DRAWING NOTES

GENERAL NOTES:
- The contractor is to liaise with the main contractor to establish the position of all built services and manhole covers prior to cultivation and excavation of planted areas and tree pits.
- If there is any conflict in the information indicated on the contract drawings, the contractor must seek clarification from all the design consultants involved.
- Native species: Use local provenance.
- All trees and planting will commence during the first planting season following completion of the building and infrastructure works (October to March inclusive).
- Grass and wildflower seeding will be implemented following completion of the building and infrastructure works subject to suitable climatic conditions.
- No planting or seeding to take place during unfavourable climatic conditions such as waterlogged ground or periods of frost.
- All trees, planting and grass areas will be subject to a 12-month Maintenance and 5 Year Defects Liability Period.
- Failing plant material: All planting that fails to thrive in 5 years following Practical Completion will be replaced during the next available growing season due to failure to maintain by others, theft or damage. Replacements to be the same species and size unless otherwise agreed.

SETTING OUT NOTES:
- All tree and shrub planting is to be pegged/set out for approval by the Landscape Architect prior to planting.
- Tree planting in relation to manhole covers and statutory runs is to be co-ordinated with the main contractor and in accordance with statutory guidelines, for approval by the landscape architect.
- Tree positions are to be set out and staked for approval by the Landscape Architect and Engineer prior to planting.
- Planting adjacent to road kerbs and path edges along roads is to be set back 300mm from the face of kerb to allow room for plants to establish and reduce trampling, but unplanted area to be mulched.
- Ensure that Root Barrier has been installed in the foundation trench before planting any trees on the site. Contact Engineers to determine specification and depth required.
- Planting adjacent to existing vegetation to be retained to be carefully integrated with existing planting and cultivations evenly graded into existing levels.
- Trees are to be set out to ensure a minimum of 1.5m easeis between tree stations and drain/main lines, in accordance with BS5837. Otherwise, approved root barriers should be provided.

DENSITY NOTES:
- Amenity planting to be carried out at approximately 5no. plants per m^2, unless otherwise stated in the plant schedule in species groups of 3 to 7 plants.
- Native planting Mix B to be carried out at approximately 2no. plants per m^2, unless otherwise stated in the plant schedule.
- Native planting to be randomly planted in groups of 8-15 no. plants of a single species and any evergreen species are to be distributed evenly throughout the planted area.
- Native hedge planting to be at 5no. plants per linear metre, double staggered, unless otherwise stated in the plant schedule.

TREE AND SHRUB NOTES:
- All planting to be planted in accordance with BS 8545
- Cultivate and weed-kill all areas to be planted/sown as per Soft Landscape Specification.
- Amelorate soil prior to planting. Water retaining polymer to be in planting pit only.
- All trees are to be staked and protected with guards
  - Rainbow Terra – Biodegradable tree wrap
  - Wraps 60cm long, 90cm cane
  - SKU E890
- All shrubs to be protected with guards
  - Rainbow Terra – Biodegradable shrub shelter
  - 60cm high
- Tree planting in soft areas to be in topsoiled tree pits as per depths noted below.
- All planting to be bark mulched to a depth of 50mm with Melcourt's 'Ornamental Spruce'.
- All protective guards and fencing to be checked regularly for holes and/or damage.

TOPSOIL NOTES:
- All areas to be landscaped are to be free from contaminated ground.
- All areas to be planted are to be topsoiled to a depth of 400mm
- All areas to be turfed are to be topsoiled to a depth of 150mm
- Ensure adequate growing medium exists to provide sustained healthy plant growth beyond the Defects Liability Period.

TREE PIT NOTES:
- All trees are to be planted in tree pits and topsoiled to the following dimensions:
- Advanced stock trees - 1200mm x 1200mm x 900mm deep
- Feathered trees - 900mm x 900mm x 450mm deep
- Excavated material: Separate topsoil and subsoil material and stockpile for backfilling.
- Pit bottoms: Excavate with slightly raised centre. Break up base to a depth of 100 mm.
- Treatment: Soil ameliorant worked into pit bottoms.
- Pit sides: Scarify.
- Retain topsoil for re-use where specified.
- In sloping ground, maintain horizontal bases and vertical sides with no less than minimum depth throughout.
- Backfill with clean topsoil either salvaged or imported to BS3882: 2007
- Composition: - 80:20 on medium soils; 50:50 on sandy soil; 70:30 on clay soils. Water storing polymer may not be necessary on naturally damp soils. i.e. heavy clays.
- Fertiliser (gms) /Water storing polymer (gms) per tree pit as follows
  - Advanced stock trees - 300gms/1200gms
  - Feathered trees - 100gms/150gms
- Trees within hard surfacing require urban tree pits which provide adequate soil volume, root management, support, irrigation and drainage systems and are subject to engineer approval.

