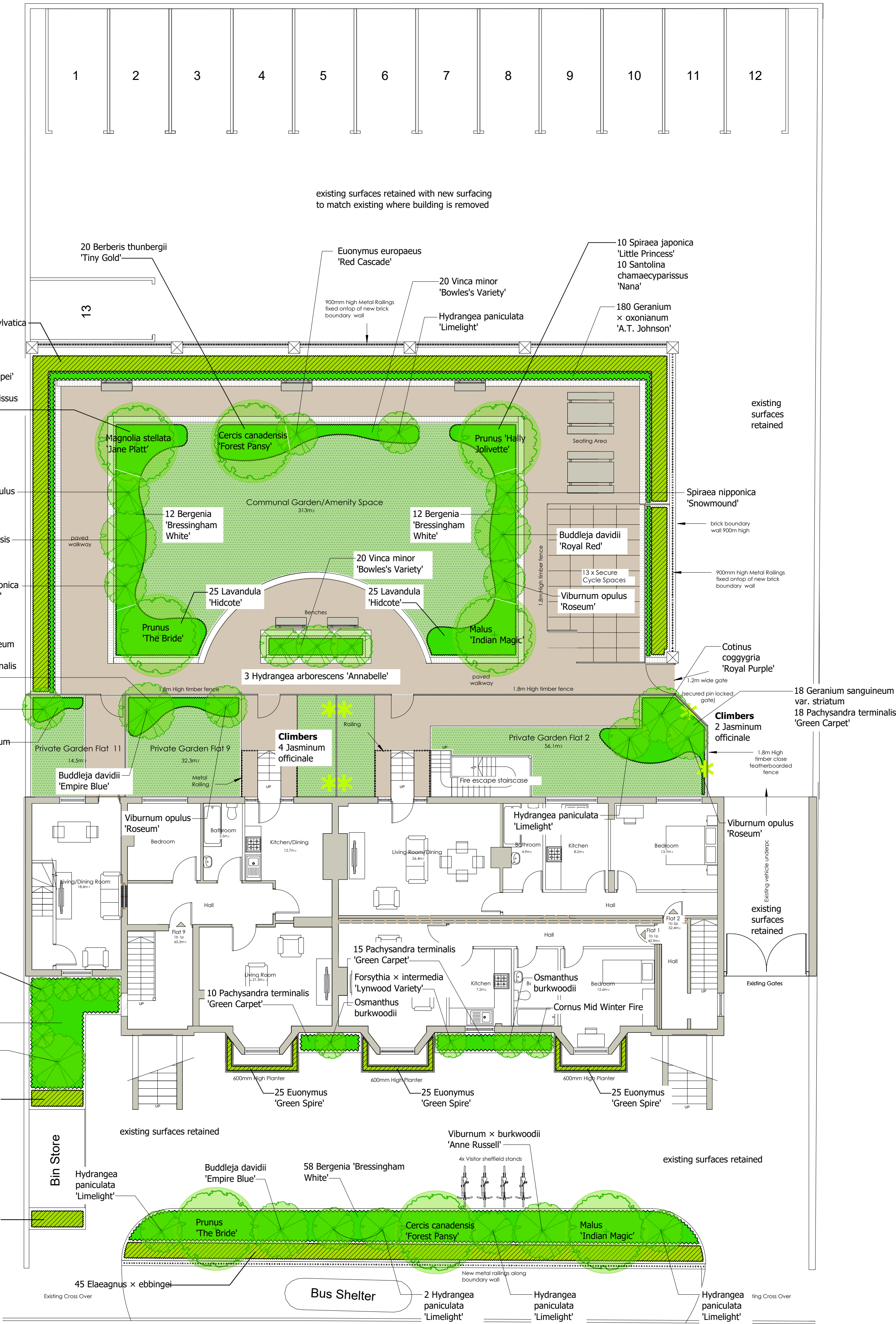




Notes:
Landscape Implementation Guidelines.
The approved soft landscaping scheme for the whole site shall be carried out prior to occupation of the building or during the first planting season following the full completion of building works, whichever is sooner.

