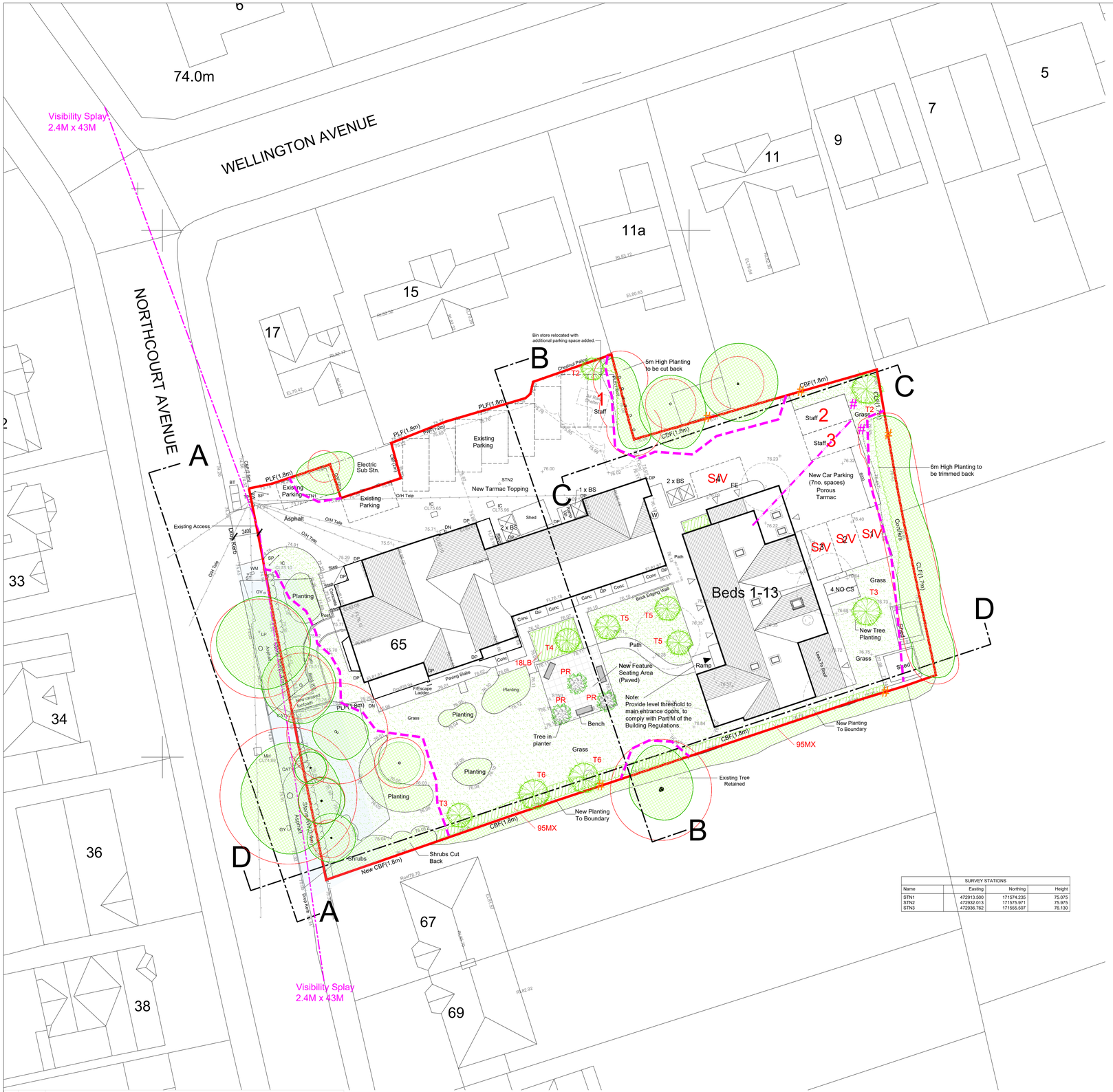


SURVEY STATIONS			
Name	Easting	Northing	Height
STN1	472913.500	171574.235	75.075
STN2	472932.013	171575.971	75.975
STN3	472936.762	171555.507	76.130

