

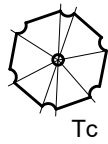
KEY TO LANDSCAPE PROPOSALS

Proposed Planting Details & Specification

All areas of new landscaping to have the existing topsoil and subsoil decompacted by hand digging or rotorvator. Imported topsoil to be placed to the depths indicated on the plan opposite.

New Tree Planting

New trees to be planted within the new staff car park to improve the canopy cover in the area in accordance with the Council's policy EN14.



Heavy Standard Trees (4 no.)

3.5-4.25m high, 12-14 cm girth Heavy Standard root balled trees (supplied by Barcham Trees or similar approved) to be planted in Silva Cell, backfilled with 600mm subsoil and 300mm topsoil

4 x Tilia cordata (Lime) - Tc



Silva Cell Tree Pits

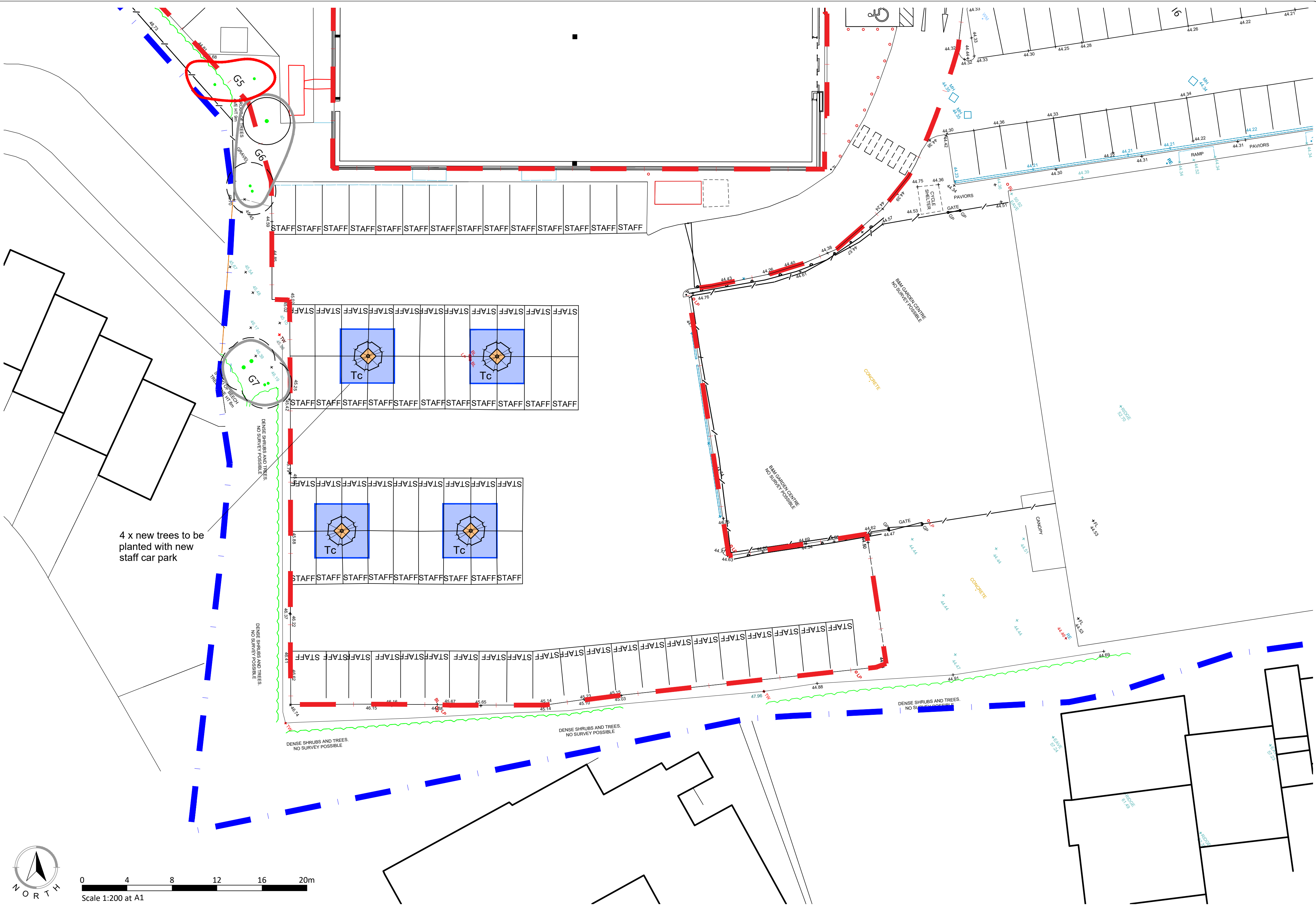
Tree pit to provide 21m³ rooting volume ie 4.8m x 4.8m x 0.9m formed using Silva Cell (or similar approved) to form the underground tree pit and support the car park surfacing above.