TREE STAKES:
- Stakes: Stakes to be pressure impregnated softwood (not with creosote or tar), round or half round as specified, straight, peeled, free from projections and large or end knots, pointed at one end.
- Preservative treatment: Not required.
- Size: minimum length and thickness as shown below:
  - Advanced stock trees - 125mm min dia, 2m total length; 600mm above ground; 2no. stakes, 1no. cross bar and 1 tree tie
  - Feathered trees -50mm min dia, 1.6m total length; 600mm above ground; 1no. stake and 1 tree tie.

GRASS AREAS:
- Apply fertiliser 3 to 5 days before seeding to grass areas (except wildflower areas) at a rate of 50 g/m^2.
- Water as necessary to ensure establishment and continued thriving of all grass areas.
- Any areas that are too narrow to be laid to seed should be surfaced with decorative gravel over weed-suppressant membrane.
- Disturbed grass areas are to be cultivated to a fine tilth and seeded.
- Undisturbed grass areas are to be scarified and over-seeded where necessary.

WILDFLOWER NOTES:
- All wildflower areas to be seeded as identified in the Key. To be sown as per manufacturers recommendations.
- www.wildseed.co.uk

STRIP OF EXISTING TOPSOIL:
- The site topsoil which is to be retained for later use shall be stripped and stockpiled.
- The following method shall be used.
- During suitable dry weather conditions, the existing vegetation shall be treated with herbicide as directed.
- Site to be cleared of foreign materials.
- During suitable dry weather conditions, topsoil to be stripped down to its full natural depth, taking care to avoid contamination with subsoil or other foreign materials.
- Excavated topsoil unsuitable to be reused as topsoil shall be stored separately and used as subsoil.

TOPSOIL STORAGE:
- Topsoil which has been stripped and stored before use in the works shall not have been stacked in heaps higher than 1.5m for more than four weeks.
- Stored topsoil shall not have become waterlogged, compacted or de-structured.

IMPORTED TOPSOIL FOR ALL SOFT LANDSCAPE FINISHES:
- Provide topsoil to BS3882: 2007 as necessary to make up any deficiency of topsoil existing on site and to complete the work.

SAMPLE LOAD OF IMPORTED TOPSOIL:
- Deliver to site a sample load of not less than 5m^3.
- Give notice to all CA to inspect before making further deliveries to site.
- Retain sample for comparison with subsequent loads.

DEFICIENT TOPSOIL:
- Any topsoil offered which is deficient in nutrient levels as required by BS3882:1994 but which otherwise conforms to the specification, may be acceptable providing suitable adjustments are made with the addition of organic and inorganic fertilisers to the satisfaction of the CA and entirely at the landscape contractor's expense.

CONTAMINATION:
- Do not use topsoil contaminated with subsoil, rubbish or other materials that are corrosive, explosive or flammable; hazardous to human or animal life; detrimental to healthy plant growth.
- In areas to receive topsoil, do not use subsoil contaminated with the above materials.
- Give notice to CA if any evidence or symptoms of soil contamination are discovered on the site or in topsoil to be imported.

HANDLING TOPSOIL:
- Give notice of evidence of aggressive weeds and obtain instructions before moving topsoil.
- Select and use plant to minimise disturbance, trafficking and compaction.
- Do not mix topsoil with subsoil, stone, hardcore, rubbish or material from demolition work; other grades of topsoil.
- Keep handling to a minimum and use topsoil immediately after stripping.
- Handle topsoil in the driest conditions possible and do not handle during or after heavy rainfall or when it is wetter than the plastic limit.

SPREADING TOPSOIL:
- Remove temporary roads/surfacing before spreading topsoil.
- Spread in layers of 150mm depth (max.) and gently firm each layer before spreading the next.

