

# LANDSCAPE SPECIFICATION

For proposed SOFT AND HARD works at:  
Agar Grove Regeneration Phase 2, Camden, London

Prepared by:  
Jo Wild, Landscape Architect  
E: [jtmwild@btinternet.com](mailto:jtmwild@btinternet.com)  
T: 07867 336117

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(Phase 2)

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## LIST OF APPENDICES

- Appendix 1 - Soft works plans Phase 2
- Appendix 2 - Hard works plans Phase 2
- Appendix 3 - Tree pit detail

# **1 Design Strategy**

- 1.1 The following specification is for the new landscape areas associated with the development of Phase 2, Agar Grove Re-generation project at Camden, NW1 0RE.
- 1.2 The specification is accompanied by the soft and hard works plans at the appendices of this report:
- 1042-03 soft works
  - 1042-04 hard works
  - 1042-05 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 existing tower blocks, and areas of ground laid to grass and mature trees. There is an avenue of mature Lime trees on Agar Grove and an interior tree which require protection during all demolition, construction and landscaping works.
- 1.5 All construction works to be carried out in compliance with Engineer's drawings and in reference to Landscape Specification AGC377-AL-SP-001, May 2014 (Grant Associates) and detailed landscape drawings produced by Grant Associates and as part of the planning consent 2013/8088/P apart from those superseded by drawings produced to discharge planning conditions.
- 1.6 All plantings are those agreed by the local authority and based on Grant Associate soft works design and therefore not the responsibility of the author of this report.

## 2 Planting area preparation

- 2.1 In areas of new landscaping, existing ground cover, understorey vegetation, leaf litter and other surface debris shall be removed using mechanical means, except within RPAs where hand operated tools only, e.g. chainsaws, brush cutters, rakes etc should be used. Care shall be taken to ensure tools do not cause impact damage to neighbouring tree stems or branches. Particular care to be taken when new planting takes place within the RPAs of retained trees.
- 2.2 A suitable approved systemic herbicide shall be applied 4 weeks prior to cultivation at no more than manufacturer's approved rates by spot treatment to emergent weeds only, taking care to prevent spray drift onto the stems or leaves of trees to be retained, where necessary.
- 2.3 If necessary, a second application may be applied at least 2 weeks prior to cultivation.
- 2.4 Within brownfield sites such as this, areas of tree and shrub planting should be evaluated once site clearance has been carried out to confirm quality of planting medium and ability of soil structure to support planting, especially trees to maturity.
- 2.5 Quality of the planting medium of rooting areas beyond the excavated tree pits, including those within hard standing should be evaluated before hard landscaping is carried out. If necessary, areas of rubble and/or compacted soil to be excavated and replaced/reused with subsoil and topsoil to specification outlined below. Soil volume requirements do vary, however the eventual spread of the tree crown can be used as a rough guide to providing a good planting medium that can support trees to maturity.
- 2.6 Within the RPAs of the trees to be retained, there shall be NO raising of levels with imported topsoil.

### Sub soil

- 2.7 Ideally subsoil reclaimed from the site is reused. Imported subsoil should match as closely as possible those on site. Alternatively, if current soil condition is poor, imported subsoil shall meet the following specification:
- Texture 5-50% clay
  - PH 6-7.5
  - Stones <20%
- 2.8 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**

- 2.9 Ideally topsoil reclaimed from the soil is reused. Imported topsoil should match as closely as possible those on site. Alternatively, if the current soil condition is poor, general purpose grade as described in Table 2, Topsoil Characteristics of BS 3882 - Specification for topsoil should be used. 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.
- 2.10 Topsoil shall be lightly consolidated in layers not exceeding 150mm using track laying machinery. Works shall not be undertaken in periods of wet weather.
- 2.11 Topsoil shall be laid to the following minimum depths:
- 150mm below new grass areas;
  - 400mm beneath new shrub areas.
- 2.12 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.
- 2.13 Tree pits to be back filled with topsoil to BS3882 specification.

## **Soil improvement**

- 2.14 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).

### **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.

**Heavy Standard to Semi-mature Tree Planting in hard standing:**

- 3.9 Pits to be prepared to 1200x1200x1000mm or 75mm greater than rootball. Base and sides to be further scarified by 200mm.
- 3.10 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.
- 3.11 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.
- 3.12 Water same day with 100 litres per tree.
- 3.13 All works shall be carried out to the minimum standard according to BS 3936: 1992 Nursery Stock specification for trees and shrubs.
- 3.14 Refer to drawing 1042-05 Tree pit detail

**Mulch:**

- 3.15 Planting beds shall be spread with a medium grade bark mulch to a settled depth of 75mm where indicated. 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 m<sup>2</sup> 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.

