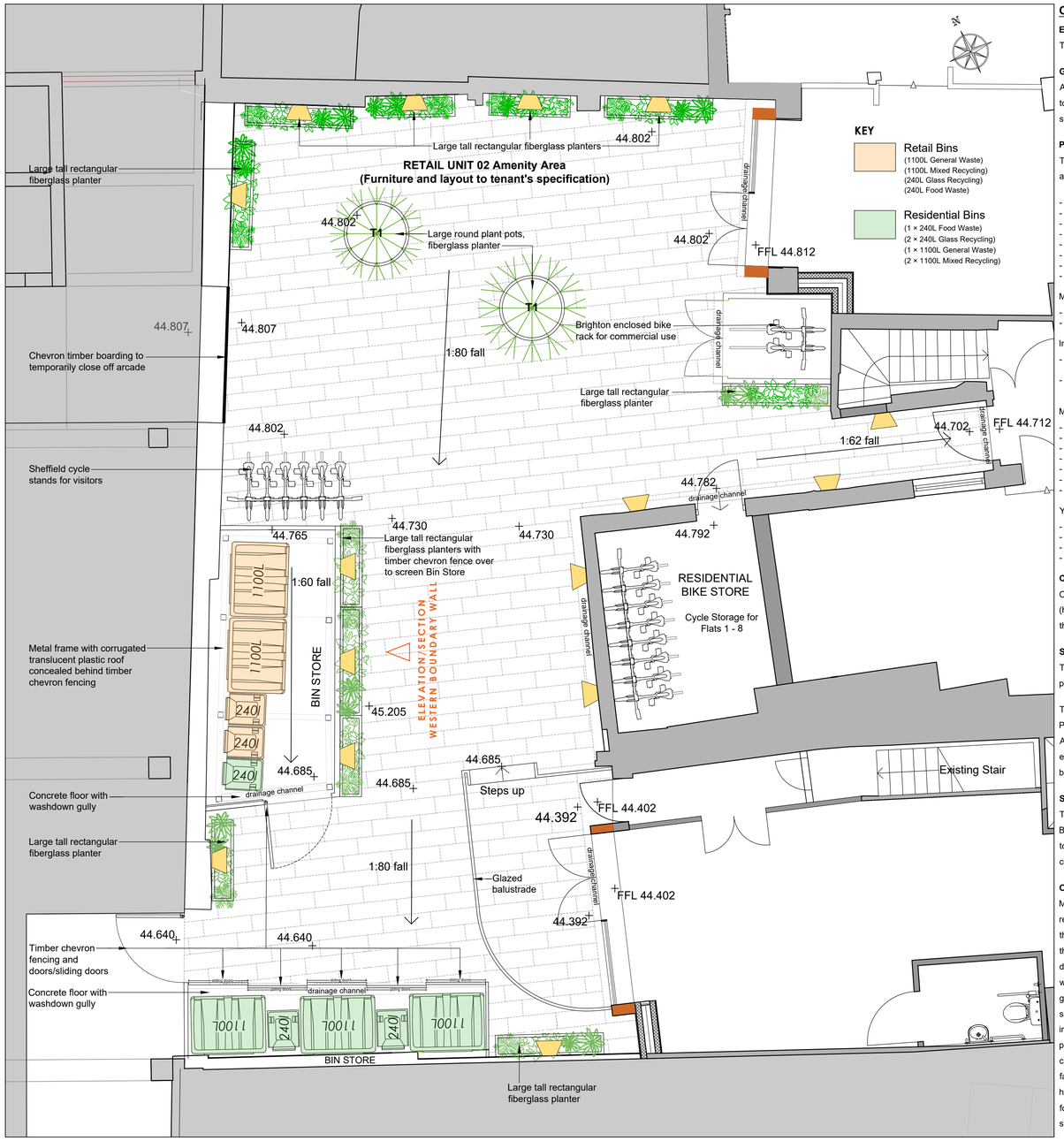
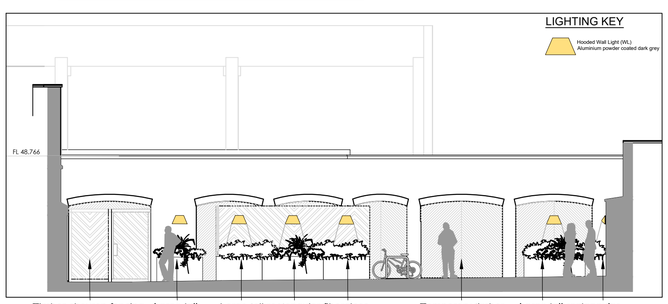


