

Materials and workmanship shall generally be in accordance with the following documents: BS3303 Nursery Stock and BS3303 Landscaping Operations.
Plant material to be the sizes and dimensions as stated in the schedule and shall be healthy with good fibrous root systems.
All of the plants to be of native provenance.

General Planting Notes

All plants to be healthy, balanced off and with good fibrous root systems and to comply with the requirements of BS3303 Specification for Nursery Stock. All planting to be undertaken in accordance with BS4242 Code of Practice for General Landscaping Operations.
All plants to be protected from wind exposure at all times. All plants to be soaked in water for several hours prior to planting and to be well watered in. No planting to be carried out during poor weather conditions, i.e. when ground is frozen, waterlogged, or during drought. No sowing or potting of or seed sowing. All pot material to receive enough water to ensure healthy establishment.
Cultivation
Cultivate the soil at all areas prior to seeding and planting. This should include loosening, weeding and breaking up soil into particles 20mm to depth of 120mm. Remove any undesirable material brought to surface to a depth of 200mm including visible weeds, roots and large stones or clay balls with any dimension exceeding 50mm. Final cultivation prior to seeding to be brought to a fine 100 to approved mechanical means to the final sowing, and frequency of sowing of the surface will be carried out to conform to the prescribed finished levels.
Subsoil
Subsoil grading of the site shall have landscape areas with smooth flowing contours to achieve the specified finished levels when topped. Prior to topsoiling, subsoil formation should be topped and leached to a minimum depth of 200mm. Imported subsoil shall be in accordance with BS3882 for amenity use.

Topsoil

Topsoil to general planting and grass seeded areas to be to BS3882:2015 Multi Purpose Grade.
Soil to be without seeded areas to be to BS3882:2015 General Grade with low nitrogen and phosphorus content.
Topsoil must be free from pernicious weeds and roots, clay lumps, non-soil materials, tracks or other building materials, large stones and other undesirable material.
Minimum topsoil depths after settlement shall be: Grass 200mm, Shrubs 400mm, Topsoil shall be spread in layers not exceeding 100mm and firm back before spreading the next. At the time of laying, both material and weather should be reasonably dry, but loams should be 30mm higher than adjacent kerbs and paving after settlement and married in with existing levels.
Wood Treatment
All trees to be planted are to be treated with a glyphosate available at a maximum of 100 days prior to planting. Fored areas are to be kept weed free with the use of herbicide. Following the use of herbicides remove dead vegetation.

Planting General

All plant material to be supplied in accordance with HTA National Plant Specification. All planting to be local provenance wherever possible and from local supplier.

Drainage

Plant beds and groundcover into pre-prepared planting beds consisting of topsoil to a depth of no less than 400mm, overlying clean subsoil, mixed with soil conditioner as specified below.
Subsoil to be fully broken up by main contractor to ensure adequate water penetration and achieve free drainage.
Topsoil to be either, existing retained site material topsoil (free from weeds) or imported topsoil imported topsoil (M&H European grade BS3882:2015) in a combination of the two as deemed necessary.

Incorporate a soil conditioner/landscast in the form of peat free general purpose shrub compost or well rotted spent mushroom compost across planting bed to a 100mm layer at the rate of 300g per m², and incorporate to a depth of 220mm.
Dig planting holes for shrubs to be a depth of 200mm and a width of 100mm greater than the root ball size, ensuring that pH water is known to ensure good drainage.
Ensure planting papers (natural and not formal) in accordance with the planting proposal format as supplied by the Landscape Architect.
The contractor shall take the necessary precautions to ensure all shrubs are protected throughout the establishment period by temporary fencing.

Subsoil/Stone/Gravel

Subsoil plants into subsoil are pre-prepared planting pits, generally 500 x 500 x 400mm deep or 200mm greater than the rootstock, and filled to grade. Subsoil pits are to be either, existing retained site material topsoil (free from weeds) or imported topsoil (M&H European grade BS3882:2015) in a combination of the two as deemed necessary. Matching as appropriate to the subsoil material at the rate of 5L per m², incorporating a slow release fertiliser e.g. Trinex (or similar approved) at a rate of 5g per m².
Incorporate a soil conditioner/landscast in the form of peat free tree and shrub compost or well rotted spent mushroom compost no subsoil material at the rate of 5L per m², incorporating a slow release fertiliser e.g. Trinex (or similar approved) at a rate of 5g per m².
Ensure planting conforms to planting matrix (where appropriate) and in all other areas appears random / natural and not formal in accordance with the planting proposal format.

