

LANDSCAPE SPECIFICATION (V4)

For proposed SOFT AND HARD works at:
Agar Grove Regeneration Phase 1A, Camden, London

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Project Ref: 1042

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1 Design Strategy

- 1.1 The following speciation is for the new landscape areas associated with the development of Phase 1A, Agar Grove Re-generation project at Camden, NW1 ORE.
- 1.2 The speciation is accompanied by the soft and hard works plans at the appendices of this report:
- 1042-01 soft works
 - 1042-02 hard works
 - 1042-03 tree pit detail
- 1.3 The landscape specification and soft and hard works drawings have been prepared for the purpose of the discharge of planning condition 26 of planning consent 2013/8088/P, and means of enclosure of all un-built, open areas designs, including tree/plant species, sizes and positions and full details regarding the design, materials and type of boundary treatment. The condition requires discharge prior to construction works commencing.
- 1.4 The site currently has been cleared of any structures and hard surfaces, and vegetation other than that to be retained. There are three tree to be retained on site, which protection during all landscaping works.
- 1.5 All construction works to carried out in compliance with Engineer's drawings and in reference to Landscape Specification AGC377-AL-SP-001, May 2014 (Grant Associates).

2 Planting area preparation

- 2.1 The site has been previously cleared. Any areas that are unavoidably subject to compaction should have topsoil removed and stored until landscaping can take place; these areas should be cultivated and de-compacted prior to reapplication of topsoil.
- 2.2 Within the RPAs of the trees to be retained, there shall be NO raising of levels with imported topsoil.

Sub soil

- 2.3 Subsoil shall meet the following specification:
- Texture 5-50% clay
 - PH 6-7.5
 - Stones <20%
- 2.4 To be free from toxic substances, weed seeds, plastic, metals etc. Subsoil shall be spread to a minimum of 250mm below new grass and shrub areas. Tree pits to be constructed as described in section 1.3 'Plant and Planting Specification'. Subsoil to be spread by hand or using a back-acting track vehicle to cause minimum compaction and loss of soil structure. No soil handling shall be undertaken when the soil is wetter than the plastic limit.

Top soil

- 2.5 Imported topsoil shall be general purpose grade as described in Table 2, Topsoil Characteristics of BS 3882 - Specification for topsoil. Soil shall be stored in heaps not exceeding 1.5 metres high. Heaps shall be graded to shed water and avoid ponding, maintained in a weed-free condition and protected from contamination or trespass by heavy machinery.
- 2.6 Topsoil shall be lightly consolidated in layers not exceeding 150mm using track laying machinery. Works shall not be undertaken in periods of wet weather.
- 2.7 Topsoil shall be laid to the following minimum depths:
- 150mm below new grass areas;
 - 400mm beneath new shrub areas.
- 2.8 Finished levels, after settlement, shall be as follows:
- 25mm above adjacent paving, new grassed areas and non-mulched shrub beds;
 - 75mm below adjacent paving and grass for mulched planting beds.
- 2.9 Tree pits to be back filled with topsoil to BS3882 specification.

Soil improvement

- 2.10 Compost and fertilisers to be incorporated into the top 200mm of each square metre of topsoil for all ornamental shrub beds and tree pits (Refer to Landscape Specification AGC377-AL-SP-001, May 2014 for quantities).

Tree pit

- 2.11 Imported backfill topsoil shall be general purpose grade as described in Table 2, Topsoil Characteristics of BS 3882 - Specification for topsoil.

3 Planting specification

- 3.1 The planting shall be carried out in the first planting (seeding) season following completion of the development (between December and March inclusive).
- 3.2 All plant stock, plant handling and planting to be undertaken in accordance with the following British Standard Specifications and Code of Practice:
- BS 3936:1992 Part 1 Nursery Stock - Specification for trees and shrubs;
 - BS 3936:1981 Part 10 Nursery Stock - Specification for ground cover plants;
 - BS 4428:1989 - Code of Practice for General Landscaping Operations (excluding hard surfaces);
 - BS 8545:2014 Trees from Nursery to Independence in the Landscape;
 - The Code of Practice for Plant Handling 2002 (Horticultural Trades Association).

Plant Stock:

- 3.3 Plant stock to be supplied in accordance with the size and description specified on the plant schedule.
- 3.4 Plant stock shall be healthy, vigorous, free from pests and diseases and suitably hardened off for the proposed situation of planting, and lifted at a time in accordance with good nursery practice. Stock shall have a well formed fibrous root system and be free from perennial weeds. The form of trees shall be in accordance with BS 3936: 1992 Part 1 Section 7 - Form of trees.

Plant Handling:

- 3.5 All plant materials shall be lifted, bundled, labelled, packaged, transported, temporarily stored and planted in accordance with the procedures and methods illustrated in the publication, "Plant Handling" (Horticultural Trades Association) and relevant sections of BS 4043:1989 - Recommendations for transplanting of root-balled trees.

Shrub Planting:

- 3.6 All bare root stock shall be planted between December and March inclusive. Plants shall be delivered to site in quantities which can be planted the same day. No plant roots shall be allowed to dry out.
- 3.7 2L and 3L pot grown shrubs shall be planted in pits 350x350x350mm and back-filled gently with original topsoil combined with 1kg of slow release fertiliser per 300 square metres. (Isobutizidene divrea or sulphur-coated urea or similar approved).

- 3.8 Plant stock shall be watered in same day with 5 litres per plant.

