

GENERAL

All supply, planting and other landscape works to be in accordance with relevant British Standards and Codes of Practice. Works to be undertaken by a competent and accredited landscape contractor with 12 months Defects Liability/ in contract maintenance. Health and vigour of all planting stock to be maintained throughout with regular watering, pruning etc. Failed planting stock to be replaced as required.

PLANTING METHODOLOGY

Soil
Soil to be free of pests, disease, fungus and foreign matter.
Do not use topsoil contaminated with subsoil, rubbish or other materials that are corrosive, explosive, flammable, hazardous to human or animal life or detrimental to healthy plant growth.
The Contractor shall appoint a suitably qualified and approved, independent Soil Scientist to undertake the sampling and testing of the soil materials considered for importation.
An approved Soil Scientist is: Tim O'Hare Associates LLP, Howbery Park, Wallingford, Oxon, OX10 8BA, Tel: 01491 822653, www.toha.co.uk
Subsoil to be in accordance with BS 3882 'Specification for topsoil'.
For trees planted in hard landscape a load bearing growing medium will be necessary. This will be Urban tree planting medium, Grade: 0.6-2 mm.

Green compost for soil amelioration to be incorporated into soil for tree and shrub planting to be in accordance with BS PAS 100:2011 or current revision and sourced from a PAS 100 compliant facility. Fertilizer to be incorporated into soil for tree and shrub planting: Scotts Enmag CRF (11%N:22%P2O5:9%K2O:6%MgO).
Prepare undisturbed topsoil in accordance with BS 4428 'Code of Practice for general landscape operations': Break up hard ground thoroughly, remove visible roots and large stones with a diameter greater than 50 mm, dig areas covered with turf over to full depth of topsoil and treat weeds at appropriate times with a suitable translocated non-residual herbicide.
Prepare subsoil by excavating/placing fill to the required profiles, loosening thoroughly when ground conditions are reasonably dry to a depth of 450mm and removing stones larger than 50mm, arisings, contaminants, debris and builders' rubble.
Spread topsoil in layers of 150 mm maximum depth and gently firm each layer before spreading the next. After spreading topsoil, when weather and ground conditions are suitably dry and non-plastic, the soil profile shall be ripped at 300mm centres to a minimum depth of 300mm (grass areas) or 600mm (shrub beds, hedges) to decompact the soils and key in the topsoil and subsoil layers. Any large, compacted lumps of soil shall be broken down by further appropriate cultivation (in accordance with BS 4428) to produce a fine tilth suitable for planting (<30mm), turfing and seeding (<10mm). Cultivations shall ensure that the topsoil is fully aerated.
In order to avoid physical degradation to the soil during all phases of soil handling (e.g. spreading, cultivation, amelioration, planting, turfing and seeding), soil handling operations shall be carried out when soil is non-plastic (friable) in consistency (i.e. at least 5% below the soil's lower plastic limit). Soil shall not be unnecessarily compacted by trampling or trafficking by site machinery or handled when frozen or during and after heavy rainfall.

MAINTENANCE

Contractor to maintain planting throughout duration of 12 month Defects Liability Period. Health and vigour of all planting stock to be maintained throughout with regular watering, pruning etc. Failed planting stock to be replaced as required.

Trees

Newly planted trees across the site will need to be watered regularly by hand during establishment i.e. for 3 years after planting.
Soil around the base of trees in grass will be kept clear of weeds.
Stakes/ties/ guys will be inspected and maintained in good order, adjusted and repaired where necessary to prevent rubbing of bark and removed when no longer required.
Trees will be visually inspected on routine maintenance visits for damage and general safety and security issues. Damaged branches will be removed from both tree and ground promptly to minimise damage to the tree and danger/obstruction to users of the site.
For newly planted trees formative pruning work will be carried out as required and as appropriate for the species to remove branches overhanging or obstructing access and to maintain the form and health of the tree. All pruning to be carried out by a Member of the Arboricultural Association and in accordance with BS 7370 'Grounds maintenance. Recommendations for maintenance of soft landscape'.