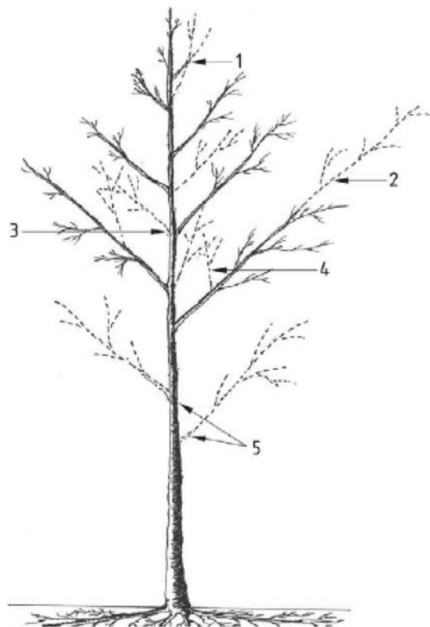
### **Plant replacements:**

- 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

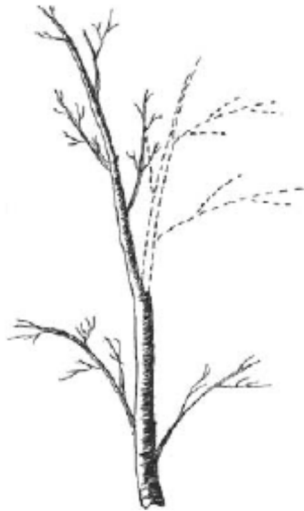
-  Likely extension growth following pruning



- 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.

**Grass cutting:**

- 4.10 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.
- 4.11 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.

## Management plan

	Year 1	Year 2	Year 3	Year 4	Year 5
<b>Shrub pruning</b>	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
<b>Lawn care</b>	Regular mowing throughout the first growing season Maintain tidy edges and remove arisings	Regular mowing throughout the first growing season Maintain tidy edges and remove arisings	Regular mowing throughout the first growing season Maintain tidy edges and remove arisings	Regular mowing throughout the first growing season Maintain tidy edges and remove arisings	Regular mowing throughout the first growing season Maintain tidy edges and remove arisings
<b>Inspection play equipment</b>	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
<b>Hard landscaped areas</b>	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
<b>Inspection of tree health</b>	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
<i>Alnus cordata</i> (n)	18-20cm	Root ball	Upright vigorous up to 20m+	5
<i>Betula utilis</i> <i>Jacquemontii</i> (w)	18-20cm	Root ball	Very white stems upright branches	2
<i>Celtis australis</i> (n)	18-20cm	Root ball	Specimen tree 20m+	1
<i>Cercis siliquastrum</i> (w)	18-20cm	Root ball	Rose colour flowers spring, up to 7m	2
<i>Cercidiphyllum japonicum</i> (w)	18-20cm	Root ball	Interesting foliage throughout season up to 12m	2
<i>Liriodendron tulipifera</i> (w)	18-20cm	Root ball	Large vigorous, spring flowers and unusual leaves 20m+	1
<i>Liquidambar styraciflua</i> (w)	18-20cm	Root ball	15m Good autumn colour	1
<i>Koelreuteria paniculate</i> (w)	18-20cm	Root ball	Interesting flowers and pods up to 12m	3
<i>Malus domestica</i> 'Discovery' (w)	18-20cm	CG M26 rootstock	Small edible apple tree up to 4m due to rootstock	1
<i>Malus domestica</i> 'Red Flagstaff' (w)	18-20cm	RB MM106 rootstock	Small edible apple tree up to 3m due to rootstock	1
<i>Malus domestica</i> 'Coxes Orange Pippin' (w)	18-20cm	RB MM106 rootstock	Small edible apple tree up to 3m due to rootstock	2
<i>Magnolia kobus</i> (n)	18-20cm	Root ball	Small tree up to 12m, white spring flowers and	12
<i>Northofagus antartica</i> (w)	18-20cm	Root ball	Small tree up to 12m	2
<i>Nyssa sylvatica</i> (w)	18-20cm	Root ball	Good autumn colour up to 17m	1
<i>Betula nigra</i> (w)	18-20cm	Root ball	Native river side tree to 8m	8
<i>Celtis australis</i> (n)	18-20cm	Root ball	English specimen tree 20m+	1
<i>Tilia cordata</i> (n)	18-20cm	Root ball	Deciduous street tree 20m+	4

