

Trees											
Name	Form	Age	Girth (cm)	Height (cm)	Clear Stem (cm)	Root Type	Container Size	Habit	Mn. no. of Breaks	Ctr Spacing	Density Type
Betula pendula	Standard (Heavy)	3x	12-14	350-425	175-200	RB	50 x 35cm		5		
Malus sylvestris	Standard (Extra Heavy)	3x	14-16	400-450	175-200	RB	60 x 40cm		5		
Carpinus betulus	Pleached / Standard (Extra Heavy)	4x	18-20	350-425	min 175	RB	70 x 45cm		4-5 tiers		

Buxus Balls											
Name	Form	Age	Girth (cm)	Height (cm)	Clear Stem (cm)	Root Type	Container Size	Habit	Mn. no. of Breaks	Density	Density Type
Buxus sempervirens	Ball			40-50(D)		C	15L				m ²

Shrub Mix 1 - to be planted in single species groups of 5, 7 or 9												
Mx %	Name	Form	Age	Girth (cm)	Height (cm)	Clear Stem (cm)	Root Type	Container Size	Habit	Mn. no. of Breaks	Ctr Spacing	Spacing Type
10.00	Aquilegia vulgaris 'Black Barlow'						C	2L			1.00	m
15.00	Hemerocallis 'Stella de Oro'						C	3L			0.50	m
60.00	Stipa anandinaea						C	5-7.5L			0.71	m
15.00	Verbena bonariensis						C	3L			0.45	m

Shrub Mix 2 - to be planted in single species groups of 5, 7 or 9												
Mx %	Name	Form	Age	Girth (cm)	Height (cm)	Clear Stem (cm)	Root Type	Container Size	Habit	Mn. no. of Breaks	Ctr Spacing	Spacing Type
20.00	Calamagrostis x acutiflora 'Karl Foerster'						C	2L			0.50	m
10.00	Escallonia 'Apple Blossom'				40-60		C	3L	Bushy	4	0.58	m
20.00	Eupatorium purpureum						C	2L			0.58	m
10.00	Liatris spicata						C	2L			0.50	m
20.00	Pennisetum alopecuroides 'Hamel'						C	2L			0.58	m
20.00	Verbena bonariensis						C	3L			0.45	m

Buxus Sempervirens Hedge - staggered 3 per linear m											
Name	Form	Age	Girth (cm)	Height (cm)	Clear Stem (cm)	Root Type	Container Size	Habit	Mn. no. of Breaks	Density	Density Type
Buxus sempervirens				20-30		C	3L	Bushy	6	3 per 1m	m

Hedge Mix 1 - staggered 3 per linear m												
Mx %	Name	Form	Age	Girth (cm)	Height (cm)	Clear Stem (cm)	Root Type	Container Size	Habit	Mn. no. of Breaks	Ctr Spacing	Spacing Type
25.00	Corylus avellana				40-60		C	2L	Branched	2	3 per 1m	m
30.00	Crataegus monogyna	Transplant - seed raised	1+1		60-80		C	2L	Branched	3	3 per 1m	m
15.00	Ligustrum vulgare				40-60		C	2L	Branched	3	3 per 1m	m
30.00	Prunus spinosa				40-60		C	2L	Branched	3	3 per 1m	m

SOFTWORKS SPECIFICATION

GENERAL

All operations will be carried out by a qualified landscape contractor in line with the best practice methods for the works as outlined below;

In addition to those standards listed within the specification, all works to conform to the following British Standards:-

- BS 3882:2015 - Specification for Topsoil and requirements for use
- BS 8601:2013 - Specification for Subsoil and requirements for use
- BS 3969:1998 - Recommendations for turf for general purpose
- BS 3998:2010 - Recommendations for tree works
- BS 4043:1989 - Recommendations for transplanting root-balled trees
- BS 6545:2014 - Trees from nursery stock to independence in the landscape. Recommendations
- BS 4428:1989 - General Landscape Operations excluding hard surfaces
- BS 5837:2012 - Trees in Relation to Design, Demolition and Construction
- BS 7370: Part 1:1991 - Grounds maintenance soft landscaping

VEGETATION PROTECTION

All existing vegetation to be retained in line with the recommendations of BS 5837 and shall remain in place until the site works are complete.

