

12141 The Post Building

Planning Condition 15 Information



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Note

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Planning Condition 15

Information Required

This document has been prepared to address planning condition 15 in relation to the consented design for The Post Building at 21-31 New Oxford Street. (Approved 19th February 2015)

Planning Condition 15:

Prior to first occupation of the building, full details in respect of the green, brown and biodiverse roofs, and the green wall in the areas indicated on the approved roof plans, including respective areas of coverage, construction profile, materials, substrate depth, full schedule of plant species, density of planting and plan of maintenance shall be submitted to and approved by the local planning authority. The buildings shall remain unoccupied until such time as the approved details have been fully implemented and these works shall be permanently retained and maintained thereafter.

Please note:

Further information with regards to roof terraces, including hard landscaping proposals and materials, is contained in report R159: 12141_The Post Building_Planning Conditions 03 and 10 Information Issued in October 2018.

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3.0 Ground Floor Landscaping

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3.2 Ground Floor Landscaping Details

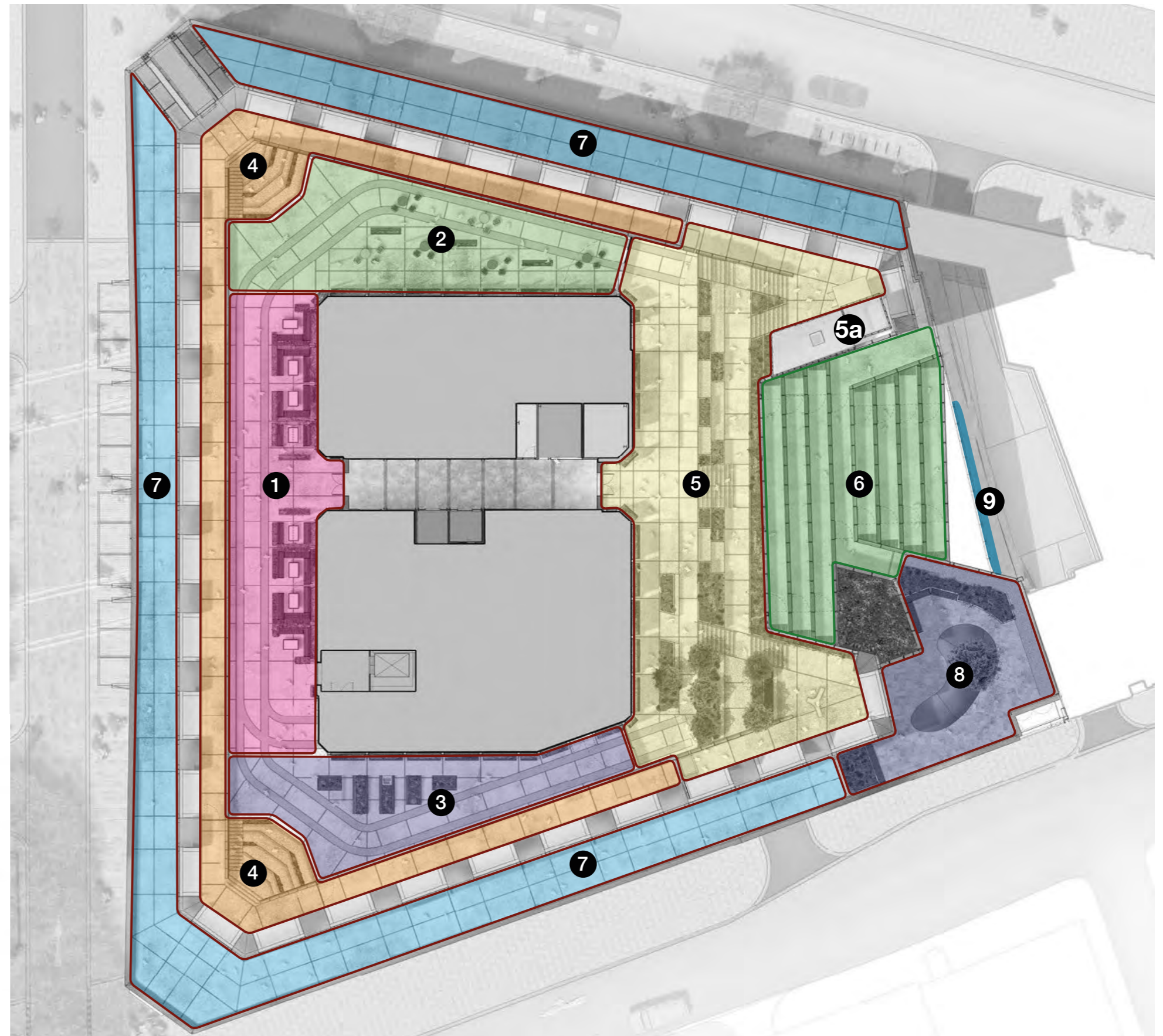
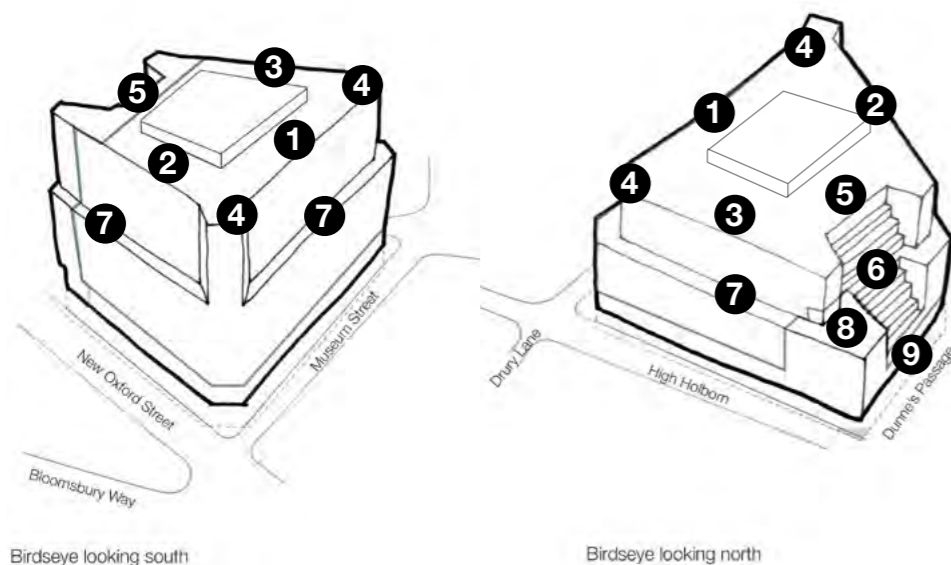
Appendix

Landscape Maintenance and Management Plan

1.0 Summary of landscaping proposals

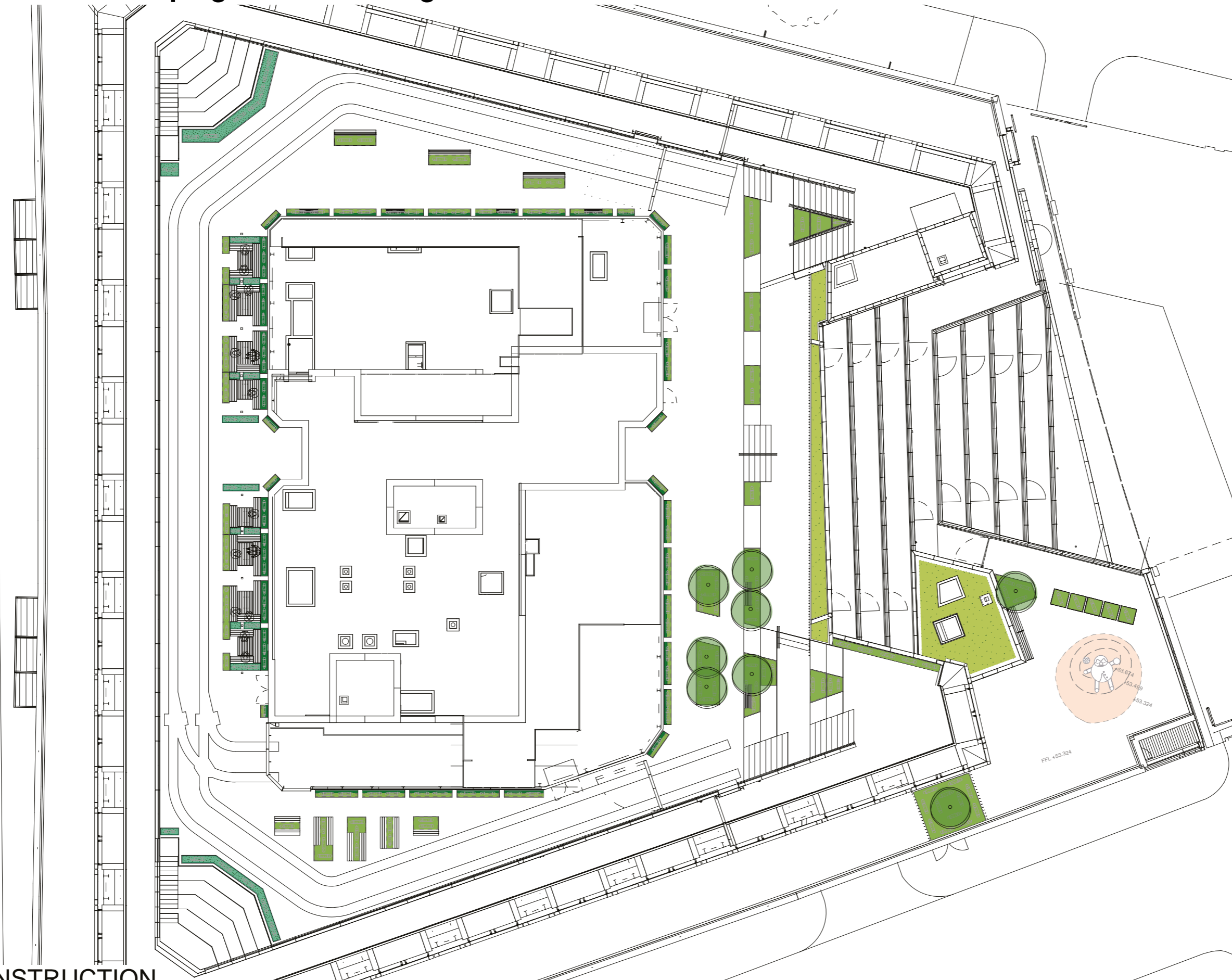
The various component parts of The Post Building roof terrace have been subdivided into outdoor 'rooms'- distinct areas each with their own purpose and character. In summary, these are:

1. Meeting Rooms - 6 meeting booths divided by perimeter planting to provide shelter and privacy, dedicated to office tenants.
2. Amenity Terrace - Planters with integrated seating define a reception area filled with loose seating, dedicated to office tenants.
3. Herb Garden - A quiet, south-facing garden filled with eyecatching and fragrant plant species. Bench seating is provided as a spot to eat lunch, dedicated to office tenants.
4. Level 09 Terraces - Private terraces within the demise of the tenant occupying the 8th floor offices, which includes the feature staircases at the north-west and south-west corners.
5. Public Terrace - Landscaped large steps and vantage points accessed by the general public during daylight hours.
- 5a. Public Terrace - Terrace access via lift lobby.
6. East Elevation Terraces - Cascading external breakout terraces for the mid level office tenancies.
7. Large external terrace - serving the fifth floor tenancy.
8. Private amenity terrace and play space - for the residential component.
9. Dunn's Passage - Pre-grown climbers and underplanting in linear steel planters, to form a green wall along the thoroughfare.



2.0 Roof Landscaping

2.1 Roof Landscaping General Arrangement Plan



- KEY:**
- PLANTING**
- proposed trees
 - proposed hedges
 - climbers
 - planting
 - biodiverse roof
- PLAY**
- play surface mound
 - Sleeping Farmer play equipment
- IRRIGATION**
- link 241 Mona Plant Irrigation Reservoirs (indicative layout)
N.B. Contractor to provide layout for comments

rev C01 060718: Construction issue, planted areas amended as per architects drawings, tree relocated
 rev P04 080517 : Information Issue, biodiversity roof added, planted areas amended as per architects drawings, level Terrace 05 amended
 rev P03 061216 : Planters on Level 10 amended as per architects drawing, play equipment item added to Level 05 residential terrace
 rev P02 031116 : Level 5 residential terrace amended
 rev P01 211016 : Preliminary Issue