Hedge Planting:

- 3.9 Plant handling as with Shrub planting: 8 staggered plants per linear metre. Back-filled gently with original topsoil

Standard Tree Planting:

- 3.10 Pits to be prepared to 800x800x800mm. Base and sides of pit to be further scarified by 200mm.
- 3.11 Standard Trees to be single staked using one stake (50mm diameter), driven into ground 300mm below bottom of pit. Base of pit to be filled with 200mm of 3:1 mix of approved topsoil/ 'peat free' compost.
- 3.12 Trees to be centrally located and stem placed in an upright position. Pit to be back-filled with a 3:1 mix of an approved topsoil/ 'peat free' compost. Backfill firmly with original top soil/compost combined, to 50mm above previous ground level to allow for settlement.
- 3.13 Saw stakes to leave 600mm above soil level. Fix adjustable tree ties to each stake using biodegradable tree ties. Deer protection 120cm spiral tubes.
- 3.14 Water in same day with 50 litres per tree.
- 3.15 All works shall be carried out to the minimum standard according to BS 3936:1992 -Nursery stock specification for trees and shrubs.

Heavy Standard to Semi-mature Tree Planting:

- 3.16 Pits to be prepared to 1200x1200x1000mm or 75mm greater than rootball. Base and sides to be further scarified by 200mm.
- 3.17 Underground guying mechanism to be installed in accordance with BS 8545:2014 Trees from Nursery to Independence in the Landscape. Install underground irrigation pipe. To be coiled perforated UPVC pipe, sealed at one end and spirally wrapped 4 times around rootball. Pipe to project 100mm above finished ground level and fitted with a cap.
- 3.18 Trees to be centrally located and stem placed in an upright position, to be double staked using two stake (50mm diameter), driven into ground 300mm below bottom of pit. Pit to be back-filled with a 3:1 mix of an approved topsoil/ compost. Backfill firmly with original top soil/'peat free' compost, to 50mm above previous ground level to allow for settlement.
- 3.19 Water same day with 100 litres per tree.

- 3.20 All works shall be carried out to the minimum standard according to BS 3936: 1992 Nursery Stock specification for trees and shrubs.
- 3.21 Refer to drawing JW tree pit 5 detail

Mulch:

- 3.22 Planting beds shall be spread with a medium grade bark mulch to a settled depth of 75mm. Mulch to be free from fines, weeds, disease and contaminants.

4 Maintenance

- 4.1 External space shall be maintained by the Developers agent during the time of implementation. Thereafter a landscape contractual arrangement should be made to ensure the maintenance of all soft landscaped areas on behalf of the residents.

Regular visits:

- 4.2 In the first 24 months 35 maintenance visits to include the following operations:
- Hand weed planting beds ;
 - Remove litter;
 - Sweep mulch spillage;
 - Re-firm plant stock as necessary;
 - Adjust stakes and ties as necessary;
 - Prune plant stock as required to encourage good form and maintain the width of footways;
 - Check all plant stock and report signs of pests, disease, death and damage;
 - Maintain paths free of debris and overhanging plants;
 - Inspect paths for build-up of algae and apply treatment to maintain a slip free surface.
 - Clean all timber furniture with warm soapy water to remove dirt or other build-up.

Watering:

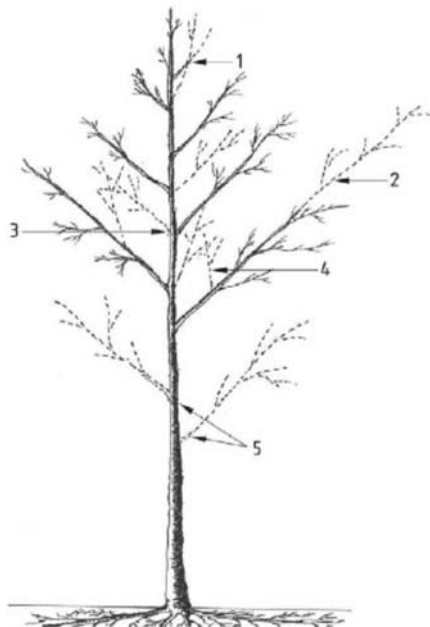
- 4.3 Plant stock to receive the following quantities of water in the first 24 months:
- Standard trees - 25 litres on 10 occasions throughout the growing season, or when less than 30mm precipitation at the end of any 4 week period
 - Semi mature trees - 25 litres on 10 occasions throughout the growing season, or when less than 30mm precipitation at the end of any 4 week period
 - Hedgerows - 20 litres per m² on three occasions throughout growing season, or when less than 30mm precipitation at the end of any 4 week period
 - Shrub borders - on 10 occasions throughout the growing season, or when less than 30mm precipitation at the end of any 4 week period.

Plant replacements:

- 4.4 Within 5 years of completion of the development all dead, dying and vandalised plant stock to be replaced at the end of each growing season throughout the maintenance period.


Management of new trees:

- 4.5 Trees shall be inspected every autumn in order to assess their condition and identify tree work requirements. Tree works shall be carried out in accordance with the recommendations of the assessment in accordance with BS8545 Trees from Nursery to Independence in the Landscape.



4.6 Formative pruning of trees (BS8545:2014)

- Co dominant leader to be removed
- Over vigorous laterals to be subordinated
- Opposite branches to be removed
- Upright growth into crown to be removed
- Lower branches from nursery to be kept subordinated and to not form part of final scaffold

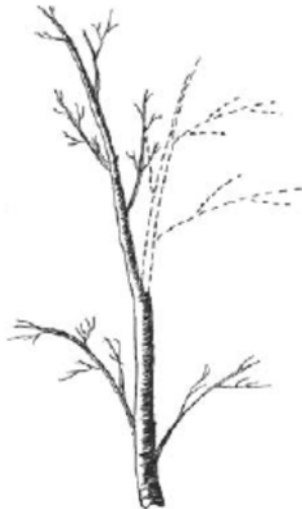
-  Likely extension growth following pruning



- 4.7 Lateral branches subordinated to retain size at no more than 50% diameter of main stem at point of attachment.



- 4.8 Included branch unions or weak forks to be pruned out.