Transplant tree shelters and weed mat

- Timing**
- Deciduous trees and shrubs: Late October to late March. Field-grown trees and shrubs planted out of season to be spring-ringed at nursery.
 - Conifers and evergreens: September/ October or April/ May.
 - Herbaceous plants: September/ October or March/ April.
 - Container grown plants: At any time if ground and weather conditions are favourable. Provide watering and weed control as necessary.
 - Dried bulbs, corms and tubers: September/ October.

Standard
All planting to be carried out in accordance with BS 4428 and during suitable weather conditions. Do not use mechanical tools within 100 mm of tree and plant stems. Water as necessary to ensure establishment and continued thriving of planting.

Plants to be materially undamaged, sturdy, healthy and vigorous specimen, of good shape and without elongated shoots, grown in a suitable environment and hardened off and free from pests, diseases, discoloration, weeds and physiological disorders. Plant standard to BS 3936 'Nursery stock'. Name, forms, dimensions, provenance and other criteria as scheduled and defined in the National Plant Specification. Plant handling shall be in accordance with HTA 'Handling and establishing landscape plants'.

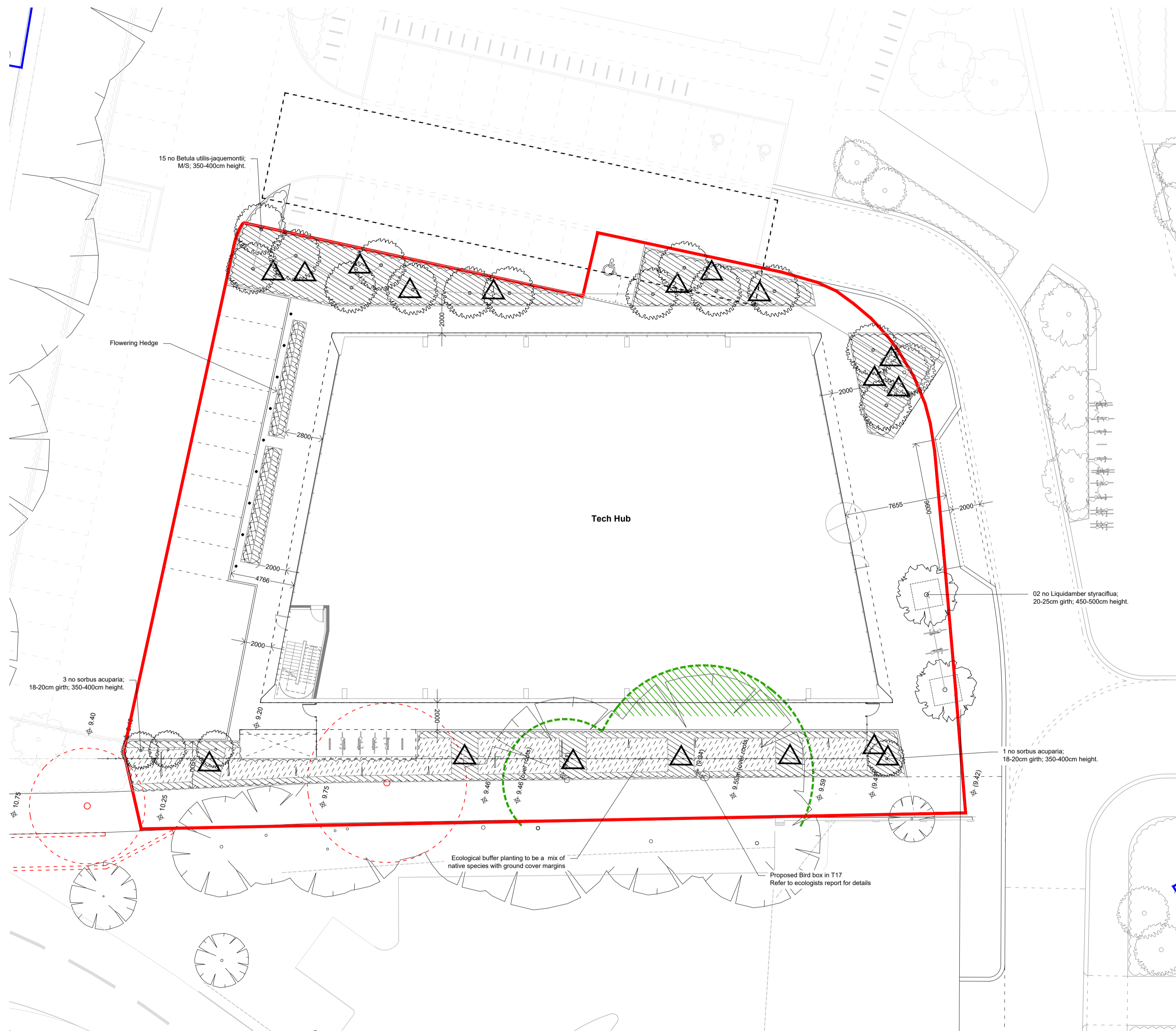
Groundcover
Geotextile fabric to all beds to be laid before planting. Cut flaps neatly for planting and refit closely around plant stems. Mulch with Melcourt Mini Pine Mulch, 60mm depth. Finished level of mulch to be 30 mm below adjacent grassed or paved areas.