FOR CONSTRUCTION

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project
 The Post Building

drawing
 GA plan

drawing nr
 TPB-BBU-XXX-ZZ-GA-Y-94-0001

date
 Oct'16

scale
 1:250 @ A3

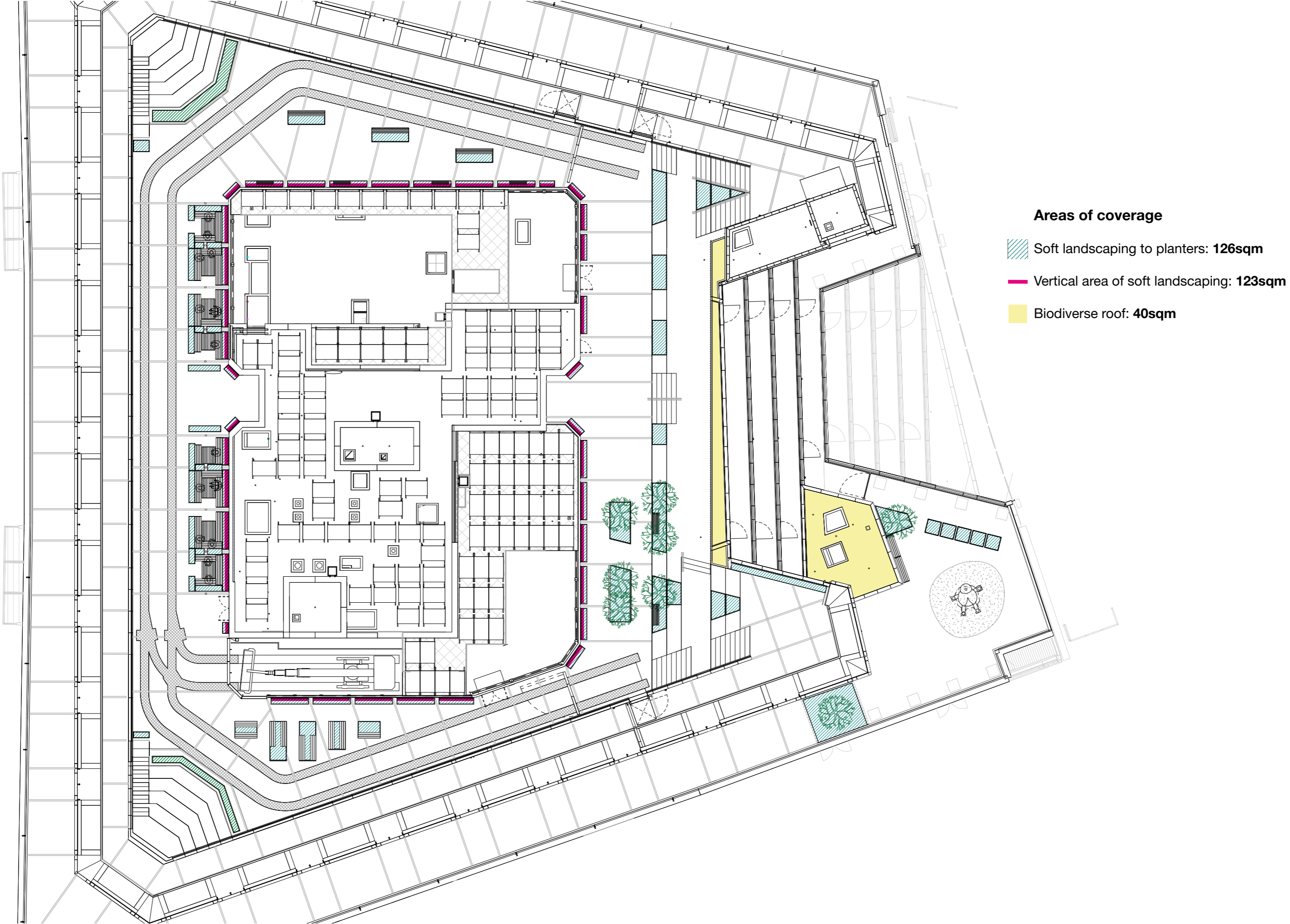
rev
 C01

work stage
 F-G

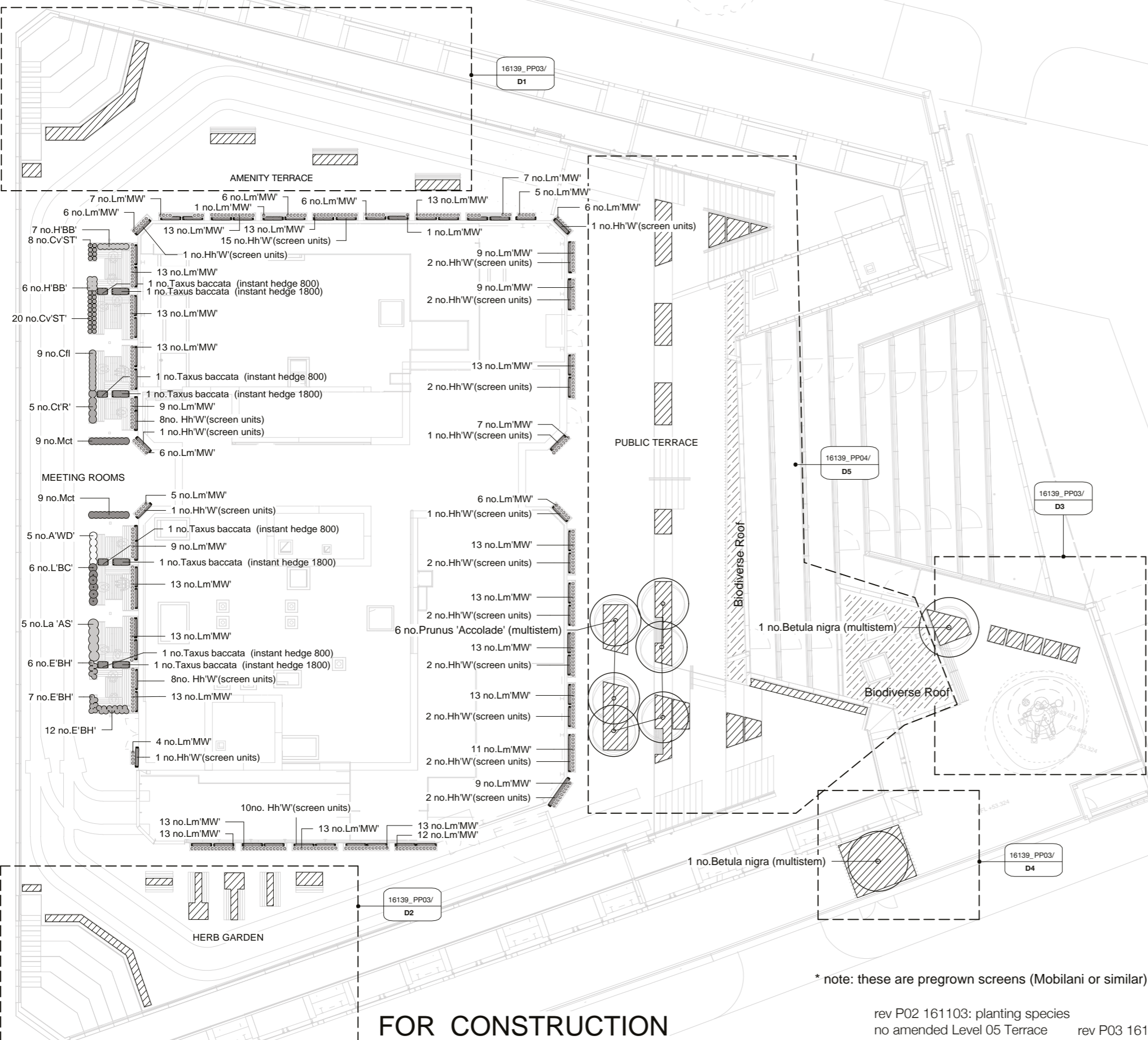
drawn
 jk

checked
 hb

2.2 Roof Landscaping Areas of Coverage



2.3 Roof Landscaping Planting Plans



FOR CONSTRUCTION

abbrev	plant species	qty	size	spacing mm/ density m2
bulbs				
grasses				
Ales	Anemanthele lessoniana	26	5l	450_5/m2
Cfl	Carex flacca	33	3l	250_11/m2
Dc 'G'	Deschampsia caespitosa 'Goldtau'	6	3l	400_6/m2
Fg'EB'	Festuca glauca 'Elijah Blue'	19	3l	250_16/m2
Mc'M'	Molinia caerulea 'Moorhexe'	60	3l	250_16/m2
Sau	Sesleria autumnalis	357	5l	400_6/m2
perennials				
A'T'	Achillea 'Terracotta'	16	3l	350_8/m2
A'WD'	Agapanthus 'White Dwarf'	5	3l	350_8/m2
Ar	Ajuga reptans	144	9cm	150_70/m2
As	Asplenium scolopendrium	5	5l	350_8/m2
At	Asplenium trichomanes	10	5l	350_8/m2
DI	Dryopteris lepidopoda	5	3l	350_8/m2
Dw	Dryopteris wallichiana	3	3l	400_6/m2
Exy'N'	Epimedium x youngianum 'niveum'	7	3l	350_8/m2
E'BH'	Euphorbia 'Blue Haze'	25	3l	250_12/m2
God	Galium odoratum	68	9cm	150_70/m2
H 'AB'	Heuchera 'Autumn Bride'	16	3l	250_16/m2
H'BB'	Heuchera 'Bronze Beauty'	65	3l	300_8/m2
H'PP'	Heuchera 'Plum Pudding'	40	3l	250_16/m2
K'GJ'	Kniphofia 'Green Jade'	9	3l	400_6/m2
Lm'MW'	Liriope muscari 'Monroe White'	375	3l	200_25/m2
Ps'H'	Polystichum setiferum 'Herrenhausen'	3	5l	300_9/m2
Ss'AM'	Sisyrinchium striatum 'Aunt May'	23	3l	350_8/m2
Tc	Tiarella cordifolia	20	3l	400_6/m2
shrubs				
Bd	Berberis darwinii	10	10l	600_3/m2
Cb'P'	Callicarpa bodinieri 'Profusion'	10	10l	1000_1/m2
Cv'ST'	Calluna vulgaris 'Spring Torch'	28	2l	250_16/m2
Ct'R'	Ceanothus thyrsiflorus 'Repens'	36	10l	450_5/m2
Ej	Euonymus japonicus (instant hedge 800)	20	1m bag	
Ln(ball)	Laurus nobilis	3	15l	750_2/m2
L'BC'	Lavandula 'Blue Cedar'	8	5l	450_5/m2
La 'AS'	Lavandula angustifolia 'Artic Snow'	12	10l	450_5/m2
La 'HB'	Lavandula angustifolia 'Hidcote'	5	10l	450_5/m2
La'M'	Lavandula angustifolia 'Munstead'	4	5l	450_5/m2
Mct	Myrtus communis subsp. tarentina	18	5l	750_2/m2
Ro'PB'	Rosmarinus officinalis 'Primley Blue'	12	10l	350_8/m2
Ro'P'	Rosmarinus officinalis 'Prostratus'	7	10l	450_5/m2
Sch	Santolina chamaecyparissus	7	10L	
Taxb-800	Taxus baccata (instant hedge 800)	4	10l	2plants/lm
Taxb-1800	Taxus baccata (instant hedge 1800)	4	10l	2plants/lm
Tps	Thymus pseudolanuginosus	56	9cm	150_70m2
Tv	Thymus vulgaris	42	9 cm	150_70/m2
climbers				
* Hh'W'(screen u	Hedera helix 'Woerner' (3000 screen)	66	-	-
trees				
	Betula nigra (multistem)	2	3-3.5m high	AS
	Prunus 'Accolade' (multistem)	6	20-25 girth	AS

* note: these are pregrown screens (Mobilani or similar)

rev P02 161103: planting species
 no amended Level 05 Terrace
 rev P01 161021: preliminary issue
 rev P03 161222: meeting rooms
 planting revised as per GA plan
 rev P04 170508: For Information
 Issue, planting revised as per GA plan,
 biodiverse roof mix added
 rev C01 060718: For Construction
 Issue, planting revised as per GA plan

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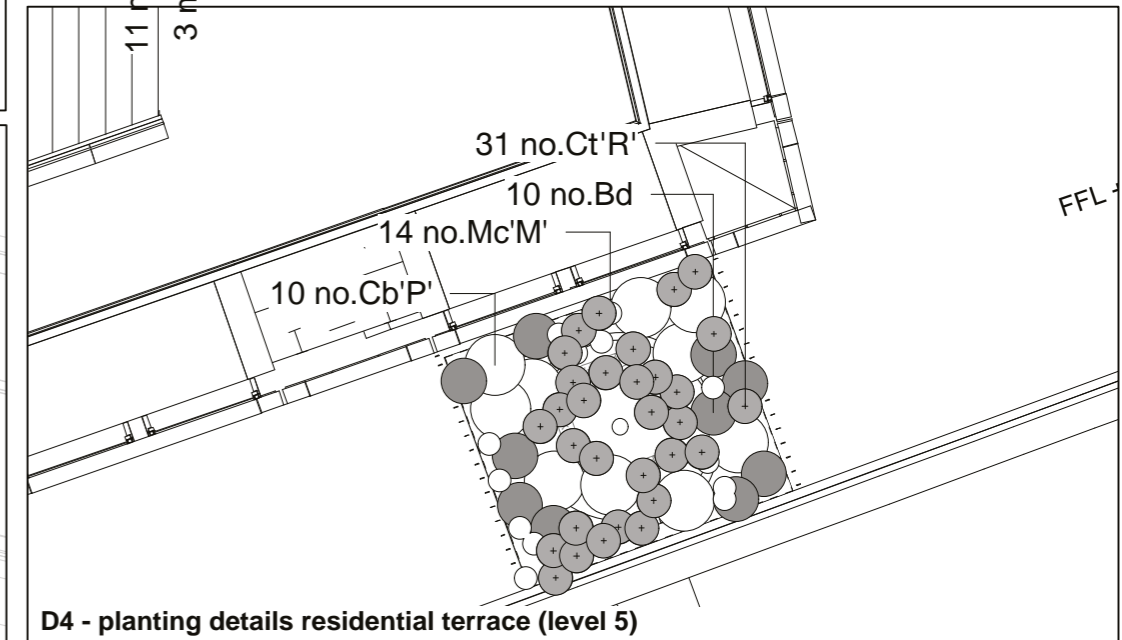
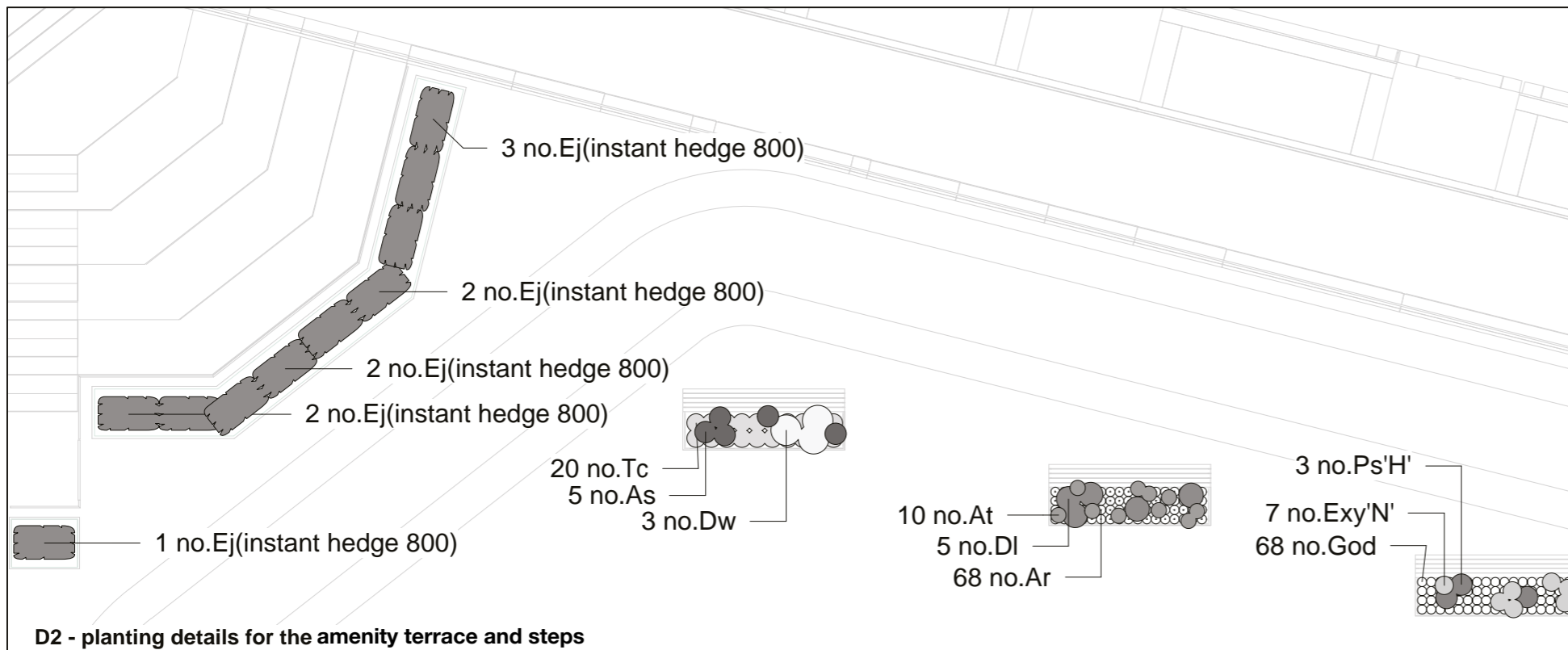
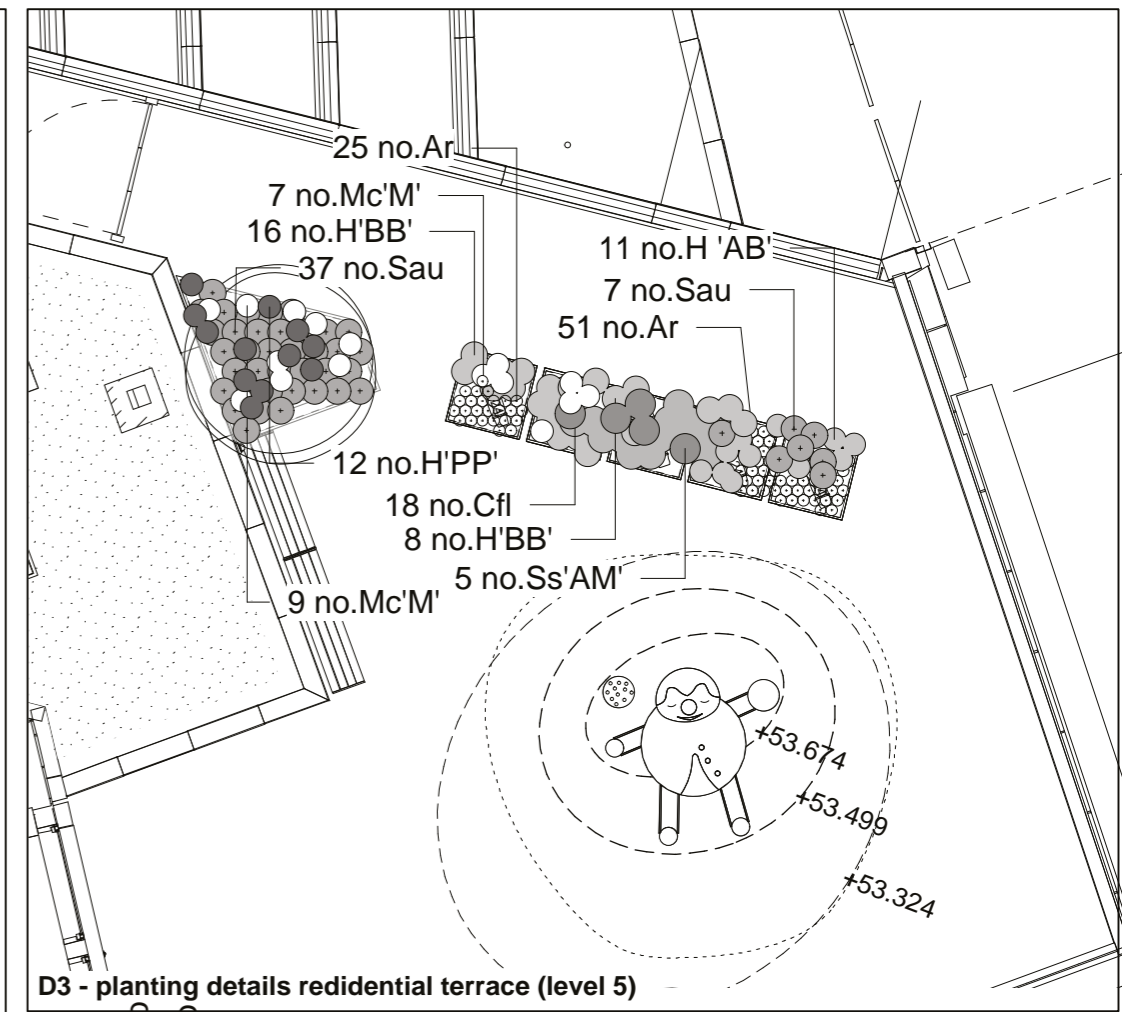
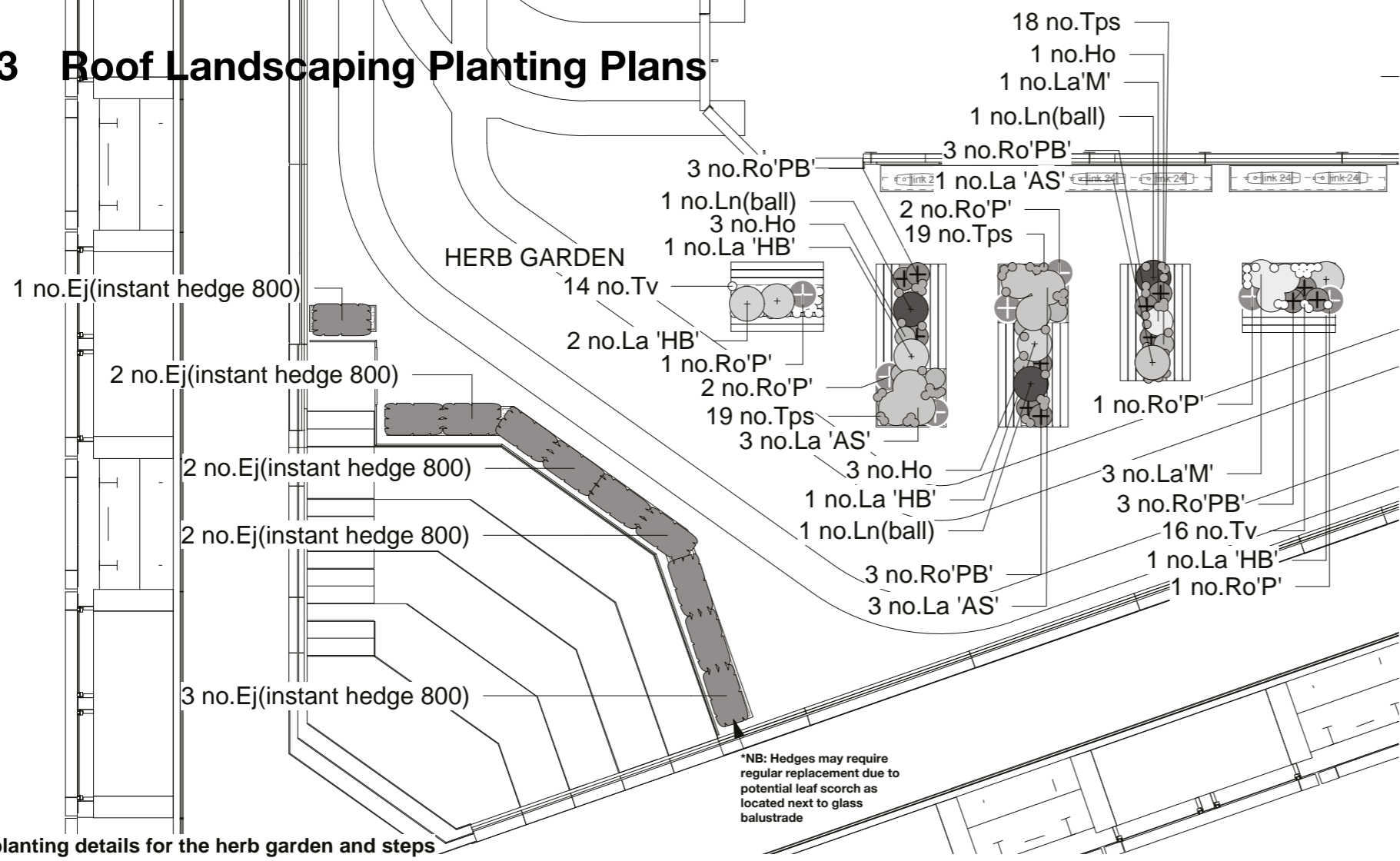
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project	drawing	drawing nr	date	scale	rev	work stage	drawn	checked
Post Building	Planting Plan 01	TPB-BBU-XXX-ZZ-PL-Y-94-0002	Oct '16	1:250@A3	C01	F-G	mhb	hb