- 4.9 Co-dominant leaders to be pruned out or subordinated to the main leader.

Hedgerows:

- 4.10 Trim outside of the bird nesting season in late February. Maintain hedgerow at 1m width and 1.2m high.

Grass cutting:

- 4.11 Grass to be cut throughout the first growing season to maintain a sward of 35mm. To be edged and clippings removed and watered as necessary.

- 4.12 Wild flora grass areas - Mowing can be suspended from late July until October to increase flowering, mowing to be recommenced and all arisings removed. Mowing can be continued throughout growing season if preferred.

Fertilizers:

- 4.13 Most soils on greenfield sites in the UK do NOT require additional fertilizers and over application leads to the eutrophication of rivers and streams. The addition of bone meal biennially may be beneficial.

Management plan

	Year 1	Year 2	Year 3	Year 4	Year 5
Shrub pruning	Maintain good form. Remove herbaceous material in spring before new growth. Replace, dead dying and diseased stock Climbers to be re tied where necessary and supporting wires applied	Maintain good form. Remove herbaceous material in spring before new growth. Replace, dead dying and diseased stock Top up mulch Climbers to be re tied where necessary and supporting wires applied	Maintain good form. Remove herbaceous material in spring before new growth. Replace, dead dying and diseased stock Climbers to be re tied where necessary and supporting wires applied	Maintain good form. Remove herbaceous material in spring before new growth. Replace, dead dying and diseased stock Top up mulch Climbers to be re tied where necessary and supporting wires applied	Maintain good form. Remove herbaceous material in spring before new growth. Replace, dead dying and diseased stock Climbers to be re tied where necessary and supporting wires applied
Wild flora lawn care	Regular mowing throughout the first growing season Maintain tidy edges and remove arisings	Suspend mowing between July and October Maintain tidy edges and remove arisings	Suspend mowing between July and October Maintain tidy edges and remove arisings	Suspend mowing between July and October Maintain tidy edges and remove arisings	Suspend mowing between July and October Maintain tidy edges and remove arisings
Inspection play equipment	Ensure areas of play are free of litter and plant growth Follow maintenance plan from manufacturer for individual play equipment	Ensure areas of play are free of litter and plant growth Follow maintenance plan from manufacturer for individual play equipment	Ensure areas of play are free of litter and plant growth Follow maintenance plan from manufacturer for individual play equipment	Ensure areas of play are free of litter and plant growth Follow maintenance plan from manufacturer for individual play equipment	Ensure areas of play are free of litter and plant growth Follow maintenance plan from manufacturer for individual play equipment
Hard landscaped areas	Apply herbicide when necessary Remove litter from surfaces and gullies	Apply herbicide when necessary Remove litter from surfaces and gullies	Apply herbicide when necessary Remove litter from surfaces and gullies	Apply herbicide when necessary Remove litter from surfaces and gullies	Apply herbicide when necessary Remove litter from surfaces and gullies
Hedgerows	Formative pruning, reduce to 1m to encourage bushy growth. Box hedging maintain at 500mm	Formative pruning, reduce to 1m to encourage bushy growth. Box hedging maintain at 500mm	Maintain at 1.2m height and 1m width. Box hedging maintain at 500mm	Maintain at 1.2m height and 1m width. Box hedging maintain at 500mm	Maintain at 1.2m height and 1m width. Box hedging maintain at 500mm
Inspection of tree health	Yearly Check tree health. Ensure good form by formative pruning	Yearly Check tree health. Ensure good form by formative pruning	Yearly Check tree health. Ensure good form by formative pruning	Yearly Check tree health. Replace, dead dying and diseased stock Remove stakes and ties	Yearly Check tree health. Replace, dead dying and diseased stock

5 Plant schedule

Trees (n = native, w = wildlife friendly)				
Name	Girth	Root condition	Habit	Number
Pyrus calleryana 'Chanticleer' (w)	20-25cm	Bare root	Conical with white spring flowers and small fruits up to 8m	4
Malus sylvestris (n)	10-12cm	Bare root	Small native crab apple tree up to 12m	3
Sorbus aucuparia (n)	10-12cm	Bare root	Native tree to 12m red berries in autumn	2
Quercus robur 'Fastigata' (w)	12-14cm	Bare root	15m English specimen tree with upright habit	2

Specimen shrubs (n = native, w = wildlife friendly)					
Name	Pot Size	Height	Habit	Density per sqm	Number
Hamamelis x intermedia 'Arnolds Promise' (w)	15l	180-200cm multistemmed	up to 4m high with good autumn colour and yellow winter flowers	1	1
Hamamelis x intermedia 'Orange Beauty' (w)	15l	180-200cm	up to 4m high with good autumn colour and orange winter flowers	1	1

Shrubs and Perennials (n = native, w = wildlife friendly) BR = bare rooted					
Name	Pot Size	Height	Habit	Density per sqm	Number
Ajuga reptans (n)	2l	20-30cm	Native purple leaved ground cover with blue flowers summer 30cm	5	655
Alchemilla mollis (w)	2l	20-30cm	Perennial with pale green flowers up to 50cm	5	125
Anemone hepaticifolia 'September Charm' (w)	2l	20-30cm	Late summer pink flowers 60cm	5	50
Anemone nemerosa (n)	2l	20-30cm	Woodland white or blue spring flower 50cm	6	1905
Carex pendula (n)	3l	20-40cm	Pendulous sedge up to 1.5m	2	579
Cornus sanguinea (n)	BR	20-40cm	Winter red stems native plant	1	35
Dryopteris filix-mas (n)	5l	30-40cm	Semi evergreen native fern 150cm	3	50

