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General landscaping
Existing levels to be preserved around retained existing trees and vegetation. Existing trees and vegetation to be retained area to be protected in accordance with BS5837 during construction. All landscape works to be undertaken by competent persons, with appropriate training and equipment.

Services
The contractor must ascertain for themselves the exact location of underground services before commencing work.

Topsoil
Topsoil to be handled (i.e. excavated and/or imported, stored, spread, cultivated) in accordance with method agreed in writing by Landscape Architect prior to work commencing. Amelioration to be as determined by analysis. If poor drainage is suspected in existing soil surfaces, these should be broken up prior to planting, turfing and seeding to a depth of 300mm to remove likelihood of compaction and damage to new planting and turf. Where topsoil is to be imported, soil medium parameters to be within the following:

Soil texture:	sand 20-75%
	silt 5-60%
	clay 5-30%
Maximum stone size in any direction:	50mm
pH:	5.5 - 7.8
Electrical conductivity:	100-900 uS/cm
Organic matter:	> 4%
Nitrogen:	> 0.2%
Phosphorus:	> 26 mg/l
Potassium:	> 240 mg/l
Magnesium:	> 50 mg/l

Imported topsoil to be a good quality loam to BS 3882 or manufactured topsoil. All topsoil areas shall be thoroughly cultivated by hand or suitable machinery to the full depth of the topsoil layer, incorporating ameliorants as specified and/or as indicated by analysis and in accordance with BS 3882. Hand cultivations shall be carried out to achieve the required finish on areas where machine cultivation is impossible ie adjacent to kerbs, manholes and footpath junctions etc. Surplus plant matter, rubbish and surface stones having any dimension greater than 25 mm shall be collected and removed from the site. Existing topsoil to be stripped and re-used if suitable as per specification. Topsoil is to be stored in heaps, maximum of 4m in height, providing soil is reasonably dry and friable during stripping and handling - using a tracked excavator. To protect from wet weather once final height is achieved, an excavator should regrade the sides and top of stockpile to a firm surface.

Fertilizer/Compost
Approved (peat free) composts to PAS100 and fertilizers to be added during cultivation as required to full depth of growing medium.

Plant Handling
Plant handling at the nursery, and during transit up to delivery, shall be in accordance with 'Plant Handling', the booklet published by the Committee for Plant Supply and Establishment (CPSE). The contractor shall comply with clauses 3 & 4 of the above booklet (obtained from the Horticulture Trades Association, 19 High Street, Theale, Reading, Berks RG7 5H) which refers to the receipt, unloading and temporary storage of plants. General plant stock to conform to BS 3936, advanced nursery stock to BS 5236, BS 8545, and planting to BS 4428. Plants shall be first class examples of their species or variety, free from all pests and diseases, with good fibrous root systems and materially undamaged (refer to relevant sections of BS3936 Parts 1-4 'Specification of Nursery Stock'). All planting operations to be in general compliance with BS4428: 1989 'Code of Practice for general landscape operations (excluding hard surfaces)'. Carry out all planting while soil and weather conditions are suitable:

- Do not plant during periods of frost or strong winds. Plant only during the following periods
- Deciduous and conifer trees: Late October to late March
- Container grown plants: At any time if ground and weather conditions are favourable. Ensure that adequate watering and weed control is provided
- Bulbs: September/October

Setting-out of planting beds to be approved by Landscape Architect before work commences. Ensure that plant beds are neatly defined, and rise from adjacent paved areas. All ornamental planting areas to be mulched with 75mm (settled depth) bark mulch. Sample of mulch to be approved by Landscape Architect. Topsoil depth to be 300mm for planting and 150mm for grass.

Trees
Trees shown on plan to be planted with species as labelled or similar approved. All trees to be planted in pits 1m x 1m x 0.9m

deep backfilled with 500mm depth 80% clean topsoil and 20% approved green compost to PAS100 and 100 gms granular fertilizer, over 400mm washed medium coarse grade sand bed to base of pit. Water-in heavily after planting and surface mulched 75mm depth. Unless noted above as requiring underground guying, all trees to be double staked and tied and multi stems diagonal single stake. Sample of staking for each species to be approved. Any necessary tree works are to be carried out by an approved tree surgeon to BS 3998. Trees planted in grass lawn to be set in bare earth circles, 1m diameter around tree trunk, with turf trimmed neatly to form circle, and earth mulched with approved bark mulch to 75mm depth after planting.

