

SHADE MIX B
8 No. Anemone hepensis 'September Charm' 15%
8 No. Astrantia major 'Shaggy' 15%
8 No. Hebe 'Green Globe' 15%
5 No. Helleborus argutifolius 'Silver Lace' 10%
10 No. Liriope muscari 'Big Blue' 20%
5 No. Polystichum setiferum 'Dahlem' 10%
8 No. Sarcococca confusa 15%

SHADE MIX A
8 No. Anemone 'Wild Swan' 15%
6 No. Anemone hepensis 'September Charm' 10%
8 No. Astrantia major 'Shaggy' 15%
3 No. Hamamelis intermedia 'Jelena' 5%
6 No. Hebe 'Green Globe' 10%
6 No. Helleborus argutifolius 'Silver Lace' 10%
3 No. Hydrangea quercifolia 'Snow Queen' 5%
8 No. Liriope muscari 'Big Blue' 15%
6 No. Polystichum setiferum 'Dahlem' 10%
3 No. Sarcococca confusa 5%

NATIVE SHRUB PLANTING MIX
17 No. Corylus avellana 20%
17 No. Crataegus monogyna 20%
9 No. Ilex aquifolium 10%
17 No. Prunus spinosa 20%
9 No. Salix caprea 10%
9 No. Sambucus nigra 10%
9 No. Ulex europaeus 10%

Bare root stock; Planted at 1.0m centers in groups of 7-15 of the same species

NATIVE HEDGEROW PLANTING - MIX B
35 No. Carpinus betulus 10%
69 No. Corylus avellana 20%
86 No. Crataegus monogyna 25%
35 No. Fagus sylvatica 10%
69 No. Ilex aquifolium 20%
35 No. Prunus spinosa 10%
18 No. Sambucus nigra 5%

Hedge bare root stock planted as double staggered rows at 400mm centers and 500mm between rows

NATIVE HEDGEROW PLANTING - MIX A
17 No. Carpinus betulus 10%
34 No. Corylus avellana 20%
60 No. Crataegus monogyna 35%
17 No. Fagus sylvatica 10%
34 No. Ilex aquifolium 20%
9 No. Sambucus nigra 5%

Hedge bare root stock planted as double staggered rows at 400mm centers and 500mm between rows

2 No. Malus sylvestris HS

1 No. Prunus padus HS

NATIVE SHRUB PLANTING MIX
38 No. Corylus avellana 20%
38 No. Crataegus monogyna 20%
19 No. Ilex aquifolium 10%
38 No. Prunus spinosa 20%
19 No. Salix caprea 10%
19 No. Sambucus nigra 10%
19 No. Ulex europaeus 10%

Bare root stock; Planted at 1.0m centers in groups of 3-5 of the same species

NATIVE HEDGEROW PLANTING - MIX A
13 No. Carpinus betulus 10%
26 No. Corylus avellana 20%
46 No. Crataegus monogyna 35%
13 No. Fagus sylvatica 10%
26 No. Ilex aquifolium 20%
7 No. Sambucus nigra 5%

Hedge bare root stock planted as double staggered rows at 400mm centers and 500mm between rows

SUN PLANTING MIX B
3 No. Aster frikartii 'Monch' 10%
4 No. Geranium Rozanne 15%
4 No. Lavandula angustifolia 'Hidcote' 15%
3 No. Rosmarinus officinalis 'Miss Jessopp's Upright' 10%
7 No. Salvia x sylvestris 'Mainacht' 25%
7 No. Sedum 'Autumn Joy' 25%

SHADE PLANTING MIX B
6 No. Anemone hepensis 'September Charm' 15% 2L
6 No. Astrantia major 'Shaggy' 15% 2L
6 No. Hebe 'Green Globe' 15% 5L
4 No. Helleborus argutifolius 'Silver Lace' 10% 2L
8 No. Liriope muscari 'Big Blue' 20% 2L
4 No. Polystichum setiferum 'Dahlem' 10% 2L
6 No. Sarcococca confusa 15% 5L
Planted in groups of 3-5 of the same species

