

PLANTING SCHEDULES:

Trees:							
Name	Abb.	Form	Girth (cm)	Height (cm)	Clear stem (cm)	Root	Quantity
Ilia cordata 'Rancho'	Tck	Standard (Semi Mature)	25-30	min 450	min 220	BB	6

Shrub Planting:

Species	Abb	Height (cm)	Root	Container	Habit	Breaks	Density
Cornus alba 'Spaethii'	CoS	40-60	C	3L	Branching	4	3/m ²
Elaeagnus x ebbingei	Ee	40-60	C	3L	Branching	3	4/m ²
Elaeagnus x ebbingei 'Umelight'	EeL	40-60	C	3L	Branching	3	4/m ²
Euonymus fortunei 'Darts Blanka'	EuDB	30-40D	C	3L	Bushy	7	5/m ²
Euonymus fortunei 'Silver Queen'	EuSQ	20-30D	C	3L	Bushy	7	5/m ²
Hebe 'Mrs Winder'	HW	30-40	C	3L	Bushy	5	5/m ²
Hebe rakiaensis	HR	20-30	C	3L	Bushy	5	5/m ²
Hedera helix 'Green Ripple'	HHGR	40-60	C	2L	Sev. Shoots	5	3/m ²
Lonicera nifida 'May Green'	LnM	30-40	C	4L	Bushy	3	4/m ²
Philadelphus 'Little Red Robin'	PIRR	30-40	C	3L	Branching	6	4/m ²
Prunus laurocerasus 'Otto Luyken'	PIOL	30-40	C	3L	Bushy	3	4/m ²
Prunus laurocerasus 'Rotundifolia'	PIR	60-80	C	3L	Bushy	4	2/m ²
Viburnum davidii	VD	30-40	C	3L	Bushy	3	4/m ²
Viburnum tinus 'Eve Price'	VEP	40-60	C	3L	Bushy	3	4/m ²

Specimen Shrubs:

Name	Abb.	Height (cm)	Container	Habit	MinBreaks	Density
Philadelphus 'Apricot Queen'	PAQ	100-125	C	15L	Triple Crown	Item
Philadelphus 'Cockburn Tricolor'	PCT	100-125	C	15L	Triple Crown	Item
Philadelphus 'Yellow Wave'	PYW	100-125	C	15L	Triple Crown	Item

Semi-Native Boundary Mix Buffer Planting:

Species	%	Abb	Root condition	Height (cm)	Specification	Density
Acer campestre	20%	Ac	BR	125-150	2x feathered, 3 Breaks	1/m ²
Cornus sanguinea	15%	Cs	C (3L)	80-100	Branching, min 4 breaks	1/m ²
Ilex aquifolium	10%	Ia	C (7.5L)	80-100	Leader & Lateral	1/m ²
Ligustrum vulgare	15%	Lv	C (3L)	40-60	Bushy, 4	1/m ²
Prunus lauraria	25%	Pl	C (3L)	40-60	Bushy	3/m ²
Viburnum opulus	15%	Vo	BR	60-80	1+2 or 1/2 Branching	1/m ²

Notes:

* Native & Semi-Native boundary mix species to be planted in random groups of between 7.9, 11.13 or 15 of each species at rate per m² as indicated above.
** Feathered transplants to be fitted with Tubex shelterguard free shelter by GreenTech or similar approved.
*** Each transplant to be fitted with an appropriate rabbit guard for the species and 500 x 500mm biodegradable mulch mat

Mixed Native Hedge Planting:

Species	%	Abb	Root Condition	Height (cm)	Specification	Density
Acer campestre	10%	Ac	BR	125-150	2x feathered, 3 Breaks	1/m ²
Crataegus monogyna	65%	Cm	BR	80-100	1+2 Transplant	1/m ²
Corylus avellana	10%	Ca	BR	60-80	1+2 Transplant	1/m ²
Fagus sylvatica	10%	Fs	BR	80-100	1+1 Transplant	1/m ²
Ilex aquifolium	5%	Ia	Ia	60-80	Leader & Lateral	

Notes: Hedge species to be planted in double staggered rows @ 450mm centres

Each transplant to be fitted with rabbit guard / shelter appropriate to the species and biodegradable mulch mats

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.