PLANT SCHEDULE

PROPOSED TREE SPECIES

T1 Silver Birch (Betula Pendula) 12-14cm girth
T2 Field Maple Acer Campestre 'Streetwise' $\frac{3}{4}$ std - 6-8cm girth
T3 Snowy Mespilus Amelanchier Lamarkii m/s 200-250cm high
T4 Dwarf Indian Bean Tree Catalpa big. 'Nana' $\frac{3}{4}$ std - 10-12cm girth
T5 Crab Apple Malus Sylvestris 'Evereste' $\frac{3}{4}$ std 10lt pot
T6 Hornbeam Carpinus Betulus 'Frans Fontaine' 12-14cm girth
T7 Red Hawthorn Crataegus 'Paul's Scarlet' 10-12cm girth
T8 Cotoneaster Cornubia (Cotoneaster) 10-12cm girth

All tree planting to be in accordance with NHBC Guidance and Soft Landscape Specification. Tree positions are not to be amended without prior approval by Landscape Architect. All Rootballed stock (RB) to be supplied with Platipus underground guying system encorporating Platimat, as supplied by Platipus Anchors Ltd (or similar approved). MS - *multi-stem*

TREE IN PLANTER SPECIES

SPECIES

PR Photinia 'Red Robin' 125-150cm. tall.

HEDGE PLANTING

Fs Fagus sylvatica (Green Beech), plants 60-80cm. tall, planted at 4/lin.m., in 2 alternate rows; rows approx. 200mm apart.
LB Lonicera 'Baggesen's Gold', 30-40cm. tall, 400mm., 3.5/lin.m. as single row
MX Mixed Native Hedge; - random mix, 4plants/lin.m., as 2 alternate rows: -

Corylus avellana	60 - 80cm
Crataegus monogyna	80 - 100cm
Euonymus europaeus	60 - 80cm
Ilex aquifolium	30 - 40cm
Ligustrum vulgare	60 - 80cm
Viburnum lantana	50 - 60cm

DENOTES EXISTING TREES RETAINED

DENOTES EXISTING TREES REMOVED

PLANTING NOTES

- All plants & planting procedure shall comply with the relevant British Building Standards, Codes of Practice etc.
- Topsoil shall be provided to the minimum depth of 300mm to all areas of shrub & hedge planting with subsoil below first well-loosened to 150mm min.further depth.
- Tree pits to be first excavated to min. 750mm diam x 600mm depth, in all cases min. 300mm diam. and depth greater than full root-spread of tree, with base loosened as above and backfilled with topsoil incorporating 10% vol. compost.
- All planting to have compost and slow-release fertiliser incorporated; on completion all planting beyond immediate plot frontages to receive woodchip mulch (or similar) to 65mm min. settled depth.
- Tree positions to be first checked on site in relation to final alignments of all services & drainage runs & in regard to foundations of all structures if any shrinkable subsoil becomes apparent. Any necessary adjustments or precautions, e.g. provision of root-barriers to be agreed accordingly.

TIMETABLE FOR IMPLEMENTATION

All planting, seeding & turfing to be completed within the first available planting season following construction of the development, or the related part of the development.

AREAS OF GRASS

AREAS OF POROUS TARMAC

PRIMARY ACCESS DOOR

PARKING SPACE

AREA OF CONSTRUCTION EXCLUSION ZONE

ALLOCATED CAR PARKING SPACE

SHARED OCCUPANCY / VISITOR CAR PARKING SPACE

DENOTES BIN STORAGE

DENOTES CYCLE STORAGE

AREAS OF PAVING SLABS

SECONDARY ACCESS DOOR

PROPOSED SEATING

ECOLOGY

If bats or evidence of bats is found during the works, the Contractor is advised to stop work and follow advice from an independent ecologist or to contact the Bat Advice Service on 0845 1300228, email: enquiries@bats.org.uk.