SUN PLANTING MIX B
3 No. Aster frikartii 'Monch' 10%
4 No. Geranium Rozanne 15%
4 No. Lavandula angustifolia 'Hidcote' 15%
3 No. Rosmarinus officinalis 'Miss Jessopp's Upright' 10%
7 No. Salvia x sylvestris 'Mainacht' 25%
7 No. Sedum 'Autumn Joy' 25%

SUN PLANTING MIX A
5 No. Aster frikartii 'Monch' 10% 2L
7 No. Geranium clarkii 'Kashmir White' 15% 2L
5 No. Geum 'Totally Tangerine' 10% 2L
5 No. Lavandula angustifolia 'Hidcote' 10% 3L
7 No. Nepeta racemosa 'Walkers Low' 15% 3L
5 No. Rosmarinus officinalis 'Miss Jessopp's Upright' 10% 5L
7 No. Salvia nemorosa 'Caradonna' 15% 3L
7 No. Sedum 'Autumn Joy' 15% 2L
Planted in groups of 3-7 of the same species

NATIVE SHRUB PLANTING MIX
50 No. Corylus avellana 20%
50 No. Crataegus monogyna 20%
25 No. Ilex aquifolium 10%
50 No. Prunus spinosa 20%
25 No. Salix caprea 10%
25 No. Sambucus nigra 10%
25 No. Ulex europaeus 10%
Bare root stock; Planted at 1.0m centers in groups of 3-5 of the same species

SUN PLANTING MIX C
14 No. Aster frikartii 'Monch' 10% 2L
14 No. Geum 'Totally Tangerine' 10% 2L
14 No. Hebe 'Midsummer Beauty' 10% 3L
14 No. Lavandula angustifolia 'Hidcote' 10% 3L
20 No. Nepeta racemosa 'Walkers Low' 15% 3L
7 No. Osmanthus delavayi 5% 5L
14 No. Rosmarinus officinalis 'Miss Jessopp's Upright' 10% 5L
14 No. Salvia nemorosa 'Caradonna' 10% 3L
20 No. Sedum 'Autumn Joy' 15% 2L
7 No. Sesteria autumnalis 5%
Planted in groups of 5-7 of the same species

ECOLOGICAL ENHANCEMENTS - to be provided within the site providing valuable landscape, amenity value and increase bio-diversity on the site.



2 no. 2F Schwegler Bird Box on existing trees
2 no. Bird boxes on existing trees
Log Pile - using deciduous wood from trees to be removed
Insect / Bug Hotel

NOTES

Tree Survey & RPA's refer to SMW Tree Consultancy Ltd Tree Survey & AMS Report.

Ground work within RPA of existing trees - Any required excavations within RPA's for the new planting and fence posts shall be undertaken by hand using hand held tools only to minimize any root damage. All such works will be undertaken in full accordance with Section 7.2 of BS5837: 2012. Any required root pruning will be undertaken by the Arboricultural Consultant (where such works are appropriate in accordance with the above Standard) and as detailed in Section 7.2.

Hard landscape details and drainage - refer to Architects and Engineers details. For details on retaining structures, please refer to engineers' architects details.

Levels: proposed detailed levels to be provided by Engineers details.

Underground Services: The contractor shall determine the location of all underground services prior to commencing landscape work.

Surface finishes: to be installed in accordance with the manufacturers instructions. All hard surfaces laid to falls.

Planting stock: All planting stock shall be source locally, UK grown plants from quality UK growers.
Advanced procurement: Whenever possible shrubs should be propagated in the UK and grown on in the UK for a minimum of two years.

NOTES

Copyright: This drawing is the property of Bradford-Smith Landscape Architects. It must not be copied or reproduced or passed on to third party without written consent of Bradford-Smith Ltd.
Dimensions: Only figured dimensions are to be taken from this drawing. All contractors must visit site and be responsible for taking and checking all dimensions related to the works shown on the drawing. All levels in meters.

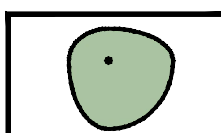
Utilities/Highways/Environment: It is the responsibility of the client or their contractor to liaise with Utility Providers, Highway Authority and Environment Agency and to ensure that all approvals are in place. It is the responsibility of the contractor to locate all underground services prior to construction.

Drawings: All drawings and levels to be checked on site prior to the construction works commencing on site. All drawings shall be read in conjunction with relevant landscape specifications.

