Landscape Management Plan

Overview

This site was previously a public house, laid mainly to hardstanding, with some planting in the beds S2 and S3. While there were no trees or other shrubs on site, an Approved Aboralist report 19-943 and Plan 19-943-TPP by Canopy Consultancy dated 20.11.19 is available and must be adhered to during the construction of this project for the protection of the large oak tree to the north of the site.

Root Protection

The area to the north of the building is presently hardstanding and will be retained as such during the construction, the tree protection barrier, which should be in accordance with BS5837:2012 is there to prevent access to the area to the north of it, and as such no work should be undertaken, materials, or equipment stored in that area.

Planting

The planting has been designed to be predominately evergreen, in order to give structure and form throughout the year, the plants selected are known for their robust nature, and to give good ground cover to minimise maintenance. That said during establishment it is essential that the plants are watered regularly and the beds weeded.

Plants have also been selected to provide cover, flower, and berries. So providing good habitat and food for birds and insects, and potentially small mammals. The area of planting being increased to include beds S1 and S4 is a significant enhancement. Where space allows a number of larger shrubs/small trees have been included in the design, to provide height and contrast.

Hardscape

In the back garden area, the existing hardstanding will be removed and the root zone improved in accordance to the methodology laid out in the Aboralist report 19-943. As this area is in shade for much of the day, and so would not sustain a lawn area, it is proposed to lay this to gravel over Cellweb, a no-dig tree protection system by Geosynthetics, this being installed to their specification. This will ensure the root zone remains uncompacted, and that water and oxygen can penetrate the soil, whilst providing a serviceable area for the residents. The unretained edges with the planting bed are to be formed using no-dig methods, e.g Titan Everedge, metal edging which is fixed with steel pins driven into the ground.

For each of the ground floor properties provision has been made for a patio area using a buff concrete slab to reflect buff brick work and constrast with the lighter render. The remaining area being laid to gravel, using a SUDS compliant subbase such as type 3 DoT. Again unbound edges of the gravel with e.g. planting beds to be retained by metal edging as above.

SHRUB BEDS				
Border	**Species**	**Size/height**	**Density m2**	**No.**
S1 Front Border	Amelanchier lamarckii	CG 45L 12-14 cm girth		3
	Brachyglottis 'Sunshine'	CG 3l	4/m2	7
	Cistus 'Alan Fradd'	CG 3l	3	7
	Escallonia 'Pink Elle'	CG 3l	4/m2	6
	Hebe 'Saphire'	CG 3l	4/m2	6
	Libertia grandiflora	CG 2l	2-3 per linear metre	3
	Osmanthus burkwoodii	CG 5l	2 per linear metre	10
	Perovskia 'Blue Spire'	CG 2l	5/m2	7
	Spiraea 'Snowmound'	CG 3l	2-3 per linear metre	7
S2 Back Border	Osmanthus burkwoodii	CG 5l	2-3 per linear metre	10
	Spiraea 'Snowmound'	CG 3l	2-3 per linear metre	7
	Mahonia 'Winter Sun'	CG 5l		3
Planting instructions				
All planting areas to be free of larger rocks and rubble and free-draining. Topsoil depth for planting areas 450mm.				

