

Comparative Landscape Assessment

for

Former Sales and Marketing Suite Redevelopment,
Kennet Island

on behalf of

Berkeley Homes (Western) Ltd

APPENDIX 01

Figures, Viewpoint Photographs and Photomontages

Figure 01 – Site Location and Viewpoints

Figure 02 – Previously Approved Landscape Scheme

Figure 03 – Landscape Proposals

Figure 04 – Detailed Planting Plan

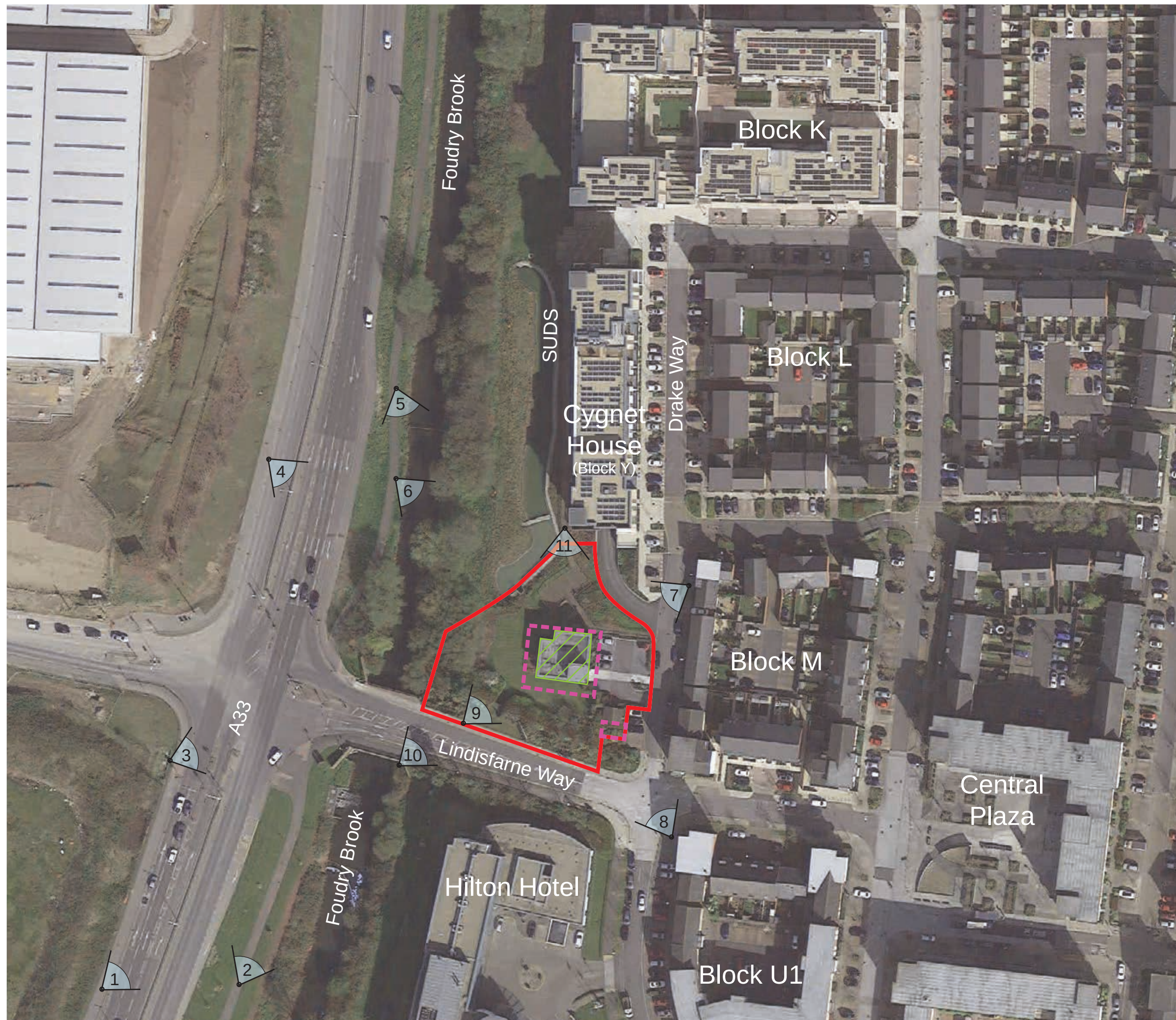
Figure 05 – Hardworks and Construction Details

