SCALE 1 : 250

0 5 10 15

Seasonal Planting Mix - Planting Centers varie see plan.

Sensory Planting Mix - Planting Centers varie see plan.

Wildflower Grass Mix - Sowing Rate as per manufacturers reccomendations

Amenity Grass Mix - Sowing Rate as per manufacturers reccomendations

Hedge - Double Staggered Row @ 450 Centers

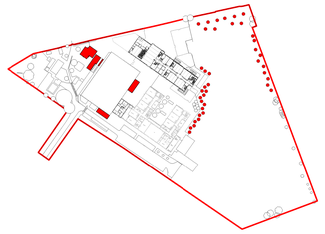
Proposed Trees

Tree pits: Tree pit size as per requirements for tree form planted. Tree pit back filled with topsoil and ameliorant. Tree pits to be generally 500mm wider than and at least as deep as the rootball, to be backfilled with imported topsoil to BS 3882.
Staking: All trees to be long double staked.

Temporary Protective Fencing to Planting Beds - 12 months 1000mm high chestnut pale fence.

Root Barriers
Locaion of root barriers indicatively shown on plan - To be coordinated on site in relation to services and drainage.

Extent of green wall system



LOCATION PLAN 1:2000

WILDFLOWER

Wildflower Seed Mix - EM2 - Standard general purpose meadow mixture

Sowing rate as per manufacturers reccomendations.

Total Area: 68m²

SEASONAL PLANTING MIX

Knautia arvensis	10-15	3L	CG	@350mm centres 20%	Total: 163
Veronica spicata	25-30	3L	CG	@400mm centres 25%	Total: 156
Disacus follorum	25-30	3L	CG	@400mm centres 20%	Total: 125
Bergenia cordifolia	10-15	3L	CG	@350mm centres 10%	Total: 81
Alchemilla mollis	10-15	3L	CG	@350mm centres 5%	Total: 41
Aster 'prairie purple'	10-15	3L	CG	@350mm centres 10%	Total: 81
Aster frinartii 'monch'	10-15	3L	CG	@350mm centres 10%	Total: 81

Planting bed Total Area: 40m² Total: 728

Tree Planting Area C - 5 no. trees

SENSORY PLANTING MIX

Rosmarinus officinalis	10-15	3L	CG	@350mm centres 20%	Total: 163
Lavandula angustifolea	25-30	3L	CG	@600mm centres 20%	Total: 55
Allium 'drumstick'			BULB	@1000mm centres 20%	Total: 20
Origanum vulgare	10-15	3L	CG	@350mm centres 10%	Total: 82
Hyssopus officinalis	25-30	3L	CG	@450mm centres 20%	Total: 98
Salvial officinalis	25-30	3L	CG	@250mm centres 10%	Total: 160

Planting bed Total Area: 70m² Total: 578

HEDGE PLANTING - Double Staggered Row

Hebe 'caladonia' 25-30 3L CG @450mm centres 100% Total: 59

Planting bed 22Lm Total: 59

WILDFLOWER

Wildflower Seed Mix - EM2 - Standard general purpose meadow mixture

Sowing rate as per manufacturers reccomendations.

Total Area: 47m²

HEDGE PLANTING - Double Staggered Row

Hebe 'caladonia' 25-30 3L CG @450mm centres 100% Total: 59

Planting bed Total Area: 22Lm Total: 59

AMENITY GRASS MIX

Grass Seed Mix - EG22 - Strong lawn mixture

Sowing rate as per manufacturers reccomendations.