Shrubs and Perennials (n = native, w = wildlife friendly) BR = bare rooted					
Name	Pot Size	Height	Habit	Density per sqm	Number
Carex pendula (n)	2l	20-40cm	Pendulous sedge up to 1.5m	2	223
Cardamine amara (n)	9cm	20-40cm	Perennial spring white flower 30cm	7	15
Cardamine pratensis (n)	9cm	20-40cm	Perennial spring purple flower 50cm	7	250
Caltha palustris (n)	1l	30-40cm	Perennial yellow flowers in spring 50cm	5	50
Dryopteris filix-mas (n)	2l	30-40cm	Semi evergreen native fern 150cm	3	30
Echinacea purpurea (w)	3l	10-20cm	Perennial summer purple flowering plant up to 150cm	5	95
Foeniculum vulgare 'Giant Bronze' (w)	2l	10-20cm	Perennial summer aromatic fennel up to 90cm	5	60
Galium oderatum (n)	1.5l	20-30cm	Spreading herbaceous perennial with white spring flowers up to 50cm	5	520
Gunnera hamiltonii (w)	1.5l	20-30cm	Deciduous mat forming up to 5cm	5	20
Helleborus x hybridus 'Gladys Burrow' (w)	3l	20-30cm	Deciduous perennial with late winter spring dark pink flowers up to 50cm	5	185
Helleborus x hybridus 'Helena Hall' (w)	3l	20-30cm	Deciduous perennial with late winter spring white to pink flowers up to 50cm	5	205
Iris pseudacorus (n)	1.5l	40cm	Yellow spring flower up 90-120cm	5	125
Luzula sylvatica (n)	2l	40cm	Evergreen perennial with glossy pale green leaves up to 1m	5	275
Lychnis flos-cuculi (n)	9cm	30cm	perennial grey leaved pink flower in summer 60cm	7	30

Lythrum salicaria (n)	1l	30cm	Perennial water side pink summer flower 1-1.5m	7	40
Melissa officinalis (w)	2l	20-30cm	Perennial ground aromatic cover plant 50cm	7	155
Nepeta x faassennii (w)	2l	20-30cm	Perennial ground cover plant with summer purple flowers 50cm	7	105
Originum vulgare (w)	2l	20-30cm	Deciduoud armotic plant 50cm	7	35
Pachysandra terminalis (w)	1.5l	20cm	Evergreen ground cover plant white flowers in early summer	7	1560
Perovskia 'Blue Spire' (w)	2l	20-30cm	Herbaceous grey leafed with blue flowers on spikes through summer 120cm	5	80
Persicaria amphibia (w)	9cm	20-30cm	Herbaceous perennial suited to wet conditions pink summer flowers 60cm	5	30
Phragmites communis (n)	3l	40-50cm	Invasive water side reed up to 3m	3	125
Polystichum aculeatum (n)	2l	30-40cm	Evergreen native 'Hard Shield' fern up to 1m	3	220
Rannuculus sceleratus (n)	9cm	30-40cm	Perennial damp conditions yellow spring	7	30
Rorippa amphibia (n)	9cm	30-40cm	Perennial damp conditions yellow spring 40-80cm	7	25
Rosmarius officinalis (w)	5l	20-30cm	Evergreen fragrant shrub with blue spring flowers up to 1m	5	195
Rosmarius officinalis Miss Jessops Upright' (w)	5l	20-30cm	Evergreen fragrant shrub with pale blue spring flowers up to 1.5m	5	130
Salix purpurea 'Nana' (w)	5l	40-60cm	Deciduous water side plant can be coppiced up to 8m	5	35
Salvia officinalis (w)	2l	40-60cm	Semi evergreen odourous herb with blue summer flowers up to 75cm	5	120

Salvia officinalis 'Purpurascens' (w)	2l	40-60cm	Semi evergreen odorous herb with purple leaves blue summer flowers up to 75cm	5	70
Stipa tenuissima (w)	3l	40cm	Grass with pink flowering spikes 50cm	7	30
Thymus vulgaris (w)	2l	40cm	Mat forming aromatic evergreen 50cm	7	35

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

Name	Pot Size	Height	Habit	Density per 1m	Number
Buxus sempervirens (n)	5l	30cm	Evergreen	7	475
Carpinus betulus (n)	10l	60cm	Deciduous hedging plant with good colour	9	100

