PARCELS KMA & KMB, KINGSMERE, BICESTER

The contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. The contractor is to comply in all respects with current building legislation - British Standard Specifications, Building Regulationsetc. whether or not specifically stated on this drawing.

Sheet Size A0

0 5m 10m 15m 20m 25m 30m 35m 45m

Rev	Date		Init
A	24-11-14	Landscaping updated with Planning Layout Rev A.	TE

KEY

- PROPOSED TREE PLANTING
- EXISTING TREES
- PROPOSED SPECIMEN SHRUB PLANTING
- PROPOSED HEDGE
- TURF - FRONT GARDENS. CLOSE MOWN.
- GRASS WILDFLOWER SEED MIX - REAR GARDENS AND COMMUNAL AREAS. CLOSE MOWN.
- TREE ROOT SOIL CELLS 2M X 2M

OUTLINE PLANTING SPECIFICATION

GENERAL. All work to be undertaken in accordance with BS4428:1989 and BS7370:1993.
SERVICES; No trees to be planted within 3 meters of existing or proposed foul, surface water drain or soakaway. Planting adjacent to other services shall be in accordance with the guidelines laid down by the relevant service authority.

SUBSOIL. Rip to 500mm depth using the teeth of a JCB back bucket to break up compaction and allow free drainage.

TOPSOIL. Existing topsoil to be stripped and stored in stockpiles for re-use. Stockpiles to be 2M ht. max. Location to be agreed. Keep free of perennial weeds by appropriate means. All imported topsoil to comply with BS 3882:1994. pH 6-8, free of stone greater than 50mm in any dimension, perennial weed roots, builders rubble/waste, toxic materials and contamination. Analysis certificate of N,P,K,Mg, conductivity and contamination to be provided. Sample load corresponding to the respective load to be left on site for comparison with subsequent deliveries.
Supply and spread by loose tipping to the following depths;
Tree pits 1.0 x 1.0M x 750mm depth
Ornamental shrubs/hedgerow - 400mm depth.
Grass (Turf) - 100mm depth.
Wildflower seed - Low fertility topsoil or subsoil with N,P,K,Mg and conductivity index of <2.
Lightly firm without compacting. Grade to an even surface and marry in with adjacent soft landscape areas. Finished levels adjacent to hard surfaces to be level with kerb unless otherwise instructed. Cultivate to a fine tilth removing all stones over 50mm that come to the surface. Allow to settle and make good defficiencies, humps and hollows. Remove any weeds before planting.

FRONT GARDENS - TURF. Ref Rowlawn `Medallion or similar. Cultivate to a fine tilth, grade, marry in with adjacent areas and remove all stones and rubble over 25mm dia.

WILDFLOWER SEED for rear gardens, communal areas and pond. Eradicate weeds by repeat cultivation or herbicide. Include for ploughing, harrow and rake of large areas to produce a medium tilth and roll to produce a firm surface. Remove all stones and builders rubble over 25mm that come to the surface. Supply, sow and establish agreed seed mix to suppliers recommendations. Maintain as long grass with no cuts from June to September to facilitate natural seeding in combination with spring mowing. Timing subject to conditions and sward development.
Supplier; Emorsgate Seeds or similar approved.
Seed Mixes;
Rear gardens - EG21 Fine Amenity Turfgrass or similar approved.
Communal areas, short grass - EL1 Flowering Lawn or similar approved. For open areas allow 16 cuts/year.
Communal areas long grass - EM4 Meadow mixture for clay soils or similar approved. Allow 2 No. cuts/year. Spring and September. Grass foot paths cut 4-6 times/year.

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TREE GRILLE with recessed cover for block paving. Heavy duty for trafficked area. Include for irrigation and aeration system, root director, underground guying and soil cells. ref. Greenleaf Castle integrated system or similar
METAL GUARD ref Ullswater 1.8M ht.with spherical finials
Supplier. Greenleaf Urban Tree and Landscape products, tel 01424 717797

WATER all plants in after planting and before mulching. Watering is essential if planted between April and October;soaking thoroughly after planting and then for dry spells of 7 days duration for the first growing season. Allow for provision of water from a bowser during periods of hosepipe ban to maintain uniform healthy growth.

BARK MULCH - Whitelands. 75mm depth over shrub beds. material to contain minimum of 70% wood content of particle size 35-45mm to be free of pests, disease and weed contamination. 2L sample to be submitted for approval.

