

## 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 450mm for shrubs and 150mm for grass.

All excavated areas to be backfilled with either topsoil from site or imported to be BS3892 - General purpose grade. All top soiled areas to be clear of rocks and rubble larger than 50mm diameter and any other debris that may interfere with the establishment of plants.

### 2.0 ORNAMENTAL SHRUBS AND TREES

All planting and associated operations shall comply with BS4043, BS4428 and BS5837.

#### 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 75g/m<sup>2</sup> and Tree Planting and Mulching Compost at the rate of 20litres/m<sup>2</sup> 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 slides well scaffolded 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. Tree pits in soft landscape to be excavated to 500mm greater than the diameter of the rootball.

#### 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 tili, incorporating pre-seeding fertiliser at 70 g/m<sup>2</sup>.

#### 3.2 Delivery and Storage

Turf shall be supplied in accordance with BS3936.

Turf shall be Medallion as supplied by Row lawn. 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.

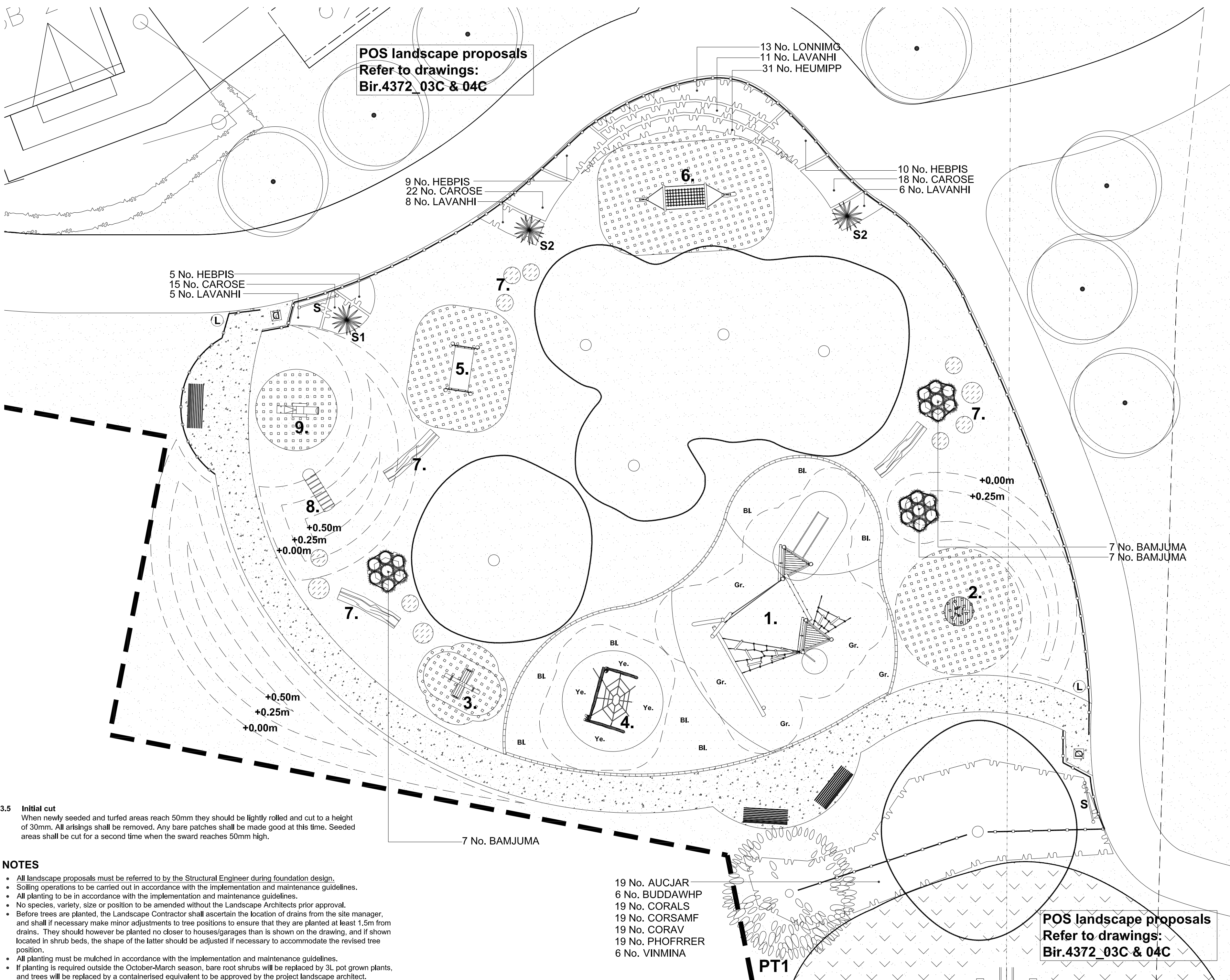
#### 3.3 Turf

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 plants 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/m<sup>2</sup>. After sowing the contractor shall lightly rake the seed into intimate contact with the soil.



