

**IMPLEMENTATION AND MAINTENANCE GUIDELINES**

**1.0 GENERAL**

All plants shall conform to BS 3338 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 CPRE. 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 levels are 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, trees and shrubs shall be excavated and the bases broken up to a further 150mm with the sides well scarified to prevent smearing. All trees up to and including selected specimens are to be supported with single 75mm 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 planted into the prepared soil at the specified centres with minimal disturbance to the rootball and well finished.  
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 cable ties and soil spacers. Water in all trees and shrubs at the end of each day of planting.  
Spread ornamental give bark mulch to a depth of 70mm 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.  
Watering: Planting areas are to be brought up to field capacity at each visit and new trees to receive 20 gallons.  
Checking trees: All tree ties and stakes are to be checked and adjusted if too loose, too tight or chaffing to occur. Any rotten stakes are to be replaced.  
Fertiliser/grubbing: Any damaged shoots/benches 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 five 8th, incorporating pre-seeding fertilizer at 70 g/m<sup>2</sup>.

**3.2 Delivery and Storage**

Turf shall be supplied in accordance with BS3306.  
Turf shall be Medallion as supplied by Rowdown. It shall be close textured and green in colour and be sufficiently firm 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**

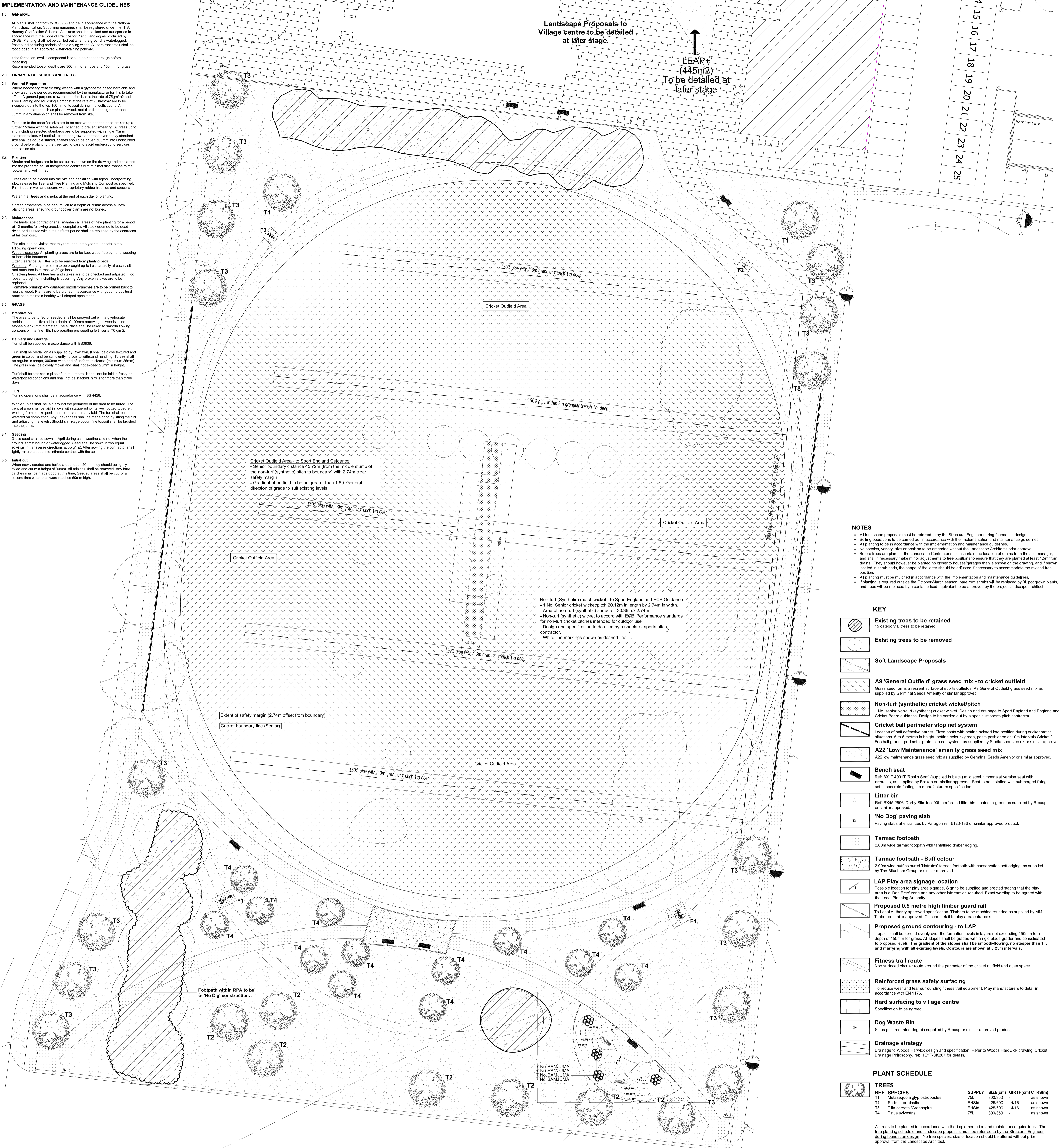
Turfing operations shall be in accordance with BS 4428.  
Whole turves shall be laid around the perimeter of the area to be turfed. The central areas shall be laid in rows with staggered joints, well tamped together, working from planks positioned on turves already laid. The turf shall be watered on completion. Any unevenness shall be made good by raising 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.  
**3.5 Initial cut**  
When newly seeded and turfed areas reach 50mm they should be lightly mowed and cut to a height of 30mm. All cuttings 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.