GRAVEL MULCH - Urban Village. 50mm golden quartzite pea gravel or similar

MAINTENANCE. until handover or client instruction; Include for the removal of weeds and litter (including the water area) and the maintenance of bare ground beneath planted areas by cultivation or use of non residual herbicides, replacement of plant defects, bark and gravel mulch, pruning dead / damaged branches and edge trimming as required. Grass areas to be relevelled scarified and overseeded to remove hollows and troughs which develop. Turf areas to be watered to avoid shrinkage and mown to keep neat and trim at between 35-75mm ht. Wildflower grass areas established to seed suppliers recommendations. Cutting frequency as outlined above. Remove all cuttings to maintain low soil fertility. Re-instate hollows and humps that develop. Water body to be maintained as clear water taking appropriate action to remove algal blooms. Paved areas to be kept free of weeds, litter and leaves. Mulch areas topped up to 50mm depth in communal areas on completion of Defects period. All plant defects including replacement trees after 5 years to be re-instated.

Landscape Management Plan. 15 year summary sheet

Operation	1	2	3	4	5	> 15yr
Grass - Close mown. Open areas.						
Cutting (March-Nov, 16 times per year)	*	*	*	*	*	*
Grass - Wildflower/long grass areas						
Establish to suppliers recommendations						
2 cuts September and April/May	*	*	*	*	*	*
Footpaths (March-May, Oct, Nov, 4X year)	*	*	*	*	*	*
Hedgerow margins. 1 cut per year to control scrub (September).	*	*	*	*	*	*
Grass - All areas						
Weedkilling (April-Sept, twice a year)	*	*	*	*	*	*
Remove litter (14 times anually)	*	*	*	*	*	*
Edging adjacent to hard surfaces and planting areas (Once a year)	*	*	*	*	*	*
Trees						
Replacement of Defects	*	*	*	*	*	
Pruning (Annually)	*	*	*	*	*	*
Restaking and tying (Twice yearly check)	"	*	*	*	*	*
Reinstating 2M dia bark circle in grass areas	*	*	*	*	*	
Watering (during dry spell of 14 days)	*	*				
Annual safety inspection	*	*	*	*	*	*
Shrubs						
Replacement of defects (Communal areas)	*	*	*	*	*	
Pruning (Annually)	*	*	*	*	*	*
Fertilizer (annually)	*	*	*	*	*	*
Hoeing (14 occaisions anually)	*	*	*	*	*	*
Weeding/remove litter (14 occ`s annually)	*	*	*	*	*	*
Hedges						
Cutting (Twice a year when extension growth exceeds 450mm)	*	*	*	*	*	*
Cut back ivy (every 3 years)			*			*
Furniture						
Inspection of/re-secure/touch up paintwork J F M A M J J A S O N D	*	*	*	*	*	*
Mulching (Bark in communal areas)						
Top up to 50mm in March	*	*			*	
Hard Surfaces						
Brush (Twice a year)	*	*	*	*	*	*
Remove litter (14 occaisions anually)	*	*	*	*	*	*
Spray/weedkiller (once a year)	*	*	*	*	*	*

Note: * Denotes year in which tasks are undertaken.
All work to be undertaken in accordance with BS4428:1989 and BS7370-4:1993

PLANT SCHEDULE. All to BS3936 Part 1;

STRUCTURE TREES;
All container grown 80L Airpot if planted outside the recognised bare root season (Nov-e. March). Trees within 3M of back of highway/footpath kerb to have 2M clear stem and planted with a Root Barrier or deflector and irrigation system. Semi mature trees planted with metal grille, guard and root anchor system. EHS and HS trees with double tall stake and cross brace. Trees in grass areas planted in 2M diameter circle of bark mulch 75mm depth.

