

CONDITION 6 - LANDSCAPING SCHEME (Soft Landscaping)

LAWNS

PREPARATION - ALL AREAS TO BE PREPARED TO A FINE LIGHTLY CONSOLIDATED TILTH USING NOTHING LARGER THAN HAND OPERATED MACHINE TOOLS. ALL BEDS SHALL BE FREE OF STONES LARGER THAN 25mm AND CLEAN AND FREE FROM ALL BUILDERS RUBBLE, RUBBISH AND OTHER DELETERIOUS MATTER. ALL BEDS SHALL BE RAKED, LEVELED AND LEFT TO SETTLE FOR A PERIOD OF ONE WEEK PRIOR TO TURFING. USE FIRST QUALITY FRESHLY CUT MEADOW TURF FROM AN APPROVED LOCAL SUPPLIER FOR SIDE/FRONT GARDENS TO EACH PLOT AND JUBILEE SEED AND TURF LTD JS3 SEED FOR REAR GARDENS

TREE PLANTING

ALL TREES SHALL BE OBTAINED FROM AN APPROVED LOCAL SOURCE CERTIFIED BY THE NATIONAL NURSERY CERTIFICATE SCHEME.

ANY ADVANCED SEMI-MATURE TREES SHALL BE OF AT LEAST 160mm -180mm GIRTH MEASURED 1000mm ABOVE GROUND LEVEL.

ANY STANDARD TREES SHALL HAVE A GIRTH OF NOT LESS 80-100mm AT 1000mm ABOVE GROUND LEVEL AND HAVE A HEIGHT OF 2-3M TALL.

ALL TREES SHALL BE SUPPLIED FROM SPECIALIST CONTAINER GROWTH BAGS. SPECIFICATIONS

REF	SPECIES	SIZE
T1	PEAR TREE	STD
T2	APPLE TREE	STD
T3	SNOWY MESPILUS	STD

PREPARATION - EXCAVATE HOLE TO EXCEED SIZE OF TREE GROWTH CONTAINER BY AT LEAST 300MM ON ALL SIDES.

EXCAVATE PIT TO DEPTH TO GIVE 50MM SOIL COVER ABOVE TOP SURFACE OF CONTAINER PIT.

STAKING OF TREES -

SEMI-MATURE TREES SHALL BE RESTRAINED IN THEIR PITS BY MEANS OF UNDERGROUND ANCHORING SYSTEM SUCH AS PLATIPUS ANCHORING SYSTEMS INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

STANDARD TREES SHALL BE STAKED USING 2-3 POINTED TANALISED STAKES DRIVEN INTO TREE PIT OUTSIDE ZONE OF ROOT BOWL AND FITTED WITH TWO REINFORCED RUBBER CUSHIONED TREE TIES TO ALLOW FLEXIBILITY WITHIN STEM OF TREE.

HEDGE PLANTING

PLANT SPECIFICATIONS:

H1 - HEDGE MIXTURE SHALL COMPRISE MEDIUM SIZE PLANTS SIZE 600-900mm HIGH.

PREPARATION:

ALL WORK SHALL BE CARRIED OUT BY HAND ONLY WITH MINIMUM DISTURBANCE TO EXISTING GROUND TO AVOID DAMAGE TO ROOT SYSTEMS. EXISTING HEDGE AND SHRUBS TO BE CUT DOWN TO GROUND LEVEL BUT NOT DUG OUT TO AVOID DAMAGE TO ROOT SYSTEMS. NEW PLANTS TO BE CAREFULLY INSTALLED BY HAND BY NOTCH PLANTING ONLY.

PLANTING:

TO BE PLANTED IN TRIPLE STAGGERED ROWS AT 450mm CENTRES. 5 PLANTS PER METRE RUN IN EACH ROW AND ALL PLANTS RANDOMLY MIXED TO GIVE AN EVEN SPREAD THROUGH THE HEDGE. NO WORKS SHALL BE CARRIED OUT WITHIN 2000mm OF THE FACE OF ANY ADJACENT TREES.

