

# LANDSCAPE SPECIFICATION

For proposed soft and hard works at:  
Proposed Care Home 81 Bed scheme, 18 Pield Heath Road,  
Uxbridge, UB8 3NF

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Project: 1313 B  
V3

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# **1 Design Strategy**

- 1.1 The following speciation is for the new landscape areas associated with the development of a 81 Bedroom care home at 18 Pield Heath Rd, Uxbridge, UB8 3NF.
- 1.2 The speciation is accompanied by the soft and hard works plans (at the appendices of this report:
- 1313-04 18 Pield Heath Rd 81 Bed soft works North A0
  - 1313-05 18 Pield Heath Rd 81 Bed soft works South A0
  - 1313-06 18 Pield Heath Rd 81 Bed hard works A1
  - 1313-04 18 Pield Heath Rd 81 Bed Section - tree planting adjacent attenuation tank
- 1.3 The landscape specification and soft works drawing have been prepared as part of a planning application (London Borough of Hillingdon) and for detailing boundary and surface treatments, management and maintenance.
- 1.4 There are some trees and hedgerows to be retained on the site boundaries which require protection during all landscaping works.

## **2 Planting area preparation**

- 2.1 Areas of new landscaping to boundaries and shrub borders should be protected throughout the construction phase to avoid ground compaction where possible.
- 2.2 Any areas that are unavoidably subject to compaction should have topsoil removed and stored until landscaping can take place; these areas should be cultivated and de-compacted prior to reapplication of topsoil.
- 2.3 In areas of new landscaping, existing ground cover, understorey vegetation, leaf litter and other surface debris shall be removed using hand operated tools only, e.g. brush cutters, rakes etc. Care shall be taken to ensure tools do not cause impact damage to neighbouring tree RPAs, stems or branches. Particular care to be taken when new planting within the RPAs of retained trees takes place.
- 2.4 A suitable approved systemic herbicide shall be applied 4 weeks prior to cultivation at no more than manufacturer's approved rates by spot treatment to emergent weeds only, taking care to prevent spray drift onto the stems or leaves of trees to be retained, where necessary.
- 2.5 If necessary, a second application may be applied at least 2 weeks prior to cultivation.
- 2.6 Within the RPAs of the trees to be retained, there shall be NO raising of levels with imported topsoil, and these areas will be protected throughout development phase.

### **Sub soil**

- 2.7 Subsoil will be reused on site however if subsoil is imported, subsoil shall meet the following specification:
  - Texture 5-50% clay
  - PH 6-7.5
  - Stones <20%

To be free from toxic substances, weed seeds, plastic, metals etc. Subsoil shall be spread to a minimum of 250mm below new grass and shrub areas. Tree pits to be constructed as described in section 1.3 'Plant and Planting Specification'. Subsoil to be spread by hand or using a back-acting track vehicle to cause minimum compaction and loss of soil structure. No soil handling shall be undertaken when the soil is wetter than the plastic limit.

### **Top soil**

- 2.8 Topsoil will be reused on site however if topsoil is imported, imported topsoil shall be general purpose grade as described in Table 2, Topsoil Characteristics of BS 3882 - Specification for topsoil. Soil shall be stored in heaps not exceeding 1.5 metres high. Heaps shall be graded to

shed water and avoid ponding, maintained in a weed-free condition and protected from contamination or trespass by heavy machinery.

2.9 Reused topsoil should be stored to the same method as 2.8.

2.10 Topsoil shall be lightly consolidated in layers not exceeding 150mm using track laying machinery. Works shall not be undertaken in periods of wet weather.

2.11 Topsoil shall be laid to the following minimum depths:

- 150mm below new grass areas;
- 400mm beneath new shrub areas.

2.12 Finished levels, after settlement, shall be as follows:

- 25mm above adjacent paving, new grassed areas and non-mulched shrub beds;
- 75mm below adjacent paving and grass for mulched planting beds.

2.13 Tree pits to be back filled with topsoil to BS3882 specification.

### **Soil improvement**

2.14 40 litres of compost to be incorporated into the top 200mm of each square metre of topsoil for all ornamental shrub beds only.

### **3 Planting specification**

- 3.1 The planting shall be carried out in the first planting (seeding) season following completion of the development (between December and March inclusive).
- 3.2 All plant stock, plant handling and planting to be undertaken in accordance with the following British Standard Specifications and Code of Practice:
- BS 3936:1992 Part 1 Nursery Stock - Specification for trees and shrubs;
  - BS 3936:1981 Part 10 Nursery Stock - Specification for ground cover plants;
  - BS 4428:1989 - Code of Practice for General Landscaping Operations (excluding hard surfaces);
  - BS 8545:2014 Trees from Nursery to Independence in the Landscape;
  - The Code of Practice for Plant Handling 2002 (Horticultural Trades Association).