2.3 Roof Landscaping Planting Plans



rev C01 060718: For Construction Issue, planting revised as per GA plan
 rev P04 170508: For Information Issue, planting revised as per GA plan, BS instant hedge revised to Ej
 rev P03 161206: planting revised as per GA plan
 rev P02 161103: planting species no amended
 rev P01 161021: preliminary issue

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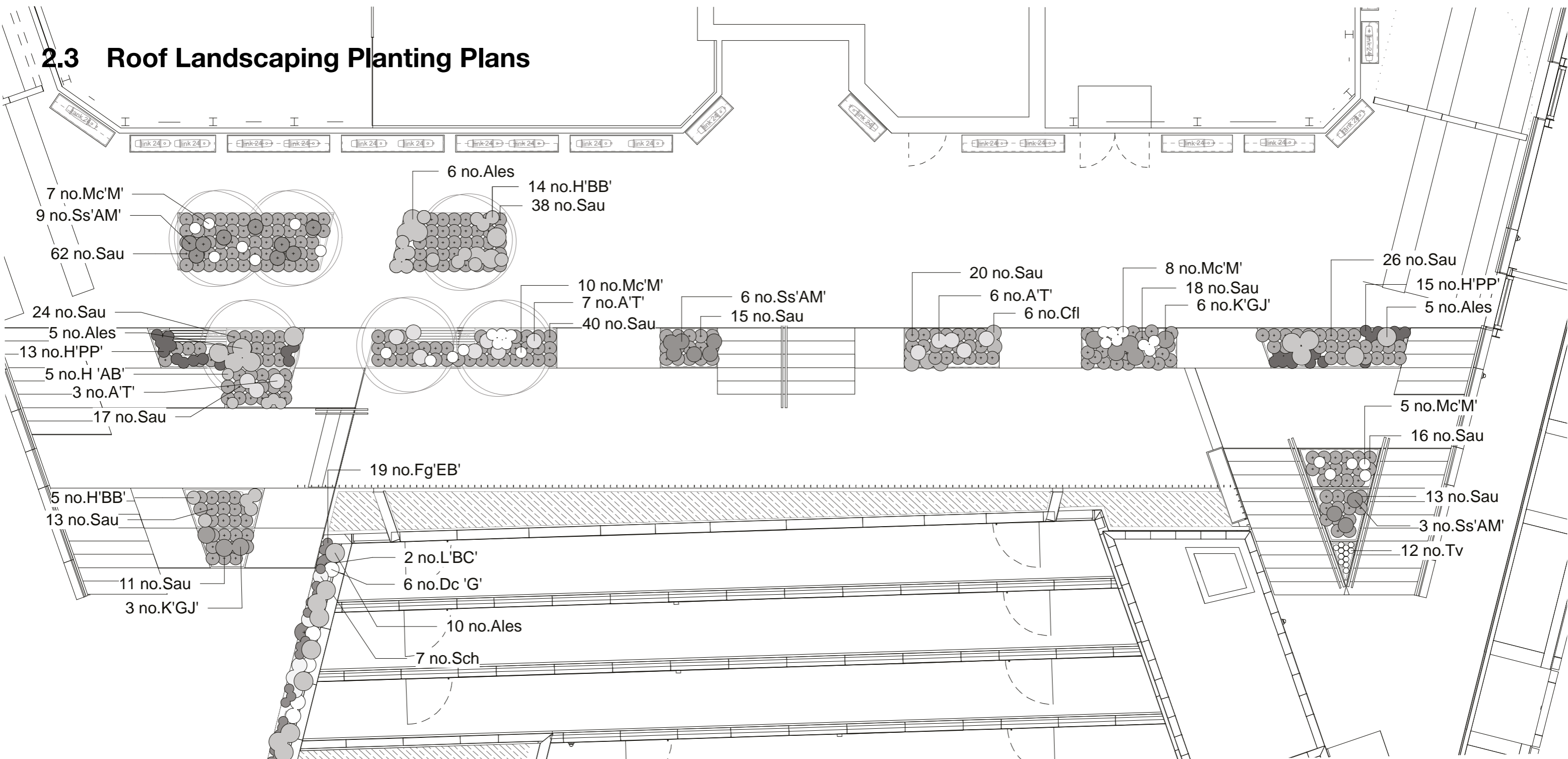
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Post Building | Planting plan 02

drawing nr | date
TPB-BBU-XXX-ZZ-PL-Y-94-0003 | Oct 2016


scale | rev
1:250@A3 | C01

work stage | drawn | checked
F-G | mhb | hb

2.3 Roof Landscaping Planting Plans



D5 - planting details for the public terrace and steps

-  Biodiverse Roof Seed Mix from Emorsgate ref ER1F to include following 22 species:
- | | |
|----------------------|--|
| Agrimonia eupatoria | Lotus corniculatus |
| Anthyllis vulneraria | Malva moschata |
| Centaurea nigra | Origanum vulgare |
| Clinopodium vulgare | Plantago media |
| Echium vulgare | Poterium sanguisorba - (Sanguisorba minor) |
| Galium verum | Primula veris |
| Hypericum perforatum | Prunella vulgaris |
| Knautia arvensis | Reseda lutea |
| Leontodon hispidus | Salvia verbenaca |
| Leucanthemum vulgare | Scabiosa columbaria |
| Linaria vulgaris | Verbascum nigrum |

rev C01 060718: For Construction Issue, planting amended
 rev P04 170508: For Information Issue, planting amended, biodiverse roof mix added
 rev P03 161223: planting amended
 rev P02 161103: planting species no amended, additional area added
 rev P01 161021: preliminary issue

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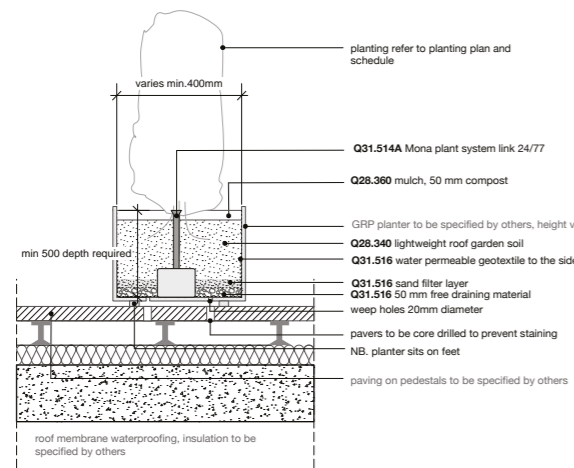
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Post Building	Planting Plan 03

drawing nr	date
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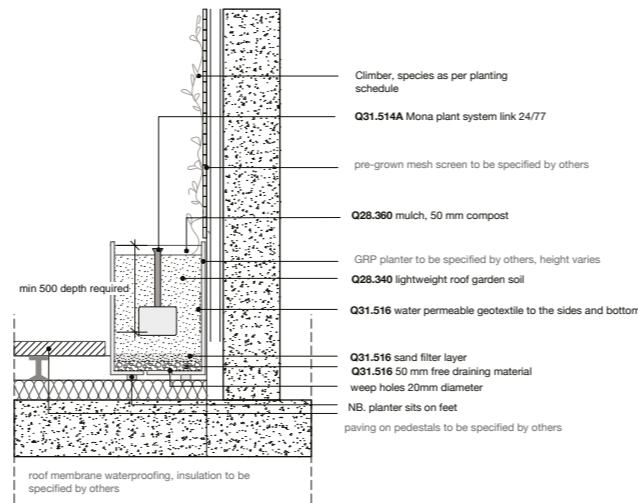
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work stage	drawn	checked
F-G	mhb	hb

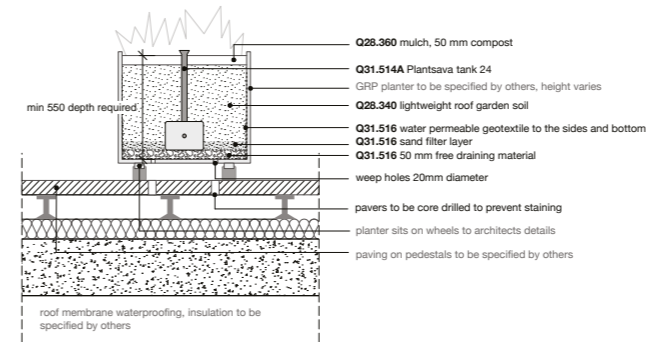
2.4 Roof Landscaping Planting Details



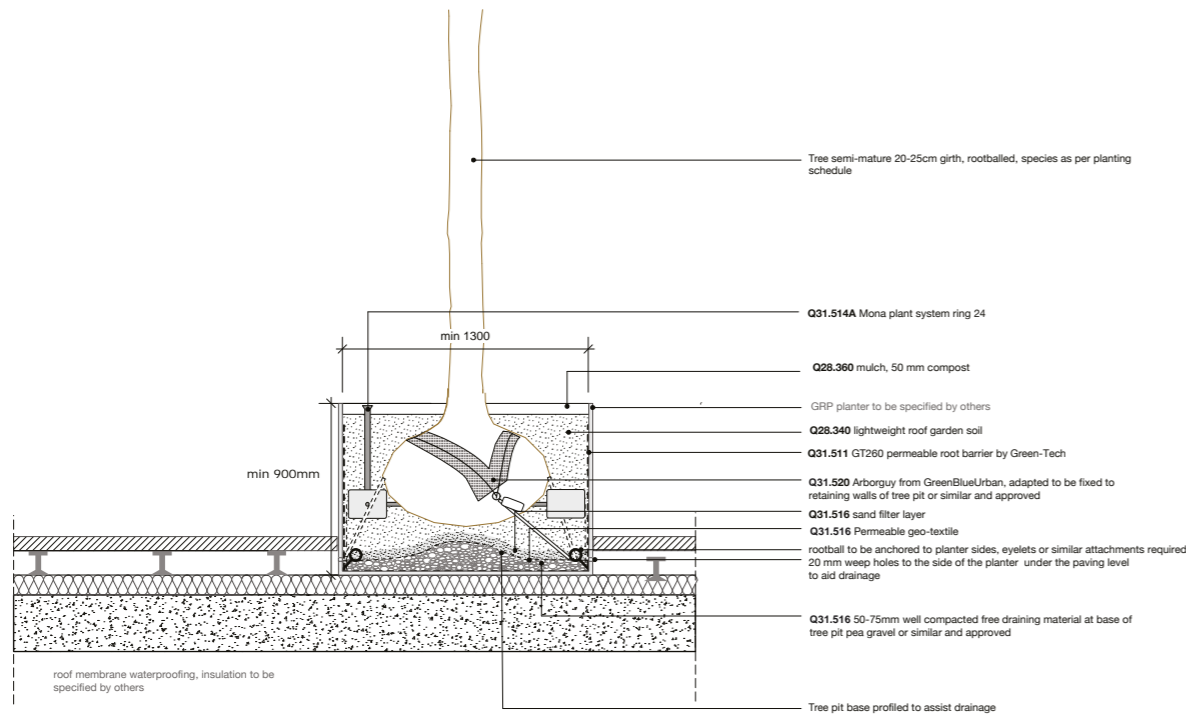
DETAIL 1.1
Section typical freestanding planter