KEY

Root Protection Zone - to BS5837:2012

Tree Protection Barrier - to BS5837:2012

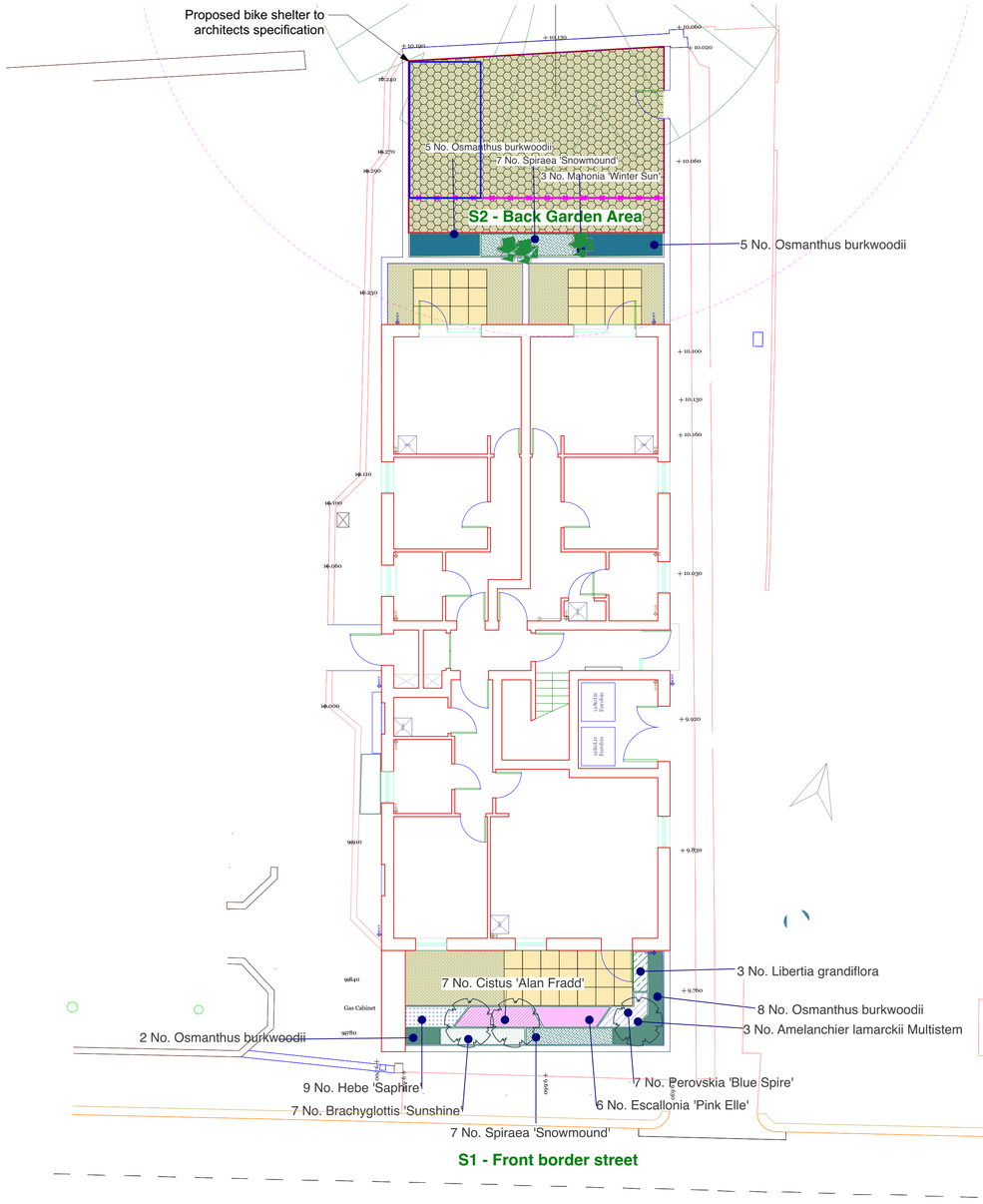
600x600 Marshalls Saxon Buff Paving - laid to BS 7533-4 2006

30mm of 15mm angular golden gravel on consolidated 100mm DoT Type 3, unbound edge retained with Titan by everedge 150mm - brown,

Cell Web tree root protection
Under 15mm angular gavel, laid to geosynthetics specification, unbound edge retained with Titan by everedge 150mm brown

Other hatches specific to planting and as identified on plan

DEWLANDS
GARDEN DESIGN



Proposed Landscaping

22-24 Richmond Road
Worthing

Version 4 - 10th July 2023

Scale: 1:100 Printed on A1

Landscape Programme

1. **Preparation of Hardscaping**

EXISTING TOPSOIL: to be removed from areas of hard landscape and areas to be re-graded. Keep free of contamination, compaction and store in heaps less than 1m high. Remove excess just before the work has achieved practical completion.

2. **Hardscape works**

See Key for specification of hardscape works which should be complete excluding any decorative gravels which should be laid after planting works are finished.