#### **Plant Stock:**

- 3.3 Plant stock to be supplied in accordance with the size and description specified on the plant schedule.
- 3.4 Plant stock shall be healthy, vigorous, free from pests and diseases and suitably hardened off for the proposed situation of planting, and lifted at a time in accordance with good nursery practice. Stock shall have a well formed fibrous root system and be free from perennial weeds. The form of trees shall be in accordance with BS 3936: 1992 Part 1 Section 7 - Form of trees.

#### **Plant Handling:**

- 3.5 All plant materials shall be lifted, bundled, labelled, packaged, transported, temporarily stored and planted in accordance with the procedures and methods illustrated in the publication, "Plant Handling" (Horticultural Trades Association) and relevant sections of BS 8545:2014 Trees from Nursery to Independence in the Landscape.

#### **Shrub Planting:**

- 3.6 All bare root stock shall be planted between December and March inclusive. Plants shall be delivered to site in quantities which can be planted the same day. No plant roots shall be allowed to dry out.
- 3.7 2L and 3L pot grown shrubs shall be planted in pits 350x350x350mm and back-filled gently with original topsoil combined with 1kg of slow release fertiliser per 300 square metres. (Isobutizidene divrea or sulphur-coated urea or similar approved).
- 3.8 Plant stock shall be watered in same day with 5 litres per plant.

### **Hedge Planting:**

- 3.9 Plant handling as with Shrub planting: Single species in groups of 5 plants per linear metre. Back-filled gently with original topsoil. Insert spiral biodegradable plant guard and cane if necessary.

### **Tree Planting:**

- 3.10 Pits to be prepared to 800x800x800mm. Sides to be scarified if sides have become compacted during excavation. Excavated material of usable quality to be retained in separated topsoil and subsoil for reuse where possible.
- 3.11 Standard Trees to be single staked using one stake (50mm diameter), driven into ground 300mm below bottom of pit. Base of pit to be filled with 200mm of approved topsoil.
- 3.12 Trees to be centrally located and stem placed in an upright position. Pit to be back-filled with original subsoil and topsoil to match previous levels, or subsoil and topsoil as described in section 2. Backfill firmly with original top soil, to 50mm above previous ground level to allow for settlement where possible.
- 3.13 Saw stakes to leave 600mm above soil level. Fix adjustable tree ties to each stake using biodegradable tree ties. Deer protection 120cm spiral tubes.
- 3.14 Water in same day with 50 litres per tree.
- 3.15 All works shall be carried out to the minimum standard according to BS 3936:1992 -Nursery stock specification for trees and shrubs and BS 8545:2014 Trees from Nursery to Independence in the Landscape.

### **Mulch:**

- 3.16 Planting beds shall be spread with a medium grade bark mulch to a settled depth of 75mm. Mulch to be free from fines, weeds, disease and contaminants.

## **4 Maintenance**

- 4.1 External space shall be maintained by the Developers agent during the time of implementation. Thereafter a landscape contractual arrangement should be made to ensure the maintenance of all public soft landscaped areas on behalf of the care home.

### **Regular visits:**

- 4.2 Maintenance visits to include the following operations:

- Hand weed planting beds ;
- Remove litter;
- Sweep mulch spillage;
- Re-firm plant stock as necessary;
- Adjust stakes and ties as necessary;
- Prune plant stock as required to encourage good form and maintain the width of footways;
- Check all plant stock and report signs of pests, disease, death and damage;
- Maintain paths free of debris and overhanging plants;
- Inspect paths for build up of algae and apply treatment to maintain a slip free surface.

### **Watering:**

- 4.3 Plant stock to receive the following quantities of water:

- Standard trees - 25 litres on 10 occasions throughout the growing season, or when less than 30mm precipitation at the end of any 4 week period;
- Hedgerows - 20 litres per m<sup>2</sup> on three occasions throughout growing season, or when less than 30mm precipitation at the end of any 4 week period;
- Shrub borders - on 10 occasions throughout the growing season, or when less than 30mm precipitation at the end of any 4 week period.