Viewpoint Photographs 1 to 11

Photomontages for Viewpoints 6 and 10

March 2018
Rev C - March 2018

Figure 1: Site Location and Viewpoints



Key

-  Application Boundary (TBC)
-  Viewpoints Locations
-  Extent of existing Sales and Marketing Suite
-  Approximate extent of proposed built development

B08043 - Kennet Island

Site Location and Viewpoints

Figure 01

Scale: 1:1000 @ A3

February 2018

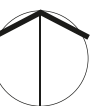
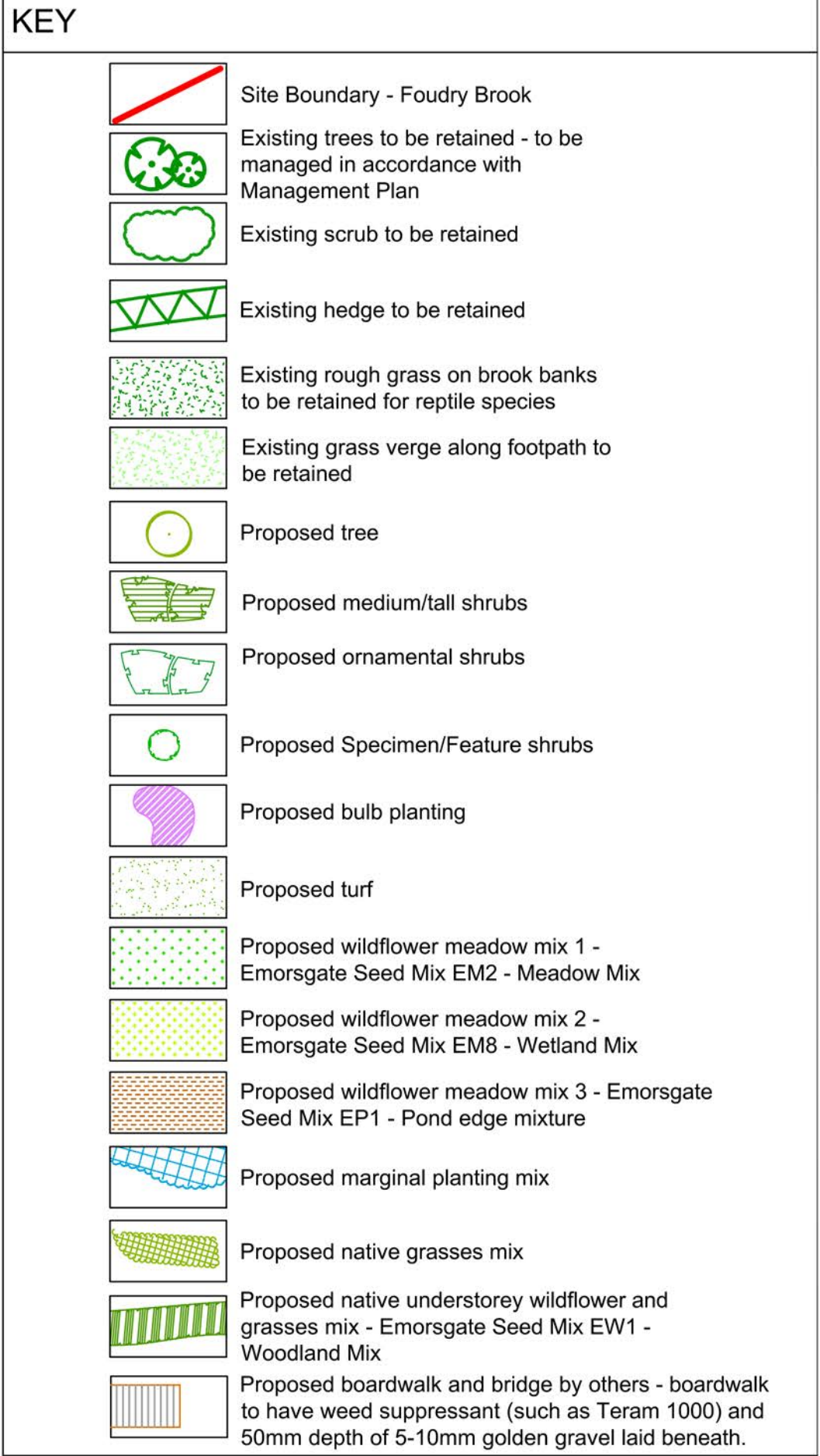


