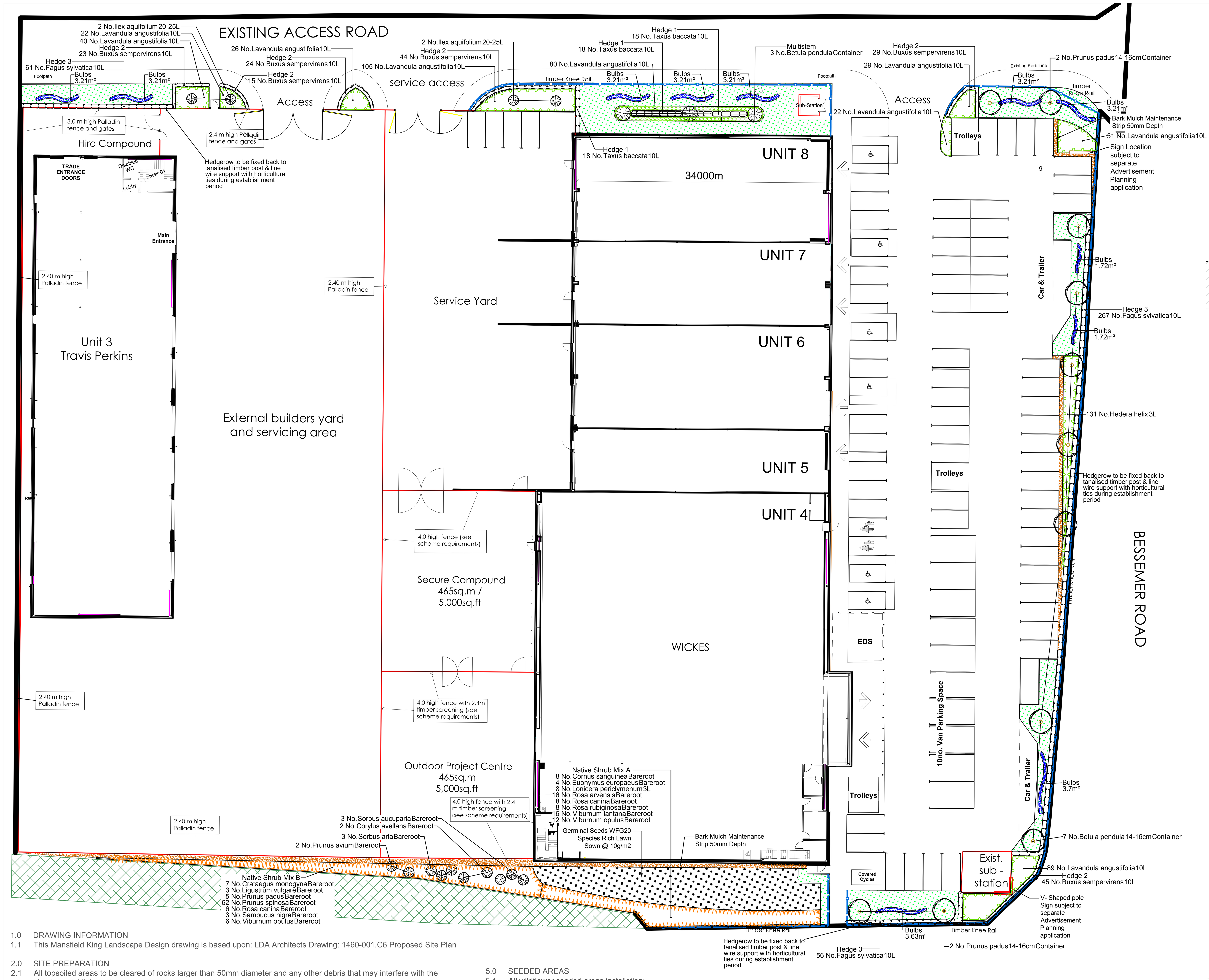
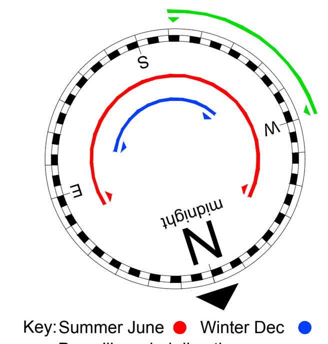
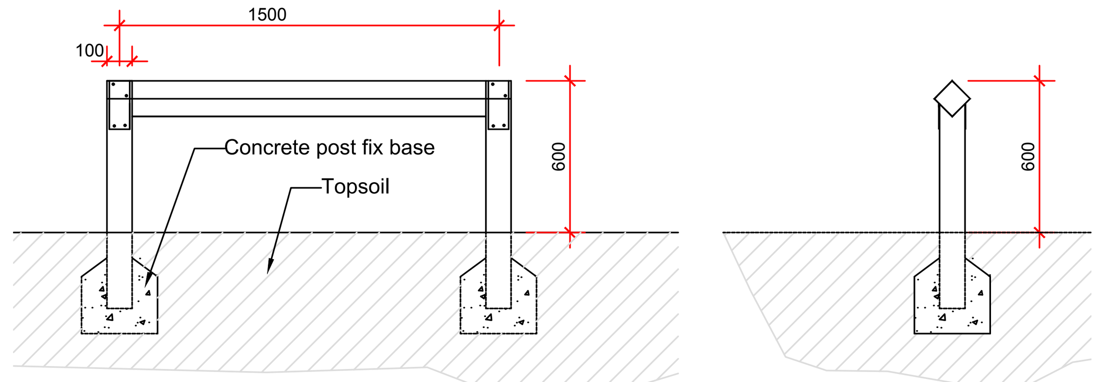