**Climbers (n = native, w = wildlife friendly)**


Name	Pot Size	Height	Habit	Density per 1m	Number
Clematis armandii (w)	10l	60cm	Evergreen fragrant climber with spring white flowers up to 8m	1	15
Clematis 'Perle D'Azur' (w)	7.5l	60cm	Deciduous purple summer flower climber up to 4m	1	2
Parthenocissus 'Henryana' (w)	10l	60cm	Deciduous red to silver/green climber up to 12m	1	18
Rosa 'Generous Gardener' (w)	10l	60cm	Deciduous climbing rose pale pink double flower up to 150cm	1	12
Rosa 'Veilchenblau' (w)	7.5l	60cm	Deciduous climbing rose purple flower up to 400cm	1	7
Rosa 'Madame Alfred Carre' (w)	7.5l	60cm	Deciduous climbing rose pale pink double flower up to 800cm	1	10
Wisteria floribunda 'Alba' (w)	7.5l	60cm	Deciduous climber with white flowers 8m	1	7


**Bulbs (n = native, w = wildlife friendly)**

Name	Pot Size	Mature Height	Habit	Density per sqm	Number
Allium schoenoprasum (w)	loose bulb	50cm	Aromatic herb purple flowers summer	16	155
Galanthus nivalis (n)	loose bulb	15cm	Early spring white flowers	16	5000
Narcissus 'Lobularis' (w)	loose bulb	20cm	Pale yellow in spring	16	5000
Tulipa 'Queen of the Night' (w)	loose bulb	50cm	Almost black spring flower	16	20
Tulipa 'Spring Green' (w)	loose bulb	50cm	Spring white flower	16	260




## 6 Hard works schedule


<b>Material</b>	<p>Charcon Andover Textured range, colour 'Silver Fleck' 100mmW x 300mmL x 80mmD, staggered bond, sub-base to Engineer's recommendation for vehicular traffic 90° herringbone pattern where indicated, or 100mmW x 200mmL x 80mmD, staggered bond, sub-base to Engineer's recommendation for pedestrian traffic</p> <p>Charcon Flat Top edging 59mmW x 150mmD x 914mm L</p> <p>Installation to Engineer and Landscape specifications</p> 
<b>Usage</b>	Areas indicated on hard works plan

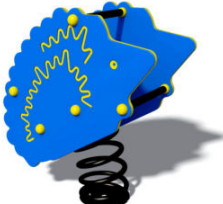
<b>Material</b>	<p>Playtop safety surfacing, porous rubber crumb, 'Rainbow Green'</p> <p>Installation to Manufacturer's and Landscape specifications</p> <p>Surfacing requirements corresponding to a fall height of <math>\leq 3\text{m}</math></p> 
<b>Usage</b>	Areas indicated on hard works plan


<b>Material</b>	<p>Sheffield Cycle Stand - Anthracite Grey RAL 7016.</p> <p>(2)</p> 
<b>Usage</b>	Areas indicated on hard works plan


<b>Material</b>	<p>Timber Cube Seat, Terence Whewell solid oak cube seat 450L x 450W x 550mmH (13)</p> 
<b>Usage</b>	Areas indicated on hard works plan

<b>Material</b>	<p>Escofet, Benco Kiwi bench, 1800mm L x 610mm W x 830mmH (8) or 600L x 610W x 830 with backrest/460 to seat H mm (4).</p> 
<b>Usage</b>	Areas indicated on hard works plan


<b>Material</b>	<p>Timberplay Moon timber bench, 1No 1800L x 770mmW x 400mmH and 1No 3000L x 740mmW x 760mmH with backrest and 2No 3000L x 740mmW x 400mmH without backrest</p> 
<b>Usage</b>	Areas indicated on hard works plan


<b>Material</b>	<p>Wicksteed Playscapes, 'Holly Hedgehog' sit in spring mobile Play area 3880 x 3365mm Surfacing requirements corresponding to a fall height of <math>\leq 1.00</math> m Installation to manufacturer's recommendation</p>  <p>Installation to manufacturer's recommendation</p>
<b>Usage</b>	Areas indicated on hard works plan

<b>Material</b>	<p>Wicksteed Playscapes, 'Freddie Frog' sit in spring mobile Play area 3880 x 3365mm Surfacing requirements corresponding to a fall height of <math>\leq 1.00</math> m Installation to manufacturer's recommendation</p> 
<b>Usage</b>	Areas indicated on hard works plan

<b>Material</b>	<p>Wicksteed Playscapes, 'Sam Snail' sit in spring mobile Play area 300 x 320cm Surfacing requirements corresponding to a fall height of <math>\leq 1.00</math> m Installation to manufacturer's recommendation</p> 
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<b>Usage</b>	Areas indicated on hard works plan
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<b>Material</b>	<p>Wicksteed Playscapes, 'Tony Turtle' sit in spring mobile Play area 3880 x 3365mm Surfacing requirements corresponding to a fall height of <math>\leq 1.00</math> m</p> 
<b>Usage</b>	Areas indicated on hard works plan

