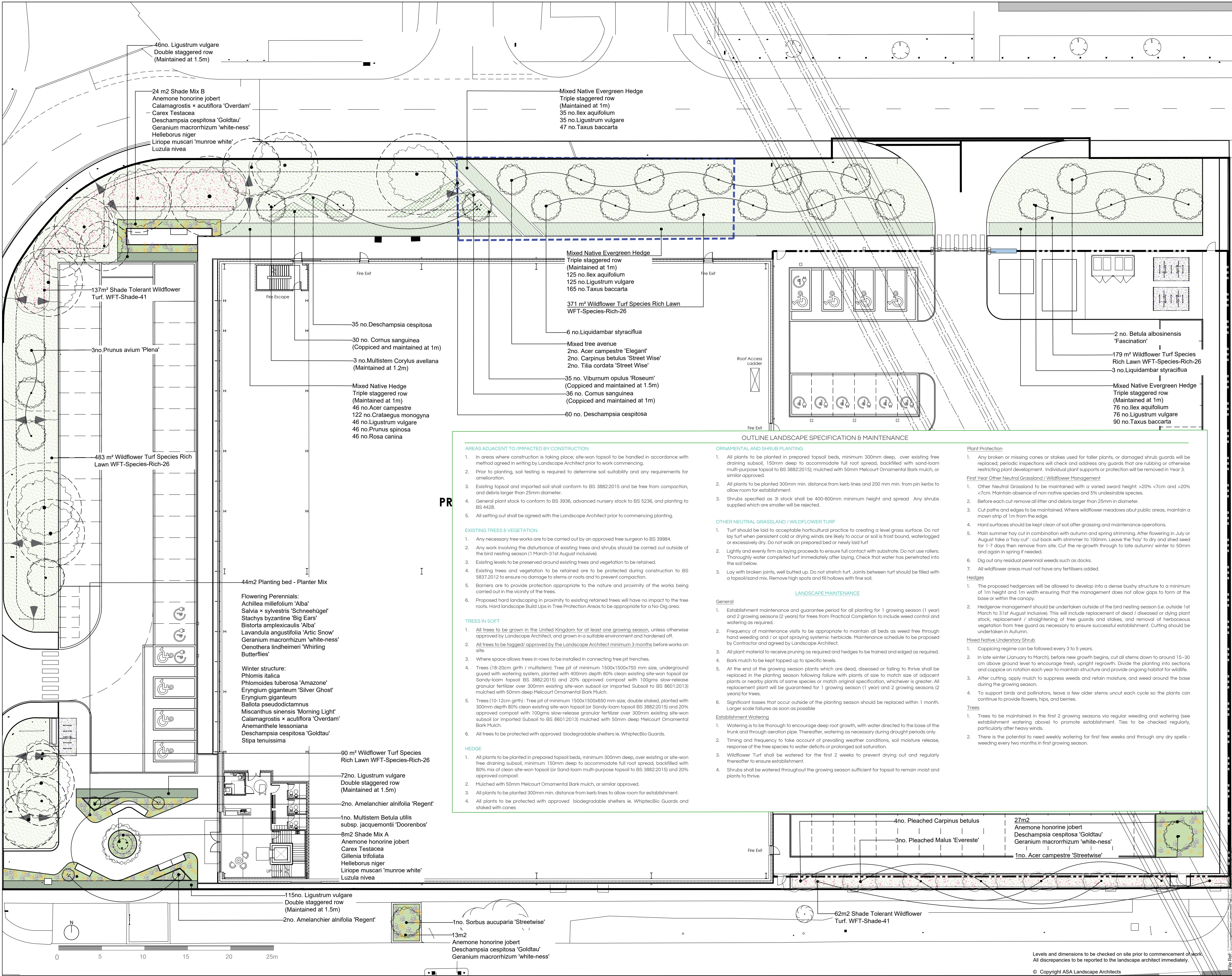




KEY

Existing Tree Protected & Retained

Root Protection Area

Proposed Tree

Proposed Multistem Tree

Existing services

Mixed Native Hedge

Evergreen Native Hedge

Ornamental Planting

Other Neutral Grassland

Wildflower Turf

Mixed Native Shrubs

NOTE

1. Existing levels to be preserved around existing trees and vegetation to be retained.

2. For hand dig only and Ground Protection Areas See AIA document *Winnersh 810 Arb Impact Assessment*

3. Existing trees and vegetation to be retained are to be protected during construction to BS 5837:2005

4. Any necessary tree works are to be carried out by an approved tree surgeon to BS 39984.

OUTLINE LANDSCAPE SPECIFICATION & MAINTENANCE

AREAS ADJACENT TO /IMPACTED BY CONSTRUCTION

1. In areas where construction is taking place; site-won topsoil to be handled in accordance with method agreed in writing by Landscape Architect prior to work commencing.