SOIL PREPARATION

Existing soil to be utilised on site where possible. The existing soils (subsoil and topsoil) are expected to be adequate for planting and should be to the following minimum depths:-

- Trees - 400mm depth topsoil over 600mm depth sub soil
- Shrubs - 300mm depth topsoil over 300mm depth sub soil
- Grass area - 150mm depth topsoil over 150mm depth sub soil

Should depths of soils not fall within these minimum standards soil depths will be increased using imported soil to BS 3882 or existing approved soil from elsewhere on site.

Should depths of soils not fall within these minimum standards soil depths will be increased using imported soil to BS 3882 or existing approved soil from elsewhere on site. Any topsoil brought onto site must conform to BS 3882 and be approved by the Landscape Architect.

STORAGE OF SOIL

Site won top soil will be stored in locations as agreed by the Site Manager and in line with the British Standards.

All plants in containers will be watered prior to planting. All planting areas will be hand stone picked before planting commences.

MULCH

All trees and shrubs to have a course grade contract bark mulch spread over the entire soil area at a depth of 75mm.

GRASSED AREAS

Grass will be Rolawn Medallion 100 (or similar approved) Preparation and on going maintenance will be as per BS 7370.

TREES IN SOFT LANDSCAPE

TIME OF PLANTING

Rootballed trees to be planted November to April

PREPARATION OF SOFT TREE PITS

Approximately 1.0m x 1.0m x 1.0m deep, or sufficient to allow 500mm clearance around the roots. The soil at the base of the pit to be broken up before, the rootball is positioned.

STAKES

Stakes to be supplied, machine rounded, pointed and tanned, 1.75m long with 1m below ground. Stakes to be fixed using a buckle, tree tie and spacer.

WATERING

All trees will be watered as appropriate after planting.

COMPOST

50 litres of tree planting compost to be supplied to each pit before soil is backfilled and firmed at a rate of one part tree planting compost to three parts topsoil.

PREPARATION FOR TURF

All soiled areas will be rotary cultivated to at least 300mm, stone picked and raked level prior to turfing. Any areas where machinery can not gain will be prepared by hand. Turfed areas will be rolled with a lawn roller, to ensure a level surface after establishment of the grass as set out in the guidance given in BS4428.

