



KEY

- Site boundary
- Soft landscape proposals
- Existing trees to be retained
- Existing trees to be removed
- Existing hedgerow/vegetation to be removed
- 2.00m wide gravel maintenance strip to electric substation
- Grass/turf to open spaces and verges
- Footpaths
- Highways and driveways
- Proposed housing
- Four bar timber post and rail fence to southern boundary
- Brick screen wall

IMPLEMENTATION AND MAINTENANCE GUIDELINES

1.0 GENERAL

All plants shall conform to BS 3936 and be in accordance with the National Plant Specification. Supplying nurseries shall be registered under the HTA Nursery Certification Scheme. All plants shall be packed and transported in accordance with the Code of Practice for Plant Handling as produced by CPSE. Planting shall not be carried out when the ground is waterlogged, frostbound or during periods of cold drying winds. All bare root stock shall be root dipped in an approved water-retaining polymer.

If the formation level is compacted it should be ripped through before topsoiling. Recommended topsoil depths are 300mm for shrubs and 150mm for grass.

2.0 ORNAMENTAL SHRUBS AND TREES

2.1 Ground Preparation

Where necessary treat existing weeds with a glyphosate based herbicide and allow a suitable period as recommended by the manufacturer for this to take effect. A general purpose slow release fertiliser at the rate of 75gm/m2 and Tree Planting and Mulching Compost at the rate of 20litres/m2 are to be incorporated into the top 150mm of topsoil during final cultivations. All extraneous matter such as plastic, wood, metal and stones greater than 50mm in any dimension shall be removed from site.

Tree pits to the specified size are to be excavated and the base broken up a further 150mm with the sides well scarified to prevent smearing. All trees up to and including selected standards are to be supported with single 75mm diameter stakes. All rootball, container grown and trees over heavy standard size shall be double staked. Stakes should be driven 500mm into undisturbed ground before planting the tree, taking care to avoid underground services and cables etc.

2.2 Planting

Shrubs and hedges are to be set out as shown on the drawing and pit planted into the prepared soil at the specified centres with minimal disturbance to the rootball and well firmed in.

Trees are to be placed into the pits and backfilled with topsoil incorporating slow release fertilizer and Tree Planting and Mulching Compost as specified. Firm trees in well and secure with proprietary rubber tree ties and spacers.

Water in all trees and shrubs at the end of each day of planting.

Spread ornamental pine bark mulch to a depth of 75mm across all new planting areas, ensuring groundcover plants are not buried.

2.3 Maintenance

The landscape contractor shall maintain all areas of new planting for a period of 12 months following practical completion. All stock deemed to be dead, dying or diseased within the defects period shall be replaced by the contractor at his own cost.

The site is to be visited monthly throughout the year to undertake the following operations.

Weed clearance: All planting areas are to be kept weed free by hand weeding or herbicide treatment.

Litter clearance: All litter is to be removed from planting beds.

Watering: Planting areas are to be brought up to field capacity at each visit and each tree is to receive 20 gallons.

Checking trees: All tree ties and stakes are to be checked and adjusted if too loose, too tight or if chaffing is occurring. Any broken stakes are to be replaced.

Formative pruning: Any damaged shoots/branches are to be pruned back to healthy wood. Plants are to be pruned in accordance with good horticultural practice to maintain healthy well-shaped specimens.

3.0 GRASS

3.1 Preparation

The area to be turfed or seeded shall be sprayed out with a glyphosate herbicide and cultivated to a depth of 100mm removing all weeds, debris and stones over 25mm diameter. The surface shall be raked to smooth flowing contours with a fine tilth, incorporating pre-seeding fertiliser at 70 g/m2.

3.2 Delivery and Storage

Turf shall be supplied in accordance with BS3936.

Turf shall be Medallion as supplied by Rowland. It shall be close textured and green in colour and be sufficiently fibrous to withstand handling. Turves shall be regular in shape, 300mm wide and of uniform thickness (minimum 25mm). The grass shall be closely mown and shall not exceed 25mm in height.

Turf shall be stacked in piles of up to 1 metre. It shall not be laid in frosty or waterlogged conditions and shall not be stacked in rolls for more than three days.

