

# IMPLEMENTATION AND MAINTENANCE GUIDELINES

- 1.0 GENERAL**

All plants shall conform to BS 3368 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 CRSE. 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 20g/m<sup>2</sup> and Tree Planting and Mulching Compost at the rate of 200g/m<sup>2</sup> area to be incorporated into the top 150mm of topsoil during final cultivation. All extraneous matter such as plastic, wood, metal and stones greater than 20mm 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 ancreting. All trees up to and including selected species are to be supported with single 15mm diameter stakes. All rootball, container grown and trees over heavy standard size shall be double staked. Stakes shall 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 suspended 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 fertiliser and Tree Planting and Mulching Compost as specified. Firm trees to 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 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.
  - Corrective 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 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 10mm wide and of uniform thickness (minimum 25mm). The grass shall be closely mown and shall not exceed 25mm in height.
- 3.2 Delivery and Storage**

Turf shall be supplied in accordance with BS3306.

Turf shall be Medallion as supplied by Rowlawns. 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 trays or waterlogged conditions and shall not be stored in situ 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 plants positioned on lines already laid. The turf shall be walked on completion. Any unevenness shall be made good by fitting 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 to intimate contact with the soil.
- 3.5 Initial cut**

When newly seeded and turfed areas reach 50mm they should be lightly raked and cut to a height of 30mm. All clippings 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.



- KEY**
- Existing trees to be retained
  - Existing trees to be removed
  - Soft Landscape Proposals
  - A9 'General Outfield' grass seed mix - to cricket outfield
  - Cricket ball perimeter stop net system
  - A22 'Low Maintenance' amenity grass seed mix
  - Bench seat
  - Litter bin
  - Tarmac footpath
  - LEAP+ Play area signage location
  - Play area boundary fence
  - Play area pedestrian gate
  - Maintenance access gate
  - Fitness trail route
  - Reinforced grass safety surfacing
  - Hard surfacing to village centre
  - Dog Waste Bin
  - Cricket square grass seed mix
  - Cricket square provision

- KEY (cricket square drainage on plan)**
- Proposed 100mm diameter main drain
  - Proposed 100mm diameter perimeter drain
  - Inspection chamber
  - Hydrant (water) box
- KEY (cricket square drainage detail)**
- Perforated corrugated plastic pipe drainage provided in accordance with BS 4962. Pipe to be surrounded with Terram 1000 geotextile membrane or similar approved.
  - 6-10mm clean, hard, gravel or chippings, free of fines with a terram separation layer to stop the cricket pitch settling and gravel being lost into the existing clay soil. Terram 1000 geotextile or similar approved to be used.
  - 50mm blinding layer of coarse sand or fine grit.
  - Topsoil provided in accordance with BS 3382.

- PLANT SCHEDULE**
- | REF | SPECIES                      | SUPPLY | SIZE(cm) | GIRTH(cm) | CTRS(m)  |
|-----|------------------------------|--------|----------|-----------|----------|
| T1  | Metasequoia glyptostroboides | 75L    | 300/350  | -         | as shown |
| T2  | Sorbus torminalis            | EHSd   | 425/600  | 14/16     | as shown |
| T3  | Tilia cordata 'Greenside'    | EHSd   | 425/600  | 14/16     | as shown |
- Fitness trail schedule**
- F1. Combi bike & Stepper**  
SD304 Combi bike and stepper, supplied by Streetscape Product & Services Ltd or similar approved play manufacturer.
  - F2. Multi Traction**  
SD260 Multi traction, supplied by Streetscape Product & Services Ltd or similar approved play manufacturer.
  - F3. Air Walker**  
SD120s Air walker, supplied by Streetscape Product & Services Ltd or similar approved play manufacturer.
  - F4. Body Building Trainer**  
SD300 Body Building Trainer, supplied by Streetscape Product & Services Ltd or similar approved play manufacturer.

- 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 plants of the latter should be adjusted if necessary to accommodate the revised tree positions.
  - All planting must be matched 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.

Village green drainage and levels to be determined by project drainage engineer.

Drainage proposals in accordance with Sports England Natural turf for sport design guide 2011.

Drainage system to be designed and connected by drainage engineers.

Depth of topsoil to be a minimum of 200mm on 200mm minimum depth of subsoil.

The cricket square will be excavated and replaced with an approved cricket turf to a minimum club standard as identified by the ECB and Sports England Natural turf for sport design guide 2011 of 25-28% clay content, where existing top soil is unsuitable, make allowance for importing an appropriate cricket topsoil from a specialist supplier. The imported topsoil must be blended with the indigenous topsoil.

