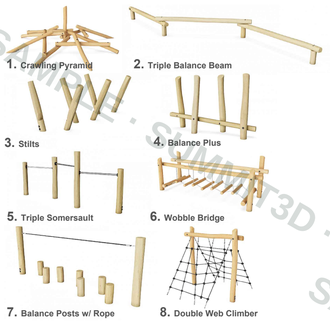
NATURAL PLAY FEATURES:



TODDLER PLAY FEATURES:





LANDSCAPE TAKEOFF MARK-UP · SAMPLE

Thornly Park, Paisley · Measured from your drawing at its stated scale. Not a site survey.

Rear garden, per plot (R, m2)	**8,125 m2 over 97 plots**
Front garden turf, per plot (F, m2)	**1,125 m2**
Shrub bed	**305 m2 in 18 beds**
Hedge	**331 m**
Open space turf	**6,107 m2**
Open space, yellow stipple	**5,923 m2**
Hedgerow mix	**492 m2**
Riparian mix	**210 m2**

Plot-by-plot figures are in the Excel sheet. The mark-up is a PDF layer: switch it off to see the drawing. Summit3D · summit3d.co.uk

to be located 2 to 4 metres up the tree as per drawing

Bird boxes from RSPB website



Log piles to be located where appropriate, under trees, in long grass or in shrub borders

EXISTING TREES/WOODLAND

For details of existing trees to remain and be removed, see Tree Survey report and impact plan prepared by others.

N

1:1000

20m 0 20m 40m 60m 80m 100m

PLANTING SCHEDULE

CARE SHOULD BE TAKEN TO ENSURE THAT ALL TREES ARE PLANTED A MINIMUM OF 1M AWAY FROM ALL FOOTPATHS AND SERVICE STRIPS.

These plants have been chosen taking into account the recommendations of the RHS Plant Selector. Where possible, plants which are particularly attractive to bees have been used.

PROPOSED SMALL TREES (<10m)

Agr	Acer griseum (Paperbark Maple)	8no
Ai	Amelanchier lamarckii (Snowy Mespilus)	3no
CbFF	Carpinus betulus 'Frans Fontaine' (Hornbeam 'F Fontaine')	3no
Mf	Malus floribunda (Japanese Crab Apple)	1no
PA	Prunus 'Amanogawa' (Flag Pole Cherry)	4no
PcP	Prunus cerasifera 'Pissardii' (Purple-leaved Plum)	7no
Sv	Sorbus vilmorinii (Vilmorin's Rowan)	5no
Tm	Tilia mongolica (Mongolian Lime)	5no

All of the above trees to be Standard (10-12cm girth) Single short-staked and root balled. Where trees are planted into turf, an area 1m dia, at the base of the tree, should be mounded and kept clear of weeds and grass and other deleterious material.

PROPOSED MEDIUM TREES (10 - 20m)

Ac	Acer campestre (field Maple)	1no
Ag	Alnus glutinosa (Common Alder)	1no
Bp	Betula pendula (Common Birch)	2no
BuJ	Betula utilus 'Jacquemontii' (White Birch)	2no
CbF	Carpinus betulus 'Fastigiata' (Fastigiate Hornbeam)	1no

All of the above trees to be Heavy Standard size (12 to 14cm girth) double short-staked and root balled. Where trees are planted into turf, an area 1m dia, at the base of the tree, should be mounded and kept clear of weeds and grass and other deleterious material.

PROPOSED LARGE TREES (>20m)

Cs	Castanea sativa (Sweet Chestnut)	4no
Fs	Fagus sylvatica (Common Beech)	3no
Qp	Quercus patraea (Sessile Oak)	3no
Te	Tilia x euchlora (Lime aphid free)	4no

All of the above trees to be Extra Heavy Standard size (16 to 18cm girth) root balled and double short-staked.