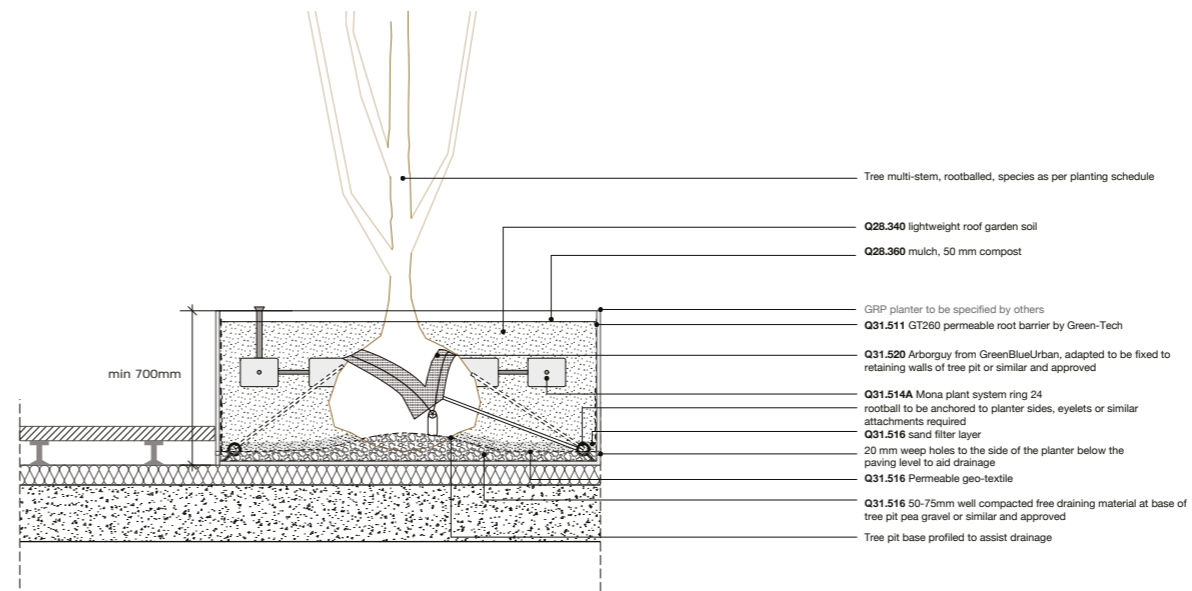
DETAIL 1.2
Section typical planter adjacent to core



DETAIL 1.3
Section typical planter on wheels



DETAIL 2.1
Section typical tree pit on Public Terrace



DETAIL 2.2
Section typical tree pit on Level 05 Terrace

rev C01 060718: Construction issue. Planter material noted as per architect's details, sand filter layer added, weep holes added to planters and pavers.
rev P03 080517: details 1.1 and 1.2, 2.1 and 2.2 amended
rev P02 031116: details 1.3 and 2.2 added
rev P01 211016: Preliminary Issue

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CDM :
in addition to the hazards / risks normally associated with the types of work detailed on this drawing, note the following

1. xxxxx

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project
Post Building

drawing
planting details

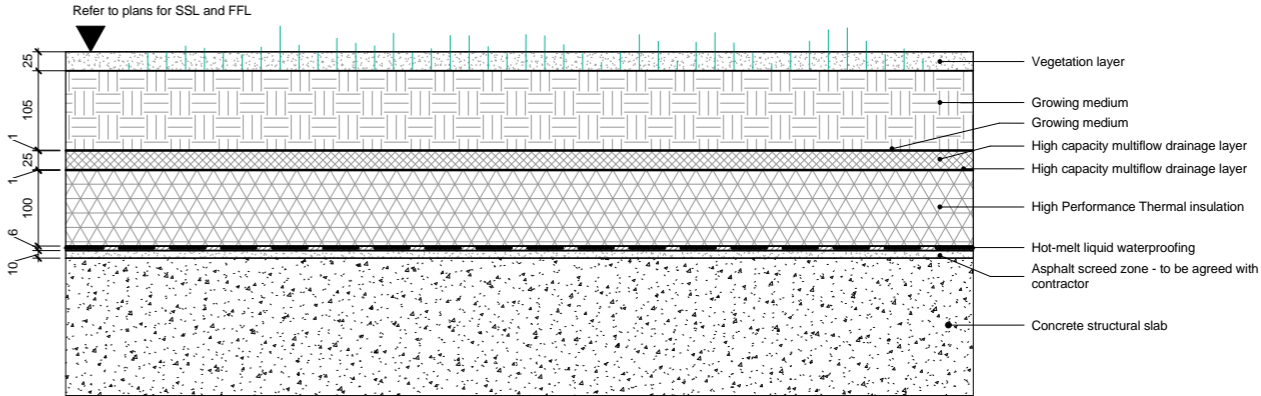
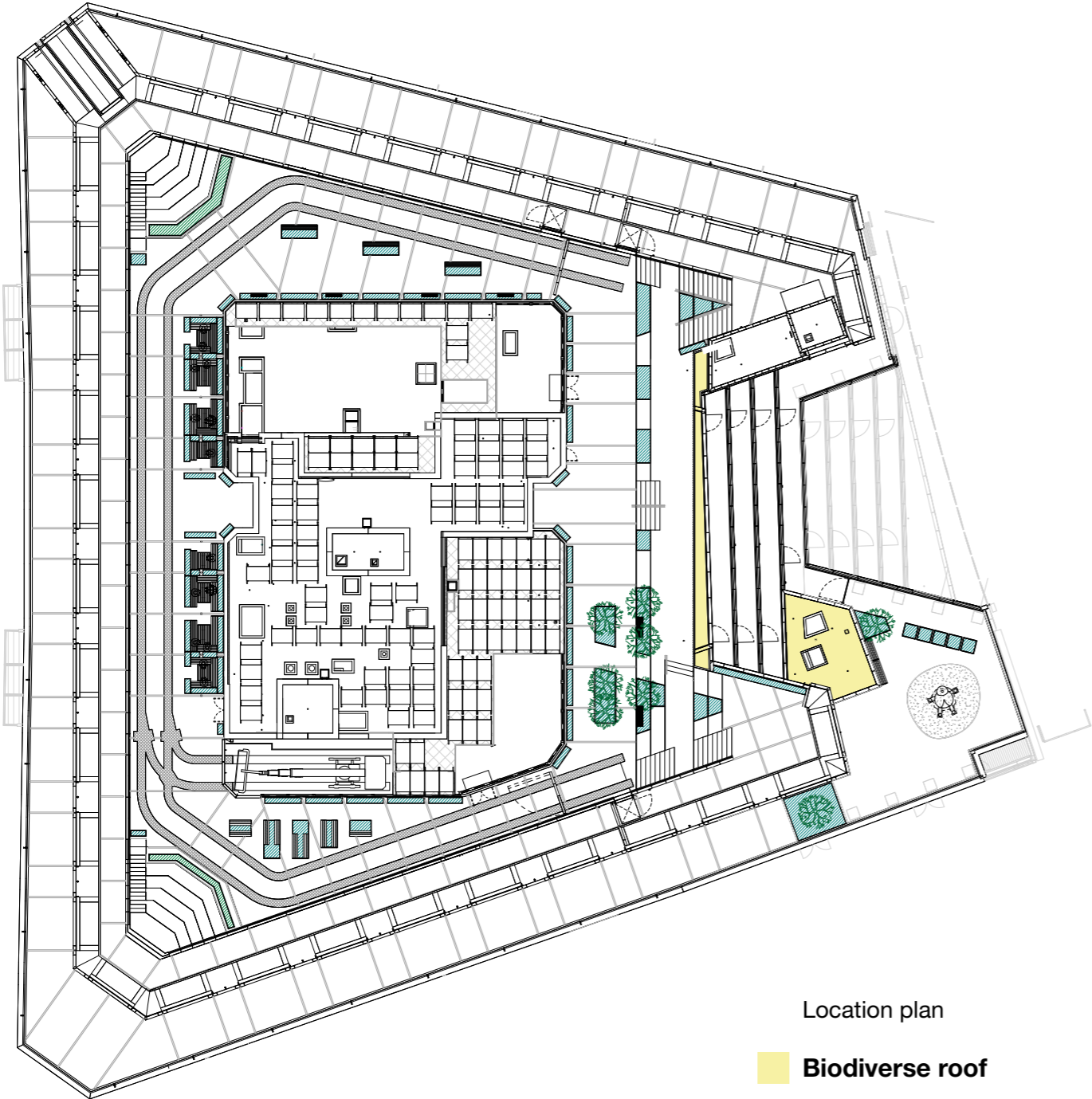
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date
Oct'16

scale
1:200(A1)
scale@A3

rev	work stage	drawn	checked
C01	F&G	jk	hb

2.4 Roof Landscaping Planting Details



Typical build-up to biodiverse roof
dimensions shown in mm

2.5 Roof Landscaping Planting Schedule

planting schedule													CONSTRUCTION	
to read in conjunction with planting plan TPB-BBU-XXX-ZZ-Y-94-0002														
job name	16139													
date	Oct-16													
job reference														
abbrev	plant species	quantity	size	spacing in mm/ density m2	flower color	fruit color	flowering/ fruit period	mature height	mature spread	shade/ sun/ semi-shade	native	wildlife beneficial	Evergreen/ deciduous	other notable characteristics / notes
bulbs														
grasses														
Ales	Anemanthele lessoniana	26	5l	450 5/m2	purple/bronze			750	750 - 900	Sun, Shade			E	Remove old foliage to tidy if necessary
Cfl	Carex flacca	33	3l	250 11/m2	Inconspicuous			250mm	400mm	Sun/Light Shade	Y		E	Remove old foliage to tidy in spring
Dc 'G'	Deschampsia caespitosa 'Goldtau'	6	3l	400 6/m2	Gold/Silver and Purple		Summer	700 - 900	350 - 600	Sun/Part Shade		Y	E	Cut back old stems to ground in early spring.
Fg'EB'	Festuca glauca 'Elijah Blue'	19	3l	250 16/m2	blue green, pale brown		Summer	300	250	Sun		Y	E	
Mc'M'	Molinia caerulea 'Moorhexe'	60	3l	250 16/m2	Purple		Late Summer	600 - 800	400	Sun/Part Shade			D	Remove dead foliage and old flower in spring.
Sau	Sesleria autumnalis	357	5l	400 6/m2	white		summer	800	500	Sun/Part Shade			E	remove dead leaves in early spring.
perennials														
A'T'	Achillea 'Terracotta'	16	3l	350 8/m2	yellow orange		Summer	500 - 800	300 - 400	Sun		Y	D	
A'WD'	Agapanthus 'White Dwarf'	5	3l	350 8/m2	white		July	450	450	Sun/Part Sun			D	Remove old flowers and yellowed leaves
Ar	Aiuqa reptans	144	9cm	150 70/m2	Blue, purple		Spring	150	500 - 700	Sun/Shade	Y		Semi-E	Native.
As	Asplenium scolopendrium	5	5l	350 8/m2				300-500	300-500	Shade/Part Sun	Y		E	Cut back old fronds
At	Asplenium trichomanes	10	5l	350 8/m2				300-500	300-500	Dead or damaged fronds may be removed	Y		E	Cut back old fronds
DI	Dryopteris lepidopoda	5	3l	350 8/m2				600	500	full shade			E	Tidy spent leaves
Dw	Dryopteris wallichiana	3	3l	400 6/m2				700 - 1000	500 - 1000	Full shade/partial shade	Y		Semi-E	Native, Dead or damaged fronds may be removed as necessary
Exy'N'	Epimedium x youngianum 'niveum'	7	3l	350 8/m2	White		Spring	300	300	Part Shade/Shade			Semi-E	Check for overcrowding & thin if necessary in autumn
E'BH'	Euphorbia 'Blue Haze'	25	3l	250 12/m2	Lime		Late Spring	400	400	Full sun			E	sap may irritate
God	Galium odoratum	68	9cm	150 70/m2	White		Summer	100 - 500	100 - 500	Shade		Y	D	
H'AB'	Heuchera 'Autumn Bride'	16	3l	250 16/m2	white cream		late summer	400	400	Sun/Part Shade			E	
H'BB'	Heuchera 'Bronze Beauty'	65	3l	300 8/m2	cream		Summer	400	300 - 500	Sun/Part Shade			E	Tidy old leaves in Spring or when needed
H'PP'	Heuchera 'Plum Pudding'	40	3l	250 16/m2	white		Spring/Summer	300	300 - 400	Sun/Part Shade			E	
K'GJ'	Kniphofia 'Green Jade'	9	3l	400 6/m2	Yellow/Green		End summer	1000	600	Part shade/shade			E	Cut down old flower stems after flowering.
Lm'MW'	Liriope muscari 'Monroe White'	375	3l	200 25/m2	white		Summer	100 -400	100 - 400	Sun/Shade			E	
Ps'H'	Polystichum setiferum 'Herrenhausen'	3	5l	300 9/m2	No Value			500 - 1000	500 - 1000	Full shade/partial shade		Y	Semi-E	Dead or damaged fronds may be removed as necessary.
Ss'AM'	Sisyrinchium striatum 'Aunt May'	23	3l	350 8/m2				400	500	Full Sun			Evergreen	Remove discoloured foliage and faded flowers
Tc	Tiarella cordifolia	20	3l	400 6/m2	White		Summer	300	300 - 500	Sun/Shade			Semi-E	Remove spent flowers and leaves as required.
shrubs														
Bd	Berberis darwinii	10	10l	600 3/m2	orange		Spring	1000 - 2000	1000 - 1500	Sun, part shade, shade		Y	E	prune every 2 years after flowering
Cb'P'	Callicarpa bodinieri 'Profusion'	10	10l	1000 1/m2	pink	bright violet	July	1500 - 3000	1500 - 2500	Sun/part shade		Y	D	
Cv'ST'	Calluna vulgaris 'Spring Torch'	28	2l	250 16/m2	Pink			200 - 500	300 - 500	Full Sun		Y	E	Prune immediately after flowering.
Ct'R'	Ceanothus thyrsiflorus 'Repens'	36	10l	450 5/m2	Blue			1000	2500	Sun		Y	E	Prune annually after flowering.
Ei	Euonymus japonicus (instant hedge 800)	20	1m bag		Green		Inconspicuous	2000	600	Partial to full sun			Evergreen	Shear annually to shape
Ln(ball)	Laurus nobilis	3	15l	750 2/m2		Red		600	600	Sun/Part Shade		Y	E	
L'BC'	Lavandula 'Blue Cedar'	8	5l	450 5/m2	pale lilac blue		early summer	600	750	Sun		Y	E	Shear annually to shape.
La 'AS'	Lavandula angustifolia 'Artic Snow'	12	10l	450 5/m2	White		Summer	600	600	Sun		Y	E	Cut back current years growth in August.
La 'HB'	Lavandula angustifolia 'Hidcote'	5	10l	450 5/m2	Purple		Summer	600	650	Sun		Y	E	Cut back current years growth in August.
La'M'	Lavandula angustifolia 'Munstead'	4	5l	450 5/m2	Purple		Summer	300 - 500	400 - 600	Sun		Y	E	Shear annually to shape.
Mct	Myrtus communis subsp. tarentina	18	5l	750 2/m2	Pink/White		Summer	1000	1000	Sun		Y	E	Shear annually to shape.
Ro'PB'	Rosmarinus officinalis 'Primley Blue'	12	10l	350 8/m2	mid blue		April/May	800	600	Sun		Y	E	If necessary cut back in late spring.
Ro'P'	Rosmarinus officinalis 'Prostratus'	7	10l	450 5/m2	Light blue		April/May	100 - 500	1000 - 1500	Sun		Y	E	If necessary cut back in late spring.
Sch	Santolina chamaecyparissus	7	10L		Yellow			500mm	500mm	Sun		Y	E	
Taxb-800	Taxus baccata (instant hedge 800)	4	10l	2plants/1m	White	Red	Winter			Sun/Shade	Y		E	Native. Grown as hedge. Prune in late summer.
Taxb-1800	Taxus baccata (instant hedge 1800)	4	10l	2plants/1m	White	Red	Winter			Sun/Shade	Y		E	Native. Grown as hedge. Prune in late summer.
Tps	Thymus pseudolanuginosus	56	9cm	150 /70m2	pale pink		June to July	100 - 250	100 - 500	Full sun		Y	E	
Tv	Thymus vulgaris	42	9 cm	150 70/m2	white pink purple		summer	100 - 500	100 - 500	Sun/		Y	E	
* climbers														
Hh'W'(screen units)	Hedera helix 'Woerner' (3000 screen)	66	-	-				3000	1200	Sun/Shade		Y	E	
trees														
	Betula nigra (multistem)	2	3-3.5m high	AS	Yellow	Green	Spring	18 m	12 m	Sun/part shade			D	
	Prunus 'Accolade' (multistem)	6	20-25 girth	AS	Pink		Spring	4000-8000mm	4000-8000mm	Sun			Deciduous	

