



# **2 Silver Street, Reading, RG1 2BP**

## **Landscape Management Plan**

**By Thomas Homes**

**Planning Application no. 170794**

**Condition no. 11**

**VI May 2020**

**LANDSCAPE MANAGEMENT PLAN**

**Contents:**

**1.0 Introduction**

**2.0 Management Responsibilities**

**3.0 General Management Objectives**

**Planting Types**

**Hard Landscape**

**4.0 Maintenance Operations**

**5.0 Maintenance Specification**

**6.0 Maintenance Operations Schedule**

**Appendices:**

**Appendix A Landscape Masterplan**

**Appendix B Schedule of annual maintenance operations**

## **I.0 INTRODUCTION**

- I.1 This Landscape Management Plan has been prepared by Thomas Homes and forms part of the planning submission for the proposed residential development at 2 Silver Street, Reading, RG1 2BP
- I.2 Reference should be made to the Landscape Masterplan for the site (Appendix A).

### **Scope and Purpose**

- I.3 The development is for 80 apartments with associated open space and infrastructure.
- I.4 This Landscape Management Plan sets out the long term maintenance principles required for the external hard landscape treatments (surface finishes and street furniture) and soft landscaping throughout the development.

## **2.0 MANAGEMENT RESPONSIBILITIES**

- 2.1 Management of the external common parts of the development will be through an estate management company, managed by a managing agent. None of the common part areas of the development are being offered for adoption. All remaining areas will be under private ownership.
- 2.2 Appendix B contains a schedule of annual maintenance operations and programme for implementation.
- 2.3 This plan has not identified any site specific risks, but a full assessment should be carried out by all contractors prior to any works being undertaken.
- 2.4 The management strategy should be reviewed on an annual basis to ensure the objectives set out in this document are being achieved. Maintenance operations should also be refined to suit.
- The needs of the residents
  - The conservation of ecological interests
  - Changes in the growing needs of the plant stock
  - Improvements in equipment and horticultural aids
  - Changes in legislation and sustainability requirements

### **3.0 GENERAL MANAGEMENT OBJECTIVES**

3.1 The overall aims of the Landscape Management Plan are;

- To create an attractive and well cared for setting to the development.
- To ensure the successful establishment and longevity of the plant scheme and external treatments.
- To safeguard the future health and vitality of the new trees within the development.
- To explain the purpose of each planting treatment and the overall maintenance requirements for the development
- To ensure the use of best horticultural practices at all times.

### **3.2 Years 1-5**

It is intended that the implementation of this management plan will help to fulfil the design objectives over the first 5 years. Management objectives should be reviewed on an annual basis to ensure that they are being achieved and maintenance operations should be refined over the period to respond to improvements in equipment and horticultural aids and to suit changes in the growing needs of plant stock in the local site conditions.

### **3.3 Years 5+**

The landscape maintenance contractor responsible for the site in the long term (years 5+) following the plan period should keep the spirit of the original design objectives whilst responding in a sensitive and practical way to issues which may arise in future years. The management plan should be reviewed and adjusted accordingly to ensure the design objectives are maintained in the longer term.

### 3.4 SOFT LANDSCAPE

#### Objectives

The soft landscape strategy is designed to create a strong green and open framework for the development. The grassed area will give visual interest to the open space and the tree planting uses a range of robust deciduous species.

The soft landscape to be maintained divides into the following types.

- **Tree Planting** – Non-native, native and naturalised species.
- **Amenity Planting Beds** – A range of low medium and medium species to give interest, leaf texture and seasonal colour, as well as biodiversity value, throughout the area.
- **Amenity Grass** – within the green open space.

### 3.5 HARD LANDSCAPE

#### Objectives

The hard landscape treatments include roads, pavements and street furniture. The surface treatments have been designed to be robust, providing safe and attractive routes through the development.

The hard landscape elements are:

- **Surface Materials** – The road and footpath treatments consist block paving, gravel pathways, paving slabs and walls.
- **Street Furniture and Other Elements** – Seats, bin store areas, cycle stores and external lighting.

## **4.0 MAINTENANCE OPERATIONS**

### **Introduction**

- 4.1 The maintenance requirements will change as the planting establishes and matures over the following periods:

### **4.2 Establishment Phase (years 1-5)**

#### **Tree Planting**

- 2 inspections each year to monitor health of trees with pruning to ensure appropriate habit and form, and removal of dead, damaged or defective growth.
- Inspections to adjust tree ties and staking systems in spring and autumn each year, and after severe storms.
- Monitor and control of pests and diseases throughout the year.
- Replacement of all stock failing in the first 5 years to original specification.
- Trees will be watered weekly during the first two growing seasons. Approximately 25 litres for 12-14cm girth trees; 35 litres for 14-16cm girth and 80 litres for 16-18cm girth. Watering frequency will be adjusted in the event of a drought or continuous wet weather. 600mm around each tree will be kept weed free.
- Year 5 – Remove stakes and ties when trees are fully root firm.
- Trees to be re-mulched annually where necessary.

#### **Hedge Planting**

- 2 inspections each year to monitor health of plants.
- Monitor and control of pests and diseases throughout the year.
- Replacement of all stock failing in the first 5 years to original specification.
- Plants to be trimmed where necessary in autumn annually
- Hedging to be watered weekly at a rate of 24l/m<sup>2</sup> from the beginning of April to end of September for the first two years.
- Year 5 – Remove any stakes or ties.