Mix A1
179 No. Acer campestre (whip)
552 No. Corylus avellana (whip)
895 No. Crataegus monogyna (whip)
90 No. Prunus avium (whip)
90 No. Prunus spinosa (whip)
143 No. Rosa canina
143 No. Viburnum opulus (whip)

Mix A2
173 No. Acer campestre (whip)
869 No. Corylus avellana (whip)
1736 No. Crataegus monogyna (whip)
174 No. Prunus avium (whip)
87 No. Prunus spinosa (whip)
139 No. Rosa canina
139 No. Viburnum opulus (whip)

Mix B1
37 No. Cornus sanguinea (whip)
37 No. Corylus avellana (whip)
131 No. Crataegus monogyna (whip)
43 No. Euonymus europaeus (whip)
43 No. Ligustrum ovalifolium
72 No. Ilex aquifolium
37 No. Rhamnus cathartica (whip)
25 No. Viburnum lantana (whip)

Mix C1
84 No. Cornus sanguinea
84 No. Corylus avellana
84 No. Escallonia rubra macrantha
84 No. Euonymus europaeus
84 No. Ligustrum ovalifolium
84 No. Viburnum opulus
84 No. Weigela florida 'Bristol Ruby'

Mix C2
27 No. Cornus sanguinea
27 No. Corylus avellana
27 No. Escallonia rubra macrantha
18 No. Euonymus europaeus
27 No. Ligustrum ovalifolium
27 No. Viburnum opulus
27 No. Weigela florida 'Bristol Ruby'

Mix C3
20 No. Cornus sanguinea
20 No. Corylus avellana
20 No. Escallonia rubra macrantha
13 No. Euonymus europaeus
20 No. Ligustrum ovalifolium
20 No. Viburnum opulus
20 No. Weigela florida 'Bristol Ruby'

Mix C4
27 No. Cornus sanguinea
27 No. Corylus avellana
27 No. Escallonia rubra macrantha
18 No. Euonymus europaeus
27 No. Ligustrum ovalifolium
27 No. Viburnum opulus
27 No. Weigela florida 'Bristol Ruby'

Mix D1
27 No. Cistus hybridus
27 No. Cornus alba 'Ivory Halo'
27 No. Miscanthus sinensis 'Gracillimus'
27 No. Sarcococca hookeriana humilis
27 No. Skimmia japonica 'Rubella'

Mix D2
34 No. Cistus hybridus
34 No. Cornus alba 'Ivory Halo'
34 No. Miscanthus sinensis 'Gracillimus'
34 No. Sarcococca hookeriana humilis
34 No. Skimmia japonica 'Rubella'

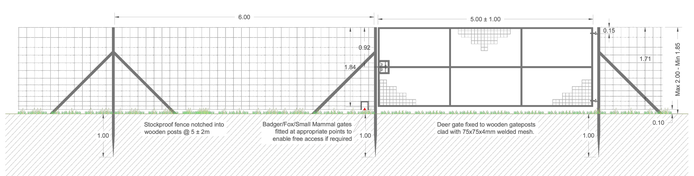
Mix D3
36 No. Cistus hybridus
36 No. Cornus alba 'Ivory Halo'
36 No. Miscanthus sinensis 'Gracillimus'
36 No. Sarcococca hookeriana humilis
36 No. Skimmia japonica 'Rubella'

Mix E1
43 No. Acer campestre (Standard)
22 No. Ilinus glutinosa (Feather)
65 No. Carpinus betulus (Feather)
65 No. Corylus avellana (whip)
65 No. Crataegus monogyna (whip)
32 No. Ilex aquifolium (whip)
32 No. Quercus robur (Feather)

Mix E2
56 No. Acer campestre (Standard)
28 No. Alnus glutinosa (Feather)
84 No. Carpinus betulus (Feather)
42 No. Corylus avellana (whip)
42 No. Crataegus monogyna (whip)
42 No. Ilex aquifolium (whip)
42 No. Quercus robur (Feather)

Mix E3
49 No. Acer campestre (Standard)
25 No. Alnus glutinosa (Feather)
74 No. Carpinus betulus (Feather)
37 No. Corylus avellana (whip)
37 No. Crataegus monogyna (whip)
37 No. Ilex aquifolium (whip)
37 No. Quercus robur (Feather)

DETAIL DEER FENCE AND GATE
1:50 @ A1



1628-L-D-PL-201 Plant Schedule

Trees (Standards)