Key: Summer June ● Winter Dec ●
Prevailing wind direction ●

KNEE RAIL DETAIL NTS



Landscaping Schedule

Trees

Species	Height	Girth	Specification	Pot Size	Number of Plants
Betula pendula	400-450cm	14-16cm		Container	7 No.
Betula pendula	200-250cm		Multi-Stemmed :3 Stems	Container	3 No.
Ilex aquifolium	150-175cm			20-25L	4 No.
Prunus avium	175-200cm			Bareroot	2 No.
Prunus padus	400-450cm	14-16cm		Container	4 No.
Sorbus aria	175-200cm			Bareroot	3 No.
Sorbus aucuparia	175-200cm			Bareroot	3 No.

Shrubs

Species	Density	Height	Pot Size	Number of Plants
Corylus avellana	Counted	175-200cm	Bareroot	2 No.
Lavandula angustifolia	3/m²	30-40cm	10L	464 No.

Climbers

Species	Density	Height	Pot Size	Number of Plants
Hedera helix	4/m²	40-60cm	3L	131 No.

Native Shrub Mix A

Species	Density	Height	Pot Size	Number of Plants
Cornus sanguinea	1/m²	60-80cm	Bareroot	8 No.
Euonymus europaeus	1/m²	60-80cm	Bareroot	4 No.
Lonicera periclymenum	1/m²	60-80cm	3L	8 No.
Rosa arvensis	1/m²	60-80cm	Bareroot	16 No.
Rosa canina	1/m²	60-80cm	Bareroot	8 No.
Rosa rubiginosa	1/m²	60-80cm	Bareroot	8 No.
Viburnum lantana	1/m²	60-80cm	Bareroot	16 No.
Viburnum opulus	1/m²	60-80cm	Bareroot	12 No.

Native Shrub Mix B

Species	Density	Height	Pot Size	Number of Plants
Crataegus monogyna	1/m²	60-80cm	Bareroot	7 No.
Ligustrum vulgare	1/m²	60-80cm	Bareroot	3 No.
Prunus padus	1/m²	60-80cm	Bareroot	5 No.
Prunus spinosa	1/m²	60-80cm	Bareroot	62 No.
Rosa canina	1/m²	60-80cm	Bareroot	6 No.
Sambucus nigra	1/m²	60-80cm	Bareroot	3 No.
Viburnum opulus	1/m²	60-80cm	Bareroot	6 No.