### **Amenity Planting Beds**

- Maintain plants and shrubs in weed and litter free condition through combined techniques by hand, herbicides, cultivation and mulching.
- Prune to promote bushy, healthy growth and ensure individual plants establish dense cover as rapidly as possible. 6 visits per annum as required.
- Replace all failures in the first 3 years to original specification. In years 4&5 replace defective shrubs depending on growth and canopy cover.
- Watering during periods of dry weather for the first 2 years.
- Apply fertilizers and bark mulch annually until full canopy is achieved
- Year 5 – Review need to thin out or refresh selected species or individual stock.

### **Amenity Grass**

- Repair or over seed failed or worn areas.
- Cutting regime – up to 20 cuts per annum. Cut heights to be set between 20 and 40mm to suit usage. All arisings to be removed
- Maintain edges to hard and soft areas in a neat and tidy condition and keep areas free of litter.

### **Hard Landscaping**

- Regular monthly maintenance inspections are to be undertaken of surface treatments for litter, debris and leaf removal (or snow clearance and de-icing in winter months) and repair defects where necessary.
- Inspect street furniture each month and maintain or repair in accordance with manufacturers recommendations, taking out of commission dangerous or inoperable elements until repair works are complete.

## **POST ESTABLISHMENT PHASE (YEARS 6-9)**

### **All Trees**

- 2 inspections each year to monitor health of trees and identify and treat pests and diseases.
- Pruning to ensure appropriate habit and form. Removal of dead, damaged or defective growth, subject to ecological advice.

### **Amenity Planting Beds**

- Inspect monthly and maintain shrubs in a weed free condition through combined techniques by hand, herbicides, cultivation and mulching.
- Prune or clip to promote bushy, healthy growth and required shape when necessary.
- Trimming back of growth overhanging adjacent footpaths or windows when required
- Remove/ replace individual specimens as required.

### **Amenity Grass**

- Repair or over seed failed or worn areas
- Cutting regime up to 10 cuts per annum. Cut heights to be set between 20 and 40mm to suit usage and character of area. All arisings to be removed.
- Maintain edges to hard and soft areas in a neat and tidy condition and keep areas free of litter.

### **Hard Landscaping**

- Continue monthly inspections and maintenance (litter, leaf and debris removal, or snow clearance and de-icing in winter) and repair as necessary.
- Continue monthly inspections, maintenance and repair of street furniture as necessary.

## **5.0 MAINTENANCE SPECIFICATION**

### **5.1 DESCRIPTION OF WORK**

The purpose of maintaining and managing the planted areas is to encourage the satisfactory establishment and long term viability of the landscaping.

#### **5.1.1 Standard of Work**

The landscape maintenance is to be carried out to a high and consistent standard. Planted areas must be kept neat and clean in appearance at all times, weed and litter free, with all plants in a healthy state. The landscape maintenance contractor shall ensure that the works themselves do not cause inconvenience or danger to members of the public and that any health and safety issues are raised with the managing agents and all necessary measures are taken accordingly.

#### **5.1.2 British Standards**

All materials, workmanship and horticultural terms shall comply with the current, appropriate British Standards.

The landscape maintenance contractor shall prevent damage to and protect as necessary, existing paving, buildings, fitment, utilities and all plants. Any damage caused thereto shall be made good by the landscape maintenance contractor.

#### **5.1.3 Protection of People**

The areas to be managed are open and accessible to the public. No operation or arisings should obstruct or interfere with public access and care must be taken to ensure that all relevant notice periods, signage and protection measures are in place to ensure that the public are not put at risk as a result of any activity associated with the management and maintenance of the development.

#### **5.1.4 Use of Chemicals**

The landscape maintenance contractor must ensure that all approvals and measures are in place for the use of any chemicals e.g. herbicides or pesticides on the site.

The landscape maintenance contractor shall ensure that any chemical application is undertaken by a trained operative who has a current NPTC certificate and in accordance with the manufacturer's directions and with the Approved Code of Practice for the Safe Use of Pesticides for Non-Agricultural Purposes where they apply. They shall ensure at all times that the public are not subject to any hazard from the use of chemicals, and that equipment, containers and materials are kept in a secure place when on site and not in use, and that all empty containers etc. are removed from site at the end of each day.

### **5.1.5 Cleanliness**

At the end of each day of each visit, the landscape maintenance contractor shall remove from site all rubbish, trimmings and superfluous materials, leaving the site in a clean and tidy condition. Particular attention shall be paid to ensuring areas of hard landscaping are left in a clean condition, free from any soil, mud, leaves and cuttings.

### **5.1.6 Programme of Operations and Site Visits**

The landscape maintenance contractor shall follow the Programme of Operations as listed in Appendix B and shall visit the site sufficient enough to carry out the maintenance duties as specified and a minimum of one visit per month.

On appointment the landscape maintenance contractor shall provide a comprehensive programme of dates when he intends to visit the site for management approval. Should such dates be substituted during the course of the contract, the contractor shall notify the managing agents and agree suitable alternative dates to carry out the work.

Additional visits may be needed during periods of low rainfall, to carry out necessary watering.

### **5.1.7 Operating Conditions**

The landscape maintenance contractor shall order his works to take account of any specific ground and weather conditions required for maintenance works.

Chemical applications shall only be undertaken in suitable weather conditions as described by manufacturers.

### **5.1.8 Watering**

Watering will be carried out as required, with daily visits during periods of drought weather. The University of Reading have full time landscape maintenance staff to carry out this task if required.

### **5.1.9 Pests and Diseases**

The landscape maintenance contractor shall notify the managing agents of any pest or disease problems occurring which affect the vegetation on site. They shall implement appropriate treatment as agreed to coincide with normal maintenance visits, where possible. All operations shall comply with statutory safety requirements. All diseased wood, prunings etc. shall be removed from site and burnt.

The landscape maintenance contractor shall advise the managing agent of all trees and plants found to be dead, dying, vandalised or not growing vigorously.

