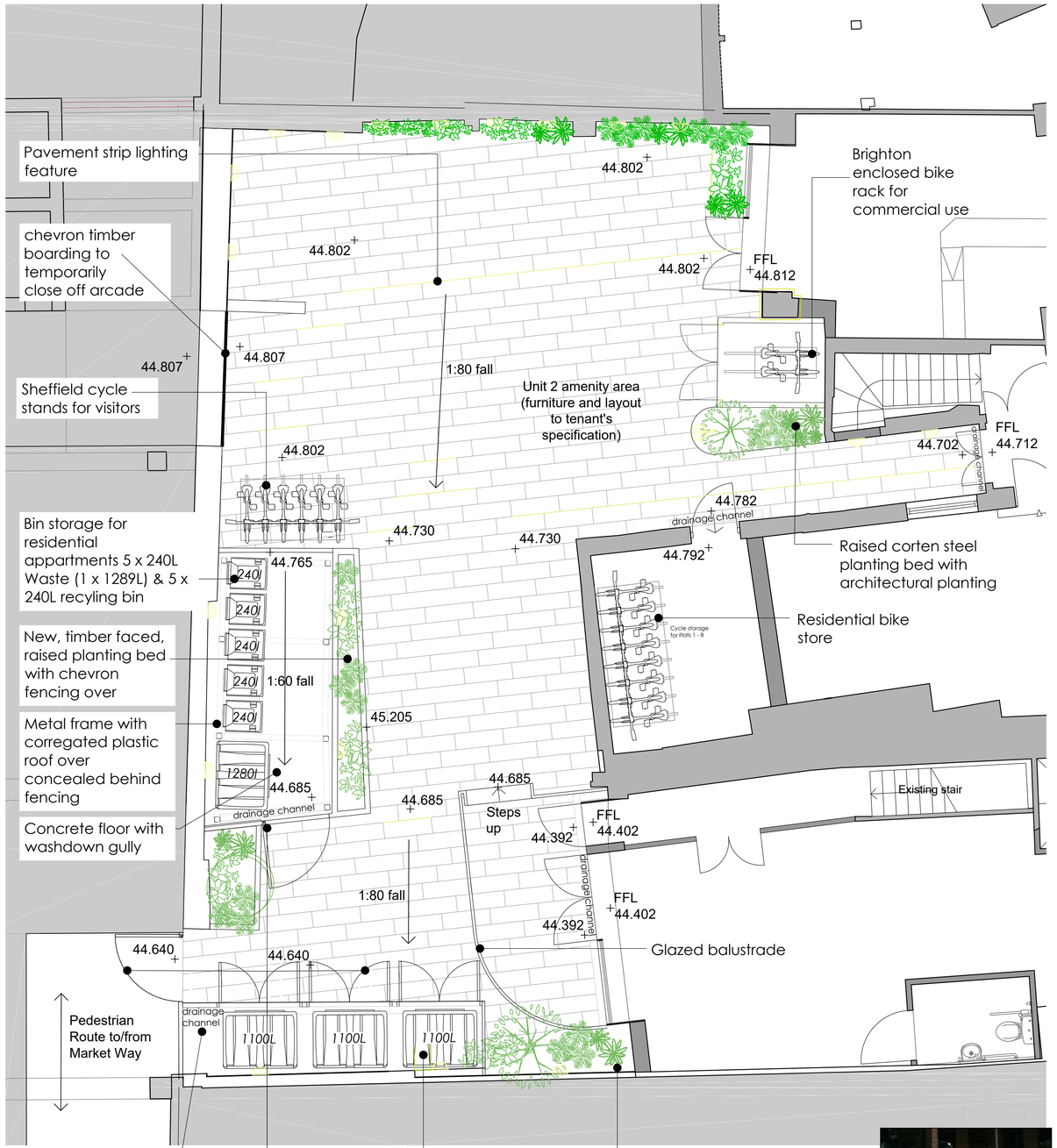
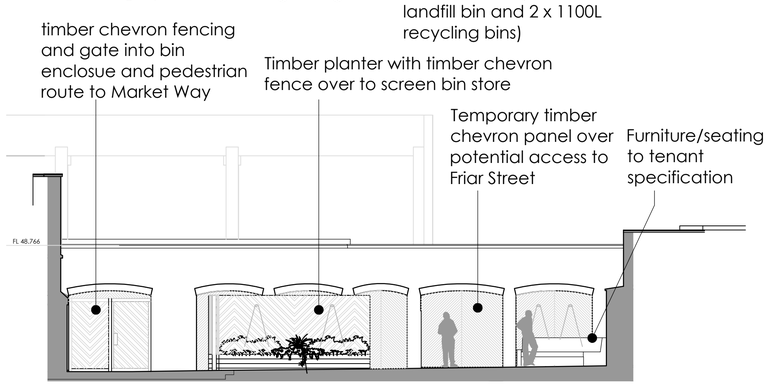