**CRICKET SQUARE SPECIFICATION**

All earthworks are to be carried out in accordance with the information contained within BS 4428. It is the responsibility of the Contractor to ensure that all subsoil and topsoil is suitable for the intended purpose. Where soil does not meet the required standards or specifications set out in BS 4428 and BS 3382 the Contractor is to inform the Client and make a request for suitable material to be made available to carry out the works. Where the works are completed using unsuitable materials these will be removed and replaced to the Client's satisfaction at the expense of the Contractor. Excavate topsoil to required depth, in excess of 100-150mm. No sub soil should be scraped off with the topsoil. The exposed subsoil can then be excavated to achieve a depth of 220mm. Subsoil shall be then accurately graded to allow for build up of drainage layers, blinding layer and cricket turf. The formation level should be evenly consistent with a tolerance of +/- 10mm. All topsoil and sub soil contribution to be moved to site by the Contractor. A drainage layer of 3-15mm clean, hard, gravel or chippings, free of fines to be laid to a consistent thickness of 100mm. Above the drainage layer a 3mm layer of 50mm coarse sand to be laid to ensure the correct levels are formed for the day lawn. Blinding layer to be related to achieve suitable level for the lawn. The root zone layer (grass) with consist of a coarse beam and shall achieve and clay content of 25-30% and be supplied by an approved specialist supplier. Sand to be consolidated every 50mm by tamping/beginning method. Consolidation is the most important element of the construction process and should be executed carefully. Should an alternative be put forward by the contractor this is to be approved by the Client prior to construction. All levels to be related to achieve suitable level for the lawn. Levelling and construction can be achieved with leveling pegs or laser leveling equipment and this should be achieved without any overtopping. It is important that the outfield and square marking up seamlessly. Working and leveling method of consolidation to be used to attain final levels. A roller will not be acceptable as this can have localized air pockets. The final surface will achieve a tolerance of +/- 10mm should be level along the line of play with a cross fall of 1:168. The square should be laid smoothly over the outfield and be formed prior of the sward to 25mm to allow for water runoff and prevent standing water through winter rainfall that can be degrading the grass sward.

The square is not to be turfed. Grass coverage will be established by seeding using appropriate cultivars of suitable grass species at a rate of 50g/m<sup>2</sup>. Seed Mixture: 80% Fescue (perennial ryegrass), 20% Cocksfoot (perennial ryegrass), 20% Pininfare (clender creeping red fescue).

If there is a significant variation from the figures stated then the Client must be informed prior to seeding operations to assess the appropriateness of the mix. The seed mix is to be drilled in at least two separate directions. With the contractor providing certification of seed purity, germination, year of harvest and country of origin.

3-10 Seeding operation must not be carried out during either particularly dry and hot or wet weather conditions. If seeding is carried out in particularly dry conditions the Contractor must make allowances for the provision of water to the seed stock and maintain a suitable level of moisture in the rooting zone (up to 100mm of soil) at the expense. If seed germination fails due to seeding during inappropriate weather conditions, and was not in agreement with the Client, the Contractor will reseed the works to the Client's satisfaction at his expense. It is the Contractor's responsibility to provide a seedbed that is appropriate for the desired use and will establish into a high quality turf surface. Seed to be lightly raked into the surface and finished with a light hand roller. An approved pre-seeding fertilizer can be applied before seeding or after establishment if considered necessary. Following seeding protective fencing is to be erected around the square to prevent unwanted interference.

**Proposed Drainage Detail - Perimeter Drain to square**  
Scale 1:10

**Rev** Description Date Team

K Western footpath set at 1.8m width 21/07/15 BS

J LEAP+ equipment received for detail 02/07/15 ALJ/AP

I revised boundary and other proposals 24/02/15 AP

H additional tree locations to perimeter of cricket square following LPA comments 15/05/15 AP

G updated to include drainage strategy and other proposals 26/02/15 AP

F Three species updated following LPA comments 26/02/15 AP

E Amenity updated 22/01/15 EW

D Updated drainage comments and final proposals 20/11/14 AP

C Updated to include drainage strategy and other proposals 14/10/14 AP

B Cricket square updated to client's request (scale of 1:200 requirement) 03/10/14 AP

A Revised LPA updated and cricket drainage strategy 23/07/14 AP

Rev Description Date Team

**Heyford Park, Upper Heyford**

**Village Green - Detailed Landscape Proposals**

Client: Dorchester Group

Team: APJ/BS

www.pegasuspp.co.uk

03/07/2014

Scale: As Shown @A0

Bir.4322\_18K

**Pegasus Landscape Design**

1 T 0121 308 9570 | F 0121 323 2215 | www.pegasuspp.co.uk

© Copyright Pegasus Planning Group Ltd. © Crown copyright. All rights reserved. Ordnance Survey Copyright Licence number 100042691 | Project Licence number 100042691

Pegasus Landscape Design is part of Pegasus Planning Group Ltd. Ownership responsibility for planning applications is shared between Pegasus Planning Group Ltd and Pegasus Landscape Design.