#### **5.1.10 Insurance**

The landscape maintenance contractor shall be fully insured for public liability and shall provide details of the amount of cover.

#### **5.1.11 Protective Clothing**

Appropriate protective shall be used by the landscape maintenance contractor's operatives at all times and shall comply with the Health and Safety at Work Act.

#### **5.1.12 Mulching**

All areas of shrubs are to be mulched. Mulched areas are to be topped up as necessary using the same material as was originally specified to maintain the original depth until such time as canopy closure at ground level occurs.

#### **5.1.13 Fertilising**

The landscape maintenance contractor shall make a yearly application of fertiliser to all ornamental shrub areas and tree pits.

#### **5.1.14 Weed Control**

In the course of routine visits, the landscape maintenance contractor shall undertake the weed control necessary to keep the site in a neat and tidy, weed free condition and to allow specified species to develop free from unnecessary competition.

Weeding may be carried out by hand, machine, herbicide or by a combination of all three consistent with the other requirements of this maintenance specification.

Where a herbicide is to be used, it is the landscape maintenance contractor's responsibility to ensure that the herbicide used is appropriate for the purpose and location. Use of herbicides will be in accordance with the manufacturer's recommendations and in strict accordance with the latest Control of Substances Hazardous to Health (COSHH) Regulations. Unless otherwise approved, only contact/translocated herbicides shall be used.

Weeds and other debris will be removed from site at the end of each visit.

#### **5.1.15 Litter**

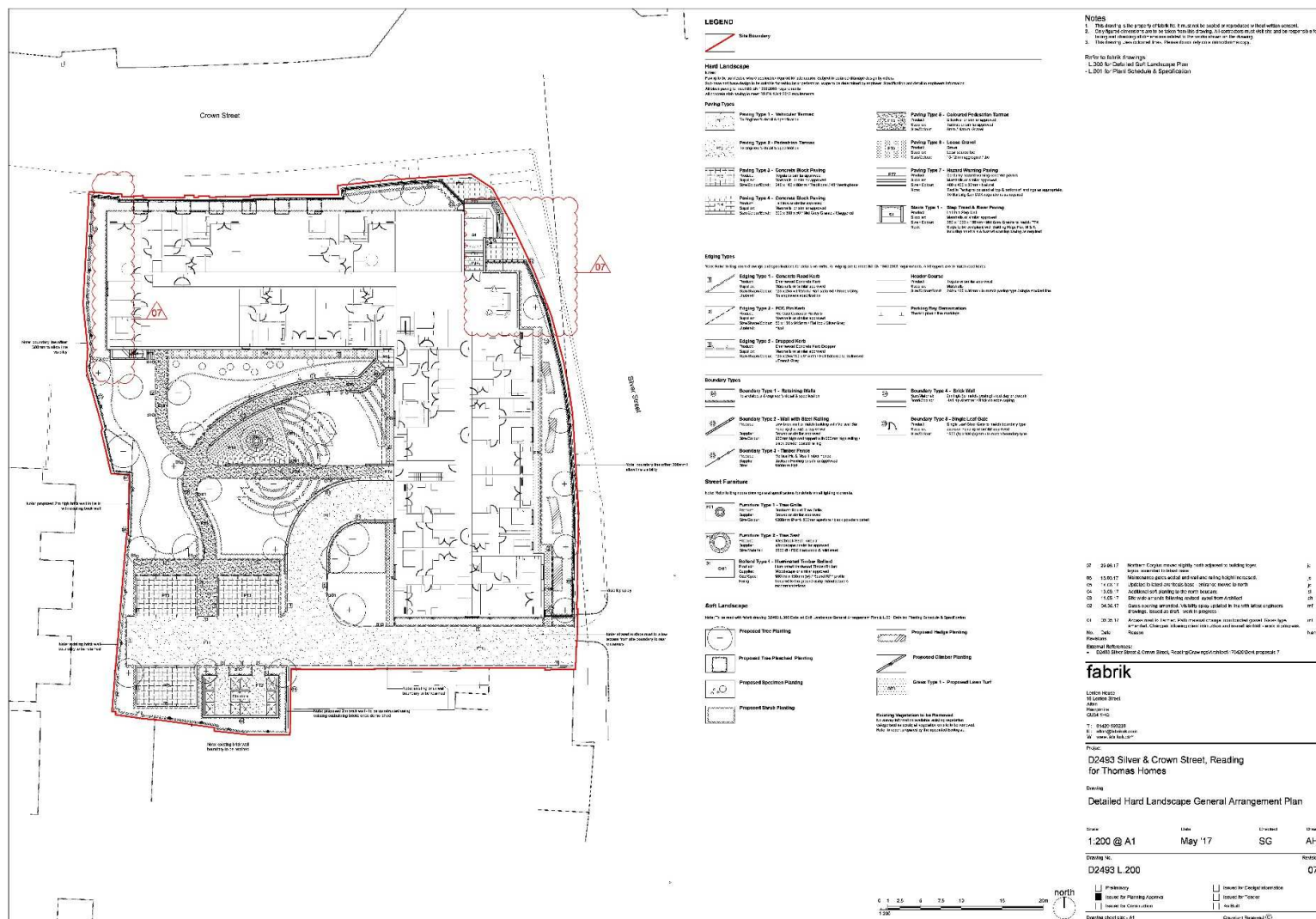
At every maintenance visit the landscape maintenance contractor shall remove all litter from planted areas and remove it from site. During autumn all fallen leaves should be collected and removed from grass and hard surfaces.