Shrub Herbaceous & Ground Cover Planting
All plants to be planted in cultivated planting beds at densities shown in plant schedule, in pits of min. size 0.3m x 0.3m x 0.3m deep so as to accommodate full root spread, backfilled with 80% clean topsoil and 20% approved green compost to PAS100 and 20 gms granular fertilizer. All shrub beds to be in min. 300mm good quality, well prepared topsoil and to be mulched with 75mm depth approved bark mulch after planting.

Grass/Turf
Turfing and seeding shall be carried out only during appropriate seasons and while soil and weather conditions are suitable for the relevant operations. Only machinery and tools suitable for the site conditions and the work to be carried out shall be used. Hand tools shall be used around trees, plants and in confined spaces where it is impractical to use machinery. The soil shall be weed free prior to turfing and seeding. Contact herbicide as specified should be applied to all areas of weed growth 4-6 weeks before grassing and repeated if necessary to maintain a weed free bed. Where deep rooted weeds are present (docks, thistles etc.) approved suitable herbicide should be applied as a spot treatment. Turf shall be laid on and seed spread on prepared, levelled soil (minimum 150mm depth) in the areas indicated on the drawings in accordance with BS 4428:1989. All grass areas to be approved landscape quality turf for external areas and lawn turf for internal garden areas, or equivalent seed, ideally Emorsgate Flowering Lawn Mixture or equivalent sown at 4g/m2 and in accordance with manufacturers recommendations.

Native Species Hedge
Plants to be as feathered to ground. Plant spacing to be double staggered rows at 450mm centres or single row at 300mm centres as shown on plan. Planting trench to be minimum 600 width x 500mm depth so as to accommodate full root spread, backfilled with 80% topsoil and 20% approved green compost to PAS100 and 20 gms granular fertilizer over 200mm depth washed medium coarse grade sand. All new hedge planting should be sown at the base with Emorsgate Hedgerow Mixture EH1 or equivalent at a rate of 4g/m2 and to manufacturers requirements. Seed is best sown in autumn or spring but can be sown at other times with sufficient warmth and moisture. Firm in with roller or treading to give good soil contact. A flush of weeds should be expected - avoid cutting till August to protect seed growth. Meadow planting is best managed in zone to produce the best biodiversity with areas left uncut and other cut once or twice a year.

Wildflower Meadow Seeding
Kill off any existing vegetation by spraying off with proprietary herbicide and allow time to elapse as recommended by the manufacturer before commencing any cultivation works. If time permits, a 'stale seed bed' is to be established, by allowing the graded meadow area to colonise with weeds from the existing soil seed bank following initial cultivation / rotivation and an additional application of proprietary herbicide applied to remove any weed growth. Areas to be seeded are to be finely graded to bring to a uniform and even grade at the correct finished level and to remove all minor hollows and ridges. All stones and debris greater than 50mm in size to be removed and disposed of off-site. Wildflower seeded areas are to consist of min. 300mm deep existing retained topsoil (free from weeds)/subsoil mix (50:50) over existing site subsoil layer. No imported topsoil should be used in the formation of wildflower meadows. Final preparation of the seeded areas shall be carried out so as to create a fine tilth surface suitable for seeding. No pre-seeding fertiliser shall be applied. Wildflower seeding is to be undertaken preferably in Spring (Early March to late June) or if not feasible in Autumn (Mid August to October). Where sowing rates are low and sowing is to be undertaken by hand broad-casting, the contractor should mix the seed evenly with a fine, dry sand to bulk up the sowing mixture. Seeding by this method should only be undertaken on calm days with no wind. After seeding, areas are to be hand raked and lightly rolled. The contractor shall take the necessary precautions to ensure all grass areas are protected throughout the establishment period, with the use of chestnut pale fencing where appropriate. The contractor shall ensure that all seeded areas are watered fully at the time of installation to the full cultivated depth, and that sufficient subsequent watering is carried out to ensure healthy establishment of the grass sward.

Maintenance
Establishment maintenance for all planting for 5 years from Practical Completion (first year to be carried out by installing contractor) to include weed control, watering and replacement of failures to original specification in the planting season following failure. All plant material to receive annual pruning and groundcover to be trained and edged with minimum 2 trims per year. Mowing is to be carried out using approved machinery to maintain the vegetation length within the limits of 30 mm and 50 mm during April to August inclusive and between 50 mm and 70 mm during the rest of the year.