Galium oderatum (n)	2l	20-30cm	Spreading herbaceous perennial with white spring flowers up to 50cm	5	655
Geranium phaeum 'Album' (w)	2l	20-30cm	Summer flowers white clump forming 50cm	5	48
Helleborus x hybridus 'Gladys Burrow' (w)	3l	20-30cm	Deciduous perennial with late winter spring dark pink flowers up to 50cm	5	75
Helleborus x hybridus 'Helena Hall' (w)	3l	20-30cm	Deciduous perennial with late winter spring white to pink flowers up to 50cm	5	75
Luzula nivea (n)	2l	40cm	Evergreen perennial with glossy pale green leaves and white flowers up to 1m	5	125
Luzula sylvatica (n)	2l	40cm	Evergreen perennial with glossy pale green leaves up to 1m	5	470
Polystichum aculeatum (n)	2l	30-40cm	Evergreen native 'Hard Shield' fern up to 1m	3	470
Polystichum aculeatum (n)	3l	30-40cm	Evergreen native 'Hard Shield' fern up to 1m	3	15
Ribes sanguinea (n)	BR	40-60cm	Native currant flowers in spring 2.5m	1	15
Rosa canina (n)	BR	40-60cm	Native climbing rose	1	10
Sambuccus nigra (n)	BR	40-60cm	Native shrub with white flowers and berries in summer up to 8m	1	15
Viburnum opulus (n)	BR	40-60cm	Native plant May white flowers with good Autumn colour, maintain up to 150cm	1	25

Hedging plants (n = native, w = wildlife friendly)

Name	Pot Size	Height	Habit	Density per 1m	Number
Buxus sempervirens (w)	5l	60cm	Evergreen shrub	9	565


Climbers (n = native, w = wildlife friendly)


Name	Pot Size	Height	Habit	Density per 1m	Number
Parthenocissus 'Henryana' (w)	10l	60cm	Deciduous red to silver/green climber up to 12m	1	6

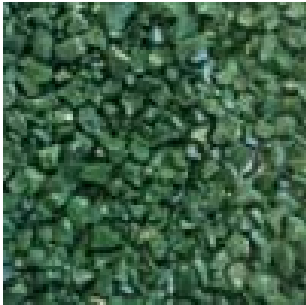
Hedera helix (n)	10l	60cm	Variegated large leafed ivy up to 8m	1	12
Hydrangea petiolaris (w)	10l	60cm	Deciduous self-supporting climber with white flowers good in shade	1	2


Bulbs (n = native, w = wildlife friendly)					
Name	Pot Size	Mature Height	Habit	Density per sqm	Number
Galanthus nivalis (n)	loose bulb	15cm	Early spring white flowers	16	7200
Narcissus 'February Gold' (w)	loose bulb	50cm	Pale yellow in spring	16	7200
Tulipa 'Spring Green' (w)	loose bulb	50cm	Spring white flower	16	960


6 Hard works schedule

Material	<p>Charcon Andover Textured range, colour 'Silver Fleck' 100mmW x 300mmL x 80mmD, staggered bond, sub-base to Engineer's recommendation for vehicular traffic, or 100mmW x 200mmL x 80mmD, staggered bond, sub-base to Engineer's recommendation for pedestrian traffic</p> <p>Charcon Flat Top edging 50mmW x 150mmD x 914mm L Parking bays - Charcon Flat Top edging 125mmW x 255mmD x 914mmL</p> <p>Installation to Engineer and Landscape specifications</p> 
Usage	Areas indicated on hard works plan


Material	<p>Breedon 'Golden Amber' gravel - Proprietary self binding gravel Installation to Engineer and Landscape specifications</p> 
Usage	Areas indicated on hard works plan


Material	<p>Playtop safety surfacing, porous rubber crumb, 'Rainbow Green' Installation to Manufacturer's and Landscape specifications Surfacing requirements corresponding to a fall height of ≤ 1.00 m</p> 
Usage	Areas indicated on hard works plan

Material	<p>Ecodek - solid recycled and durable wood polymer composite product 'Slate Grey' 25mm thickness x 136mm wide x 1500-6000mm, 5mm gaps Installation to Manufacturer's and Landscape specifications</p> 
Usage	Areas indicated on hard works plan



Material	<p>Timberplay Moon timber bench, 1800mm length x 740mm width</p> 
Usage	Areas indicated on hard works plan


Material	<p>Urba-Style B-Flex concrete bench, 1000mm length x 500mm width</p> 
Usage	Areas indicated on hard works plan

Material	<p>Timberplay – Wobbly Sheep x 2 Play area 370 x 370cm Surfacing requirements corresponding to a fall height of ≤ 1.00 m Installation to manufacturer's recommendation</p> 
Usage	Areas indicated on hard works plan

Material	<p>Hand Made places – Dragonfly Play Sculpture x 1 Play area 420 x 410cm Surfacing requirements corresponding to a fall height of ≤ 1.00 m Installation to manufacturer's recommendation</p> 
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Usage	Areas indicated on hard works plan
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Material	<p>Hand Made places – Bee Play Sculpture x 1 Play area 300 x 320cm Surfacing requirements corresponding to a fall height of ≤ 1.00 m Installation to manufacturer's recommendation</p> 
Usage	Areas indicated on hard works plan
Material	<p>Timberplay – Wobble Dish x 1 Play area 410 x 410cm Surfacing requirements corresponding to a fall height of ≤ 1.00m Installation to manufacturer's recommendation</p> 
Usage	Areas indicated on hard works plan

Material	<p>Hand Made places – Rain wheel x 1 Play area 410 x 410cm Installation to manufacturer's recommendation</p> 
Usage	Areas indicated on hard works plan

Material	<p>Hand Made places – Play Kitchen x 1 Play area 410 x 410cm Installation to manufacturer's recommendation</p> 
Usage	<p>Areas indicated on hard works plan</p>

