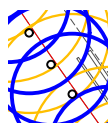


Outline Specification Notes

- Setting out - check that all setting out conforms to the plan before cultivation and planting works are carried out. With narrow beds between walls/fences and path edgings, ensure that the bed has space free from concrete footings before planting. If the bed is sealed with concrete, then the landscape contractor shall contact the site manager or landscape architect to determine the correct course of action. The arrangement of all beds will be checked by the inspecting landscape architect and where it is not as drawn, the works will be rejected and the contractor shall re-cultivate them to the specified arrangement at the contractor's expense.
- Notice - give one weeks notice before:
Setting out; applying herbicide; applying fertilizer; delivery of topsoil/subsoil; delivery of plants/ trees; planting shrubs and trees into previously dug pits; watering; visiting site during maintenance period.
- Imported topsoils - shall be of high quality, conforming to BS 3882:2015 for planting beds. Soil texture class: sandy loam, loam (maximum 20% clay). Do not firm, consolidate or compact topsoil when laying. Preserve a friable texture of separate visible crumbs wherever possible.
Topsoil shall be laid to the following minimum depths:
 - 150mm below new grass areas;
 - 400mm beneath new shrub areas.
- Subsoil surface preparation for ornamental planting beds - excavate and/ or place fill to required profiles and levels. When ground conditions are sufficiently dry to allow breaking up of soils, loosen thoroughly to a depth of 450mm. Remove from site stones larger than 50mm and any arisings, contamination and debris. Do not use mechanical tools within 1000 mm of tree and plant stems.
- Soil amelioration -
 - A 50mm layer of PAS100 certified should be worked into the top 100mm of topsoil within areas of ornamental planting beds;
- Ensure soil of all planting beds is graded to a level of at least 85mm below adjacent paved surfaces to ensure bark or wood chip mulches are retained.
- Following planting supply and spread evenly Ornamental bark mulch (available from Melcourt industries or similar and approved) to a depth of 75mm, over all planted areas. Finished mulch levels shall be no higher than 15mm below pavement or grass levels to avoid any spillage onto pavement or lawns.
- General plant and tree condition - All plants and trees should be in good condition; materially undamaged, sturdy, healthy and vigorous.
 - Appearance: Of good shape and without elongated shoots. All foliage should be free of significant leaf lesions or abnormal discoloration. Tree crowns should be free of dieback. Foliar density and size should be typical of species and/or cultivar. The main trunk/stem of the tree should be free of abnormal/ excessive adventitious bud development. Main trunk/stem of tree should be free from any significant untypical flattening with no indication of strangulation from ties or labels. There should be no epicormic growth emerging from the rootstock of the tree.
 - Form: All trees should have a clearly defined strong leader. All lateral branches should be subordinated to the leader and should never be more than 25% of the diameter of the main stem at the branch union. All formative pruning wounds should exhibit healthy and continuous bark occlusion with all pruning cuts made leaving the branch collar clearly visible and intact on the main stem. All branches which are poorly attached, are inward growing or cross and rub other branches should be removed and subordinated to the central stem.
 - Hardiness: Grown in a suitable environment and hardened off.
 - Health: Free from pests, diseases, discoloration, weeds and physiological disorders.
 - Budded or grafted plants: Growth between stock and scion wood should be equitable with no disproportionate growth apparent between the two. At no time during the production process should the bud union have been below soil level.
 - Root system and condition: Balanced with branch system.
- Containerised Plants and Trees -
 - Growing medium: With adequate nutrients for plants to thrive until permanently planted.
 - Plants: Centred in containers, firmed and well watered.
 - Root growth: Substantially filling containers, but not root bound, and in a condition conducive to successful transplanting. Should be free of root circling or root girdling. Root flare should be clearly visible on the surface of the container.
 - Containers: With holes adequate for drainage when placed on any substrate commonly used under irrigation systems.