Total Area: 51m²

Tree Planting Area A - 10 no. trees

Tree Planting Area B - 10 no. trees

TREE PLANTING

6No. Betula pendula 16-18 2CLS HS RB

TREE PLANTING

2No. Acer capestre 16-18 2CLS HS RB

TREE PLANTING

6No. Fragus sylvatica 16-18 2CLS HS RB

TREE PLANTING

5No. Acer campestre 16-18 2CLS HS RB

Tree Area Planting

A	B	C					
-	1	1	Acer Campestre	10-12cms	2CLS	HS	BR
-	1	1	Crataegus monogyna	10-12cms	2CLS	HS	BR
2	2	2	Malus domestica	10-12cms	2CLS	HS	BR
1	2	2	Prunus avium	10-12cms	2CLS	HS	BR
-	1	1	Prunus padus	10-12cms	2CLS	HS	BR
2	1	1	Sorbus aria	10-12cms	2CLS	HS	BR
-	1	1	Sorbus aucuparia	10-12cms	2CLS	HS	BR
-	1	1	Tilia platyphyllos	10-12cms	2CLS	HS	BR

TREES:

Watering: In the first year after planting all new trees above 1m in height to be watered regularly. When rain has not fallen for more than half an hour for seven days 20 litres of water per feathered or standard tree per occasion to be poured around the roots of the tree.
Pruning: Remove dead, diseased and crossing branches. Retain leader and shape tree to form a balanced crown.
No firming and vertical position: In the first three years wind-rocking and frost may cause the trees to be loosened in the ground and therefore bend over. After each storm and frosty night all trees of feathered size and above to be firmed by treading the soil around the tree.
Fertilizer: The contractor is to apply fertilizer in the second and fourth years after planting to all trees. N:P:K 15:10:10 to be used at a rate of 70gm² for forestry transplants and hedging plants and 60gm² for feathered and standard trees, dependent on soil conditions.
Pruning: Annual pruning in the Autumn to remove dead wood and unbalanced growth; standard trees to be pruned in order to have a clear leading shoot and branches and should not rub against each other. Formative pruning to be carried out where required to reduce the density, and thus weight of branches, especially where they may have been substantial annual growth that may make the plant top heavy.
Tree Inspection: The contractor is to inspect all trees and remove deadwood at least once a year during the late summer.
Tree shelters: The contractor is to check all tree shelters at least every six weeks and repair or replace lost or damage shelters. All tree guards to be removed after five years or where the shelter is causing restriction to plant growth, whichever is the sooner.

FEATURE	INSPECTION	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
Tree Locations	**Weekly** check for litter. **Quarterly** check trees are firmly planted. Check for damage or ill-health, to identify any replacement planting. **Biannual** check of the condition of support ties, stakes and rabbit guards.	**Planting** Root-ball and bare-root tree planting season (October – March). Ensure the ground is not frozen before planting. Check new plantings regularly for frost-heave and refirm if necessary. **Pruning** Inspect and remove broken, damaged or crossing branches, arrange for any other tree works to be done. **Stakes and Ties** **Replacements of failed specimens** Failed, dead or diseased trees to be removed and replaced with same specimen or an agreed alternative specimen. **Watering** Regular watering required within the first 3 years of tree establishment.				**Mulching** Lay or top up weed controlling mulch at the base of new trees to a 1m diameter during the first 3 years. Wait until soil is warmed up, to weed mulch and weed free before mulching an area of 1m diam. per tree.	**Watering** Regular watering required within the first 3 years of tree establishment. In dry weather water new trees **weekly**, giving 20 Litres per tree. **Weeding** Keep the base of new trees weed free for the first 5 years after planting. Hand-weed or use an approved herbicide to ensure a 1m diameter around the tree is weed free. Competition from grass to be reduced with regular mowing/strimming during the growing season.				**Planting** Root-ball and bare-root tree planting season (October – March). Ensure the ground is not frozen before planting. Check new plantings regularly for frost-heave and refirm if necessary. **Pruning** Inspect and remove broken, damaged or crossing branches, arrange for any other tree works to be done. **Stakes and Ties** **Replacements of failed specimens** Failed, dead or diseased trees to be removed and replaced with same specimen or an agreed alternative specimen. **Watering** Regular watering required within the first 3 years of tree establishment.		

HEDGES, SHRUBS, HERBACEOUS:

All borders to be kept clear of litter and maintained weed-free. The latter to be achieved by the maintenance of a 50mm depth of composted bark chips to be topped up when required. Bark mulch to be feathered down to bed edges and below hard surface edges to avoid spillage on to adjacent paths etc. Shrubs to be regularly pruned to prevent undue obstruction to pathways and windows, to avoid overcrowding and to promote an acceptable shape for the species. Only non-residual herbicides may be used.

