

SOFT LANDSCAPE KEY

- EXISTING TREES TO BE RETAINED & PROTECTED IN ACCORDANCE WITH BS5837:2012 - AS PER ARBORICULTURAL REPORT RECOMMENDATIONS
- PROPOSED TREE PLANTING
- PROPOSED ORNAMENTAL SHRUB PLANTING
- PROPOSED NATIVE HEDGEROW MIX PLANTING

- PROPOSED HIGH QUALITY LAWN TURF
- PROPOSED WILDFLOWER MEADOW MIX - EMORGATE EL1 FLOWERING LAWN MIXTURE
- INDICATIVE LOCATION OF BIRD BOX - AS PER ECOLOGY REPORT RECOMMENDATIONS

HARD LANDSCAPE KEY

- SERVICE YARD FINISH TO BE CAST CONCRETE - TO ENGINEER'S SPECIFICATIONS
- BITUMEN MACADAM TO FOOTPATH, ROAD, AND CAR PARKING AREAS AS INDICATED. ALL TO ENGINEER'S SPECIFICATION
- PEDESTRIAN PAVING TO BE LAID WITH STACK COURSE OF FLAGS. COLOUR TO BE A MIX OF LIGHT AND DARK GREY PAVERS LAID AT RANDOM PATTERN
- RETAINING STRUCTURE TO STRUCTURAL/CIVIL ENGINEER'S DETAILS
- WELDMESH SECURITY FENCING, TYPE "PALADIN PANEL FENCING", 2.4m HIGH, COLOUR BLACK. TO COMPLY WITH LPS 1175 SR1 REGULATIONS

APPLICATION BOUNDARY

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- ELECTRIC CAR CHARGING BAYS
- ELECTRIC VEHICLE CHARGING STATIONS
- CYCLE SHELTER WITH SHEFFIELD STANDS
- LITTER BIN
- BIRD BOX - AS PER ECOLOGY REPORT RECOMMENDATIONS
- ANTI RAM-RAID BOLLARD - STAINLESS STEEL FINISH WITH REFLECTIVE BAND

Name	Abb.	Form	Age	Girth	Height (cm)	Clear stem	Root	Breaks	Density
Trees									
Acer campestre 'Streetwise'	AcS	Standard extra heavy	3x	16-18	min 450	min 200	RB	5	Item
Betula pendula	Bp	Standard extra heavy	3x	16-18	min 450	min 200	RB	5	Item
Carpinus betulus 'Frans Fontaine'	CbFF	Standard extra heavy	3x	16-20	min 450	min 200	RB	5	Item
Prunus avium	Pa	Standard extra heavy	3x	16-20	min 450	min 200	RB	5	Item
Sorbus aucuparia 'Streetwise'	SaS	Standard extra heavy	3x	16-18	min 450	min 200	RB	5	Item
Tilia cordata	Tc	Standard extra heavy	3x	16-20	min 450	min 200	RB	5	Item

Name	Abb.	Height	Root	Container	Habit	Breaks	Density
Ornamental Shrubs							
Fatsia japonica	Fj	30-40	C	3L	Leader	1	3/m ²
Hebe 'Blue Gem'	HbG	30-40	C	5L	Bushy	9	4/m ²
Hebe 'Mrs Winder'	HbW	30-40	C	5L	Bushy	9	4/m ²
Philadelphus 'Fraser's Red Robin'	PRR	30-40	C	3L	Branched	6	3/m ²
Prunus laurocerasus 'Zabelliana'	PZ	30-40	C	3L	Bushy	3	3/m ²

Name	Abb.	Age/Condition	Height	Root	Container	Habit	Breaks	% in Mix	Density
Native Hedgerow Mix Planting									
Acer campestre	Ac	1+1 or 1/1	60-80	B	/	/	/	10%	4.5/m ²
Corylus avellana	Cav	1+2 or 1/2	60-80	B	/	Branched	3	10%	4.5/m ²
Corlaegus monogyna	Cm	1+1 or 1/1	60-80	B	/	Transplant - seed raised	1	50%	4.5/m ²
Ilex aquifolium	Ia	/	60-80	C	3L	Leader & Lateral	1	10%	4.5/m ²
Ligustrum vulgare	Lv	/	60-80	B	/	Branched	3	10%	4.5/m ²
Prunus spinosa	Ps	1+2 or 1/2	80-100	B	/	Branched	3	10%	4.5/m ²

* Native hedgerow mix to be planted in a double staggered row in groups of between 5, 7, 9, 11, 13 and 15 per species at 0.5m centres at rate per m² as indicated above.
 ** All whips and transplants to have rabbit guards / shrub shelter appropriate to the species.