BORDER PLANTING

PLANT SPECIFICATIONS (ALL 400mm CONTAINER GROWN):

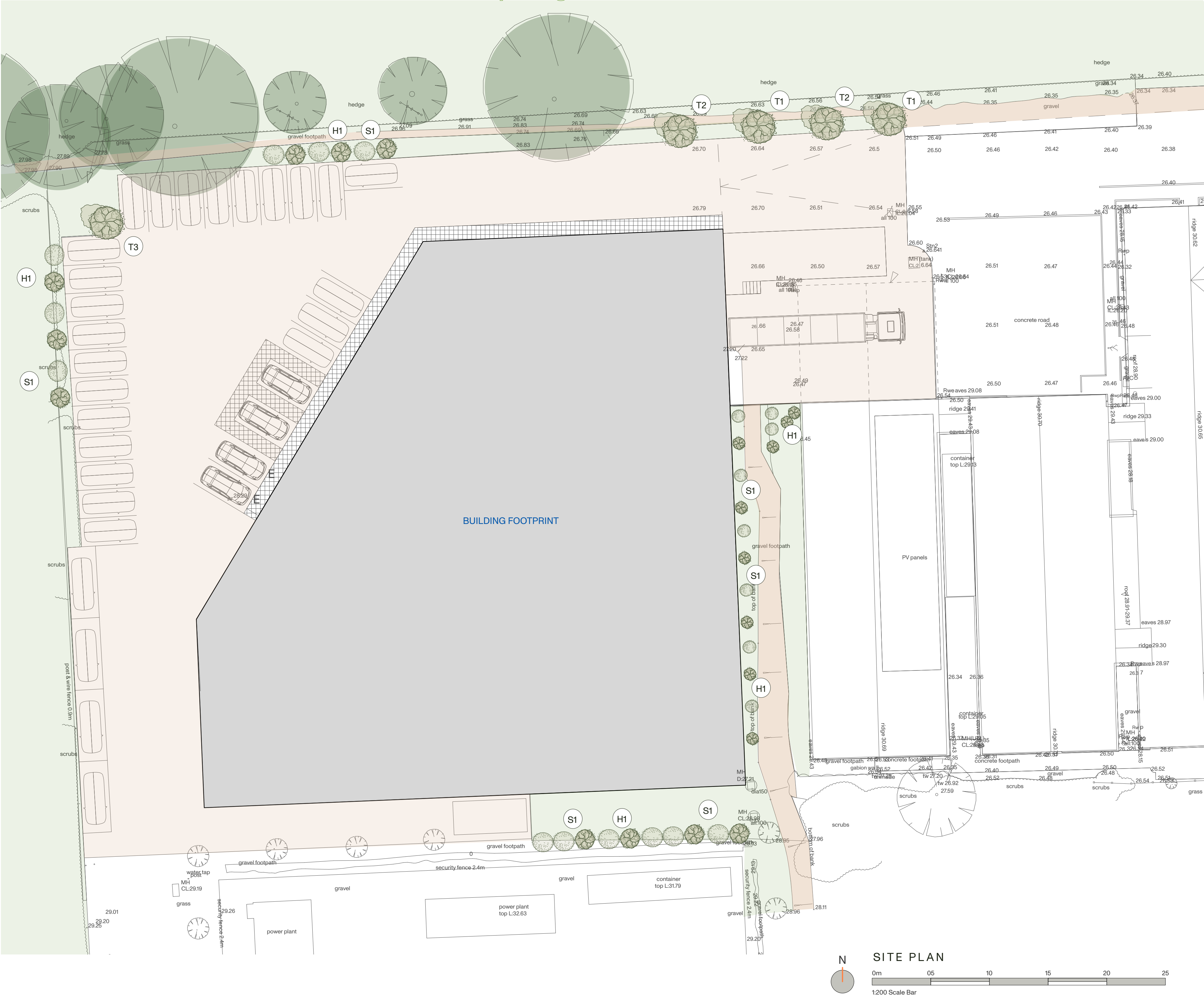
REF	SPECIES
S1	BURKWOOD OSMANTHUS VIBURNUM TINUS (LAURUSTINUS)
H1	LIGUSTRUM OVALIFOLIUM (GARDEN PRIVET) PRUNUS LUSITANICA (PORTUGUESE LAUREL)