PROPOSED SHRUBS

Aj	Aucuba japonica 'Crotonifolia'	30 to 40cm 3L	3/m²	95no
Bdi	Berberis darwinii	40 to 60cm 3L	4/m²	20no
CaE	Cornus alba 'Elegantissima'	60 to 80cm 3L	3/m²	67no
CaS	Cornus alba 'Sibirica'	60 to 80cm 3L	3/m²	47no
CsMF	Cornus sanguinea 'Midwinter Fire'	60 to 80cm 3L	3/m²	20no
Ct	Choisya ternata 'Sundance'	30 to 40cm 3L	3/m²	64no
CtR	Ceanothus thyrsiflorus 'Repens'	30 to 40cm 3L	4/m²	64no
EEG	Elaeagnus ebbingei 'Gilt Edge'	30 to 40cm 3L	4/m²	50no
HEG	Hebe 'Emerald Green'	30 to 40cm 3L	4/m²	43no
HBG	Hebe 'Blue Gem'	30 to 40cm 3L	4/m²	70no
Hm	Hydrangea macrophylla sp	40 to 60cm 3L	3/m²	154no
LaH	Lavandula angustifolia 'Hidcote'	20 to 30cm 3L	8/m²	134no
PfA	Potentilla fruticosa 'Abbottswood'	30 to 40cm 3L	4/m²	20no
PFF	Pieris 'Forest Flame'	30 to 40cm 3L	4/m²	45no
PrOL'	Prunus laurocerasus 'Otto Luyken'	40 to 60cm 3L	3/m²	79no
SjF	Skimmia japonica 'Fragrans'	40 to 60cm 3L	3/m²	35no
Vd	Viburnum davidii	30 to 40cm 3L	4/m²	97no
Vt	Viburnum tinus 'Eve Price'	45 to 60cm 3L	3/m²	27no

PROPOSED SPECIMEN SHRUBS

CRP	Cotinus coggygria 'Royal Purple'	10L	as spec.	7no
VoR	Viburnum opulus 'Roseum'	10L	as spec.	9no

HEDGEROW MIX (920no)

20%	Betula pendula (Birch)	60 to 80cm	1+1	184no
35%	Corylus avellana (Hazel)	60 to 80cm	1+1	322no
5%	Crataegus monogyna (Hawthorn)	60 to 80cm	1+1	46no
20%	Salix caprea (Goat Willow)	60 to 80cm	1+1	184no
20%	Salix purpurea (Purple Willow)	60 to 80cm	1+1	184no

Hedgerow mix is to be planted in groups of 5 to 10 at 1 per m². All unprotected edges are to be enclosed with a 900mm high timber post and 3 wire fence.

RIPARIAN MIX (200no)

25%	Betula pubescens (Downy Birch)	60 to 80cm	1+1	50no
20%	Alnus glutinosa (Alder)	60 to 80cm	1+1	40no
20%	Salix caprea (Goat Willow)	60 to 80cm	1+1	40no
30%	Salix purpurea (Purple willow)	60 to 80cm	1+1	60no
5%	Crataegus monogyna (Hawthorn)	60 to 80cm	1+1	10no

Riparian mix is to be planted in groups of 5 to 10 at 1 per m². All unprotected edges are to be enclosed with a 900mm high timber post and 3 wire fence.

BEECH HEDGE

Fagus sylvatica	60 to 80cm	1+2	668no

Beech hedge is to be planted in two alternate rows at 300mm centres either side of a 900mm high post and wire fence (6 per linear m).

HORNBEAM HEDGE

Carpinus betulus	60 to 80cm	1+2	778no

Hornbeam hedge is to be planted in two alternate rows at 300mm centres either side of a 900mm high post and wire fence.

LAUREL HEDGE

Prunus laurocerasus 'Rotundifolia'	40 to 60cm	3L	100no

Laurel hedge is to be planted in one row, evenly spaced, at 300mm centres (3 per linear m).

PHOTINIA HEDGE

Photinia x fraseri 'Red Robin'	40 to 60cm	3L	125no

Photinia hedge is to be planted in one row, evenly spaced, at 300mm centres.

Nb. All hedges to be trimmed immediately to an even hedge line and maintained at a height of no more than 90cm.

PROPOSED WILDFLOWER MIX

Mavisbank Meadow Mix available from: http://www.scotiaseeds.co.uk/shop/mavisbank-mix/

Wet Meadow Mix available from: http://www.scotiaseeds.co.uk/shop/wet-meadow-mix/

Woodland Meadow Mix* available from: http://www.scotiaseeds.co.uk/shop/woodland-mix/

Add 10% common spotted orchids from: https://www.prettywildseeds.co.uk/product/dactylorhiza-fuchsii-common-spotted-orchid-seeds-2480

*Mix specified **WITHOUT** FOXGLOVE (DIGITALIS)

PROPOSED AMENITY GRASS MIX

British Seed Houses A19 (Lawns and Landscaping) available from: http://www.bshamenity.com

PLANTING SPECIFICATION

GRASS MIX

1. The grassed area is to be carefully checked to ensure that the soil is appropriate and free from rubble, stones, weeds and other deleterious material. If not appropriate, it should be replaced with quality material or the Landscape Architect should be advised.

