - maintenance
Routine operations will involve: removing debris, litter and fallen leaves through regular sweeping; remove grass orisings; undertaking regular visual inspections for defects. Any patchy or worn areas or where the hard surface finish has visibly failed, are to be clearly fenced-off from the public and repaired as new as soon as feasible possible. Street Furniture and Fencing will be inspected to ensure that it remains soundly and safely installed.

Planting Key

| planting schedule | | | |
|----------------------|----------------------------|---------------|----------------------|
| image | species | specification | density |
| standard tree | | | |
| | tilia cordata 'greenspire' | 16-18cm | individually planted |
| | Ginko Biloba | 16-18cm | individually planted |
| | Sweet Gun Liquidamber | 16-18cm | individually planted |

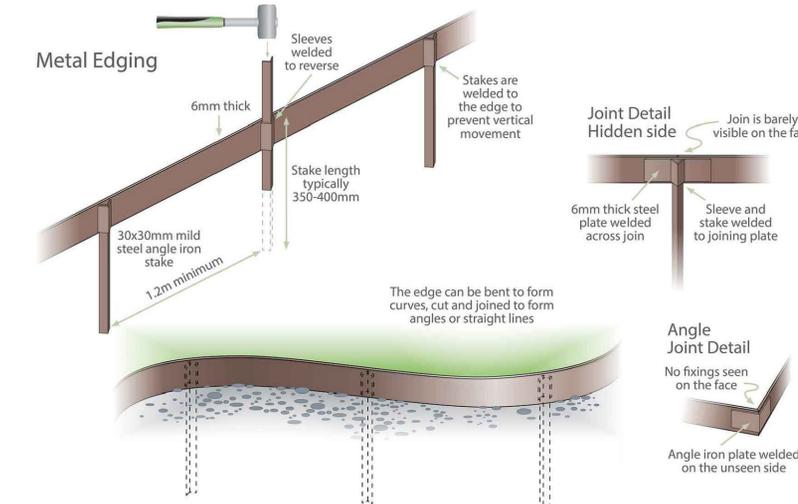
| ornamental shrubs & groundcovers - shade tolerant | | | |
|---------------------------------------------------|------------------------------------------------------------|---------------|----------------------|
| | Viburnum Rosereum | 8 litre pot | individually planted |
| | Rhododendron Catawbiense Grandiflorum 'Boursault' | 5 litre pot | individually planted |
| | Corylus Avellana | 5 litre pot | individually planted |
| | Corydalis solida Porcelain blue and china blue | 2 litre pot | 4/m ² |
| | Dryopteris VARIOUS Foxglove | 3/5 litre pot | 2/m ² |
| | Hawthorn Crataegus monogyna | 5 litre pot | individually planted |
| | Vinca minor alba Galium Odoratum Fritillaria Meleagris | 3 litre pot | 4/m ² |
| | Lungwort Crocus chrysanthus viola riviniana | 3 litre pot | 4/m ² |
| | Pachysandra terminalis - Japanese Spurge | 3 litre pot | 4/m ² |
| | Imperata cylindrica rubra Red Baron - Japanese Blood Grass | 2 litre pot | individually planted |

Notes:
do not scale:
detailed drawings and larger scale drawings take precedence. Figured dimensions only are to be taken from this drawing.

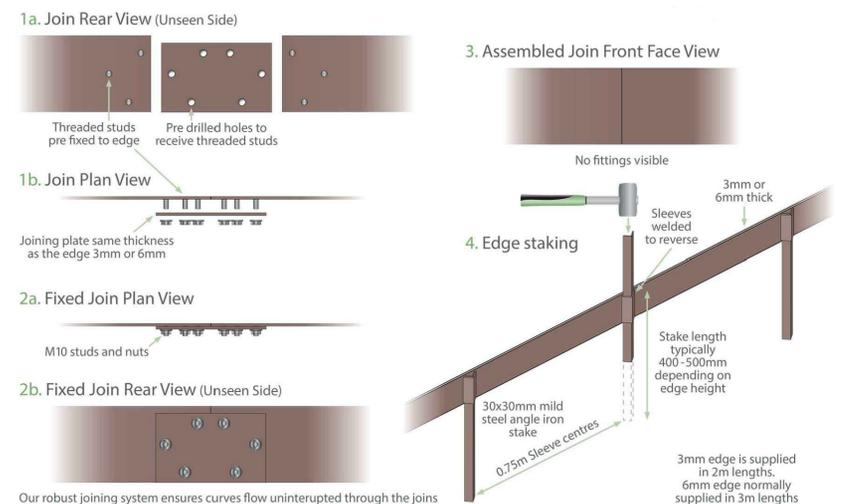
dimensions:
All building and site dimensions, levels and sewer invert levels at connection points are to be checked and verified on site by the contractor before the commencement of works. All dimensions are to be checked prior to the placement of orders for materials or the fabrication of work and any discrepancy, omission or error is to be reported to the Architect immediately for verification.

specification:
The Contractor is to comply with current Building Legislation, British Standard Specifications, Building Regulations etc. whether or not specifically stated on this drawing. This drawing must be checked against and read in conjunction with any structural or other relevant specialist and design documentation provided.

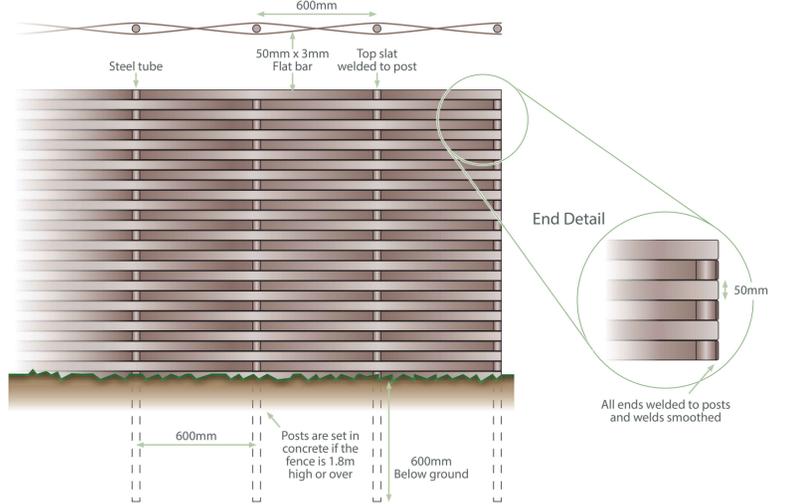
revisions:



Corten Border Edging



Corten Border Edging



Metalscape Fencing

PLANNING

client:
Marson Developments

project:
Hayes Park North

description:
Proposed Landscape
Soft Planting and Schedules



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w: www.jdwarchitects.co.uk

drawn: JDW scale: varies @A1
date: June '21 sheet of:

job dwg. no: jw1200-162

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