Bulbs

Species	Density	Number of Plants
Narcissus pseudonarcissus	50/m²	1659 No.

Hedge 1

Species	Density	Height	Pot Size	Number of Plants
Taxus baccata	3/m	60-80cm	10L	54 No.

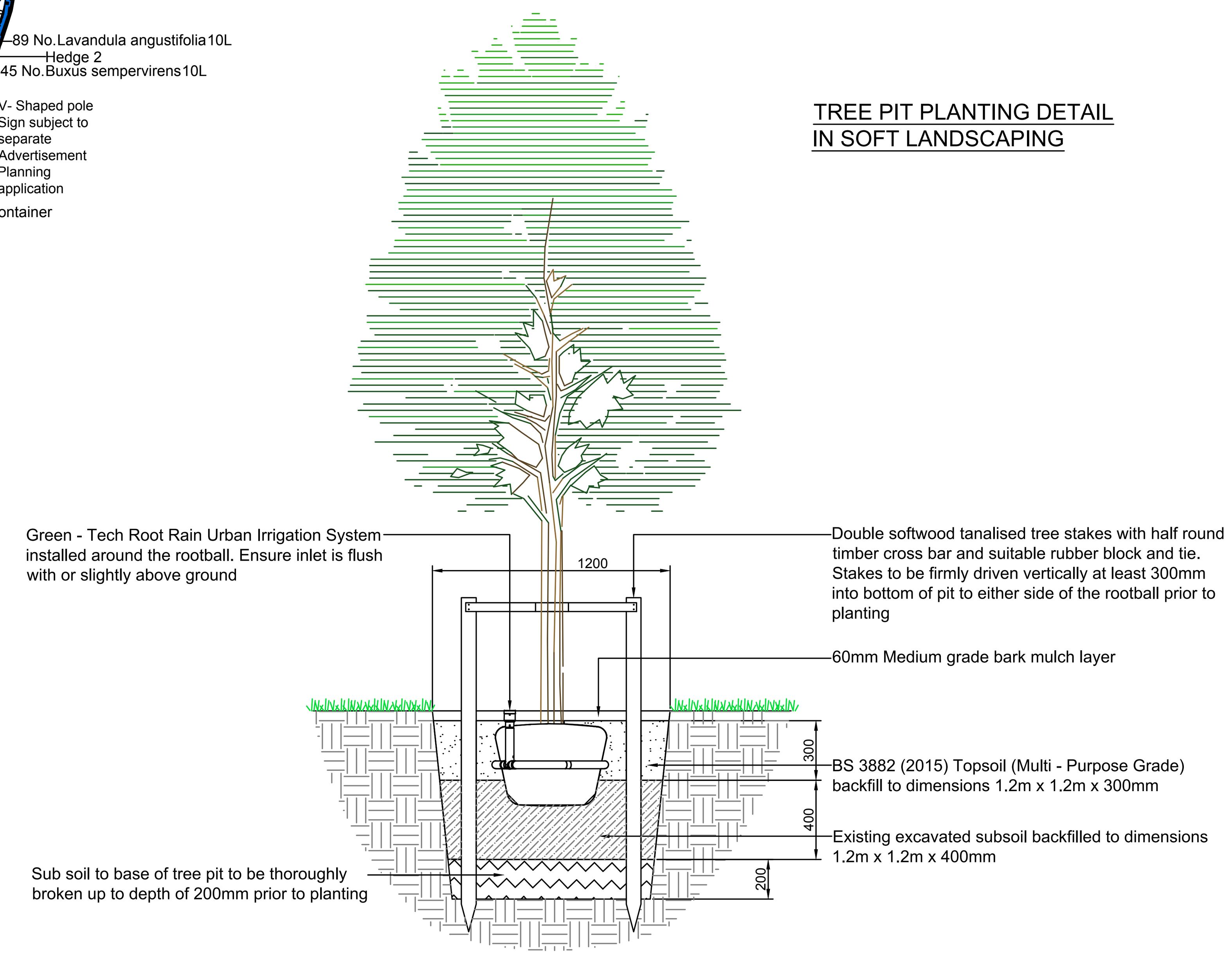
Hedge 2

Species	Density	Height	Pot Size	Number of Plants
Buxus sempervirens	3/m	60-80cm	10L	180 No.