Landscape Proposals to Village centre to be detailed at later stage.

LEAP+ (445m<sup>2</sup>) To be detailed at later stage



- 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 matched in accordance with the implementation and maintenance guidelines.
  - If planting is required outside the October-March season, bare root stock 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.

- KEY**
- Existing trees to be retained (T5 category B trees to be retained).
  - Existing trees to be removed.
  - Soft Landscape Proposals
  - A9 'General Outfield' grass seed mix - to cricket outfield. Grass seed forms a resilient surface of sports outfields. A9 General Outfield grass seed mix as supplied by Geminal Seeds Amenity or similar approved.
  - Non-turf (synthetic) cricket wicket/pitch. 1 No. senior Non-turf (synthetic) cricket wicket. Design and drainage to Sport England and England and Wales Cricket Board guidelines. Or similar approved.
  - Cricket ball perimeter stop net system. Location of ball defensive barrier. Fixed posts with netting heliked into position during cricket match situations. 5 to 6 metres in height, netting colour - green, posts positioned at 10m intervals. Cricket / Football ground perimeter protection net system, as supplied by Stads-sports.co.uk or similar approved.
  - A22 'Low Maintenance' amenity grass seed mix. A22 low maintenance grass seed mix as supplied by Geminal Seeds Amenity or similar approved.
  - Bench seat. Ref: BXT1 4001T 'Ruskin 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 2598 'Derby Slimline' 90L perforated litter bin, coated in green as supplied by Broxap or similar approved.
  - 'No Dig' paving slab. Paving slabs at entrances by Paragon ref: 6120-186 or similar approved product.
  - Tarmac footpath. 2.00m wide tarmac footpath with tinted timber edging.
  - Tarmac footpath - Buff colour. 2.00m wide buff coloured 'Nubian' tarmac footpath with conservatory set edging, as supplied by The Blueham Group or similar approved.
  - LAP 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. Timber to be machine rounded as supplied by MM Timber or similar approved. Chicane detail to play area entrances.
  - Proposed ground contouring - to LAP. 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 protected 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 marring with all existing levels. Contours are shown at 0.25m intervals.
  - Fitness trail route. Non surfaced circular route around the perimeter of the cricket outfield and open space.
  - Reinforced grass safety surfacing. To reduce wear and tear surrounding fitness trail equipment. Play manufacturers to detail in accordance with EN 1176.
  - Hard surfacing to village centre. Specification to be agreed.
  - Dog Waste Bin. Sitius post mounted dog bins supplied by Broxap or similar approved product.
  - Drainage strategy. Drainage to Woods Harwick design and specification. Refer to Woods Harwick drawing: Cricket Drainage Philosophy, ref: HEVY-SK267 for details.

