



ST ALBANS ROAD, WATFORD

CONDITION 27 - LANDSCAPE

MARCH 2024

E746-FAB-SW-XX-PP-LA-920-0006

ISSUE SHEET

JOB NAME: ST ALBANS ROAD, WATFORD
JOB NUMBER: D2930
CLIENT: BERKELEY HOMES
REPORT NUMBER: E746-FAB-SW-XX-PP-LA-920-0006

REVISION	DATE	REVISION DETAILS	PREPARED BY	CHECKED BY	APPROVED BY
P01	16.04.2024	ISSUED FOR PLANNING CONDITION DISCHARGE	DN	-	NB

CONTENTS

1.0	Introduction	4-5
2.0	Landscape Management Scheme	6-7
3.0	Play Spaces	8-11
4.0	Enclosures	12-13
5.0	Hard Landscaping	14-23
6.0	Soft Landscaping	24-25
7.0	Tree Planting	26-27
8.0	Biodiversity Measures	28-29
9.0	Lighting Details	30
10.0	Wayfinding & Signage	31
11.0	Wind Mitigation	32
12.0	Landscape Features	33-34
	Appendix A - Landscape General Arrangement Plans	
	Appendix B - Detailed Planting Plans & Schedules	
	Appendix C - External Lighting Plans	
	Appendix D - Landscape Management & Maintenance Strategy	

INTRODUCTION

This Document has been prepared by fabrik on behalf of Berkeley Homes in order to discharge planning condition 27, related to landscape.

Planning condition 27 states the following:

Prior to the commencement of any superstructure works for each development phase, a landscaping scheme for the treatment of all open spaces, including but not limited to public open space, communal amenity space, children's play space and private amenity space, shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall be based upon the approved Landscape Strategy (May 2019) and include the following details:

- a) Details of the landscape management scheme;
- b) Details of children's play space , including but not limited to types of play areas, play equipment, how the space is differentiated from communal/public open space and how this fits in with the children's play space strategy for the whole site;
- c) Enclosures: including but not limited to types, dimensions and treatments of walls, fences, screens, barriers, rails, retaining walls and hedges;
- d) Hard landscaping: including but not limited to ground surfaces, kerbs, edges, paving, furniture, bins, lighting, steps and if applicable synthetic surfaces;
- e) Soft landscaping: number and type of species to be planted;
- f) Trees: number and type of species to be planted;
- g) Biodiversity measures, including but not limited to green roofs, brown roofs, bird boxes, bat boxes, invertebrate boxes and bee hives;
- h) Lighting details, including siting, type, height, specification, hours of operation and lux values;
- i) Details of the wayfinding signage and details of the maintenance of any such signs proposed and approved;
- j) Details of how the landscaping features will provide suitable wind mitigation as set out in the Environmental Statement;
- k) Management plan detailing management responsibilities and maintenance schedules for the ongoing maintenance

and access for communal amenity areas and public open space; and,

l) Any other landscaping feature(s) forming part of the scheme.

All landscaping in accordance with the approved scheme shall be completed/planted during the first planting season (unless otherwise agreed in writing) following practical completion of the development phase.

Any trees or shrubs which die within five years of completion of the development phase shall be replaced with the same species, unless otherwise approved in writing, to the satisfaction of the Local Planning Authority.

The development phase shall be carried out strictly in accordance with the approved details and shall be maintained as such thereafter.

1.0

INTRODUCTION

The approved development is scheduled to be delivered in two key phases, areas as shown the plan adjacent.

The content of this document relates to the landscape of Phase 1. Similar detail for Phase 2 would be submitted at a later date.

The phase 1 detailed landscape proposal remains faithful to the submitted design layout with some areas of necessary adjustment through design development and/or enhancement of the design layout proposed.

Penn Square which forms part of phase 2 has also been developed to a stage 3 level, as part of an overall amenity enhancement exercise undertaken in partnership with Acrylicize and has been included in this report.

This document will provide information for partial clearance of condition 27 covering the items as listed below.

ITEM	PHASE 1	PHASE 2
a) Landscape Management	✓	✗
b) Children's Play	✓	✗
c) Enclosures	✓	✗
d) Hard Landscape	✓	✗
e) Soft Landscape	✓	✗
f) Trees	✓	✗
g) Biodiversity	✓	✗
h) External Lighting	✗	✗
i) Wayfinding	✗	✗
j) Wind Mitigation	✓	✗
k) Management	✓	✗
l) Any other landscape features	✓	✗



APPROVED LANDSCAPE MASTERPLAN WITH CONSTRUCTION PHASE ZONES SHOWN



STAGE 3 COLOUR MASTERPLAN

LANDSCAPE MANAGEMENT SCHEME

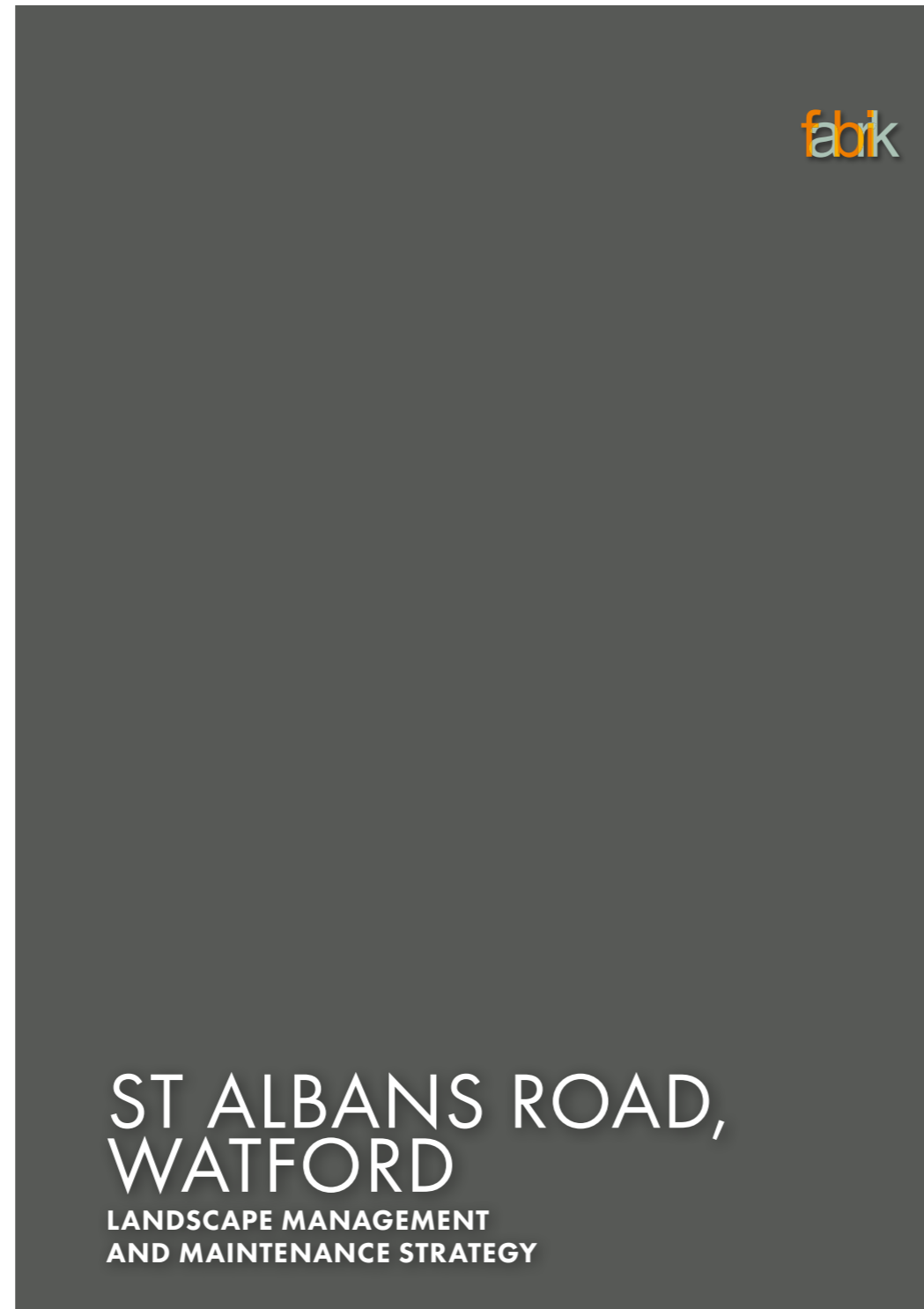
Condition 27 a) and k) Details of the Landscape Management Scheme

The long term landscape maintenance and management for the St Albans Road project has been detailed in the following report;

E746-FAB-SW-00-RP-LA-920-0003

This document outlines the key maintenance considerations that will be needed in relation to landscape matters. This document highlights maintenance tasks that will be needed in both the short and long term.

Refer to Appendix D - Landscape Management & Maintenance Strategy



CONTENTS

1.0	Introduction		6
2.0	General description		7
3.0	Policy, legal protection (and guidance) relating to the site		8
4.0	Objectives of the Landscape and ecological management plan		9
5.0	Management Objectives		10
6.0	Schedule of Operations		11
7.0	General Maintenance Conditions		12
8.0	Grass Maintenance Specification	[GC]	15
9.0	Hard landscape	[HL]	21
10.0	Hedge Maintenance	[HM]	23
11.0	Herbaceous Planting & Bulb Maintenance	[HBM]	25
12.0	Leaf clearance	[LE]	27
13.0	Litter clearance	[LC]	28
14.0	Shrub bed maintenance	[SB]	31
15.0	Tree management	[TM]	35
16.0	Maintenance and inspection of play areas	[PA]	38
17.0	Water Bodies, Marginal and aquatic Planting maintenance	(AQ)	39
18.0	Artificial Lawn Surfaces	[ALS]	40
19.0	Residential Community Growing Beds	[RCGB]	41
20.0	Maintenance & Inspection of Green Roofs	[GR]	42
21.0	Biosecurity	[BS]	43

