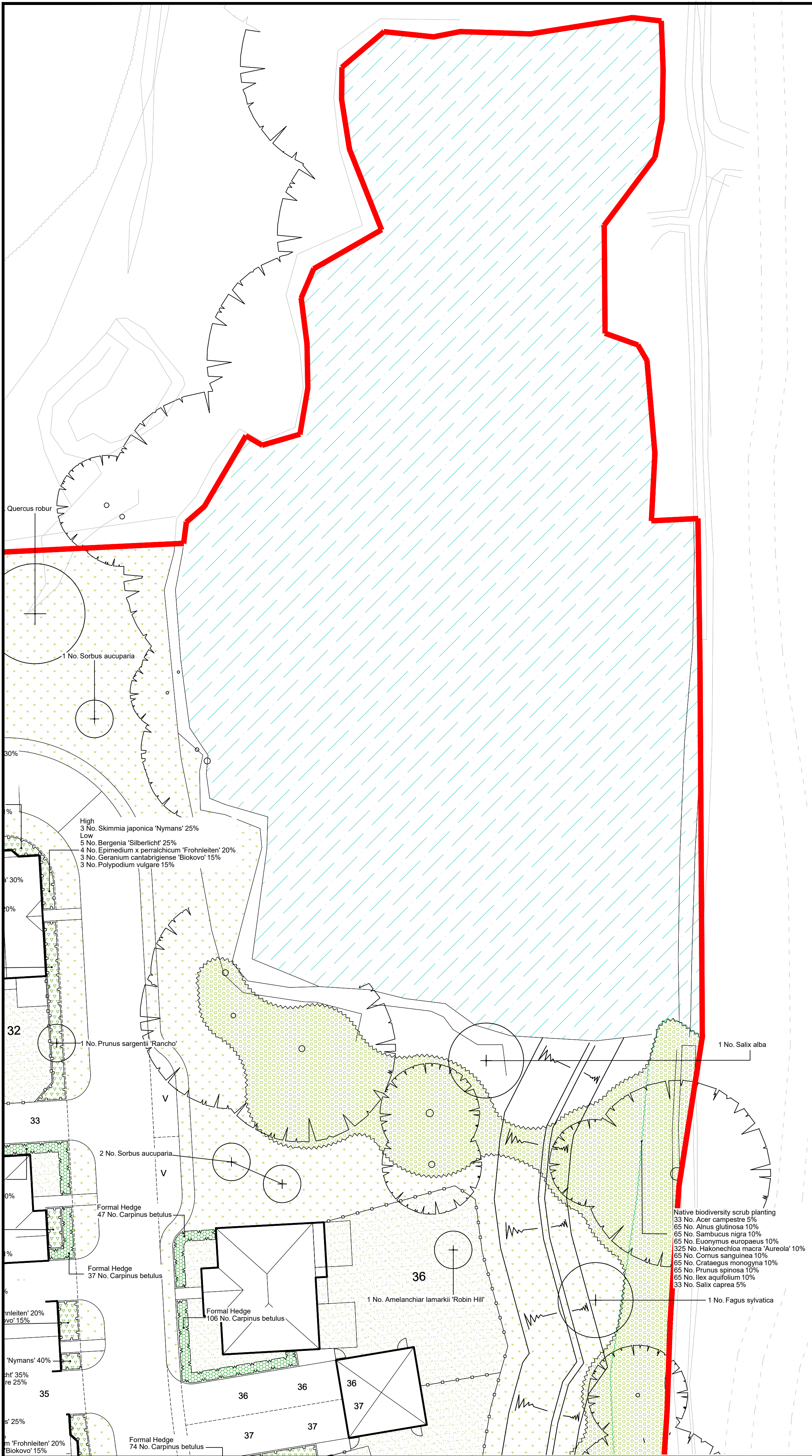




Landscape Specification

General Notes:

It is the contractor's responsibility to check for services in this area before groundworks commence. Please refer to Project H&S file for specific site risks.

All materials and installation to be undertaken in line with best horticultural practice and in accordance with guidance set out in British Standards specified relevant to this note and current at time of installation. All landscape works to be undertaken by competent persons, with appropriate training and equipment.

All plants should be grown and sourced in the UK and should be supplied from a nursery approved in advance by the landscape architect. Any substitutes to be agreed prior to ordering.

All arisings to be removed from site at contractor's expense unless noted otherwise.