Plant Protection

Thicket areas to be fully enclosed by max. 1200mm high post and three galvanneal wire fencing.
All shrubs thicker shrubs to be protected by min. 600mm high x 170-200mm diam, proprietary plastic mesh shrub shelters / guards and secured to place with twisted external timber stakes and plastic cable ties.
All single stem thick shrubs to be protected by min. 400mm high x 100mm proprietary plastic spiral guards secured with min. 2 x 16mm 1000mm long bamboo cane.
All trees and thick plants to be installed with a min. 500mm square, woven polypropylene mesh mulch securely pegged in place.

Grass Seeding

After cultivation operations have been carried out, use a pre-seed herbicide on areas to be seeded. Sow areas to be seeded with grass seed which has been stored off the ground in a clean, dry place free from vermin. Following an even distribution of seed, the contractor shall carry out a light raking or light harrowing of the area and ensure consolidation of the seed with the soil by the use of a light roller. All reasonable precautions shall be taken to ensure that pedestrian and other traffic does not cross areas during cultivation and until the grass has established.

Mulch

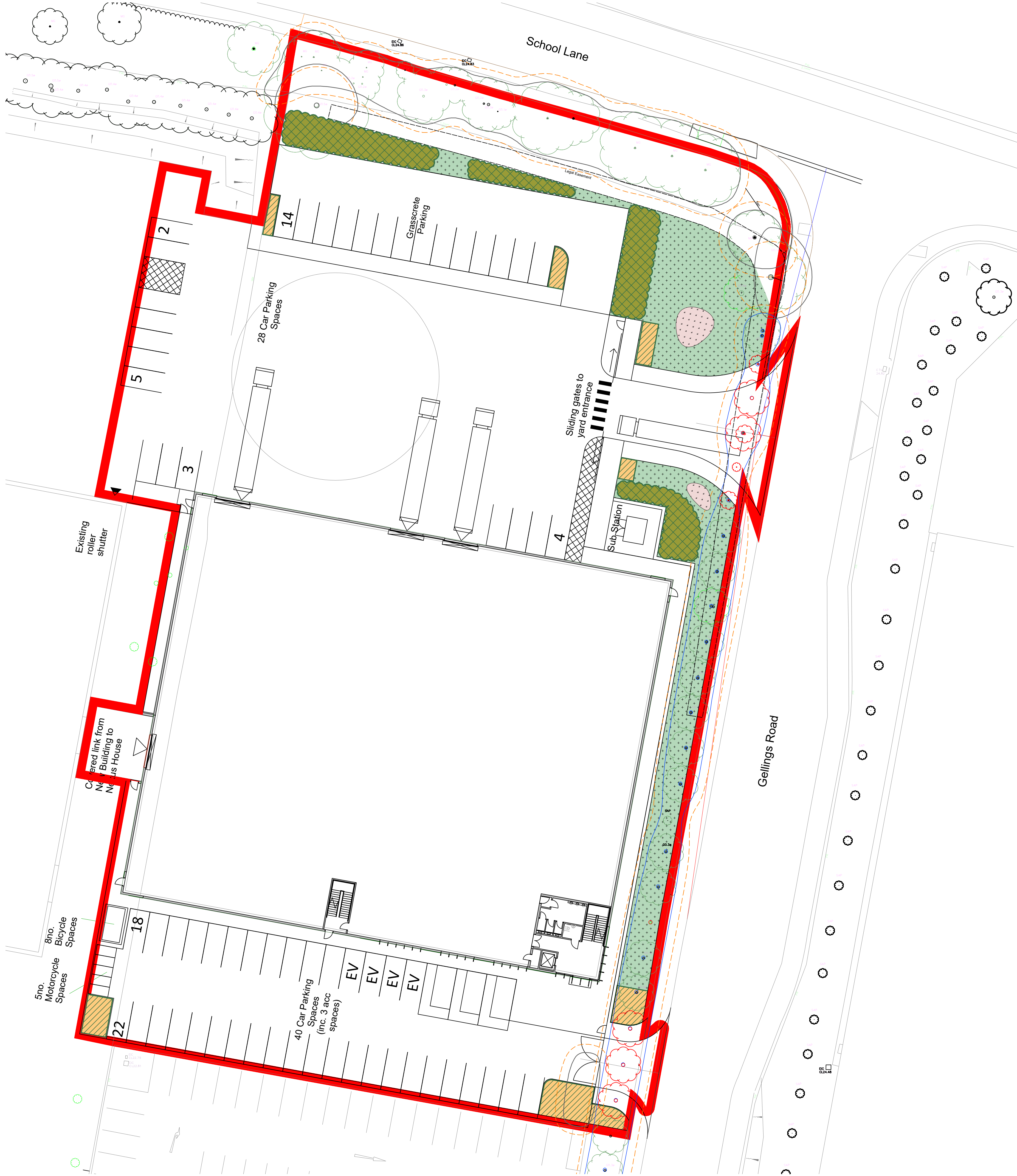
Match whole surface of tree and shrub planted areas with 20mm minimum depth of chipped natural British forest biomass containing maximum of 10% wood content of particle size 10-50mm. The mulch shall be free of glass, disease or weed contamination for handover.