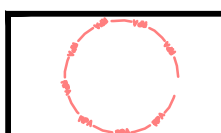
SOFT LANDSCAPING WORKS

LEGEND

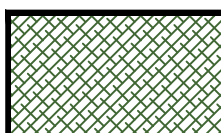
SOFT LANDSCAPING WORKS



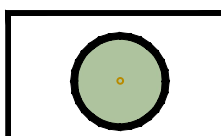
Existing Trees: retained and protected; refer to SMW Tree Consultancy Ltd Survey & AMS Report



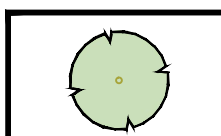
Root Protection Area: (RPA); refer to SMW Tree Consultancy Ltd Survey & AMS Report



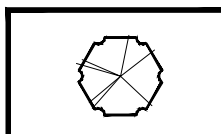
Existing Vegetation Planting: retained and protected



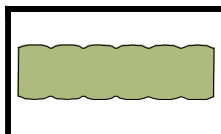
Proposed Tree Planting: Extra Heavy Standard 14-16cm girth with Treeguard Watering Bag



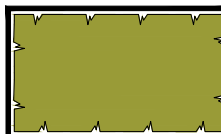
Proposed Tree Planting: Heavy Standard 12-14cm girth with Treeguard Watering Bag



Proposed Multi-stem tree planting: min 3 stems; 45L containers



Proposed Species Rich Native Hedgerow Planting Mixes



Proposed Native Shrub Planting: Planted at 1.0m centers in random groups of the same species;



Proposed Mixed Shrub & Herbaceous Ornamental Planting



Private Garden Grass Areas: Species rich grass mix; WFG20 Eco Species Rich Lawn supplied by Germinal Seeds or similar equivalent



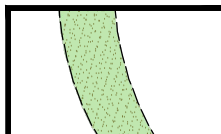
Grass Verge: Retained and new infill grass seed; Hedgerow and Light Shade Wildflower Seeds LW7M 80/20 sowing rate: 5 gms/m2; supplied by Landlife Flowers or similar equivalent



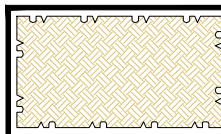
Proposed Wildflower Grass Areas: Acidic Soils; Wildflower Seeds LW11M 80/20; sowing rate: 5 gms/m2; supplied by Landlife Flowers or similar equivalent



Communal Open Space Grass Areas: Species rich grass mix; sowing rate: 10 g/m2; WFG20 Eco Species Rich Lawn supplied by Germinal Seeds or similar equivalent



Mown Grass Path: Species rich grass mix; sowing rate: 10 g/m2; WFG20 Eco Species Rich Lawn supplied by Germinal Seeds or similar equivalent



Proposed Planting Beds: planted up by client

SUN PLANTING MIX B

4 No. Aster frikartii 'Monch' 10%
5 No. Geranium Rozanne 15%
4 No. Lavandula angustifolia 'Hidcote' 15%
4 No. Rosmarinus officinalis 'Miss Jessopp's Upright' 10%
9 No. Salvia x sylvestris 'Mainacht' 25%
9 No. Sedum 'Autumn Joy' 25%

SUN PLANTING MIX A

7 No. Aster frikartii 'Monch' 10%
11 No. Geranium clarkii 'Kashmir White' 15%
7 No. Geum 'Totally Tangerine' 10%
7 No. Lavandula angustifolia 'Hidcote' 10%
11 No. Nepeta racemosa 'Walkers Low' 15%
7 No. Rosmarinus officinalis 'Miss Jessopp's Upright' 10%
11 No. Salvia nemorosa 'Caradonna' 15%
11 No. Sedum 'Autumn Joy' 15%
Planted in groups of 3-7 of the same species

SUN PLANTING MIX

3 No. Aster frikartii 'Monch' 10%
4 No. Geranium Rozanne 15%
4 No. Lavandula angustifolia 'Hidcote' 15%
3 No. Rosmarinus officinalis 'Miss Jessopp's Upright' 10%
6 No. Salvia x sylvestris 'Mainacht' 25%
6 No. Sedum 'Autumn Joy' 25%