Growing Medium / Soil Depths

All topsoil and subsoil used in planting areas to be accordance with British Standard BS3882:2015 and BS8545:2014. Soil analysis of all imported / onsite material to be approved by the landscape architect in advance of works.

Topsoil Heaps should be agreed with the site manager and stored no deeper than 2 metres to retain aeration and friable / dry properties prior to cultivation. Use a tracked machine to for heap and protect from wet weather once final height is achieved.

Ameliorants including all composts, mulches and soil conditioners used in planting should be peat-free. The use of pesticides (herbicides, insecticides, fungicides and slug pellets) should be discouraged to prevent harm to wildlife. Any pesticides used should be non-residual.

Planting beds should be suitably cultivated and ripped to allow aeration and avoid waterlogging. Topsoil should be friable and the depth should not exceed 300mm. Topsoil varies depending on the planting type: 300mm for tree planting, 300mm shrub planting, 150mm for amenity grass/turf and 50mm for wildflower seeding to aid germination.

Suitable (loosened) subsoil should provide the remainder of the minimum rooting depth to achieve an overall depth of: 900mm for tree planting, 600mm shrub planting, 450mm for amenity grass/turf. Prior to spreading topsoil, the receiving area should be decompacted to increase permeability.

Planting

Trees and shrubs to be in accordance with NPS / BS 3936 British Standard BS 3936-1, Nursery Stock Specification for Trees and Shrubs. Avoid planting during period of hard frost and ensure all field grown (bare root / rootball) stock is planted inside the planting season typically November to March. All Container growing planting should have Full Pots and can be planted throughout the year subject to the right conditions and ensure all plants are suitably watered during dry periods.

Planting Trees

All tree should be provided with adequate space for future root growth. Where possible this should be through natural soil conditions or by using a proprietary structural tree soil / root cell system. Refer to Tree Pit Details, where provided.

Unless shown otherwise; tree pits to be 300mm larger than the rootball on all sides. Where necessary include a 100mm layer of horticultural grit to base of trench to aid free draining prior to backfilling with the approved subsoil / topsoil layer to the field grown/nursery height. Where the ground conditions result in the base of the tree pits being compacted or not free draining, pits and trenches will require positive drainage to all trees to thrive.

Tree Support and Accessories

Unless stated otherwise all tree should be provided with suitable supports and biodegradable tree tie as set out below:

- Standard Trees - Single Stake
- Heavy - Extra Heavy - Double Staked
- Extra Heavy to Semi Mature - Triple Staked
- Semi Mature - Proprietary underground guying.

All trees to be planted with proprietary aeration/irrigation pipe installed to manufacturers recommendations. Trees planted in formal grass / lawn areas to include 1m diameter bare circle and bark mulched to a depth of 75mm to avoid strimmer damage to trunk / water demand.

Root Barriers

Linear root barriers are to be installed in locations confirmed by the project engineer to protect services/surface treatments as required. Root barriers should be set min. 1.2m from the center of the trunk and set as close to the surface as possible. Linear root barriers should be installed to the manufacturers guidance, using a min. 600mm depth root barrier to protect adjacent surfaces. Where root barriers are for the protection of services or below ground attenuation, the root barrier should extend 300mm lower than the invert level of services. For details of services and any specific requirements, refer to engineer's drawings.

Planting Shrubs - to be planted in prepared beds, back filled and firmed to nursery level. All plants to be set min 300mm from building/wall facades to enable access. Where turf abuts a building façade, a 300mm gravel strip should be provided (not drawn).

Planting Formal Hedges - To be planted in double staggered rows (unless otherwise specified) along either side of a central timber post and 3 wire fence to aid establishment (unless adjacent to an alternative boundary treatment).

After planting all trees and shrubs are to be well watered, lightly firmed, mulched with 75mm of medium grade FSC certified bark mulch ensuring no damage to the plants.

Rabbit proof fencing or spiral/canes may be required to protect the establishment of the plants

Turfing to occur in April-May or September-October subject to suitable weather conditions.

Once planted all areas must be kept adequately watered to ensure establishment and all areas must be kept weed and litter free at all times.

Implementation Programme

Unless agreed otherwise all planting to be undertaken in the first available planting season following construction of the adjacent building.

Management and Maintenance (Refer to Supporting Landscape Management Plan, where provided).