Species Name	Height	Girth	Specification	No. Plants
Acer campestre 'Elsrijk' (EHS)	425-600cm	14-16cm	Extra Heavy Standard :Clear Stem 175-200 :5 brks :3x :RB	10 -
Acer campestre (EHS)	425-600cm	14-16cm	Extra Heavy Standard :Clear Stem 175-200 :5 brks :3x :RB	11 -
Carpinus betulus 'Frans Fontaine' (EHS)	425-600cm	14-16cm	Extra Heavy Standard :Clear Stem 175-200 :5 brks :3x :RB	9 -
Carpinus betulus (EHS)	425-600cm	14-16cm	Extra Heavy Standard :Clear Stem 175-200 :5 brks :3x :RB	14 -
Malus sylvestris	425-600cm	14-16cm	Extra Heavy Standard :Clear Stem 175-200 :5 brks :3x :RB	10 -
Prunus avium (EHS)	425-600cm	14-16cm	Extra Heavy Standard :Clear Stem 175-200 :5 brks :3x :RB	3 -
Pyrus calleryana 'Capital' (EHS)	425-600cm	14-16cm	Extra Heavy Standard :Clear Stem 175-200 :5 brks :3x :RB	8 -
Quercus robur (EHS)	425-600cm	14-16cm	Extra Heavy Standard :Clear Stem min. 200 :5 brks :3x :RB	16 -
Sorbus aria (HS)	350-425cm	12-14cm	Heavy Standard :5 brks :3x :RB	12 -
Sorbus aucuparia (HS)	350-425cm	12-14cm	Heavy Standard :5 brks :3x :RB	4 -
Sorbus torminalis (EHS)	425-600cm	14-16cm	Extra Heavy Standard :Clear Stem 175-200 :5 brks :3x :RB	6 -
Tilia cordata 'Green Spire' (HS)	350-425cm	12-14cm	Heavy Standard :5 brks :3x :RB	9 -
Tilia cordata (EHS)	425-600cm	14-16cm	Extra Heavy Standard :Clear Stem 175-200 :5 brks :3x :RB	12 -
Ulmus 'New Horizon' (EHS)	425-600cm	14-16cm	Extra Heavy Standard :Clear Stem 175-200 :5 brks :3x :RB	17 -

Trees (Feathered)

Species Name	Height	Girth	Specification	No. Plants
Crataegus laevigata 'Paul's Scarlet' (Feather)	175-200cm	6-8cm	Feather :5 brks :2x :RB	5 -
Sorbus hupehensis 'Pink Pagoda' (Feather)	175-200cm	6-8cm	Feather :5 brks :2x :RB	8 -

Mix A - Species Rich Native Hedge

Species Name	Height	Specification	Layout	% Contribution	No. Plants
Acer campestre (whip)	60-80cm	1+1 or 1/1 :Whip :BR	5/m	10%	352 -
Corylus avellana (whip)	60-80cm	1+2 or 1/2 :Whip :Branched :3 brks :BR	5/m	13%	457 -
Crataegus monogyna (whip)	80-100cm	1+1 or 1/1 :Whip :Branched :BR	5/m	50%	1756 -
Prunus avium (whip)	80-100cm	1+1 :Whip :BR	5/m	6%	211 -
Prunus spinosa (whip)	80-100cm	1+2 or 1/2 :Whip :Branched :3 brks :BR	5/m	5%	177 -
Rosa canina	60-80cm	1+1 or 1/1 :Whip :Branched :3 brks :BR	5/m	8%	282 -
Viburnum opulus (whip)	60-80cm	1+2 or 1/2 :Whip :Branched :3 brks :BR	5/m	8%	282 -

Mix B - Native Scrub

Species Name	Height	Specification	Layout	% Contribution	No. Plants
Cornus sanguinea (whip)	60-80cm	1+2 or 1/2 :Whip :Branched :3 brks :BR	2/m^2	18%	37 -
Corylus avellana (whip)	60-80cm	1+2 or 1/2 :Whip :Branched :3 brks :BR	2/m^2	15%	31 -
Crataegus monogyna (whip)	80-100cm	1+1 or 1/1 :Whip :Branched :BR	2/m^2	15%	31 -
Euonymus europaeus (whip)	40-60cm	1+1 or 1/2 :Whip :Branched :3 brks :BR	2/m^2	10%	21 -
Frangula alnus (whip)	80-100cm	1+1 or 1/1 :Whip :BR	2/m^2	15%	31 -
Ilex aquifolium	40-60cm	Bushy :3 brks :C	2/m^2	7%	15 -
Rhamnus cathartica (whip)	40-60cm	1+1 or 1/2 :Whip :Branched :3 brks :BR	2/m^2	8%	17 -
Viburnum lantana (whip)	60-80cm	1+2 or 1/2 :Whip :Branched :3 brks :BR	2/m^2	12%	25 -