PROPOSED COURTYARD LANDSCAPE

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



PROPOSED ELEVATION/SECTION WESTERN BOUNDARY WALL

1:100 0m 1m 2m 5m 10m

PROPOSED LANDSCAPE FURNITURE & LIGHTING

Hooded Wall Light (WL)

Drip Irrigation System

Brighton Secure Bike Shed

Sheffield Stands

Large Tall Rectangular Fiberglass Planter
5@ (H:80cm W:40cm L:150, 480L)
6@ (H:80cm W:40cm L:200, 640L)

Large Round Plant Pot Fiberglass Planter
2@ (D:120cm H:60cm, 6781L)

Thin Slat Chevron Panelling with 'black-out' substrate

Long format Gray Paving Slabs

OUTLINE PLANTING SPECIFICATION

EXISTING:

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

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.

PLANTING STRATEGY:

The courtyard soft landscaping has been designed to provide visual amenity, structure, and seasonal interest appropriate to an enclosed urban courtyard, while fully respecting site constraints.

- All planting located within free-standing, above-ground planters and raised beds
- Planting arranged to courtyard edges/perimeter to maintain clear circulation
- Low-maintenance, non-invasive species selected
- Scheme fully reversible with no impact on underlying ground conditions
- All plants to be container-grown nursery stock
- Raised beds and planters to be free-standing and above ground
- Growing medium: loam-based compost with suitable drainage
- Integrated internal drainage within all planters/raised beds

Minimum soil depths:

- Shrubs/perennials: 450-600mm
- Grasses/rushes: 600mm

Implementation Timetable:

- Planting to be carried out during the first available planting season (October-March) following commencement, unless otherwise agreed in writing by the Local Planning Authority.
- Any plant which fails, dies, or becomes severely damaged within 5 years shall be replaced on a like-for-like basis during the next planting season.

Maintenance Programme (Minimum 5 Years):

- Years 1-2 (Establishment):
- Regular watering during dry periods
- Monthly inspection
- Weed control
- Removal of dead or damaged growth
- Adjustment of supports
- Replacement of failed plants

Years 3-5 (Ongoing):

- Watering as required
- Annual inspection
- Light pruning and seasonal cut-back
- Replacement of failed plants

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.

TREES, SHRUBS & GROUND COVERS:

Planting beds to contain a balanced mix of plants and specimen tree within communal areas.

All trees and plants are container-grown and located within free-standing, above-ground planters or raised beds only. No excavation or in-ground planting is proposed due to archaeological and ground condition constraints. Any failed planting to be replaced on a like-for-like basis within 5 years.

SHRUBS & GROUND COVERS:

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.

OUTLINE MAINTENANCE:

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 SHRUBS 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. All maintenance to be undertaken in accordance with good horticultural practice.

STANDARD RAISED PLANTING SCHEDULE:

Ornamental Shrubs/Groundcovers

REF/TYPE	NAME BOTANICAL/COMMON	IMAGE	SPECIFICATION	DENSITY
S1 Sub-shrub LAV HID	Lavandula Angustifolia 'Hidcote' ***Lavender***		3 litre pot (plant in ericaceous compost)	4/m²
S2 Shrub CAL VUL	Calluna Vulgaris 'Dark Star' ***Heather***		2 litre pot (plant in ericaceous compost)	5/m²
S3 Shrub HEB AUT	Hebe 'Autumn Glory' ***Hebe***		3 litre pot	4/m²
P1 Perennial CRO LUC	Crocosmia 'Lucifer' ***Crocosmia***		Bulbs	20/m²
G1 Rush JUN EFF	Juncus Effusus 'Spiralis' ***Corkscrew Rush***		9cm pot	3/m²
G2 Grass MIS SEN	Miscanthus Sinensis 'Morning Light' ***Maiden Grass***		9cm pot	5/m²
G3 Grass CAR ICE	Carex 'Ice Dance' ***Sedge***		9cm pot	5/m²