**PLANT SCHEDULE**

TREES	REF	SPECIES	SUPPLY	SIZE(CM)	GRTH(CM)	CTRS(M)
T1	Metasequoia	glyptostroboides	75L	300/350	-	as shown
T2	Scotus	formosalis	EHStd	425/600	14/16	as shown
T3	Tilia	cordata 'Greenspire'	EHStd	425/600	14/16	as shown
T4	Pinus	sylvestris	75L	300/350	-	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.

**SHRUBS/HERBACEOUS - to LAP**

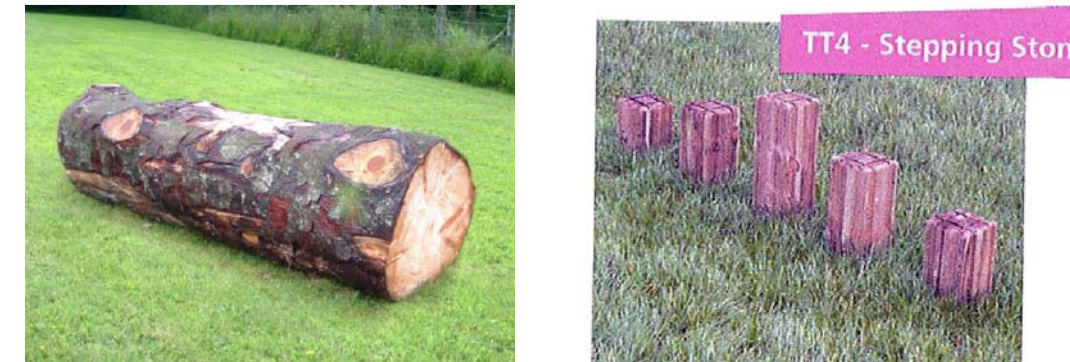
SHRUB	SPECIES	SUPPLY	SIZE(CM)	HABIT	CTRS(M)
BAMJUMA	Fragaria mullata 'Jumbo'	7.5L	-	Flu Pot	As shown

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.

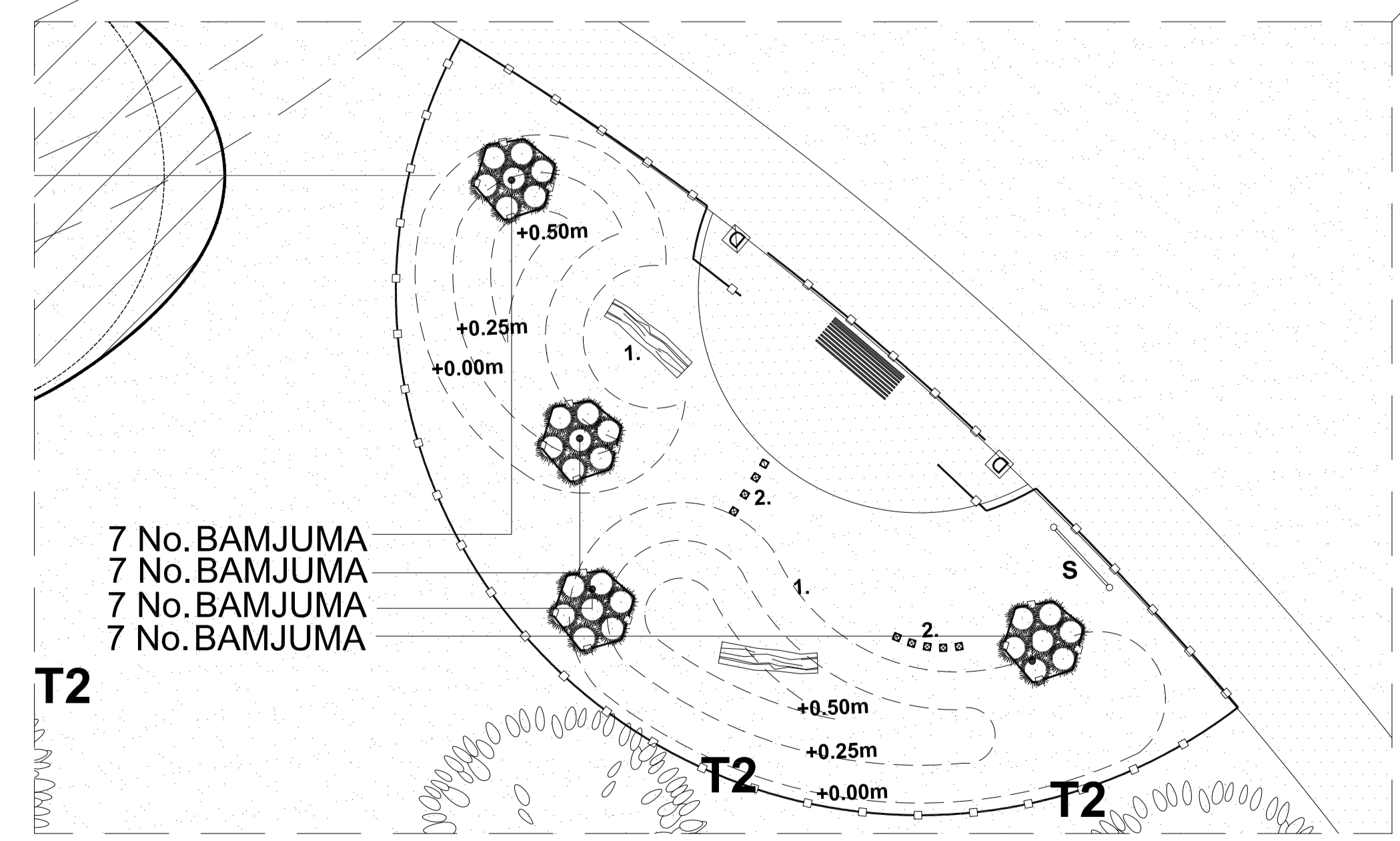
- Play equipment & fitness trail schedule**
- Fallen tree trunk and stepping logs/stumps**  
2.00m long soft wood tree trunk (for seating and climbing) to be trimmed & prepared for use by public. Supplied by Streetscape Product & Services Ltd or similar approved play manufacturer. To be installed within concrete footings (GEN 2). Supplied by an approved play manufacturer.
  - Stepping Logs**  
TT4 - Stepping Stones (timber), supplied by Streetscape Product & Services Ltd or similar approved play manufacturer.
  - F1. Combi bike & Stepper**  
SD304a Combi bike and stepper, supplied by Streetscape Product & Services Ltd or similar approved play manufacturer.
  - F2. Multi Traction**  
SD200 Multi traction, supplied by Streetscape Product & Services Ltd or similar approved play manufacturer.
  - F3. Air Walker**  
SD120a 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.