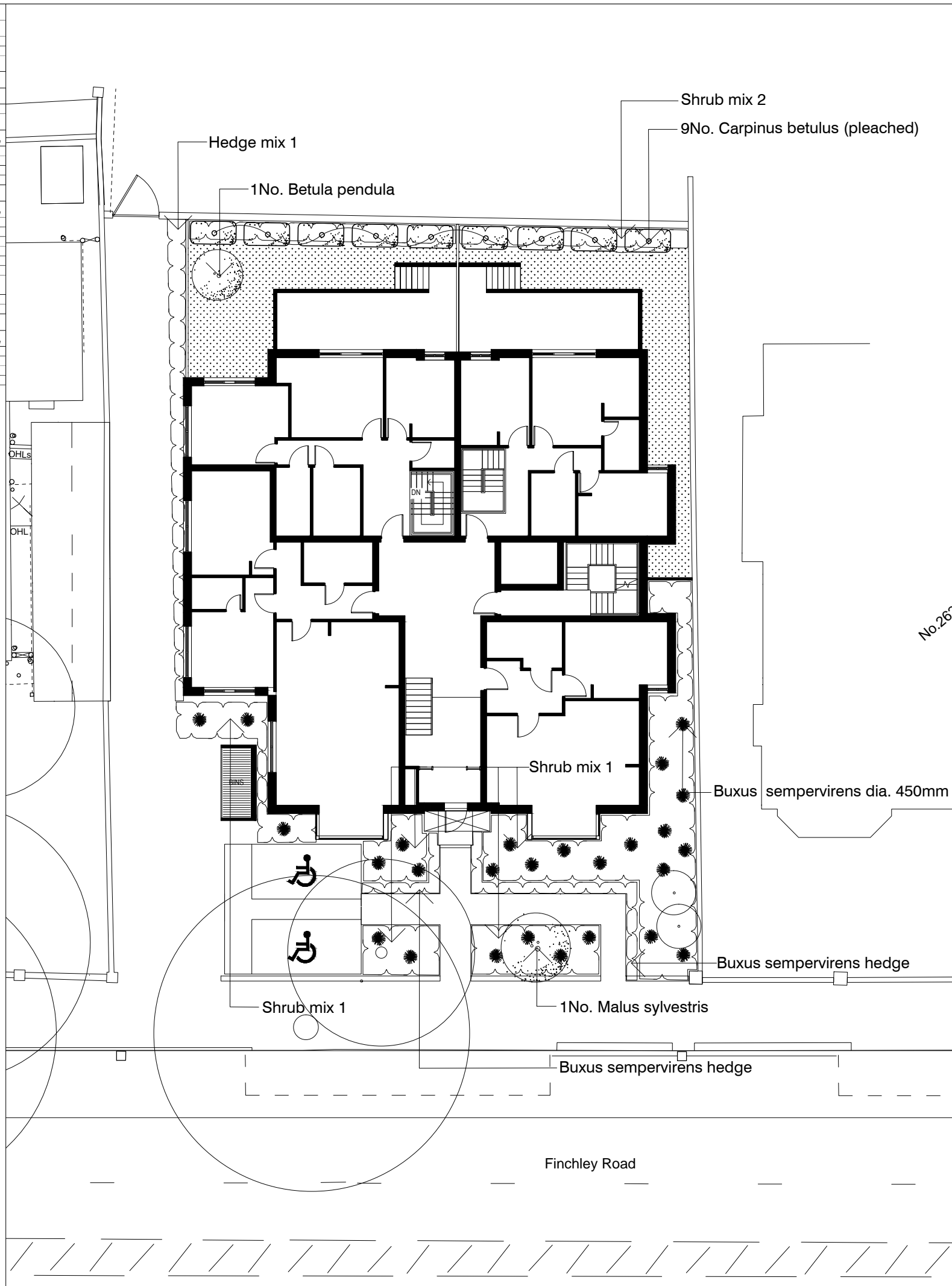
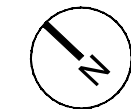
MAINTENANCE

The landscape works will include 3 years maintenance programme to include the following works: Visits will be made once per month during the winter months and every 2 weeks during the summer, or as necessary to provide quality maintenance of landscape works.

- Visits per year
- November - March 5 visits (1/month)
- April - October 14 visits (2/month)

On each visit the following operations will be carried out:-

- Litter collection. • Removal and replacement of dead plants. • Watering of trees and shrubs as necessary. • Weeding of beds. • Pruning as required. • Pest and disease control. • Repair and replacement of all works completed by the contractor which have been damaged by vandalism. • Topping-up of bark mulch as required. • Grass cut and edges trimmed.



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NOTES:

- RETAINED EXISTING TREES
- PROPOSED TREE
- PROPOSED PLEACHED TREES
- PROPOSED BUXUS BALLS
- PROPOSED SHRUBS AND HEDGEROW
- PROPOSED AMENITY GRASS

D	Updated to comments received	27.10.15
C	Updated to comments received	26.08.15
B	Updated to comments received	24.08.15
A	Updated to comments received	14.08.15

Rev	Description	Date
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DISCHARGE OF CONDITIONS

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Client
SUSSEX HOUSE DEVELOPMENT LTD

Project
FINCHLEY ROAD, LONDON, NW3

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