   (Note: It is the responsibility of the contractor to ensure that he is planting into the correct quality of material)

2. Where topsoil is to be added the subsoil should be fully broken up to ensure adequate drainage and a layer not less than 150mm deep applied.
3. The topsoil should be cultivated to a fine, even tilth with no undulations or bumps to a depth of 150mm.
4. All grass areas are to be turfed or seeded in accordance with guide-lines set out in BS 4428: Code of Practice for general landscape operations: 1989.
5. Front gardens are to be turfed with approved, good quality turves (unless otherwise specified). The soil shall be of loam texture and free from stones over 15mm in any one direction. Open spaces are to be either turfed or seeded, as specified, with an approved proprietary mix applicable to the location.

SHRUBS

1. The whole planting bed is to be carefully set out and the soil checked to ensure that it meets the standards set out in BS 3882: 2015 Specification for Topsoil. If it does not it should be replaced with the appropriate quality material or the Landscape Architect must be advised.

   (Note: It is the responsibility of the contractor to ensure that he is planting into the correct quality of material)

2. If new topsoil is required the subsoil base should be fully broken up to ensure adequate drainage.
3. The bed should be inspected after the subsoil base is broken up and before topsoil cultivation for any signs of flooding. If there are signs and these cannot be resolved the Landscape Architect should be advised.

   (Note: It is the responsibility of the contractor to ensure that he is not planting into a waterlogged bed)

4. Planting should not be undertaken below 2 degrees centigrade, or when the ground is snow covered or frozen.
5. The topsoil should be cultivated throughout the bed to a depth of 450mm. It should be left with a central ridge 150mm above the edges of the bed.
6. When the bed has been fully cultivated and formed, planting holes shall be dug 150mm wider than the root spread. Bare-root plants shall have the roots carefully teased out and pot-grown plants shall have the roots carefully loosened from the soil. 2 to 2.5litres, depending on the size of the plant, of Fison's Peat-Free Planting Compost, or similar approved, shall be worked into the backfill. **The plants shall be planted so that the finished topsoil level is at the nursery level on the stem of the plant**.
7. The plants shall be well firmed in and, after planting, a slow acting fertiliser shall be carefully worked into the top 50mm of soil round each plant taking care to avoid contact with the stem.
8. Immediately after planting the whole bed shall be well watered in.
9. All work shall be carried out in accordance with best horticultural practice.

TREES

1. Trees shall be planted at the appropriate season depending on root-grown or bare-root, and in line with BS 8545:2014 Trees: from nursery to independence in the landscape.
2. Tree pits are to be dug not less than 1m cube and not smaller than 250mm larger than the overall root spread. Care is to be taken to ensure that all sides are permeable and have not been "polished", and that all pits are free draining with 50mm of washed round pea gravel to the base of the tree pits.
3. A pressure-treated timber stake 75 x 75mm shall be used. It shall extend 500mm above the finished soil level, with a proprietary tie set 100mm below the top of the stake.
4. One tie shall be used on standard and feathered trees up to 2m high. Two will be required for Heavy and Extra-Heavy Standard trees up to 18cm girth. Above this three will be required unless an underground guying system is specified.
5. Backfill for the tree pits is to be 20% Peat-free Compost, Fison's or similar approved.
6. The backfill is to be a raised mound at the top with the centre 150mm above the edges. Care is to be taken to ensure that the finished backfill level is at the nursery level on the tree and that level is at the centre of the mound 150mm above the edges of the pit when the tree has been well firmed in.
7. On completion of the planting the tree shall be well watered in with not less than 10gallons of water. Thereafter it should be watered as required, following periods of any more than three consecutive hot, dry days, until the tree is fully established.

HEDGES

1. Hedge planting should be as for the shrubs, set out above. However, the planting bed should be established by using the line of the hedge as the length. The width will be the planted line of the hedge plus 300mm either side. (ie a single line of hedge will be 600mm wide and a double, 500mm apart, will be 1100mm wide.
2. After achieving the correct quality topsoil and, with the base broken up, if topsoil is imported, the soil shall be cultivated to ensure a ridge, into which the hedge is planted, set 150mm above the edge of the bed.
3. Thereafter all of the above, fertiliser shall be applied and the hedge well watered in.
4. After planting the hedge should be trimmed back to an even line, to encourage growth, with the amount of trimming dependent on species.

HEDGEROW MIX

1. The planting area shall be initially checked for quality of soil and risk of flooding. If there is a problem with either of these, remedial actions shall be taken.