<b>Material</b>	<p>Wicksteed Playscapes, Timber 'Dragonfly' sculpture Play area 4200 x 4100mm Surfacing requirements corresponding to a fall height of <math>\leq 1.00</math> m Installation to manufacturer's recommendation</p> 
<b>Usage</b>	Areas indicated on hard works plan

<b>Material</b>	<p>Wicksteed Playscapes, Timber 'Bee' sculpture Play area 3000 x 3200mm Surfacing requirements corresponding to a fall height of <math>\leq 1.00</math> m</p> 
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<b>Usage</b>	Areas indicated on hard works plan
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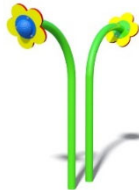
<b>Material</b>	<p>Wicksteed Playscapes, 'Dizzy Disc' x 2 Play area 3000 x 3000mm Surfacing requirements corresponding to a fall height of <math>\leq 125</math>mm Installation to manufacturer's recommendation</p> 
<b>Usage</b>	Areas indicated on hard works plan


<b>Material</b>	<p>Wicksteed Playscapes, 'Rainwheel' Installation to manufacturer's recommendation</p> 
<b>Usage</b>	Areas indicated on hard works plan

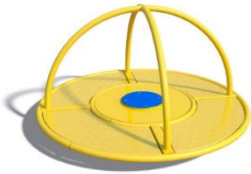
<b>Material</b>	<p>Wicksteed Playscapes, 'Messy Kitchen' Play area 2803 x 1548mm</p> 
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<b>Usage</b>	Areas indicated on hard works plan
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<b>Material</b>	<p>Wicksteed Playscapes, 'Teacup Twister' Play area 4950 x 4950mm Surfacing requirements corresponding to a fall height of <math>\leq 1.00</math> m Installation to manufacturer's recommendation</p> 
<b>Usage</b>	Areas indicated on hard works plan


<b>Material</b>	<p>Wicksteed Playscapes, 'Talking Flowers' x 2 Installation to manufacturer's recommendation</p> 
<b>Usage</b>	Areas indicated on hard works plan


<b>Material</b>	<p>Wicksteed Playscapes, Timber 2 seat Swing Play area 7900 x 3500mm Surfacing requirements corresponding to a fall height of <math>\leq 1.40</math> Installation to manufacturer's recommendation</p> 
<b>Usage</b>	Areas indicated on hard works plan


<b>Material</b>	<p>Wicksteed Playscapes, 'Junior Comet' Play area 5300 x 5300mm Surfacing requirements corresponding to a fall height of <math>\leq 1.00</math> m Installation to manufacturer's recommendation</p> 
<b>Usage</b>	Areas indicated on hard works plan

<b>Material</b>	<p>Wicksteed Playscapes, Timber play 'Pony' x 1 Play area 3600 x 4300mm Surfacing requirements corresponding to a fall height of <math>\leq 0.60</math> m</p> 
<b>Usage</b>	Areas indicated on hard works plan


<b>Material</b>	<p>Wicksteed Playscapes, Trampoline (built in) Play area 5000 x 5000mm Surfacing requirements corresponding to a fall height of <math>\leq 1.00</math> m Installation to manufacturer's recommendation</p> 
<b>Usage</b>	Areas indicated on hard works plan


<b>Material</b>	<p>Wicksteed Playscapes, 'Seesaw' spring Play area 4210 x 3210mm Surfacing requirements corresponding to a fall height of <math>\leq 1.00</math> m Installation to manufacturer's recommendation</p> 
<b>Usage</b>	Areas indicated on hard works plan

<b>Material</b>	<p>Wicksteed Playscapes, Timber 'Stilts' 5 posts Play area 8935 x 9165mm Surfacing requirements corresponding to a fall height of <math>\leq 2.5</math> m Installation to manufacturer's recommendation</p> 
<b>Usage</b>	Areas indicated on hard works plan

<b>Material</b>	<p>Wicksteed Playscapes, Hammock Play area 2803 x 1548mm Installation to manufacturer's recommendation</p> 
<b>Usage</b>	Areas indicated on hard works plan



<b>Material</b>	<p>Wicksteed Playscapes, Forest Range 'Copse' with steel slide Play area 8168 x 8000mm Surfacing requirements corresponding to a fall height of <math>\leq 1.20</math> m Installation to manufacturer's recommendation</p> 
<b>Usage</b>	Areas indicated on hard works plan