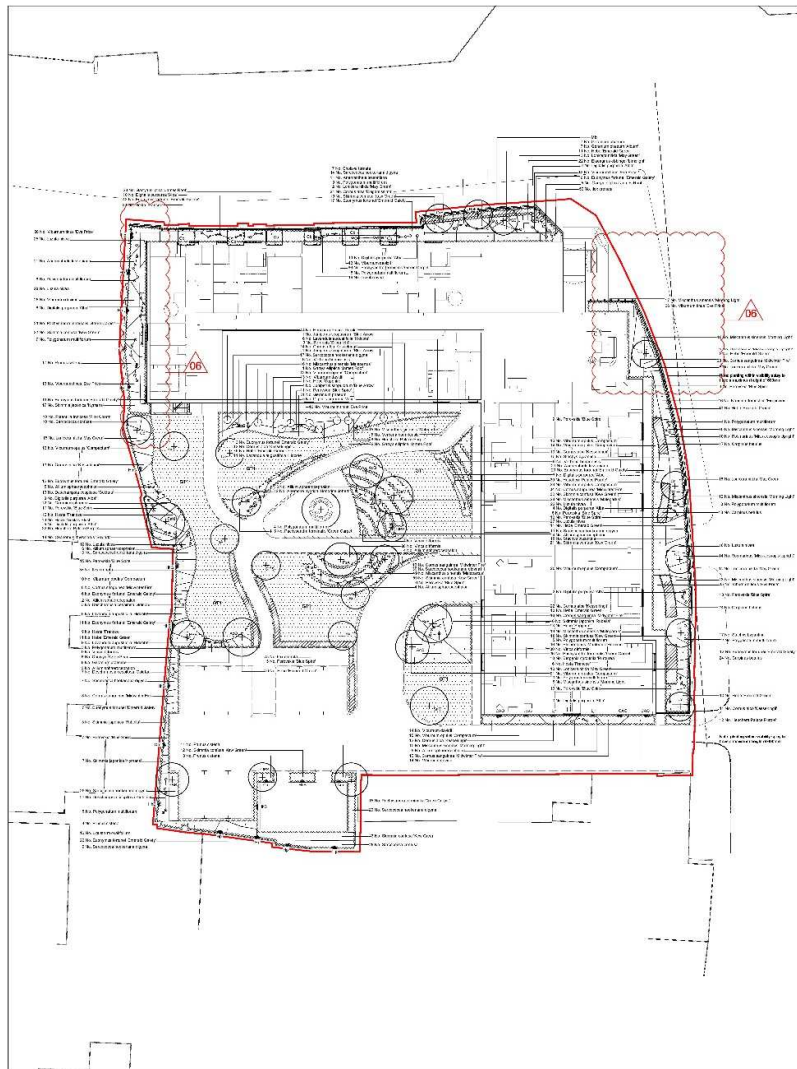
## **6.0 MAINTENANCE OPERATIONS SCHEDULE**

A schedule of the main maintenance operations to be carried out throughout the year is included in Appendix B

**APPENDIX A**

**LANDSCAPE MASTERPLAN**





**Notes**

1. This drawing is the property of the client and is not to be used or reproduced without written consent.
2. Any material shown is to be taken from the drawing. A contractor is to check the site and be responsible for any changes or alterations to the drawing.
3. This drawing is a preliminary drawing and is not to be used for construction purposes.

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London HQ  
100 London Street  
London  
EC2A 4DF  
020 7460 0000  
info@fabrik.co.uk  
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for Thomas Homes

Drawing:  
Detailed Soft Landscape General Arrangement Plan

Drawn:  
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Date:  
May 17

Checked:  
SG

Drawn:  
AH

Drawing No:  
D2483 L 300

Revision:  
06

Legend:  
☐ Preliminary  
☒ Issued for Planning Approval  
☐ Issued for Construction  
☐ Issued for Design Information  
☐ Issued for Tender  
☐ Issued for Construction

Drawing (sheet) 06 of 01  
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PLANT SCHEDULE

| PROPOSED TREES                       |        |          |          |                                                         |                      |
|--------------------------------------|--------|----------|----------|---------------------------------------------------------|----------------------|
| Species                              | Symbol | Girth    | Height   | Specification                                           | Qty.                 |
| Acer campestre 'Queen Elizabeth'     | AcQ    | 14-16cmg | 4.0-4.5m | Extra Heavy Standard                                    | 3 No.                |
| Betula pendula 'Fastigiata'          | BpF    | 14-16cmg | 3.5-4.0m | Extra Heavy Standard                                    | 2 No.                |
| Betula utilis jacquemontii           | Buj    | 14-16cmg | 4.0-4.5m | Multi-Stemmed                                           | 4 No.                |
| Carpinus betulus                     | Cb     | 14-16cm  | 2.5-3.0m | Clear Stem min. 200: Pleached tree head 180cm H 120cm W | 6 No.                |
| Castanea sativa                      | Cs     | 16-18cmg | 4.0-5.0m | Extra Heavy Standard                                    | 1 No.                |
| Corylus colurna                      | Cc     | 16-18cmg | 4.0-5.0m | Extra Heavy Standard                                    | 6 No.                |
| Crataegus laevigata 'Paul's Scarlet' | CPS    | 10-12cmg | 3.0-3.5m | Standard                                                | 3 No.                |
| Prunus 'Sunset Boulevard'            | PSB    | 14-16cmg | 4.0-4.5m | Extra Heavy Standard                                    | 4 No.                |
| Prunus subhirtella 'Autumnalis'      | PsA    | 12-14cmg | 3.5-4.0m | Heavy Standard                                          | 3 No.                |
| Quercus robur 'Fastigiata'           | QrF    | 16-18cmg | 4.0-5.0m | Extra Heavy Standard                                    | 2 No.                |
| Sorbus aria 'Majestica'              | SaM    | 14-16cmg | 4.0-4.5m | Extra Heavy Standard                                    | 3 No.                |
|                                      |        |          |          |                                                         | <b>Total :37 No.</b> |