   (Note: It is the responsibility of the contractor to ensure that he is planting into the correct quality of material and not into waterlogged soil)

2. The area shall be cultivated either by harrowing to produce a series of ridge and furrows or by 'Spit and Place' to ensure a series of raised mounds.
3. The whips shall be placed at the higher point in each case.
4. All plants are to be staked and tied, and protected with a 600mm high Tubex Standard tree shelter.
5. Each plant is to be supported with a stake driven to a firm base, with a proprietary tie positioned at 500mm above ground, and with the stake a further 100mm above the tie. The tree should be planted ensuring that the stake will be on the windward side of the tree shelter. The tree shelter should then be carefully positioned over the tree, making sure not to damage the lateral branches and ensuring that the releasable ties slide over the stake. It should be pushed into the ground a minimum of 20mm. The thumb release ratchet ties should then be tightened to ensure that the tree shelter is firmly positioned. The tie end should then be tucked into the hole in the tree shelter.

MAINTENANCE

The developer will ensure, within the missives, that purchasers are responsible for common areas. On completion of the site, a Factor will be appointed who will assist in the establishment of a Residents' Association. The Residents' Association will thereafter ensure that the Factor organises the following maintenance regime:

Grass:

a. Fine grass cut 16 times per year.
b. All cuttings to be raked and removed from the site.

Shrubs:

The objective is to provide a full even cover and prevent overcrowding. To that end the site should be inspected once per year by a suitably qualified horticulturalist and the following regime followed:

a. The shrub beds shall be kept clear of weeds, either mechanically or by using an approved herbicide.
b. Shrubs shall be pruned up to twice per year, in Spring and Autumn depending on the species, to maintain their natural shape and habit. Any damaged, diseased or broken branches should be removed.
c. In the first five years all dead and dying shrubs should be replaced by shrubs of similar size and species to those originally planted
d. From the second year beds should be inspected and thinned out where appropriate. Where suitable, these shrubs can be used to fill gaps in the planting area. Otherwise gaps should be in-filled with appropriate new plants as for 'e' above.
e. After 10 years a systematic programme of replacement should be established.

Trees:

Trees have been chosen for their appropriateness to their individual location. Pruning, other than for health and safety reasons, should not be necessary. They should, however, be inspected by a suitably qualified arboriculturalist annually.

a. An area 1m diameter at the base of the trees shall be kept clear of weed and grass either mechanically or by using an approved herbicide.
b. Tree stakes and ties should be inspected 3 times per year (Autumn, Winter and Spring).
c. All dead and diseased branches, or those broken due to malicious action or wind damage should be cleanly removed and the scar cleaned up.
d. All trees which have been removed or which are found to be dying, severely diseased or damaged will be replaced by trees of similar size and species to those originally planted. These should be replaced as soon as seasonal weather conditions allow.

Hedgerow Mix:

This has been designed to maintain a semi-natural, small-scale woodland cover. As the hedgerow matures it should encourage regeneration and ecological diversity. Pruning should therefore be kept to a minimum.

a. Hedgerow is to be thinned once every five years for the first twenty years.
b. The ground at the base of the hedgerow shall be kept clear of weeds, either mechanically or by use of an approved herbicide.

Park or garden hedge:

The objective is to produce a thick, healthy, impenetrable hedge. Pruning should be undertaken where necessary to achieve a neat and compact finish.

a. All hedges are to be pruned back to an even hedge line to encourage thickening twice within the first growing season after planting and twice a year thereafter.

Hardsurface:

a. Six visits per year to remove weeds from shrub beds and between paviours and within other hard standing areas. All weeds are to be removed from the site. Where herbicides are used extreme care should be taken to avoid damage to surrounding grass, avoiding spray drift.

NEW GRASS TURF/SEED

The areas delineated for new turf/seed are approximations for m² calculations.

Areas will be seeded/turfed AFTER the removal of existing deleterious plant and hardscape material, AND AFTER the installation of new bed configurations as per plan.

Where existing grass to remain has been disturbed and/or damaged through the improvement works, it is the contractors responsibility to level areas, replace turf and make good to a satisfactory condition.

Where new seeded/turfed areas are to tie into existing, it is the contractors responsibility to level ground accordingly and create a seamless blend as far as is practicable.

ALL seeding and turfing is to be carried out to the specifications set forth.

Revision			
C	per New Layout/ reduced site plan	JS	15/03/23
B	As Per New Layout	RS	17/08/22
A	Updated Tree Survey Information	CL	12/08/20

DWA Landscape Architects Ltd

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Project Title
THORNLY_PARK
PAISLEY

Drawing Title
LANDSCAPE PROPOSALS (SHEET_1_OF_4)

Scale	Drawn By	Checked By	Authorised By
1:1000	CL	JS	
	Date 10/07/20	Date 17/07/20	Date

Job No.	Drawing No.	Revision
51.115	01	C

Original Sheet Size A1

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