APPENDICES

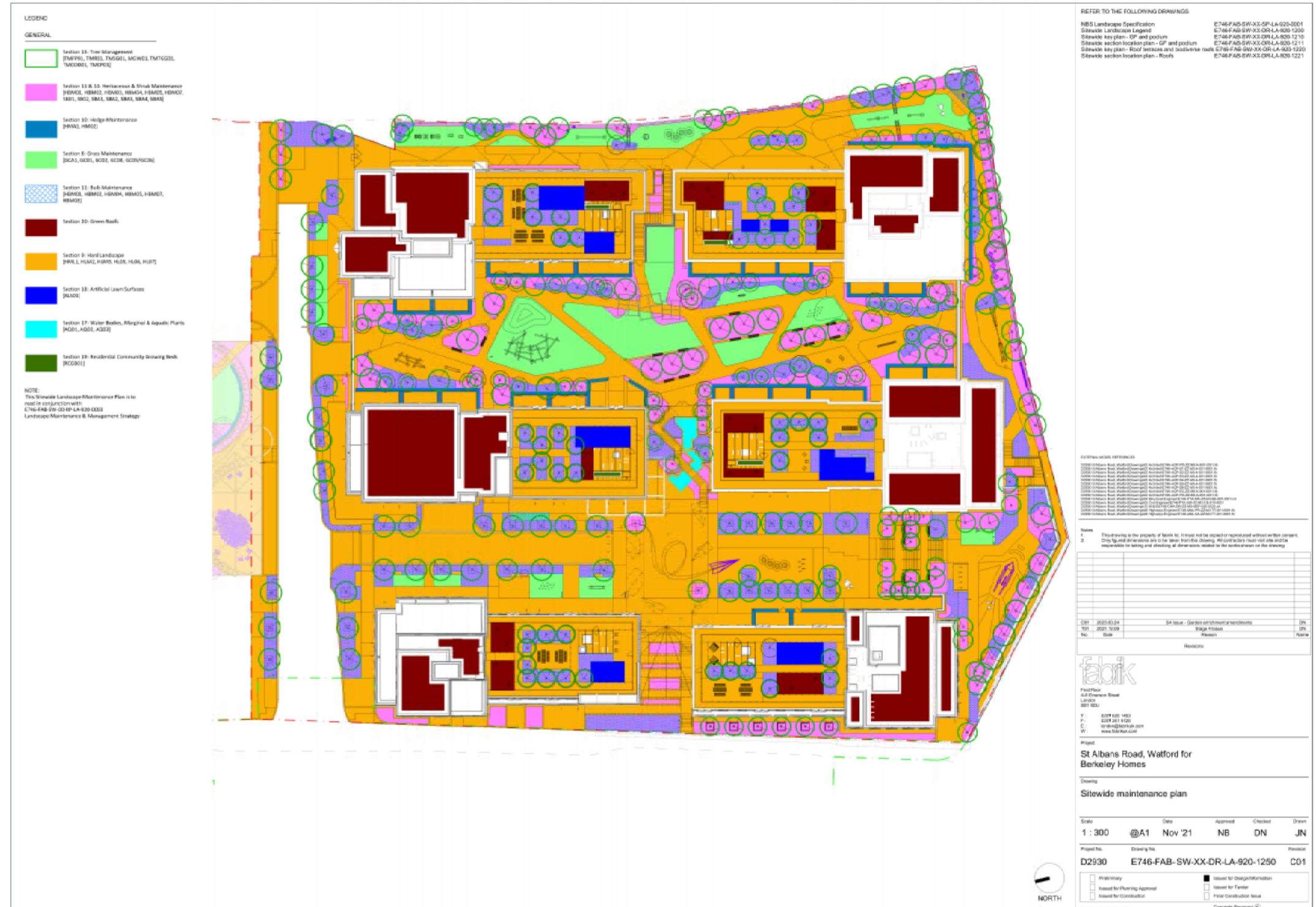
- Appendix A: Typical Maintenance Schedule
- Appendix B: RoSPA Information Sheet Number 24
- Appendix C: Biodiverse Roof Maintenance Schedule
- Appendix D: Sitewide Landscape Maintenance Plan

2.0

LANDSCAPE MANAGEMENT SCHEME

To accompany the landscape maintenance and management strategy for the St Albans Road project, a site maintenance plan has also been produced.

This site wide maintenance plan outlines the key soft landscape maintenance considerations that will need to be carried out or monitored in relation to the site.



3.0

PLAY SPACES

Condition 27 b) Details of children's play space , including but not limited to types of play areas, play equipment, how the space is differentiated from communal/public open space and how this fits in with the children's play space strategy for the whole site.

The Planning Statement says:

In relation to child's play space, Watford's open space policy states that developments should seek to directly meet their potential need for children's play space within the development, unless nearby facilities clearly exist within 200 metres (Saved District Plan Policy L9 Children's Play Space).

The Site benefits from a variety of open spaces nearby. Of the 9 play areas located in the local area 4 are within 800m walking distance from the Site. These include:

- Colnhurst Road Playground - football pitches (ages 5-12+) Stamford Playground - Children's equipped playground (ages 0-12+)
- St Johns Road Playground - Children's equipped playground (ages 0-11yrs)
- Knutsford Playing Fields - Sports pitches, equipped and adventure playground, fitness stations, ecological park (0-12+)

WBC does not have specific policy relating to play space requirements, therefore following discussions with officers and previous precedents, we have based the Site's requirements on the GLA play space calculations (for guidance only). Based on GLA requirements for the full application area a total of 2,210sq.m of play space should be provided. The full scheme proposal at planning exceeds this providing a total of 2,747sq.m.

Within the Phase 1 construction area to which this submission relates a total of 1,523sqm of play space would be provided, comprising the following:

- Doorstep Play (0-4 years) 1,000sqm;

- Local Play (5-11 years) 464sqm;
- Youth Play (12+ years): 59sqm.

The balance of play space 1,224sqm would be provided in the Phase 2 area.

A full breakdown of the proposed phase 1 playable space for the 0-4 yrs, 5-11 yrs and 12+ yrs is provided in the table below and diagram right.

Locations of the proposed play equipment shown on the following pages are indicated within the landscape general arrangement plans provided in Appendix A.



Play Strategy Diagram taken from Gillespies '94-98 St. Albans Road Watford Landscape Strategy, May 2019' shows distribution of play spaces for Phases 1 and 2



ST ALBANS PLAY PROVISION CALCULATIONS

Stage 4 Accommodation Child Yield		GLA benchmark m ² /child	Actual provision	Shortfall/overprovision	% of benchmark achieved
	Number of children	10	m ²	m ²	
Under 5	47	470	1000	530	213%
5 to 11	16	160	464	304	290%
12+	11	110	59	-51	54%
	74	740	1523	783	206%

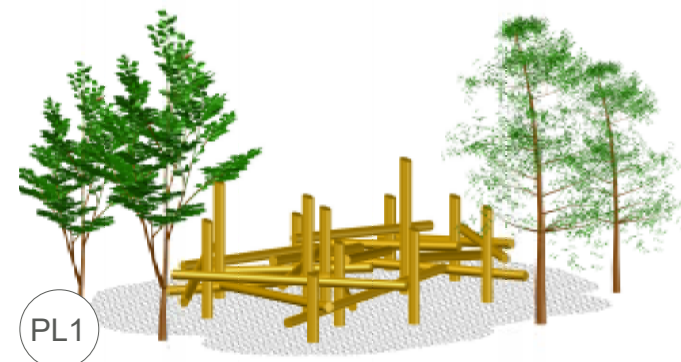
PHASE 1 NETWORK OF PLAY AREAS AT GROUND LEVEL, LEVELS 1 AND 2 PODIUMS

3.0

PLAY SPACES

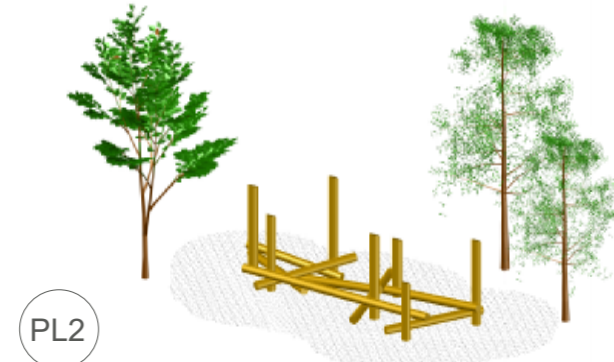
PROPOSED PLAY EQUIPMENT PALETTE

TIMBER CLIMBING STRUCTURE



PL1
 Supplier: Richter Spielgeräte
 Product: Climbing Structure 22
 Product Code: 6.51022
 Material: Larch

TIMBER CLIMBING STRUCTURE



PL2
 Supplier: Richter Spielgeräte
 Product: Climbing Structure 20
 Product Code: 6.51020
 Material: Larch

CROSS TRAINING STRUCTURE



PL3
 Supplier: Kompan
 Product: Cross training combi 3
 Product Code: FAZ204
 Materials: Steel, rubber
 Finish: Polyester powder coated
 Colour: TBC

TIMBER STILTS



PL4
 Supplier: Kompan
 Product: Cross training combi 3
 Product Code: FAZ204
 Materials: Robinia wood

TIMBER STEPPING POSTS



PL5 PL6
 Supplier: Jupiter Play
 Product: Low stepping posts
 Product Code: 906110300R
 Material: Robinia wood

TIMBER RAILWAY



PL7
 Supplier: Richter Spielgeräte,
 Product: RIKO Railway
 Product Code: 4.24120
 Materials: Wood

TIMBER ROTATING BEAM



PL8
 Supplier: Richter Spielgeräte
 Product: Timber rotating beam
 Product Code: 6.51500
 Materials: Wood

TIMBER BALANCING BEAM



PL9
 Supplier: Richter Spielgeräte
 Product: Straight beam.
 Product Code: 6.81000
 Materials: Wood

3.0

PLAY SPACES

PROPOSED PLAY EQUIPMENT PALETTE

TIMBER BALANCE BLOCKS



Supplier: Richter Spielgeräte
Product: Balance Blocks
Product Code: 6.51700
Material: Wood

TIMBER BOUNCING BEAM



Supplier: Richter Spielgeräte,
Product: Totter Beam
Product Code: 6.05000
Materials: Wood

TIMBER SEE-SAW



Supplier: Richter Spielgeräte
Product: See-saw with Shock Absorber
Product Code: 6.11000
Materials: Galvanized steel and wood

SMALL TIMBER SEE-SAW



Supplier: Richter Spielgeräte
Product: Small See-Saw
Product Code: 6.11700
Materials: Galvanized steel and wood

TIMBER JUMPING DISC



Supplier: Richter Spielgeräte
Product: Jumping Disc
Product Code: 6.06000
Material: Wood

WOBBLE DISH



Supplier: Richter Spielgeräte,
Product: Wobble Dish
Product Code: 6.27300
Materials: Galvanized steel and wood

TIMBER SHEEP



Supplier: Richter Spielgeräte
Product: Sheep standing
Product Code: 4.24195
Materials: Wood

TALKING TUBES



Supplier: Jupiter Play & Leisure Ltd
Product: Talking tubes
Materials: Stainless steel

3.0

PLAY SPACES

PROPOSED PLAY EQUIPMENT PALETTE

PLAY PANEL



Supplier: Richter Spielgeräte
Product: Pairs
Product Code: 9.15200
Material: Stainless steel and wood