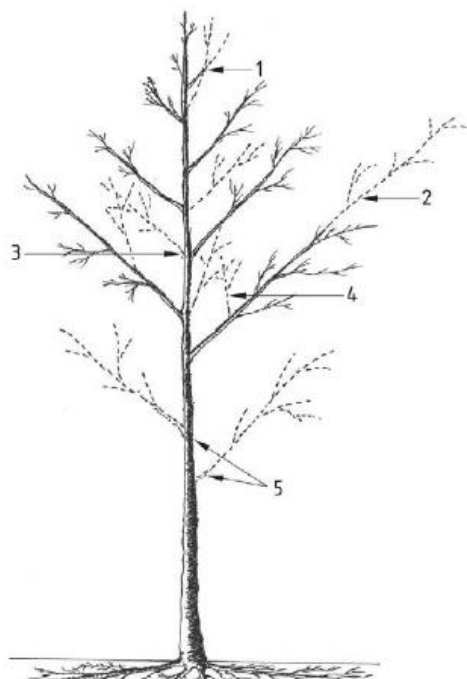
### **Plant replacements:**

- 4.4 Within 5 years of completion of the development all dead, dying and vandalised plant stock to be replaced at the end of each growing season throughout the maintenance period.




## Management of new trees:

- 4.5 Trees shall be inspected every autumn in order to assess their condition and identify tree work requirements. Tree works shall be carried out in accordance with the recommendations of the assessment in accordance with BS 3889:2010 Tree Works and BS8545 Trees from Nursery to Independence in the Landscape.



4.6 Formative pruning of trees (BS8545:2014)

- Co dominant leader to be removed
- Over vigorous laterals to be subordinated
- Opposite branches to be removed
- Upright growth into crown to be removed
- Lower branches from nursery to be kept subordinated and to not form part of final scaffold

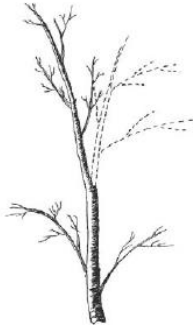
-  Likely extension growth following pruning



- 4.7 Lateral branches subordinated to retain size at no more than 50% diameter of main stem at point of attachment.



- 4.8 Included branch unions or weak forks to be pruned out.



- 4.9 Co-dominant leaders to be pruned out or subordinated to the main leader.

### **Hedgerows:**

- 4.10 Single species hedgerows to be maintained at 1.2m high.

### **Grass cutting:**

- 4.11 Grass to be cut throughout the first growing season to maintain a sward of 40mm to create tillering of grasses and make good coverage. To be edged and clippings removed and watered as necessary.
- 4.12 Second growing season and ongoing mow regularly to 25-40mm sward.

## Management Soft works

	Year 1	Year 2	Year 3	Year 4	Year 5
<b>Shrub pruning</b>	Maintain good form. Remove herbaceous material in spring before new growth. Replace, dead dying and diseased stock	Maintain good form. Remove herbaceous material in spring before new growth. Replace, dead dying and diseased stock Top up mulch	Maintain good form. Remove herbaceous material in spring before new growth. Replace, dead dying and diseased stock	Maintain good form. Remove herbaceous material in spring before new growth. Replace, dead dying and diseased stock Top up mulch	Maintain good form. Remove herbaceous material in spring before new growth. Replace, dead dying and diseased stock
<b>Lawn care</b>	Regular mowing throughout the first growing season to maintain a 40mm sward. Maintain tidy edges and remove arisings	Regular mowing throughout the first growing season to 25-40mm sward Maintain tidy edges and remove arisings	Regular mowing throughout the first growing season to 25-40mm sward Maintain tidy edges and remove arisings	Regular mowing throughout the first growing season to 25-40mm sward Maintain tidy edges and remove arisings	Regular mowing throughout the first growing season to 25-40mm sward Maintain tidy edges and remove arisings
<b>Hedgerows</b>	Formative pruning, reduce to 75cm to encourage bushy growth.	Formative pruning, reduce to 1m to encourage bushy growth.	Maintain frontage hedgerows at 1.2m height and 30cm width. Rear hedgerows at 1.8m height various widths	Maintain frontage hedgerows at 1.2m height and 30cm width. Rear hedgerows at 1.8m height various widths	Maintain frontage hedgerows at 1.2m height and 30cm width. Rear hedgerows at 1.8m height various widths
<b>Inspection of tree health</b>	Yearly Check tree health. Ensure good form by formative pruning to BS8545:2014 Replace, dead dying and diseased stock	Yearly Check tree health. Ensure good form by formative pruning BS8545:2014 Replace, dead dying and diseased stock	Yearly Check tree health. Ensure good form by formative pruning BS8545:2014 Replace, dead dying and diseased stock	Yearly Check tree health. Remove tree ties and stake. Replace, dead dying and diseased stock	Yearly Check tree health. Replace, dead dying and diseased stock

