

SOFT LANDSCAPE SPECIFICATION

NOTE: All soft landscape works to be carried out in accordance with BS4428:1989.
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

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 fertilizer 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.
V14097-D01 Tree Planting Detail - Soft borders
V14097-D02 Tree Planting Detail - Car Park Trees
 All plant material to comply with BS 3936 Part 1:1992, be obtained from a nursery certified by the HTA and transported to site in accordance with the HTA Plant Handling Guide: 1996. All trees to be planted to the original root collar 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 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 to 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 for each will achieve the specified densities for each species.

TIMES OF YEAR FOR PLANTING:
 Landscape works to be carried out during the first possible planting periods following 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 April
 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.

MAINTENANCE:
 All planting areas to be maintained to a high standard for 5 years after practical completion, to ensure the landscape scheme is successful, and discourage decline of the area. The site is to be visited at minimum once per month. Any defects or plant losses occurring within the 5 years period to be replaced with planting of similar size and species to that originally specified unless agreed otherwise. All planting beds to be re-firmed and kept weed free through hand weeding and application of approved herbicide where appropriate. The specified thickness of mulch is to be maintained. 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 to promote healthy growth and desirable ornamental features. All stings to be removed. Watering should take place as necessary to ensure establishment and continued success of all planting.

Soft Landscape Key:

- Proposed tree planting in soft
Refer to schedule for species and specification
Refer to details V14097 D01 - tree in soft landscape
- Proposed tree planting in hard
Refer to schedule for species and specification
Refer to detail V14097 D02 - tree in hard landscape
To incorporate structural cell system to increase soil volumes
- Proposed ornamental shrub planting
Refer to schedule for species and specification
- Proposed specimen shrubs
Refer to schedule for species and specification
- Proposed native buffer mix
Refer to schedule for species and specification
- Existing vegetation retained
To be retained & protected during construction works in accordance with BS5837:2012
- Existing vegetation to be removed
in order to facilitate proposed development

Hard Landscape Key:

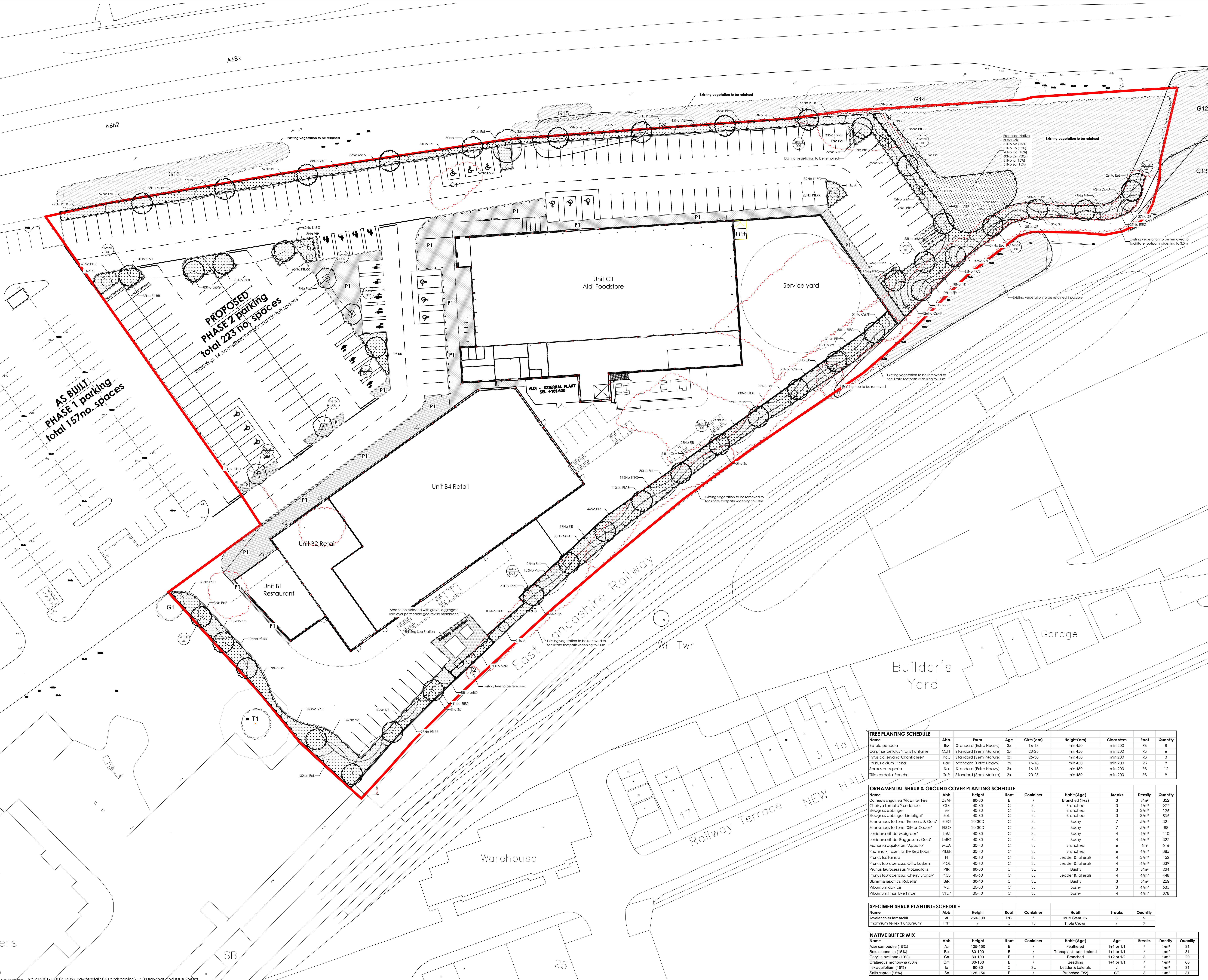
- Proposed Flag Paving (To retail frontages)
Exposed aggregate flag paving
Size- 300x200mm
Colour- Silver grey
Sub-base and bedding to engineers specification

