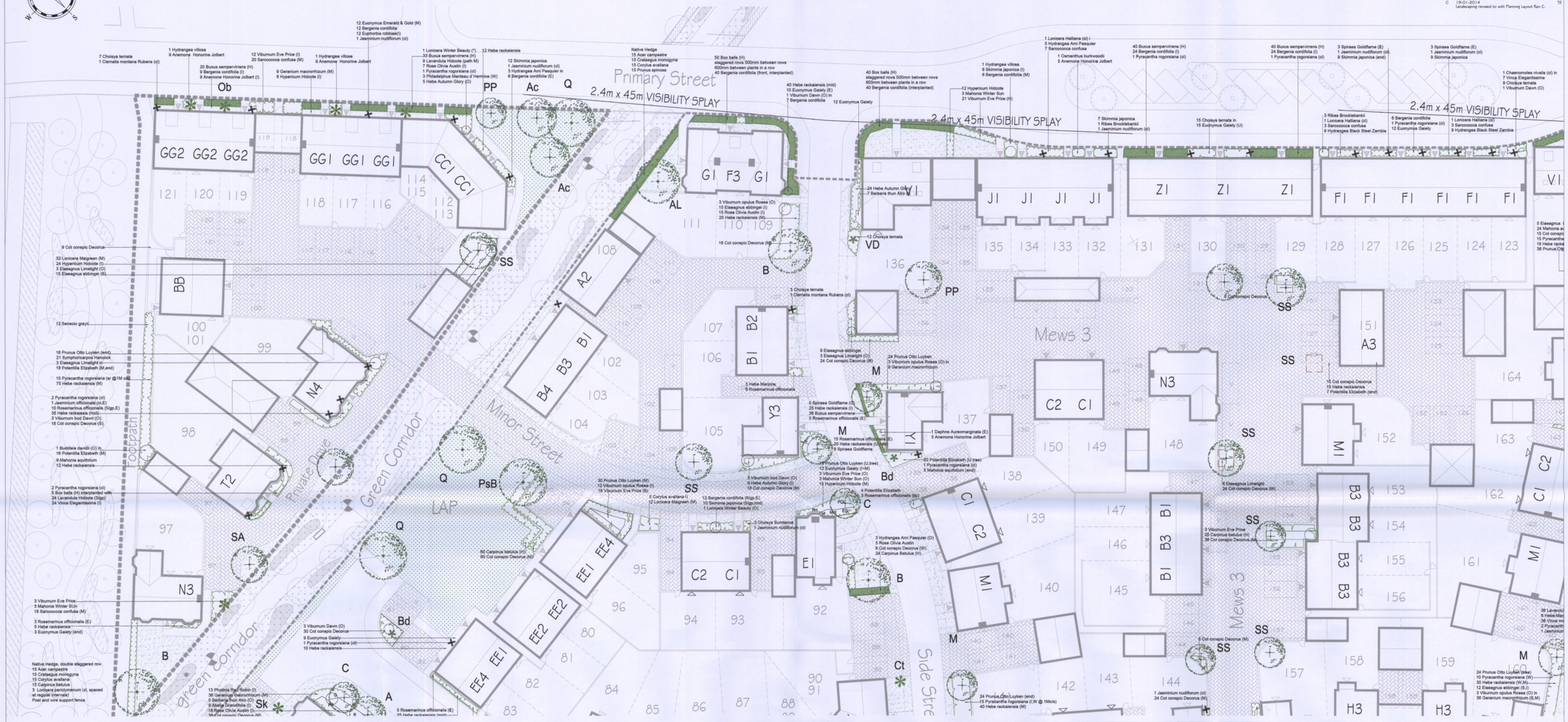
PARCELS KMA & KMB, KINGSMERE, BICESTER

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 Regulations etc., whether or not specifically stated on this drawing.

Sheet Size AO

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

Rev	Date	Ind
B	06-01-2014 Landscaping revised to suit latest planning layout.	TE
C	19-01-2014 Landscaping revised to with Planning Layout Rev C.	TE



KEY

- PROPOSED TREE PLANTING
- EXISTING TREES
- PROPOSED SHRUB PLANTING
- 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 award 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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Landscape Management Plan. 15 year summary sheet

Operation	Time in years 1	2	3	4	5	> 15yr
Grass - Close mown. Open areas.	•	•	•	•	•	•
~~Cutting (16x/year)~~, 16 times per year)						
Grass - Wildflowerlong 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 o/hs-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.

	Species	Common name	Size
Ac	Acer campestre	(Field maple)	HS 12-14cm 3.5-4M
A	Acer campestre Elsrijk	(Field maple)	HS 12-14cm 3.5-4M
Ag	Alnus glutinosa	(Alder)	HS 12-14cm 3.5-4M
B	Betula nigra	(River birch)	HS 12-14cm 3.5-4M
BF	Betula pendula Tristis	(Fastigiate birch)	HS 12-14cm 3.5-4M
CbF	Carpinus bet. Frans Fontaine	(Festig. hornbeam)	EHS 14-16cm 4-5M
C	Crataegus prunifolia	(Hawthorn)	HS 12-14cm 3.5-4M
F	Fraxinus Westhofs Glorie	(Purple beech)	EHS 14-16cm 4-5M
MT	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
PP	Prunus Pandora	(Flowering cherry)	HS 12-14cm 3.5-4M
PaB	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
Tm	Tilia mongolica	(Mongolian Lime)	HS 12-14cm 3.5-4M

SPECIMEN SHRUBS. Container grown. Multi-stem.