FEATURE	INSPECTION	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
All shrub beds	**Weekly** check for litter. **Quarterly** check plants are firmly planted. Check for damage or ill-health, to identify any replacement planting. **Bi-annual** inspection to plan any new planting, filling of gaps and spacing out of mulch until plants have provided sufficient cover to control weeds.	**Planting and General Care** Planting season (October – March). Ensure the ground is not frozen before planting. Check new plantings regularly for frost-heave and refirm if necessary. Brush off snow gently if it's causing damage or potential harm. **Pruning** Prune Winter flowering shrubs once flowering is complete. Prune to remove dead, diseased and cross branches. **Replacements of failed specimens** Failed, dead or diseased plants to be removed and replaced with same specimen or an agreed alternative specimen **Watering** Regular watering required within the first year of establishment. Watering needs dependent on climate conditions.				**Mulching** Lay or top up mulch once soil has warmed up, to weed free and thoroughly damp. Effective mulching can reduce the need for watering and weeding. **Pruning** Prune to remove dead, diseased and cross branches.	**Watering** Regular watering required within the first year of establishment. Watering needs dependent on climate conditions. In dry weather water all newly planted shrubs **weekly** giving plants 1 bucketful of water. If there is a drought, watering may also be needed in 2nd and 3rd years after planting. Lightly prune Spring flowering shrubs once flowering is finished. **Weeding** Hand remove weeds which grow through the mulch layer. Mulching Check the effectiveness of mulch for weed control and top up if required. **Pruning** Lightly prune Spring flowering shrubs once flowering is finished.				**Planting and General Care** Planting season (October – March). Ensure the ground is not frozen before planting. Check new plantings regularly for frost-heave and refirm if necessary. Brush off snow gently if it's causing damage or potential harm. **Pruning** Prune Summer and Autumn flowering shrubs once flowering is finished. Lightly prune shrubs in an appropriate manner if needed to prevent interfering with footpaths, windows etc. **Replacements of failed specimens** Failed, dead or diseased plants to be removed and replaced with same specimen or an agreed alternative specimen. **Watering** Regular watering required within the first year of establishment. Watering needs dependent on climate conditions.
Herbaceous	**Weekly** check for litter. **Quarterly** check plants are firmly planted. Check for damage or ill-health, to identify any replacement planting. **Bi-annual** inspection to plan any new planting, filling of gaps and spacing out of mulch until plants have provided sufficient cover to control weeds.	**Planting and General Care** Planting season (October – March). Ensure the ground is not frozen before planting. Check new plantings regularly for frost-heave and refirm if necessary. **Pruning** Prune Winter flowering herbaceous plants once flowering is complete. Prune to remove dead, diseased and cross branches. Remove dead heads from Allium 'Drumstick'. **Replacements of failed specimens** Failed, dead or diseased plants to be removed and replaced with same specimen or an agreed alternative specimen **Watering** Regular watering required within the first year of establishment. Watering needs dependent on climate conditions.				**Mulching** Lay or top up mulch once soil has warmed up, to weed free and thoroughly damp. Effective mulching can reduce the need for watering and weeding. **Pruning** Prune to remove dead, diseased and cross branches.	**Watering** Regular watering required within the first year of establishment. Watering needs dependent on climate conditions. In dry weather water all newly planted herbaceous plants **weekly** giving plants 1 bucketful of water. If there is a drought, watering may also be needed in 2nd and 3rd years after planting. Lightly prune Spring flowering herbaceous plants once flowering is finished. **Weeding** Hand remove weeds which grow through the mulch layer. Mulching Check the effectiveness of mulch for weed control and top up if required. **Pruning** Lightly prune Spring flowering herbaceous plants once flowering is finished. **Soil** Take care to ensure soil is still free draining to provide optimal growing conditions of herbaceous plants. If soil is not free draining add sharp sand in to the soil mix until soil is free draining.				**Planting and General Care** Planting season (October – March). Ensure the ground is not frozen before planting. Check new plantings regularly for frost-heave and refirm if necessary. Brush off snow gently if it's causing damage or potential harm. **Pruning** Prune Summer and Autumn flowering Herbaceous plants once flowering is finished. Lightly prune herbaceous plants in an appropriate manner if needed to prevent interfering with footpaths, windows etc. Prune Lavandula to 30cm height taking care not to cut through woody parts of the plant; leave heads on Allium 'Drumstick'. **Replacements of failed specimens** Failed, dead or diseased plants to be removed and replaced with same specimen or an agreed alternative specimen. **Watering** Over winter months reduce watering to a minimum for hebacious planting.