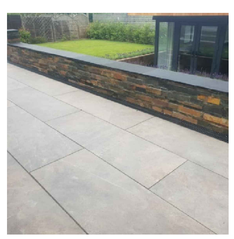
LIGHTING KEY

- LED paving strip lighting
- Dark sky LED bulkead downlighter
- Dark sky LED post mounted downlighter
- LED paving strip lighting to underside of nosings

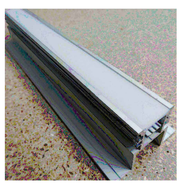
Sheffield Stands

Brighton Secure Bike Shed

corten steel raised planting bed


long format gray paving slabs

thin slat chevron panelling with 'black-out' substrate


flush LED strip lighting

trees, shrubs & groundcovers

planting beds to contain a balanced mix of plants and specimen trees within communal areas as noted. Plants/ trees typically:

planting schedule

image	species	specification	density
ornamental shrubs & groundcovers - standard raised beds			
LAV HID	lavandula hidcote	3 litre pot (plant in ericaceous compost)	4/m2
CAL VUL	calluna vulgaris 'dark star'	2 litre pot (plant in ericaceous compost)	5/m2
HEB AUT	hebe 'autumn glory'	3 litre pot	4/m2
CRO LUC	Crocosmia 'Lucifer'	bulbs	20/m2
JUN EFF	Juncus effusus 'spiralis'	9cm pot	3/m2
MIS SEN	Miscanthus sinensis 'Morning Light'	9cm pot	5/m2
CAR ICE	Carex 'Ice Dance'	9cm pot	5/m2

outline planting specification

existing trees

There are no existing tress on site or near to any new boundary works. The existing site is hard standing throughout.

shrubs and groundcovers

To be planted in 400mm depth approved quality topsoil beds with 75mm consolidated depth bark mulch, to comply to BS3882, cultivated and incorporating Enmag fertilizer at a rate of 70 grams/m2. specimen plants to have backfill of 80% topsoil/ 20% approved peat free compost. all plants to be well watered in. all shrub beds to receive a 65mm layer of coarse/ medium grade bark mulch, unless otherwise specified.

general plant supply

all plant material to be supplied with BS3936 parts 1-4 and 10. all plants to the correct species and stock size specified, and to be good specimens characteristic of species. all plants to be supplied free from pest and disease. no substitution of species shall be allowed without prior approval.

composts & pesticides

Contractor to ensure peat-free composts, mulches and soil conditioners are to be used.
As a general rule, no pesticides (herbicides, insecticides, fungicides and slug pellets) to be used on site. Where it is absolutely necessary to use pesticides these should be non-residual.

services

The landscape contractor should establish positions of drains and services on site prior to excavation works, and any potential conflict with tree planting positions should be brought to attention.

outline maintenance specification

Maintenance of the landscape areas shall be undertaken by a competent Landscape Contractor and will become the responsibility of the management company for the site. All soft landscape elements are to be maintained and guaranteed by the landscaping installer during 12 months defects liability period. Following expiry of the defects period and the autumn of the 4 subsequent years, the Contractor shall advise the management company of all trees and other plants found to be dead, dying, vandalised or suffering significantly from the current growing conditions. All failed / defective plants identified within should be replaced by the contractor at the soonest available planting season to ensure a continued coverage of growth. Replacement plants should be of the same species and specification of the failed specimens.

Maintenance visits shall be undertaken at regular intervals to undertake the most intensive maintenance tasks such as removing litter and inspecting components for defects. Visits may will be increased at certain times of the year to enable the operations to be properly executed.

Maintenance to include weeding operations to trees, and shrub areas, pruning plants as necessary , checking and adjusting stakes and ties, watering as necessary during prolonged dry periods, and replacing any plant failures.

