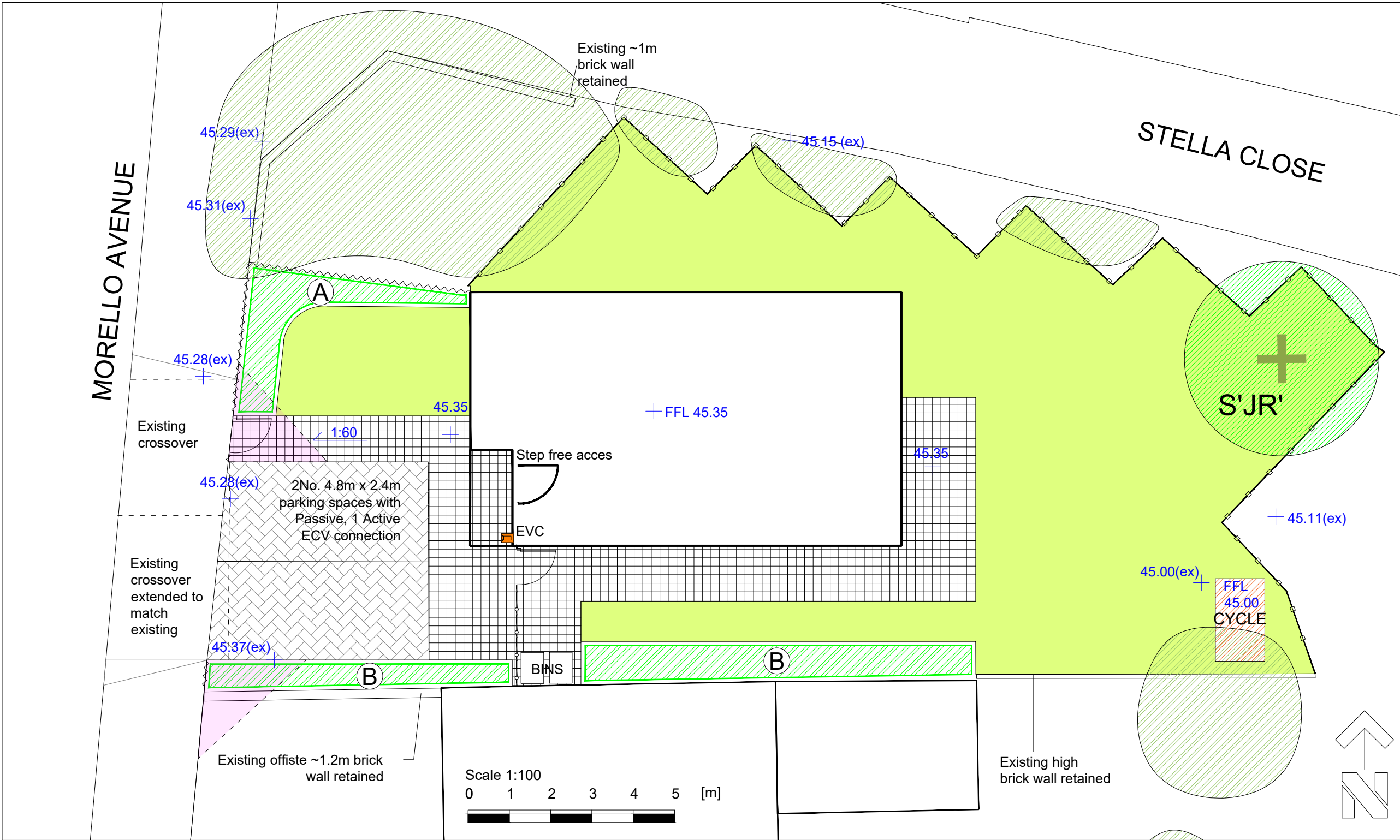




OUTLINE SPECIFICATION:

GENERAL
All works to be in accordance all relevant British Standards and the Landscape Consultant's planting plans and specification (to be issued) and in compliance with the National Landscape Specification (NBS) 1998, latest revision.

SETTING OUT
All dimensions and levels should be checked and adjusted on site. Contractor responsible for care around all services. Do not scale from this drawing.

SITE PREPARATION
Building rubble in excess of 50mm dimension to be removed, compaction ripped 150mm deep or broken out by JCB back-actor leaving surface rough. Ensure free drainage.

TOPSOIL
Multipurpose topsoil BS:3882 medium loam, not more than slightly stoney, pH 5.7-7.5.
Depth 450mm all planting areas. 150mm to all other areas.
Provide Declaration of Analysis of topsoil to Employer's Agent.

TREE PIT
75 mm deeper than root system and wide enough to accommodate roots when fully spread
OR
Light Standard 900mmØ x 600mm depth

PREPARATORY HERBICIDE
Weed allowed to grow and treated with up to three applications of weed killer prior to cultivation or planting during the fallow period.

GRASSING
Grassing between April-October.
Cultivate to prepare seed bed. Finished seed bed levels 25mm above pavings and kerb edges. Stones pick to 25mm. Pre-seeding fertiliser 50g/m². Grass mix chosen for low maintenance requirements:-
GRASS SEED MIX from DLF Trifolium Tel: 01386 791102:
LOW MAINTENANCE 'Pro85 DOT Road verge mix Eng&W's'

PLANTS
General
Plant material in accordance with the HTA's National Plant Specification 1997. All plants container grown, well formed and free from disease. Plant handling to CPSE Plant Handling Code.