DISTORTING MIRRORS



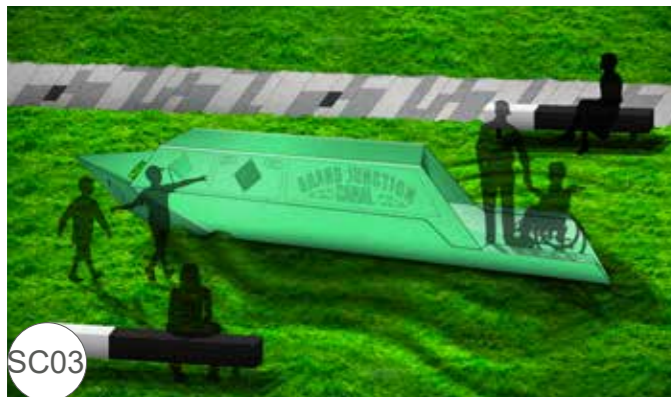
Supplier: Richter Spielgeräte,
Product: Distorting Mirror, double sided, 1 vertical curve
Product Code: 9.10600
Materials: Wood and high gloss polished stainless steel

NATURAL PLAY BOULDERS



Supplier: TBC
Approximate minimum size: 250mm x 500mm
Approximate maximum size: 300mm x 750mm

WATERWAYS



Supplier: Acrylicize
Product: Boat
Material: Acrylic

4.0

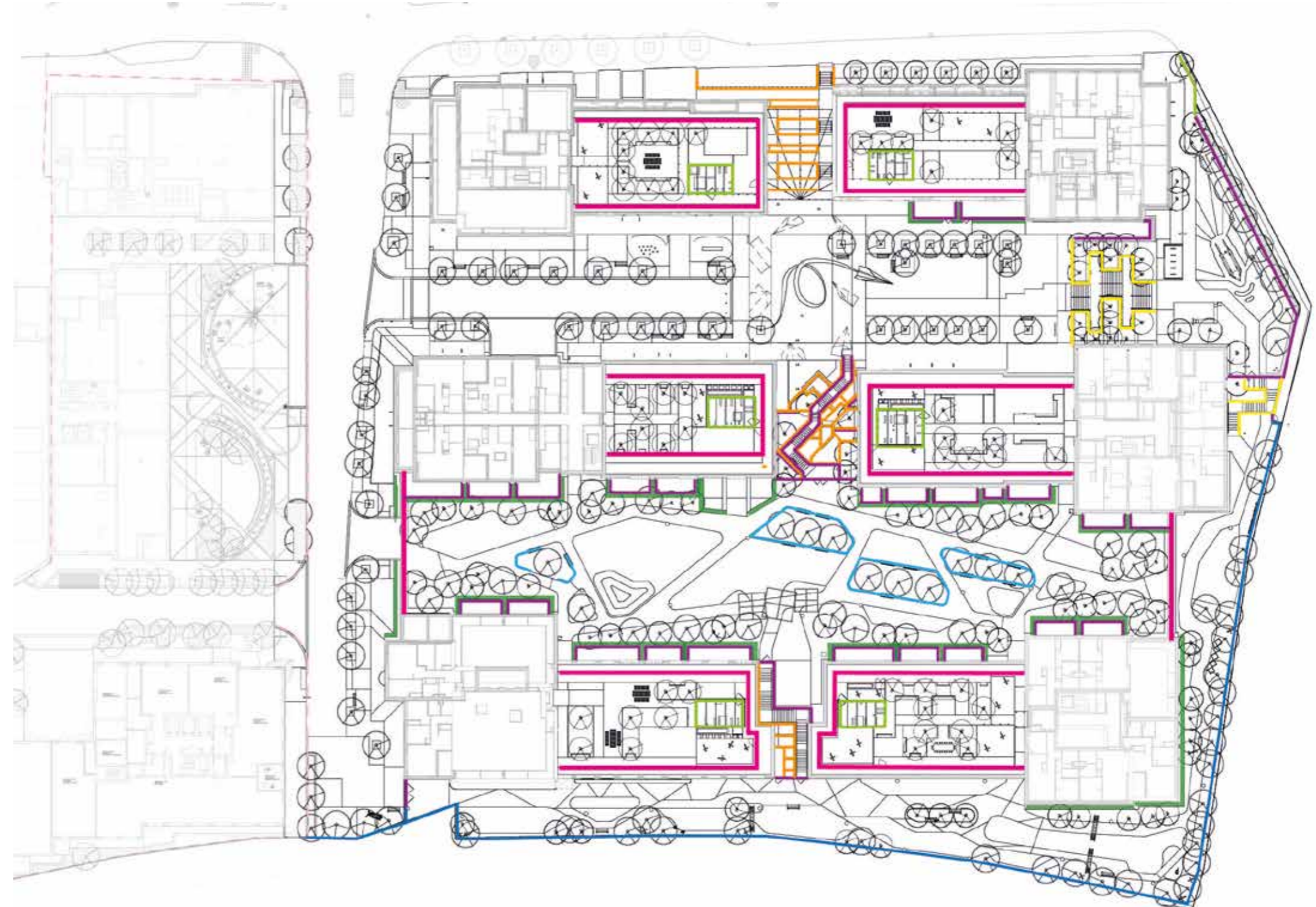
ENCLOSURES

Condition 27 c) Enclosures: including but not limited to types, dimensions and treatments of walls, fences, screens, barriers, rails, retaining walls and hedges;

Forms of landscape enclosure consist of:

- Formal planted hedges, c.1m-1.5m height
- Architectural metal work for railings, fences, and screen panels
- Acoustic fence
- Walls of terraced and stepped landscape elements
- Raised planter walls

These variously enclosure secure areas and are paired with matching gates, enclosure private terraces adjacent communal areas, from raised planting areas or are a part of built landscape elements addressing level changes and steps routes with terraced landscape.



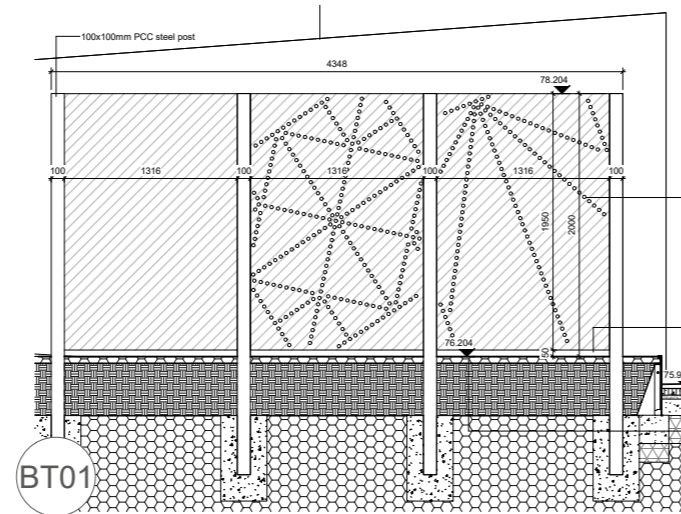
LEGEND

- HEDGES
- BT1 - 2M METAL SCREEN
- BT02 / BT03 / BT04 - METAL RAILINGS
- BT05 - ACOUSTIC FENCE
- WT01 - BRICK WALL
- WT02 / WT03 / WT04 - BRICK CLAD WALL
- WT05 - PRECAST CONCRETE WALL
- ARCHITECTURAL PARAPET ENCLOSURE DETAILS
[TO BE SPECIFIED BY ARCHITECTS]

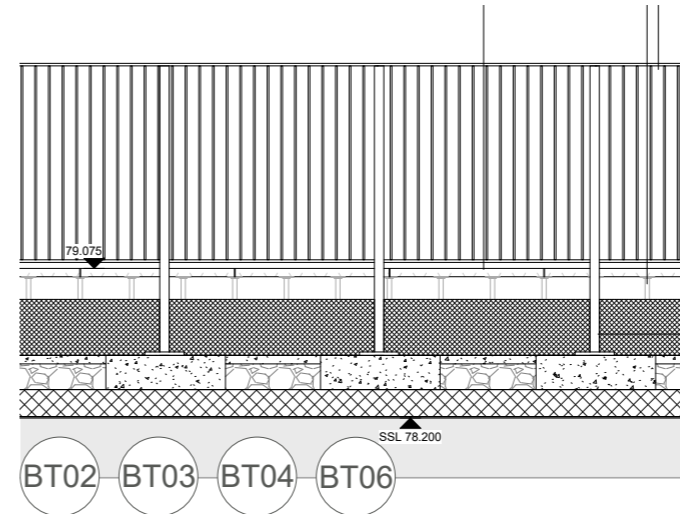
4.0 ENCLOSURES



Deciduous & Evergreen Hedging
Refer to Appendix B - Detailed Planting Plans & Schedules for more information.



Perforated Metal Screen
Height: 2m
Product Reference: Bespoke
Colour Swatch: Colour to match building parapet balcony metalwork
Note: Design to match existing balconies



Metal Railing Boundary Type & Metal Railing Fixed to Parapet
Height: 1.1m, 1.2m, 2.1m & 1.8m
Product Reference: Vertical Bar Railing
Colour Swatch: Colour to match building parapet balcony metalwork
Note: Design to match architectural balconies



Acoustic Fence
Height: 3m
Material: Wood



Brick Wall



Brick Clad Wall
Damp Proof Membrane required in certain areas



Precast Concrete Wall
Product Reference: Bespoke precast concrete planter

5.0

HARD LANDSCAPING

Condition 27 d) Hard landscaping: including but not limited to ground surfaces, kerbs, edges, paving, furniture, bins, lighting, steps and if applicable synthetic surfaces;

Using the language of the architectural materials, the landscape palette uses warm and neutral tones for the paving and walls.

Materials have been selected for their robustness and suitability to place and form a hierarchy to reinforce routes and spaces.

Paving to the main circulation areas will be high quality concrete paving in a mix of colours.

Elements feature a palette of timber and metal and are generally robust in their nature.