Mix C - Ornamental

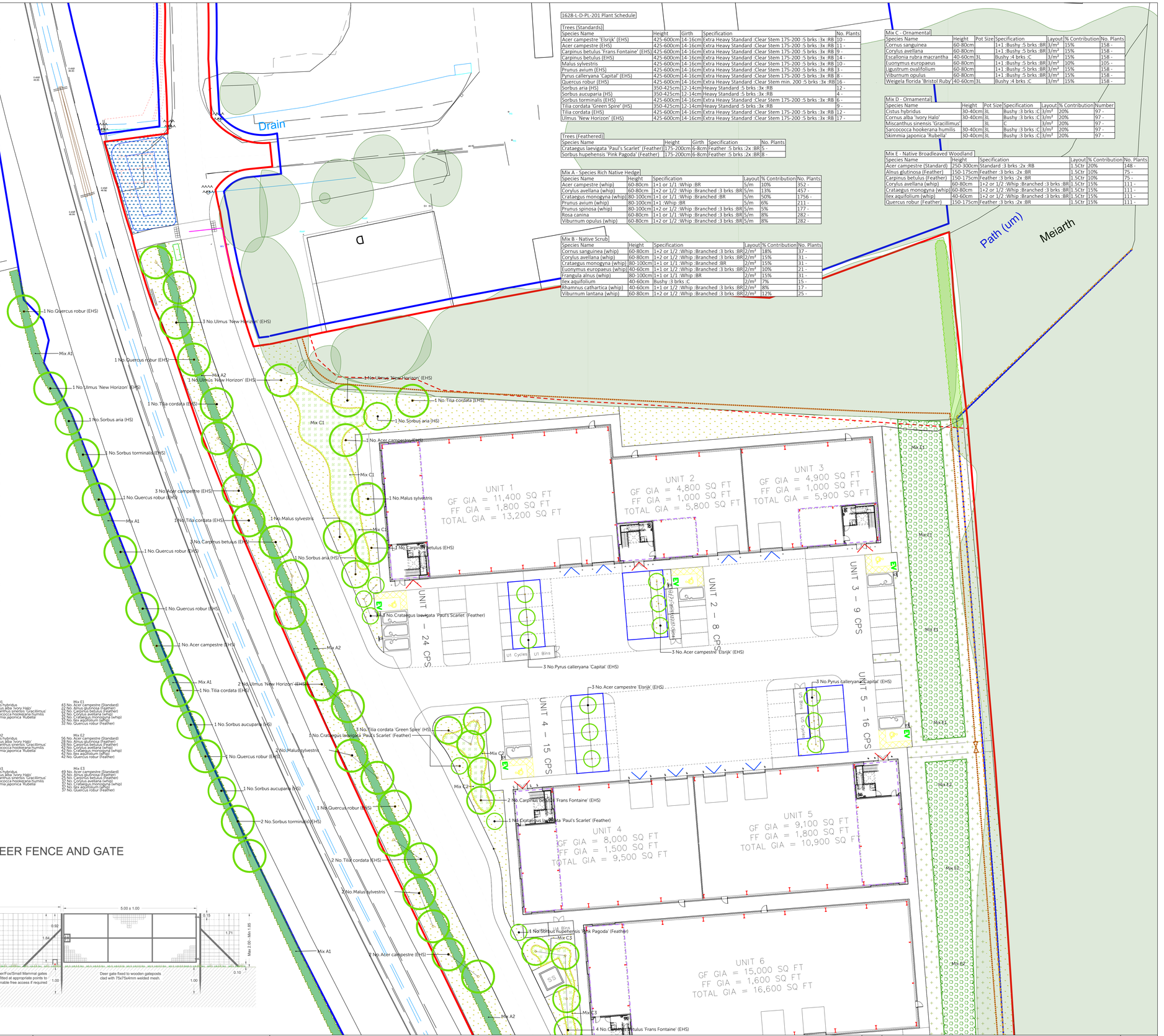
Species Name	Height	Pot Size	Specification	Layout	% Contribution	No. Plants
Cornus sanguinea	60-80cm		1+1 :Bushy :5 brks :BR	3/m^2	15%	158 -
Corylus avellana	60-80cm		1+1 :Bushy :5 brks :BR	3/m^2	15%	158 -
Escallonia rubra macrantha	40-60cm	3L	Bushy :4 brks :C	3/m^2	15%	158 -
Euonymus europaeus	60-80cm		1+1 :Bushy :5 brks :BR	3/m^2	10%	105 -
Ligustrum ovalifolium	60-80cm		1+1 :Bushy :5 brks :BR	3/m^2	15%	158 -
Viburnum opulus	60-80cm		1+1 :Bushy :5 brks :BR	3/m^2	15%	158 -
Weigela florida 'Bristol Ruby'	40-60cm	3L	Bushy :4 brks :C	3/m^2	15%	158 -