Stock	Quantity	Item	Size	Height (cm)	Notes	Density/m2
Trees	1	Acer campestre	16-18 Girth	450+	5 breaks 3x standard (extra-heavy) clear stem 200+	RB Counted
	3	Betula pendula	16-18 Girth	450+	3x standard (extra-heavy) clear stem 200+	RB Counted
	1	Platanus x acerifolia	16-18 Girth	450+	3x standard (extra-heavy) clear stem 200+	RB Counted
	1	Prunus avium	16-18 Girth	450+	3x standard (extra-heavy) clear stem 200+	RB Counted
	3	Sorbus aucuparia	16-18 Girth	450+	5 breaks 3x standard (extra-heavy) clear stem 200+	RB Counted
	9					
Orchard trees	3	Malus domestica vars (eg Adam's Pearmain, Blenheim Orange, Egremont Russet, Ribston)			Cordon trained, on M26 rootstock	RB Counted
	4	Pyrus sp vars (eg Concorde, Buerre Hardy, Conference, Invincible)			Cordon trained, on Pixy rootstock	RB Counted
	7					
Shrubs	60	Cistus x pulverulentus 'Sunset'	3L	20-30	Branched min. 3 breaks	C 3m2
	75	Lavandula angustifolia 'Hidcote'	3L	20-30	Bushy, min. 3 breaks	C 3m2
	37	Mahonia aquifolium 'Apollo'	3L	30-40	Branched min. 3 breaks	C 3m2
	47	Osmanthus burkwoodii	3L	30-40	Bushy, min. 4 breaks	C 3m2
	71	Sarcococca confusa	3L	20-30	Bushy, min. 4 breaks	C 3m2
	290					
Ground Cover	63	Euonymus fortunei 'Emerald Gaiety'	2L			C 5m2
	117	Vinca minor	2L			C 5m2
	180					
Herbaceous	89	Acanthus spinosus	2L			C 5m2
	60	Anemone hephehensis 'September Charm'	2L			C 5m2
	83	Bergenia 'Silberlicht'	2L			C 5m2
	51	Dryopteris filix-mas	2L			C 5m2
	52	Epimedium versicolor 'Sulphureum'	2L			C 5m2
	83	Euphorbia amygdaloides 'Purpurea'	2L			C 5m2
	64	Geranium macrorrhizum 'Album'	2L			C 5m2
	66	Perovskia atriplicifolia 'Blue Spire'	2L			C 5m2
	59	Polystichum setiferum	2L			C 5m2
	36	Sedum spectabile 'Autumn Joy'	2L			C 5m2
	53	Stachys byzantina	2L			C 5m2
	696					
Native Hedge Planting						
Hornbeam Hedge: 2 staggered rows, 450mm centres	996	Carpinus betulus		80-100cm	Transplant (seed-raised), 1+1	B
Hornbeam Hedge: Single row, 300mm centres	1106	Carpinus betulus		80-100cm	Transplant (seed-raised), 1+1	B
	2102					
Wild Flower Seed	59.2	Supply and install to manufacturer's recommendations Emorsgate EM5 Meadow Mixture for Loamy Soils - Sowing Rate 4gms per m2				
Wild Flower Seed	50.3	Supply and install to manufacturer's recommendations EM3 Special General Purpose Meadow Mixture - Sowing Rate 4gms per m2				
Flowering Lawn Seed		Counted Supply and install to manufacturer's recommendations Emorsgate EL1 Flowering Lawn Mixture - Sowing Rate 4gms per m2				

LEGEND

- Prunus avium 16-18cm girth
- Platanus x acerifolia 16-18cm girth
- Sorbus aucuparia 16-18cm girth
- Betula pendula 16-18cm girth
- Acer campestre 16-18cm girth
- Cordon trained fruit trees: Malus domestica vars. on M9 rootstock Pyrus sp.cultivars on Quince C rootstock
- Planting bed
- Carpinus betulus Hedge (80-100cm) Single row @ 300cm centres
- Carpinus betulus Hedge (80-100cm) Double staggered row @ 450cm centres
- Wildflower meadow EM5
- Lawn grass
- Wildflower EM3

REV	DATE	COMMENTS	DRN	CHK	APP
01	10/11/2023	Issue enclosure moved, with/without additl. general updates			

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PROJECT:	Dower House, Harlington		
TITLE:	PLANTING PLAN		
CLIENT:	KOMFORT SERVICES		
SCALE:	1:250@A1	DATE:	16/11/2023
JOB NO:	3071	DWG NO:	DOWE-UBU-XX-XX-D-L-3000
STATUS:	PLANNING	REV:	P02