| PROPOSED SPECIMENS                |          |           |         |                     |
|-----------------------------------|----------|-----------|---------|---------------------|
| Species                           | Height   | Condition | Density | Qty.                |
| Garrya elliptica 'James Roof'     | 80-100cm | 15L       | Counted | 3 No.               |
| Juniperus scopulorum 'Blue Arrow' | 80-100cm | 15L       | Counted | 6 No.               |
|                                   |          |           |         | <b>Total :9 No.</b> |

| PROPOSED SHRUBS                       |          |           |         |         |
|---------------------------------------|----------|-----------|---------|---------|
| Species                               | Height   | Condition | Density | Qty.    |
| Carpinus betulus                      | 60-80cm  | BR        | 5m²     | 83 No.  |
| Ceanothus thyrsiflorus 'Skylark'      | 30-40cm  | 5L        | 5m²     | 14 No.  |
| Choisya 'Aztec Pearl'                 | 60-80cm  | 5L        | 5m²     | 8 No.   |
| Choisya ternata                       | 60-80cm  | 5L        | 5m²     | 17 No.  |
| Cornus alba 'Elegantissima'           | 60-80cm  | 10L       | 7m²     | 21 No.  |
| Cornus alba 'Kesselringii'            | 30-40cm  | 5L        | 5m²     | 97 No.  |
| Cornus sanguinea 'Midwinter Fire'     | 30-40cm  | 5L        | 5m²     | 114 No. |
| Elaeagnus ebbingei 'Limelight'        | 80-100cm | 20lt      | 5m²     | 22 No.  |
| Euonymus fortunei 'Emerald Gaiety'    | 30-40cm  | 5L        | 5m²     | 180 No. |
| Garrya elliptica 'James Roof'         | 80-100cm | 15L       | Counted | 3 No.   |
| Garrya elliptica 'James Roof'         | 80-100cm | 20lt      | 5m²     | 33 No.  |
| Hebe 'Emerald Green'                  | 30-40cm  | 5L        | 5m²     | 91 No.  |
| Hebe 'Nicola's Blush'                 | 30-40cm  | 5L        | 5m²     | 10 No.  |
| Hebe 'Sapphire'                       | 40-50cm  | 5L        | 5m²     | 24 No.  |
| Lavandula angustifolia 'Hidcote'      | 30-40cm  | 5L        | 5m²     | 34 No.  |
| Ligustrum ovalifolium                 | 30-40cm  | 5L        | 5m²     | 16 No.  |
| Lonicera nitida 'May Green'           | 30-40cm  | 5L        | 5m²     | 67 No.  |
| Nandina domestica 'Firepower'         | 30-40cm  | 5L        | 5m²     | 14 No.  |
| Pachysandra terminalis 'Green Carpet' |          | 3L        | 9m²     | 266 No. |
| Philadelphus 'Manteau d'Hermine'      | 30-40cm  | 5L        | 5m²     | 16 No.  |
| Potentilla fruticosa 'Pink Charm'     | 30-40cm  | 5L        | 5m²     | 10 No.  |
| Prunus cistena                        | 40-60cm  | 5L        | 5m²     | 44 No.  |
| Rosmarinus 'Miss Jessop's Upright'    | 30-40cm  | 5L        | 5m²     | 28 No.  |
| Sarcococca confusa                    | 40-60cm  | 5L        | 5m²     | 38 No.  |
| Sarcococca hookeriana digyna          | 30-40cm  | 5L        | 5m²     | 156 No. |
| Skimmia confusa 'Kew Green'           | 40-60cm  | 5L        | 5m²     | 217 No. |
| Skimmia japonica 'Nymans'             | 40-60cm  | 5L        | 5m²     | 24 No.  |
| Skimmia japonica 'Rubella'            | 40-60cm  | 5L        | 5m²     | 21 No.  |
| Viburnum davidii                      | 30-40cm  | 5L        | 5m²     | 79 No.  |
| Viburnum opulus 'Compactum'           | 40-60cm  | 5L        | 5m²     | 146 No. |
| Viburnum tinus 'Eve Price'            | 40-60cm  | 5L        | 5m²     | 116 No. |
| Vinca difformis                       | 5-10cm   | 3L        | 7m²     | 81 No.  |
| Total: 2110 No.                       |          |           |         |         |

| PROPOSED HEDGING |          |           |         |                       |
|------------------|----------|-----------|---------|-----------------------|
| Species          | Height   | Condition | Density | Qty.                  |
| Ilex crenata     | 80-100cm | 5L        | 0.3C/r  | 160 No.               |
|                  |          |           |         | <b>Total :160 No.</b> |

| PROPOSED HERBACEOUS               |         |           |         |                       |
|-----------------------------------|---------|-----------|---------|-----------------------|
| Species                           | Spread  | Condition | Density | Qty.                  |
| Allium sphaerocephalon            | 8-10cm  | 2L        | Counted | 36 No.                |
| Anemone hybrida 'Hononine Jobert' |         | 3L        | Counted | 12 No.                |
| Bergenia 'Silverlicht'            | 15-20cm | 3L        | 5m²     | 9 No.                 |
| Bergenia cordifolia 'Purpurea'    | 15-20cm | 3L        | 5m²     | 10 No.                |
| Digitalis purpurea 'Alba'         |         | 2L        | Counted | 63 No.                |
| Geranium phaeum                   | 15-20cm | 3L        | 7m²     | 40 No.                |
| Geranium phaeum 'Album'           | 15-20cm | 3L        | 7m²     | 7 No.                 |
| Geranium pratense                 | 15-20cm | 3L        | 7m²     | 8 No.                 |
| Heuchera Palace Purple'           | 20-30cm | 5L        | 5m²     | 84 No.                |
| Hosta 'Francee'                   | 15-20cm | 3L        | 5m²     | 60 No.                |
| Perovskia 'Blue Spire'            |         | 3L        | Counted | 12 No.                |
| Perovskia 'Blue Spire'            |         | 3L        | 5m²     | 102 No.               |
| Polygonatum multiflorum           | 15-20cm | 3L        | Counted | 59 No.                |
| Stachys byzantina                 | 15-20cm | 3L        | 7m²     | 50 No.                |
| Verbena bonariensis               | 15-20cm | 2L        | Counted | 17 No.                |
|                                   |         |           |         | <b>Total :569 No.</b> |