APPENDIX 1

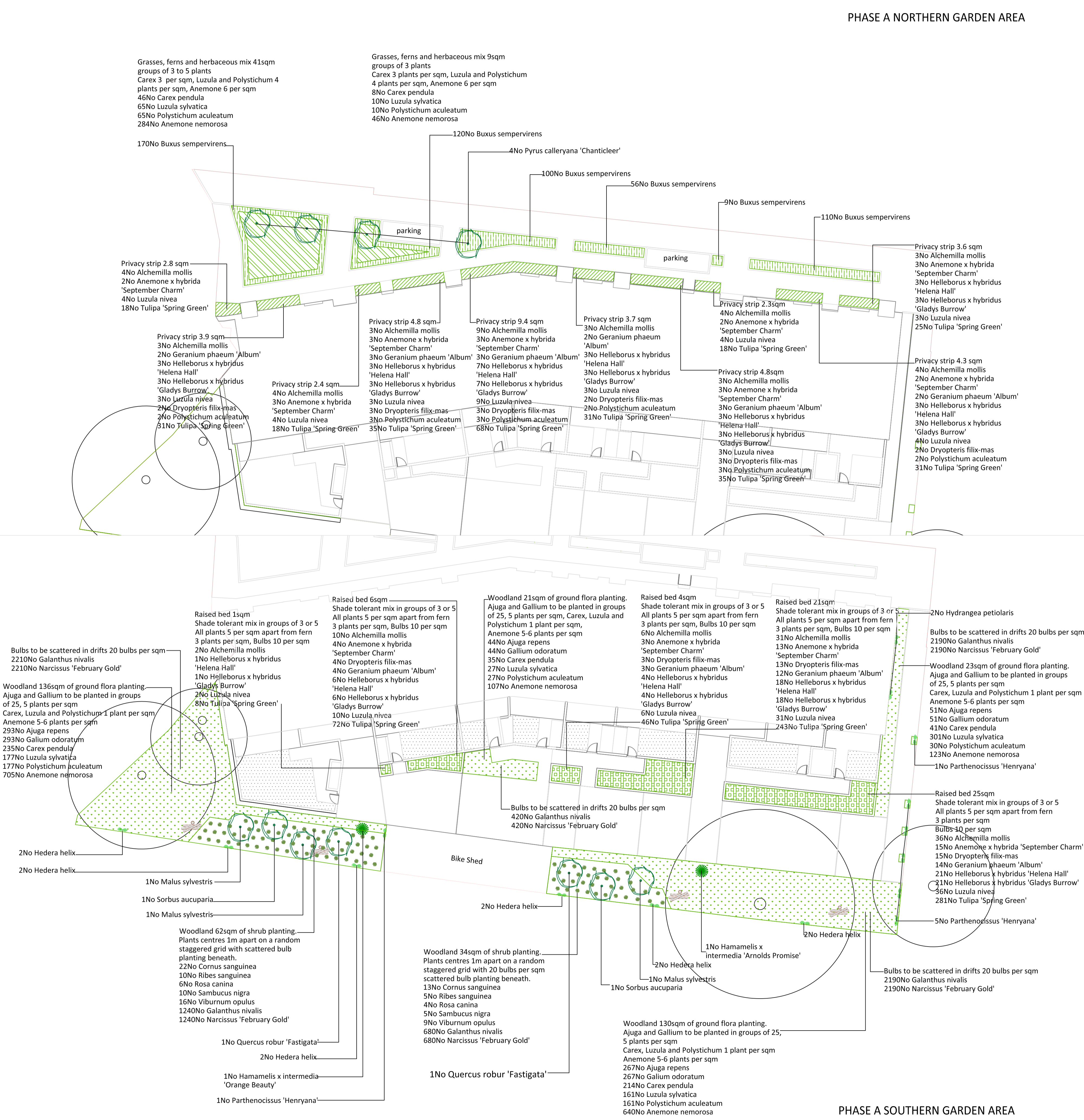
Trees (n = native, w = wildlife friendly)					
Name	Girth	Root condition	Habit	Number	
Pyrus calleryana 'Chanticleer' (w)	20-25cm	Bare root	Conical with white spring flowers and small fruits up to 8m	4	
Malus sylvestris (n)	10-12cm	Bare root	Small native crab apple tree up to 12m	3	
Sorbus aucuparia (n)	10-12cm	Bare root	Native tree to 12m red berries in autumn	2	
Quercus robur 'Fastigata' (w)	12-14cm	Bare root	15m English specimen tree with upright habit	2	
Specimen shrubs (n = native, w = wildlife friendly)					
Name	Pot Size	Height	Habit	Density per sqm	Number
Hamamelis x intermedia 'Arnolds Promise' (w)	15l	180-200cm multistemmed	up to 4m high with good autumn colour and yellow winter flowers	1	1
Hamamelis x intermedia 'Orange Beauty' (w)	15l	180-200cm	up to 4m high with good autumn colour and orange winter flowers	1	1