SOFT LANDSCAPE SPECIFICATION

NOTE: All soft landscape works to be carried out in accordance with BS428:1989.

SUBSOIL
 Subsoil should be broken up to relieve compaction and aid drainage prior to topsoiling to the following depths:
 - For light and non cohesive subsoils: 300mm
 - For stiff clay and cohesive subsoils: 450mm
 Immediately before spreading topsoil, remove stones larger than 50mm.

TOPSOIL
 To be supplied and spread by the main contractor to the approval of the Landscape contractor, in accordance with BS 3882: 2015. To be a natural sandy loam, of medium texture, with a pH between 5.5 and 7.8, not more than slightly stony and free of pernicious weeds. Subsoil to be well broken up prior to topsoiling to relieve compaction. Topsoil depths should be:
 Areas for Ornamental Shrub Planting: minimum 450mm
 Areas for Lawn Turf: minimum 150mm

CULTIVATION
 Weeds to be prevented from seeding or becoming established by applying a suitable herbicide and allowing the correct time to elapse, as directed by the manufacturer. Compacted soil to be broken up to a depth of 100mm, with any stones, grass tufts or rubbish larger than 50mm in any direction to be removed, leaving a regular and even surface. Suitable slow release fertiliser to be supplied and spread @ 50g/m² to all planted areas.

CLIMATIC CONDITIONS
 Topsoiling should be carried out in the driest conditions possible - cultivation to be carried out when the soil is moist, friable and not waterlogged or frozen. Topsoil should not be handled during or after heavy rainfall or when it is wetter than the plastic limit as defined by BS 3882. Planting should not take place in waterlogged conditions or when the ground is frozen.

SOIL AMELIORANT
 Peat free compost to be spread over ornamental shrub beds @ minimum 50mm depth prior to cultivation.

TREES
 All trees within shrub beds to be planted in separate pits in accordance with tree planting details.
 All plant material to comply with BS 3934 Part 1: 1992, be obtained from a nursery certified by the HFA and transported to site in accordance with the HFA Plant Handling Guide: 1996. All trees to be planted to the original root color and secured in place with underground guying system in accordance with tree planting detail.

SHRUB PLANTING
 All shrubs to be positioned as shown on the drawing and to the density and specification listed in the plant schedule.
 Planting holes to be 150mm wider than the root spread, have the base ground thoroughly broken up before planting and backfilled with peat free compost.
 All shrubs to be equally spaced throughout the planting areas to the specified density in a staggered arrangement unless otherwise noted in the planting schedule.
 Contractor to ensure numbers on schedule match those shown on drawing before placing any orders for plants. Any discrepancies will be brought to the attention of the Landscape Architect upon discovery.
 Contractor to check on site dimensions of all landscape areas to ensure specified quantities will achieve the specified densities for each species.

GRASSED AREAS
 Turfed areas should be laid in accordance with BS 3969:1998. Recommendations for Turf for general purposes and BS 4428:1989 General Landscape Operations.
 Height of initial growth: 100mm
 Height of first cut: 50mm
 Height of growth: The height of growth must not exceed 100mm at any time.
 Frequency: Cut as and when necessary to a height of 25mm, using a rotary mower and remove all arisings.
 Timing: When grass reaches scheduled height of maximum growth and is reasonably dry.
 Application: At the time of each cut, trim all grass edges round the base of trees, manholes etc and remove arisings. Sweep all adjoining hard areas clear of cuttings and remove.
 Weeding: Keep the sward substantially free of broad leaved weeds by applying a suitable selective herbicide.
 Fertilizer: March application: 15:10:10 Spring turf fertilizer at 35g/m².
 September application: 5:10:10 Autumn turf fertilizer at 50g/m².

WILDFLOWER PLANTING
 Wildflower mixes to be planted directly into cultivated subsoil or low fertility topsoil in accordance with manufacturers recommendations at rate of 4g/m² (see key for species mixture).
 Preparation: Cultivate subsoil, apply a suitable herbicide and allow the correct time to elapse, as directed by the manufacturer, and seed the bed. No fertilizer, compost or mulch are to be applied to the wildflower bed.
 Cutting first season: Time of first cut - if sown in Autumn cut in March/April, if sown in Spring cut in August - October after flowering. Height of first cut - 70mm. If sown in Autumn it should also be cut in September/October after flowering.
 Cutting second season: March/April - cut to 50-70mm then September/October - cut to 50mm after flowering.
 To be cut twice a year from then on as per above.
NOTE: At time of each cut all arisings to be removed from the bed to maintain reduced soil productivity.