Establishment - Trees and shrubs will be watered to ensure they thrive through dry weather and re-firmed after strong winds or frost have

Annual Maintenance - Trees and Shrubs - Tree ties to be adjusted, to be checked for damaged branches/stem and pruned in accordance with good horticultural practice, where they have died or failed to thrive they will be replaced, incorporate a slow release fertilizer as per manufactures rates, topping up mulch to ensure 75mm depth.

Defects period to be instructed for planting works to ensure replacement of dead/dying planting stock (with same sized specimens) within subsequent planting season. Defects periods recommended: min two year defects period for tree planting, min one year defects period for shrub/herbaceous planting and min 6 months for wildflower/grassed areas.

-All planting works to conform to BS 4428:1989; Code of Practice for General Landscape Operations (Excluding Hard Landscape Operations).

-All maintenance operations to conform to BS 7030:1993 Part 4 1993; Recommendations for Maintenance of Soft Landscape (Except Amenity Turf).

Planting Schedule

Trees & Hedge Planting

No.	Species Name	Common Name	Specification	Density	Girth	Height
1	Acer campestre	Common Maple	Extra Heavy Standard 'Clear Stem 175-200	RB	Counted 14-16cm 4.0-4.5m	1m
205	Acer campestre	Common Maple	Whip Native Buffer Planting		1m	80-100cm
4	Acer campestre 'Streehouse'	Common Maple	Extra Heavy Standard 'Clear Stem 175-200	BR	Counted 14-16cm 4.0-4.5m	1m
3	Alnus glutinosa	Common Alder	Heavy Standard 'Clear Stem 175-200	RB	Counted 14-16cm 4.0-4.5m	1m
65	Alnus glutinosa	Common Alder	Whip BR		1m	80-100cm
2	Amelanchier lamarckii 'Robin Hill'	Common Alder	Extra Heavy Standard 'Clear Stem 175-200	RB	Counted 14-16cm 4.0-4.5m	1m
7	Amelanchier lamarckii 'Robin Hill'	Common Alder	Standard 'Clear Stem 150-175	C	Counted 8-10cm 2.5-3.0m	1m
9265	Carpinus betulus	Common Hornbeam	BR Hedge Planting Double staggered		7m	80-100cm
12	Crataegus monogyna	Common Hawthorn	Heavy Standard 'Clear Stem 150-175	BR	Counted 12-14cm	1m
141	Crataegus monogyna	Common Hawthorn	Whip BR		1m	80-80cm
237	Eurostylis europaeus	Common Hawthorn	Whip Native Buffer Planting BR 1+2		1m	80-80cm
1	Fagus sylvatica	Common Beech	Multi-Stemmed RB		Counted 4.0-4.5m	1m
237	Fagus sylvatica	Common Beech	Heavy Standard 'Clear Stem 175-200	RB	Counted 14-16cm 3.5-4.0m	1m
237	Ilex aquifolium	Common Holly	whip native buffer zone		1m	80-80cm
1	Juglans regia	Common Walnut	Selected Standard 'Clear Stem 150-175	C	Counted 10-12cm 2.5-3.0m	1m
1	Malus 'Adirondack'		Multi-Stemmed C		Counted 2.5-3.0m	1m
4	Malus 'Adirondack'		Standard 'Clear Stem 150-175	C	Counted 8-10cm 2.5-3.0m	1m
8	Malus 'Evereste'	Crab Apple	Standard C 'Clear Stem 150-175		Counted 8-10cm 2.5-3.0m	1m
96	Malus sylvestris	Common Crab Apple	whip native buffer zone		1m	80-80cm
1	Prunus avium 'Pena'	Double Gean	Extra Heavy Standard 'Clear Stem 175-200	RB	Counted 16-18cm 4.0-4.5m	1m
5	Prunus sargentii 'Rancho'	Sargent Cherry 'Rancho'	Heavy Standard 'Clear Stem 150-175	C	Counted 12-14cm 3.5-4.0m	1m
141	Prunus sargentii 'Rancho'	Sargent Cherry 'Rancho'	Standard 'Clear Stem 150-175	C	Counted 10-12cm 3.0-3.5m	1m
2	Prunus spinosa	Sloe	Whip BR		1m	80-80cm
2	Pyrus calleryana 'Chanticleer'	Flowering Pear 'Chanticleer'	Extra Heavy Standard RB		Counted 14-16cm 4.0-4.5m	1m
2	Quercus robur	Common Oak	Heavy Standard 'Clear Stem 150-175	RB	Counted 14-16cm 3.5-4.0m	1m
33	Salix alba	White Willow	Heavy Standard 'Clear Stem 175-200	RB	Counted 14-16cm 3.5-4.0m	1m
4	Sorbus aria	Whitebeam	Heavy Standard 'Clear Stem 175-200	RB	Counted 14-16cm 3.5-4.0m	1m
2	Sorbus aria	Whitebeam	Extra Heavy Standard 'Clear Stem 175-200	RB	Counted 14-16cm	1m
8	Sorbus aucuparia	Rowan	Heavy Standard RB		Counted 14-16cm 3.5-4.0m	1m
96	Ulmus glabra	Wych Elm	1+2 Whip Native Buffer Planting		1m	80-80cm
Total 6995						