DENOTES HEDGEHOG AND SMALL MAMMAL CUT THROUGH

NOTE:
GAPS (13CM X 13CM) TO BE LEFT AT THE BASES OF NEW ONSITE FENCES, INCLUDING SITE BOUNDARIES TO ALLOW PASSAGE OF HEDGEHOGS ACROSS THE SITE.

DENOTES ANGLE IRON MOUNTING POST WITH MOUNTED ELECTRIC VEHICLE CHARGING STATION (2No.)

DENOTES SERVICE ROUTES FOR EV CHARGING STATIONS.

IMAGE OF 1100 LITRE EURO BIN (1340mm HIGH)

METHOD STATEMENT & TIMING OF WORKS

1. All tree works and felling are to be carried out in accordance with best practice and approved by the Planning Authority prior to the erection of the protective fence. All works are to carried out by skilled operatives in accordance with BS 3998: 1989 'Recommendations for Tree Work' and all relevant Health & Safety standards. Prior to commencement of works the Contractor must submit written proof of the appropriate and valid public liability insurance, along with a full working method statement and risk assessment.

2. Tree & landscape protection fencing to be constructed in accordance with BS 5837: 2012 'Trees in relation to construction'. Alignment of fencing is to be approved by the Planning Authority prior to commencement of construction works on site.

3. Construction may only commence once the Planning Authority have given full approval of section 1. & 2. works above. During construction none of the following must be breached at any time:

All works within or around the protection zone will be carried out in accordance with BS 5837: 2012 "Trees in relation to construction', a copy of which is to be included within the site information pack to be handed to the Site Manager.

At no time will the alignment of the fencing be altered and no section of fencing taken down. Any alterations or removal must be agreed with the Planning Authority Tree Officer prior to carrying them out.

Any works proposed within the protection zone will be hand dug. All materials will be agreed with the Planning Authority and must be suitable for their purpose (raised surfaces, i.e. APN1). All works within the tree protection zone will be completed prior to the removal of the tree protection fence. To allow access for works 2 no. panels will be removed from the fence under the supervision of the Planning Authority. All materials will be transported into the protection zone either by hand or wheelbarrow, in accordance with all relevant Health & Safety policies and CDM Regulations. At no time will vehicles or heavy machinery be allowed access into the protection zone. Once works are complete the protection fence will be reinstated under the supervision of the Planning Authority.

No materials, equipment or plant machinery will be stored within the protection zone.

No fires are to be lit within the protection zone, or within 25m of existing trees.

The protection zone is not to be used as a working area, no materials are to be mixed or partially constructed in this area.

Ground levels within the protection zone are not to be altered. Where construction has been approved a 'no dig' specification must be agreed with the Planning Authority following details set out in APN1 (Note that goegrid should be substituted for a none synthetic product such as Cellweb, or similar approved, to avoid potentially damaging ground rutting and compaction), all works will be inspected by an approved arboricultural consultant.

Signage will be attached to the fencing stating 'Tree & Landscape Protection Fencing - DO NOT MOVE OR DISMANTLE'.

All fencing and signage will be checked on a daily basis by the Site Manager, any breech of the protection zone or damage to the retained trees must be photographed and reported to the Project Manager that day.

NOTE: These implementation and maintenance guidelines are for planning purposes only to indicate the level of workmanship to be specified and do not constitute a detailed specification.

1.0 GENERAL

All plants shall conform to BS 3936 and be in accordance with the National Plant Specification. Supplying nurseries shall be registered under the HTA Nursery Certification Scheme. All plants shall be packed and transported in accordance with the Code of Practice for Plant Handling as produced by CPSE. Planting shall not be carried out when the ground is waterlogged, frostbound or during periods of cold drying winds. All bare root stock shall be root dipped in an approved water-retaining polymer. If the formation level is compacted it should be ripped through before topsoiling. Recommended topsoil depths are 400mm for shrubs and 150mm for grass.