- All plants shall be true to name, forms, dimensions, provenance and other criteria specified in the schedule of plants and adhere to the minimum number of breaks as determined in the plant schedule and/or HTA National Plant Specification. Any stock falling below this standard, in the sole opinion of the inspecting landscape architect, shall be lifted and replaced at the contractor's expense.
- Substitutions - Submit alternatives where plants/ trees are unobtainable or known to be likely to be unobtainable at time of ordering. Approval must be obtained before making any substitutions.
- Biosecurity, labelling and documentation -
 - All plants must be grown in the United Kingdom for at least one growing season (or as required for biosecurity purposes) unless otherwise approved.
 - All plants and trees, on delivery to site must be clearly labelled with their full botanical name; supplier's name; employer's name and project reference; country of origin and plant specification, in accordance with scheduled National Plant Specification categories.
 - Plant passports must be supplied and retained as required by the APHA and for all plants on the EU Xylella fastidiosa host list.
 - Source from known suppliers or visit suppliers to view their processes, procedures, bio-security arrangements and the plants they grow and provide evidence.
 - Make sure that imported plants both originate from and are sourced from disease free areas.
- Time of year and conditions acceptable for planting -
 - All reasonable care should be taken to ensure that planting takes place in the best conditions to ensure that plants establish well and thrive.
 - Soil should be moist, and not waterlogged or frozen.
 - The best time to plant most containerised plants is in mid-autumn or early/mid spring although with careful watering and aftercare planting of containerised plants can take place year round in good conditions.
 - Rootballed and bareroot plants can only be planted in the dormant season from late October to March (in good conditions). When the programme requires planting to be carried out outside of these times, all rootballed and bareroot plants must be substituted for equivalent container grown plants.
 - Plant bulbs, corms and tubers in autumn (late september/ october) unless otherwise recommended by sound horticultural advice.
- Planting Pits:
Trees and shrubs to be planted in pits 75 mm wider and deeper than root system. Break up the bottom of the pit to a depth of 150 mm, incorporate soil conditioner to topsoil backfill. Apply 1.5g/ltr of growing media TerraCottem Arbor and Rootgrow Mycorrhiza Professional granules (50ml for STD trees, 100ml for HS and 120ml for EHS), available from Greentech or similar and approved to topsoil backfill. Where soils are compacted, tree pits should be decompact through excavating a wide, shallow tree pit a minimum 1.5m wide & 4m2 in area by 300-400mm deep, and loosening/breaking the subsoil layer at the base of the pit for a further 300-450mm. Lightly firm soil around plants.
- Plant Handling, Transport & Storage -
 - Protect from frost.
 - Handle plants with care. Protect from mechanical damage and do not subject to shock, e.g. by dropping from a vehicle.
 - Minimise storage of plants on site by arranging delivery immediately prior to planting. If storage on site is required, ensure the area is fenced off and protected from all other operations and storage. Adequate space should be provided for canopies to be kept clear. Trees should be well supported in an upright position to ensure no rubbing is caused to stems or damage to the crown. Plants and Trees should be regularly watered and checked twice daily.
- Watering - For the first two years after planting proposed trees, mixed ornamental planting and amenity grass will require regular watering to ensure establishment.
 - Application: Even and without damaging or displacing plants or soil.
 - Period & frequency: Water during the growing season (mid March- early October) once per fortnight or more regularly as required by climatic conditions, such as hot, dry weather, wind and lack of rainfall. Water evergreens twice in winter.
 - Volume: When watering shrubs, the top layer of soil should be fully saturated; apply 20L per m2 per visit to hedgerows. During the first season after planting apply 45L/month to STD trees, 75L/month to SS, 115L/month, 150L/month to EHS trees. Additional volume is required for larger stock. During the growing seasons after planting apply 25L to each tree at each visit.
- Standards - landscape works to be carried out in accordance with the relevant current British Standards (including current revisions of 4428, 3936 & 5837); National Planting Specifications Guidelines; Horticultural Trades Association Standards (including 'Handling and establishing landscape plants' part 1, 2 & 3); CPSE 'Plant Handling' Standards & COSHH Regulations.