Figure 02: Previously Approved Landscape Scheme

[illegible]

1. All areas of proposed planting to be cleared of: building debris including stones, brick and concrete over 50mm in diameter; contamination; and soils unsuitable for landscape purposes on housing developments. These should be removed from site. All areas of proposed planting affected by construction works to be relieved of compaction by ripping to a depth of 600mm at 1m centres in two directions except below the canopies of existing trees, where underground services exist or where directed not to by site engineer.
2. All groundworks and planting operations shall be in accordance with the following British Standards:
BS 3936 Part 1 (1992) Nursery Stock - Specification for Trees and Shrubs
Part 4 (2007) Nursery Stock - Specification for Forest trees, poplars and willows
Part 10 (1990) Nursery Stock - Specification for Ground Cover Plants
BS 4428 (1989) Code of Practice for General Landscape Operations (excluding Hard Surfaces)
BS 3882 (1997) Specification for topsoil and requirements for use
BS 3969 (1998) Recommendations for Turf for General Purposes
3. Topsoil to be existing in-situ undisturbed topsoil or if imported topsoil is required, topsoil is to be multi-purpose grade and free of all contaminants above levels harmful to human and plant life, as in accordance with CLEA (levels to meet the requirements of "Residential without Plant Uptake"), and for other contaminants as previously guided by ICRCCL.
4. All plants shall be supplied in accordance with the National Plant Specification and by nurseries accredited by the Horticultural Trade Association. All native plants should be of local provenance in accordance with the Forestry Commissions provenance area 40.

5. Effective weed control shall be carried out prior to cultivation. All planting areas to be cultivated to a depth of 300mm.
6. Topsoil depths to be:-
150mm for grass;
450mm for shrub areas;
600mm for trees;
shrub pits to be 300 x 300 x 300mm, or 200mm larger than root ball, whichever is larger;
tree pits to be 1.2 x 1.2 x 0.6m deep, or 200mm larger than root ball, whichever is larger;
7. Apply peat-free tree and shrub planting compost with moisture retaining elements by thoroughly incorporating it with topsoil into planting holes at the ratio of 8 litres per shrub / 40 litres per tree.
8. All plants to be watered before and after planting and as necessary during the growing season to ensure planting thrives.
9. All trees to have 80mm dia. 30% perforated flexible drainage pipe placed around outer edge of rootball and brought up to 100mm above ground level for irrigation. All pipes to be fitted with dirt stoppers. Trees shall be watered directly over the rootball during the first growing season, then subsequently years using watering pipe. All trees to be underground gaved, using platypus tree anchoring system or similar.