* note: these are pregrown screens (Mobilani or similar)

rev C01 060718: planting species not amended
 rev P04 170508: planting species not amended
 rev P03 161206: planting species not amended
 rev P02 161103: planting species not amended
 rev P01 161021: preliminary issue



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project
 Post Building

planting schedule
 TPB-BBU-XXX-XX-SH-Y-94-0001

date
 Oct 16

rev
 C01

work stage
 F-G

drawn
 mhb

checked
 JK

3.0 Ground Floor Landscaping

3.1 Ground Floor Landscaping General Arrangement Plan

LEGEND

PAVING

- P1 - Granite setts - 300x150mm - beige - rigid construction. Staggered bond.
- P2 - Granite setts - 100x100mm - silver grey - rigid construction. Staggered bond.
- P3 - Temporary tarmac finish only required if phase of works with Camden works to surrounding streets requires

KERBS + EDGES


- E1 - Aluminium edge

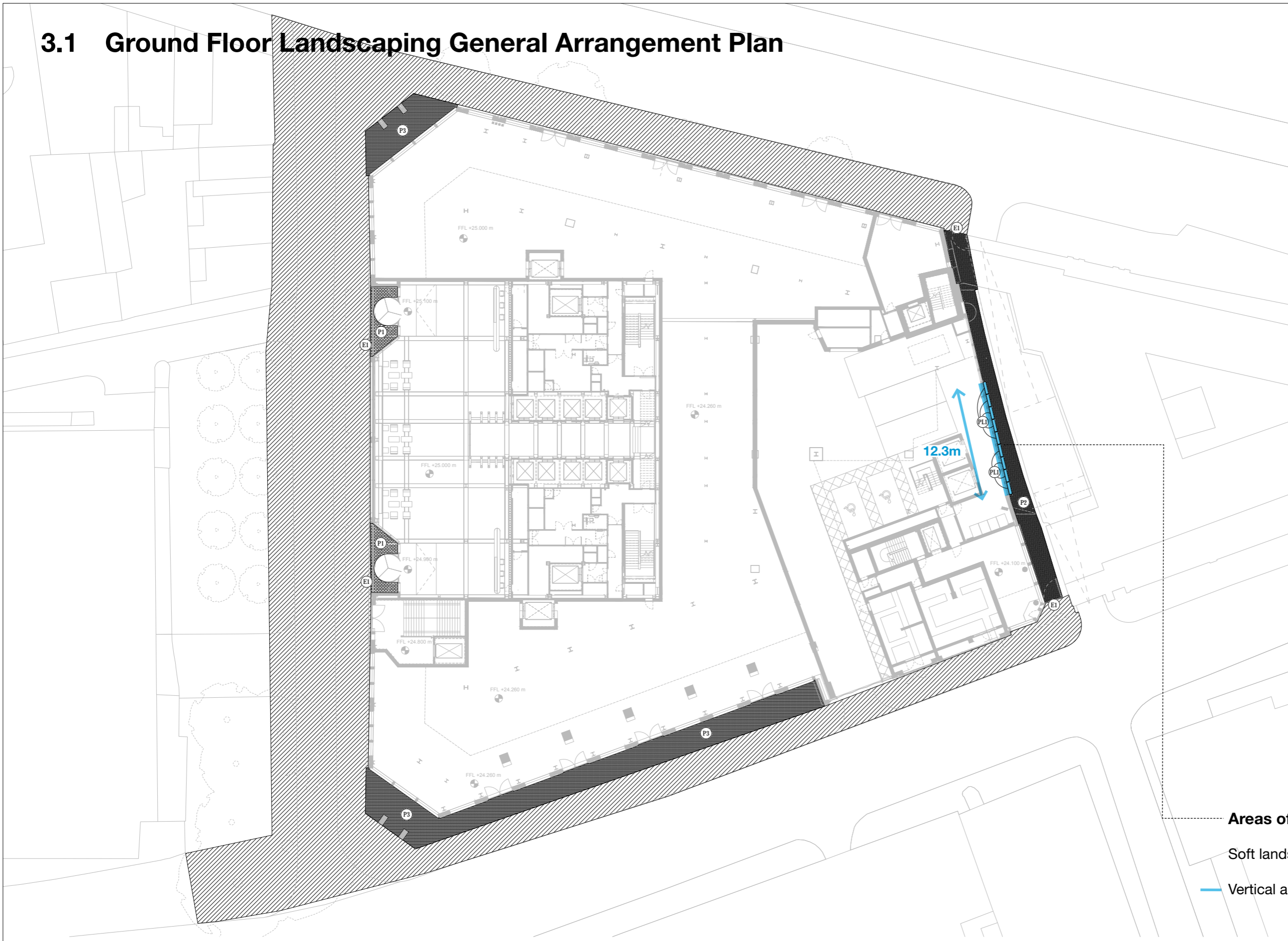
FURNITURE

- PL1 - Linear steel planter 300mm width by 1m deep, drainage board to base, 450mm thick subsoil, 400mm topsoil.

Planting

- Climbers - *Trachelospermum jasminoides* Pre-grown min. 1.5m height, 500mm spacing.
- Underplanting - *Chasmanthium latifolium* 5L pot 300mm spacing

-  Area of public realm to be implemented by Camden. Contractor required to coordinate with Camden on timings and detail



Areas of coverage

Soft landscaping to planters: **3.7sqm**

Vertical area of soft landscaping: **18.4sqm**

rev	details	by	date	rev	details	by	date
P01	Draft Employer's requirements	NM	14.10.2016				
P02	ER Issue	NM	28.10.2016				

Notes

- 1.0 Do not scale from drawing, use figured dimensions only
- 1.1 All dimensions to be checked onsite
- 1.2 This drawing to be read in conjunction with all other Gillespies drawings and specifications



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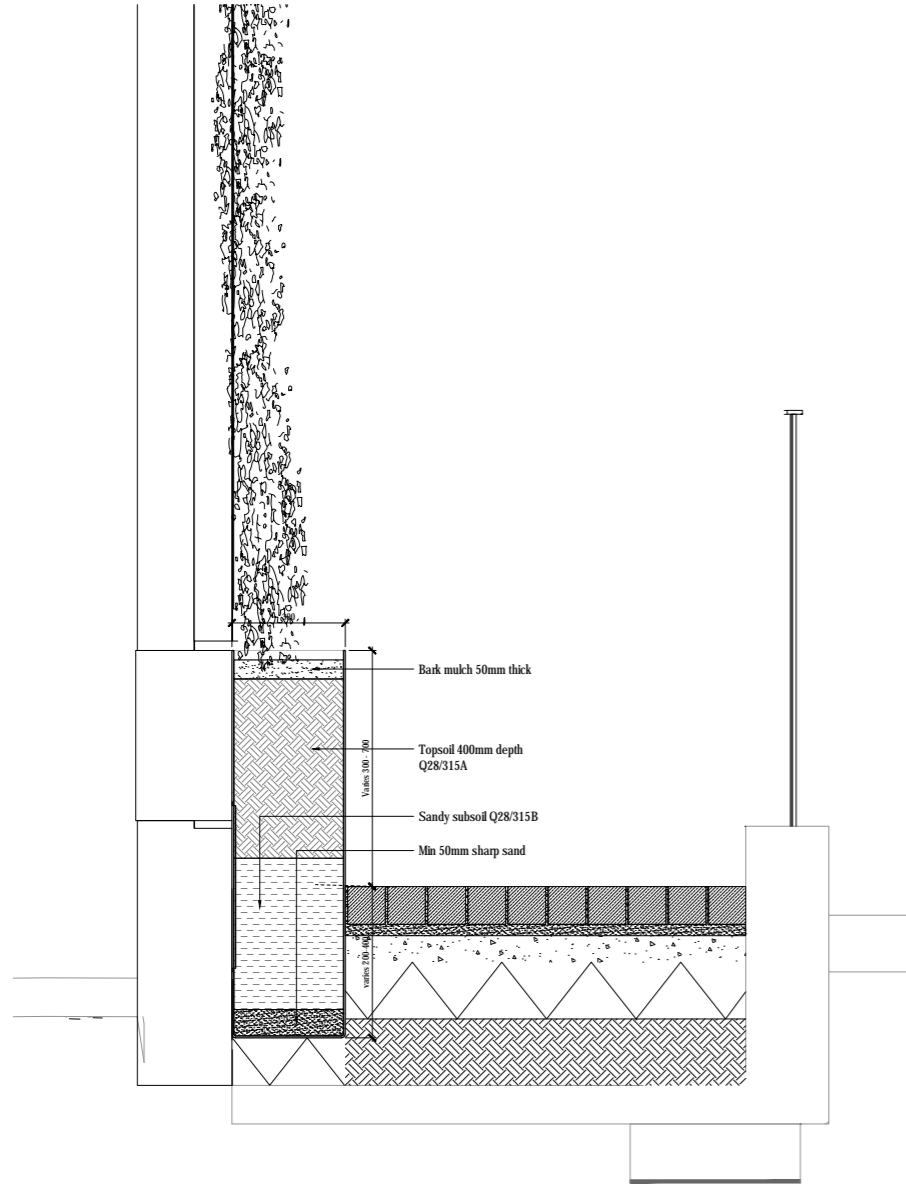
Project title	THE POST BUILDING
Drawing title	Public Realm GA

Drawing number	TBP-GIL-ZZZ-00-GA-L-94-0100
Drawing Status	PRELIMINARY
Date	14.10.2016
Scale	1:200 @ A1

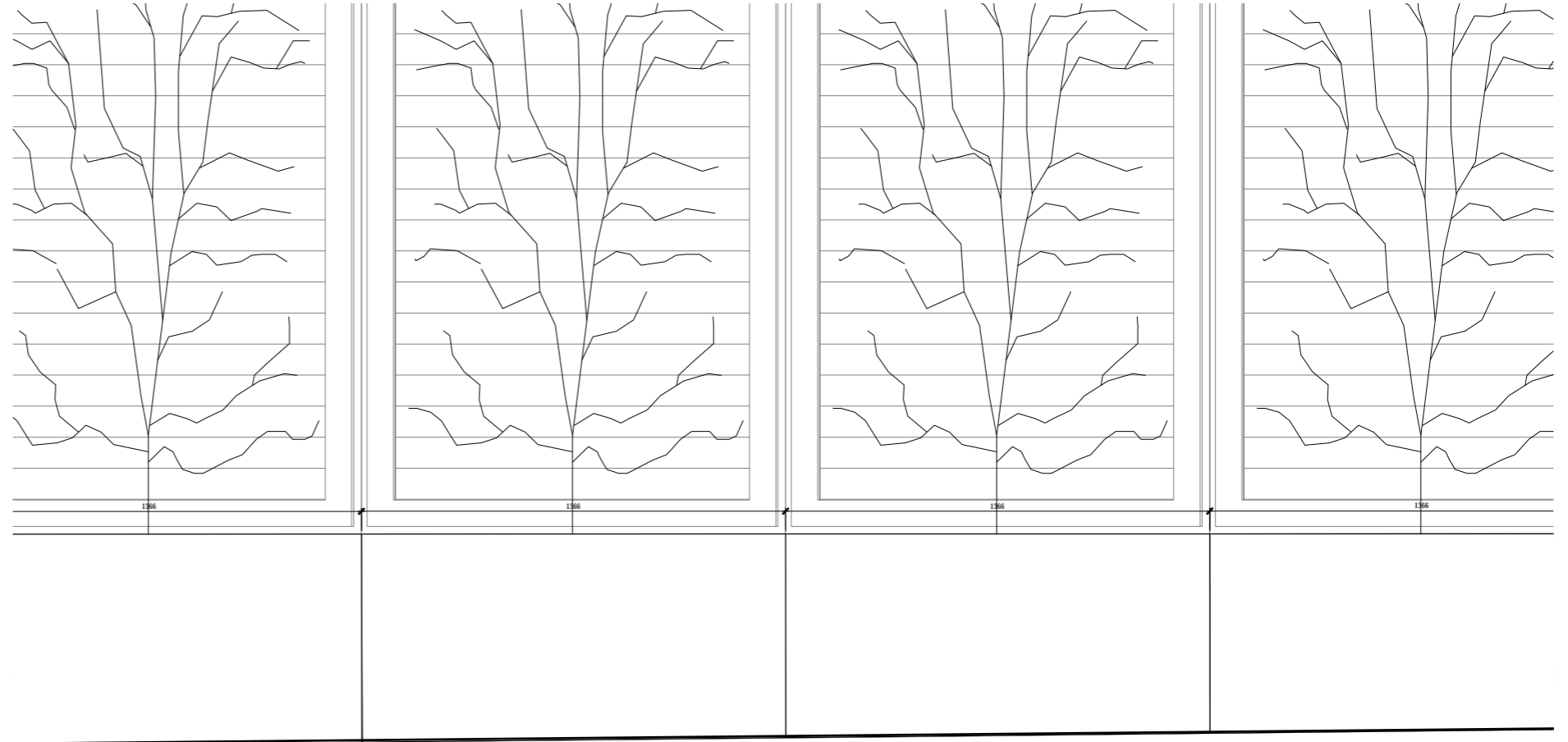
Revision	P02
Drawn	NM
Checked	NM



3.2 Ground Floor Landscaping (Green wall) Details



1 PLANTER TYPE PL1 - SECTION
Scale 1:10 @A1



2 PLANTER TYPE PL1 - ELEVATION
Scale 1:10 @A1

rev	details	by	date	rev	details	by	date
P02	ER Issue	NM	28.10.2016				

Notes
 1.0 Do not scale from drawing, use figured dimensions only
 1.1 All dimensions to be checked onsite
 1.2 This drawing to be read in conjunction with all other Gillespies drawings and specifications

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Project title	THE POST BUILDING
Drawing title	Planter Details 1

Drawing number	TBP-GIL-ZZZ-00-DT-L-94-0310
Drawing Status	PRELIMINARY
Date	20.10.2016
Scale	1:10 @ A1

Revision	P02
Drawn	NM
Checked	NM

Client
Brockton / Oxford

Appendix

Landscape Management and Maintenance Plan

Landscape Management and Maintenance Plan

The Post Building

September 2018

rev 0

BBUK

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1.0 INTRODUCTION

This report sets out the approach to maintenance and the long term management of soft landscape on roof terraces of The Post Building and is to be read in conjunction with all roof terraces drawings and Schedule of Landscape Maintenance Operations

- 1.1 The responsibilities for the management of landscape are anticipated to be allocated as follows:
- 1.2 Publicly accessible roof terraces landscaping this will be the responsibility of a dedicated property management agent.

In the context of this document relevant body means the relevant organization set out above. In the case of individual house occupiers, details of the proposed maintenance regime will be provided for guidance but unfortunately cannot be readily enforced.

2.0 REPORT OBJECTIVES

- 2.1 To ensure the establishment of the landscape following construction and planting.
- 2.2 To ensure the sustainability and longevity of the roof terraces landscape at Post Building
- 2.3 To ensure that clear long-term design objectives for landscape are achieved.
- 2.4 The management and maintenance document will guide future management and ensure continuity of management across the site.
- 2.5 To help monitor and assess changes to the site and identify future requirements.
- 2.6 To set benchmarks against which delivery and performance can be recognised.
- 2.7 To ensure the appearance of all soft landscape areas are, where appropriate, neat and tidy.

3.0 PRELIMINARIES

- 3.1 Normally access to sites will be by the route available to the general public to Roof Terrace Level 9 and to residents Roof Terrace Level 5.
- 3.2 Maintenance Contractors are to establish to their own satisfaction the location of any under or over ground services and will be held responsible for the safety and support of all services encountered during any works and will be required to bear all expenses thus occasioned.
- 3.3 The Contractor will be responsible for informing the relevant bodies if at any time any works result in damage or interference with their services.
- 3.4 The Contractor will not be allowed to leave anything on site which could cause a

- fire.
- 3.5 The Contractor is responsible for all flammable materials security at the site.
 - 3.6 Should during the course of maintenance the Contractor or any person associated with the Contractor, directly or indirectly, cause, or allow to be caused, any damage to any property this damage must be repaired without delay.
 - 3.7 The Contractor is to be fully aware that all areas are normally in use by the general public and that programmes of work must in no way prevent the general public having access to these areas. The level of usage may fluctuate during the day, which may make it impractical for the Contractor to carry out certain tasks. Work patterns should be devised to take account of this.
 - 3.8 Where appropriate the relevant authority will undertake a site walkabout with local community representatives once a year across the site.
 - 3.9 Whilst working on site the Maintenance Contractor will be required to work within the framework of all Health and Safety Legislation. To do this it may on occasion be necessary to provide protective works to safeguard the public and property. This will be at the Contractor's expense.
 - 3.10 The Contractor will at the request of the relevant body, provide all necessary documentation to ensure compliance with the necessary Health & Safety legislation.
 - 3.11 It should not be a requirement for landscape contractors to work close to the edges of the roof garden, however, if this should become necessary then a full risk assessment should be undertaken.