Trees

REF/TYPE	NAME BOTANICAL/COMMON	IMAGE	SPECIFICATION	DENSITY
T1 Tree PHO FRA	Photinia × fraseri ***Red Robin***		1.8m stem 678L pot	Individually planted

PROPOSED STANDARD TREE – MAINTENANCE:

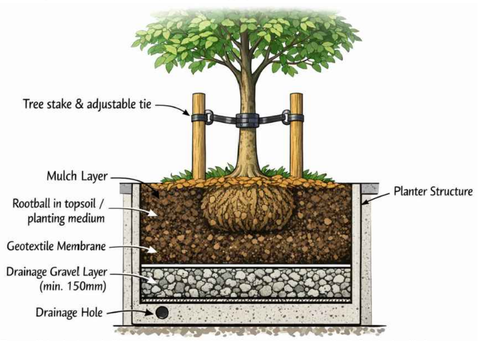
Routine operations will involve watering during periods of drought to ensure sufficient water is applied so that trees remain healthy; application of slow-release fertiliser; inspection of stakes and ties with removal once trees become self-supporting; re-firming trees in the ground following strong winds, frost heave or other disturbances; monitoring and replacing failed planting between October and March; inspecting trees for pests and diseases; and pruning to maintain appropriate shape and form. A mulch layer shall be maintained around the base of the tree to prevent weed competition and support moisture retention. Any replacement planting shall be undertaken in accordance with the original planting specification into well-prepared ground.

Trees within the proposed courtyard are located within planters rather than planted directly in the ground and therefore require increased irrigation. Trees planted within planters shall be watered regularly during the growing season (April–October) with weekly watering as a default minimum. Watering frequency shall be increased during periods of drought and reduced where soil moisture levels are sufficient. Soil moisture levels shall be checked periodically by the landscape maintenance contractor to guide the watering regime and ensure adequate moisture levels are maintained for healthy tree establishment.

TYPICAL TREE PLANTER/TREE PIT SPECIFICATION:

A section through the planter shall demonstrate the proposed planting arrangement and confirm the inclusion of drainage and tree support measures. Typical planter construction shall below include:

- Tree centrally positioned within planter
- Root ball positioned at finished soil level
- Minimum 600–800mm planting medium/topsoil suitable for tree growth
- 75mm organic mulch layer
- Two timber stakes with adjustable tree tie for support and establishment
- Geotextile separation layer
- Minimum 150mm free-draining gravel drainage layer
- Planter structure in accordance with architectural/structural drawings
- Drainage outlet or weep holes to prevent waterlogging



Trees within planters shall be watered weekly during the growing season (April–October), with frequency increased during drought conditions and reduced where soil moisture levels are adequate. Soil moisture shall be monitored by the landscape maintenance contractor.

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.

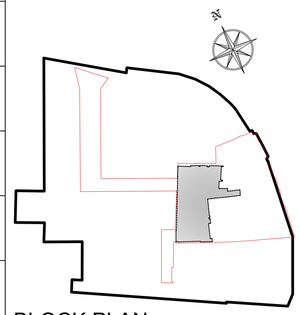
Gullies are provided in bin store areas to assist with regular cleaning of both the bin store and bins. A specialist company will be employed to monitor any vermin activity and provide adequate rodent deterrents such as disinfectants/pest repellants, and bait stations and traps, if required in and around the bin store.

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.



BLOCK PLAN (COURTYARD LOCATION)

FULL PLANNING CONSENT

revisions:
A - 17.03.2026 - Revised to suit Full Planning comments from Sarah Hanson, Nature Enironment Officer, memo (22.04.25). Condition 9 (Residential Bin Store vermin control measures) Condition 10 (Commercial Bin Stores vermin control measures) Condition 16 (Hard & Soft Landscaping) - KS
B - 07.07.2026 - Bin Stores amended to suit Planners comments - KS

client:
Mountley Group

project:
27 - 32 Market Place
Reading

description:
Proposed Site Plan
Landscape Courtyard
(Hard & Soft Landscape)

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19.01.2024	-	-

job drwg. no: jw1077-250 rev: B

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