2.11.16.0	Hard and soft landscaping amended in line with new site plan. Existing vegetation retained in line with new site plan due to widening of pathway on boundary adjacent to railway.	JW	AS
11.8.16.C	Hard and soft landscaping amended in line with new site plan.	JW	AS
02.8.16.B	Northern boundary. Plants revised & 990. T&R trees added in response to comments received from EPA Planning Consultants.	JW	AS
21.3.16.A	Hard and soft landscaping amended in line with new site plan.	JW	AS

Client	Warrington Properties
Status	PLANNING
Scale	1:250
Drawn by	JW
Checked by	AS
Date	FEB 2016

Proposed Site Plan
 V14097-L01 Rev D

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 design concepts
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TREE PLANTING SCHEDULE

Name	Abb.	Form	Age	Girth (cm)	Height (cm)	Clear item	Root	Quantity
Betula pendula	Bp	Standard (Extra Heavy)	3x	16-18	min 450	min 200	R8	8
Carpinus betulus 'Frans Fontaine'	CsF	Standard (Semi Mature)	3x	20-25	min 450	min 200	R8	4
Prunus cerasifera 'Charicleer'	PcC	Standard (Semi Mature)	3x	25-30	min 450	min 200	R8	3
Prunus avium 'Piena'	PaP	Standard (Extra Heavy)	3x	16-18	min 450	min 200	R8	8
Sorbus aucuparia	So	Standard (Extra Heavy)	3x	16-18	min 450	min 200	R8	12
Tilia cordata 'Rancher'	TcR	Standard (Semi Mature)	3x	20-25	min 450	min 200	R8	9

ORNAMENTAL SHRUB & GROUND COVER PLANTING SCHEDULE

Name	Abb.	Height	Root	Container	Habit (Age)	Breaks	Density	Quantity
Cornus sanguinea 'Midwinter Fire'	CsMF	60-80	B	/	Branched (1+2)	3	3/m ²	352
Chrysothamnus 'Sundance'	CIS	40-60	C	3L	Branched	3	4/m ²	272
Biogonys ebbingei	Be	40-60	C	3L	Branched	3	3/m ²	192
Biogonys ebbingei 'Limegligh'	BeL	40-60	C	3L	Branched	3	3/m ²	505
Euonymus fortunei 'Emerald & Gold'	EFG	20-300	C	3L	Bushy	7	5/m ²	321
Euonymus fortunei 'Silver Queen'	ESQ	20-300	C	3L	Bushy	7	5/m ²	88
Lonicera nitida 'Magreent'	LNM	40-60	C	3L	Bushy	4	4/m ²	110
Lonicera nitida 'Boggesent's Gold'	LNBG	40-60	C	3L	Bushy	4	4/m ²	327
Mahonia aquifolium 'Appollo'	MAA	30-40	C	3L	Branched	6	4/m ²	516
Philadelphus 'Razini' 'Little Red Robin'	PLRR	30-40	C	3L	Branched	6	4/m ²	385
Prunus laurocerasus	PL	40-60	C	3L	Leader & laterals	4	3/m ²	152
Prunus laurocerasus 'Otto Luyken'	PLIC	40-60	C	3L	Leader & laterals	4	4/m ²	339
Prunus laurocerasus 'Roundfolia'	PLR	60-80	C	3L	Bushy	3	3/m ²	224
Prunus laurocerasus 'Cherry Brandy'	PLCB	40-60	C	3L	Leader & laterals	4	4/m ²	448
Spiraea japonica 'Rubra'	SJR	30-40	C	3L	Bushy	3	5/m ²	229
Viburnum davidii	VD	20-30	C	3L	Bushy	3	4/m ²	535
Viburnum tinus 'Eve Price'	VIPE	30-40	C	3L	Bushy	4	4/m ²	378

SPECIMEN SHRUB PLANTING SCHEDULE

Name	Abb.	Height	Root	Container	Habit	Breaks	Quantity
Achillea 'Lamarckii'	AL	250-300	R8	C	Mult. Stem, 3x	/	5
Phormium tenax 'Purpureum'	PTP	/	R8	C	Triple Crown	/	9

NATIVE BUFFER MIX

Name	Abb.	Height	Root	Container	Habit (Age)	Age	Breaks	Density	Quantity
Acer campestre (15%)	Ac	125-150	B	/	Feathered	1+1 or 1/1	/	1/m ²	31
Betula pendula (15%)	Bp	80-100	B	/	Transplant - seed raised	1+1 or 1/1	/	1/m ²	31
Corylus avellana (10%)	Ca	80-100	B	/	Branched	1+2 or 1/2	3	1/m ²	20
Crataegus monogyna (30%)	Cm	80-100	B	/	Seeding	1+1 or 1/1	/	1/m ²	60
Ilex aquifolium (15%)	Ia	60-80	C	3L	Leader & laterals	/	/	1/m ²	31
Salix caprea (15%)	Sc	125-150	B	/	Branched (0/2)	0/2	3	1/m ²	31