GRASS:

Prior to mowing the amenity grass areas, all litter and debris to be removed. At completion of mowing arisings, remove any cuttings that fall on paved surfaces, manhole covers or other obstruction line to keep the area tidy. Only non-residual herbicides to be used, if required.

The fringes around shrub beds to be regularly clipped so that grass never exceeds 50mm in height and re-cut once a year, where necessary, with a half moon edging iron. Lawn edges against kerbs or hard areas should be re-cut twice a year leaving no gap between turf and adjoining surface.

Water turf immediately. New turf may require watering twice a day for the first week, then 2-3 times a week, then, after 3-6 weeks, once a week for the first 6 months (dependent on climate conditions).
First mow the lawn when it exceeds a height of 35mm (possibly within 2-3 days of laying) as long as this does not dislodge the turf. Early mowing encourages establishment.

Minimise walking on grass area for three weeks after turf is laid.

FEATURE	INSPECTION	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
All grass areas	**Weekly** check for litter.	**General Care** Service mowers and other machinery and tools in readiness for new growing season. Avoid walking on grass when frozen or very wet.			**Mowing** Mow **fortnightly** or when required to a height of 50-60mm.	**Watering** Water once a week if required. (Watering needs are dependent on climate conditions). Determine if the soil is wet enough by cutting a small hole to examine the soil. Properly watered soil will not be a soaking wet, but moist, dark and cool. **Weeding** Hand remove weeds.				**Mowing** Mow **fortnightly** or when required to a height of 50-60mm. **Seeding** Reseed worn or bare patches.	**Mowing** Mow **fortnightly** or when required to a height of 50-60mm. until growth stops. **General Care** Rake off fallen leaves.		**General Care** Avoid walking on grass when frozen or very wet. Rake off fallen leaves.
All wildflower areas	**Weekly** check for litter.	**General Care** Service mowers and other machinery and tools in readiness for new growing season. Avoid walking on grass when frozen or very wet.			**Arisings** Remove arisings from previous years mowing.	**Watering** Water once a week if required. (Watering needs are dependent on climate conditions). Determine if the soil is wet enough by cutting a small hole to examine the soil. Properly watered soil will not be a soaking wet, but moist, dark and cool. **Weeding** Hand remove weeds.		**Mowing** **Not mowing to commence in year after seeding.** Mow **Yearly** after flowering to a height of 50-80mm. **Seeding** Reseed worn or bare patches and allow flowering plants to self seed.			**General Care** Avoid walking on grass when frozen or very wet. Rake off fallen leaves.

LITTER:

Litter collection across the site should be to a standard set in the Environmental Protection Act 1990. The maintenance contractor to aim for a Grade A standard by removing all litter and refuse. As a minimum standard grade B, defined as predominantly free from litter and refuse apart from small items, should be achieved after litter picking. If standard falls below grade C, widespread distribution of litter with minor accumulations, it should be restored to at least Grade B within 24 hours, excluding weekdays and holidays.

OUTLINE SPECIFICATION

SOFT LANDSCAPING subject to full N.B.S. specification

PLANTING
All plants & planting to comply with current BS specifications including BS 3936: Part I, Part II and Part IV. Where applicable BS 4428. All plants to be supplied in accordance with the schedule. All trees to be planted as shown a minimum of 5.0m from buildings and 3.0m from drainage. All planting material to be British grown stock and fully hardened off. Tree root protection barriers to be incorporated where in close proximity to underground services / building foundations. Working should only be undertaken in suitable conditions.