5.0

HARD LANDSCAPING

PROPOSED PAVING PALETTE



PT3
 Supplier: Tectonix
 Product: Cabral Granite
 Size: 240x160mm (Depth: 100mm)
 Colours: Charcoal
 Finish: fine picked
 Bond: Stretcher



PT4
 Supplier: Tectonix
 Product: Cabral Granite
 Size: 600x200mm (Depth: 50mm)
 Colours: Charcoal
 Finish: Flamed
 Bond: Stretcher



PT5
 Supplier: Marshalls
 Product: Granite Sett Paving
 Size: PT5a 300x 150mm (Depth: 80mm)
 PT5b 200 x 100mm (Depth 60mm)
 Colours: mix
 Finish: Fine Picked
 Bond: Herringbone



PT14b
 Supplier: Tectonix
 Product: Cabral Granite
 Size: 900x300mm (Depth: 50mm)
 Colours: Charcoal
 Finish: Flamed
 Bond: Stretcher



KT1 KT2
 Supplier: Tectonix
 Product: Shanny Granite Kerb
 Size: 255x205x915mm
 Colours: Silver grey
 Finish: Flamed

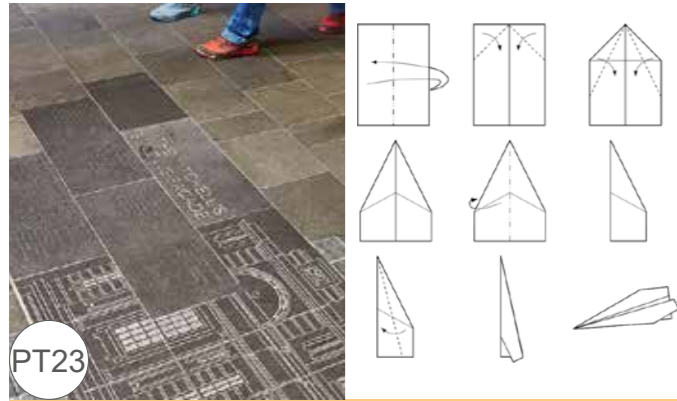


Location plan

5.0

HARD LANDSCAPING

PROPOSED PAVING PALETTE



Supplier: Tectonix
Product: Granite setts with etched detail
Size: 200/400/600mm x 400mm x 75mm
Colours: Mix of 3 colours
Finish: Fine picked
Bond: Stretcher



Supplier: Tectonix
Product: Granite setts with waterjet cut detail
Size: 200mm x 100mm x 80mm
Colours: TBC
Finish: Flamed
Bond: Stretcher



Location plan

5.0

HARD LANDSCAPING

PROPOSED PAVING PALETTE

RESIN BOUND GRAVEL



Product: Permeable resin bound gravel to PTA Specification
Supplier: SureSet UK Ltd
Colours: Norwegian Pearl
Aggregate size: 6mm

TERRACE PAVING (PODIUM)



Supplier: Tectonix
Product: Ziliang Granite
Colour: Silver grey
Finish: Flamed
Size: 900mm (l) x 300mm (w) x 50mm (d)

STEP UNITS AND LANDINGS



Supplier: Tectonix
Product: Ziliang Granite Step Units
Colour: Silver grey
Finish: Flamed



Supplier: Tectonix
Product: Ziliang Granite
Colour: Silver grey
Finish: Flamed
Size: 200mm (l) x 100mm (w) x 50mm (d)



Location plan



Location plan



Location plan

5.0

HARD LANDSCAPING

KERBS, EDGING, DRAINAGE AND PAVING ACCESSORIES PALETTE

METAL EDGING



KT3 KT4

Supplier: Kinley Systems Ltd
Product: AluExcel AE100FM
Material: Aluminium
Finish: Mill

KT3 Flush metal edge
KT4 Raised metal edge

KERB EDGING



KT1 KT2

Supplier: Tectonix
Product: Shanny Granite Kerb
Size: 255x205x915mm
Colours: Silver grey
Finish: Flamed

CHANNEL DRAINS



Supplier: ACO Drainage
Product: Multidrain
Grating: Heelsafe galvanised mesh
Location: To Mews access road

SLOT DRAINS



Supplier: Marshalls
Product: Drexus slot drain mono
Location: to building entrances and within the site were a wider channel drain is not suitable due to paving levels / appearance

HAZARD WARNING STRIPS



PT15

Supplier: Marshalls
Product: Hazard Warning Paving
Material: Concrete
Colour: Natural
Size: 400 x 400 x 50mm

HAZARD WARNING STUDS



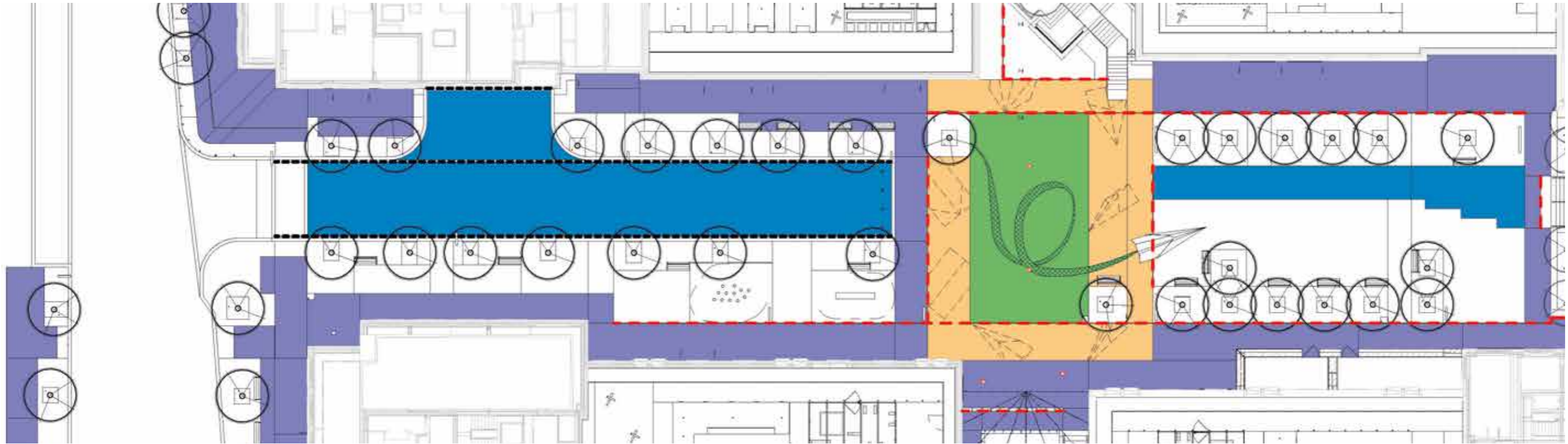
PT16

Supplier: Marshalls
Product: Blister Paving
Material: Concrete
Colour: Natural
Size: 400 x 400 x 50mm

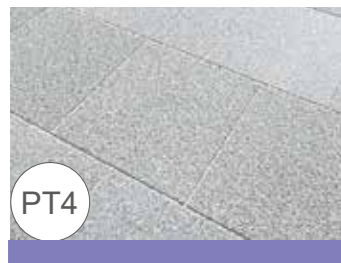
5.0

HARD LANDSCAPING

CHANNEL & SLOT DRAIN LOCATIONS - MEWS LOCATION PLAN



Mews - materials palette



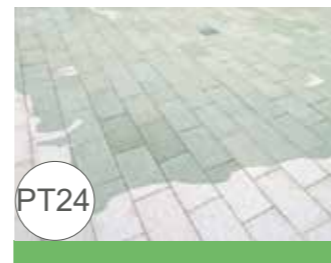
Supplier: Tectonix
 Product: Cabral Granite
 Size: 600x200mm (Depth: 50mm)
 Colours: Charcoal
 Finish: Flamed
 Bond: Stretcher



Supplier: Marshalls
 Product: Granite Set Paving
 Size: PT5a 300x 150mm (Depth: 80mm)
 PT5b 200 x 100mm (Depth 60mm)
 Colours: mix
 Finish: Fine Picked
 Bond: Herringbone



Supplier: Tectonix
 Product: Granite setts with etched detail
 Size: 200/400/600mm x 400mm x 75mm
 Colours: Mix of 3 colours
 Finish: Fine picked
 Bond: Stretcher



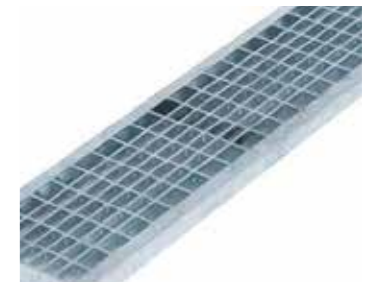
Supplier: Tectonix
 Product: Granite setts with waterjet cut detail
 Size: 200mm x 100mm x 80mm
 Colours: TBC
 Finish: Flamed
 Bond: Stretcher



Supplier: Tectonix
 Product: Shanny Granite Kerb
 Size: 255x205x915mm
 Colours: Silver grey
 Finish: Flamed