Shrubs (Plant in random groups of 1.3.5 and 7's)

No.	Species Name	Common Name	Specification	Density	Pot Size	Height
141	Cornus sanguinea	Common Dogwood	Whip	1m	60-80cm	1m
75	Corylus avellana	Common Hazel	BR Whip	1m	80-100cm	1m
14	Lavandula angustifolia 'Munstead'	Lavender 'Munstead'	Bushy	3m	3L	30-40cm
98	Pachysandra terminalis	Japanese Spurge	C	3m	2L	40-60cm
98	Rosa canina	Dog Rose	whip native buffer zone 1m		1m	80-80cm
137	Sambucus nigra	Common Elder	BR	3m	3L	40-60cm
52	Skimmia japonica 'Kew Green'	Skimmia 'Kew Green'	Bushy	3m	3L	40-60cm
52	Skimmia japonica 'Nymans'	Skimmia 'Nymans'	Bushy	3m	3L	40-60cm
12	Viburnum davidii	David Viburnum	C	3m	2L	40-60cm
1140	Vinca minor 'Gertrude Jekyll'			9m	2L	40-60cm
Total 1978						

Climbers

No.	Species Name	Common Name	Specification	Density	Pot Size	Height
10	Clematis armandi	Armand Clematis	Several Shoots 'Caned	1m	3L	2L
11	Hedera helix 'Glacier'	Ivy 'Glacier'	Groundcover	8m	2L	2L
14	Lonicera periclymenum 'Heaven Scent'	European Honeysuckle	whip native buffer zone 'Caned 1m	1m	3L	2L
96	Lonicera periclymenum	European Honeysuckle	whip native buffer zone 'Caned 1m	1m	3L	2L
Total 131						

Herbaceous (Plant in random groups of 1.3.5 and 7's)

No.	Species Name	Common Name	Specification	Density	Pot Size	Height
43	Anemone coronaria 'Harmony Scarlet'	Anemone	C	5m	2L	2L
38	Anemone hybrida 'Honore Jobert'	Windflower 'Honore Jobert'	C	5m	2L	2L
45	Anthriscus indicus 'E.C. Buxton'	Elephant's Ears 'Siberlicht'	C	9m	2L	2L
1363	Bergenia 'Siberlicht'	Elephant's Ears 'Siberlicht'	C	5m	2L	2L
20	Echinacea purpurea 'White Swan'	Black-eyed Susan 'Goldsturm'	C	5m	2L	2L
50	Epimedium x perralchicum 'Frohnleiten'	Black-eyed Susan 'Goldsturm'	C	5m	2L	2L
48	Euphorbia martini	Cranebill Rozanne	C	7m	2L	2L
14	Geranium cantabrigiense 'Blokovo'	Cranebill Rozanne	C	5m	2L	2L
582	Geranium Rozanne	Cranebill Rozanne	C	5m	2L	2L
25	Knautia macedonica	Macedonian scabious	C	5m	2L	2L
55	Monarda Gardenview Scarlet	Black-eyed Susan 'Goldsturm'	Full Pot	5m	2L	2L
20	Rudbeckia fulgida sultivari	Black-eyed Susan 'Goldsturm'	Full Pot	5m	2L	2L
90	Stachys byzantina 'Silver Carpet'	Lamb's Ear 'Silver Carpet'	Full Pot	5m	2L	2L
550	Tiarella 'Spring Symphony'	Foam Flower 'Spring Symphony'	C	7m	2L	2L
Total 2933						