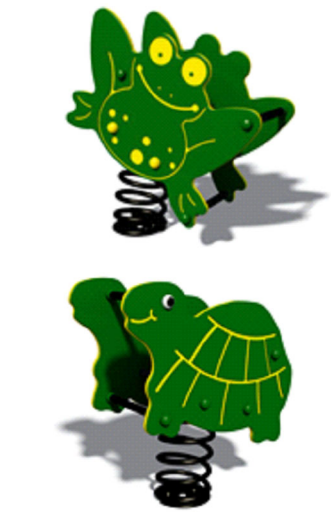
<b>Material</b>	<p>Wicksteed Playscapes, Forest Range 'Gwydyr' with steel slide Play area 15054 x 10182mm Surfacing requirements corresponding to a fall height of <math>\leq 2.5</math> m Installation to manufacturer's recommendation</p> 
<b>Usage</b>	Areas indicated on hard works plan

<b>Material</b>	<p>Bin (3) Arca Circular Litter Bin / ARC 5 GPPC, 50L capacity</p> 
<b>Usage</b>	Areas indicated on hard works plan

## APPENDIX 1

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Wicksteed playscapes 'Freddie Frog'

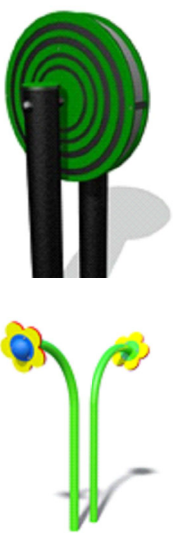
Wicksteed playscapes 'Tony Turtle'



Wicksteed playscapes 'Bee Seat'



Wicksteed playscapes 'Messy kitchen'

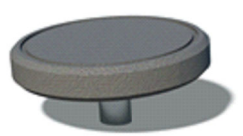


Wicksteed playscapes 'Rainwheel'

Wicksteed playscapes 'Talking Flowers'



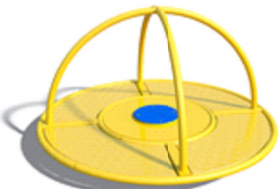
Wicksteed playscapes Trampoline



Wicksteed playscapes 'Dizzy Disc'



Wicksteed playscapes 'Play Pony'



Wicksteed playscapes 'Junior Comet'



Wicksteed playscapes 'Hammock'



Wicksteed playscapes 'Gwydyr'



Wicksteed playscapes 'Copse'



Wicksteed playscapes '2 seat log swing'



Wicksteed playscapes 'Springboard Seesaw'



Wicksteed playscapes 'Stilts'



LEGEND (HARD WORKS)

- Permeable Charcon Andover Textured Infiltra range, colour 'Silver Fleck' 100mmW x 200mmL x 80mmD, staggered bond, sub-base to Engineer's recommendation for pedestrian traffic
- Charcon Andover Textured range, colour 'Silver Fleck', 100mmW x 200mmL x 80mmD, stretcher bond, sub-base to Engineer's recommendation for pedestrian traffic
- Clay tiles to architect's specification
- Gabions 20 x 300 x 1000mm (or to fit)
- Phase 1B boundary line