Supplier: Marshalls
 Product: Drexus slot drain mono

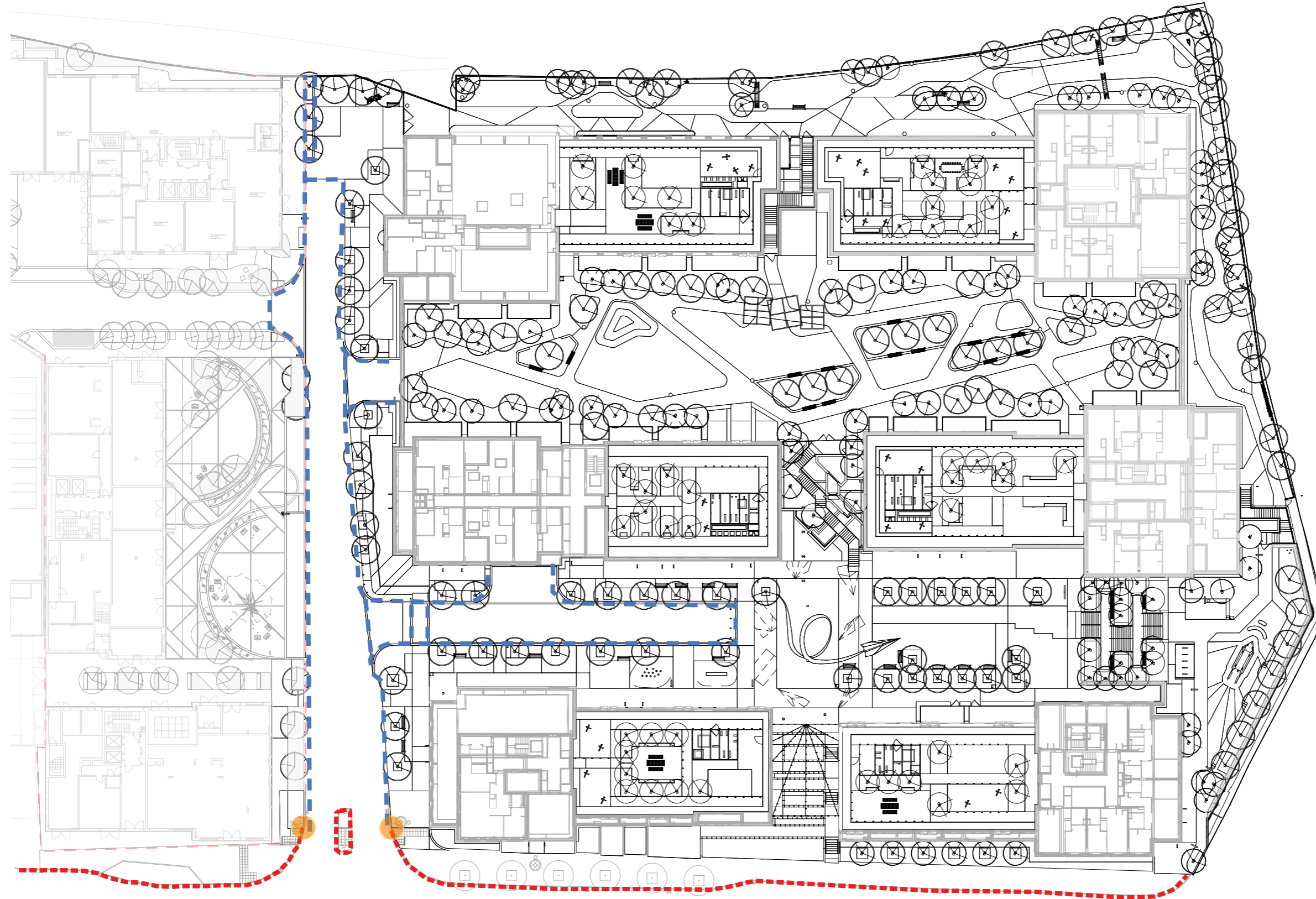


Supplier: ACO Drainage
 Product: Multidrain
 Grating: Heelsafe galvanised mesh
 Location: To Mews access road

5.0

HARD LANDSCAPING

CONSERVATION CONCRETE KERB ARRANGEMENT



Phase 1 - Proposed onsite kerb



Supplier: Tectonix
Product: Shanny Granite Kerb
Size: 255x205x915mm
Colours: Silver grey
Finish: Flamed

Kerb to Highways S278 works



Proposed location of the transition from Highways kerb to onsite kerb



5.0

HARD LANDSCAPING

ROOF TERRACE MATERIAL PALETTE

ARTIFICIAL GRASS



Supplier: Evergreens UK Ltd
Product: LazyLawn EverRoof EVR-3 Four part paving system
Finish: Wonder Yarn® 36mm surface with sand infill

CERAMIC DECKING



Supplier: Kinley Sytems (TBC)
Product: Farrino Porcelain Decking
Size: 1202x145x26mm

CERAMIC PAVING



Supplier: Kinley Systems Ltd (TBC)
Product: Pavia Urban (TBC)
Size: 600x600mm
Depth: 20mm
Material: Porcelain
Slip Resistance: R11
Bond: Half-lap stretcher

GRAVEL



Supplier: Stone Warehouse
Product: Black Pebbles
Size: 20-40mm
Depth 115mm (TBC)
Colours: Black



Location plan



Location plan



Location plan



Location plan

5.0

HARD LANDSCAPING

PROPOSED STREET FURNITURE PALETTE

CYCLE STAND



Manufacturer: Broxap Ltd
 Product: Sheffield cycle stand with tapping bar
 Product reference: BXMW/GS0-TB

TIMBER BENCH TYPE 1



Manufacturer: Vestre
 Product: BLOC seat
 Product Reference: 1506-930
 Material: FSC Hardwood and steel
 Finish: PPC
 Colour: TBC

TIMBER BENCH TYPE 2



Manufacturer: Vestre
 Product: BLOC seat
 Product Reference: 1516-930 / 1517-930
 Material: FSC Hardwood and steel
 Finish: PPC
 Colour: TBC
 FT03a - no armrest
 FT03b - with armrest

TIMBER SEAT TYPE 1



Manufacturer: Streetlife
 Product: Rough & Ready topseat
 Material: FSC Hardwood
 Finish: As supplied
 FT04 Size: 2000mm (L) x 400mm (W)

TIMBER SEAT TYPE 2



Manufacturer: Kinley
 Product: Perimeta bench
 Material: FSC Hardwood
 Finish: As supplied
 Size: 1970 x 500mm (W)
 FT05 with backrest
 FT05b no backrest

TIMBER SEAT TYPE 3



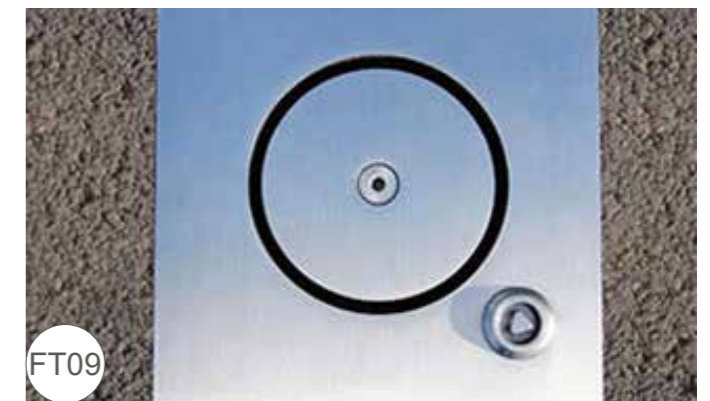
Manufacturer: Streetlife
 Product: Rough & Ready bench
 Product Reference: L6-234
 Material: FSC Hardwood and steel
 Finish: Powder coated
 Colour: TBC
 Size: various (L) x 500mm (W)
 FT06a with backrest
 FT06b no backrest

REMOVABLE BOLLARD



Manufacturer: Hartecast Ltd
 Product reference: HC2065P removable bollard
 Material: 316 grade Stainless steel
 Finish as delivered: Polyester powder coated with polished cap
 Colour: TBC
 Height above ground: 900mm
 Overall height (above and below ground): 1200mm as per manufacturer's standard design.
 Sectional size: 114mm diameter

BOLLARD RETENTION SOCKET



BOLLARD RETENTION SOCKET
 Manufacturer: Hartecast Ltd
 Product reference: HC2065P stainless steel flip lid retention socket
 Material: 316 grade Stainless steel
 Finish: Satin polished as delivered
 Colour: None

5.0

HARD LANDSCAPING

PROPOSED STREET FURNITURE PALETTE

RAISED METAL PLANTER



FT10 FT11

Manufacturer: Kinley Systems Ltd.
 Product reference: Perimeta HiGrade bespoke
 Material: Galvanized steel
 Finish: Powder coated (TBC)
 Colour: TBC
 Dimensions/ Shape: As shown on drawings
 FT10 Height: 900mm above paving level
 FT11 Height: 500mm above paving level

TIMBER PICNIC SET



FT13

Manufacturer: Streetlife
 Product: Solid staple picnic table
 Material: FSC Timber and Steel
 Finish: Polyester powder-coated
 Colour: TBC
 Wood: FSC Hardwood II- Virgin (TBC)
 Size: 2500mm (L)

COMMUNAL DINING TABLE AND CHAIRS



FT15

Manufacturer: Shackletons Home & Garden, or similar approved
 Table reference: Monterey dining table 300 rectangular (TBC)
 Chair reference: Barlow Tyrie Monterey dining armchair (TBC)
 Material: Aluminium, wood and ceramic
 Finish: Polyester powder-coated as supplied
 Colour: As supplied
 Wood: Teak
 Size: Table: 3000mm (L) x 1000mm (W) x 740mm
 Quanty: 1 No table with 10 No. chairs

DOOR PROTECTION HOOPS



FT16

Manufacturer: Broxap Ltd
 Product: Door barrier
 Product reference: BX14/DB
 Material: Grade 316 stainless steel

CYCLE SHELTER



FT17

Manufacturer: Broxap Ltd
 Product: Apollo cycle shelter
 Size: 5m length
 Colour: TBC

TIMBER RAISED PLANTERS



FT18

Material: FSC hardwood

TIMBER GARDEN STORAGE



FT19

Manufacturer: Woodscape
 Product: Bespoke timber storage
 Material: FSC hardwood
 Size: 1.5m (l) x 1.0m (w) x 1.0m (h)

LOG PILE



FT20

Material: Dead wood from site
 Size: Various

6.0

SOFT LANDSCAPING

Condition 27 e) Soft landscaping: number and type of species to be planted.

The soft landscape approach for St Albans Road project looks to incorporate a wide range of native, near-native and exotic plant communities. Species selection has been influenced from North American, European and Asian planting communities. Plant species have been selected for their suitability to the site in relation to aspect, soil structure and pH and city centre location.

The planting approach across the site as a whole looks to create a diverse, robust and resilient planting palette. Drought tolerant, hardy planting species have been selected where appropriate to help mitigate against climatic changes in the near future.

The planting structures across the site can be categorised into four different categories or layers. Each layer will have a differing function, a quick synopsis of each of these planting layers are outlined below;

1. Large Specimen Shrub Species - Large dominant shrub species will be used selectively to create focal features within the planting areas. Species will be selected for their seasonal colour changes and their ability to provide flowers and fruits for local wildlife populations.













2. Small Specimen Shrub & Herbaceous Species - Species in this category will be used to create pockets of block colour and interest amongst the ground cover layer. Species will be selected for their seasonal interest and dazzling display of flowers.

3. Ground Cover Mix Species - Species selected in this category will be used to form a robust and resilient ground cover mat-planting layer. Areas of bare soil will need to be covered and as such, fast growing evergreen, clump-forming planting species will be favoured. Maintenance levels will be low as the chance of weed establishment will be minimal due to the low coverage of bare soil.

4. Bulb Species - Bulb species will be used to supplement the ground cover mix layer. Species will be selected in relation to light levels and aspect of each planting area. Bulb species will provide short bursts of colour to each area between the spring and summer months.

LEGEND

- LARGE SPECIMEN SHRUB SPECIES
- SMALL SPECIMEN SHRUB & HERBACEOUS SPECIES
- GROUND COVER MIX SPECIES
- BULB SPECIES

	<p>Cotinus coggygia 'Young Lady'</p> <p>Height: 100-125cm Pot Size: 25L</p>		<p>Euonymus alatus 'Compactus'</p> <p>Height: 100-125cm Pot Size: 25L</p>		<p>Hydrangea quercifolia</p> <p>Height: 100-125cm Pot Size: 25L</p>
	<p>Tiarella wherryi</p> <p>Pot Size: 5L</p>		<p>Salvia nemorosa 'Caradonna'</p> <p>Pot Size: 5L</p>		<p>Viburnum davidii</p> <p>Pot Size: 5L</p>
	<p>Euphorbia amygdaloides var. robbiae</p> <p>Pot Size: 2L</p>		<p>Liriope muscari 'Monroe White'</p> <p>Pot Size: 2L</p>		<p>Asplenium scolopendrium</p> <p>Pot Size: 2L</p>
	<p>Galanthus nivalis</p> <p>Bulb Size: 10/12</p>		<p>Narcissus pseudonarcissus</p> <p>Bulb Size: 10/12</p>		<p>Allium ursinum</p> <p>Bulb Size: 5/7</p>

6.0

SOFT LANDSCAPING

The soft landscape across the site will be categorized in relation to floor, podium or roof terrace level.