The Contractor shall ensure that any chemical application is undertaken by trained personal / operatives only, who have the appropriate NPTC certificates and in accordance with the manufacturer's recommendations. The 'Code of Practice for the Safe Use of Pesticides for Non-Agricultural Purposes' will be observed where applicable. The use of any chemicals shall be noted on record sheets and retained within a log. The Contractor shall programme and vary their agreed time of visits to coincide with appropriate weather conditions for carrying out of operations, with particular regard for the use of chemicals.

The Contractor will notify the management company to any significant pest or disease problem affecting the planted stock and shall provide a suitable strategy for treatment to be implemented.

Chipping and shredding is not permitted on site without prior consent. Proposals for control of vermin should be submitted for approval if they become a problem.

An external water supply is to be available to carry out maintenance operations. In the event of water restrictions (e.g. drought), the landscaping contractor will be responsible for submitting proposals to the management company for an alternative source of water e.g. use of a trailer mounted bowser

proposed standard trees - maintenance

Routine operations will involve: watering at times of drought, ensuring sufficient water is applied to ensure trees remain healthy; applications of slow release fertiliser; inspecting stakes and ties to trees and removing these as soon as trees are self-supporting to benefit tree establishment; re-firming trees in ground after strong winds, frost heave or other disturbances; monitoring and replacing failed planting with new plants between October and March; inspecting trees for pests and diseases; pruning to maintain shape and form and maintaining a mulch layer around the base of the tree to prevent weed competition. Any replacement planting is to be undertaken to the original specification into well-prepared ground.

Proposed shrubs and rain garden planting - maintenance

Routine operations will involve: watering at times of drought, ensuring sufficient water is applied to ensure trees remain healthy; pruning/clipping and re-shaping species to encourage bushiness; removing weeds; hoeing or forking over beds; fertilising; topping up mulch; monitoring for pests and diseases; and replacing dead or dying specimens as soon as possible when growing conditions permit. When shrubs start to overlap or dominate less vigorous species, it may be necessary to remove some individual plants to retain the character of the bed. Thinning will take place as required in a logical process over several stages. Monitoring and replacing failed planting with new equivalent plants will take place between October and March or later if containerised stock is used and weather conditions permit. Dead head flowering shrubs following the flowering period to promote further flowering.

Proposed hard landscaping - maintenance

Routine operations will involve: removing debris, litter and fallen leaves through regular sweeping; remove grass arisings; undertaking regular visual inspections for defects. Any patchy or worn areas or where the hard surface finish has visibly failed, are to be clearly fenced-off from the public and repaired as new as soon as feasibly possible. Street Furniture and Fencing will be inspected to ensure that it remains soundly and safely installed.

Notes:

do not scale:
detailed drawings and larger scale drawings take precedence. Figured dimensions only are to be taken from this drawing.

dimensions:
All building and site dimensions, levels and sewer invert levels at connection points are to be checked and verified on site by the contractor before the commencement of works. All dimensions are to be checked prior to the placement of orders for materials or the fabrication of work and any discrepancy, omission or error is to be reported to the Architect immediately for verification.

specification:
The Contractor is to comply with current Building Legislation, British Standard Specifications, Building Regulations etc. whether or not specifically stated on this drawing. This drawing must be checked against and read in conjunction with any structural or other relevant specialist and design documentation provided.

N

0m 1m 2m 3m 4m 5m
1:50

Bin Store - Protection from Vermin

Bin store walls to be maintained and inspected regularly by the management company for any openings which are to be infilled to assist with keeping them in a sturdy and in good condition, detracting larger animals such as foxes etc. All bin store doors to be self-closing and internal bins to be either metal or, heavy duty plastic sealed containers with tight-fitting lids. Regular waste collections are to be scheduled to avoid waste buildup that attracts pests. Tenants will be required to ensure bins are not overfilled, and lids remain closed at all times with advice given to tenants/signs provided as required.
Gullies are provided in bin store areas to assist with regular cleaning of both the bin store and bins. A specialist company will be employed to monitor any vermin activity and provide adequate rodent deterrents such as disinfectants/pest repellants, and bait stations and traps, if required in and around the bin store.

revisions:

client:
Mountley Group

project:
27-32 Market Place
Reading

description:
Site Plan
Landscaping

jdw architects ltd

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*w: **www.jdwarchitects.co.uk***

drawn:	scale:	
JC	1:50	@A1
date:	sheet	of:
19.01.2024	SHEET	OF

job drwg. no: jw1077-250
rev:

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