3.3 Turf

Turfing operations shall be in accordance with BS 4428.

Whole turves shall be laid around the perimeter of the area to be turfed. The central area shall be laid in rows with staggered joints, well butted together, working from planks positioned on turves already laid. The turf shall be watered on completion. Any unevenness shall be made good by lifting the turf and adjusting the levels. Should shrinkage occur, fine topsoil shall be brushed into the joints.

3.4 Seeding

Grass seed shall be sown in April during calm weather and not when the ground is frost bound or waterlogged. Seed shall be sown in two equal sowings in transverse directions at 35 g/m2. After sowing the contractor shall lightly rake the seed into intimate contact with the soil.

3.5 Initial cut

When newly seeded and turfed areas reach 50mm they should be lightly rolled and cut to a height of 30mm. All arisings shall be removed. Any bare patches shall be made good at this time. Seeded areas shall be cut for a second time when the sward reaches 50mm high.

CAMP ROAD LANDSCAPE STRATEGY

As the primary route through the settlement, Camp Road will have a strong character which is reinforced through the landscape design. Where appropriate existing trees will be retained to provide a mature setting for the development, reinforced with new highway tree planting within the 3m wide grass verges, creating a sense of arrival and local distinctiveness for Heyford Park's future evolution. Trees will be selected to provide an upright, uniform habit, and be tolerant of soil conditions. Changes in species will announce the users sense of arrival and departure from one character area to another. Feature trees, selected for their autumnal colour or floristic value, are proposed to define entrances and key points within the development.

HIGHWAY TREES - to 3m highway verge

SPECIES	SUPPLY	SIZE(cm)	GIRTH(cm)	CTRS(m)
Acer campestre 'Streetwise'	EHSId	450/625	16/18	as shown
Acer platanoides 'Columnare'	EHSId	450/625	16/18	as shown
Carpinus betulus 'Frans Fontaine'	EHSId	450/625	16/18	as shown

FEATURE TREES - to road junctions

SPECIES	SUPPLY	SIZE(cm)	GIRTH(cm)	CTRS(m)
Acer platanoides 'Crimson Sentry'	EHSId	450/650	18/20	as shown
Acer platanoides 'Emerald Queen'	EHSId	450/650	18/20	as shown
Liquidambar styraciflua	EHSId	450/650	18/20	as shown

REPLACEMENT TREES - to southern boundary

SPECIES	SUPPLY	SIZE(cm)	GIRTH(cm)	CTRS(m)
Betula pendula	EHSId	425/600	14/16	as shown
Carpinus betulus	EHSId	425/600	14/16	as shown
Prunus avium 'Plena'	EHSId	425/600	14/16	as shown
Sorbus aucuparia	EHSId	425/600	14/16	as shown

OPEN SPACE AND SCREEN PLANTING

TREES - to eastern open space

SPECIES	SUPPLY	SIZE(cm)	GIRTH(cm)	CTRS(m)
Amenlanchier canadensis	HStd	350/425	12/14	as shown
Malus 'Rudolff'	HStd	350/425	12/14	as shown

AMENITY SHRUBS - to eastern open space

SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
Aucuba japonica	10L	40/60	Bushy	0.70
Cornus alba 'Elegantissima'	3L	40/60	Branched	0.70
Elaeagnus pungens 'Maculata'	10L	40/60	Bushy	0.70
Photinia x Fraseri 'Red Robin'	10L	60/80	Bushy	0.70
Prunus laurocerasus	10L	80/100	Bushy	0.70

All shrubs to be planted in accordance with the implementation and maintenance guidelines. No shrub species, size or location should be altered without prior approval from the Landscape Architect.

HEDGEROW - to electric substation

SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
Prunus laurocerasus 'Rotundifolia'	20L	125/150	Bushy	0.50

All hedgerow shrubs to be planted in accordance with the implementation and maintenance guidelines. The landscape proposals must be referred to by the Structural Engineer during foundation design. No hedgerow shrub species, size or location should be altered without prior approval from the Landscape Architect. Hedgerow shrubs to be planted in a single row within a 50cm wide bed and mulched in accordance with implementation and maintenance guidelines.