4.0 SURFACES

- 4.1 Soft play surfaces shall be kept clean and free from litter, leaves, twigs, dirt, sap, debris, dog faeces etc.
- 4.2 Soft play surfaces shall be kept free of weeds and moss at all times. Weed control measures should avoid the use of chemicals but in some cases may be acceptable, permission should be sort from relevant body and all works should be undertaken according to good practice.
- 4.3 The Contractor shall maintain records of all uses of chemicals and make these available for inspection when requested.
- 4.4 Safety surfaces in playgrounds shall be jet washed or washed clean every Spring.
- 4.5 For maintenance of hard paving areas refer to AHMM management and maintenance report

5.0 Topsoil

- 5.1 Imported topsoil medium is to be analysed by a NAMAS accredited soil specialist. Submit original of declaration of analysis of soil in accordance with BS 3882 figure 3, including report detailing soil analysis recommendations. Clear and imported topsoil is to be free of contamination and premium grade to BS 3882.
- 5.2 If topsoil is found to be unduly compacted e.g as a result of prolonged operational traffic or from working under unfavourable weather conditions, the Maintenance Operator is to loosen the topsoil to the full depth by use of a suitable rotovator,
- 5.3 All topsoil whether imported or re-used from site must be spread over subsoil in layers not exceeding 225mm to specified depth. Each layer shall be firmed before proceeding. Organic matter shall be thoroughly mixed into the first layer before proceeding to the next in planted areas where existing topsoil to be used.
- 5.4 Topsoil shall not be handled and spread when the soil is wet as the soil structure might be damaged by so doing. Do not handle topsoil during or after heavy rainfall or when it is wetter than the plastic limit as defined by BS 3882, Annex N2.

6.0 PLANTING GENERAL

- 6.1 All beds should have neat tidy appearance at all times.
- 6.2 All plants shall be watered as may be required to retain healthy growth, especially during drought.
- 6.3 Soil must be checked for settlement annually and if necessary topped up.
- 6.4 All planted areas including trees shall be given an application of an approved top dressing at the rate of 40 gm per sq. meter in May. This should be slow release from e.g. *Enmag* or similar.
- 6.5 Where applicable, planting beds should have a clean, vertical edge between 75mm-100mm high. This should be checked and tidied during the dormant season, generally November to March
- 6.6 Persistent weeds in planting beds may be treated with selective, approved, herbicide with the prior approval of the relevant body. This should only be applied by trained, qualified personal wearing protective clothing; they must be fully aware of any potential dangers to themselves and the public.
- 6.7 If the soil in planting beds becomes compacted (all planting areas under trees should be checked annually) the soil must be aerated by pricking to aerate the soil of root areas. The soil crust must be broken to reduce soil lumps to crumb

- and the soil leveled. Attention must be paid so that no plants or their roots are damaged.
- 6.8 Following strong winds, frost heave and other disturbances all trees and shrubs should be checked and re-firmed by treading carefully around the base
 - 6.9 Litter should be picked from all planting beds at bi-weekly intervals and removed from site. Litter should be separated into different materials, eg paper, cans, bottles, plastic and recycled.

7.0 SHRUBS

Shrub planting management objectives

- 7.1 To establish mixed and single species areas of planting that have healthy growth that contribute positively to the roofscape aesthetically and, where appropriate, will contribute to the wildlife and ecology of the local area.

Shrub planting establishment and maintenance

- 7.2 Shrubs shall be annually pruned as necessary and as per notes set out on planting schedules.
- 7.3 Shrubs must be checked and pruned annually if encroaching on facade, obscuring windows or signs.
- 7.4 After pruning shrubs, feed with approved organic fertilizer.
- 7.5 All shrubs must be pruned when necessary to maintain them within planters
- 7.6 Once established, any support canes shall be removed from the shrubs.
- 7.7 Shrub beds to be kept free of weeds at all times. All weeding is carried out by hand, using the appropriate tools. All resultant material should be removed from the site. Should maintenance personnel feel it necessary to apply a herbicide to remove persistent weeds the approval of the Client should be sought prior to any application taking place.
- 7.8 Paths to be kept free from overhanging obstructions to a height of 2m at all times.
- 7.9 All plants shall be regularly inspected for stability and firmed as necessary at the same time. Stakes shall likewise be checked for firmness any plant ties inspected and made good if required.
- 7.10 Shrubs are to be pruned to BS 7370-4 and according to Royal Horticultural Society guidelines.
- 7.11 Should shrubs become too tightly packed and impenetrable it might be necessary to thin some of them in order to maintain healthy growth for the

- majority of shrubs. Advice and agreement should be sort from the relevant body prior to this work commencing.
- 7.12 Should pests and/or diseases become prevalent, the Contractor should treat the plants as necessary after receiving authorisation from the relevant body.
 - 7.13 Should the Contractor wish to carry out any pruning for Health and Safety reasons, prior authorisation must be sought from the relevant body.
 - 7.14 In addition to the normal maintenance regime, the relevant body may instruct the Contractor to carry out pruning for Health and Safety reasons.
 - 7.15 Any pruning carried out in the bird breeding season i.e. mid-March to June should be avoided, if pruning is unavoidable at this time, approval should be sort from the relevant body and due care and attention must be paid so as not to disturb any nesting birds.
 - 7.16 Within reason, all dead or inappropriate plants should be removed at the request of the relevant body.
 - 7.17 Where shrubs are grown in planters, they should be irrigated as necessary to ensure the health of the plants.

8.0 HEDGES

Hedge planting management objectives

- 8.1 Hedges should be kept neat and tidy and once they have achieved the desired height they must be maintained at that height, the finished height of each hedge will be marked on planting plans and noted in planting schedules.
- 8.2 Hedges must be kept healthy, thick and impenetrable.

Hedge planting establishment & maintenance

- 8.3 New hedges will inspected twice annually until they are fully established during this time they should be cut to ensure a tidy appearance and encourage even growth.
- 8.4 Thinning will be carried out on a three – five year basis or as required to BS 7370-4
- 8.5 Subject to the purpose of the hedge (e.g. boundary or formal garden), cutting will be carried out on different timescales ranging from twice annually to annually.
- 8.6 Subject to the species of the hedge (e.g. yew, box or beech), cutting will be carried out during different months so that each species is pruned at the most appropriate time, the months to prune each species will be set out on the plant

schedule.

- 8.7 Annual monitoring will be undertaken of hedgerow quality and species composition during the first five years then every three years.
- 8.8 Dead leaves and litter must be cleared from the base of hedges by hand at the same time as pruning, cutting or trimming takes place.

9.0 CLIMBERS

Climbing plants management objectives

- 9.1 To create areas of vertical planting to visually enhance walls.
- 9.2 To create a matrix of vertical wildlife habitats across the site.

Climbing plants establishment & maintenance

- 9.3 Trailing and climbing plants shall be assisted in their growth by securing growing leaders where necessary.
- 9.4 All ties should be checked annually and removed or repositioned as the plants grow.
- 9.5 Supports for climbers, eg wires or trellis should be checked for stability annually.
- 9.6 Self clinging and supported climbers will need to be checked annually and, if necessary, pruned to keep them clear of openings and gutters.
- 9.7 All pruning of climbers should be as per Royal Horticulture Society guidelines.

10.0 HERBACEOUS / PERENNIAL PLANTING

Herbaceous planting management objectives

- 10.1 Herbaceous plants are introduced to provide a greater seasonal and visual variety throughout the planted areas.

Herbaceous planting establishment & maintenance

- 10.2 Herbaceous and perennial beds are to be maintained in accordance with good horticultural practice.
- 10.3 The beds shall be kept weed free at all times using non-chemical methods.
- 10.4 Personnel working on the herbaceous planting beds should have competent plant knowledge (with a minimum RHS Level 1 Award in Practical Horticulture or equivalent) or be working alongside others with competent plant knowledge so that only weeds are removed. Should herbaceous plants be mistakenly removed by the contractor's operatives he must replace the plants at his own expense.

- 10.5 Dead-heading will take place when necessary in accordance with good horticultural practice.
- 10.6 Should pests and/or diseases become prevalent, the Contractor should treat the plants as necessary after receiving authorisation from the relevant body.
- 10.7 Within reason, all dead or inappropriate plants should be removed at the request of the relevant body.
- 10.8 Some perennials should be cut back to the ground in autumn according to the plant schedule.
- 10.9 Some herbaceous perennials will have good winter interest and should therefore be cut back in early spring according to the plant schedule.
- 10.10 All planting beds should be fed annually in the late winter / early spring with a slow release organic fertilizer.
- 10.11 All planting beds should have an organic mulch of between 50 and 75mm thick spread in mid to late spring. Spent mushroom compost, leaf mould, processed conifer bark or well rotted manure are all suitable, although spent mushroom compost should not be used more than two consecutive years to prevent the soil becoming too alkaline.
- 10.12 Where herbaceous and perennial plants are grown in planters, they should be irrigated as necessary to ensure the health of the plants.
- 10.13 Herbaceous perennial plants grown in planters should be fed with an organic liquid or granular fertilizer at 6 weekly intervals throughout the growing season.
- 11.0 TREES GENERALLY
- 11.1 Prior to starting work it should be agreed which trees require pruning or any other tree work.
- 11.2 All tree work to BS 3998 and Health and Safety Executive 'Forestry and arboriculture safety leaflets.
- 11.3 Minor pruning of dead or damaged wood shall be allowed for annually between November and February.
- 11.4 Defective, diseased, unsafe or weak parts of trees additional to those scheduled for attention; give notice if detected.
- 11.5 All trees must be watered as necessary for their establishment. Irrigation water reservoirs should be filled as required during periods of dry weather.
- 11.6 Tree pits shall be kept free from established weeds at all times.

- 11.7 All epicormic growth shall be removed off all trees to a height of 3m.
- 11.8 All areas of hard standing should be kept free from overhanging branches up to a height of 2m.
- 11.9 Where a tree is removed from a site by the Contractor due to arboricultural reasons, the tree must be re-instated.
- 11.10 Wound bleeding should be prevented in accordance with BS 3998, clause 8
- 11.11 Disease transmission should be prevented in accordance with BS 3998, clause 9 and Appendix B
- 11.12 Planters containing trees should be fed with a suitable fertilizer annually.
- 11.13 Unless otherwise instructed all arisings must be removed from site.
- 11.14 No chipping or shredding on site.
- 11.15 Site must left clean and tidy following all maintenance operations on site.

12.0 TREES

Trees management objectives

- 12.1 To create healthy trees that enhance the roofscape and contribute to the wildlife corridors through the site.

Trees establishment & maintenance

- 12.2 All work should be carried out in accordance with the British Standard Recommendations for Tree Work, BS 3998 and undertaken by qualified arboriculturalists from the council's approved list, or from the Arboriculture Association's list of Registered Contractors.
- 12.3 The trees should be checked six monthly for the first five years following planting for signs of deterioration or distress and the appropriate actions undertaken where a potential safety hazard is identified.
- 12.4 Tree supports must be inspected and adjusted as the trees establish and grow. Tree supports and ties must be removed once trees are fully established.
- 12.5 Once trees have been established for five years following planting they should be checked annually for signs of deterioration or distress and the appropriate actions undertaken where a potential safety hazard is identified.
- 12.6 Deciduous trees should be pruned during their dormant period, November to March.

- 12.7 Prunus species should be pruned between April and July to reduce the chances of silver leaf disease.

13.0 IRRIGATION

Management objectives

- 13.1 To ensure all water used in the irrigation system reaches the intended sources, that is, plant or lawn species.

- 13.2 To prevent leaks in the system and reduced wasted water.

Maintenance requirements

- 13.3 Inspect controller and ensure it is plugged in and functioning
- 13.4 Update the time and date
- 13.5 Check the connections on all wires and ensure rain, wind or soil moisture sensors are connected
- 13.6 Replace back up battery on a regular basis
- 13.7 Change the schedule to reflect the season, this is likely to mean the system should be switched off during the winter months.
- 13.8 Check all sprinklers are functioning
- 13.9 Check sprinkler heads are in correct alignment are not tilted or have, over time, sunk into the soil or turf.
- 13.10 Check all nozzles and drip hoses are not blocked and flush through to clear any blockages.
- 13.11 Check individual irrigation drippers are correctly positioned.
- 13.12 Turn on each zone separately to ensure they are all functioning correctly.

14.0 PLAY EQUIPMENT

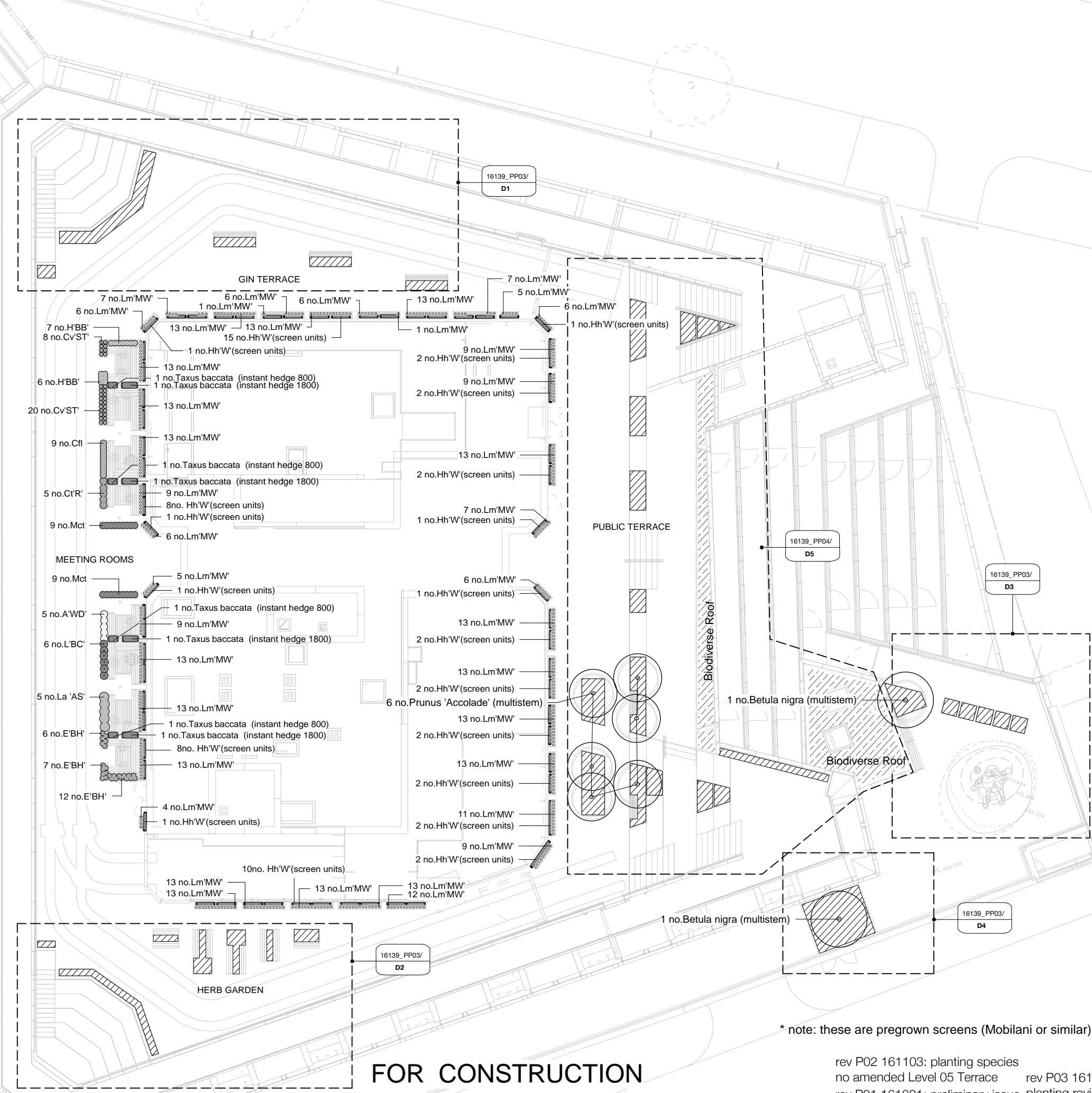
- 14.1 Play equipment should be checked to ensure all play equipment has not become unsafe through vandalism or mis-use.
- 14.2 RoSPA accredited inspector will carry out an initial check on all play equipment annually.
- 14.3 Graffiti should be removed using suitable, approved material.