Shrubs and Perennials (n = native, w = wildlife friendly) BR = bare rooted					
Name	Pot Size	Height	Habit	Density per sqm	Number
Ajuga reptans (n)	2l	20-30cm	Native purple leaved ground cover with blue flowers summer 30cm	5	655
Alchemilla mollis (w)	2l	20-30cm	Perennial with pale green flowers up to 50cm	5	125
Anemone hepensis 'September Charm' (w)	2l	20-30cm	Late summer pink flowers 60cm	5	50
Anemone nemorosa (n)	2l	20-30cm	Woodland white or blue spring flower 50cm	6	1905
Carex pendula (n)	3l	20-40cm	Pendulous edge up to 1.5m	2	579
Cornus sanguinea (n)	BR	20-40cm	Winter red stems native plant	1	35
Dryopteris filix-mas (n)	5l	30-40cm	Semi evergreen native fern 150cm	3	50
Galium odoratum (n)	2l	20-30cm	Spreading herbaceous perennial with white spring flowers up to 50cm	5	655
Geranium phaeum 'Album' (w)	2l	20-30cm	Summer flowers white clump forming 50cm	5	48
Helleborus x hybridus 'Gladys Burrow' (w)	3l	20-30cm	Deciduous perennial with late winter spring dark pink flowers up to 50cm	5	75
Helleborus x hybridus 'Helena Hall' (w)	3l	20-30cm	Deciduous perennial with late winter spring white to pink flowers up to 50cm	5	75
Luzula nivea (n)	2l	40cm	Evergreen perennial with glossy pale green leaves and white flowers up to 1m	5	125
Luzula sylvatica (n)	2l	40cm	Evergreen perennial with glossy pale green leaves up to 1m	5	470
Polystichum aculeatum (n)	2l	30-40cm	Evergreen native 'Hard Shield' fern up to 1m	3	470
Polystichum aculeatum (n)	3l	30-40cm	Evergreen native 'Hard Shield' fern up to 1m	3	15
Ribes sanguinea (n)	BR	40-60cm	Native currant flowers in spring 2.5m	1	15
Rosa canina (n)	BR	40-60cm	Native climbing rose	1	10
Sambucus nigra (n)	BR	40-60cm	Native shrub with white flowers and berries in autumn	1	15
Viburnum opulus (n)	BR	40-60cm	Native plant May white flowers with good Autumn colour, maintain up to 150cm	1	25

Hedging plants (n = native, w = wildlife friendly)					
Name	Pot Size	Height	Habit	Density per lm	Number
Buxus sempervirens (w)	5l	60cm	Evergreen shrub	9	565

Climbers (n = native, w = wildlife friendly)					
Name	Pot Size	Height	Habit	Density per lm	Number
Parthenocissus 'Henryana' (w)	10l	60cm	Deciduous red to silver/green climber up to 12m	1	7
Hedera helix (n)	10l	60cm	Variiegated large leaved ivy up to 8m	1	10
Hydrangea petiolaris (w)	10l	60cm	Deciduous self supporting climber with white flowers good in shade	1	2

Bulbs (n = native, w = wildlife friendly)					
Name	Pot Size	Mature Height	Habit	Density per sqm	Number
Galanthus nivalis (n)	loose bulb	15cm	Early spring white flowers	16	7200
Narcissus 'February Gold' (w)	loose bulb	50cm	Pale yellow in spring	16	7200
Tulipa 'Spring Green' (w)	loose bulb	50cm	Spring white flower	16	960



PHASE A NORTHERN GARDEN AREA

PHASE A SOUTHERN GARDEN AREA

The planting shall be carried out in the first planting (seeding) season following completion of the development (between December and March inclusive).

All plant stock, plant handling and planting to be undertaken in accordance with the following British Standard Specifications and Code of Practice:

- BS 3936:1992 Part 1 Nursery Stock - Specification for trees and shrubs;
- BS 3936:1998 Part 10 Nursery Stock - Specification for ground cover plants;
- BS 4428:1989 - Code of Practice for General Landscaping Operations (excluding hard surfaces);
- BS 8545:2014 Trees from Nursery to Independence in the Landscape;
- The Code of Practice for Plant Handling 2002 (Horticultural Trades Association).

LEGEND (SOFT WORKS)

- Retained tree
- Heavy standard or semi mature tree
- Multistemmed shrub
- Woodland shrub
- Grasses, ferns and herbaceous mix
- Hedging
- Privacy strips
- Raised beds
- Woodland shrubs
- Woodland ground flora
- Climber
- Ornamental Lawn Turf- Arena Bargold
- Log pile refugia - site won timber as hibernacular

Notes
Drawing for planning purposes

Plan to be read in conjunction with the engineer and landscape drawings:

No measurements to be scaled off drawing. Worked from figured dimensions only.

All dimensions shown on drawing are shown in millimetres unless otherwise stated.

All dimensions and levels to be checked on site. Landscape Architect to be notified immediately of any discrepancies prior to the commencement of works.

JO WILD LANDSCAPES

Landscape Architect
Tel: 07867 336 117
Email: jtmwild@btinternet.com

Client Hill Partnerships Ltd	
Project: Agar Grove - Phase 1A	
Drawing Title: Soft works	
Scale: 1:200 @ A2	Date: August 2016
Drawing Number: 1042-01	Revision Number: C

APPENDIX 2

All hard works to be undertaken in accordance with the following British Standard Specifications and Code of Practice:

- BS 1176-1, BS 1177 Play equipment;
- BS 7188 Play safety surface;
- BS EN 1430 Edging;
- BS 6717 Paving blocks

Notes
Drawing for planning purposes

Plan to be read in conjunction with the engineer and landscape drawings:

- All levels based on drawings:
- 1423-HB-X-00-M2-A-P-Surv topo
 - T14011-PBA-DR-C-1a-A-00-LP-001 Rev C1

No measurements to be scaled off drawing. Worked from figured dimensions only.

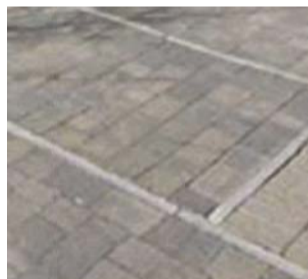
All dimensions shown on drawing are shown in millimetres unless otherwise stated.

All dimensions and levels to be checked on site. Landscape Architect to be notified immediately of any discrepancies prior to the commencement of works.