All play & fitness 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 of the selected manufacturer's details will be submitted to the local council for approval along with the finalised proposals and accompanying certificates and details.

**LAP play equipment**



1. Play Log 2. Stepping logs F1. Combi bike & Stepper F2. Multi Traction F3. Air Walker F4. Body Building Trainer



**Inset Plan: LAP play space**  
Scale 1:100

**Fitness Trail equipment**



F1. Combi bike & Stepper F2. Multi Traction F3. Air Walker F4. Body Building Trainer

**Village Green Landscape Proposals**  
Scale 1:200



**Village Green - Detailed Landscape Proposals**

- Village green drainage and levels to be determined by project drainage engineer.  
- Specialist sports pitch contractor to detail the design and specification of the non-turf cricket pitch and associated dedicated drainage system.

- NOTE:**
- Non-turf (synthetic) wicket to accord with ECB Performance standards for non-turf cricket pitches intended for outdoor use.
  - Non-turf (synthetic) match wicket - to Sport England and ECB Guidance
  - Depth of topsoil to be a minimum of 200mm on 200mm minimum depth of subsoil.

Rev	Description	Date	Team
G	Updated to reflect cricket problem as agreed with client	26/02/15	AP
F	Tree species updated following LPA comments	26/02/15	AP
E	Amendments added	22/01/15	EW
D	Updated to include comments and final drawings	26/11/14	AP
C	Updated to include drainage strategy and other comments	14/10/14	AP
B	Client comments updated to user for senior client (i.e. CCL requirements)	03/10/14	AP
A	Issued LPA location and detail drainage reference	23/01/14	AP

**Heyford Park, Upper Heyford**

**Village Green - Detailed Landscape Proposals**

Client: Dorchester Group  
www.pegasusgg.co.uk  
Team AP/IS  
03/07/2014  
Scale: As Shown @A0  
Bir.4322\_18G

