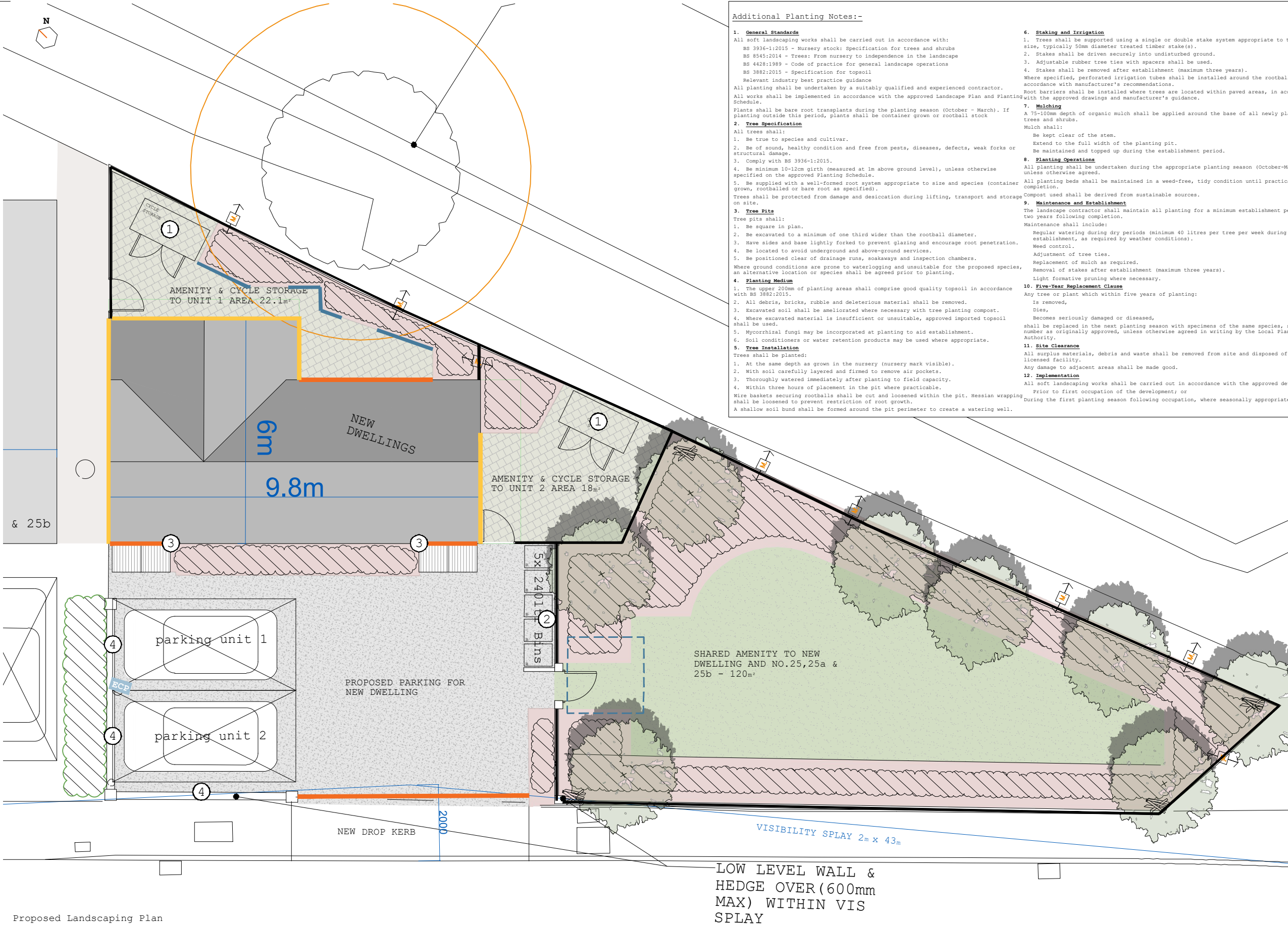




Additional Planting Notes:-

- 1. **General Standards**
All soft landscaping works shall be carried out in accordance with:
BS 3936-1:2015 - Nursery stock: Specification for trees and shrubs
BS 8545:2014 - Trees: From nursery to independence in the landscape
BS 4428:1989 - Code of practice for general landscape operations
BS 3882:2015 - Specification for topsoil
Relevant industry best practice guidance
All planting shall be undertaken by a suitably qualified and experienced contractor.
All works shall be implemented in accordance with the approved Landscape Plan and Planting Schedule.
Plants shall be bare root transplants during the planting season (October - March). If planting outside this period, plants shall be container grown or rootball stock
- 2. **Tree Specification**
All trees shall:
1. Be true to species and cultivar.
2. Be of sound, healthy condition and free from pests, diseases, defects, weak forks or structural damage.
3. Comply with BS 3936-1:2015.
4. Be minimum 10-12cm girth (measured at 1m above ground level), unless otherwise specified on the approved Planting Schedule.
5. Be supplied with a well-formed root system appropriate to size and species (container grown, rootballed or bare root as specified).
Trees shall be protected from damage and desiccation during lifting, transport and storage on site.
- 3. **Tree Pits**
Tree pits shall:
1. Be square in plan.
2. Be excavated to a minimum of one third wider than the rootball diameter.
3. Have sides and base lightly forked to prevent glazing and encourage root penetration.
4. Be located to avoid underground and above-ground services.
5. Be positioned clear of drainage runs, soakaways and inspection chambers.
Where ground conditions are prone to waterlogging and unsuitable for the proposed species, an alternative location or species shall be agreed prior to planting.
- 4. **Planting Medium**
1. The upper 200mm of planting areas shall comprise good quality topsoil in accordance with BS 3882:2015.
2. All debris, bricks, rubble and deleterious material shall be removed.
3. Excavated soil shall be ameliorated where necessary with tree planting compost.
4. Where excavated material is insufficient or unsuitable, approved imported topsoil shall be used.
5. Mycorrhizal fungi may be incorporated at planting to aid establishment.
6. Soil conditioners or water retention products may be used where appropriate.
- 5. **Tree Installation**
Trees shall be planted:
1. At the same depth as grown in the nursery (nursery mark visible).
2. With soil carefully layered and firmed to remove air pockets.
3. Thoroughly watered immediately after planting to field capacity.
4. Within three hours of placement in the pit where practicable.
Wire baskets securing rootballs shall be cut and loosened within the pit. Hessian wrapping shall be loosened to prevent restriction of root growth.
A shallow soil bund shall be formed around the pit perimeter to create a watering well.
- 6. **Staking and Irrigation**
1. Trees shall be supported using a single or double stake system appropriate to tree size, typically 50mm diameter treated timber stake(s).
2. Stakes shall be driven securely into undisturbed ground.
3. Adjustable rubber tree ties with spacers shall be used.
4. Stakes shall be removed after establishment (maximum three years).
Where specified, perforated irrigation tubes shall be installed around the rootball in accordance with manufacturer's recommendations.
Root barriers shall be installed where trees are located within paved areas, in accordance with the approved drawings and manufacturer's guidance.
- 7. **Mulching**
A 75-100mm depth of organic mulch shall be applied around the base of all newly planted trees and shrubs.
Mulch shall:
Be kept clear of the stem.
Extend to the full width of the planting pit.