CULTIVATION
Break up any compacted topsoil to full depth. Within a few days before planting, but in suitably dry weather and ground conditions, cultivate top 450mm of all planting beds, using suitable plant to loosen, aerate and break up the soil into particles of 2-8mm. Leave surface regular and even. Remove weeds, perennial weed roots and any undesirable material brought to the surface including stones and clods larger than 50mm in any dimension, roots, tufts of grass and foreign matter. Do not dig or cultivate within the root spread of trees and shrubs to be retained.

TREE PITS FOR HEAVY STANDARD TREES
Execute with slightly raised centre. Retain topsoil for re-use where specified. Size: 1000 x 1000 X 900mm. Break up bottom of pits to a depth of 150mm and scarify sides. Backfill with previously prepared mixture of topsoil excavated from the pit (if available) and additional topsoil as required, together with compost/soil conditioner/amelicorant at 1m³ per 10m³
Accessories: Perforated plastics irrigation pipe 50mm diameter wrapped around rootball with cap.
Staking - long double pressure impregnated softwood stakes driven vertically at least 300mm into bottom of pit either side of tree position before planting, firmly fix cross bar to windward side of tree and as close as possible to stem, secure tree firmly but not rigidly to cross bar with flexible webbing ties. Trees planted in grass - cut neat circle out of grass round each tree and mulch around each tree 500mm radius from stem at 1m³ of material per 20m².

SHRUB PLANTING PITS
Excavate not more than 1 - 2 days before planting and retain topsoil for re-use where specified. Size(s): 75mm deeper than root system and wide enough to accommodate roots when fully spread. Break up bottoms of pits to a depth of 150mm. Backfill with previously prepared mixture of topsoil excavated from the pit and additional topsoil as required, together with compost/soil conditioner/amelicorant at 1m³ per 10m³. Water plants thoroughly immediately after planting. Lightly firm soil around plants.
Shrub protection should be provided to protect vulnerable beds to ensure successful establishment of plants.

SEEDING OF WILDFLOWER
Wildflower seeding should occur between March and May or August and October inclusively. Ensure that a good seed contact with the root zone is achieved. Sowing of seed is to suit soil type, location and weather conditions during and after sowing distributing in two equal sowings at right angles to each other.

TOPSOIL REQUIREMENTS TO PLANTING AREAS
Topsoil requirements to BS 3882.
Topsoil depth to amenity grass areas - 150mm min.
Topsoil to Wildflower grass areas - 100mm min.
Topsoil depth to shrub planted areas - 450mm free draining topsoil.
See Tree Pits notes for topsoil to tree pits.
1. Soil conditioner if required, dependent on topsoil analysis results - Incorporate 75mm depth of soil conditioner into topsoil during cultivation.
Subsequently water as necessary to all planting to ensure establishment.
Handle topsoil in the driest conditions possible. Do not handle during or after heavy rainfall or when it is wetter that the plastic limit (less 3% to BS 1377-2)

MULCHING
Melcourt Amenity Grade Bark Mulch (O.S.A.)
Material: Bark mulch free of pests, disease, fungus and weeds.
Particle size: 5-7.5mm
Mulching to seasonal planting mix areas: 75mm.
Mulching to sensory planting areas : 50mm.
Note: watering to be carried out prior to application.

MAINTENANCE
Following practical completion, maintain all planted areas in a weed & litter free condition, to include watering, pruning, pest & disease control & re-mulching (or according to contract) - maintanance duration TBC.

Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within agreed maintenance period planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

PLANNING ISSUE

Rev	Description	Date	Dr by	App by
P1	Updated following planning comments	10.10.19	SH	IK
	Issued for Planning	19.08.19	SH	IK

original by AE | date created 08/13/19 | Approved by CP

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client name: Initiative

project: Collis Primary School

drawing: Planting Plan

computer file: C:\Revit Projects\CPS-AHR-XX-XX-M3-A-52_stefan.harris.rvt | plot date:

project number: 2017.00767.000 | scale: As indicated@A0

drawing number: PL-CPS-AHR-ZZ-ZZ-DR-A-90-00 | issue status: Planning | rev: P1

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