Abre	Species	Common name	Size
Ac	Acer campestre	(Field maple)	HS 12-14cm 3.5-4M
A	Acer campestre Elstrijk	(Field maple)	HS 12-14cm 3.5-4M
Ag	Alnus glutinosa	(Alder)	HS 12-14cm 3.5-4M
Bp	Betula nigra	(River birch)	HS 12-14cm 3.5-4M
C	Crataegus prunifolia	(Hawthorn)	HS 12-14cm 3.6-4M
F	Fraxinus Westhofs Glorie	(Purple beech)	EHS 14-16cm 4-5M
M	Malus trilobata	(Flowering crab)	HS 12-14cm 3.5-4M
Psy	Pinus sylvestris	(Scots Pine)	RB 1.75-2M
PcN	Prunus cerasifera Nigra	(Purple leaf cherry)	HS 12-14cm 3.5-4M
PS	Prunus Spire	(Fastigiate cherry)	HS 12-14cm 3.5-4M
PP	Prunus Pandora	(Flowering cherry)	HS 12-14cm 3.5-4M
PsB	Prunus Sunset Boulevard	(Cherry)	EHS 14-16cm 4-5M
Q	Quercus robur	(English oak)	HS 12-14cm 3.5-4M
Sa	Sorbus aria	(Whitebeam)	HS 12-14cm 3.5-4M
SS	Sorbus auc Sheerwater Seedling	(Rowan)	HS 12-14cm 3.5-4M

SPECIMEN SHRUBS. Container grown. Multi-stem.

Abre	Species	Common name	Size
Ag	Abelia grandifolia		5L 450-600mm
AL	Amelanchier lamarkii	(Snowy mespilus)	30L Mstem 1.5-1.8M
CVP	Chamaecyparis Van Pelt	(Fastigiate conifer)	30L 1.5M
Bd	Buddleia Black Knight	(Butterfly bush)	5L 1.0-1.2M
BS	Box balls	(box topiary)	5L 400mm dia.
Cav	Corylus avallana	(Hazel)	10L 1.2-1.5 Multi-stem
DoA	Daphne odora Aureomarginata	(Varig Daphne)	5L 300-450mm
EL	Elaegnus Limelight	(Varigated oleaster)	5L 450-600mm
Hv	Hydrangea aspera Villosa	(Hydrangea)	5L 450-600mm
Hy	Hydrangea Ami Pasquier	(Shrub hydrangea)	5L 450-600mm
H	Ilex aquifolium	(Holly)	30L 1.5-1.75M
GK	Ilex Green King	(Varigated Holly)	30L 1.5-1.75M
LoB	Lavateria olbia Barnsley	(Mallow, pink)	5L 1.0-1.2M
LoA	Ligustrum oval Aureum	(Golden Privet)	5L 600-900mm
ML	Magnolia Leonard Messel	(Magnolia)	30L 1.2-1.5M
Ob	Osmanthus burkwoodii		10L 0.8-1.0M
Pt	Phormium Tricolor	(N Z flax)	10L 8 spikes
PR	Photinia Red Robin		10L 1.0-1.2M
PG	Pittosporum Garnetii	(NZ Ironwood)	10L 0.6-0.9M
RB	Ribes sang Brocklebankii	(Flowering currant)	5L 600-900mm
Sk	Skimmia japonica		7L 450-600mm
SbG	Spiraea Goldflame	(Yellow spiraea)	5L 450-600mm
SY	Syringa Palibin	(Lilac)	10L 1.0-1.2M
VD	Viburnum carlesii Diana	(Scented viburnum)	10L 0.8-1.0M
VoR	Viburnum opulus Rosea	(Guelder rose)	5L 450-600mm
WV	Weigela florida Variegatum	(Varigated weigela)	10L 0.8-1.0M
WfP	Weigela fl. Floriis Purpureus	(Purple weigela)	10L 0.6-0.75M
Tb	Taxus baccata	(Yew - hedge)	10L 0.8-1.0M

ORNAMENTAL SHRUBS
Eventual growing height over 1.0M, 3 strong breaks from the base. All container grown if planted outside the recognised bare root season

Species	Common name	Size	No.
Aucuba japonica	(spotted laurel)	7L 450-600mm	3
Berberis thun Atropurpurea	(purple barberry)	3L 600-900mm	3
Choisya ternata /Sundance	(Mex. Orange blossom)	3L 450-600mm	3
Cornus alba Sib. Variegatum/Elegant.	(Varieg. dogwood	3L 750-900mm	3
Cytisus Allgold	(Broom)	3L 300-450mm	3
Fuchsia magellanica	(Hardy fuchsia)	3L 450-600mm	4
Hypericum Hidcote	(Rose of Sharron)	3L 450-600mm	4
Kerria japonica	(Bright as buttons)	3L 600-900mm	4
Lonicera Winter Beauty	(Shrub honeysuckle)	3L 450-600mm	3
Mahonia aquifolium	(Oregon Grape)	3L 450-600mm	3
Mahonia Winter Sun		5L 450-600mm	3
Osmanthus burkwoodii		3L 450-600mm	AS
Philadelphus Aureum	(Golden Mock orange)	3L 450-600mm	3
Philladelphus Belle Etoile	(Philadelphus)	3L 450-600mm	AS
Prunus Otto Luyken	(dwalf laurel)	3L 300-450mm	3
Rosa Olivia Austin	(Shrub rose, pink)	5L 450-600mm	3
Viburnum davidii		3L 300-450mm	4