Be maintained and topped up during the establishment period.
- 8. **Planting Operations**
All planting shall be undertaken during the appropriate planting season (October-March) unless otherwise agreed.
All planting beds shall be maintained in a weed-free, tidy condition until practical completion.
Compost used shall be derived from sustainable sources.
- 9. **Maintenance and Establishment**
The landscape contractor shall maintain all planting for a minimum establishment period of two years following completion.
Maintenance shall include:
Regular watering during dry periods (minimum 40 litres per tree per week during establishment, as required by weather conditions).
Weed control.
Adjustment of tree ties.
Replacement of mulch as required.
Removal of stakes after establishment (maximum three years).
Light formative pruning where necessary.
- 10. **Five-Year Replacement Clause**
Any tree or plant which within five years of planting:
Is removed,
Dies,
Becomes seriously damaged or diseased,
shall be replaced in the next planting season with specimens of the same species, size and number as originally approved, unless otherwise agreed in writing by the Local Planning Authority.
- 11. **Site Clearance**
All surplus materials, debris and waste shall be removed from site and disposed of at a licensed facility.
Any damage to adjacent areas shall be made good.
- 12. **Implementation**
All soft landscaping works shall be carried out in accordance with the approved details:
Prior to first occupation of the development; or
During the first planting season following occupation, where seasonally appropriate.

Landscaping Key

- Existing tree to be retained
- Root Protection Zone
- New Tree:-
 - T1. Acer Campestre - Field Maple
 - T2. Carpinus Betulus 'Fastigata'-Common Hornbeam
- Mixed Native Hedging
- Mixed native hedging will be planted using 60-90cm bare root transplants at a density of 3 plants per linear metre in double staggered rows to ensure early establishment and immediate visual softening of the development. Hedges maintain to height of approx 1500mm including:
 - Dogwood 15%
 - Beech 20%
 - Hornbeam 15%
 - Hazel 15%
 - Hawthorn 20%
 - Blackthorn 15%
- New lawn
- Footpath - precast concrete flag paving
Colour: grey
- Private amenity areas - precast concrete flag paving
Colour: grey
- Mulched areas - 75mm (min) with suitable geotextile membrane (preferably coconut shell) laid underneath with holes through membrane made as small a practical in line with best practice
- Root barriers installed along edge of planting bed to direct roots to tree pits at lower level
- 1.8m High CB fence to all allowable boundary's
- Pea Shingle 100mm wide
- ACO drain - tbc
- 1.8m High timber gate to match fence style
- ECP
Electric Car Charging Point - Details to follow under separate condition application
- Existing site levels
Proposed site levels
- Below ground Soakaway creates
- Agreed - Condition 8
- Log piles and standing deadwood
- Approximate location for opening in fence at ground level to allow wildlife such as hedgehogs to pass through. Opening size 200x200mm
- Bat Box (Vivara Pro UK Build-in WoodStone® Bat Box) x2 - Located as high as possible in South easterly orientation
- Swift Box (Schwegler N° 17b) Location x2 - Located as high as possible in North Easterly or North Westerly orientation

Proposed Landscaping Plan



Cycle Store



Bin Store



Wall mounted downlights



Low Level wall lights

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Collaborating with:
Justin Treverton

Job: 818 Drawing: CON09 Revision: A

Project:
25 Henley Wood Road
Reading, RG6 7EE

Drawing Name:
Proposed Landscaping Plan

Date:
02.2026

Status:
Construction

Drawn By:
IP

Checked By:
EM



Colony Architects Ltd.
The Wine Store, Brewery Court,
Theale, Reading, RG7 5AJ
+44 (0)118 380 0328
hello@colonyarchitects.com
colonyarchitects.com