General Planting Maintenance

All soft landscape areas to be maintained to BS7314:4:2003.
Sufficient watering should be undertaken by the contractor to establish and maintain healthy plant growth.
The first cut / mow of all amenity grass seeded areas should be undertaken when the established sward reaches 50mm in height down to height of 20mm, after which all amenity grass areas should be maintained in accordance with the written Landscape Management Plan (LMP). All areas are to be mowed from site and composted.
Mow all amenity grass areas in year one, with one cut in late March/April when the sward reaches 50mm, down to 40-50mm, followed by subsequent cuts when the sward again exceeds 50mm. All areas to be mowed off site. In subsequent years, mow with an interval of 10 days May/June to 200mm and further cut in September down to 20mm, after seeds have set. Mow area should be spot topped for any perennial weeds such as docks, nettles and report.

All failed / defective plants identified within the first 3 years of installation should be replaced by the contractor at the owner's available planting season to ensure a continued coverage of growth. Replacement plants should be of the same species and specification of the failed specimen.
Bare areas and areas of dead grass which become apparent should be rectified by overseeding and/or turf re-installation at the nearest available planting season.
All amenity grass areas and planting beds should receive an application of a proprietary slow release fertiliser twice yearly in the spring and the autumn.
All dead planting should be pruned at least twice per annum, removing dead or dying wood, to maintain a healthy, natural shape and promote good form.

All planting areas should be kept tidy and free from weeds, litter, debris and litter. Weeds should be removed by hand unless it is unsafe, whereby weeds can be treated by the application of a suitable proprietary herbicide.
Herbicide usage to be limited to spray usage on calm days (no wind) and undertaken by suitably qualified operators in accordance with current legislation.
All amenity grass areas should be scarified annually in the autumn to remove thatch conditions and the build up of dead grass. Following annual scarification, grassed areas should be thoroughly applied to aerate soil and improve drainage.
Areas of bare planting with a lack of root layer should be topped up annually in the spring to retain moisture and limit weed growth, to a nominal depth of 50-75mm.



- Site Boundary
- Existing Tree Retained & Protected
- Existing Tree to be Removed
- Native Shrub /Understorey Mix
- Semi-Ornamental/ Amenity Shrub Mix
3L pots @ densities shown in mix
- Flowering Lawn Mix
eg Emorsgate EL1 Seed Mix
- Naturalising Drifts of Bulbs
eg Narcissus obvallaris

Native Understorey Mix	Height	Root	%
Cornus sanguinea	40-60cm	BR	15
Corylus avellana	60-90cm	BR	25
Euonymus europaeus	60-90cm	BR	10
Ilex aquifolium	30-40cm	5L	5
Rosa canina	40-60cm	BR	10
Ulex europaeus*	40-60cm	BR	25
Viburnum opulus	40-60cm	BR	10

*planted to front south facing edges of border

Plant in a staggered row matrix formation at 750mm centres.
Supporting centre post & woven mesh fence line. Rabbit protection if deemed appropriate by contractor following site investigation.

Semi-Ornamental Amenity Shrub Mix
(3L pots densities typically 3-5/sqm)
Aucuba japonica 'Rozannie'
Berberis darwinii
Berberis julianae
Berberis thunbergii f. atropurpurea
Choisya ternata 'Sundance'
Cornus alba 'Kesselringii'
Cornus alba 'Spaethii'
Lonicera nitida 'Maigrun'
Prunus laurocerasus 'Otto Luyken'
Pyracantha coccinea 'Red Column'
Pyracantha 'Orange Glow'
Pyracantha Soleil d'Or
Skimmia japonica 'Rubella'
Viburnum davidii

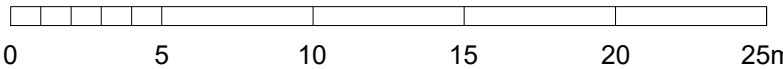
Naturalising Bulbs
(planted 3 per plug at 300mm centres)

Narcissus obvallaris 12+

NOTES

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P5	04.03.2022	Updated to revised layout	IDR	CEH
C	16.09.2021	Update to existing trees	IDR	CEH
B	14.09.2021	Revised following further comments	IDR	CEH
A	01.09.2021	Revised in accordance with Savills comments	IDR	CEH
-	04.08.2021	First draft for comment	IDR	CEH
rev	date	description	dm	chkd



- masterplanning
- environmental assessment
- landscape design
- urban design
- ecology
- architecture
- arboriculture

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Tilstone Managing Warehouse REIT Plc

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Tuffex Site Plan Option 2
Gellings Road, Knowsley

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Soft Landscape Plan

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