2. Prior to planting, soil testing is required to determine soil suitability and any requirements for amelioration.

3. Existing topsoil and imported soil shall conform to BS 3882:2015 and be free from compaction, and debris larger than 25mm diameter.

4. General plant stock to conform to BS 3936, advanced nursery stock to BS 5236, and planting to BS 4428.

5. All setting out shall be agreed with the Landscape Architect prior to commencing planting.

EXISTING TREES & VEGETATION

1. Any necessary tree works are to be carried out by an approved tree surgeon to BS 39984.

2. Any work involving the disturbance of existing trees and shrubs should be carried out outside of the bird nesting season (1 March-31st August inclusive).

3. Existing levels to be preserved around existing trees and vegetation to be retained.

4. Existing trees and vegetation to be retained are to be protected during construction to BS 5837:2012 to ensure no damage to stems or roots and to prevent compaction.

5. Barriers are to provide protection appropriate to the nature and proximity of the works being carried out in the vicinity of the trees.

6. Proposed hard landscaping in proximity to existing retained trees will have no impact to the tree roots. Hard landscape Build Ups in Tree Protection Areas to be appropriate for a No-Dig area.

TREES IN SOFT

1. All trees to be grown in the United Kingdom for at least one growing season, unless otherwise approved by Landscape Architect, and grown in a suitable environment and hardened off.

2. All trees to be tagged/ approved by the Landscape Architect minimum 3 months before works on site.

3. Where space allows trees in rows to be installed in connecting tree pit trenches.

4. Trees (18-20cm girth / multistem): Tree pit of minimum 1500x1500x750 mm size, underground geyed with watering system, planted with 400mm depth 80% clean existing site-won topsoil (or Sandy-loam topsoil BS 3882:2015) and 20% approved compost with 100gms slow-release granular fertilizer over 300mm existing site-won subsoil (or imported Subsoil to BS 8601:2013) mulched with 50mm deep Melcourt Ornamental Bark Mulch.

5. Trees (10-12cm girth) : Tree pit of minimum 1500x1500x650 mm size, double staked, planted with 300mm depth 80% clean existing site-won topsoil (or Sandy-loam topsoil BS 3882:2015) and 20% approved compost with 100gms slow-release granular fertilizer over 300mm existing site-won subsoil (or imported Subsoil to BS 8601:2013) mulched with 50mm deep Melcourt Ornamental Bark Mulch.

6. All trees to be protected with approved biodegradable shelters ie. WhiptecBio Guards.

HEDGE

1. All plants to be planted in prepared topsoil beds, minimum 300mm deep, over existing or site-won free draining subsoil, minimum 150mm deep to accommodate full root spread, backfilled with 80% mix of clean site-won topsoil (or Sand-loam multi-purpose topsoil to BS 3882:2015) and 20% approved compost.

2. Mulched with 50mm Melcourt Ornamental Bark mulch, or similar approved.

3. All plants to be planted 300mm min. distance from kerb lines to allow room for establishment.

4. All plants to be protected with approved biodegradable shelters ie. WhiptecBio Guards and staked with canes

ORNAMENTAL AND SHRUB PLANTING

1. All plants to be planted in prepared topsoil beds, minimum 300mm deep, over existing free draining subsoil, 150mm deep to accommodate full root spread, backfilled with sand-loam multi-purpose topsoil to BS 3882:2015; mulched with 50mm Melcourt Ornamental Bark mulch, or similar approved.

2. All plants to be planted 300mm min. distance from kerb lines and 200 mm min. from pin kerbs to allow room for establishment.

3. Shrubs specified as 3l stock shall be 400-600mm minimum height and spread Any shrubs supplied which are smaller will be rejected.

OTHER NEUTRAL GRASSLAND / WILDFLOWER TURF

1. Turf should be laid to acceptable horticultural practice to creating a level grass surface. Do not lay turf when persistent cold or drying winds are likely to occur or soil is frost bound, waterlogged or excessively dry. Do not walk on prepared bed or newly laid turf

2. Lightly and evenly firm as laying proceeds to ensure full contact with substrate. Do not use rollers. Thoroughly water completed turf immediately after laying. Check that water has penetrated into the soil below.

3. Lay with broken joints, well butted up. Do not stretch turf. Joints between turf should be filled with a topsoil/sand mix. Remove high spots and fill hollows with fine soil.