| PROPOSED CLIMBERS        |        |          |            |                      |
|--------------------------|--------|----------|------------|----------------------|
| Species                  | Symbol | Height   | Condition  | Qty.                 |
| Clematis 'Arctic Queen'  | CAQ    | 80-100cm | C10:framed | 4 No.                |
| Clematis montana         | Cm     | 40-60cm  | 3L         | 3 No.                |
| Hedera helix 'Buttercup' | HtB    | 40-60cm  | 3L         | 5 No.                |
| Hedera helix 'Glacier'   | HtG    | 40-60cm  | 3L         | 2 No.                |
| Hydrangea petiolaris     | Hp     | 40-60cm  | 3L         | 9 No.                |
| Lonicera japonica repens | Ljr    | 80-100cm | C10:framed | 2 No.                |
|                          |        |          |            | <b>Total :25 No.</b> |

| PROPOSED CONIFERS                 |          |           |         |                     |
|-----------------------------------|----------|-----------|---------|---------------------|
| Species                           | Height   | Condition | Density | Qty.                |
| Juniperus scopulorum 'Blue Arrow' | 80-100cm | 15L       | Counted | 6 No.               |
|                                   |          |           |         | <b>Total :6 No.</b> |

| PROPOSED GRASSES                    |               |           |         |         |
|-------------------------------------|---------------|-----------|---------|---------|
| Species                             | Specification | Condition | Density | Qty.    |
| Anemanthele lessoniana              | 30-40cm       | 3L        | 5/m²    | 53 No.  |
| Deschampsia cespitosa 'Goldtau'     | 40-60cm       | 3L        | 5/m²    | 52 No.  |
| Luzula nivea                        | Full Pot      | 3L        | 7/m²    | 158 No. |
| Miscanthus sinensis 'Malepartus'    | 40-60cm       | 5L        | 5/m²    | 127 No. |
| Miscanthus sinensis 'Morning Light' | 40-60cm       | 5L        | 5/m²    | 92 No.  |
| Total                               |               |           |         | 482 No. |

PLANTING SPECIFICATION

Proposed Tree Planting

Nursery Stock and Selection

All trees and planting are to be selected and tagged by the landscape architect prior to any stock being delivered to site. All planting should comply with the requirements specified in BS 3936:1992 'Nursery Stock' (Part One). All nursery stock and trees are to be free of pest and diseases prior to being delivered to site. All delivered stock is to be inspected by the landscape architect prior to any planting being carried out.

The Landscape architect reserves the right to reject trees and nursery stock that do not meet specifications as set out in the requirements and guidelines in BS 3936:1992 or in accordance with the landscape architects drawings. If a particular defect or substandard element can be corrected easily, appropriate remedies shall be applied and agreed with the landscape architect. If destructive inspection of a root ball is to be carried out, agreement should be in place prior as to the time and place of inspection. Inspection of shrub roots in containers or rootball can be carried out on site if required.

Tree Handling

It is recommended that companies that do not have experience with handling large trees or the required equipment to do so seek advice from the landscape architect or tree supplier. Furthermore, specialist hauliers are to be used who will have the correct lifting equipment to deal with unloading large trees.

The landscape contractor must follow the industry guidance method for handling trees. Below are recommended industry standards.

Dormant trees sizes of 12-16cmg :

These can be lifted and unloaded using a root hook and hoist. Even when the tree is dormant it is recommended to wrap the stem in hessian for additional protection when unloading maintaining the lifting weight on the root hooks.

Dormant trees sizes of 18-20cmg - 25-30cmg:

These can be lifted and unloaded using a 3 tonne sling in combination with a chain and root hooks. Even when the tree is dormant it is recommended to wrap the stem in hessian for additional protection when unloading.

Tree Planting

The tree supplier is to be approved by landscape architect prior to any ordering of stock. All trees are to be planted in the first available planting season after construction as root balled stock unless otherwise specified and agreed with the client. All tree pits are to be excavated 24 hours prior to delivery to reduce the time the rootball is out of the ground. All tree pits are to be excavated under favourable weather conditions to avoid deterioration of the soil structure and glazing. All excavations are to be carried out using a toothed bucket ensuring tree pit walls are not glazed, the walls of the tree pit can also be loosened with hand held tools.

Tree pit dimensions are subject to soil conditions, soil report provided by agronomist and rootball size. Tree pits can never be excavated too wide in an unrestricted space (open ground), however they can be too deep. All trees are to be planted at the correct height which is the same depth as the tree was growing on the nursery. The root collar must remain visible. Tree pit sizes are to be agreed with landscape architect prior to excavations. All tree pits are to be inspected by the landscape architect prior to planting. All tree pits are to have suitable irrigation pipe and end cap and aeration tubes if required (aeration tubes tend to be required for trees planted in a hard landscape environment). They are only required for the first two years after which they are superfluous. All irrigation pipes are to be placed as high as possible not at the base of the rootball. The tree would also benefit from an earth reservoir around the rootball on the surface to aid watering. The reservoir is best backfilled with bark mulch to avoid soil glazing on the surface.