All planting and landscape operations should comply with the requirements specified in BS 3936 (1992) Nursery Stock Part One, BS 4428 (1989) Code of Practice for General Landscape Operations (excluding hard surfaces) and BS8545 Trees from nursery to independence in the landscape.

Any plant species shown on the approved landscape scheme which within a period of 5 years from the completion of the development dies, is removed or in the opinion of the LPA becomes seriously damaged or diseased shall be replaced in the same place in the next planting season with identical species unless the LPA gives written consent to any variation.

Proposed Tree Planting
Stock size proposed is as shown.
Tree support for standard trees to be two softwood stakes @ 7.5cm diameter @ 230cm length and should be driven into the ground to knee-height with ties and horizontal cross support.
Tree pit size to conform to BS8545 Trees from nursery to independence in the landscape.
There shall be a 1m diameter weed free mulched border to every tree, with a minimum of 50mm approved bark mulch applied.
Each tree shall have protective guarding appropriate to species to prevent damage from pests.

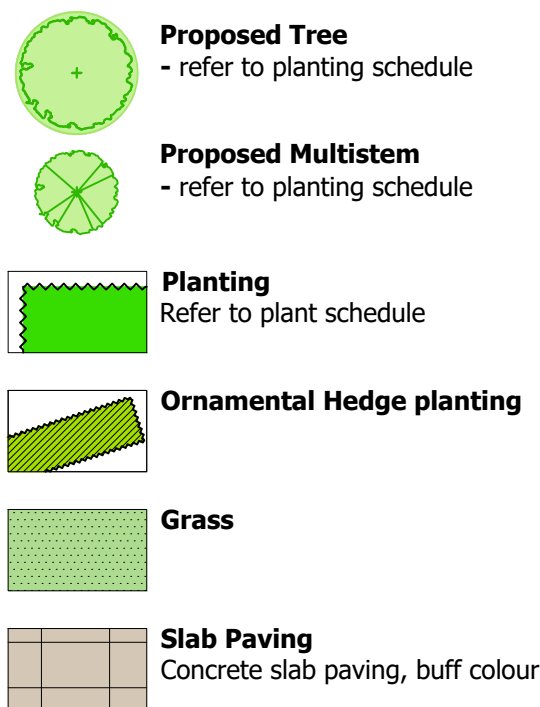
Proposed Shrub and Hedgerow Planting
Hedgerow planting to be planted as shown in the plant schedule, to be planted in the first available planting season following the occupation of the building or the completion of the development (whichever is sooner), in a minimum 400mm depth of clean topsoil, with a minimum of 50mm approved bark mulch applied.
Each shrub shall have protective guarding appropriate to species to prevent damage from pests.

Proposed Seeding
Seeding to be carried out in the first available seeding season in a minimum 150mm depth of clean topsoil.

Additional Notes.
Existing trees and vegetation to be retained are to be protected during construction to BS 5837:2012
Any necessary tree works to be carried out by an approved tree surgeon to BS 3998.
Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the local planning authority.
If any retained tree, hedge or shrub is removed or severely damaged during construction work, or is found to be seriously diseased or dying, another tree, hedge or shrub shall be planted at the same place and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

New footing depths must be calculated to deal with all new tree, shrub and hedge planting in accordance with the latest NHBC recommendations.
Proposed tree positions are to be approved by the structural engineers responsible for foundation design.
Root barriers to be installed where trees are within 2m of services.

