

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. Topsoil depths to be 450mm for shrub beds and 150mm for grass areas.

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 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. Any feature trees semi mature in size to be secured with a below ground anchoring system (such as a deadman anchor). 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 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 tith, 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 Rowlawn. 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 awnings 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.

4.0 TOPSOIL

4.1 Existing Topsoil
Pre-planting herbicide application:-
Apply by suitable spraying apparatus, an approved translocated systemic herbicide to the manufacturer's instructions and to 1997 Control of Pesticides Regulations and 2003 COSHH regulations on all beds, except those which are both weed free and are to receive agrotexile sheet mulch. Spray immediately if any weeds are present. If none are showing, but there may be a delay before planting, or the area is to be seeded, spray after one month following cultivation, to allow dormant seed to terminate. All spraying shall be carried out by skilled and qualified operatives, using protective clothing, in suitable weather (no wind) and any damage caused by spray drift, from incorrect usage or spillage, shall be rectified at the contractor's own cost. Repeat as necessary to ensure complete kill and rake off all dead material from site.

Carry out the following works to the existing topsoil on site to ensure it conforms to BS 3882:1994, being free from rocks larger than 50mm diameter, concrete, all roots, wire, brick, and have less than 20% clay. Allow for pre-application of herbicide as above. Fertilise with 100g per meter square of Vitax 'Nutricote 180' slow release fertilizer, in accordance with the manufacturer's instructions. For beds less than 5 meters in width, fork over thoroughly or machine rotovate soil to a depth of 300mm, ensuring that the subgrade and topsoil are completely broken up and free draining, relieving any compaction. For beds greater than 5 metres in width, break up the subgrade and topsoil using a tractor mounted subsoiler or ripper at 500mm centres to a depth of 500mm, except where there are services, or within 10 meters of tree stems or 3 meters of existing hedges. Do not rip areas where roots greater than 10mm diameter are encountered.

4.2 Imported Topsoil
Any imported topsoil for making up ground, shall conform to BS:3882:1994, and be free from rocks (over 50mm diameter), concrete, roots, wire and brick, and have less 20% clay.

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS

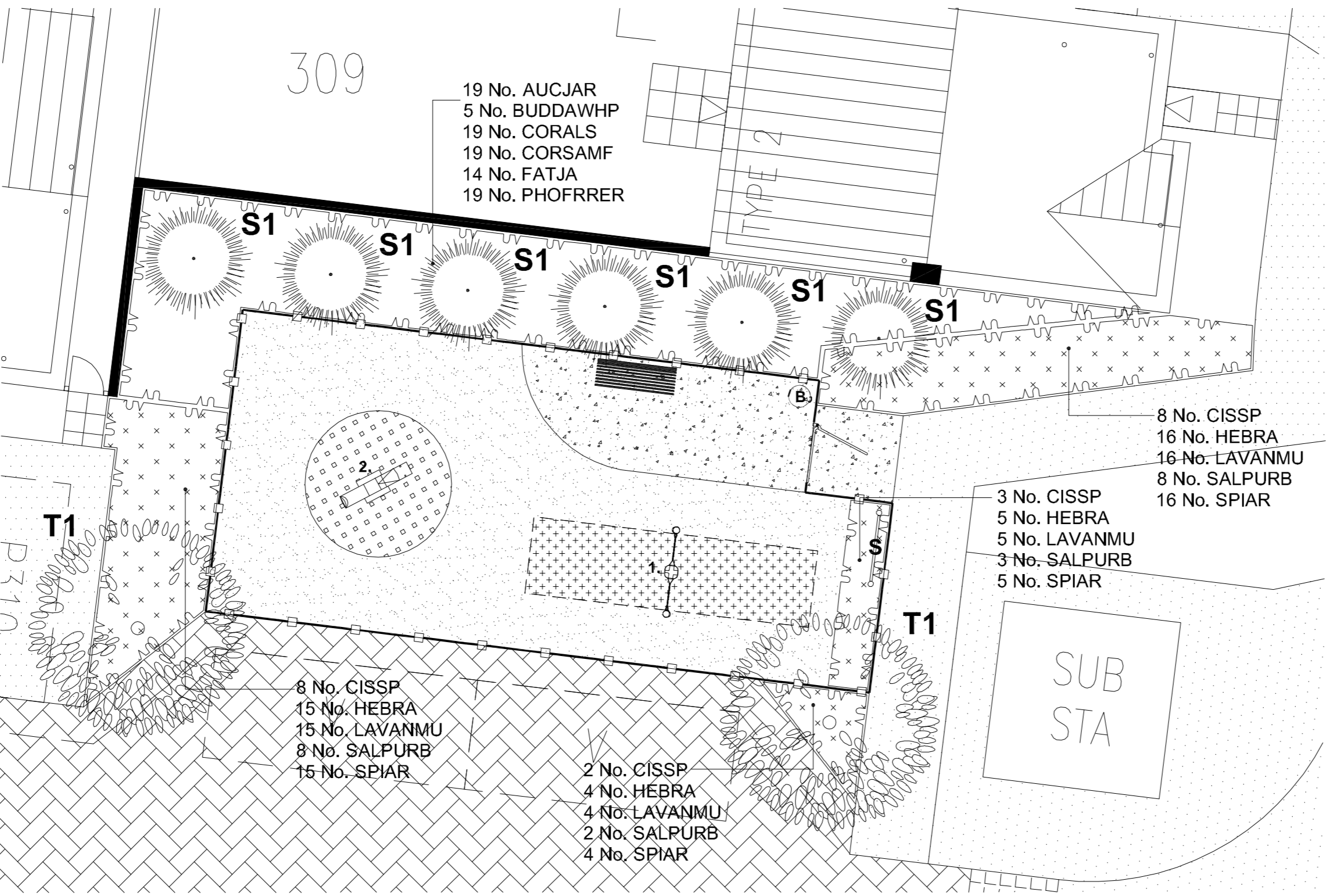
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1. One Seat Swing
Play Enrichment: Swinging
Age group: 1+ years