Tree and Shrub Planting
Planting bed depth to be 450mm minimum. Biodegradable weed fabric to all beds to be laid before planting. Cut flaps neatly for planting and refit closely around plant stems. Mulch with Melcourt Mini Pine Mulch, 60mm depth.
Finished level of mulch to be 30 mm below adjacent grassed or paved areas.

All native tree and shrub planting to be undertaken in accordance with BS 8545 'Trees from nursery to independence in the landscape. Recommendations'.
Tree pits to be excavated to 450x450x450mm. Backfill with ameliorant (1 m³ per 10 m³ of topsoil) and fertilizer as specified.
All plants (except climbers) to be protected with biodegradable treeshelter, 60cm high with single timber stakes. Ensure that protection methods do not impede natural movement of trees and shrubs or restrict growth.
Tubex 500x500mm biodegradable hessian mulch mats to be installed to each pit with galvanised steel pegs.

Trees
All tree planting to be undertaken in accordance with BS 5837 'Trees in relation to design, demolition and construction. Recommendations' and BS 8545 'Trees from nursery to independence in the landscape. Recommendations'.
For detail of tree pit including root barrier, guying system and aeration and irrigation pipe refer to LUC drawing 10743-LD-DET-610. Trees in hard landscape to be planted in load bearing growing medium as specified with tree grilles (Furnitubes - Portman steel).
Semimature trees to be root prepared and transplanted to BS 4043 'Recommendations for transplanting root-balled trees'.
All standard trees to be secured with 2 no. stake. Stakes to be 50mm diameter softwood, peeled chestnut, larch or oak, straight, free from projections and large or edge knots and with pointed lower end with nails to BS 1202.
All multistem tree to be secured using Platypus rootball anchoring kits.
Backfill with ameliorant (1 m³ per 10 m³ of topsoil) and fertilizer as specified.
Mulch with Melcourt Mini Pine mulch. Finished level of mulch to be 70 mm below adjacent grassed or paved areas.