GROUND COVER 3 strong breaks from base. Planted in single species groups

Species	Common name	Size	No.
Acanthus mollis	(Bears breechers)	3L	5
Anemone Honorine Jolbert	(Japanese anemone (white)	2L	5
Berberis Tiny Gold	(Dwalf yellow berb.)	3L 200-300mm	5
Bergenia cordifolia	(Elephants ears)	2L	6
Ceonothus thyrs Repens	(California lilac)	3L 300-450mm	4
Cistus Silver Pink	(Sun rose)	3L 300-450mm	5
Cotoneaster conspic Decorus		3L 300-450mm	4
Cotoneaster Gnom		3L 200-300mm	5
Cytisus Allgold	(broom)	3L 300-450mm	4
Deshammpsia caespitosa Goldtau	(Ornamental grass)	3L	AS
Erica carnea Myretoun Ruby	(Heather, pink)	9"pot	12
Erica carnea Springwood White	(Heather, white)	9"pot	10
Euonymus Gaiety/Emerald & Gold		3L 300-450mm	5
Euphorbia robbiae	(spurge)	3L 150-200mm	6
Geranium macrorrhizum	(hardy geranium	2L	6
Iris Jane Phillips	(Iris)	3L	AS
Hedera helix Hibernica/Glacier	(ivy)	2L 300-450mm	6
Hebe Marjorie/Autumn Glory	(veronica)	3L 300-450mm	3
Hebe rackaensis	(veronica)	3L 300-450mm	5
Hydrangea Ami Pasquier/Bluebird	(Blousy hydrangea)	3L 450-600mm	3
Iris Jane Phillips	(Iris, blue)	2L	AS
Kniphofia Royal Standard	(Red Hot poker)	2L	3/gp
Lonicera Maigreen	(shrub honeysuckle)	3L 300-450mm	4
Mateucia streuthiopteris	(Shucklecock fern)	3L	4
Polystichum setif. Bevis	(Fern)	3L	AS
Potentilla fruticosa Elizabeth	(shrub cinquefoil)	3L 300-450mm	4
Pulmonaria saccharata	(Lungwort)	2L	6
Rosemarinus officionalis	(Rosemary)	3L 300-450mm	6
Sarcococca confusa	(Christmas box)	3L 300-450mm	4
Sedum Spectable Brilliant	(Ice plant)	2L	AS
Senecio greyii		3L 300-450mm	4
Symphoricarpos Hancock	(Snowberry)	Br. 300-450mm	3
Vinca minor Elegantissima	(Varig. periwinkle)	9"pot 150-200mm	6

NATIVE HEDGE
Hedge planted in double staggered row. 500mm between rows, 500mm between plants in row. Screen whips planted at 1M centres.
Species in low numbers in groups of 3-5 wth groups spread evenly apart.
All with protective tube 750mm ht, green.

Species	Common name	Size
Acer campestre	(Field maple)	Br. 1+2 transplant 1-1.2M
Carpinus betulus	(Hornbeam)	Br. 1+2 transplant 1-1.2M
Corylus avallana	(Hazel)	Br 1+2 transplant 1-1.2M
Crataegus monogyna	(Hawthorn)	Br. 1+2 transplant 1-1.2M
Ligustrum vulgare	(Wild privet)	Br. 1+2 transplant 1-1.2M
Prunus spinosa	(Sloe)	Br. 1+2 transplant 1-1.2M
Rosa canina	(Dog rose)	Br. 1+2 transplant 1-1.2M
Viburnum opulus	(Guelder rose)	Br. 1+2 transplant 1-1.2M