Ag	Abelia grandiflora	SL 450-600mm	
AL	Amelanchier lamarkii	(Snowy mespilus)	30L Mature 1.5-1.8M
CVF	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 avellana	(Hazel)	10L 1.2-1.5 Multi-stem
DoA	Daphne odora Aureomarginata	(Varig Daphne)	5L 300-450mm
EL	Elaegnus Limelight	(Variegated 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	(Variegated Holly)	30L 1.5-1.75M
LoB	Lavateria olbia Barnsley	(Mallow, pink)	5L 1.0-1.2M
LoA	Ligustrum oval Aureum	(Golden Privet)	5L 600-800mm
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
PQ	Pittosporum Garnetii	(NZ Ironwood)	10L 0.8-0.9M
RB	Ribes sang Brocklebankii	(Flowering currant)	5L 600-900mm
Sk	Skimmia japonica		7L 450-600mm
StG	Spiraea Goldflame	(Yellow spiraea)	5L 450-800mm
SY	Syringa Pabilin	(Lilac)	10L 1.0-1.2M
VD	Viburnum carlesii Diana	(Scented viburnum)	10L 0.8-1.0M
VoR	Viburnum opulus Rosea	(Guelder rose)	5L 450-800mm
WV	Weigela florida Variegatum	(Variegated weigela)	10L 0.8-1.0M
WP	Weigela fl. Florida Purpureus	(Purple weigela)	10L 0.8-0.75M
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

Aucuba japonica	(spotted laurel)	7L 450-600mm	3
Berberis thun Atropurpurea	(purple barberry)	3L 600-800mm	3
Choisya ternata Sundance	(Mex. Orange blossom)	3L 450-600mm	3
Cornus alba Sib. Variegatum/Elegant.	(Variieg. dogwood	3L 750-900mm	3
Cytisus Allgold	(Broom)	3L 300-450mm	3
Fuchsia magellanica Versicolor	(Hardy fuchsia)	3L 450-600mm	4
Hypericum Hidcote	(Rose of Sharron)	3L 450-800mm	4
Kerria japonica	(Bright as buttons)	3L 600-800mm	3
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	3
Philadelphus Aureum	(Golden Mock orange)	3L 450-600mm	3
Philadelphus Belle Etoile	(Philadelphus)	3L 450-600mm	AS
Prunus Otto Luyken	(Cherry 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

Acanthus mollis	(Bears breechers)	3L	5
Anemone Honorine Jobert	(Japanese anemone (white)	2L	5
Berberis Tiny Gold	(Dwarf yellow berb.)	3L 200-300mm	5
Bergenia cordifolia	(Elephants ears)	2L	6
Ceanothus thyrs Repens	(California lilac)	3L 300-450mm	5
Cistus Silver Pink	(Sun rose)	3L 300-450mm	5
Cotoneaster conspic Decorus		3L 300-450mm	5
Cotoneaster Gnom		3L 200-300mm	5
Cytisus Allgold	(broom)	3L 300-450mm	4
Deshampsia cespitosa 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	8
Geranium macrorrhizum	(hardy geranium	2L	6
Iris Jane Phillips	(Iris)	3L	AS
Hedera helix Hibernica/Glacier	(Ivy)	2L 300-450mm	5
Hebe Marjorie/Autumn Glory	(veronica)	3L 300-450mm	3
Hebe rackaiensis	(veronica)	3L 300-450mm	3
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/pp
Lonicera Maigreen	(shrub honeysuckle)	3L 300-450mm	4
Melaucia streulhopteris	(Shuckleoock 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	(Variig. 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 with groups spread evenly apart.
All with protective tube 750mm ht. green.

Acer campestre	(Field maple)	Br. 1+2 transplant 1-1.2M	
Carpinus betulus	(Hornbeam)	Br. 1+2 transplant 1-1.2M	
Corylus avellana	(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	

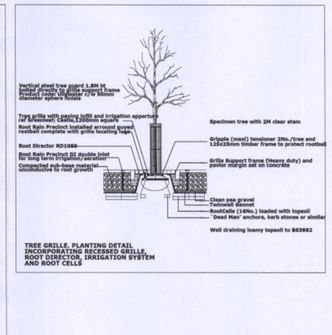
ORNAMENTAL HEDGE. Planted in staggered row(s)

			No.in.M
Berberis Bagatelle	(Purple barberry)	5L 450-600mm	4
Buxus sempervirrens Suffruticosa	(Dwarf 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	(Lavender)	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

Chaenomoles Moerlooesei	(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 Deritata Variegata	(Variigated 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 proposed 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 4 OF 6

JOB NO:	DRG NO:	REV:
1186	101-4	C

SCALE: 1:200 — DRN BY: MD

DATE: 09/14 — CKD BY: 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 4 OF 6

16/00014/NMA