



Notes:
Landscape Implementation Guidelines.
The approved soft landscaping scheme for the whole site shall be carried out prior to occupation of the building or during the first planting season following the full completion of building works, whichever is sooner.

All planting and landscape operations should comply with the requirements specified in BS 3936 (1992) Nursery Stock Part One, BS 4428 (1989) Code of Practice for General Landscape Operations (excluding hard surfaces) and BS8545 Trees from nursery to independence in the landscape.

Any plant species shown on the approved landscape scheme which within a period of 5 years from the completion of the development dies, is removed or in the opinion of the LPA becomes seriously damaged or diseased shall be replaced in the same place in the next planting season with identical species unless the LPA gives written consent to any variation.

Proposed Tree Planting
Stock size proposed is as shown.
Tree support for semi mature and advanced nursery stock specimens shall be an underground strapped anchor system with ground anchors including an integrated irrigation and aeration system. Tree support for standard trees to be two softwood stakes @ 7.5cm diameter @ 230cm length and should be driven into the ground to knee-height with ties and horizontal cross support.
Tree pit size to conform to BS8545 Trees from nursery to independence in the landscape.
There shall be a 1m diameter weed free mulched border to every tree, with a minimum of 50mm approved bark mulch applied.
Each tree shall have protective guarding appropriate to species to prevent damage from pests.

Proposed Shrub and Hedgerow Planting
Hedgerow planting to be planted as shown in the plant schedule, to be planted in the first available planting season following the occupation of the building or the completion of the development (whichever is sooner), in a minimum 400mm depth of clean topsoil, with a minimum of 50mm approved bark mulch applied.
Each shrub shall have protective guarding appropriate to species to prevent damage from pests.

Proposed Seeding
Seeding to be carried out in the first available seeding season in a minimum 150mm depth of clean topsoil.

Additional Notes.
Existing trees and vegetation to be retained are to be protected during construction to BS 5837:2012
Any necessary tree works to be carried out by an approved tree surgeon to BS 3998.
Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the local planning authority.
If any retained tree, hedge or shrub is removed or severely damaged during construction work, or is found to be seriously diseased or dying, another tree, hedge or shrub shall be planted at the same place and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

New footing depths must be calculated to deal with all new tree, shrub and hedge planting in accordance with the latest NHBC recommendations.
Proposed tree positions are to be approved by the structural engineers responsible for foundation design.
Root barriers to be used where services are located within 3m of tree planting. Location and specification by drainage engineer.

Refer to AIA for tree protection measures

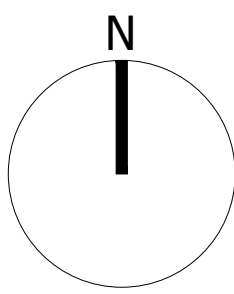
Notes.
1 Levels: Refer to Architects drawings
2 Drainage: Refer to Engineers drawings and specification
3 Highway / Civils works: Refer to Engineers drawings and specification
4 Sub bases and foundations: Refer to Engineers drawings and specification
5 Walls, railings, balustrades: Refer to Engineers drawings and specification
6 Lighting: Refer to M&E Engineers drawings and specification
7 Road marking whitelining: Refer to Engineers drawings and specification
8 Refer to Project Health and Safety File for locations and details of existing services
9 Drawing to be read in conjunction with designer risk register

- Landscape Legend**
- P3** **Surfacing** - Vehicular tarmacadam to Engineer's detail and specification
- P5** **Surfacing** - Resin bound gravel, Addagrip Pecan Buff pedestrian surfacing refer to Engineer's detail and specification for bedding and bases
- P6** **Paving** - Permeable Tegula block paving, Tobermore Hydropave Tegula or similar approved, Heather colour, depth to suit use class, refer to Engineer's detail and specification for bedding and bases
- P7** **Surfacing** - concrete surfacing to Engineer's detail and specification
- P8** **Paving** - Tegula block paving (depth to suit use type). Tobermore tegula heather colour or similar approved. refer to Engineer's detail and specification for bedding and bases
- Surfacing** - bark mulch
- Furniture** - Cycle shelter with Sheffield stand cycle hoops
- Furniture** - bench seating
All benches to be located on paving slab surface, fixings to be confirmed by client
- Furniture** - timber pergola
- Fencing** - proposed 1.5m timber privacy screen
- Fencing** - proposed 1.8m close board fencing with integrated hedgehog holes
- Fencing** - existing palisade fencing
- Trellis** - for climbing plants
- Existing tree**
- Proposed tree**
- Specimen shrub**
- Native Hedge planting**
- Ornamental Hedge planting**
- Shrub planting**
- Lawn**
- Low flowering lawn**

Revisions:

P04	Scheme redesign (north building), landscape updated and amended to suit	Aug'24
	Issued for planning	
P03	Scheme redesign, landscape updated and amended to suit	Dec'23
	Issued for planning	
P02	Increased number of species used within the proposed mixed native hedges, western stepping stones removed	Nov'23
	Issued for planning	
P01	Issued for planning	July'23

Landscape Architect:



ijLA

Contractors are not to scale from this drawing. All dimensions are to be checked on site. Any discrepancies, ambiguities and /or omissions between this drawing and information given elsewhere are to be reported to this office for clarification before proceeding.

Status:

PLANNING

Project Title:

Woodley Green

Reading, RG5 4QP

Drawing Title:

Landscape Masterplan

Scale:	Date:
1:200@A1	April'23
Drawing Number:	Revision:
M417-100	P4

External references:
1 - Survey\revcd230205\5331_REV0 - COPY.dwg
2 - RM Architect\revcd240805\Woodley Green- 016 - Site Plan - Proposed Copy.dwg