- Make good stopping up to match existing paving and kerbs
- Permeable Charcon Andover Textured Infiltra range, colour 'Silver Fleck' 100mmW x 300mmL x 80mmD, staggered bond, sub-base to Engineer's recommendation for pedestrian traffic
- Charcon Andover Textured range, colour 'Silver Fleck' 100mmW x 300mmL x 80mmD, stretcher bond, sub-base to Engineer's recommendation for pedestrian traffic
- Charcon Andover Textured range, colour 'Silver Fleck' 100mmW x 300mmL x 80mmD, 90° herringbone pattern, sub-base to Engineer's recommendation for vehicular traffic
- Charcon Andover Textured range, colour 'Silver Fleck' 100mmW x 300mmL x 80mmD, staggered bond pattern, sub-base to Engineer's recommendation for vehicular traffic
- Charcon ECO CSK edging 125mmW x 255mmD x 914mm L, laid with upstand
- Charcon Flat Top edging 59mmW x 519mmD x 914mm L, laid flush
- Charcon ECO CSK edging 125mmW x 255mmD x 914mm L, laid flush
- Garden walls designed by others
- Retaining wall - to engineer's specification with Kellen Breccia 'Grigio' cladding, Breccia flag paving, Series 200mm, 200mmW x 400mmL x 50mmD, Marshalls Natural Stone Group (Off white) copings, diamond sawn finish; 917, 300mm W x 75mm D assorted lengths to fit
- Prefabricated plant containers - Excofet Ltd, Icaria Planter, granite grey cast stone, light grey, 116 x 116 x 90mm high
- Raised brick plant containers - brick, bond and joints to match architectural brickwork of associated plot
- Marshalls Natural Stone Group (Off white) copings, diamond sawn finish; 300mm W x 75mm D (or 50mm) assorted lengths to fit (F = Flush)
- Sheffield Cycle Stand - Anthracite Grey RAL 7016.
- MUGA - 3.0m high ball stop fence with 2 no. single gate access, proprietary porous coloured 'Classic Blue' macadam surface. Fixed basketball hoops, line markings for informal games use for basketball and 5-a-side football
- Playtop safety surfacing, porous rubber crumb, 'Rainbow Green' sub-base to Engineer's recommendation
- Charcon ECO CSK 914mm x 290mm x 100mm SQ laid with upstand, or Charcon ECO CSK 914mm x 290mm x 200mm SQ laid flush
- Porous 'Flexipave' golden gravel finish
- Edging to tree planting pit - Flush to surface, Steel edge 200mm high with welded flanges for fixing, to form 1200mm diameter circular form to tree surround within soft play area.
- Escofet, Benco Kiwi bench, 1800mm L x 610mm W x 830mmH or 600L x 610W x 830 with backrest/460 to seat H mm.
- Bespoke seating built into planters - natural Bolondo timber, planed, sanded seat and back, 30 x 30mm section x 1120 and 1200mm lengths, refer to drawing ref: AGC377-AL-HD-3-003
- Timberplay Moon timber bench, 1No 1800L x 770mmW x 400mmH and 1No 3000L x 740mmW x 760mmH with backrest and 2No 3000L x 740mmW x 400mmH without backrest
- Timber Cube Seat, Terence Whewell solid oak cube seat 450L x 450W x 550mmH
- Metal trellis bespoke - refer to drawing ref: Anthracite Grey, AGC377-AL-HD-3-013
- Pergola metalwork bespoke - refer to drawing ref: Anthracite Grey, AGC377-AL-HD-3-014
- Steel rope trellis system - Jakon Inox system, Stainless steel rope wire, 4mm diameter. Horizontal wires fixed at 500mm vertical centres from ground level up to 2500mm
- Bin - Arca Circular Litter Bin / ARC 5 GPCC, 50L capacity

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

No measurements to be scaled off drawing. Worked from figured dimensions only. Drawings for planning purposes only and based on drawings AG377-AL-HD-1-002, 003,004 & 005. No design responsibilities accepted.

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

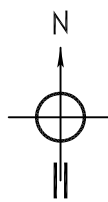
Client:  
Hill Partnerships Ltd  
Project:  
Agar Grove - Phase 1B (Phase 2)  
Drawing Title:  
Hard works  
Scale: 1:200 @ A2  
Date: March 2017  
Drawing Number: 1042-03  
Revision Number: I



## APPENDIX 2

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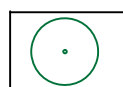

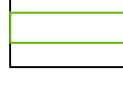

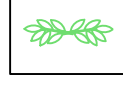
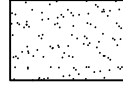
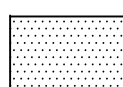



The planting shall be carried out in the first planting (seeding) season following completion of the development (between December and March inclusive).

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
-  Extra heavy standard to semi mature tree, rootballed, single stemmed
-  Grasses, ferns and herbaceous mix
-  Hedging
-  Climber
-  Species Rich Lawn - Wildflower Turf Species Rich Lawn Turf (WFT-Species-Rich-26), or equal approved - pre grown turf
-  Activity Lawn - Tillers Arena Turf available from Tillers Turf Ltd or equal approved - pre grown turf
-  Log pile refugia - site won timber as hibernaculum

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

Based on drawings and specification produced by Grant Associates May 2014, as approved by the LPA.

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 1B (Phase 2)	
Drawing Title: Soft works	
Scale: 1:200 @ A2	Date: March 2017
Drawing Number: 1042-04	Revision Number: G