3. Preparation for softscape works (planting)

In proposed planting beds, break up subsoil with appropriate machinery for soil type and in appropriate weather and soil conditions to a minimum depth of 300mm, in 2 directions at right-angles. This should be done to the bottom of excavations for soft landscape areas prior to topsoiling; and Areas of subsoil prior to adding subsoil to raise levels under proposed soft landscape areas. Use hand operated machinery or hand tools where necessary.

If Top soil is available on site, use this as a preference.
If the soil is poor, improve with up to 30% well rotted organic matter to PAS 100.
Alternatively import manufactured top soil to BS 3882
Avoid natural top soil as this supports the stripping of soils from sites which results in long term damage to that local eco system - i.e. it is better to use what you have and improve.

General Soil Requirements:
Stone size to pass a 40mm sieve and stone content (over 2mm) to be less than 20%.
Free of building materials or other similar alien matter, sub-soil, large roots, stolons, rhizomes or poisonous substances.
If stored in temporary heaps, stacked less than 1m high and protected from compaction and contamination.

4. Preparation of tree pits:

Excavate a square hole to depth of root ball + 100mm and 3 times wider than the root ball.
Set aside topsoil and store subsoil or dispose if not required in the works.
Break up the bottom of the pit to a depth of 250mm.
Add a drainage layer 100 mm deep of 10-20mm clean washed gravel.

5. Planting of trees:

Loosen the root ball to encourage roots to grow out, soak the rootball in water, position in planting hole so top of rootball/soil is level with finish level of surrounding soil.
Backfill to 400mm below ground to be subsoil from spoil heap or imported subsoil to BS 8601, ensuring there are no air pockets.
Topsoil to 400mm deep, from site or mixed with imported topsoil if needed to BS3882, ensuring there are no air pockets.

6. Staking of Trees

Drive 2 stakes upright 600mm into bottom of excavated planting pit 600mm apart, before planting, either side of the rootball in line with the prevailing wind. Cut off at 600mm high above ground level and after planting secure tree with a flexible rubber tree tie from each post. Webbing secured approx 50mm from the top of the stake to hold the tree vertical.

7. Preparation of Planting Beds

Preparation for Planting rotovate ground to a minimum of 250mm deep and remove stones over 50mm in any dimension. Remove existing unwanted plants including their roots.

8. Planting of Plants

Remove inorganic containers, check for and reject any damaged, diseased, poorly rooted, pot-bound, pest infested, wrongly identified plants, or plants not complying with all the requirements of the plant list (unless previously agreed) Carefully prune any minor root damage.

If soil is dry, thoroughly water 48 hours before planting, saturate the root ball of container grown and rootballed plants 24 hours before planting.

Plant in previously prepared pits and planting areas in position shown on the drawings or in the absence of drawings space evenly at the rate specified, avoiding regimented rows unless specifically shown. Plant in holes large enough to allow adequate root spread and tease out congested root balls of container grown plants. Excavate holes at least 75mm below the root system. Set plants so that their original soil level matches the new surrounding ground and with their best side displayed, Lightly prune back any damage or malformed growth, rake soil to a fine tilth to the required levels and replace mulch is applicable.

9. Apply Mulch

Lay a 50-75mm mulch of well rotted compost or woodchip to beds, ensuring no direct contact with woody stems of trees and shrubs, and that stems and leaves of plants are not smoothered.

10. Maintenance

Please see separate maintenance plan.

Timing of works: Ideal planting times are during Spring and Autumn, however as most plants can be purchased in pots, then provided soil conditions are dry enough and warm enough to avoid compaction and loss of soil structure, planting works can happen at almost any time of year, with the exception of bare root stock and root ball stock which is only available in the dormant period of the year Nov-Mar and should be planted in this period. Bulbs are better planted in Autumn with some exceptions based on species, however some can be purchased as potted plants and so planted at any time of year. Clearly moisture and water are key to plant establishment, planting in Autumn ensures the first 6 months of establishment are generally ideal in terms of rain fall, planting outside of this window will inevitably require greater care and attention to watering and irrigation in the first year or two.