Each one of these schedules will outline the name of species, sizes and quantities to be used on each level or floor.

The detailed planting schedules will base the specification of the planting species on the information outlined on the previous page.

Refer to Appendix B - Detailed Planting Plans & Schedules for more information.

Ground Floor - Detailed Planting Plan [Showcasing a sample of the planting species used across the scheme]

PROPOSED SPECIMENS					
Species	Condition	Height	Density	Specification	
Acanthus mollis	5L	40-60cm	Counted	Full Pot	
Actaea simp 'Atropurpurea Group'	5L	40-60cm	Counted	Full Pot	
Alchemilla mollis	5L	40-60cm	Counted	Full Pot	
Anemone hybrida 'Honorine Jobert'	5L	40-60cm	Counted	Full Pot	
Calamagrostis x acutiflora 'Karl Foerster'	7.5L	50-100cm	Counted	Full Pot	
Cornus stolonifera 'Flaviramea'	25L	100-125cm	Counted	Bushy :4/6 brks :Containerised	
Cotinus coggygria 'Young Lady'	25L	60-80cm	Counted	Bushy :4/6 brks :Containerised	
Deutzia gracilis 'Nikko'	5L	40-60cm	Counted	Containerised	
Euonymus alatus	25L	100-125cm	Counted	Bushy :4/6 brks :Containerised	
Euonymus japonicus 'Jean Hughes'	Containerised	450mm	Counted	Cube: Topiary :Bushy :400mm [W] x 400mm [L]	
Euphorbia characias subsp. wulfenii	5L	40-60cm	Counted	Containerised	
Fothergilla major	25L	100-125cm	Counted	Bushy :4/6 brks :Containerised	
Geranium macrorrhizum	5L	40-60cm	Counted	Full Pot	
Geranium macrorrhizum 'Album'	5L	40-60cm	Counted	Full Pot	
Geranium pratense	5L	40-60cm	Counted	Full Pot	
Geranium sanguineum	5L	40-60cm	Counted	Full Pot	
Hakonechloa macra	5L	40-60cm	Counted	Full Pot	
Hamamelis intermedia 'Pallida'	25L	100-125cm	Counted	Bushy :4/6 brks :Containerised	
Heuchera villosa 'Autumn Bride'	5L	40-60cm	Counted	Full Pot	
Hydrangea quercifolia	25L	100-125cm	Counted	Bushy :4/6 brks :Containerised	
Ilex crenata 'Convexa'	30L	60cm	Counted	Rounded: Topiary :Bushy :3/5 brks :Containerised	
Ilex maximowicziana kanehirae	Containerised	600mm	Counted	Cube: Topiary :Bushy :400mm [W] x 400mm [L]	
Iris pseudacorus	5L	40-60cm	Counted	Full Pot	
Kniphofia uvaria 'Nobilis'	5L	40-60cm	Counted	Full Pot	
Lavandula angustifolia 'Hidcote'	5L	40-60cm	Counted	Containerised	
Lavandula intermedia 'Grosso'	5L	40-60cm	Counted	Containerised	
Libertia grandiflora	5L	40-60cm	Counted	Full Pot	
Lupinus arboreus	25L	100-125cm	Counted	Bushy :4/6 brks :Containerised	
Osmanthus burkwoodii	25L	100-125cm	Counted	Bushy :4/6 brks :Containerised	
Panicum virgatum 'Heavy Metal'	7.5L	50-100cm	Counted	Full Pot	
Pennisetum alopecuroides 'Hamel'	7.5L	50-100cm	Counted	Full Pot	
Perovskia 'Blue Spire'	5L	40-60cm	Counted	Full Pot	
Phlomis russeliana	5L	40-60cm	Counted	Full Pot	
Polystichum polyblepharum	5L	40-60cm	Counted	Full Pot	
Rudbeckia fulgida sullivanii 'Goldsturm'	5L	40-60cm	Counted	Full Pot	
Salvia nemorosa 'Caradonna'	5L	40-60cm	Counted	Full Pot	
Sarcococca confusa	25L	100-125cm	Counted	Bushy :4/6 brks :Containerised	
Sedum 'Matrona'	5L	40-60cm	Counted	Full Pot	
Spartium junceum	25L	100-125cm	Counted	Bushy :4/6 brks :Containerised	
Taxus baccata	30L	60cm	Counted	Rounded: Topiary :Bushy :3/5 brks :Containerised	
Tiarella cordifolia	5L	40-60cm	Counted	Full Pot	
Tiarella wherryi	5L	40-60cm	Counted	Full Pot	
Veronica longifolia 'Charlotte'	5L	40-60cm	Counted	Full Pot	
Viburnum davidii	5L	40-60cm	Counted	Containerised	
Viburnum opulus	25L	100-125cm	Counted	Bushy :4/6 brks :Containerised	
Viburnum rhytidophyllum	25L	100-125cm	Counted	Bushy :4/6 brks :Containerised	
Viburnum tinus 'Eve Price'	25L	100-125cm	Counted	Bushy :4/6 brks :Containerised	

PROPOSED HEDGING					
Species	Condition	Height	Specification	Density	Length
Carpinus betulus	RB	150cm	8/9 Years :Bushy :5/7 brks :RB	0.25Ctr	67.5m
Ilex crenata	Trough 1m	700-900mm	Wavy Top Hedge: Grown to Order :Max Height 900mm Crest [Top of Wave] 700mm [Bottom of Wave]	1/m	139.67m
Taxus baccata	RB	150cm	8/9 Years :Bushy :5/7 brks :RB	0.3Ctr	19.9m
					Total :227.07m

PROPOSED BLOCK HERBACEOUS				
Species	Condition	Specification	Density	Qty.
Asplenium scolopendrium	3L	Full Pot	9/m²	20
Carex morrowii 'Ice Dance'	3L	Full Pot	9/m²	380
Carex oshimensis 'Greenwell'	3L	Full Pot	9/m²	59
Euphorbia amygdaloides robbiae	3L	Full Pot	9/m²	208
Liriope muscari 'Monroe White'	3L	Full Pot	9/m²	114
Luzula sylvatica 'Royal Purple'	3L	Full Pot	9/m²	252
Vinca minor	3L	Full Pot	9/m²	20
				Total :1053

PROPOSED CLIMBERS				
Species	Condition	Height	Specification	Qty.
Clematis vitalba	25L	150-200cm	Several Shoots :3/5 brks :Framed	13
Hydrangea anomala subs. petiolaris	25L	150-200cm	Several Shoots :3/5 brks :Framed	6
Lonicera periclymenum	25L	150-200cm	Several Shoots :3/5 brks :Framed	14
Trachelospermum jasminoides	25L	150-200cm	Several Shoots :3/5 brks :Framed	36
				Total :69

ROBUST NATIVE BULB MIX #1					
Species	Bulb Size	Specification	Density	Percentage Contribution	Number
Cyclamen hederifolium	13/15	Grade 10/+	25/m²	20%	3796
Galanthus nivalis	10/12	Grade 10/+	25/m²	20%	3796
Hyacinthoides hispanica	5/7	Grade 10/+	25/m²	20%	3796
Hyacinthoides non-scripta	5/7	Grade 10/+	25/m²	20%	3796
Narcissus pseudonarcissus	10/12	Grade 10/+	25/m²	20%	3796
					Total :18980

ROBUST SHADE MIX #1						
Species	Pot Size	Specification	Density	Percentage Contribution	Number	
Ajuga reptans 'Catlin's Giant'	3L	Full Pot	9/m²	10%	290	
Asplenium scolopendrium	5L	Full Pot	9/m²	5%	151	
Bergenia 'Silberlicht'	3L	Full Pot	9/m²	10%	290	
Carex divisa	3L	Full Pot	9/m²	10%	290	
Carex oshimensis 'Everdi'	3L	Full Pot	9/m²	15%	431	
Dryopteris erythrosora	5L	Full Pot	9/m²	5%	151	
Euphorbia amygdaloides robbiae	3L	Full Pot	9/m²	10%	290	
Hebe 'Green Globe'	10L	Ball: Topiary	9/m²	5%	151	
Lamium maculatum 'Beacon Silver'	3L	Full Pot	9/m²	10%	290	
Liriope muscari 'Monroe White'	3L	Full Pot	9/m²	10%	290	

ROBUST SHADE MIX #2						
Species	Pot Size	Specification	Density	Percentage Contribution	Number	
Ajuga reptans 'Catlin's Giant'	3L	Full Pot	9/m²	10%	236	
Asplenium scolopendrium	5L	Full Pot	9/m²	5%	122	
Bergenia 'Silberlicht'	3L	Full Pot	9/m²	10%	236	
Carex 'Ice Dance'	3L	Full Pot	9/m²	15%	346	
Carex oshimensis 'Greenwell'	3L	Full Pot	9/m²	10%	236	
Dryopteris erythrosora	5L	Full Pot	9/m²	5%	122	
Euphorbia amygdaloides robbiae	3L	Full Pot	9/m²	10%	236	
Hebe 'Green Globe'	10L	Ball: Topiary	9/m²	5%	122	
Liriope muscari 'Royal Purple'	3L	Full Pot	9/m²	10%	236	
Luzula nivea	3L	Full Pot	9/m²	10%	236	
Pachysandra terminalis 'Green Carpet'	3L	Containerised	9/m²	10%	236	
					Total :2364	

ROBUST SHADE MIX #3						
Species	Pot Size	Specification	Density	Percentage Contribution	Number	
Ajuga reptans 'Catlin's Giant'	3L	Full Pot	9/m²	10%	234	
Asplenium scolopendrium	5L	Full Pot	9/m²	5%	122	
Bergenia 'Silberlicht'	3L	Full Pot	9/m²	10%	234	
Blechnum spicant	3L	Full Pot	9/m²	10%	234	
Carex oshimensis 'Evergold'	3L	Full Pot	9/m²	10%	234	
Dryopteris erythrosora	5L	Full Pot	9/m²	5%	122	
Euphorbia amygdaloides robbiae	3L	Full Pot	9/m²	15%	348	
Hebe 'Green Globe'	10L	Ball: Topiary	9/m²	5%	122	
Liriope muscari 'Variegata'	3L	Full Pot	9/m²	10%	234	
Luzula sylvatica 'Aurea'	3L	Full Pot	9/m²	10%	234	
Pachysandra terminalis 'Green Carpet'	3L	Full Pot	9/m²	10%	234	
					Total :2352	