To be installed as per manufacturers instructions, including irrigation pipe and root barrier.



Tree Pit Surface

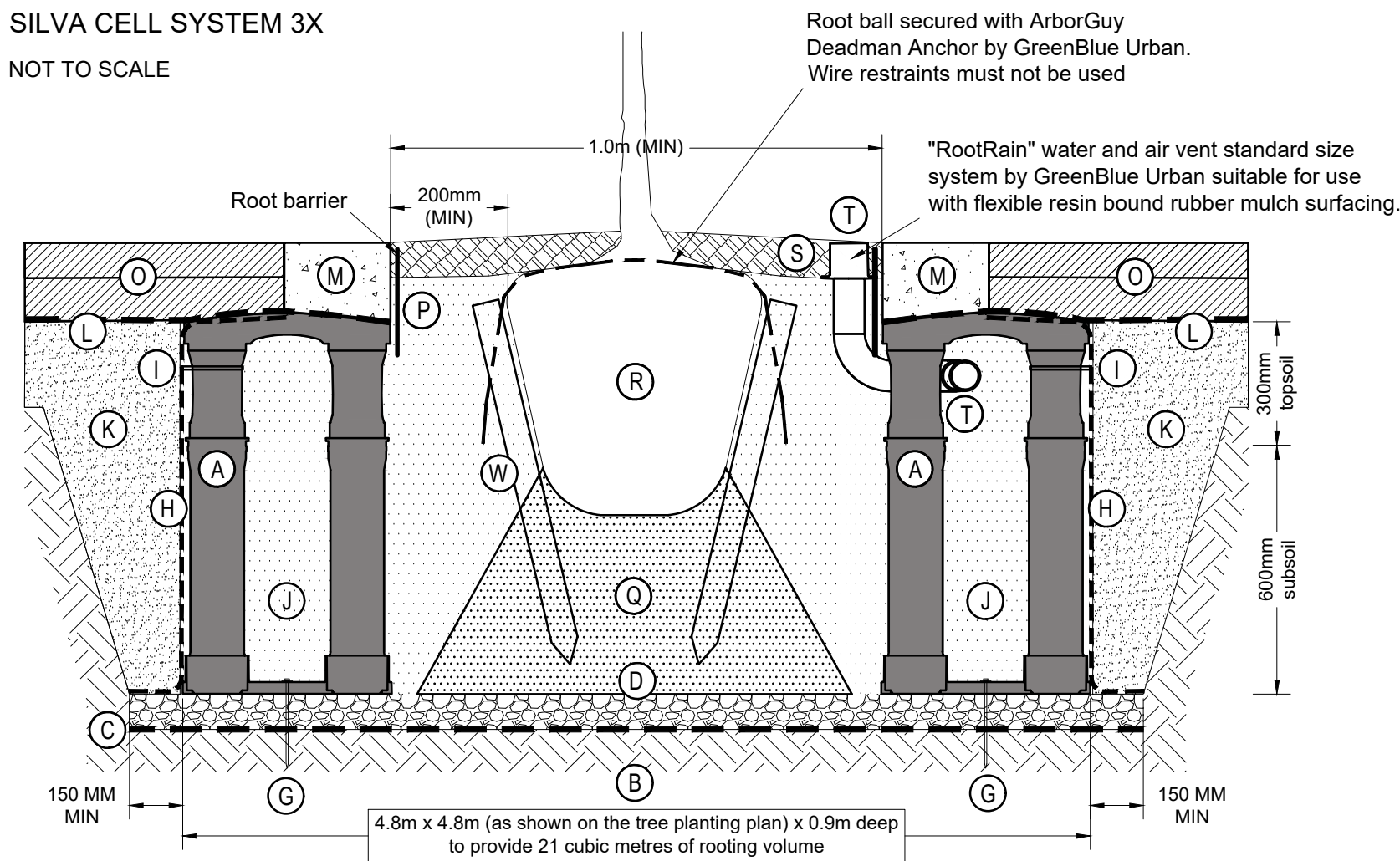
Tree pit opening at ground level is to be 1.0m x 1.0m square surfaced with flexible resin bound rubber mulch surfacing to accommodate the increase in girth of trunks to mature size.