Note: Trees may sink after planting due to soil settlement. With sandy soils generally there will be a settlement of 10% and clay soils 20%, this will need to be considered by the landscape contractor when planting and therefore the tree may need to be planted slightly higher to accommodate soil settlement.

Note: Never excavate deeper than the highest water table to ensure organic matter does not come in contact with groundwater resulting in anaerobic digestion within the soil.

All hessian and wire supports around the rootball are to remain in place when planting (in some case it may be required to loosen the hessian and wire). The hessian will quickly decompose. The wire will oxidize and also disappear in the soil eventually.

Trees planted within hard landscape areas are to have tree grilles and guards where specified. Subterranean cellular product is to be used to ensure the tree has a minimum of 6m3 growing area. Type and manufacture is to be agreed with the client and landscape architect prior to installation. The landscape architect is to inspect all tree pits prior to planting.

Trees are to be supported either by high anchoring, low anchoring or underground anchoring systems. The type of anchoring system is to be agreed with the landscape architect and detailed within the specification of works. For trees that are <10-12cmg use 1no untreated softwood stake at min 10cm diameter driven into the ground at least 1m depth (30cm of which must be in undisturbed ground), the stake is to be placed on the side of the prevailing wind. Trees >10-12cmg use 2no untreated softwood stakes at min 10cm diameter driven into the ground at least 1m depth with horizontal bracing bar. Trees >25-30cmg use 3no stakes in a triangle around the tree (1.4m above ground level) with horizontal bracing bars, tree bands are to be secured to the posts with galvanised nails.

Underground anchoring systems are to be used for large compact rootballs or trees within hard landscape with tree grilles to BS 4043: 1989' Recommendations for Transplanting Root-Balled Trees'. The type of anchoring system is to be agreed with the landscape architect. Biodegradable anchoring straps are to be used to ensure the straps do not grow into the trunk.

Note: There are benefits to using low level anchoring as field trials have demonstrated that the tree becomes independent in the ground quicker as a result of the wind rocking the tree that encourages root ground. However, this method is not recommended in exposed conditions or coastal locations due to a greater risk of the trunk breaking.

Ties and stakes are to be checked and adjusted every six months or after periods of strong wind and rain.

All topsoil is to conform to BS 3882:2015 'Multipurpose' or similar approved by an agronomist. The tree pit shall be backfilled with previously prepared topsoil excavated from the pit and additional topsoil as required. All backfilled material is to include an organic slow release fertilizer to ensure there is no adverse affect on soil organisms (Vitax Q4HN) or similar approved at a ratio of 10 :7.5 :10.2 + TE. The second application to be made 10-16 weeks after planting depending on soil type and weather conditions.

Tree pit root barrier are to be installed to all trees within 3m of any underground service routes or within 2.0m of kerb lines & hard surfaces & building foundations. Type of root barrier material is to be agreed with the landscape architect. The landscape contractor is to confirm locations of all services prior to implementation of trees. Prior to installation NJUG specification and requirements are to be referred too.

Guidance for Tree Pit Sizes within Soft Landscape Areas

Final tree pit size will vary dependent on size of rootball, tree stock and soil type.

Below are general guidance sizes only. The landscape contractor is to speak to the grower to obtain exact sizes prior to delivery. Landscape Architect to inspect tree pits prior to planting.

Tree pit size guidelines:

| Tree size | Rootball Size | Tree pit size (length, width, depth) |
|-----------|---------------|--------------------------------------|
| 10-12 cmg | 40x40cm       | 50x60x60cm                           |
| 12-14 cmg | 40x40cm       | 60x60x65cm                           |
| 14-16 cmg | 50x50cm       | 60x80x65cm                           |
| 16-18 cmg | 50x50cm       | 80x80x65cm                           |
| 18-20 cmg | 60x60cm       | 80x80x75cm                           |

Tree aftercare and pruning

When a tree is lifted/harvested it will lose a percentage of it's root system. As a result the roots are unable to supply the crown with the water demand being placed on the root system which can cause stress to the tree. As a result the tree will respond by reducing the amount of foliage, in some cases when the water storage is great the tree will shed wood from the crown. Watering the tree is important in the first two years after transplanting. In very hot conditions the canopy can dry out even when the rootball is moist simply because there is not enough root development yet. Therefore, the only solution is to reduce the canopy volume to reduce the stress.

All pruning is to be done by removing first and second wood only, all pruning works are to be carried out by appropriately trained landscape contractors.

It is recommended that hessian is placed around the tree stems after planting to prevent the overheating of the trunks.

The flow of water within the bark will normally prevent this, however, after planting less water is transplanted and as a result the trunk is at risk of sunburn. The setting sun will cause the most potential damage. Most of the damage will be visible on the western side of the tree. Trees with smooth bark are more vulnerable to sunburn than trees with rough bark.

Note: This is to only be done as a temporary measure as the tree is establishing, after which the hessian is to be removed.

Monitoring of the trees is to be carried out during the rectification period and as part of the long term management. The following points are to be considered and monitored;

- Watering, trees will require watering for the first two years after planting, after which they will generally look after themselves. The number of times will depend on location, weather conditions and growing season. Therefore, as the tree is a growing organism the required experience and knowledge will determine the number of times the tree is watered to ensure establishment. It is better to give the tree a lot of water once a week rather than water every day as this will encourage root development and prevent the tree becoming 'lazy'. Over watering will push oxygen away from the root system preventing root development.
- Soil condition, these can be carried out by a specialist to monitor the oxygen levels (that should ideally be 18-21%, 16-18% will be sufficient levels, 12-16% will be poor levels <5% shows acute root mortality). Soil moisture levels both within the rootball and surrounding ground to also be monitored.
- Soil compaction, traffic over planted areas or areas to be planted are to be limited or ideally avoided completely. When soil compaction is higher than 2.5MPa root development will not be possible.
- Canopy, monitor leaf development, size, colour and the amount of foliage that is within the crown. Length of new growth and bud development and size of buds.