Landscape Legend



- Notes:**
- Levels:** Refer to Engineers drawings
 - Drainage:** Refer to Engineers drawings and specification
 - Highway / Civils works:** Refer to Engineers drawings and specification
 - Sub bases and foundations:** Refer to Engineers drawings and specification
 - Lighting:** Refer to M&E Engineers drawings and specification
 - Boundary treatments:** Refer to Architects drawings
 - Refer to Project Health and Safety File for locations and details of existing services**

PLANT SCHEDULE

Species	Size & Spec.	Spacing	No.
Trees			
Cercis canadensis 'Forest Pansy'	6-8cmg, Light standard, 2.5-3.0m height		2
Magnolia stellata 'Jane Platt'	6-8cmg, Light standard, 2.5-3.0m height		1
Prunus 'The Bride'	8-10cmg, Standard, 2.5-3.0m height, 2m clear stem		2
Prunus 'Hally Jolivet'	8-10cmg, Standard, 2.5-3.0m height, 2m clear stem		1
Malus 'Indian Magic'	8-10cmg, Standard, 2.5-3.0m height, 2m clear stem		2
Native Hedge			
Fagus sylvatica	BR 80-100cm 1+2	5/lin m	260
Ornamental Hedges			
Euonymus 'Green Spire'	C1 20-25cm Bushy	5/lin m	75
Elaeagnus x ebbingei	C10 60-80cm Bushy	2/lin m	55
Specimen Shrubs			
Euonymus europaeus 'Red Cascade'	C25, 1m min 3 breaks, bushy	as shown	1
Osmanthus burkwoodii	C15, 50-60	as shown	2
Cornus Mid Winter Fire	C12, 80-90	as shown	1
Forsythia x intermedia 'Lynwood Variety'	C12, 80-90	as shown	1
Viburnum opulus 'Roseum'	C15, 50-60	as shown	1
Fatsia japonica	C12, 80-90	as shown	1
Hydrangea paniculata 'Limelight'	C15, 50-60	as shown	8
Viburnum x burkwoodii 'Anne Russell'	C12, 80-90	as shown	1
Buddleja davidii 'Royal Red'	C12, 80-90	as shown	1
Buddleja davidii 'Empire Blue'	C12, 80-90	as shown	2
Viburnum opulus 'Roseum'	C15, 50-60	as shown	3
Hydrangea arborescens 'Annabelle'	C15, 50-60	as shown	3
Spiraea nipponica 'Snowmound'	C15, 50-60	as shown	3
Cotinus coggygia 'Royal Purple'	C25, 1m min 3 breaks, bushy	as shown	1
Cercis chinensis 'Avondale'	C25, 2m, central leader	as shown	1
Shrubs			
Berberis thunbergii 'Tiny Gold'	C2 30-40, well developed, bushy	7/m2	20
Lavandula 'Hidcote'	C2 30-40, well developed, bushy	7/m2	50
Santolina chamaecyparissus 'Nana'	C2 30-40, well developed, bushy	7/m2	20
Sarcococca hookeriana var. humilis	C10 30-40, well developed, bushy	1.5/m2	3
Skimmia x confusa 'Kew Green'	C10 30-40, well developed, bushy	1.5/m2	3
Spiraea japonica 'Little Princess'	C2 30-40, well developed, bushy	7/m2	10
Spiraea japonica 'Genpei'	C2 30-40, well developed, bushy	7/m2	10
Groundcover			
Bergenia 'Bressingham White'	C2 20-30	7/m2	82
Geranium x oxonianum 'A.T. Johnson'	C2 20-30	7/m2	180
Geranium sanguineum var. striatum	C2 20-30	7/m2	55
Pachysandra terminalis 'Green Carpet'	C2 20-30	7/m2	71
Vinca minor 'Bowles's Variety'	C2 20-30	7/m2	40
Climbers			
Jasminum officinale	C3 caned, 1.2-1.5m	as shown	6

Revisions:
P1 ISSUED FOR PLANNING Dec'24

ijla

Contractors are not to scale from this drawing. All dimensions are to be checked on site. Any discrepancies, ambiguities and /or omissions between this drawing and information given elsewhere are to be reported to this office for clarification before proceeding.

Status:
PLANNING

Project Title:
St James House, Gravesend
Drawing Title:
Landscape Plan

Scale:
1:100@A1

Date:
Dec'24

Project	Originator	Volume	Level	Type	Role	Number
M457	IJLA	VV	00	DR	L	0200

Revision:
P01
External references:
1 - Architect\recvd241202\Floor Plan - Proposed Garden and Parking Plan
2 -
3 -
4 -