2.0 ORNAMENTAL SHRUBS AND TREES

2.1 Ground Preparation

Where necessary treat existing weeds with a glyphosate based herbicide and allow a suitable period as recommended by the manufacturer for this to take effect. A general purpose slow release fertiliser at the rate of 75grm/m2 and Tree Planting and Mulching Compost at the rate of 20litres/m2 are to be incorporated into the top 150mm of topsoil during final cultivations. All extraneous matter such as plastic, wood, metal and stones greater than 50mm in any dimension shall be removed from site.

2.2 Planting

Heavy Tree Planting:
Pits to be prepared to 800x800x800mm. Base and sides of pit to be further scarified. Heavy standard trees to be double staked using two stakes (76mm dia.), driven into ground 300mm below bottom of pit. Base of pit to be filled with 200mm of 3:1 mix of approved topsoil / compost. Backfill firmly to 50mm above previous ground level to allow for settlement. Saw stakes to leave 600mm above soil level. Fix adjustable tree ties to each stake, to include rubber spacer. water in same day with 36 liters per tree. All works shall be carried out to the minimum standard according to to BS 3936: 1992 Part 1 Nursery Stock. Specification for Trees and Shrubs BS 4043: 1989 Recommendations for transplanting root-balled trees.

Shrubs and hedges are to be set out as shown on the drawing and pit planted into the prepared soil at the specified centres with minimal disturbance to the rootball and well firmed in.

Trees are to be placed into the pits and backfilled with topsoil incorporating slow release fertilizer and Tree Planting and Mulching Compost as specified. Firm trees in well and secure with proprietary rubber tree ties and spacers.

Water in all trees and shrubs at the end of each day of planting.

Spread ornamental pine bark mulch to a depth of 75mm across all new planting areas, ensuring groundcover plants are not buried.

3.0 GRASS

3.1 Preparation
The area to be turfed shall be sprayed out with a glyphosate herbicide and cultivated to a depth of 100mm removing all weeds, debris and stones over 25mm diameter. The surface shall be raked to smooth flowing contours with a fine tilth, incorporating pre-seeding fertiliser at 70 g/m2.

3.2 Delivery and Storage
Turf shall be supplied in accordance with BS3936.
Turf shall be Medallion as supplied by Rowlawn. It shall be close textured and green in colour and be sufficiently fibrous to withstand handling. Turves shall be regular in shape, 300mm wide and of uniform thickness (minimum 25mm). The grass shall be closely mown and shall not exceed 25mm in height.
Turf shall be stacked in piles of up to 1 metre. It shall not be laid in frosty or waterlogged conditions and shall not be stacked in rolls for more than three days.

3.3 Turf
Turfing operations shall be in accordance with BS 4428.
Whole turves shall be laid around the perimeter of the area to be turfed. The central area shall be laid in rows with staggered joints, well butted together, working from planks positioned on turves already laid. The turf shall be watered on completion. Any unevenness shall be made good by lifting the turf and adjusting the levels. Should shrinkage occur, fine topsoil shall be brushed into the joints.

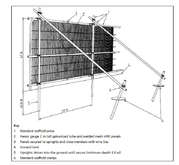
4.0 Maintenance

Plant stock, Hard and soft landscaped areas shall be maintained for a period of five years via the developer's agent or appointed Management Company. All dead, dying and vandalised plant stock shall be replaced at the end of each growing season throughout t he maintenance period, during which time the following operations shall be carried out.

Visit site at fortnightly intervals between April and September inclusive and monthly intervals from October to March.