Mix D - Ornamental

Species Name	Height	Pot Size	Specification	Layout	% Contribution	Number
Cistus hybridus	30-40cm	3L	Bushy :3 brks :C	3/m^2	20%	97 -
Cornus alba 'Ivory Halo'	30-40cm	3L	Bushy :3 brks :C	3/m^2	20%	97 -
Miscanthus sinensis 'Gracillimus'		3L	C	3/m^2	20%	97 -
Sarcococca hookerana humilis	30-40cm	3L	Bushy :3 brks :C	3/m^2	20%	97 -
Skimmia japonica 'Rubella'	30-40cm	3L	Bushy :3 brks :C	3/m^2	20%	97 -

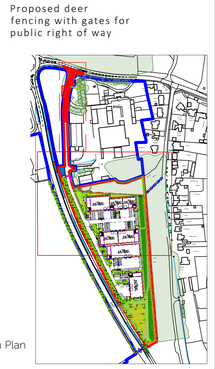
Mix E - Native Broadleaved Woodland

Species Name	Height	Specification	Layout	% Contribution	No. Plants
Acer campestre (Standard)	250-300cm	Standard :3 brks :2x :RB	1.5Ctr	20%	148 -
Alnus glutinosa (Feather)	150-175cm	Feather :3 brks :2x :BR	1.5Ctr	10%	75 -
Carpinus betulus (Feather)	150-175cm	Feather :3 brks :2x :BR	1.5Ctr	10%	75 -
Corylus avellana (whip)	60-80cm	1+2 or 1/2 :Whip :Branched :3 brks :BR	1.5Ctr	15%	111 -
Crataegus monogyna (whip)	60-80cm	1+2 or 1/2 :Whip :Branched :3 brks :BR	1.5Ctr	15%	111 -
Ilex aquifolium (whip)	40-60cm	1+2 or 1/2 :Whip :Branched :3 brks :BR	1.5Ctr	15%	111 -
Quercus robur (Feather)	150-175cm	Feather :3 brks :2x :BR	1.5Ctr	15%	111 -



LEGEND

- Boundary
- Existing Public Right of Way
- Existing and proposed levels (+100.00 / 100.000)
- Existing vegetation removed
- Existing trees retained
- Existing hedgerows to be retained
- Proposed trees (blue denotes approximate extent of GBU RootSpace system)
- Proposed species-rich native hedgerow **Mix A**
- Proposed mixed native scrub **Mix B**
- Proposed ornamental shrub planting **Mix C and D**
- Proposed native broadleaved woodland **Mix E**
- Proposed other neutral grassland (Emorsgate EL1 Flowering Lawn Mixture)
- Proposed other neutral grassland (Emorsgate EM3 Special General Purpose Meadow Mixture)
- Proposed other neutral grassland (Emorsgate EM8 Wetland Meadow Mixture)
- Proposed deer fencing with gates for public right of way



Site Location Plan
Not to Scale

BLADE

30 St Georges Square, Worcester, WR1 1HX
01905 947558
www.weareblade.co.uk

CLIENT
KAM Project Consultants Ltd

PROJECT
Observer Park, Arborfield, Reading

DRAWING TITLE
Detailed Landscape Proposals (Sheet 1 of 2)

DRAWING STATUS
Planning

DRAWING NO.	REVISION
1628-L-D-PL-201	V7

DRAWN	CHECKED	SCALE	PAPER SIZE	DATE
KC	ST	1:250	A0	JUN-2025

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Registered number 11068394.

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REV	Description	Date
V7	Replace P.padus with M. sylvestris	03/09/2026
V6	Add deer fencing and adjust RootSpace system as per Landscape Officer comments	27/08/2026
V5	Tree and shrub protection information added	07/05/2026
V4	Updated to Landscape Officer comments	26/01/2026
V3	Updated to amended layout 3389-P403L and following Landscape Officer comments	24/11/2025
V2	Updated to amended layout 3389-P403K	30/07/2025
V1	First Issue	13/06/2025