Quantity	Type / Species	Specification	Density/Percentage
Trees			
15	Betula utilis jacquemontii	350-400cm height, RB, 4x, multi-stem-bushy, 3 stems min	As shown
4	Sorbus acuparia	18-20 cm girth, 350-400cm height, RB	As shown
2	Liquidambar styraciflua	20-25 cm girth, 450-500cm height, RB	As shown
% Flower Hedge Planting 17.6 linear m			
33.3	Viburnum opulus	Hedging plants, 80-100cm, 2 x tr, RB	3/linear m, single row
33.3	Malus sylvestris	40-60cm height, B, 1+1, Transplant - seed raised, branched, 2 brks. Tree shelter and weed mat	3/linear m, single row
33.3	Sorbus aria	40-60cm height, B, 1+1, Transplant - seed raised, branched, 2 brks. Tree shelter and weed mat	3/linear m, single row
% of area Ecological Buffer Planting Matrix 100m²			
5	Clematis vitalba	30-40cm height, 2L, several shoots.	1/m²
15	Cornus alba	40-60cm Height, B, 1+1, Transplant - seed raised, branched, 2 brks. Tree shelter and weed mat	1/m²
5	Corylus avellana	40-60cm Height, B, 1+1, Transplant - seed raised, branched, 2 brks. Tree shelter and weed mat	1/m²
10	Euonymus europaeus	40-60cm height, B, 1+1, Transplant - seed raised, branched, 3 brks. Tree shelter and weed mat	1/m²
5	Hedera hibernica	30-40cm height, 2L, several shoots.	5/m²
20	Ilex aquifolium	40-60cm height, 2L, Branched; 3 brks. Tree shelter and weed mat	1/m²
5	Lonicera periclymenum	30-40cm height, 2L, several shoots.	1/m²
5	Rosa canina	40-60cm height, 2L, Branched; 3 brks. Tree shelter and weed mat	1/m²
5	Sambucus nigra	40-60cm height, B, 1+0, Seeding; branched, 2 brks. Tree shelter and weed mat	1/m²
10	Salix caprea	40-60cm height, B, 1+0, Seeding; branched, 2 brks. Tree shelter and weed mat	1/m²
15	Viburnum opulus	40-60cm height, B, 1+1, Transplant - seed raised, branched, 2 brks. Tree shelter and weed mat	1/m²
% of area Groundcover Planting Matrix 256m²			
10	Ajuga reptans	11 pot	10/m²
5	Dryopteris affinis	31 pot	5/m²
5	Athyrium filix-femina	31 pot	5/m²
10	Galium odoratum	11 pot	8/m²
30	Melica nutans	11 pot	8/m²
30	Luzula sylvatica	11 pot	8/m²
5	Gilenea trifoliata	11 pot	5/m²
5	Iris foetidissima	21 pot	5/m²
Quantity Bulbs			
315	Narcissus pseudonarcissus	Grade 8/9	groups of 15 interplanted amongst ground cover
630	Hyacinthoides non-scripta	Grade 8/9	groups of 30 interplanted amongst ground cover



Notes
Do not scale from this drawing.
All dimensions are drawn in millimetres.
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No	Date	Description	Drn	Chk
E	17.07.18	for Planning	TB	JB
D	15.07.18	Draft Planning Issue	TB	JB
F	12.07.18	Revision to area around refuse store	TB	JB
T	09.07.18	Amended Ecological Buffer Planting Areas	TB	JB

Legend:

- Site Boundary
- Existing trees retained
- Existing trees removed
- Proposed trees
- Proposed Ecological Buffer Planting Matrix
1 tree-shrub and 1 ivy / 1.2m2, pits 450x450x450mm with mulch mat, tree tube shelters and bark mulch
- Proposed Groundcover Planting Matrix
75mm Bark mulch
- Proposed Flowering Hedge
- Proposed bulbs

LUC LUC London
43 Chalton Street, London, NW1 1JD
+44 (0)20 7383 5784
london@landuse.co.uk
www.landuse.co.uk

Project
Haymarket Tech Hub
REEC, Twickenham

Client
TP Bennett

Scale @A1
1:200 @ A1

Status
for Planning

Drawing Title
Soft Landscape Plan

Job Nr 10743 | Drawing Nr LD-PLN-400 | Issue E