SUN PLANTING MIX B

4 No. Aster frikartii 'Monch' 10%
5 No. Geranium Rozanne 15%
5 No. Lavandula angustifolia 'Hidcote' 15%
5 No. Rosmarinus officinalis 'Miss Jessopp's Upright' 10%
8 No. Salvia x sylvestris 'Mainacht' 25%
8 No. Sedum 'Autumn Joy' 25%

NATIVE HEDGEROW PLANTING - MIX A

24 No. Carpinus betulus 10%
48 No. Corylus avellana 20%
83 No. Crataegus monogyna 35%
24 No. Fagus sylvatica 10%
48 No. Ilex aquifolium 20%
12 No. Sambucus nigra 5%
Hedge bare root stock planted as double staggered rows at 400mm centers and 500mm between rows

SUN PLANTING MIX B

4 No. Aster frikartii 'Monch' 10% 2L
6 No. Geranium Rozanne 15% 2L
6 No. Lavandula angustifolia 'Hidcote' 15% 3L
4 No. Rosmarinus officinalis 'Miss Jessopp's Upright' 10% 5L
9 No. Salvia x sylvestris 'Mainacht' 25% 3L
9 No. Sedum 'Autumn Joy' 25% 2L
Planted in groups of 3-6 of the same species

SUN PLANTING MIX B

2 No. Aster frikartii 'Monch' 10% 2L
3 No. Geranium Rozanne 15% 2L
3 No. Lavandula angustifolia 'Hidcote' 15% 3L
3 No. Rosmarinus officinalis 'Miss Jessopp's Upright' 10% 5L
5 No. Salvia x sylvestris 'Mainacht' 25% 3L
5 No. Sedum 'Autumn Joy' 25% 2L
Planted in groups of 3-5 of the same species

46 No. Taxus baccata

24 No. Taxus baccata

PLANNING
C 22-09-2025 Site Plan Amendment: minor amendment to courtyard hard standing
B 16-09-2025 Site Plan Amendment: revisions to entrance access & courtyard landscaped area in accordance with new site layout.
A 31-05-2025 Site Plan Amendment: revisions to landscaped proposals in accordance with new site layout.
Revisions

BRADFORD-SMITH
Scale 1:200 @ A1
Date 31-05-2025
Status PLANNING
Drawn by MS
Client HALL HUNTER

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Project DAIRY COTTAGE, HEATHLANDS ROAD, WOKINGHAM, RG40 3AN
Drawing Title DETAILED PLANTING PLAN
Sheet 1 of 2

Drawing Number 1050-LA-P-02
Revision PI C

Scale 1:200 @ A1

Shrub Planting & Grass Areas - These implementation and maintenance specification notes are for planning purposes only and do not constitute a detailed landscape specification.

Existing trees: All existing trees to be retained shall be protected in accordance with BS 5837:2012 - Trees in Relation to Construction. Existing levels shall be retained around existing trees to be retained. Any tree works pruning to existing trees within the site shall comply with the BS 3998: 2010, Tree Work Recommendations and undertaken by an Arboricultural Association approved Contractor.

Building foundation design: All tree and shrub planting proposals are to be referred to by the structural engineer during building foundation design.

Existing & Proposed Services: (electric, water, gas etc) in all landscape areas should be installed as a minimum below the required topsoil depths and clearly identified in accordance with service / utility requirements.

Existing topsoil and subsoil: the onsite topsoil and subsoil from site is to be stripped for reuse a Soil Stripping and Stockpiling Specification to be produced by a recommended soil scientist. Retained top soil (free of subsoil, pernicious weeds, demolition or construction rubbish, roots or other contaminants) should be loose tipped in linear heaps on to the agreed & prepared storage site, ensuring the heaps do not exceed 1.5-2.0m in height and 3m in width.

Existing subsoil and topsoil for general planting areas: the onsite topsoil and subsoil shall be tested and checked to comply with the British Standards recommendations and undertaken by an approved independent laboratory (such as Tim O'Hare Associates or equivalent approved soil scientist). Provide subsoil and imported topsoil as necessary to make up any deficiency on site.

Natural or imported subsoil (from an approved source), tested to determine suitability for use for landscape planting areas. Test report submitted for approval and any deficiencies identified to enable ameliorant's recommendations. Subsoil shall comply with BS 8601:2013 - Specification for subsoil and requirements for use supplied from an approved source.