Quality as supplied by:
Johnsons of Whitley Ltd, York YO26 8AQ. Tel: 01423 330234.
Or other nursery listed in the Horticultural Trades Association Nursery Certification Scheme.

Planting
Plant November to March.
Planting areas cultivated 150 mm deep and stone picked of material greater than 50mm. Plant material pit planted 300 x 300 x 200 minimum. Approved planting compost incorporated into the soil during planting.

Backfill mix	Enmag	P4	Compost
Shrubs	35g	5g	10 litres
Light Standard	50g	25g	50 litres

Backfill mix (30%) incorporated into topsoil (70%) during planting.

TREE STAKING
Light Standard - Short Single Staking
Short staked using Unilog painted black 75mm min diameter. Driven vertically 450mm on windward side into base of pit. Secured with rubber J Tom's 37.5mm wide standard nylon reinforced rubberbelt ref L2 ties including rubber spacer pads ref L1. Tie within 25mm of top of stake.

MULCH
Total cover coarse bark mulch to shrub areas, Melcourt Bark Nuggets 75mm deep.

IMPLEMENTATION PROGRAMME:
First planting season following construction

PLANTING REMOVALS / FAILURES:
In accordance with planning condition 8 (Ref.75531/APP/2020/1234): Trees, hedges and shrubs shown to be retained on the approved plan(s) shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during (or after) construction, or is found to be seriously diseased or dying, another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

Based on MEPK Architects drawing no. 19109 P-01, dated 24/03/2020

Weddle Landscape Design

LANDSCAPE ARCHITECTURE

ENVIRONMENTAL PLANNING

Mews Studio, Charnwood House, Tel (0114) 250 1181
8 Kenwood Bank, Sheffield S7 1NU Fax (0114) 250 1188
www.weddles.co.uk mail@weddles.co.uk

Job STELLA CLOSE, UXBRIDGE

Title					
LANDSCAPE MASTERPLAN					
scale@A3	drawn	date	job number	number	revision
1:100	EH	APR 21	1238	SCU 03	-

KEY:

Existing Vegetation Retained

Light Standard Tree

Grass

Ornamental Shrub Planting

Marshalls Piora Permeable 200 x 100 x 80

Buff Block Paving or similar approved

Marshalls Piora Permeable 400 x 400 x 65

Flag Natural Paving or similar approved

Proposed 1.8m close boarded timber fence with gate

Existing 1.8m timber close boarded fence retained / made good / replaced as required

1.2m Black Metal Railings

Bel Etage 2m x 1.2m Overlap Flat Wooden Bike Shed with lock for 2+ bikes

Rolec Electric vehicle chargers with 1no. 7.2KW/32A IEC 62196 mounted socket, or similar approved & 1 passive connection

2.4 x 2.4m Pedestrian visibility splays

PLANTING SCHEDULES							
MIX A							
				Area: 6.5m ²			
Name	Girth/Dia. cm	Height cm	Root Zone	Specification	Mix %	No./m ²	Number
Aucuba japonica		20-30	2L	Bushy, 3 brks	15	3	2
Bergenia 'Sunningdale'			2L	Full pot	10	5	3
Cornus alba 'Sibirica'		40-60	2L	Branched; 3 brks	15	2	2
Geranium x oxonianum 'Wargrave Pink'			2L	Full pot	15	4	3
Hypericum calycinum		20-30	2L	Bushy, 6 brks	15	4	3
Prunus laurocerasus 'Otto Luyken'		20-30	2L	Bushy, 3 brks	15	3	2
Skimmia japonica		20-30	2L	Bushy, 3 brks	15	4	3
MIX B							
				Area: 14.5m ²			
Name	Girth/Dia. cm	Height cm	Root Zone	Specification	Mix %	No./m ²	Number
Ceanothus thyrsiflorus repens	20-30D		2L	Bushy, 4 brks	15	4	9
Choisya ternata		20-30	2L	Bushy, 3 brks	15	3	7
Hebe 'Mrs Winder'		20-30	2L	Bushy, 3 brks	15	3	7
Hemerocallis 'Stella de Oro'			2L	Full pot	10	4	6
Salvia officinalis 'Purpurascens'			2L	Full pot	15	5	11
Sedum spectabile 'Brilliant'			2L	Full pot	15	3	7
Spiraea japonica 'Anthony Waterer'		20-30	2L	Branched; 5 brks	15	3	7
TREES							
Abbrev.	Name	Girth/Dia. cm	Height cm	Root Zone	Specification	Number	
S'JR'	Sorbus 'Joseph Rock'	6-8	250-300	B	2x LS; clear stem 150-175cm; 3 brks	1	

LANDSCAPE MANAGEMENT:

Site Owner to implement management plan to cover the following regular, seasonal and annual maintenance operations:

Trees:
Water monthly April to September in periods of drought
Inspect trees annually in winter
Undertake formative pruning of young trees to encourage good growth and shape - As required.
Following strong winds, re-firm base and check tree stakes for stability. - As required
Check tree ties on new tree planting and replace/loosen/remove as necessary
Apply slow release fertiliser to base of each tree; 50g per new tree. - Annual, Mar-Apr

Shrubs:
Remove litter
Water monthly April to September in periods of drought
Maintain plant beds weed free
Remove dead plants
Trim planting to prevent encroachment onto paths
Prune planting clear of all signage and sightlines
Prune beech hedges once annually
Firm up rockbed plants
Eradicate any occurrence of Japanese Knotweed