PLOT LANDSCAPING

The landscape design aims to create an attractive environment for the setting of the new homes and public open space through a species palette which provides year round interest, colour texture and scent. Tree planting within the street scene and gardens provide year round interest and feature trees, selected for their autumnal interest are placed at focal points, entrances and key intersections. Ornamental shrubs and hedgerows provide continuity through the development with specimen shrubs punctuating focal points and entrances.

TREES - to internal grass verges and gardens

SPECIES	SUPPLY	SIZE(cm)	GIRTH(cm)	CTRS(m)
Betula utilis 'Lacquemontii'	EHSId	425/600	14/16	as shown
Corylus colurna	EHSId	425/600	14/16	as shown
Malus trilobata	EHSId	425/600	14/16	as shown
Sorbus aucuparia 'Cardinal Royal'	EHSId	425/600	14/16	as shown

All trees to be planted in accordance with the implementation and maintenance guidelines. The tree planting schedule and landscape proposals must be referred to by the Structural Engineer during foundation design. No tree species, size or location should be altered without prior approval from the Landscape Architect.

HEDGEROWS - to plot frontages

SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
Elaeagnus x ebbingei	10L	80/100	Bushy	0.40
Prunus laurocerasus	10L	80/100	Bushy	0.40

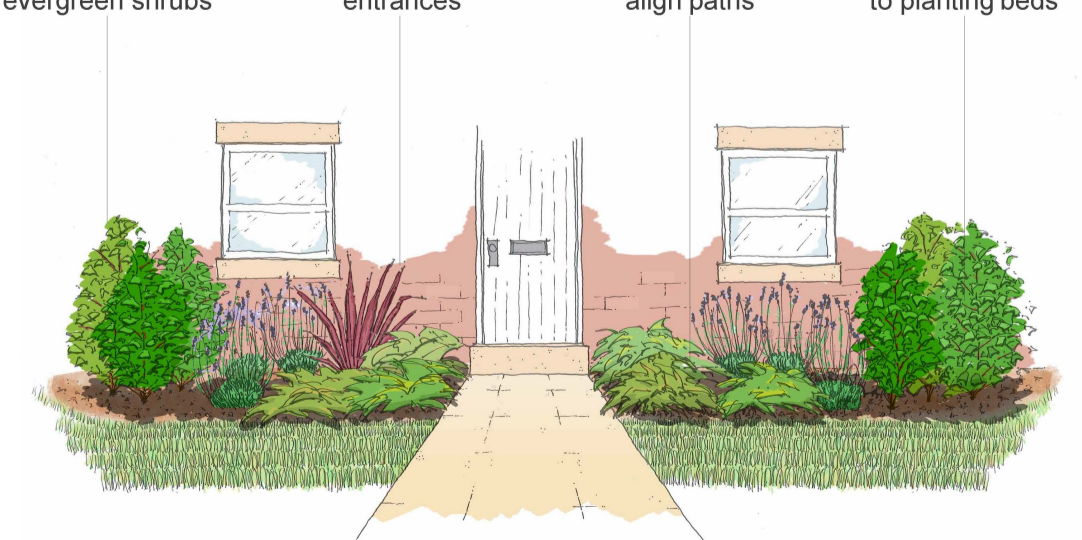
All hedgerow shrubs to be planted in accordance with the implementation and maintenance guidelines. The landscape proposals must be referred to by the Structural Engineer during foundation design. No hedgerow shrub species, size or location should be altered without prior approval from the Landscape Architect. Hedgerow shrubs to be planted in a single row within a 50cm wide bed and mulched in accordance with implementation and maintenance guidelines.