### NOTES

- All landscape proposals must be referred to by the Structural Engineer during foundation design.
- Soiling operations to be carried out in accordance with the implementation and maintenance guidelines.
- All planting to be in accordance with the implementation and maintenance guidelines.
- No species, variety, size or position to be amended without the Landscape Architects prior approval.
- Before trees are planted, the Landscape Contractor shall ascertain the location of drains from the site manager, and shall if necessary make minor adjustments to tree positions to ensure that they are planted at least 1.5m from drains. They should however be planted no closer to houses/garages than is shown on the drawing, and if shown located in shrub beds, the shape of the latter should be adjusted if necessary to accommodate the revised tree position.
- All planting must be mulched in accordance with the implementation and maintenance guidelines.
- If planting is required outside the October-March season, bare root shrubs will be replaced by 3L pot grown plants, and trees will be replaced by a containerised equivalent to be approved by the project landscape architect.



#### 1. Two Towers with Overhead Handholds

**Play Enrichment:** Multi play kit, climbing, balancing, agility, social  
**Age group:** 6+ years



#### 7. Tree trunks and stumps

**Play Enrichment:** imaginative play, balancing, informal seating  
**Age group:** 4+ years



#### 2. Carosel

**Play Enrichment:** social, spinning  
**Age group:** 4+ years



#### 3. Butterfly Seesaw

**Play Enrichment:** social, bouncing, balancing  
**Age group:** 3-8 years



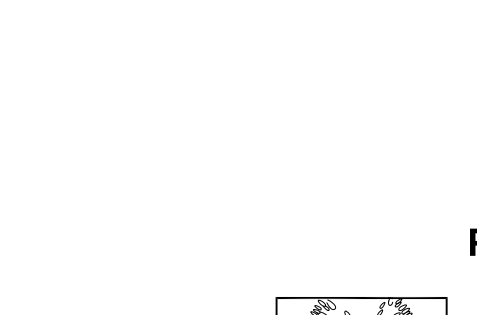
#### 4. Climbing net

**Play Enrichment:** climbing, balancing, agility  
**Age group:** 6+ years



#### 5. Crawling tube on robinia posts

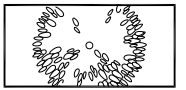
**Play Enrichment:** crawling  
**Age group:** 4-12 years



#### 6. Hammock

**Play Enrichment:** swinging, social  
**Age group:** 3+ years

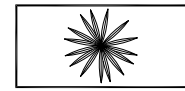
## PLANT SCHEDULE



### TREES

REF	SPECIES	SUPPLY	SIZE(cm)	GIRTH(cm)	CTRS(m)
PT1	Liquidambar styraciflua	EHSId	450/625	16/18	as shown

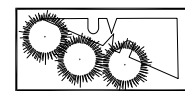
All trees to be planted in accordance with the implementation and maintenance guidelines. The tree planting schedule and landscape proposals must be referred to by the Structural Engineer during foundation design. No tree species, size or location should be altered without prior approval from the Landscape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



### SPECIMEN SHRUBS

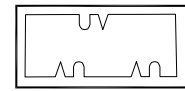
REF	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
S1	Phormium 'Jester'	15L	80/100	Triple cwn	as shown
S2	Phormium 'Sundowner'	15L	80/100	Triple cwn	as shown

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



### SHRUBS/HERBACEOUS

ABBR	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
BAMJUMA	Fargesia muriellae 'Jumbo'	7.5L	-	Full Pot	As shown
CAROSE	Carex oshimensis 'Evergold'	3L	-	Full Pot	0.40
HEBPIS	Hebe pinguifolia 'Sutherlandii'	5L	20/30	Bushy	0.60
HEUMIPP	Heuchera micrantha 'Palace Purple'	3L	-	Full Pot	0.40
LAVANHI	Lavandula ang. 'Hidcote'	5L	20/30	Bushy	0.60
LONNIMO	Lonicera nitida 'May Green'	5L	30/40	Bushy	0.60



### SHRUB MIX

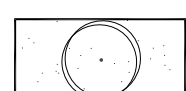
ABBR	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
AUCJAR	Aucuba japonica 'Rozannie'	3L	60/80	Branched	0.70
BUDDAWHP	Buddleia 'White Profusion'	3L	40/60	Bushy	0.70
CORALS	Cornus alba 'Sibirica'	3L	40/60	Bushy	0.70
CORSAMF	Cornus sanguinea 'Midwinter Fire'	3L	40/60	Bushy	0.70
CORAV	Corylus avellana	3L	60/60	Bushy	0.70
PHOFRFR	Photinia x fraseri 'Red Robin'	3L	40/60	Bushy	0.70
VINMINA	Vinca minor	2L	20/30	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.