ROBUST PARTIAL SHADE MIX #1						
Species	Pot Size	Specification	Density	Percentage Contribution	Number	
Bergenia 'Abendglocken'	3L	Full Pot	9/m²	15%	102	
Euphorbia amygdaloides robbiae	3L	Full Pot	9/m²	10%	69	
Geranium 'Roanne'	3L	Full Pot	9/m²	10%	69	
Hebe albicans	10L	Ball: Topiary	9/m²	5%	36	
Hebe 'Red Edge'	10L	Ball: Topiary	9/m²	5%	36	
Libertia grandiflora	5L	Full Pot	9/m²	5%	36	
Miscanthus sinensis 'Kleine Fontane'	5L	Full Pot	9/m²	10%	69	
Perovskia atriplicifolia 'Little Spire'	3L	Full Pot	9/m²	10%	69	
Sedum spectabile 'Herbstfreude'	3L	Full Pot	9/m²	10%	69	
Sesleria autumnalis	3L	Full Pot	9/m²	10%	69	
Stachys byzantina 'Silver Carpet'	3L	Full Pot	9/m²	10%	69	
					Total :693	

ROBUST PARTIAL SHADE MIX #2						
Species	Pot Size	Specification	Density	Percentage Contribution	Number	
Bergenia cordifolia 'Purpurea'	3L	Full Pot	9/m²	10%	133	
Euphorbia amygdaloides robbiae	3L	Full Pot	9/m²	15%	196	
Geranium 'Roanne'	3L	Full Pot	9/m²	10%	133	
Hebe albicans	10L	Ball: Topiary	9/m²	5%	67	
Hebe 'Red Edge'	10L	Ball: Topiary	9/m²	5%	67	
Libertia grandiflora	5L	Full Pot	9/m²	5%	67	
Miscanthus sinensis 'Klein Fontane'	5L	Full Pot	9/m²	10%	133	
Perovskia atriplicifolia 'Little Spire'	3L	Full Pot	9/m²	10%	133	
Sedum spectabile 'Stardust'	3L	Full Pot	9/m²	10%	133	
Sesleria autumnalis	3L	Full Pot	9/m²	10%	133	
Stachys byzantina 'Silver Carpet'	3L	Full Pot	9/m²	10%	133	
					Total :1328	

ROBUST PARTIAL SHADE MIX #3						
Species	Pot Size	Specification	Density	Percentage Contribution	Number	
Bergenia 'Mrs. Crawford'	3L	Full Pot	9/m²	15%	183	
Euphorbia amygdaloides robbiae	3L	Full Pot	9/m²	10%	124	
Geranium 'Roanne'	3L	Full Pot	9/m²	10%	124	
Hebe albicans	10L	Ball: Topiary	9/m²	5%	63	
Hebe 'Red Edge'	10L	Ball: Topiary	9/m²	5%	63	
Libertia grandiflora	5L	Full Pot	9/m²	5%	63	
Miscanthus sinensis 'Kleine Fontane'	5L	Full Pot	9/m²	10%	124	
Perovskia atriplicifolia 'Little Spire'	3L	Full Pot	9/m²	10%	124	
Sedum spectabile 'Herbstfreude'	3L	Full Pot	9/m²	10%	124	
Sesleria autumnalis	3L	Full Pot	9/m²	10%	124	
Stachys byzantina 'Silver Carpet'	3L	Full Pot	9/m²	10%	124	
					Total :1240	

7.0 TREE PLANTING

Condition 27 f) Trees: number and type of species to be planted;

The tree planting strategy for St Albans Road project looks to incorporate a wide range of native, near-native and exotic tree species. Species selection has been influenced from North American, European and Asian tree species. Tree species have been selected for their suitability to the site in relation to aspect, soil structure and pH and city centre location.
















The tree planting strategy across the site as a whole looks to create a diverse, robust and resilient tree network. Drought tolerant, hardy tree species have been selected where appropriate to help mitigate against climatic changes in the near future.

The tree species across the site can be categorised into four different categories. Each category will have a differing function, a quick synopsis of each of these tree categories are outlined below;

1. Street Trees - The trees selected in this category have been selected for their versatility, tolerance to urban style tree pits, and narrow, columnar-fastigiata forms. In turn, this will help to increase visibility for both pedestrians and vehicles.
2. Feature Trees - The trees in this category have been selected for their vivid seasonal colour variations and structural form. Feature Trees will be positioned along key vantage points across the site to maximise visual aesthetics.
3. Ornamental Trees - The trees in this category are multi-stem or clipped in form. The species selected have been chosen for their bark texture and seasonal colour variations.
5. Buffer Trees - The trees in this category will be planted around the site boundaries. They will be predominately native or near-native species. They will provide extra screening and nesting / flora opportunities for local wildlife too.
6. Topiary - Continuing the application of formal planting and striking plant forms, topiary will be used in the Mews axis.

LEGEND

- STREET TREES
- FEATURE TREES
- ORNAMENTAL TREES
- BUFFER TREES
- TOPIARY

	Acer campestre 'Streetwise' Girth: 35-40cmg Height: 6-7m		Acer platanoides 'Cleveland' Girth: 35-40cmg Height: 6-7m		Carpinus betulus 'A.Beekman' Girth: 35-40cmg Height: 6-7m
	Acer x freemanii 'Autumn Blaze' Girth: 35-40cmg Height: 6-7m		Liquidambar styraciflua Girth: 35-40cmg Height: 6-7m		Pyrus calleryana 'Chanticleer' Girth: 20-25cmg Height: 5-6m
	Amelanchier laevis 'Snowflakes' Girth: Multi-stem Height: 3-3.5m		Cercis canadensis Girth: Multi-stem Height: 4.5-5.5m		Heptacodium miconioides Girth: Multi-stem Height: 3-3.5m
	Crataegus laevigata 'Paul Scarlet' Girth: 18-20cmg Height: 4-5m		Betula pubescens Girth: 20-25cmg Height: 4.5-5.5m		Prunus avium Girth: 18-20cmg Height: 4-5m
	Taxus cuspidata Cloud pruned Height: 4-5m		Euonymus japonicus 'Jean Hughes & Ilex maximowicziana kanehirae' Cube topiary 400mm (W) x 400mm (L) x 600mm (H)		Ilex crenata Wavy top hedge Height: Max. 900mm at crest of wave to 700mm at bottom of wave

7.0

TREE PLANTING

The tree specifications across the site will be categorized in relation to floor, podium or roof terrace level.

Each one of these tree schedules will outline the name of species, sizes and quantities to be used on each level or floor.

The detailed tree planting schedules will base the specification of the tree species on the information outlined on the previous page.

Refer to Appendix B - Detailed Planting Plans & Schedules for more information.

Ground Floor - Detailed Planting Schedule

PROPOSED TREES				
Species	Girth	Height	Specification	Qty.
Acer campestre	Multi-Stem	3.5-4.0m	Multi Stem :3 Stems :3/5 brks :4x :RB	6
Acer campestre	Multi-Stem	5.0-6.0m	Multi Stem :3 Stems :Clear Stem 150-175cm :3/5 brks :6x :RB	2
Acer campestre 'Eisrijk'	20-25cmg	4.5-5.5m	Semi-Mature :Clear Stem 150-175cm :3/5 brks :5x :RB	4
Acer campestre 'Queen Elizabeth'	20-25cmg	4.5-5.5m	Semi-Mature :Clear Stem 150-175cm :3/5 brks :5x :RB	5
Acer campestre 'Streetwise'	35-40cmg	6.0-7.0m	Semi-Mature :Clear Stem min. 250cm :5/7 brks :6x :RB	4
Acer platanoides 'Cleveland'	35-40cmg	6.0-7.0m	Semi-Mature :Clear Stem min. 250cm :5/7 brks :6x :RB	1
Acer x freemanii 'Autumn Blaze'	35-40cmg	6.0-7.0m	Semi-Mature :Clear Stem min. 250cm :5/7 brks :6x :RB	1
Amelanchier lamarckii	Multi-Stem	4.0-5.0m	Multi Stem :3 Stems :3/5 brks :5x :RB	3
Betula pendula	Multi-Stem	3.5-4.0m	Multi Stem :3 Stems :3/5 brks :4x :RB	12
Betula pubescens	20-25cmg	4.5-5.5m	Semi-Mature :Clear Stem 150-175cm :3/5 brks :5x :RB	4
Carpinus betulus	Multi-Stem	5.0-6.0m	Multi Stem :3 Stems :Clear Stem 150-175cm :3/5 brks :6x :RB	2
Carpinus betulus	Multi-Stem	3.5-4.0m	Multi Stem :3 Stems :3/5 brks :4x :RB	3
Carpinus betulus 'A. Beeckman'	20-25cmg	4.5-5.5m	Semi-Mature :Clear Stem 150-175cm :3/5 brks :5x :RB	23
Carpinus betulus 'A. Beeckman'	35-40cmg	6.0-7.0m	Semi-Mature :Clear Stem min. 250cm :5/7 brks :6x :RB	2
Corylus avellana	Multi-Stem	3.5-4.0m	Multi Stem :3 Stems :3/5 brks :4x :RB	10
Corylus avellana	18-20cmg	4.0-5.0m	Extra Heavy Standard :Clear Stem 150-175cm :3/5 brks :5x :RB	2
Crataegus laevigata 'Paul's Scarlet'	18-20cmg	4.0-5.0m	Extra Heavy Standard :Clear Stem 150-175cm :3/5 brks :5x :RB	3
Crataegus prunifolia 'Splendens'	18-20cmg	4.0-5.0m	Extra Heavy Standard :Clear Stem 150-175cm :3/5 brks :5x :RB	2
Euonymus europaeus	Multi-Stem	3.5-4.0m	Multi Stem :3 Stems :3/5 brks :4x :RB	4
Ginkgo biloba	35-40cmg	6.0-7.0m	Semi-Mature :Clear Stem min. 200cm :7 brks :8x	2
Gleditsia triacanthos 'Draves Street Keeper'	Multi-Stem	5.0-6.0m	Multi Stem :3 Stems :Clear Stem 150-175cm :3/5 brks :6x :RB	2
Gleditsia triacanthos 'Draves Street Keeper'	Multi-Stem	3.5-4.5m	Multi Stem :3 Stems :3/5 brks :5x :RB	3
Koeleruteria paniculata	Multi-Stem	3.5-4.5m	Multi Stem :3 Stems :3/5 brks :5x :RB	3
Prunus avium	18-20cmg	4.0-5.0m	Extra Heavy Standard :Clear Stem 150-175cm :3/5 brks :5x :RB	2
Pyrus calleryana 'Chanticleer'	35-40cmg	6.0-7.0m	Semi-Mature :Clear Stem min. 250cm :5/7 brks :6x :RB	3
Taxus cuspidata	Topiary	4.0-5.0m	Cloud pruned: Topiary :Min. 8 Clouds :6x	10
Tilia tomentosa 'Brabant'	20-25cmg	4.5-5.5m	Semi-Mature :Clear Stem 150-175cm :3/5 brks :5x :RB	7