IMPORTED 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 top-soiling to relieve compaction. Topsoil depths should be:
Areas for Ornamental Shrub Planting: minimum 450mm
Areas for grass: minimum 150mm

Note: Contractor to provide soil testing declaration of analysis certification and sample for inspection & approval prior to delivery of any topsoil to site.

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 250mm, 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 fertiliser 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 soft landscape areas to be planted in separate pits in accordance with free planting details.

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.

NATIVE WHIP PLANTING

Areas to receive whip planting be cleared of all vegetation and cultivated as described above. Rotavate areas to a minimum depth of 300mm to form an open textured free draining growing medium. Remove all stones and other debris larger than 50mm in any one direction and remove all litter and vegetation matter prior to planting.

Each transplant to be fitted with an appropriate rabbit guard for the size and species and 500 x 500mm biodegradable Gf Ecomat by Green-Tech or similar approved.

SUBSTITUTIONS

Upon submission of evidence that certain materials, including plant materials, are not available at the time of the landscape contract, the Landscape Contractor may be permitted to substitute other materials and plants in exceptional circumstances during the contract with an agreed adjustment of prices. All substitutions shall be of nearest equivalent species and variety to the original specified but shall be subject to approval by the Landscape Architect before any change is made.

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 favorable.

MULCH

75mm depth of 8-35mm ornamental bark mulch 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.

Note: Contractor to provide sample for approval by the Landscape Architect prior to delivery of any mulch to site.

MAINTENANCE

All planting areas to be maintained to a high standard by the contractor for 12 months after practical completion, to ensure the landscape scheme is successful, and discourage decline of the area. Site to be visited minimum once per month to carry out required maintenance to all soft landscape areas.

Generally, during the first 12 months:

- All planting beds to be re-firmed and kept weed free through hand weeding and application of an approved herbicide where appropriate.
- All litter to be picked and removed from landscape areas.
- Mulch to be topped up as required to maintain the specified thickness.
- The condition of all trees to be regularly checked, with ties and stakes adjusted or replaced as necessary.
- Shrubs to be pruned at appropriate times of year for each species to promote healthy growth and desirable ornamental features.
- All arisings to be removed from site
- Any defects or plant losses occurring during the first 12 months defects period to be replaced at the contractors expense.

TREE & SHRUB REPLACEMENTS

All trees and shrubs that, within 5 years after planting, die or become seriously damaged or diseased, are to be replaced in the next planting season with others of the same size and species as originally approved, unless alternatives are agreed in writing with the Local Planning Authority.



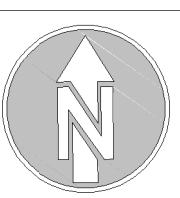
Soft Landscape Key:

- Existing trees / vegetation to be retained
- Proposed ornamental trees
Refer to planting schedule for species & specification
- Proposed specimen shrub planting
Refer to planting schedule for species & specification
- Proposed shrub planting
Refer to planting schedule for species & specification
- Proposed mixed native hedge planting
Refer to planting schedule for species & specification
- Proposed semi-native buffer planting
Refer to planting schedule for species & specification
- Proposed grass areas

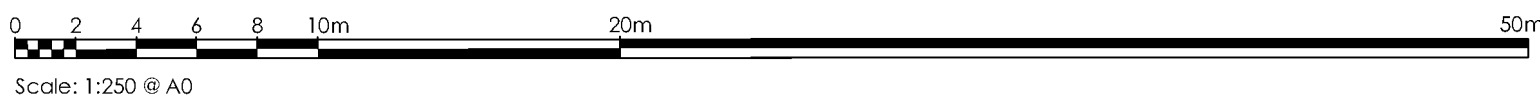
Hard Landscape Key:

- Proposed Concrete slab paving
400x400mm concrete slabs.
Sub-base to Engineers specification
- Proposed Gravel surfacing (To rear of unit)

NOTE:
SURROUNDING CONTEXTUAL
BUILDINGS AND INFORMATION ARE
BASED ON RECEIVED ORDNANCE
SURVEY DRAWINGS AND ARE SHOWN
FOR ILLUSTRATIVE PURPOSES ONLY.
ASSUMED SITE BOUNDARY IS
SUBJECT TO CONFIRMATION