- 14.4 Vandalism should be reported immediately to the relevant body.

- 15.0 MONITORING & REVIEW
- 15.1 An audit should be undertaken annually to provide an objective audit of the current situation, this should include consultation with local resident's and users groups.
- 15.2 Any concerns or issues raised at the above audit should validated.
- 15.3 Tested and validated areas of concern that have been identified as potential issues, but never before substantiated or supported by statistical evidence, should be addressed and, where appropriate alterations made to the management plan

Appendix A
Schedule of Annual Maintenance Operations

Appendix C Planting Plans



FOR CONSTRUCTION

* note: these are pregrown screens (Mobilani or similar)

abbrev	plant species	qty	size	spacing mm/ density m2
bulbs				
grasses				
Ales	Anemanthele lessoniana	26	5l	450_5/m2
Cfl	Carex flacca	33	3l	250_11/m2
Dc 'G'	Deschampsia caespitosa 'Goldtau'	6	3l	400_6/m2
Fg'EB'	Festuca glauca 'Elijah Blue'	19	3l	250_16/m2
Mc'M'	Molinia caerulea 'Moorhexe'	60	3l	250_16/m2
Sau	Sesleria autumnalis	357	5l	400_6/m2
perennials				
A'T'	Achillea 'Terracotta'	16	3l	350_8/m2
A'WD'	Agapanthus 'White Dwarf'	5	3l	350_8/m2
Ar	Ajuga reptans	144	9cm	150_70/m2
As	Asplenium scolopendrium	5	5l	350_8/m2
At	Asplenium trichomanes	10	5l	350_8/m2
DI	Dryopteris lepidopoda	5	3l	350_8/m2
Dw	Dryopteris wallichiana	3	3l	400_6/m2
Exy'N'	Epimedium x youngianum 'niveum'	7	3l	350_8/m2
E'BH'	Euphorbia 'Blue Haze'	25	3l	250_12/m2
God	Galium odoratum	68	9cm	150_70/m2
H 'AB'	Heuchera 'Autumn Bride'	16	3l	250_16/m2
H'BB'	Heuchera 'Bronze Beauty'	65	3l	300_8/m2
H'PP'	Heuchera 'Plum Pudding'	40	3l	250_16/m2
K'GJ'	Kniphofia 'Green Jade'	9	3l	400_6/m2
Lm'MW'	Liriope muscari 'Monroe White'	375	3l	200_25/m2
Ps'H'	Polystichum setiferum 'Herrenhausen'	3	5l	300_9/m2
Ss'AM'	Sisyrinchium striatum "Aunt May"	23	3l	350_8/m2
Tc	Tiarella cordifolia	20	3l	400_6/m2
shrubs				
Bd	Berberis darwinii	10	10l	600_3/m2
Cb'P'	Callicarpa bodinieri 'Profusion'	10	10l	1000_1/m2
Cv'ST'	Calluna vulgaris 'Spring Torch'	28	2l	250_16/m2
Ct'R'	Ceanothus thyrsiflorus 'Repens'	36	10l	450_5/m2
Ej	Euonymus japonicus (instant hedge 800)	20	1m bag	
Ln(ball)	Laurus nobilis	3	15l	750_2/m2
L'BC'	Lavandula 'Blue Cedar'	8	5l	450_5/m2
La 'AS'	Lavandula angustifolia 'Artic Snow'	12	10l	450_5/m2
La 'HB'	Lavandula angustifolia 'Hidcote'	5	10l	450_5/m2
La'M'	Lavandula angustifolia 'Munstead'	4	5l	450_5/m2
Mct	Myrtus communis subsp. tarentina	18	5l	750_2/m2
Ro'PB'	Rosmarinus officinalis 'Primley Blue'	12	10l	350_8/m2
Ro'P'	Rosmarinus officinalis 'Prostratus'	7	10l	450_5/m2
Sch	Santolina chamaecyparissus	7	10L	
Taxb-800	Taxus baccata (instant hedge 800)	4	10l	2plants/lm
Taxb-1800	Taxus baccata (instant hedge 1800)	4	10l	2plants/lm
Tps	Thymus pseudolanuginosus	56	9cm	150_/70m2
Tv	Thymus vulgaris	42	9 cm	150_70/m2
climbers				
* Hh'W'(screen u	Hedera helix 'Woerner' (3000 screen)	66	-	-
trees				
	Betula nigra (multistem)	2	3-3.5m high	AS
	Prunus 'Accolade' (multistem)	6	20-25 girth	AS

rev P02 161103: planting species
 no amended Level 05 Terrace
 rev P01 161021: preliminary issue
 rev P03 161222: meeting rooms
 planting revised as per GA plan
 rev P04 170508: For Information
 Issue, planting revised as per GA plan,
 biodiverse roof mix added
 rev C01 060718: For Construction
 Issue, planting revised as per GA plan

Do not scale from the drawing. Any discrepancies to be reported to the landscape architect. All dimensions will be taken on site prior to ordering and construction. Copyright remains with the landscape architect. This drawing is to be read in conjunction with the specification and all other relevant drawings.

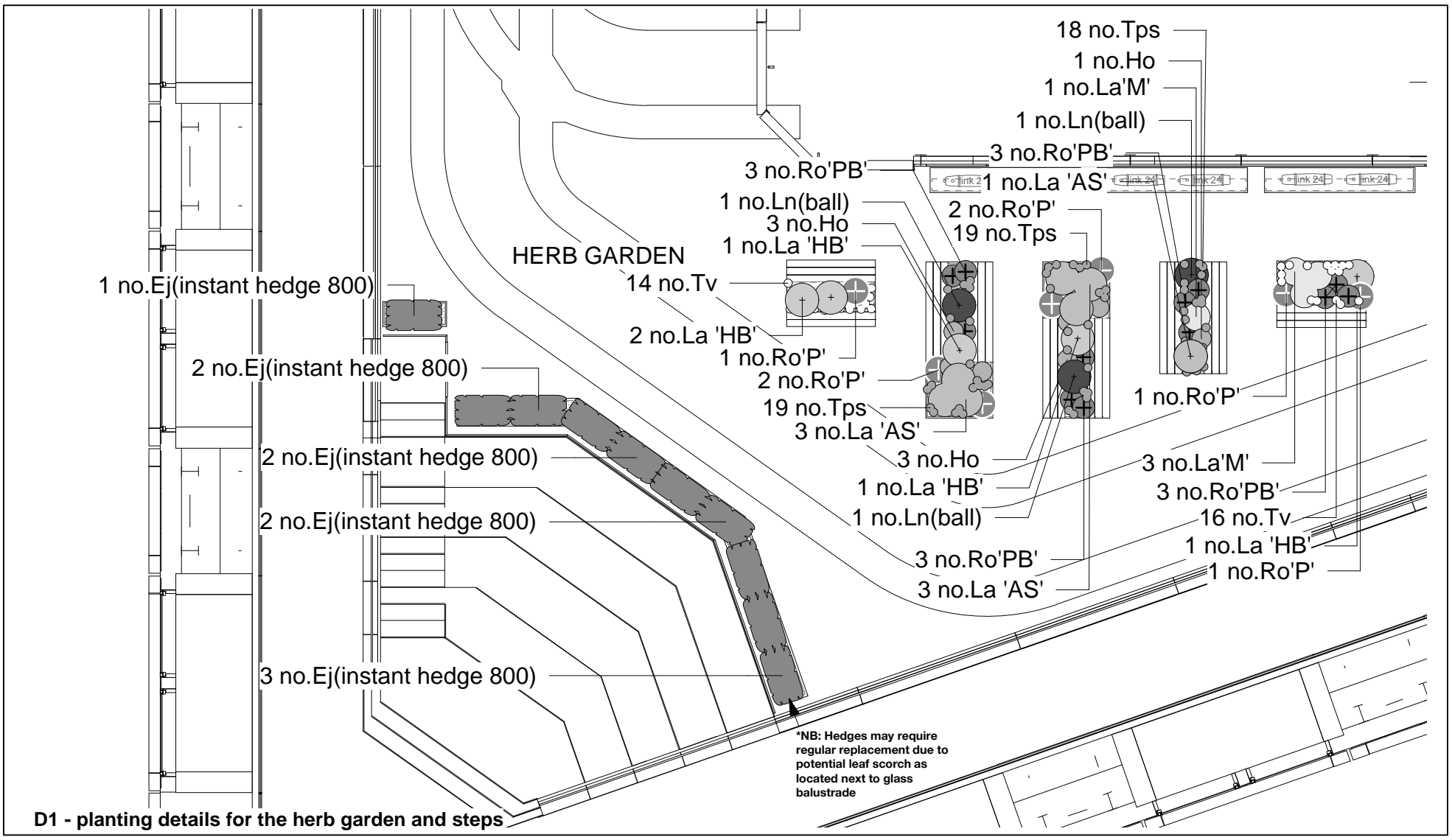


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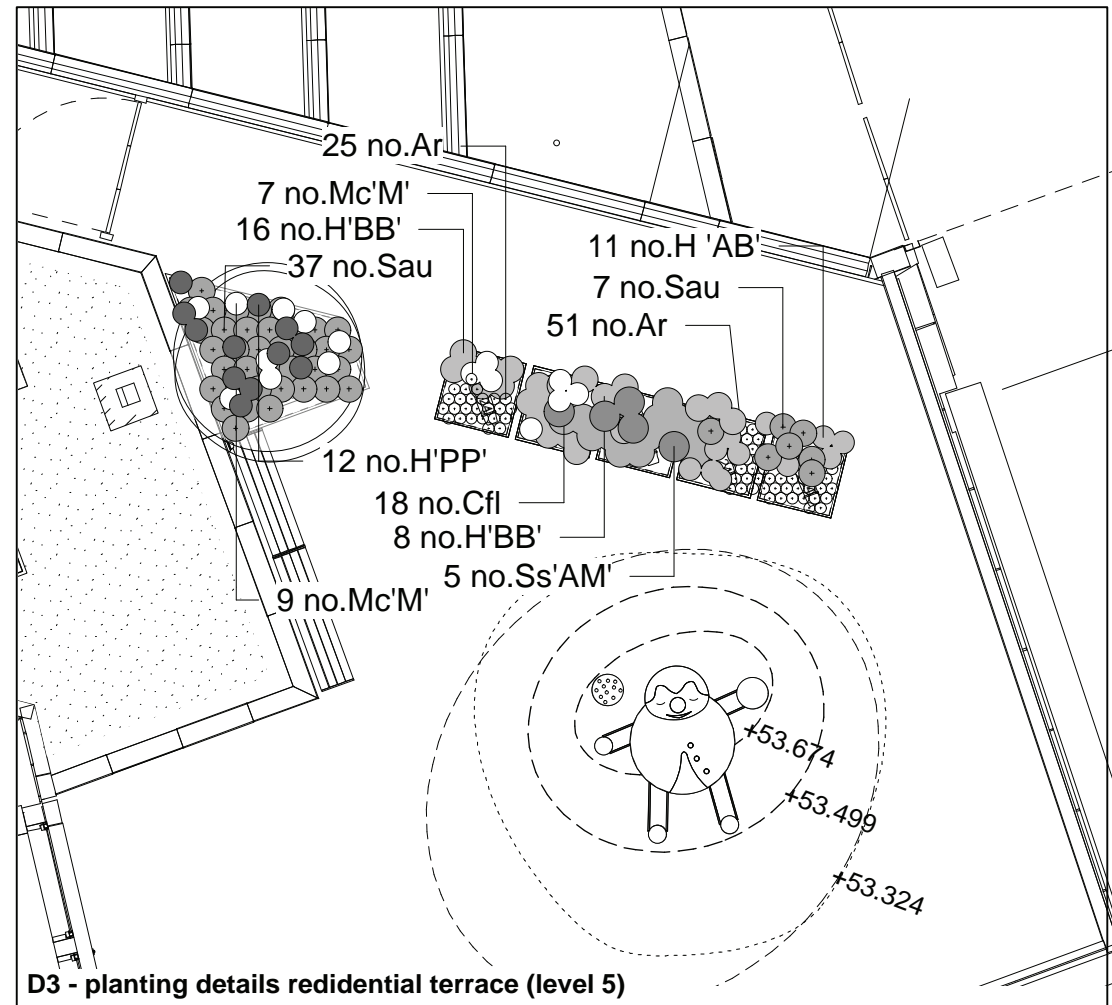
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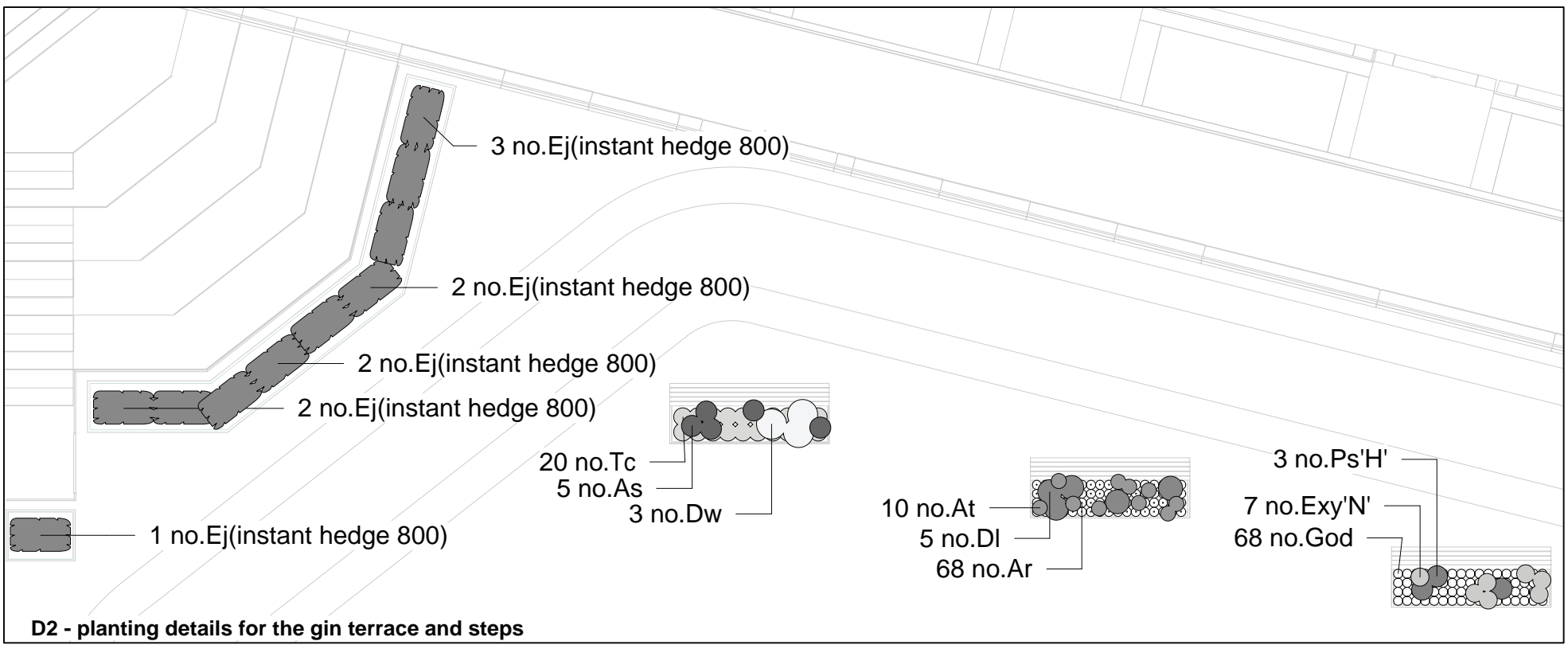
project	drawing	drawing nr	date	scale	rev	work stage	drawn	checked
Post Building	Planting Plan 01	TPB-BBU-XXX-ZZ-PL-Y-94-0002	Oct '16	1:250@A3	C01	F-G	mhb	hb