## APPENDIX 3

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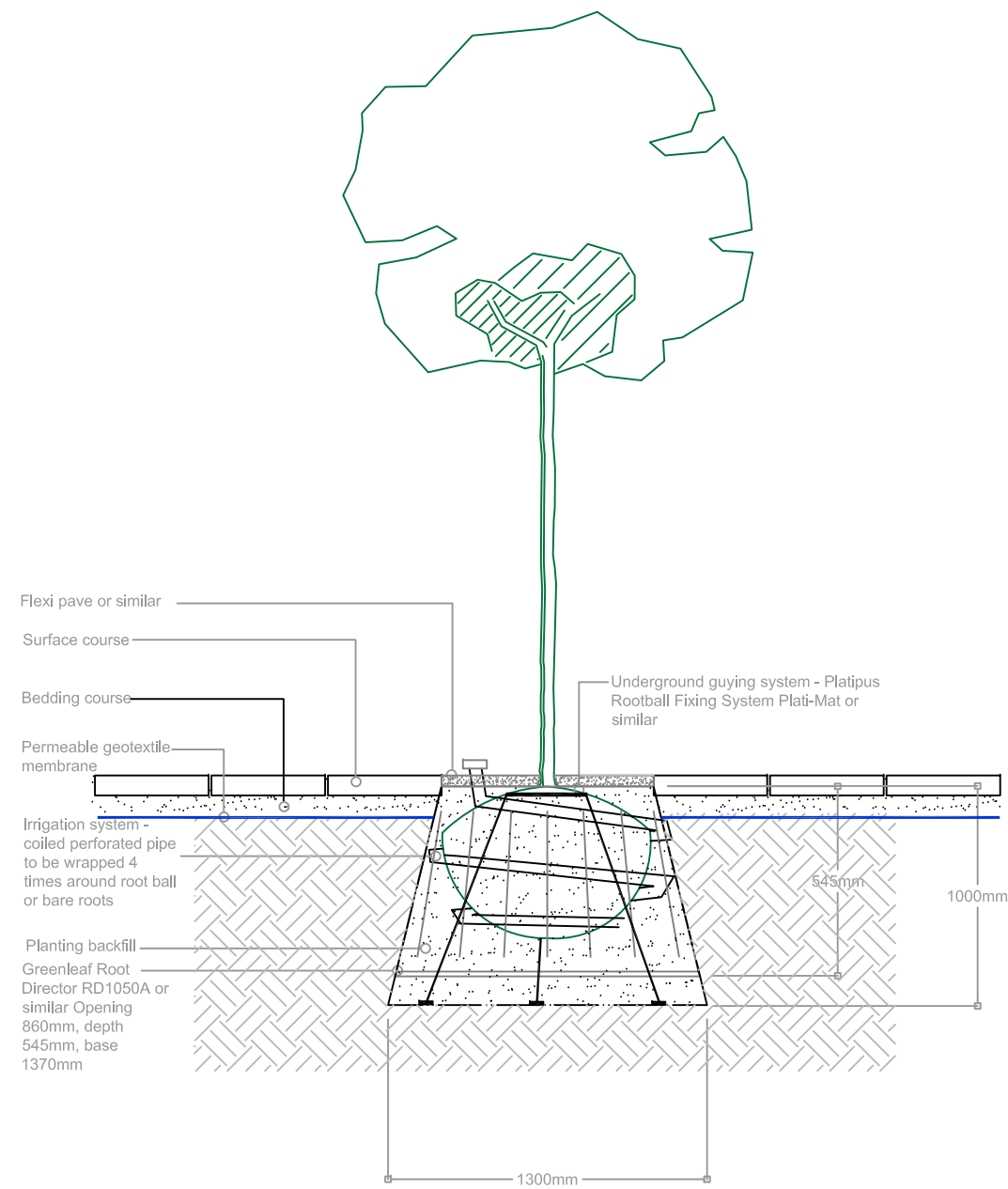


Diagram illustrating the cross-section of a tree pit installation, showing the following components and dimensions:

- Flexi pave or similar**: The top surface layer.
- Surface course**: The layer below the flexi pave.
- Bedding course**: The layer below the surface course.
- Permeable geotextile membrane**: A layer separating the bedding course from the planting backfill.
- Underground guying system - Platipus Rootball Fixing System Plati-Mat or similar**: A system used to secure the rootball.
- Irrigation system - coiled perforated pipe to be wrapped 4 times around root ball or bare roots**: A pipe used for watering the tree.
- Planting backfill**: The material used to fill the tree pit.
- Greenleaf Root Director RD1050A or similar Opening 860mm, depth 545mm, base 1370mm**: A device used to direct root growth.

Dimensions:

- 545mm**: Depth of the Greenleaf Root Director.
- 1000mm**: Total depth of the tree pit.
- 1300mm**: Width of the tree pit at the base.

Pressure treated softwood machine rounded stake.  
Cinch tie secured to the stake  
with galvanized nails - 25 - 33%  
of tree height above ground

Irrigation system -  
coiled perforated pipe  
to be wrapped 4  
times around root ball

Planting backfill

Drainage layer

45mm  
50mm  
600mm  
2100mm  
1200mm  
min. 300mm  
1200mm

Pressure treated softwood machine rounded stake.  
Cinch tie secured to the stake with galvanized nails - 25 - 33% of free height above ground

Irrigation system - coiled perforated pipe to be wrapped 4 times around root ball

Planting backfill

Drainage layer

45mm

50mm

600mm

800mm

2100mm

min. 300mm

800mm

Revision Number: C