## 5 Plant schedule

Trees - Extra Heavy Standard: Native = (n); wildlife friendly = (w); multi-stemmed (MS); Container grown (CG)				
Name	Girth/root stock	Root condition	Habit	Number
Acer platanoides 'Pacific Sunset' (w)	14-16cm	CG or root balled	Pacific maple - with rounded crown up to 18m	10
Magnolia 'Heavens Scent' (w)	14-16cm	CG or root balled	Magnolia - scented pink spring flowers up to 12m	2
Malus 'Evereste' (w)	14-16cm	CG or root balled	Apple (crab) small tree with white spring flowers, orange autumn fruits up to 10m	2
Malus floribunda (w)	14-16cm	CG or root balled	Japanese Crab Apple - small tree with pink spring flowers, up to 12m	1
Malus 'Red Delicious' (w)	MM106	Bare root	Apple dessert variety	1
Prunus padus (n)	14-16cm	CG or root balled	Bird cherry - native with spring flowers up to 15m	2
Prunus 'Hillieri Spire' (w)	14-16cm	CG or root balled	Ornamental cherry - upright tree, pink spring flowers up to 8m	2
Prunus 'Royal Burgundy' (w)	14-16cm	CG or root balled	Ornamental cherry - pink spring flowers up to 8m	2
Prunus serrula 'Tibetica' (w)	14-16cm	CG or root balled	Tibetan cherry - good stem colour white spring flowers up to 8m	1
Prunus x sulhretella 'Autumnalis' (w)	14-16cm	CG or root balled	Winter flowering cherry - white winter flowers up to 8m	2
Prunus 'Czar' (w)	Colt	Bare root	Plum dessert variety	1
Prunus 'Sunset' (w)	Colt	Bare root	Cherry dessert variety	1
Pyrus 'Durondeau' (w)	Quince 'A'	Bare root	Pear dessert variety	2
Sorbus aucuparia 'Sheerwater Seedling' (w)	14-16cm	CG or root balled	Sheerwater Seedling Rowan - tree to 12m orange berries in autumn	3
Tilia x euchlora (w)	14-16cm	CG or root balled	Caucasian lime - deciduous tree with good autumn colour 20m+	1

Shrubs and Perennials: Native = (n); wildlife friendly = (w); multi-stemmed (MS)					
Name	Pot Size	Height	Habit	Density per sqm	Number
Acorus variegatus (w)	2l	30-40cm	Evergreen perennial with two colour spikes of leaves 50cm	5	38
Anemone hupenhensis 'September Charm' (w)	2l	20-30cm	Japanese anemone - late summer pink flowers 60cm	7	48
Anemone x hybrida 'Richard Ahrens' (w)	2l	20-30cm	Japanese anemone - late summer white flowers at 1.5m	7	24
Asplenium scolopendrium (w)	3l	40-60cm	(Harts Tongue Fern) Evergreen shade tolerant with dark leaves to 100cm	5	36
Blechnum spicant (n)	2l	20-30cm	Evergreen native fern 45cm	7	53
Chaenomeles speciosa 'Pink Lady' (w)	3l	60cm	Shade tolerant wall shrub with early pink spring flowers 90cm	3	10
Cornus sanguinea (n)	3l	20-40cm	Winter red stems native plant	4	9
Cornus stolonifera 'Flaviramea' (w)	3l	20-40cm	Winter yellow stems	4	6
Deutzia gracilis 'Nikko' (w)	3l	30-40cm	Deciduous shrub with white flowers in spring/summer up to 1m	5	24
Digitalis purpurea (n)	2l	20-40cm	Perennial native summer flowering spike purple flowers	7	54
Dryopteris filix-mas (n)	3l	30-40cm	Semi evergreen native 'Male' fern 1.2m	5	35
Euonymus fortunei 'Emerald Gaiety' (w)	2l	20-30cm	Variegated green and white evergreen 50 - 100cm	5	35
Fatsia japonica (w)	3l	30-40cm	Evergreen structural plant up to 1.5m	3	6
Fuchsia magellanica 'alba' (w)	2l	30-40cm	Deciduous shrub with pale pink flower heads through summer 1.2m	4	12
Geranium 'Johnson's Blue' (w)	2l	20-30cm	Summer flowers blue clump forming 50cm	7	24