Hedge 3

Species	Density	Height	Pot Size	Number of Plants
Fagus sylvatica	3/m	80-100cm	10L	384 No.

TREE PIT PLANTING DETAIL IN SOFT LANDSCAPING



1.0 DRAWING INFORMATION
1.1 This Mansfield King Landscape Design drawing is based upon: LDA Architects Drawing: 1460-001.C6 Proposed Site Plan

2.0 SITE PREPARATION
2.1 All topsoiled areas to be cleared of rocks larger than 50mm diameter and any other debris that may interfere with the planting establishment.
2.2 Prior to planting all landscaped areas shall be cultivated to 200 depth mm (min) and maintained in a weed free condition.
2.3 Tree planting in relation to inspection covers and statutory service runs is to be co-ordinated with main contractor and in accordance with statutory guidelines for approval by the landscape designer.

3.0 TOPSOILING
3.2 All topsoiling operations are to be carried out to BS 3882 (2015) specification for topsoil and requirements for use.
3.3 All Subsoiling operations are to be carried out to BS 8601 (2013) specification for subsoil and requirements for use.
3.4 Prior to topsoiling all sub soil is to be thoroughly 'ripped' mechanically with excavator to relieve compaction.
3.5 All topsoiling to be carried out to the following depths;
Ornamental Planting Beds: 300mm max depth BS 3882 (2015) Topsoil & 300mm max depth below topsoil layer to BS 8601 (2013) - Total depth of Topsoil and Subsoil 600mm depth max
Lawned Areas 300mm max depth BS 3882 (2015) Topsoil & 150mm max depth below topsoil layer to BS 8601 (2013) - Total depth of Topsoil and Subsoil 450mm depth max
3.6 For tree pit topsoil and subsoil requirements see tree pit detail drawing.

4.0 PLANTING
4.1 All plants and planting to comply with the requirements of all current / relevant British Standard Specifications including BS 8545 (2014) and BS4428 (1989)
4.3 During cultivation, a 50mm depth of PAS 100 compost and Greentech N-Mag (3:17:10) granular fertilizer is to be incorporated into the top 150mm depth of topsoil.
4.4 Supply and spread Ornamental Grade Bark Mulch at 50mm depth to all hedge and ornamental planting beds.
4.5 All shrubs are to planted at the specified densities as shown on the planting schedule.
4.6 All plants are to be thoroughly watered prior to and following planting.
4.7 Planting adjacent to road kerbs & hard surfaces is to be set back 250mm min from the back of kerb to allow room for the plants to establish, with the unplanted area keyed out to receive bark mulch.
4.8 All hedges to be planted at specified densities as shown in the planting schedule. Excavate continuous trench to suitable depth in relation to container size and the nursery line of the plant, ensure plants are equally spaced in straight lines. Add PAS 100 grade compost and fertilizer to topsoil prior to backfilling.
Bareroot hedgerow Fagus sylvatica to be fixed with horticultural ties to tanalised timber post and wire support during establishment period.
4.9 Rabbit protection for native stock planting, appropriate Tubex shrub shelter stake & tie installed to manufacturers specification.

5.0 SEEDED AREAS
5.1 All wildflower seeded areas installation:
Existing vegetation to be reduced & herbicide treated over 2no occasions to removing existing grassland species. Ground to be cultivated to create a suitable tilth for seeding. Sow seed as per manufacturers instructions & roll upon completion.

6.0 TREE PLANTING
6.1 Selected standard & plus size trees to be planted as shown on tree pit detail. All smaller trees appropriate staking method to be applied eg. bareroot nursery stock if applicable in relation to build programme (See Disclaimer regarding tree locations)
6.2 All trees installed in close proximity to hard surfaces or uderground services to have Reroot 600mm depth root barrier installed.