Imported Topsoil : Provide imported topsoil as necessary to make up any deficiency on site. Imported topsoil shall be to BS 3882:2015: *Specification for topsoil and requirements for use*, Multi-purpose grade - (Landscape 20) and be of medium texture with a high proportion of loamy material. It shall be free from subsoil, rubbish, roots of perennial weeds (including couch grass) and other injurious to plant growth. Imported topsoil shall be from an approved source and a sample submitted and analyzed/tested at an independent approved laboratory.

Soil Handling: The soils shall be handled in accordance to the Good Practice Guide for Handling Soils. Soil handling shall only take place during the driest parts of the year to prevent compaction of the insitu soils. All topsoil used for planting shall be tested by an approved Topsoil Analysts and any required amelioration or soil improver required shall be carried out in accordance with the topsoil Analyst Report.

The topsoil shall be free from harmful trace elements, including phytotoxic and zootoxic elements harmful both to plant growth and man. The topsoil should be tested by physical and chemical analysis and should state clearly the physical characteristics of the soil, levels of micro-nutrients and chemical content. All fertilizers and added nutrients shall be applied by a qualified staff or supervised so the correct application is undertaken.

Ameliorant's: Fertilizers & composts: Landscape contractor responsible for submitting imported topsoil analysis to inform requirements. All topsoil ameliorant's (compost & fertilizers), approved peat - free to PAS100 & incorporated during backfilling & cultivation at required rate to full depth of growing medium. No fertilizers applied within proposed wildflower grass areas.

Existing and/or imported topsoil shall be spread following completion of all hard landscape building works, following a thorough clearance and removal of building debris. Tree pits: min. 300mm depth of topsoil. Shrub beds: min. 300mm depth of topsoil. Hedgerows & Scrub Areas: 300mm depth of topsoil.

Topsoil thoroughly mixed with planting organic compost and slow release fertilizer shall be used to plant all trees, shrubs and hedges. All finished levels shall be 25mm above adjacent paving. All backfilled material shall include an organic compost and slow release fertilizer.

Topsoil shall be cultivated to a minimum of 400mm deep on planting areas and 150mm deep on grass areas to a medium tilth, removing all rubbish, vegetation, perennial weeds, roots, stones over 50mm in any one dimension and raked to even levels.

Plant Stock and Timing

Plant material shall conform to BS 3936 Part 1: 1992, Part 2: 1990; Part 9: 1998; Part 10: 1990 and BS4043: 1989 and shall be protected at all times in transit to the site. The planting season shall be from

The planting shall be carried out in the first planting season following practical completion of the building and hard landscaping.

Planting outside the planting season will require adequate watering to ensure establishment.

All trees, hedges & shrub planting shall be planted upright at the same depth as the nursery soil level and evenly spaced, leaving room for growth. Allow at least 300mm clearance between the rootball and the edge of the pit to facilitate staking and to allow adequate amount of backfill around the root ball.

Trees shall be planted upright and at the same depth as the grown nursery soil level with the root collar being at finished soil level, and evenly spaced, leaving room for growth. Allow at least 150-300mm clearance between the rootball and the edge of the pit to facilitate staking and to allow adequate amount of backfill around the rootball. All new tree planting in accordance with BS8545:2014 *Trees: From Nursery to Independence in the Landscape - Recommendations*. Trees shall be pit planted and supported by either staking or underground guys. Underground guying to be in accordance with the manufacture's recommendations. Refer to drawing for tree pit detail. Stakes for 14 -16cm girth: two untreated softwood stakes double tree staked. Stakes shall be softwood, peeled chestnut or larch, free from projections and large knots, with one end pointed.

Drive stakes vertically at least 300mm into bottom of the pit either side of rootball. Stakes above ground level - approximately one third of the total height of the tree above ground level. Each stake secured to tree using flexible webbing / loops or natural hessian tree ties. Each tree to be supplied with a Treegator Watering Bag. Immediately following planting, all plants shall be watered-in to field capacity. Hedgerows: refer to drawing and locations for planting centers and spacings.