Hebe 'Garden Beauty Blue' (w)	2l	20-30cm	Blue summer flowers evergreen 50cm	5	39
Hebe 'Garden Beauty White' (w)	2l	20-30cm	White summer flowers evergreen 50cm	5	48
Hydrangea macrophylla 'Fireworks' (w)	3l	40-60cm	Deciduous shrub with white summer flowers 1m	4	11
Liriope muscari (w)	2l	20-30cm	Evergreen narrow leaves with purple flowers in autumn up to 50cm (w)	7	12
Mahonia nervosa (w)	2l	30cm	Evergreen with summer yellow flowers to 50cm	5	9
Miscanthus 'Starlight' (w)	3l	40cm	Tall grass with light flowering spikes 1.2m	5	18
Phlomis russelianna (w)	2l	20-40cm	Yellow summer flowers 90cm	5	18
Phlomis tuberosa 'Amazone' (w)	2l	20-40cm	Pink summer flowers 90cm	5	24
Phormium cookianum 'Cream Delight' (w)	3l	20-40cm	Evergreen structural plant with cream and green variegation 1m	4	6
Potentilla fruticosa 'Abbotswood' (w)	2l	30-40cm	Deciduous shrub with white flowers through summer 100cm	5	29
Ruscus aculeatus (n)	3l	20-30cm	Evergreen native 75cm	3	15
Spiraea 'Josephs Coat' (w)	2l	20-30cm	Deciduous shrub, with golden leaves and pink flowers in summer 75cm	5	12
Verbena bonariensis (w)	2l	40-60cm	Herbaceous perennial with purple flowers in summer 2m	7	48


**Formal Hedgerow - 5 per linear metre in staggered rows (formal): Native = (n); wildlife friendly = (w); multi-stemmed (MS)**

Name	Size	Root condition	Habit	Density per sqm	
Viburnum tinus (w)	80cm	3l pot	Evergreen	5	576

<b>Climbers: Native = (n); wildlife friendly = (w); multi-stemmed (MS)</b>					
<b>Name</b>	<b>Pot Size</b>	<b>Height</b>	<b>Habit</b>	<b>Density per lm</b>	<b>Number</b>
Clematis 'Montana Alba' (w)	3l	30cm	Early clematis, white profuse flowers	1	1
Clematis montana var. rubens 'Elizabeth' (w)	3l	30cm	Early clematis, blue profuse flowers	1	1
Clematis armandii 'Apple Blossom' (w)	3l	60cm	Evergreen with early white fragrant flowers 8m	1	3
Fremontodendron 'California Glory' (w)	3l	60cm	Evergreen wall shrub with large yellow flowers through summer up to 6m	1	2
Hedera colchica 'Sulphur Heart' (w)	2l	60cm	Variegated large leafed ivy up to 8m	1	2
Hydrangea petiolaris (w)	3l	60cm	Deciduous self supporting climber with white flowers good in shade	1	1
Rosa 'The Generous Gardener' (w)	2l	60cm	Repeat flowering climbing rose 4m	1	3
Rosa 'Rambling Rector' (w)	2l	60cm	White fragrant rambling rose 7m	1	2
Solanum crispum 'Glasnevin' (w)	3l	60cm	Deciduous with blue summer flowers up to 8m	1	1
Trachelospermum jasminoides (w)	3l	40-60cm	Evergreen highly fragrant 8m	1	1
Wisteria sinensis 'Blue Sapphire' (w)	3l	40-60cm	Deciduous climber blue flower May - June highly fragrant 8m	1	1

## 6 Hard works schedule


<b>Material</b>	Marshalls – Tegula Priora ‘Harvest’ concrete block permeable paving 60mm deep, 160 x 160, staggered pattern 
<b>Usage</b>	Areas indicated on hard works plan


<b>Material</b>	Addagrip resin bound gravel ‘Summer Gold’, 5mm 
<b>Usage</b>	Areas indicated on hard works plan

<b>Material</b>	Langley Designs – Bespoke Shelton Bin Shed, treated timber, single door, 3250mm l x 2550mm w x 20200mm h 
<b>Usage</b>	Areas indicated on hard works plan



<b>Material</b>	<p>MetroSTOR– multiple charging and secure parking for mobility scooters, 1914mm x 4017mm x 2084mm h</p> 
<b>Usage</b>	Areas indicated on hard works plan

<b>Material</b>	<p>Bespoke 12 Bike Shed, timber, secure 6650mm l x 2300mm w x 2200mm h Cycle racks - Sheffield Bike Loop, Floor mounted H800 x W715mm</p> 
<b>Usage</b>	Areas indicated on hard works plan

<b>Material</b>	<p>Railings and gates - Langfulton 'Rimini' black railings 1200mm height</p> 
<b>Usage</b>	Areas indicated on hard works plan

## APPENDIX 1

## APPENDIX 2

## APPENDIX 3

## APPENDIX 4