Tree Pit Detail

SILVA CELL SYSTEM 3X

NOT TO SCALE



- (A) SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
- (B) SUBGRADE, COMPACTED
- (C) GEOTEXTILE FABRIC, PLACED ABOVE SUBGRADE
- (D) 100 MM MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
- (E) ANCHORING SPIKES - CONTACT DEEPROOT FOR ALTERNATIVE
- (H) GEOGRID, WRAPPED AROUND PERIMETER OF SYSTEM, WITH 150 MM TOE (OUTWARD FROM BASE) AND 300 MM EXCESS (OVER TOP OF DECK)
- (I) CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER LEG FLARE, AS NEEDED
- (J) PLANTING SOIL, PER PROJECT SPECIFICATIONS, PLACED IN LIFTS AND WALK-IN COMPACTED TO 75-85% PROCTOR
- (K) COMPACTED BACKFILL AS PER PROJECT SPECIFICATIONS
- (L) GEOTEXTILE FABRIC TO EDGE OF EXCAVATION
- (M) CONCRETE KERB EDGE
- (N) SURFACING AND AGGREGATE BASE AS PER PROJECT SPECIFICATIONS
- (P) DEEPROOT ROOT BARRIER, 450 MM, DEPTH DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT
- (Q) PLANTING SOIL BELOW ROOT BALL, COMPACTED WELL TO PREVENT SETTLING
- (R) ROOT BALL
- (S) TREE PIT SURFACE TREATMENT (RESIN BOUND RUBBER MULCH AS PER SPECIFICATION)
- (T) "ROOTRAIN" WATER AND AIR VENT - 4 NO.
- (W) UNDERGROUND GUYING - 3 NO. TIMBER STAKES 75MM DIA 1.2M LONG TO SECURE THE ROOTBALL WITH WIRE

© Encon Associates - DISCLAIMER:

This drawing is copyright and shall not be reproduced nor used for any other purpose without the written permission of Encon Associates. This drawing must be read in conjunction with all other related drawings and documentation. It is the contractors responsibility to ensure full compliance with the relevant Regulations. Until technical approval has been obtained from the relevant Authorities it should be understood that all drawings issued are PRELIMINARY and NOT for Construction. Should the contractor start site work prior to approval being given, it is entirely at his own risk. Do not scale from this drawing, use figured dimensions only. It is the contractors responsibility to check and verify all dimensions on site. Any discrepancies to be reported to Encon Associates immediately. All survey information is provided by the surveying company and Encon Associates cannot accept any liability for any discrepancies there in. All survey information to be verified on site by Contractor. For our Standard Terms and Conditions, please visit www.enconassociates.co.uk/terms. Alternatively, a hard copy can be posted to you.

Notes:

This drawing is based on:

- Topographical Survey, reference JKK 9779-01-A and JKK 9779-02-A by RPS
- Proposed Site Plan, 15044-1 008G, dated 24.08.23 by The Harris Partnership Architects
- Site visit by Encon Associates Limited 04.05.22
- Planning Condition

"No development shall commence on site until a comprehensive scheme for the planting of the 4 trees has been submitted to and approved in writing by the Local Planning Authority. These details shall include a planting plan, showing the location, specification (including cultivation and other operations associated with plant establishment), tree pit specifications, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable and a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting;

The approved soft landscaping scheme shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the Local Planning Authority.

Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in 5writing by the Local Planning Authority."

B	07.02.25	Revised to comply with Planners comments	MJB	LB
A	10.10.24	Revised to comply with Planning Conditions	MJB	LB

Rev	Date	Description	Drawn	Checked
-----	------	-------------	-------	---------

Client

Threadneedle UK Property
Authorised Investment Fund

Project

Reading Retail Park
Oxford Road
Reading, RG30 1PR

Title

Landscaping Plan

Drawing Status

DISCHARGE PLANNING CONDITIONS

Drawn	MJB	Checked	LB
-------	-----	---------	----

Date	20.11.23	Scale (A1)	1:200
------	----------	------------	-------



10 Chapel Lane
Arnold
Nottingham
NG5 7DR
T: 0115 987 55 99 E: enquiries@enconassociates.co.uk W: www.enconassociates.co.uk

Environmental Consultants to the Construction Industry

BREEAM - Code for Sustainable Homes Assessors - Landscape Architecture - Transportation Life Cycle Costing - Energy Assessment - SAP - EPC - SBEM - Daylight Calculations

Job Number	Drawing Number	Rev
A4972	04	B