SUBSTITUTIONS:
 Upon submission of evidence that certain materials, including plant materials, are not available at the time of the landscape contract, the Landscape Contractor may be permitted to substitute other materials and plants in exceptional circumstances during the contract with an agreed adjustment of prices.
 All substitutions shall be of nearest equivalent species and variety to the original specified but shall be subject to approval by the Landscape Architect before any change is made.

TIMES OF YEAR FOR PLANTING:
 Landscape works to be carried out during the final possible planting periods prior to practical completion of the building and associated engineering works / car park areas in accordance with the following:
 - Native and ornamental trees: During dormant winter period - Late October to late March.
 - Bare root native transplants: During dormant winter period - Late October to late March.
 - Container grown ornamental and specimen shrubs: At any time if ground and weather conditions are favourable.

MULCH
 75mm depth of 8-35mm ornamental bark mulch (peat-free) to be supplied and spread to all planting areas. Finished mulch level to be installed and maintained at 25mm below any adjacent kerbs or paving surfaces.

WEEDING
 Site to be maintained in a weed free condition. Weeding should be carried out at each and every maintenance visit. All weeding to planting beds should be carried out using hand methods only. Topping up the mulch to maintain the specified depth is the best method of preventing weeds and will reduce ongoing maintenance time.

MAINTENANCE
 All planting areas to be maintained to a high standard by the contractor for 12 months after practical completion, to ensure the landscape scheme is successful, and discourage decline of the area.
 Site to be visited minimum once per month to carry out required maintenance to all soft landscape areas.
 Generally, during the first 12 months:
 - All planting beds to be re-firmed and kept weed free through handweeding and application of an approved herbicide where appropriate.
 - All litter to be picked and removed from landscape areas.
 - Mulch to be topped up as required to maintain the specified thickness.
 - The condition of all trees is to be regularly checked, with ties and stakes adjusted or replaced as necessary.
 - Shrubs to be pruned at appropriate times of year for each species to promote healthy growth and desirable ornamental features.
 - Lawn & wildflower grass areas to be cut and maintained in accordance with specification note above.
 - All arisings to be removed from site.
 - Any defects or plant losses occurring during the first 12 months defects period to be replaced at the contractor's expense.

GENERAL WATERING
 All soft landscaping to be subject to a watering regime which is absolutely essential to ensure the continued success of the scheme, particularly during the initial 12 month establishment period. The watering frequency should be as necessary to ensure the continued thriving of all grass, hedges, trees and ornamental planting but as a minimum should follow the maintenance regime as set out above and be carried out at the time of each maintenance visit. During dry periods it may be necessary to increase watering visits to once per week - if the planting is looking dry please contact Landscape Architect to arrange the extra maintenance visits if necessary. The soil should be checked for dryness using either a soil moisture sensor or by inserting a spade into the ground to a depth of 300mm to observe the appearance of the soil. If the soil is moist there is no need to water but if it is bone dry then watering procedure should be carried out immediately. Water supply should be from potable mains water or an approved alternative. The full depth of topsoil should be well without loosening or damaging plants. Any compacted soil should be broken up sufficiently to allow water to reach the rootzone.

WATERING TREES
 Trees to be watered in accordance with BS 8545:2014 Tree - From Nursery to Independence.
 Trees should be watered via the installed irrigation / geration pipes around the base of the trees in accordance with the manufacturer's instructions to ensure the water reaches the roots of the tree. Below is a suggested watering regime but this should be used as a guide only and may require modification in times of drought or flood, dependent on the ground conditions at the time, which should be monitored as above:
 • March - October: 40 litres to be poured into irrigation pipe on every maintenance visit



No	Planning Submission	Date	CC	JD
P4	Planning Submission	09/10/21	CC	JD
P3	Planning Submission	17/06/21	CC	JD
P2	Helps added. Revised tree shown on plan. Planning Submission	16/06/21	JD	CC
P1	Planning Issue	21/05/21	CC	JD
Rev	Description	Date	By	CHK

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Project
 Tewn Road
 Welwyn Garden City

Drawing
 Landscape Detail Plan

Scale	Drawn	Date			
1:200	JSA	Aug 21			
Drawing Purpose	PLANNING SUBMISSION	Status			
1734-JSA-WY-XX-DR-A-01203		S5			
Drawing Reference		Rev.			
1734-JSA-WY-XX-DR-A-01203		P4			
Job No.	Origin	Zone	Level	Type	File Number