2. Snail
Play Enrichment: social, imaginative play, safe climbing, crawling & touching
Age group: 1-4 years



PLANT SCHEDULE

TREES

REF	SPECIES	SUPPLY	SIZE(cm)	GIRTH(cm)	CTRS(m)
T1	Acer campestre 'Streetwise'	EHStd	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.

SCREENING TREES

REF	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
S1	Photinia x fraseri 'Red Robin'	70L	225/250	Full Std	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.

TALL SHRUB MIX

ABBR	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
AUCJAR	Aucuba japonica 'Rozannie'	5L	40/60	Bushy	0.75
BUDDAWHP	Buddleia davidii 'White Profusion'	3L	30/40	Bushy	0.75
CORALS	Cornus alba 'Sibirica'	5L	40/60	Branched	0.75
CORSAMF	Cornus sanguinea 'Midwinter Fire'	5L	40/60	Branched	0.75
FATJA	Fatsia japonica	5L	40/60	Bushy	0.75
PHOFRER	Photinia x fraseri 'Red Robin'	5L	40/60	Bushy	0.75

LOW SHRUB MIX

ABBR	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
CISSP	Cistus 'Silver Pink'	5L	30/40	Bushy	0.50
HEBRA	Hebe rakaiensis	5L	20/30	Bushy	0.50
LAVANMU	Lavandula angustifolia 'Munstead'	5L	30/40	Bushy	0.50
SALPURB	Salvia officinalis 'Purpurascens'	5L	20/30	Bushy	0.50
SPIAR	Stipa arundinacea	5L	30/40	Full pot	0.50

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.

TURF
Rowlawn Medallion turf or similar approved.

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.

Hard surfaced footpath
tarmac footpath with pcc 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.

Reinforced grass safety surfacing
Play manufacturers to detail in accordance with EN 1176.

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: Dark Green. PCC edging.

Play equipment schedule
1. One seat swing
NR0902 One seat swing as supplied by Kompan or similar approved play manufacturer.

2. 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.

Play area boundary fence
1.0m high bow top railing system finished in black RAL colour. To be manufactured from mild steel. Fencing to accordance with RoSPA guidelines and BS EN 1176.

Play area pedestrian gate
1.0m high hydraulic self closing child/pedestrian gate with a closure time of at least 5-8 seconds. Gate to open outwards and finished in bright yellow RAL colour to aid partially sighted users.

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.

A- [14/07/2016 AP] LAP relocated following agreement with Landscape Architect @ CDC.
Revisions:
First Issue- 28/08/2015 AP



Heyford Park, Upper Heyford Phase 6 LAP Proposals

Drawing Ref: BIR4322_26-A

Client: Dorchester Group

Date : 28/08/2015
Drawn by : AP
1 : 100 @ A2