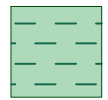
Existing Key



Existing trees to be retained Refer to Arboricultural Impact Assessment by Tyler Grange for further information.



Proposed extra heavy standard tree (EHS)/semi-mature tree to be anchored with underground guys.



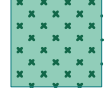
Boundary Shrub Mix
Mix of large ornamental and native shrubs to provide screening and biodiversity value. Refer to schedule for species & planting density.



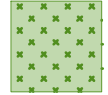
Healing Garden Mix
Mix of perennials, bulbs, shrub and grass planting with sensory and biodiversity value. Refer to schedule for species & planting density.



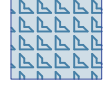
North Hill Contemporary Mix
Mix of perennials, shrub and grass planting. Refer to schedule for species & planting density.



Northern Patio Mix
Mix of shade tolerant perennial and shrub planting. Refer to schedule for species & planting density.



Northern Patio Mix
Mix of shade tolerant perennial and shrub planting for raised planters within private patios. Refer to schedule for species & planting density.



View Road Shade Mix
Mix of shade tolerant perennial, bulb, and shrub planting with biodiversity value. Refer to schedule for species & planting density.



View Road Sun Mix
Mix of shade tolerant perennial, bulb, and shrub planting with biodiversity value. Refer to schedule for species & planting density.



Extensive Biodiverse Roof
With drainage board, membranes and minimum substrate depth of 80mm. To meet GRO code 2014. Refer to schedule for seed mix.



Green Wall
2m high green wall with soil based system and irrigation. Species selection as recommended by supplier to provide biodiversity and aesthetic value.

Feature paving



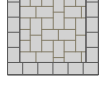
Porcelain paving to be laid over basement podium on a rail system (permeable). Colour: Ivory. Pattern: Gauged random stretcher bond. Sizes: 20mm thickness, 600mm x 1200mm, 600mm x 600mm, 600mm x 900mm.



Resident's semi-private patio paving
Porcelain paving (rigid). Colour: Ivory. Pattern: Grid. Sizes: 20mm thickness, 600mm x 600mm.



Paths
Resin bound gravel (permeable). Colour: Oyster Pearl. Edging: aluminium with 5mm top bead thickness.



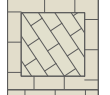
Vehicular Access
Permeable antiqued concrete block paving. Colour: Natural. Size: 80mm thickness, 240mm x 160mm. Pattern: Herringbone. Edging: single course.



Pedestrian Access Paths
Tumbled clay pavers. Colour: Triton. Size: 200mm x 50mm x 65mm. Pattern: Herringbone.



Northern Private Terraces and Paths
Composite Decking, 143mm width x 21.5mm Colour: Ash



North Hill Plaza Paving
Natural stone (sandstone) paving. Colour: buff.



Gravel strip to biodiverse roof for safety including fire break to comply with British Standards.



Raised Planters
6mm thick steel planters. Height: 600mm. Powder coated colour: Beige Red.



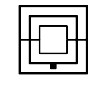
Safety Railing
1.1m high vertical flat top railings. Powder coated colour: dark grey.



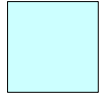
Safety Railing (Glazed)
1.1m high glazed balustrade with timber hand rail.



Safety Railing (Glazed)
1.1m high frosted glazed balustrade with timber hand rail.



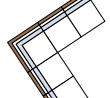
Tree Grille
Steel tree grille with inset paving. Tree pit to provide 15m3 rooting volume, aeration and irrigation.



Water Feature
Shallow rill/ bowl with water flowing over artistic stone feature.



Water wall feature
2m high



Indicative location of furniture
All furniture to provide suitable back/arm rests with access for people have restricted mobility.

General Notes

Contractor must verify all dimensions, levels and existing service alignments on site before commencing any work or shop drawings. Any discrepancy concerning the drawings/quantities should be referred to the Landscape Architect immediately.
Only figured dimensions to be taken from this drawing. Do not scale off this drawing. All landscape drawings to be read in conjunction with the landscape specification and all relevant engineer's and architect's drawings/specifications. This drawing is Copyright and must not be reproduced without consent of Guarda Landscape.

guarda
landscape

The Gallery Suite, Ketteringham Hall, Wymondham, NR18 9RS
Office 6, Sudbury Studios, 14 North Street, Sudbury, CO10 1RB
+44 (0) 1206 638085 - www.guardalandscape.com

Client

Highgate Care Ltd.

Site

103-107 North Hill, Highgate,
London N6 4DP

Drawing Title

Landscape General
Arrangement

Scale		Status
1:200 @ A1		Planning
Project	Drawing Number	Revision
21069	GUA-DR-L-004	5
Drawn	Checked	Date
RM	CX	December 2022

© GUARDA Ltd. 2022