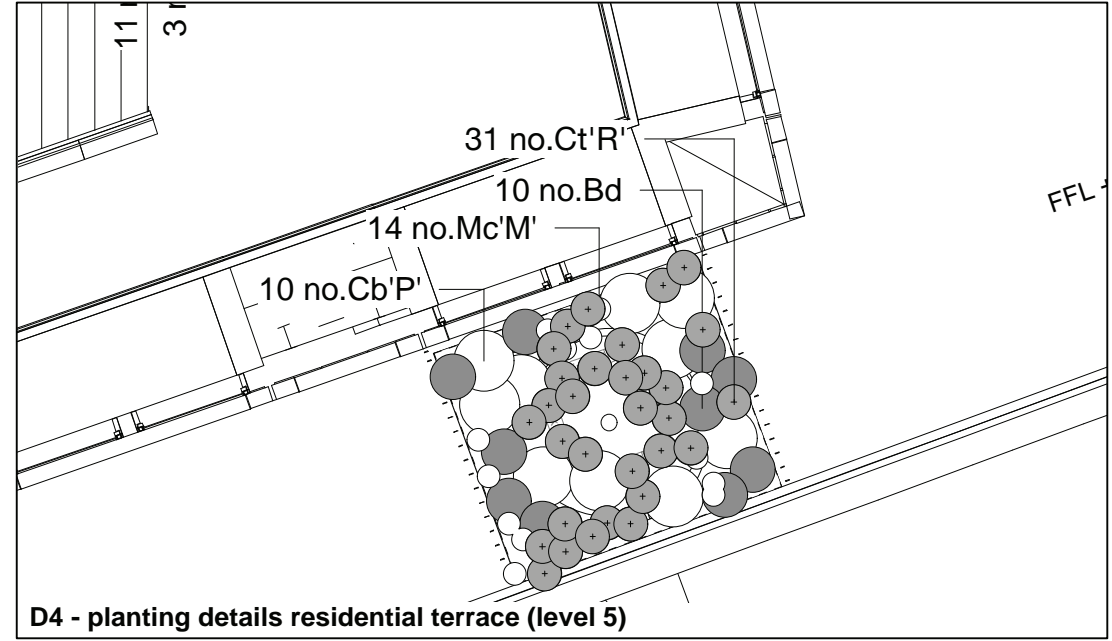
D1 - planting details for the herb garden and steps



D3 - planting details residential terrace (level 5)



D2 - planting details for the gin terrace and steps



D4 - planting details residential terrace (level 5)

rev C01 060718: For Construction Issue, planting revised as per GA plan
 rev P04 170508: For Information Issue, planting revised as per GA plan, BS instant hedge revised to Ej
 rev P03 161206: planting revised as per GA plan
 rev P02 161103: planting species no amended
 rev P01 161021: preliminary issue

FOR CONSTRUCTION

Do not scale from the drawing. Any discrepancies to be reported to the landscape architect. All dimensions will be taken on site prior to ordering and construction. Copyright remains with the landscape architect. This drawing is to be read in conjunction with the specification and all other relevant drawings.



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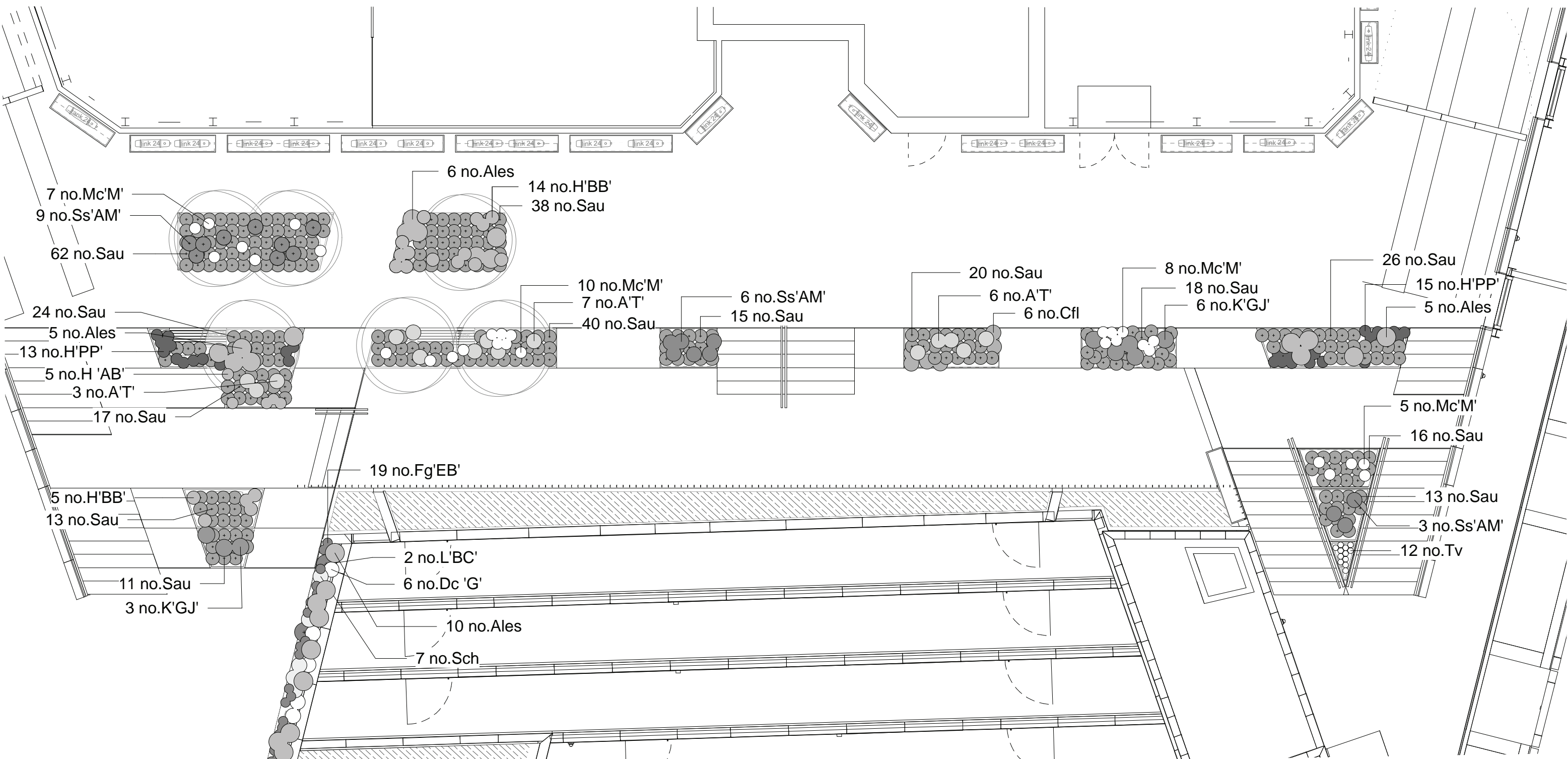


project | drawing
 Post Building | Planting plan 02

drawing nr
 TPB-BBU-XXX-ZZ-PL-Y-94-0003

date | scale
 Oct 2016 | 1:250@A3

rev	work stage	drawn	checked
C01	F-G	mhb	hb



D5 - planting details for the public terrace and steps

- Biodiverse Roof Seed Mix from Emorsgate ref ER1F to include following 22 species:
- | | |
|----------------------|--|
| Agrimonia eupatoria | Lotus corniculatus |
| Anthyllis vulneraria | Malva moschata |
| Centaurea nigra | Origanum vulgare |
| Clinopodium vulgare | Plantago media |
| Echium vulgare | Poterium sanguisorba - (Sanguisorba minor) |
| Galium verum | Primula veris |
| Hypericum perforatum | Prunella vulgaris |
| Knautia arvensis | Reseda lutea |
| Leontodon hispidus | Salvia verbenaca |
| Leucanthemum vulgare | Scabiosa columbaria |
| Linaria vulgaris | Verbascum nigrum |

rev C01 060718: For Construction Issue, planting amended
 rev P04 170508: For Information Issue, planting amended, biodiverse roof mix added
 rev P03 161223: planting amended
 rev P02 161103: planting species no amended, additional area added
 rev P01 161021: preliminary issue

FOR CONSTRUCTION

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project	drawing	drawing nr	date	scale	rev	work stage	drawn	checked
Post Building	Planting Plan 03	TPB-BBU-XXX-ZZ-PL-Y-94-0004	Oct 2016	1:250@A3	C01	F-G	mhb	hb

Appendix D Planting Schedules

planting schedule													CONSTRUCTION		
to read in conjunction with planting plan TPB-BBU-XXX-ZZ-Y-94-0002															
job name	16139														
date	Oct-16														
job reference															
abbrev	plant species	quantity	size	spacing in mm/	flower color	fruit color	flowering/	mature	mature	shade/ sun/	native	wildlife	Evergreen/	other notable characteristics / notes	
				density m2			fruit period	height	spread	semi-shade		beneficial	deciduous		
bulbs															
grasses															
Ales	Anemanthele lessoniana	26	5l	450 5/m2	purple/bronze			750	750 - 900	Sun, Shade			E	Remove old foliage to tidy if necessary	
Cfl	Carex flacca	33	3l	250 11/m2	Inconspicuous			250mm	400mm	Sun/Light Shade	Y		E	Remove old foliage to tidy in spring	
Dc 'G'	Deschampsia caespitosa 'Goldtau'	6	3l	400 6/m2	Gold/Silver and Purple		Summer	700 - 900	350 - 600	Sun/Part Shade		Y	E	Cut back old stems to ground in early spring.	
Fg 'EB'	Festuca glauca 'Elijah Blue'	19	3l	250 16/m2	blue green, pale brown		Summer	300	250	Sun		Y	E		
Mc'M'	Molinia caerulea 'Moorhexe'	60	3l	250 16/m2	Purple		Late Summer	600 - 800	400	Sun/Part Shade			D	Remove dead foliage and old flower in spring.	
Sau	Sesleria autumnalis	357	5l	400 6/m2	white		summer	800	500	Sun/Part Shade			E	remove dead leaves in early spring.	
perennials															
A'T'	Achillea 'Terracotta'	16	3l	350 8/m2	yellow orange		Summer	500 - 800	300 - 400	Sun		Y	D		
A'WD'	Agapanthus 'White Dwarf'	5	3l	350 8/m2	white		July	450	450	Sun/Part Sun			D	Remove old flowers and yellowed leaves	
Ar	Ajuga reptans	144	9cm	150 70/m2	Blue, purple		Spring	150	500 - 700	Sun/Shade	Y		Semi-E	Native.	
As	Asplenium scolopendrium	5	5l	350 8/m2				300-500	300-500	Shade/Part Sun	Y		E	Cut back old fronds	
At	Asplenium trichomanes	10	5l	350 8/m2				300-500	300-500	Dead or damaged fronds may be removed	Y		E	Cut back old fronds	
DI	Dryopteris lepidopoda	5	3l	350 8/m2				600	500	full shade			E	Tidy spent leaves	
Dw	Dryopteris wallichiana	3	3l	400 6/m2				700 - 1000	500 - 1000	Full shade/partial shade	Y		Semi-E	Native. Dead or damaged fronds may be removed as necessary	
Exy'N'	Epimedium x youngianum 'niveum'	7	3l	350 8/m2	White		Spring	300	300	Part Shade/Shade			Semi-E	Check for overcrowding & thin if necessary in autumn	
E'BH'	Euphorbia 'Blue Haze'	25	3l	250 12/m2	Lime		Late Spring	400	400	Full sun			E	sap may irritate	
God	Galium odoratum	68	9cm	150 70/m2	White		Summer	100 - 500	100 - 500	Shade		Y	D		
H 'AB'	Heuchera 'Autumn Bride'	16	3l	250 16/m2	white cream		late summer	400	400	Sun/Part Shade			E		
H'BB'	Heuchera 'Bronze Beauty'	65	3l	300 8/m2	cream		Summer	400	300 - 500	Sun/Part Shade			E	Tidy old leaves in Spring or when needed	
H'PP'	Heuchera 'Plum Pudding'	40	3l	250 16/m2	white		Spring/Summer	300	300 - 400	Sun/Part Shade			E		
K'GJ'	Kniphofia 'Green Jade'	9	3l	400 6/m2	Yellow/Green		End summer	1000	600	Part shade/shade			E	Cut down old flower stems after flowering.	
Lm'MW'	Liriope muscari 'Monroe White'	375	3l	200 25/m2	white		Summer	100 -400	100 - 400	Sun/Shade			E		
Ps'H'	Polystichum setiferum 'Herrenhausen'	3	5l	300 9/m2	No Value			500 - 1000	500 - 1000	Full shade/partial shade		Y	Semi-E	Dead or damaged fronds may be removed as necessary.	
Ss'AM'	Sisyrinchium striatum "Aunt May"	23	3l	350 8/m2				400	500	Full Sun			Evergreen	Remove discoloured foliage and faded flowers	
Tc	Tiarella cordifolia	20	3l	400 6/m2	White		Summer	300	300 - 500	Sun/Shade			Semi-E	Remove spent flowers and leaves as required.	
shrubs															
Bd	Berberis darwinii	10	10l	600 3/m2	orange		Spring	1000 - 2000	1000 - 1500	Sun, part shade, shade		Y	E	prune every 2 years after flowering	
Cb'P'	Callicarpa bodinieri 'Profusion'	10	10l	1000 1/m2	pink	bright violet	July	1500 - 3000	1500 - 2500	Sun/part shade		Y	D		
Cv'ST'	Calluna vulgaris 'Spring Torch'	28	2l	250 16/m2	Pink			200 - 500	300 - 500	Full Sun		Y	E	Prune immediately after flowering.	
Ct'R'	Ceanothus thyrsiflorus 'Repens'	36	10l	450 5/m2	Blue			1000	2500	Sun		Y	E	Prune annually after flowering.	
Ei	Euonymus japonicus (instant hedge 800)	20	1m bag		Green		Inconspicuous	2000	600	Partial to full sun			Evergreen	Shear annually to shape	
Ln(ball)	Laurus nobilis	3	15l	750 2/m2		Red		600	600	Sun/Part Shade		Y	E		
L'BC'	Lavandula 'Blue Cedar'	8	5l	450 5/m2	pale lilac blue		early summer	600	750	Sun		Y	E	Shear annually to shape.	
La 'AS'	Lavandula angustifolia 'Artic Snow'	12	10l	450 5/m2	White		Summer	600	600	Sun		Y	E	Cut back current years growth in August.	
La 'HB'	Lavandula angustifolia 'Hidcote'	5	10l	450 5/m2	Purple		Summer	600	650	Sun		Y	E	Cut back current years growth in August.	
La'M'	Lavandula angustifolia 'Munstead'	4	5l	450 5/m2	Purple		Summer	300 - 500	400 - 600	Sun		Y	E	Shear annually to shape.	
Mct	Myrtus communis subsp. tarentina	18	5l	750 2/m2	Pink/White		Summer	1000	1000	Sun		Y	E	Shear annually to shape.	
Ro'PB'	Rosmarinus officinalis 'Primley Blue'	12	10l	350 8/m2	mid blue		April/May	800	600	Sun		Y	E	If necessary cut back in late spring.	
Ro'P'	Rosmarinus officinalis 'Prostratus'	7	10l	450 5/m2	light blue		April/May	100 - 500	1000 - 1500	Sun		Y	E	If necessary cut back in late spring.	
Sch	Santolina chamaecyparissus	7	10L		Yellow			500mm	500mm	Sun		Y	E		
Taxb-800	Taxus baccata (instant hedge 800)	4	10l	2plants/1m	White	Red	Winter			Sun/Shade	Y		E	Native. Grown as hedge. Prune in late summer.	
Taxb-1800	Taxus baccata (instant hedge 1800)	4	10l	2plants/1m	White	Red	Winter			Sun/Shade	Y		E	Native. Grown as hedge. Prune in late summer.	
Tps	Thymus pseudolanuginosus	56	9cm	150 /70m2	pale pink		June to July	100 - 250	100 - 500	Full sun		Y	E		
Tv	Thymus vulgaris	42	9 cm	150 70/m2	white pink purple		summer	100 - 500	100 - 500	Sun/		Y	E		
* climbers															
Hh'W'(screen units)	Hedera helix 'Woerner' (3000 screen)	66	-	-				3000	1200	Sun/Shade		Y	E		
trees															
	Betula nigra (multistem)	2	3-3.5m high	AS	Yellow	Green	Spring	18 m	12 m	Sun/part shade			D		
	Prunus 'Accolade' (multistem)	6	20-25 girth	AS	Pink		Spring	4000-8000mm	4000-8000mm	Sun			Deciduous		

* note: these are pregrown screens (Mobilani or similar)

rev C01 060718: planting species
no amended
rev P04 170508: planting species
no amended
rev P03 161206: planting species
no amended
rev P02 161103: planting species
no amended
rev P01 161021: preliminary issue