10. Surface Mulching to all plant beds shall be 75mm depth of ornamental bark mulch, well composted for 180 days and free from fungus, disease and debris. Trees is grass to receive 75mm of bark mulch in a 600mm diameter circle.
11. Turf to be supplied by and grown in accordance with the Turf Growers Association Specification by a TGA member company
12. Sowing rates for Grass Seed Mixes to be as recommended by manufacturer.
13. Maintenance shall be carried out to keep all planting areas weed free and any dead, diseased or seriously damaged plants (including those vandalized) shall be replaced during the following planting season during the 5 year Maintenance Period. These are to be replaced with plants of similar sizes and species to that originally specified. Mulch to planting beds shall be topped up annually to maintain 75mm depth and regulary swept up from surrounding paved areas.
14. Maintenance shall be carried out regularly to all proposed grass areas in accordance with the Management Plan.

STATUS:

- ☐ OUTLINE
- ☐ SKETCH
- ☒ PLANNING
- ☐ TENDER
- ☐ CONSTRUCTION
- ☐ AS BUILT

SCALE 1:250@A1

DATE 07.03.13

DRAWN AB

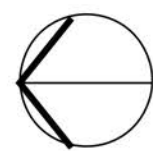
CHECKED AT

DWG NO. B08043.33A

PROJECT Kennet Island, Manor Farm Road

DWG Landscape Proposals

Sheet 2 of 2 - South



Do not scale off drawing. All dimensions and levels are to be checked on site. Any discrepancies must be reported to The Landscape Partnership immediately.
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Figure 03: Landscape Proposals



Key

- Existing group of vegetation to be retained
- Existing tree to be retained
- Existing group of vegetation to be trimmed back to extent shown
- Existing tree to be removed or removed and replanted in position indicated
- Existing timber fence with maintenance gate (location indicated) to be retained with damaged panels to be replaced
- Proposed tree
- Proposed areas of shrubs
- Proposed bulbs planted into proposed wildflower grass
- Proposed wildflower turf to be 'Flora Lo-Gro' by Bradley Lakes Turf or similar approved.
- Proposed hedgerow
- Proposed specimen shrub
- Existing rough grassland to be retained
- Existing decking with timber handrail to be retained.
- Existing decking, with supports and concrete foundations to be removed
- Section of existing handrail around existing decking to be removed (decking retained)
- Existing 1.8m high close board timber fence with maintenance gate (location indicated). Maintenance gate to be removed and replaced with 1.8m high timber fence to match existing fence. Existing damaged panels within fence to be replaced.
- Existing grasscrete to be retained
- Existing timber benches and bins to be retained
- Approximate location of existing inspection chambers - To be retained
- Existing landform - directions of graded slopes
- Marshalls Pallas 200x300x80mm, to match existing paving, light granite colour paving. To be edged in 'La Linea' blockwork. Colour: Anthracite Basalt. To match existing.
- Proposed tarmac - grey
- Proposed footpath. To be coloured tarmac 2m width. Supplied as Masterint colour: Natural. To be edged in 'La Linea' blocks by Marshalls. Colour: Anthracite Basalt. End circle to have a diameter of 5m, with an internal unsurfaced central circle 1.4m diameter, to be utilised as a tree and shrub pit.
- Proposed handrail to match timber handrail of decking structure with 3No horizontal tensioned steel wires.
- Proposed decking ramp between tarmac surfacing and existing decking structure. To be fitted with handrails to match and anti-slip strips on timber
- Proposed curved timber tree surround. "Circular Tree Seat" By Woodscape. No Backrest. To be surfaced fixed to tarmac. To be located centrally around the proposed feature birch tree.

Maintenance gate removed and replaced with timber fencing with C additional shrub planting, location of bin store adjusted	OT	22-03-2018
Terrace to the SW of the building removed	B	20-03-2018
Updated to accord with latest building footprint	A	19-03-2018

Revision	Number	By	Date
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Project	Bedford 01234 261315
Kennet Island, Phase 3c	Woodbridge 01394 380509
	London 020 3092 4141
	Norwich 01603 230777
Drawing	Job No. B08043
Former Sales and Marketing Suite Redevelopment	Dwg. No. 69C
Landscape Proposals	Scale 1:200@A1
Status	Drawn OT
Planning	Checked AT
	Date 13-02-2018

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North