NORTH



Date	Description	By	Check
10.04.2018	Prepared the plan & colour charged for client	AS	AS
16.04.2018	Revised to include additional landscaping	AS	AS
10.04.2018	Revised to include additional landscaping	AS	AS
27.03.2018	Revised to include additional landscaping	AS	AS

Drawing No: V14698C-L01

Project: Proposed Development - Plot 5

Client: NETWORK SPACE

Status: PLANNING

Scale: 1:250

Drawn By: JMC

Checked By: AS

Date: MAR 2018

Drawn By: JMC

Checked By: AS

Date: MAR 2018

Drawn By: JMC

Checked By: AS

Date: MAR 2018

Project: Proposed Development - Plot 5

Client: NETWORK SPACE

Status: PLANNING

Scale: 1:250

Drawn By: JMC

Checked By: AS

Date: MAR 2018

Drawn By: JMC

Checked By: AS

Date: MAR 2018

Drawn By: JMC

Checked By: AS

Date: MAR 2018

Date: MAR 2018

Project: Proposed Development - Plot 5

Client: NETWORK SPACE

Status: PLANNING

Scale: 1:250

Drawn By: JMC

Checked By: AS

Date: MAR 2018

Drawn By: JMC

Checked By: AS

Date: MAR 2018

Drawn By: JMC

Checked By: AS

Date: MAR 2018

Date: MAR 2018

Project: Proposed Development - Plot 5

Client: NETWORK SPACE

Status: PLANNING

Scale: 1:250

Drawn By: JMC

Checked By: AS

Date: MAR 2018

Drawn By: JMC

Checked By: AS

Date: MAR 2018

Drawn By: JMC

Checked By: AS

Date: MAR 2018

Date: MAR 2018

Project: Proposed Development - Plot 5

Client: NETWORK SPACE

Status: PLANNING

Scale: 1:250

Drawn By: JMC

Checked By: AS

Date: MAR 2018

Drawn By: JMC

Checked By: AS

Date: MAR 2018

Drawn By: JMC

Checked By: AS

Date: MAR 2018

Date: MAR 2018

Project: Proposed Development - Plot 5

Client: NETWORK SPACE

Status: PLANNING

Scale: 1:250

Drawn By: JMC

Checked By: AS

Date: MAR 2018

Drawn By: JMC

Checked By: AS

Date: MAR 2018

Drawn By: JMC

Checked By: AS

Date: MAR 2018

Date: MAR 2018

Project: Proposed Development - Plot 5

Client: NETWORK SPACE

Status: PLANNING

Scale: 1:250

Drawn By: JMC

Checked By: AS

Date: MAR 2018

Drawn By: JMC

Checked By: AS

Date: MAR 2018

Drawn By: JMC

Checked By: AS

Date: MAR 2018

Date: MAR 2018

Project: Proposed Development - Plot 5

Client: NETWORK SPACE

Status: PLANNING

Scale: 1:250

Drawn By: JMC

Checked By: AS

Date: MAR 2018

Drawn By: JMC

Checked By: AS

Date: MAR 2018

Drawn By: JMC

Checked By: AS

Date: MAR 2018

Date: MAR 2018

Project: Proposed Development - Plot 5

Client: NETWORK SPACE

Status: PLANNING

Scale: 1:250

Drawn By: JMC

Checked By: AS

Date: MAR 2018

Drawn By: JMC

Checked By: AS

Date: MAR 2018

Drawn By: JMC

Checked By: AS

Date: MAR 2018

Date: MAR 2018

Project: Proposed Development - Plot 5

Client: NETWORK SPACE

Status: PLANNING

Scale: 1:250

Drawn By: JMC

Checked By: AS

Date: MAR 2018

Drawn By: JMC

Checked By: AS

Date: MAR 2018

Drawn By: JMC

Checked By: AS

Date: MAR 2018

Date: MAR 2018

Project: Proposed Development - Plot 5

Client: NETWORK SPACE

Status: PLANNING

Scale: 1:250

Drawn By: JMC

Checked By: AS

Date: MAR 2018

Drawn By: JMC

Checked By: AS

Date: MAR 2018

Drawn By: JMC

Checked By: AS

Date: MAR 2018

Date: MAR 2018

Project: Proposed Development - Plot 5

Client: NETWORK SPACE

Status: PLANNING