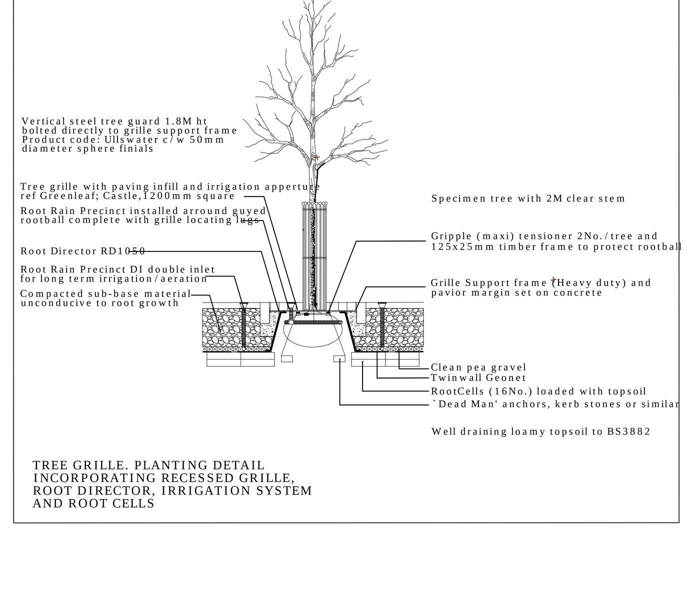
ORNAMENTAL HEDGE. Planted in staggered row(s)

Species	Common name	Size	No.lin.M
Berberis Bagatelle	(Purple barberry)	5L 450-600mm	4
Buxus sempervirrens Suffruticosa	(Dwalf Box)	3L 300-450mm	5
Elaeagnus ebbingei	(Oleaster)	5L 450-600mm	3
Escallonia iveyi	(Escallonia)	7L 0.8-1.0M	3
Hydrangea Black Steel Zambia	(Hydrangea)	5L 450-600mm	3
Lavandula Hidcote	(Lavander)	3L 300-450mm	3
Ligustrum oval Aureum	(Golden privet)	7L 0.8-1.0M	4
Lonicera Baggesons Gold	(Yellow shrub honeysuckle)	7L 0.8-1M	3
Lonicera nitida	(shrub honeysuckle)	7L 0.8-1.0M	3
Viburnum Eve Price	(Laurustinus)	7L 0.8-1M	3

CLIMBERS Planted 450mm from wall

Species	Common name	Size	No.
Chaenomoles Moerloosei	(Quince, pink)	3L 300-450mm	AS
Chaenomoles Nivalis	(Quince, white)	3L 300-450mm	AS
Clematis montana Rubens	(Clematis, pink)	3L 600-900mm	AS
Hedera col Dentata Variegata	(Varigated ivy)	2L 200-300mm	AS
Hydrangea petiolaris	(climbing hydrangea)	3L 600-900mm	AS
Jasminium nudiflorum	(Winter jasmine)	3L 600-900mm	AS
Jasminium officionale	(Summer jasmine)	3L 600-900mm	AS
Lonicera Halliana	(Jap. honeysuckle)	3L 600-900mm	AS
Lonicera periclymenum Serotina	(Honeysuckle)	3L 600-900mm	AS
Pyracantha rogorsiana	(firethorn)	3L 750-900mm	AS
Wisteria sinensis	(Wisteria)	3L 750-900mm	AS

NOTES. abbreviations;
(B) = back, (E) = entrance, (H) = hedge, (I) = inside, (M) = margin, (S) = side,
(F) = Front, (S) = side, (U) = underplanted, (W) = wall.
Plant numbers to be checked prior to ordering and planting.
All proposaed plant substitutions to be agreed before ordering and planting
Building foundations with regard to tree roots to be in accordance with NHBC Guidelines, Chapter 4.2, refer to Engineers Details.



TREE GRILLE. PLANTING DETAIL INCORPORATING RECESSED GRILLE, ROOT DIRECTOR, IRRIGATION SYSTEM AND ROOT CELLS

Linden HOMES

PROJECT:
PARCELS KMA & KMB, KINGSMERE, BICESTER

DRG TITLE:
LANDSCAPING LAYOUT SHEET 6 OF 6

JOB NO:	DRG NO:	REV:
1186	101-6	A
SCALE:		DRN BY:
1:200		MD
DATE:		CKD BY:
09/14		TE

The NOBLE Consultancy
Architectural ■ Planning ■ Urban Design ■ Landscaping
The Stables, Says Court Farm, Badminton Road
Frampton Cotterell, South Gloucestershire, BS36 2NY
T: 0844 7452033
E: design@noble-consultancy.co.uk
W: www.noble-consultancy.co.uk

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LANDSCAPING LAYOUT SHEET 6 OF 6