7.0 WATERING
7.1 Watering shall be carried out as necessary to maintain the healthy growth of all plants and trees.
7.2 All plants are to be thoroughly watered prior to and following planting. watering visits per growing season, watering ground to field capacity, commencing in late March and ceasing start of October".

8.0 LANDSCAPE MAINTENANCE
8.1 Regular landscape maintenance visits are required throughout the growing season. All areas are to be kept in a weed and litter free condition using a combination of chemical spray and hand weeding.
8.2 Maintenance preparations to include watering, formative pruning and disease control and re-mulching. Mowing is to be carried out to maintain grass sward to maximum 50mm height and all arising's are to be removed from site.
8.3 All tree stakes are to be checked monthly and adjusted as appropriate.
8.4 Wildflower areas allow 1no. cut per annum in late August / early September with arisings raked off and removed from site to contractors approved location.
8.5 Landscape maintenance is to be carried out for a period of 12 months following completion, with replacement required for failed stock.
8.6 The Landscape Contractor should make allowance to top up bark mulch to required depth at 12 months following completion
8.7 LPA Planning Condition 14 - All agreed landscaping comprised in the above details of landscaping shall be carried out prior to the first occupation of the buildings hereby approved and any plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. All landscape works shall be carried out in accordance with the guidance contained in British Standards 8545: 2014.

9.0 DRAWING REFERENCE
9.1 ESC Engineering difference - Breeam Uk New Construction 2014 - Ecology Report - (June 2016)
9.2 Welwyn Hatfield Borough Council Apllication No. 6/2015/1957/MAJ (19 Feb 2016)

DISCLAIMER:

It is the responsibility of the developer to design foundations to accommodate all proposed and existing tree and shrub planting. The developers engineers should satisfy themselves that the tree locations meet the recommended distance from drainage runs and services and that no planting falls in service strips. If any planting should be considered to be compromising services or underground structures in anyway, the landscape designer should be informed as soon as possible and appropriate mitigation measures can be implemented using root barrier or relocation of tree planting stations as applicable.

The Client / Employer is obliged to take due care in ensuring that only competent contractors with appropriate Health and Safety credentials are employed.

A suitable method of foundation must be provided allowing for existing ground conditions. Any suspect or fluid ground, contaminates within the ground should be further investigated by a suitable expert. Any earthwork constructions shown indicate typical slopes for guidance only and should be further investigated by a suitable expert.

Where existing trees are to be retained please refer to relevant arboricultural report by specialist consultant.

KEY

- Existing Vegetation
- Proposed Trees
- Proposed Shrubs
- Proposed Hedge 1 & 3
- Proposed Hedge 2
- Proposed Native Mix A & B
- Proposed Native Bulbs
- Proposed Cultivated Turf
- Proposed Germinal Seeds WFG20 Species Rich Lawn Sown @ 10g/m2 www.germinal.com
- Bark Mulch Maintenance Strip 50mm Depth
- Proposed Timber Knee Rail 600mm High

Rev:	Comments:	Date:
A	Changed as per clients comments & Latest architects drawing received	08.02.17

© This drawing and the building works depicted are the copyright of Mansfield King Landscape Design Ltd and may not be reproduced or amended except by written permission. No liability will be accepted for amendments made by other persons.

MansfieldKing Landscape Design Limited
Landscape Design, Management & Consultancy

Title: Landscaping Plan

Client: Legal & General (IPIF)

Project: 2 Bessemer Road
Welwyn Garden City
AL7 1HF

DWG No. MK IPIF 01 (Rev A)

Status;	For Approval	Date;	06.09.2016
Drawn;	JG	Office;	Knoll
Checked;	JK	Scale;	1:300 @ A1

The Knoll, Leicester Road, Earl Shilton, Leicester, LE9 7TJ
Tel: (01455) 850250 Fax: (01455) 850450
email: jon.king@mansfieldking.co.uk