Weed clearance: Handweed and tidy through all areas and remove weeds and horticultural rubbish.
Watering: Carry out watering as necessary during each visit. Subject to prevailing weather conditions it will be necessary to make provision for more frequent attendance. Local climate and soil types will vary the requirement. For guidance, during the first growing season newly planted trees shall be irrigated following any four-week period without appreciable rainfall. For reasonable growth irrigation shall be applied at fortnightly intervals to moisten the soil so that the full rooting depth of soil is saturated. The amount of water required will vary considerably according to the texture and structure of the soil but as a guide a heavy standard tree will require at least 20 litres and a small transplant approx. 10 litres for each watering. Soils with a low water holding capacity will only need smaller amounts of water but with more frequent application. Water must always be applied so that the soil is moistened to the depth of the root zone. Note that overwatering is wasteful of both water and other resources and will only serve to leach nutrients away from the soil. Watering will be required throughout a 5 year maintenance period in times of dry weather.
Fertiliser: Apply Enmag granular fertiliser throughout planted areas and tree bases each March in accordance with manufacturers recommendations.
Mulch: Ensure that bark mulch throughout planted areas is kept topped up to a depth of 50mm
Checking trees / shrubs: Inspect stakes and ties and loosen if necessary to avoid constriction. Ensure stakes are firm in the ground. Any broken stakes are to be replaced. Ensure plants are carefully firmed into the ground, especially after frost. Adjust the spacing of shrubs as necessary subject to growth rate to provide a balanced appearance of separate groups. Inspect and apply insecticides to plants as necessary to combat pest and disease attack, consult with local authority to gain approval for materials proposed. Replace any plant that fails during the first year with a comparable specimen.
Formative pruning: Prune off any dead, dying or diseased wood back to good wood. Prune off any stray shoots to ensure compact growth.
Turf: Remove leaves, litter, twigs etc to maintain a neat appearance. Cut to 30-50mm length April to August, 50-70mm for the rest of the year. Allow clippings to evenly distributed over the mown lawn. Do not cut during periods of drought or when ground conditions are wet. All edges to be kept trimmed neat and tidy. Spot treat any weed infestation with herbicide in accordance with manufacturers recommendations. Apply organic fertilizer during spring/summer. Address any damaged areas of turf by cultivating to a fine tilth, blind over with fine topsoil to achieve suitable grade, reseed with grass mix to match existing grass in quality and appearance. Provide protection and watering to ensure successful establishment.

NOTE:
THESE DRAWINGS HAVE BEEN BASED ON BERRY GEOMATICS CAD SURVEY DRAWINGS (Dated March 2020) AND ALL DIMENSIONS MUST TO BE CHECKED AND VERIFIED ON SITE PRIOR TO ANY WORKS COMMENCING ON SITE.



TREE PROTECTION

Please refer to the Arboricultural Report Ref: SCD 05500/202 and Tree Protection Plan Ref: PLAN 05500 / 2021 prepared by Sarah Duckworth both dated January 2021 (secured under condition 14 or decision notice for app ref. 220218).

2.4m High Heras Fencing to be fixed below the outer canopy of the trees. All fence uprights and diagonal strut bracing, as either scaffold tubes wooden posts banged into the ground to withstand pressures of everyday site work. No construction work or reduction of levels will be undertaken within this tree protection zone. To BS 5837 2012.

TREE STAKES

Tree Stake – 2.4m x 60mm
Support for new trees and plants.
Pressure treated softwood stake.
Size: 2.4m long x 60mm dia.
Pointed bottom.
Also available in 1.65m, 1.8m, 2.1m lengths.
Timber stakes to be removed 3 years after planting if the trees successfully established

ROOT BARRIERS

Denotes root barriers locations.
To be Greenleaf Reroot 1000, installed to supplier's recommendations.

Rev	Date	Description
H	05.05.2026	Updated to for comment.
G	05.03.2026	Updated to suit clients requirements.
F	30.01.2024	Updated in accordance with latest landscape comments received 30/01/2024.
E	16.01.2024	Updated in accordance with latest landscape comments received 12/01/2024.
D	21.11.2023	Updated in accordance with latest landscape comments received 15/11/2023.
C	06.11.23	Tree species schedule updated.
B	24.10.23	Tree protection updated. EV changing service routes added. Landscape maintenance note updated.
A	13.09.23	Landscape maintenance note added.

• All drawings are copyright
• Report all discrepancies to project administrator
• Do not scale drawing for construction purposes
• All dimensions to be checked on site

Project Title
Northcourt Lodge,
65 Northcourt Avenue,
Reading,
RG2 7HF

Client
-

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Drawing Title
PROPOSED LANDSCAPING PLAN

Job No	Drawing No	Rev
2685	250	H

Scale	Drawn	Chkd	Date
1:200 @ A1	MT	ISA	01/2023