Proposed Ornamental Shrub / Perennial Planting

- To be planted in a minimum of 300mm depth approved topsoil to BS 3882: 2015 'Multipurpose' in the first available planting season after construction.
- All shrubs are to be planted as container stock unless otherwise specified (5 or 10 litre), all stock is to be well rooted into the container but not pot bound.
- All shrubs are to be planted with a slow release organic fertilizer (vitax or similar approved) and backfilled with a mixture of excavated top soil and compost (not peat based). A minimum of 50 mm approved ornamental grade bark mulch is to be applied to planting areas unless stated otherwise.

Proposed Hedge Planting

- To be planted in a minimum of 300mm depth approved topsoil to BS 3882: 2015 'Multipurpose' in the first available planting season after construction.
- All shrubs are to be planted as container stock unless otherwise specified (5litre), all stock is to be well rooted into the container. All hedge are to be planted in double staggered rows.
- All shrubs are to be planted with a slow release organic fertilizer (vitax or similar approved) and backfilled with a mixture of excavated top soil and compost (not peat based). A minimum of 50 mm approved ornamental grade bark mulch is to be applied to planting areas unless slated otherwise.

Planting Guidelines

- All planting and landscape operations should comply with the requirements specified in BS 3936-4:2007 'Nursery Stock' (Part One) and BS4428:1989 'Code of Practice for General Landscape Operations' (excluding hard surfaces).
- All topsoil and testing to conform to BS 3882: 2015 'Specification for Topsoil and Requirements for Use'.
- All topsoil used for planting to be tested by an approved Topsoil Analyst and any required amelioration or soil improvements to be carried out in line with Analyst's report.
- All fertilizers are to be applied or supervised by qualified staff to avoid the action of plasmolysis.
- Nurseries to provide protocols for ensuring that plant stock is free of invasive species.
- No planting is to be carried out when the site is covered by frost.
- Irrigation of plant material to be carried out during periods of drought will be required to ensure successful establishment of all plant stock.
- If planting is to be carried out during the growing season, all bareroot / rootballed plant stock is to be substituted with containerised stock. Specification to be agreed with Landscape Architect prior to ordering and implementation.

Maintenance Notes - Overview

- Refer to landscape and open space strategy for programme of operations. Detailed landscape maintenance and management plans for each development phase to be submitted to the LA for approval.
- All landscaped areas are to be maintained for 24 months following practical completion of the phase or until the plants have established, all tree planting to be maintained for 36 months.
- All planted areas to be kept clear of weeds at all times throughout maintenance period.
- Planted areas to be forked through regularly to keep soil loose and aerated.
- All litter and debris to be removed from landscaped areas and carted off site.
- Plants pruned as instructed by the Landscape Architect to promote healthy growth and to remove dead and diseased wood.
- Watering as required to maintain healthy growth.
- Any species that dies or fails to establish in the first five years should be replaced by an identical species., or alternative species as agreed with LPA.

Additional Notes

- Existing levels to be preserved around existing trees and vegetation to be retained.
- Existing trees and vegetation to be retained are to be protected during construction to BS 5837:2012 'Trees in Relation to Design, Demolition and Conservation Recommendations'.
- Any necessary tree works to be carried out by an approved tree surgeon to BS 3998:2010 'Recommendations for Tree Works'.
- Final location and tree species selection will be subject to service report and foundation depths to be provided by engineers.
- Edge treatment to deter casual parking to include straight / bulbnose kerb

Notes

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2. 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.

|           |            |                                                                          |      |
|-----------|------------|--------------------------------------------------------------------------|------|
| 03        | 28.06.2017 | BS reference amended                                                     | JC   |
| 02        | 14.06.2017 | Amends to plant numbers following updates to site entrance               | JC   |
| 01        | 11.05.2017 | Amends to plant numbers following updates to site layout & planting plan | ah   |
| No.       | Date       | Reason                                                                   | Name |
| Revisions |            |                                                                          |      |

External References:  
• N/A

fabrik

Lenten House  
16 Lenten Street  
Alton  
Hampshire  
GU34 1HG

T : 01420 593250  
E : alton@fabrikuk.com  
W : www.fabrikuk.com

Project

D2493 Silver & Crown Street, Reading  
for Thomas Homes

Drawing

Detailed Plant Schedule & Specification  
to be read with L.300

| Scale | Date    | Checked | Drawn |
|-------|---------|---------|-------|
| N/A   | May '17 | SG      | AH    |

Drawing No.

D2493 L.001

Revision

03

|                                                                  |                                                        |
|------------------------------------------------------------------|--------------------------------------------------------|
| <input type="checkbox"/> Preliminary                             | <input type="checkbox"/> Issued for Design/Information |
| <input checked="" type="checkbox"/> Issued for Planning Approval | <input type="checkbox"/> Issued for Tender             |
| <input type="checkbox"/> Issued for Construction                 | <input type="checkbox"/> As Built                      |

Drawing sheet size - A1

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## APPENDIX B

## ANNUAL MAINTENANCE OPERATIONS SCHEDULE

(Including contractors 12 month defects and aftercare period and management company responsibilities after handover)

This table lists the key routine operations required during the first 5 years after practical completion of the hard and soft landscape treatments and should be used as a guide to timings of specific operations. The maintenance contractor should be prepared to undertake maintenance tasks as required throughout the year to satisfy objectives at the direction of the managing agents.

[illegible]