Ferns

No.	Species Name	Common Name	Specification	Density	Pot Size	Height
1112	Polypodium vulgare	Common Polypody	C	5m	2L	2L
41	Polypodium vulgare	Common Polypody	Full Pot	5m	2L	2L
Total 1153						

Grasses (Plant in random groups of 1.3.5 and 7's)

No.	Species Name	Common Name	Specification	Density	Pot Size	Height
45	Festuca glauca 'Sunrise'	Festuca	C	7m	2L	2L
2025	Hakonechloa macra 'Aureola'	Golden Hakone Grass	Full Pot	5m	2L	2L
Total 2970						

NOTES:

1. This drawing is to be read in conjunction with all relevant contract drawings and specifications with any conflicting information to be brought to the attention of Deacon Design before works commence on site.

2. Do not scale from this drawing, (except for planning application purposes only) always work to noted dimensions.

3. All given dimensions in mm.

KEY

Application Site boundary

Soft Landscape

Existing trees to be retained. Redline denotes Root Protection Area (RPA) to be read in accordance with ARB report.

Proposed Tree Planting / Hierarchy
Large Tree (10+ metres from building)
Street Tree (7+ metres from building)
Small / Garden Tree (3+ metres from building)

Proposed native / ornamental shrub planting
Species mix appropriate to landscape setting / ecological enhancement opportunities

Formal hedgerow to main roads and to define private front gardens facing public realm 1.2m high reduced to 0.6m to maintain highway visibility

Proposed native coppice / shrub mix planting to enhance boundary vegetation / landscape buffers / wildlife corridors

Existing seasonal wetland area

Retained grassland areas managed to enhance species diversity - seeded/overseeded with Emorsgate Wildflower Meadow Mix - EM1 Basic General Purpose Meadow or similar and approved

Proposed flowering Lawn Wildflower Seed Emorsgate EL1 or similar and approved to incidental grass within development area.

Proposed private lawns to front and rear gardens and flats amenity area - Rowlawn Medallion or similar and approved. 500mm gravel moving strip with timber edging adjacent to frontages.

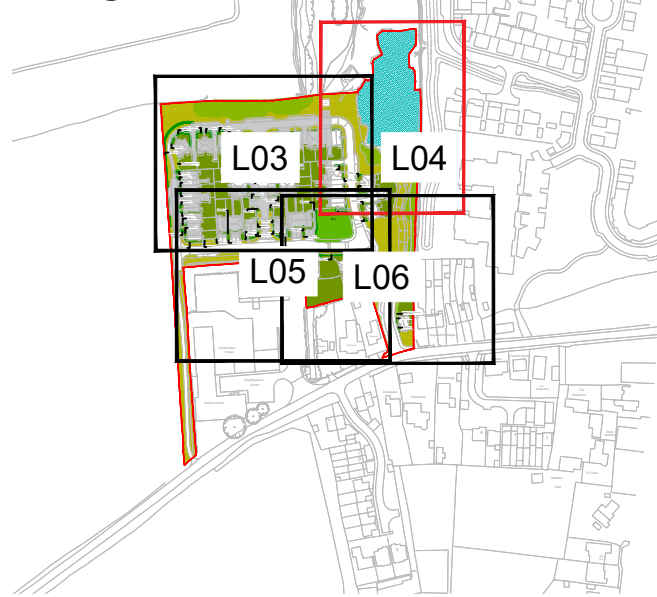
Boundary Treatments:

For boundary treatments see CMYK Drawing: 1636 / P / 10.03 Boundary Treatment Plan

To be read in conjunction with DD556D01 Tree Pits and Planting Matrix Details.

For Planting Schedule and specification see DD556L04.

Location Plan
1:5000@A1



FINAL

28.7.25	OD	Added Climbers/Pot 38 Hedge	C	AH
02.9.24	AH	Grass seedfurf updates	B	AH
24.6.24	AH	Planting Amendments	A	AH

DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY
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FOR PLANNING

D

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PROJECT TITLE:

The Old Brickworks, Reeds Line,
Sayers Common

PROJECT NUMBER:	PLOT DATE:
DD556A	25.03.24

DRAWING SCALE:	APPROVED BY:
1:200	AH

PAPER SIZE:	DRAWN BY:
A1	OD

DRAWING TITLE:	REVISION LETTER:
Detailed Planting Plan 2 of 4	C

DRAWING NUMBER:	REVISION LETTER:
DD556L04	C

DRAWING FILE LOCATION:
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