PREPARATION:

EXISTING GROUND TO EXCAVATED TO 300mm DEEP AND BACKFILLED USING FIRST QUALITY SCREENED TOP SOIL. ALL WORK SHALL BE CARRIED OUT BY HAND ONLY TO MINIMISE DISTURBANCE TO SURROUNDING TREES.

PLANTING:

TO BE PLANTED IN RANDOM TRIPLE STAGGERED ROWS 300mm APART 5 - 6 PLANTS PER METRE



TREE



AMELANCHIER LAMARKII (SNOWY MESPILUS)
FULL SUN / PARTIAL SHADE
SHELTERED / EXPOSED
NON-NATIVE
4-8M TALL

TREE



PYRUS COMMUNIS F (COMMON PEAR)
FULL SUN
SHELTERED
NATIVE
8-12M TALL

TREE



MALUS SYLVESTRIS (CRAB APPLE)
FULL SUN / PARTIAL SHADE
SHELTERED / EXPOSED
NATIVE
8-12M TALL

HEDGE



LIGUSTRUM OVALIFOLIUM (GARDEN PRIVET)
FULL SUN
SHELTERED / EXPOSED
NON-NATIVE
2.4-4 TALL

HEDGE



PRUNUS LUSITANICA (PORTUGUESE LAUREL)
FULL SUN / PARTIAL SHADE
SHELTERED / EXPOSED
NON-NATIVE
12M+ TALL

SHRUB



(BURKWOOD OSMANTHUS)
FULL SUN / PARTIAL SHADE
SHELTERED / EXPOSED
NON-NATIVE
2.5-4M TALL

SHRUB



VIBURNUM TINUS (LAURUSTINUS)
FULL SUN / PARTIAL SHADE / FULL SHADE
SHELTERED
NON-NATIVE
2.5-4M TALL

LANDÍVAR

ARCHITECTS

WEARMASTER HOUSE

1821 3.008 - Revision -

CLIENT	CONTEGO SAFETY
RIBA STAGE	STAGE 3 - PLANNING CONDITIONS
DRAWING	PLANNING CONDITION SUBMISSION
DATE	AUGUST 2026
SCALE	1:200 @ A1

LANDSCAPING

- TREE PROTECTION ZONE
- PROPOSED PROTECTION FENCE LINE
- EXISTING CANOPY
- GRASS LAWN / GRASS MEADOW
- COMPACTED HOGGIN
- PERMEABLE ASPHALT
- GRAVEL PATH
- PAVING
- POST AND RAIL FENCE
- PROPOSED TREE
- HEDGE MIX 1
- LOW SHRUB MIX
- TREE 1
- SHRUB MIX 1
- HEDGE MIX 1
- PAVER 1

REV	DATE	COMMENT	BY

PRINT DRAWING AT A1

N.B. Unless otherwise noted this drawing is not to be used for construction purposes. If indicated as feasibility this drawing is subject to a detailed site investigation, including ground conditions/contaminates, drainage design and planning / density negotiations. The layout may be based upon an enlargement of an os sheet or other small scale plans and its accuracy needs to be verified by survey. CDM regulations have not been fully considered.

The Workshop, unit 3,
29-42 Windsor Street,
Brighton, BN1 1RJ

landivar-architects.com
info@landivar-architects.com
01273 739590