SHRUBS/HERBACEOUS

SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
Aucuba japonica	10L	40/60	Bushy	0.75
Brachyglottis 'Sunshine'	10L	40/60	Bushy	0.70
Ceanothus thyrsiflorus repens	10L	40/60	Bushy	0.70
Choiysya 'Aztec Pearl'	10L	40/60	Bushy	0.70
Choiysya ternata	10L	40/60	Bushy	0.70
Choiysya ternata 'Sundance'	10L	40/60	Bushy	0.70
Cistus 'Silver Pink'	10L	40/60	Bushy	0.65
Cornus alba 'Elegantissima'	3L	60/80	Branched	0.75
Elaeagnus 'Maculata'	10L	60/80	Bushy	0.75
Euonymus fortunei 'Emerald n Gold'	10L	30/40	Bushy	0.60
Euonymus fortunei 'Emerald Gaiety'	10L	30/40	Bushy	0.60
Fatsia japonica	10L	60/80	Bushy	0.75
Hebe 'Margery'	10L	30/40	Bushy	0.70
Hebe 'Mrs Windler'	10L	30/40	Bushy	0.65
Hebe pingulifolia 'Sutherlandii'	10L	40/60	Bushy	0.70
Heuchera 'Palace Purple'	3L	40/60	Full pot	0.40
Hypericum 'Hidcote'	10L	40/60	Bushy	0.70
Lavandula ang 'Hidcote'	10L	30/40	Bushy	0.60
Lonicera nitida 'Baggesen's Gold'	10L	40/60	Branched	0.70
Lonicera nitida 'May Green'	10L	40/60	Branched	0.70
Phoridium tenax 'Sundowner'	25L	100/125	Triple crown	0.80
Photinia x Fraseri 'Red Robin'	10L	60/80	Bushy	0.75
Prunus laurocerasus 'Otto Luyken'	10L	60/80	Bushy	0.70
Prunus laurocerasus	10L	60/80	Bushy	0.75
Rosmarinus officinalis	10L	60/80	Bushy	0.70
Sarcococca confusa	5L	20/30	Bushy	0.60
Skimmia japonica	10L	40/60	Bushy	0.70
Viburnum davidii	10L	40/60	Bushy	0.70

All shrubs to be planted in accordance with the implementation and maintenance guidelines. No shrub species, size or location should be altered without prior approval from the Landscape Architect. Mixed beds, individual species to be planted in groups of 3-5.

Planting bed ascend to large ornamental evergreen shrubs
Occasional specimen shrubs punctuate key entrances
Ground cover ornamental shrubs align paths
Sensory shrubs create added appeal to planting beds



TREES TO BE REMOVED

REF NO.	SPECIES	CATEGORY	GIRTH(mm)
G12 (7 No.)	Birch	C2	380
G13 (3 No.)	Birch	C2	380
T16	Birch	B1	350
G17	Birch	B2	400
T18	Birch	B1	420
G19	Birch	B2	300
G20	Birch	B2	300
G21	Birch	B2	350
T22	Cherry	C1	400
T23	Cherry	C1	600
T24	Norway Maple	C1	550
T25	Cherry	C1	320
G217 (1 No.)	Birch	C2	480
G218	Cypress (Leyland)	C2	250
G219	Lime, Sycamore	C2	450
G220	Cypress (Leyland)	C2	250
G221	Ash, Sycamore	C2	367
T222	Sycamore	C2	229
G223	Sycamore	C2	232
G224	Sycamore	C2	229
G225	Birch, Sycamore	C2	150
G226	Elder, Birch	C2	367
G227	Sycamore	C2	367
G228	Horse Chestnut, Sycamore	C2	500
T229	Hawthorn	C2	50
G231 (4 No.)	Horse Chestnut, Sycamore	B2	500
T232	Horse Chestnut	C1	660
T233	Maple	C1	380
T234	Horse Chestnut	C1	360
G283	Lime	B2	480
T284	Horse Chestnut	C1	650
T285	Norway Maple	B1	520
G286	Horse Chestnut, Sycamore	B2	550
G293 (Partial)	Cypress (Lawson)	C2	335

Reference numbers and survey information taken from Pegasus Environmental Drawing Ref.D.0291_160-A (Sheet 1 of 6) and associated schedule.



Heyford Park, Upper Heyford
Phase 1 and Camp Road
Landscape Proposals

Dorchester Group

www.pegasuspg.co.uk
Team H/J/AP
12 August 2013
1:500 @A1

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