LANDSCAPE MAINTENANCE

General

1. Establishment maintenance and guarantee period for all planting for 1 growing season (1 year) and 2 growing seasons (2 years) for trees from Practical Completion to include weed control and watering as required.

2. Frequency of maintenance visits to be appropriate to maintain all beds as weed free through hand weeding and / or spot spraying systemic herbicide. Maintenance schedule to be proposed by Contractor and agreed by Landscape Architect.

3. All plant material to receive pruning as required and hedges to be trained and edged as required.

4. Bark mulch to be kept topped up to specific levels.

5. At the end of the growing season plants which are dead, diseased or failing to thrive shall be replaced in the planting season following failure with plants of size to match size of adjacent plants or nearby plants of same species or match original specification, whichever is greater. All replacement plant will be guaranteed for 1 growing season (1 year) and 2 growing seasons (2 years) for trees.

6. Significant losses that occur outside of the planting season should be replaced within 1 month. Larger scale failures as soon as possible

Establishment Watering

1. Watering is to be thorough to encourage deep root growth, with water directed to the base of the trunk and through aeration pipe. Thereafter, watering as necessary during drought periods only.

2. Timing and frequency to take account of prevailing weather conditions, soil moisture release, response of the tree species to water deficits or prolonged soil saturation.

3. Wildflower Turf shall be watered for the first 2 weeks to prevent drying out and regularly thereafter to ensure establishment.

4. Shrubs shall be watered throughout the growing season sufficient for topsoil to remain moist and plants to thrive.

Plant Protection

1. Any broken or missing canes or stakes used for taller plants, or damaged shrub guards will be replaced; periodic inspections will check and address any guards that are rubbing or otherwise restricting plant development. Individual plant supports or protection will be removed in Year 3.

First Year Other Neutral Grassland / Wildflower Management

1. Other Neutral Grassland to be maintained with a varied sward height: >20% <7cm and >20% <7cm. Maintain absence of non-native species and 5% undesirable species.

2. Before each cut remove all litter and debris larger than 25mm in diameter.

3. Cut paths and edges to be maintained. Where wildflower meadows abut public areas, maintain a mown strip of 1m from the edge.

4. Hard surfaces should be kept clean of soil after grassing and maintenance operations.

5. Main summer hay cut in combination with autumn and spring strimming. After flowering in July or August take a 'hay cut'; cut back with strimmer to 100mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site. Cut the re-growth through to late autumn/ winter to 50mm and again in spring if needed.

6. Dig out any residual perennial weeds such as docks.

7. All wildflower areas must not have any fertilisers added.

Hedges

1. The proposed hedgerows will be allowed to develop into a dense bushy structure to a minimum of 1m height and 1m width ensuring that the management does not allow gaps to form at the base or within the canopy.

2. Hedgerow management should be undertaken outside of the bird nesting season (i.e. outside 1st March to 31st August inclusive). This will include replacement of dead / diseased or dying plant stock, replacement / straightening of tree guards and stakes, and removal of herbaceous vegetation from tree guard as necessary to ensure successful establishment. Cutting should be undertaken in Autumn.

Mixed Native Understory Shrub

1. Coppicing regime can be followed every 3 to 5 years.

2. In late winter (January to March), before new growth begins, cut all stems down to around 15-30 cm above ground level to encourage fresh, upright regrowth. Divide the planting into sections and coppice on rotation each year to maintain structure and provide ongoing habitat for wildlife.

3. After cutting, apply mulch to suppress weeds and retain moisture, and weed around the base during the growing season.

4. To support birds and pollinators, leave a few older stems uncut each cycle so the plants can continue to provide flowers, hips, and berries.

Trees

1. Trees to be maintained in the first 2 growing seasons via regular weeding and watering (see establishment watering above) to promote establishment. Ties to be checked regularly, particularly after heavy winds.

2. There is the potential to need weekly watering for first few weeks and through any dry spells - weeding every two months in first growing season.

Refer to ASA-672-SK-801 for Landscape Clearance Drawing ASA-672-SP-902 for Planting Schedule

Additional Trees/Retained

P4 KWR 27Aug25

P3 KWR 8Aug25

P2 KWD 25Aug23

T1 KWD 7Aug23

P1 KWD 13June23

Revision description

No.

By

Date

asa

LANDSCAPE ARCHITECTS

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Status

Planning

Project

Winnersh Building 810

Description

Soft Landscape Plan

Scale(s)

1:200 @ A1

Date

13 June 2023

Drawn By

KWD

Checked By

CP

Drg. No.

ASA-672-DR-401

Rev.

P4

Draft

-

Levels and dimensions to be checked on site prior to commencement of work. All discrepancies to be reported to the landscape architect immediately.

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