Andover Textured 'Silver Fleck'



Charcon Flat Top Edging



Breedon 'Golden Amber' gravel



Playtop safety surfacing, 'Rainbow Green'



Timberplay 'Moon' bench



Ecodek - wood polymer composite product 'Slate Grey'



Timberplay - Wobbly Sheep x 2
Play area 370 x 370cm
Surfacing requirements corresponding to a fall height of ≤ 1.00 m



Hand Made places - Bee Play Sculpture x 1
Play area 300 x 320cm
Surfacing requirements corresponding to a fall height of ≤ 1.00 m



Timberplay - Wobble Dish x 1
Play area 410 x 410cm
Surfacing requirements corresponding to a fall height of ≤ 1.00m



Hand Made places - Dragonfly Play Sculpture x 1
Play area 420 x 410cm
Surfacing requirements corresponding to a fall height of ≤ 1.00 m



Hand Made places - Play Kitchen x 1
Play area 410 x 410cm



Hand Made places - Rain wheel x 1
Play area 410 x 410cm



LEGEND (HARD WORKS)

Charcon Andover Textured range, colour 'Silver Fleck' 100mmW x 300mmL x 80mmD, staggered bond, sub-base to Engineer's recommendation for vehicular traffic
Charcon Flat Top edging 50mmW x 150mmD x 914mm L

Charcon Andover Textured range, colour 'Silver Fleck' 100mmW x 300mmL x 80mmD, staggered bond, sub-base to Engineer's recommendation for pedestrian traffic
Charcon Flat Top edging 50mmW x 150mmD x 914mm L

Charcon Andover Textured range, colour 'Silver Fleck' 100mmW x 200mmL x 80mmD, staggered bond, sub-base to Engineer's recommendation for pedestrian traffic
Charcon Flat Top edging 50mmW x 150mmD x 914mmL

Charcon Andover Textured range, colour 'Silver Fleck' 100mmW x 300mmL x 80mmD, staggered bond, sub-base to Engineer's recommendation for pedestrian traffic
Charcon Flat Top edging 125mmW x 255mmD x 914mmL

Cellular Confinement System - Terram

Ecodek - solid recycled and durable wood polymer composite product 'Slate Grey' 25mm thickness x 136mm wide x 1500-6000mm, 5mm gaps - communal courtyard within RPA of retained tree
Charcon Flat Top edging 50mmW x 150mmD x 914mmL
Decking to private areas to Architect's specification

Breedon 'Golden Amber' gravel - Proprietary self binding gravel sub-base to Engineer's recommendation
Timber edge 150mm D x 32mm W x up to 1500mm L

Playtop safety surfacing, porous rubber crumb, 'Rainbow Green' sub-base to Engineer's recommendation
Charcon Flat Top edging 50mmW x 150mmD x 914mmL

Timber gates, 1800mm height and 1100mm width

Timberplay Moon timber bench, 1800mm length x 740mm width

Urba-Style B-Flex bench, concrete, 1000mm length x 500mm width

Bikestore, various sizes, brick, concrete and metal railing (as per Architype drawing 00-852)

Timber Gate, 1200mm h x 1000w

Garden walls to Architect's specification

Clean wash gravel 10mm
Timber edge 150mm D x 32mm W x up to 1500mm L

JO WILD LANDSCAPES

Landscape Architect
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Email: jtmwild@btinternet.com

Client

Hill Partnerships Ltd

Project:

Agar Grove - Phase A

Drawing Title:

Hard works

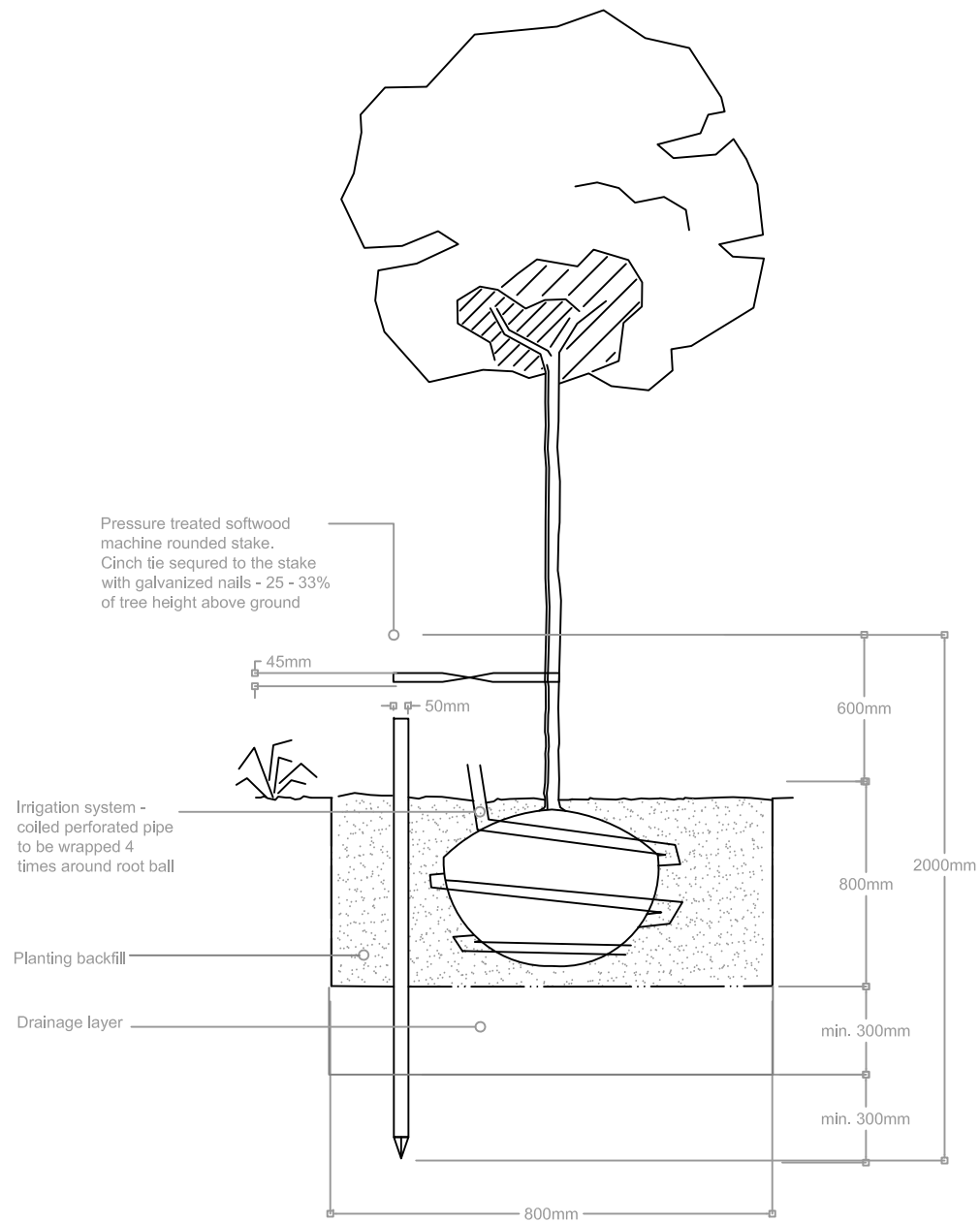
Scale: 1:200 @ A2

Date: August 2016

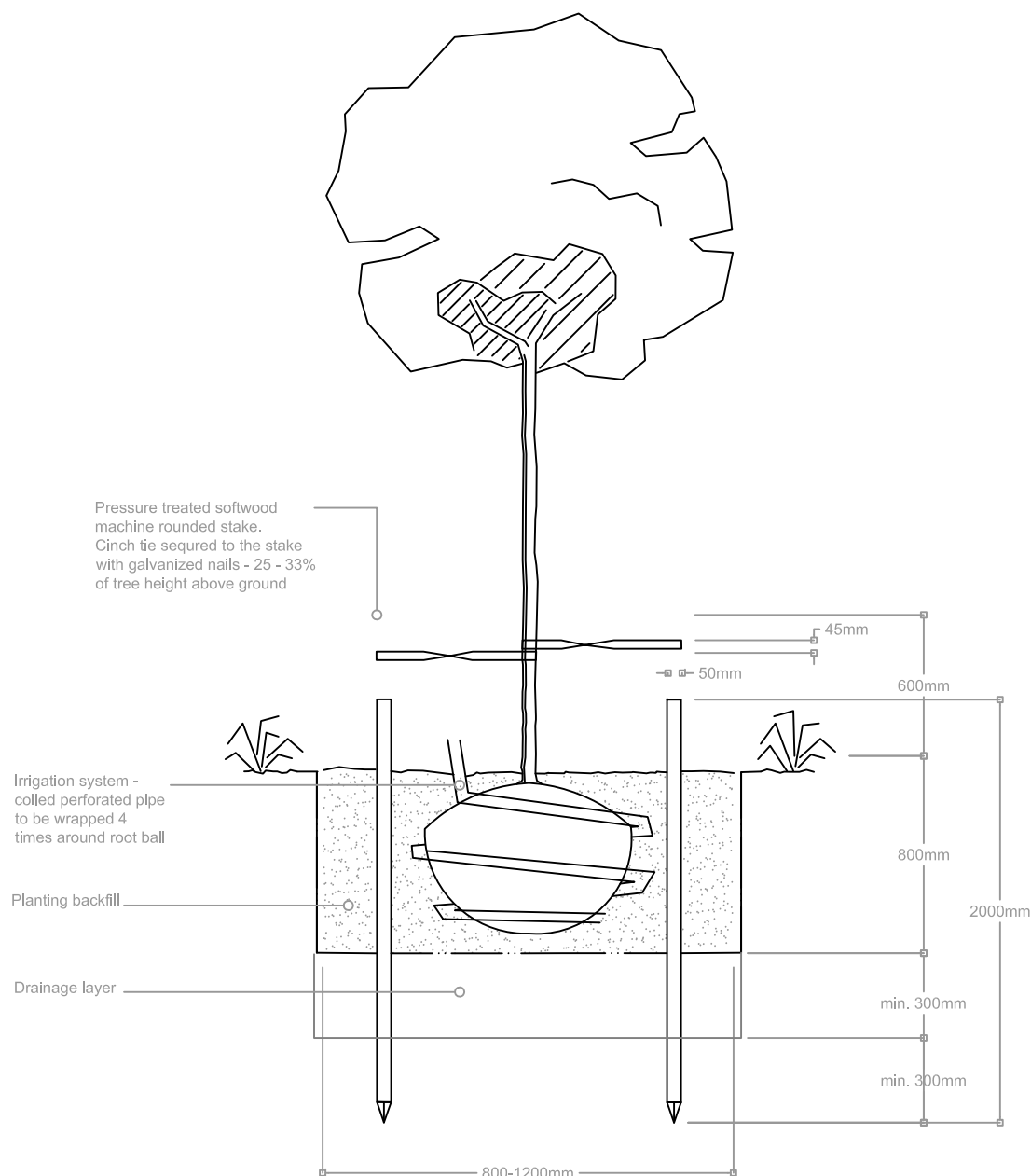
Drawing Number: 1042-02

Revision Number: E

APPENDIX 3



Select standard tree planting pit



Heavy standard tree planting pit

Notes
Plan to be read in conjunction with BS8545 Trees from Nursery to Independence in the Landscape:

No measurements to be scaled off drawing. Worked from figured dimensions only.

All dimensions shown on drawing are shown in millimetres unless otherwise stated.

All dimensions and levels to be checked on site. Landscape Architect to be notified immediately of any discrepancies prior to the commencement of works.

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Client Hill Partnerships Ltd		
Project: Agar Grove - Phase A		
Drawing Title: Tree pit detail		
Scale:	NTS @ A3	Date: August 2016
Drawing Number:	JW tree pit 5	Revision Number: A