## KEY

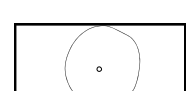


Site boundary



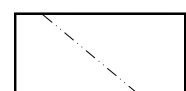
POS soft landscape proposals

Refer to the latest revision of Pegasus Landscape Design drawings: Bir.4372\_03 & 04.



Existing trees to be retained

Remove minor deadwood and make good any previous pruning wounds and stubs. Canopies could be lifted to 3m above ground level to make it difficult for children to climb.

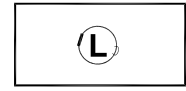


Drainage pipework

## PLAY AREA SCHEDULE

### Bench seat

Ref: BX17 4001T 'Roslin Seat' (supplied in black) mild steel, timber slat version seat with armrests, as supplied by Broxap or similar approved. Seat to be installed with submerged fixing set in concrete footings to manufacturers specification.



Litter bin

Ref: BX45 2596 'Derby Slimline' 90L perforated litter bin, coated in green as supplied by Broxap or similar approved.



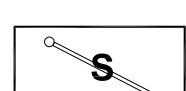
'No Dog' paving slab

Paving slabs at entrances by Paragon ref: 6120-186 or similar approved product.



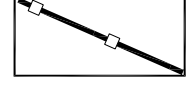
Hard surfaced footpath

1.50m wide tarmac footpath with tansalised timber edging.



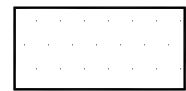
Play area signage location

Possible location for play area signage. Sign to be supplied and erected stating that the play area is a 'Dog Free' zone and any other information required. Exact wording to be agreed with the Local Planning Authority.



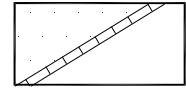
Proposed 0.5 metre high timber guard rail

To Local Authority approved specification. Timbers to be machine rounded as supplied by MM Timber or similar approved. Chicane detail to play area entrances.



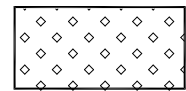
Wetpour

Wetpour surfacing beneath all play equipment. Installed to manufacturers specifications in association with the requirements of each item of play equipment relating to fall heights and in accordance with BS EN 1176. Colour: BL= Blue, Gr= Green and Ye= Yellow.



Block edging to wetpour

Block edging to wetpour surfacing. Marshalls 200x100x60mm concrete 'Keyblock' paving in charcoal or similar approved.



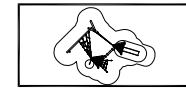
Reinforced grass safety surfacing

Play manufacturers to detail in accordance with EN 1176.



Proposed ground contouring

Topsoil shall be spread evenly over the formation levels in layers not exceeding 150mm to a depth of 150mm for grass. All slopes shall be graded with a rigid blade grader and consolidated to proposed levels. The gradient of the slopes shall be smooth-flowing, no steeper than 1:3 and marrying with all existing levels. Contours are shown at 0.25m intervals.



Play equipment schedule

#### 1. Two towers with overhead handholds (NRO2001)

Roblinia range multi-play unit supplied by Kompan or similar approved play manufacturer.

#### 2. Carosel (NRO109)

Roblinia range play unit supplied by Kompan or similar approved play manufacturer.

#### 3. Butterfly seesaw (NRO108)

Roblinia range play unit supplied by Kompan or similar approved play manufacturer.

#### 4. Climbing net (NRO813)

Roblinia range play unit supplied by Kompan or similar approved play manufacturer

#### 5. Crawling tube on robinia posts (NRO824)

Roblinia range play unit supplied by Kompan or similar approved play manufacturer.

#### 6. Hammock (NRO815)

Roblinia range play unit supplied by Kompan or similar approved play manufacturer.

#### 7. Fallen tree trunk and stepping logs/stumps

Soft wood tree trunk (for seating and clambering) to be trimmed & prepared for use by public. Supplied Playdale Ltd or similar approved play manufacturer. Vertical tree trunk posts varying in height upto 1.2m to be trimmed & prepared for use by public. To be installed within concrete footings (GEN 2). Supplied by an approved play manufacturer.

#### 8. Caterpillar

100x150x30cm galvanised steel caterpillar supplied by www.playgroundsculptures.co.uk or similar approved play manufacturer.

#### 9. Snail

Timber snail play unit supplied by www.timberplay.com or similar approved play manufacturer.

All play equipment and layout proposals to be specified in accordance with the requirements set out under BS EN 1176 and the Disability Discrimination Act. Following the agreement of play equipment and the general arrangement the selected manufacturer's details will be submitted to the local council for approval along with the finalised proposals and accompanying certificates and details.

## Heyford Park, Parcel B2A

## Combined LEAP+ & LAP Landscape Proposals

Client:  
Bovis Homes Central Region

www.pegasuspg.co.uk  
Team AP  
01/11/2013  
Scale: 1:100 @A1

Bir.4372\_07B