Root barriers: trees planted adjacent to kerbs; soakaways and underground services - install linear Re-root 600 barriers supplied by Green Blue Urban, or similar approved in accordance with manufacturer's instructions. **Underground Services:** All pipe work shall be protected with Terram Root Guard or similar approved in the vicinity of trees.

All native tree and shrub planting protected with rabbit guards. All new tree planting protected with a spiral rabbit tree guard supported by a wooden stake. All native hedge plants protected by rabbit guards supported by canes.

Rabbit guards for native hedgerow and scrub planting: Each plant within the native hedge mix shall be individually protected with a spiral shrub biodegradable rabbit guard - NexGen Spiral Guard, supplied by Green-tech www.green-tech.co.uk or similar equivalent.

All spiral rabbit guards shall be secured with square softwood stakes, driven well into the ground by a minimum of 300mm to resist strong winds. The base of each shelter shall be buried by soil to a sufficient depth to ensure there is no gap between the soil level and the shelter.

Mulching: Prior to the application of mulch, the planting areas shall be completely weed free and watered sufficiently to achieve field capacity. The surface of the planting areas shall be mulched with a layer of fine composted bark mulch supplied by AHS Ltd - Composted Bark composted for 2-4 weeks with a particle size of 8-35 mm, to a depth of 50-75mm, ensuring that the low branches of shrubs and herbaceous plants are not smothered. Supplied by AHS Ltd or similar approved.

The mulch shall be topped-up to maintain, after settlement, a depth of not less than 50mm.

All new planting shall be carried out in the first planting season after all the building works and the hard landscaping areas have been set out and completed.

GRASS AREAS

Seeded Grass Areas - Refer to legend on drawing

Species Rich Grass Area: WFG20 Eco Species Rich Lawn
supplied by Germinal Seeds or similar equivalent.

Sowing rate: 10 grams per m²

Wildflower Seeded Areas: Acidic Soils Wildflower Seeds
LW11M 80/20; supplied by Landlife Flowers or similar equivalent

Sowing rate: 5 grams per m².

Grass Verge - Hedgerow and Light Shade Wildflower Seeds
LW7M 80/20 ; supplied by Landlife Flowers or similar equivalent

Sowing rate: 5 grams per m²

All seeded areas shall be seeded in accordance with the manufacturers instructions. Prior to sowing, the site condition on the proposed wildflower grass areas will be reviewed by a suitably qualified ecologist and the following specification adapted if necessary to maximize the ecological benefits arising from the work.

Seeding: grass areas to be seeded in accordance with BS 4428:1989 during March, April or September. Unimproved or low fertility topsoil to be imported, cultivated and leveled to remove all minor hollows or ridges as required with any debris or stones greater than 20mm diameter removed to provide a fine weed free tilth . Do not apply fertiliser. Weeds to be eradicated by herbicide or repeated cultivation prior to sowing. Lightly rake areas after sowing and keep

well watered. Areas to be kept free from unwanted plants and mown every 6 - 8 weeks during establishment year removing arisings. In subsequent years cut in early spring and autumn after setting seed (in accordance with manufacturers recommendations) removing arisings.

All new planting shall be carried out in the first planting season after all the building works and the hard landscaping areas have been set out and completed.

Maintenance The Aftercare Period shall extend for a five period.

During the Aftercare Period maintenance visits shall be carried out, at least monthly from April to September and twice during the dormant season to carry out the following operations to establish healthy growing plants in weed free areas. Maintenance operations shall include: watering, firming-up, pest and disease control, hedge cutting, general pruning, checking stakes and ties, grass cutting to wildflower areas (as per manufacturer's instructions aftercare instructions First year grass sward guidance (2-3 cuts a year), weed control, top up mulch and autumn tidying.

All trees, hedge, shrub planting and wildflower grass areas which have died, are missing or have failed to thrive, shall be noted and replaced with the same size and species as originally planted, in the following planting season.

01 TYPICAL TREE PIT DETAIL FOR HEAVY STANDARD & EXTRA HEAVY
STANDARD (12-14CM GIRTH & 14-16CM GIRTH) IN SOFT LANDSCAPE

Communal Planting Area:
Tree Watering Bag - installed to each single stem tree during the spring and summer months to aid establishment

DETAILED PLANTING PLAN Sheet 2 of 2		
Drawing Number	Revision	
I050-LA-P-03	PI	B