First Floor Podium - Detailed Planting Schedule

PROPOSED TREES				
Species	Girth	Height	Specification	Qty.
Acer campestre	18-20cmg	4.0-5.0m	Extra Heavy Standard :Clear Stem 150-175cm :3/5 brks :5x :RB	1
Acer campestre	Multi-Stem	3.5-4.0m	Multi Stem :3 Stems :3/5 brks :4x :RB	1
Betula pendula	Multi-Stem	3.5-4.0m	Multi Stem :3 Stems :3/5 brks :4x :RB	4
Carpinus betulus	Multi-Stem	3.5-4.0m	Multi Stem :3 Stems :3/5 brks :4x :RB	2
Corylus avellana	Multi-Stem	3.5-4.0m	Multi Stem :3 Stems :3/5 brks :4x :RB	3
Corylus avellana	18-20cmg	4.0-5.0m	Extra Heavy Standard :Clear Stem 150-175cm :3/5 brks :5x :RB	1
Crataegus laevigata 'Paul's Scarlet'	18-20cmg	4.0-5.0m	Extra Heavy Standard :Clear Stem 150-175cm :3/5 brks :5x :RB	2
Crataegus prunifolia 'Splendens'	18-20cmg	4.0-5.0m	Extra Heavy Standard :Clear Stem 150-175cm :3/5 brks :5x :RB	2
Euonymus europaeus	Multi-Stem	3.5-4.0m	Multi Stem :3 Stems :3/5 brks :4x :RB	2
Malus sylvestris	18-20cmg	4.0-5.0m	Extra Heavy Standard :Clear Stem 150-175cm :3/5 brks :5x :RB	2

Second Floor Podium - Detailed Planting Schedule

PROPOSED TREES				
Species	Girth	Height	Specification	Qty.
Acer campestre	Multi-Stem	3.5-4.0m	Multi Stem :3 Stems :3/5 brks :4x :RB	3
Alnus incana 'Aurea'	20-25cmg	5.0-6.0m	Semi-Mature :Clear Stem min. 200cm :5/7 brks :5x :RB	2
Amelanchier laevis 'Snowflakes'	Multi-Stem	4.0-5.0m	Multi Stem :3 Stems :3/5 brks :5x :RB	3
Amelanchier lamarckii	Multi-Stem	4.0-5.0m	Multi Stem :3 Stems :3/5 brks :5x :RB	3
Betula pendula	Multi-Stem	3.5-4.0m	Multi Stem :3 Stems :3/5 brks :4x :RB	6
Betula pubescens	20-25cmg	4.5-5.5m	Semi-Mature :Clear Stem 175-200cm :5/7 brks :5x :RB	2
Betula utilis 'Jacquemontii'	Multi-Stem	4.0-5.0m	Multi Stem :3 Stems :3/5 brks :5x :RB	2
Carpinus betulus	Multi-Stem	3.5-4.0m	Multi Stem :3 Stems :3/5 brks :4x :RB	2
Cercidiphyllum japonicum	Multi-Stem	4.0-5.0m	Multi Stem :3 Stems :3/5 brks :5x :RB	2
Cornus kousa 'Milky Way'	Multi-Stem	4.0-5.0m	Multi Stem :3 Stems :3/5 brks :5x :RB	8
Corylus avellana	Multi-Stem	3.5-4.0m	Multi Stem :3 Stems :3/5 brks :4x :RB	5
Crataegus laevigata 'Paul's Scarlet'	18-20cmg	4.0-5.0m	Extra Heavy Standard :Clear Stem 150-175cm :3/5 brks :5x :RB	3
Crataegus prunifolia 'Splendens'	18-20cmg	4.0-5.0m	Extra Heavy Standard :Clear Stem 150-175cm :3/5 brks :5x :RB	3
Euonymus europaeus	Multi-Stem	3.5-4.0m	Multi Stem :3 Stems :3/5 brks :4x :RB	2
Hamamelis intermedia 'Jelena'	Multi-Stem	4.0-5.0m	Multi Stem :3 Stems :3/5 brks :5x :RB	2
Heptacodium miconioides	Multi-Stem	4.0-5.0m	Multi Stem :3 Stems :3/5 brks :5x :RB	3
Parrotia persica	20-25cmg	5.0-6.0m	Semi-Mature :Clear Stem min. 200cm :5/7 brks :5x :RB	3
Pyrus calleryana 'Chanticleer'	20-25cmg	5.0-6.0m	Semi-Mature :Clear Stem min. 200cm :5/7 brks :5x :RB	11
Sorbus aria 'Magnifica'	20-25cmg	4.5-5.5m	Semi-Mature :Clear Stem 175-200cm :5/7 brks :5x :RB	2
Sorbus aucuparia	Multi-Stem	3.5-4.0m	Multi Stem :3 Stems :3/5 brks :4x :RB	3

S1 Roof Terrace - Planting Schedule

PROPOSED TREES				
Species	Girth	Height	Specification	Qty.
Amelanchier laevis 'Snowflakes'	Multi-Stem	3.0-3.5m	Multi Stem :3 Stems :Clear Stem 150-175cm :3/5 brks :5x :RB	1
Betula utilis var. jacquemontii	Multi-Stem	4.5-5.5m	Multi Stem :3 Stems :Clear Stem 150-175cm :3/5 brks :5x :RB	1
Cercis canadensis	Multi-Stem	4.5-5.5m	Multi Stem :3 Stems :Clear Stem 150-175cm :3/5 brks :5x :RB	1
Heptacodium miconioides	Multi-Stem	3.0-3.5m	Multi Stem :3 Stems :Clear Stem 150-175cm :3/5 brks :5x :RB	1
Prunus serrula 'Tibetica'	16-18cmg	4.0-4.5m	Extra Heavy Standard :3/5 brks :6x :RB	3

S2 Roof Terrace - Planting Schedule

PROPOSED TREES				
Species	Girth	Height	Specification	Qty.
Amelanchier laevis 'Snowflakes'	Multi-Stem	4.5-5.5m	Multi Stem :3 Stems :Clear Stem 150-175cm :3/5 brks :5x :RB	2
Cercidiphyllum japonicum	Multi-Stem	4.5-5.5m	Multi Stem :3 Stems :Clear Stem 150-175cm :3/5 brks :5x :RB	2
Cornus kousa 'Milky Way'	Multi-Stem	4.5-5.5m	Multi Stem :3 Stems :Clear Stem 150-175cm :3/5 brks :5x :RB	2
Heptacodium miconioides	Multi-Stem	3.0-3.5m	Multi Stem :3 Stems :Clear Stem 150-175cm :3/5 brks :5x :RB	1
Prunus serrula 'Tibetica'	Multi-Stem	4.5-5.5m	Multi Stem :3 Stems :Clear Stem 150-175cm :3/5 brks :5x :RB	2

S3 Roof Terrace - Planting Schedule

PROPOSED TREES				
Species	Girth	Height	Specification	Qty.
Acer campestre	Multi-Stem	4.5-5.5m	Multi Stem :3 Stems :Clear Stem 150-175cm :3/5 brks :5x :RB	1
Amelanchier laevis 'Snowflakes'	Multi-Stem	4.5-5.5m	Multi Stem :3 Stems :Clear Stem 150-175cm :3/5 brks :5x :RB	1
Betula utilis var. jacquemontii	Multi-Stem	3.0-3.5m	Multi Stem :3 Stems :Clear Stem 150-175cm :3/5 brks :5x :RB	1
Cercidiphyllum japonicum	Multi-Stem	4.5-5.5m	Multi Stem :3 Stems :Clear Stem 150-175cm :3/5 brks :5x :RB	2
Cercis canadensis	Multi-Stem	4.5-5.5m	Multi Stem :3 Stems :Clear Stem 150-175cm :3/5 brks :5x :RB	1
Heptacodium miconioides	Multi-Stem	4.5-5.5m	Multi Stem :3 Stems :Clear Stem 150-175cm :3/5 brks :5x :RB	1
Prunus serrula 'Tibetica'	Multi-Stem	3.0-3.5m	Multi Stem :3 Stems :Clear Stem 150-175cm :3/5 brks :5x :RB	1

S4 Roof Terrace - Planting Schedule

PROPOSED TREES				
Species	Girth	Height	Specification	Qty.
Amelanchier laevis 'Snowflakes'	Multi-Stem	3.0-3.5m	Multi Stem :3 Stems :Clear Stem 150-175cm :3/5 brks :5x :RB	1
Betula utilis var. jacquemontii	Multi-Stem	4.5-5.5m	Multi Stem :3 Stems :Clear Stem 150-175cm :3/5 brks :5x :RB	1
Cercidiphyllum japonicum	Multi-Stem	3.0-3.5m	Multi Stem :3 Stems :Clear Stem 150-175cm :3/5 brks :5x :RB	1
Cercis canadensis	Multi-Stem	4.5-5.5m	Multi Stem :3 Stems :Clear Stem 150-175cm :3/5 brks :5x :RB	1
Heptacodium miconioides	Multi-Stem	3.0-3.5m	Multi Stem :3 Stems :Clear Stem 150-175cm :3/5 brks :5x :RB	1
Prunus serrula 'Tibetica'	Multi-Stem	4.5-5.5m	Multi Stem :3 Stems :Clear Stem 150-175cm :3/5 brks :5x :RB	2

S5 Roof Terrace - Planting Schedule

PROPOSED TREES				
Species	Girth	Height	Specification	Qty.
Acer campestre	Multi-Stem	4.0-5.0m	Multi Stem :3 Stems :Clear Stem 150-175cm :3/5 brks :5x :RB	1
Amelanchier laevis 'Snowflakes'	Multi-Stem	4.5-5.5m	Multi Stem :3 Stems :Clear Stem 150-175cm :3/5 brks :5x :RB	1
Betula utilis var. jacquemontii	Multi-Stem	3.0-3.5m	Multi Stem :3 Stems :Clear Stem 150-175cm :3/5 brks :5x :RB	1
Cercidiphyllum japonicum	Multi-Stem	3.0-3.5m	Multi Stem :3 Stems :Clear Stem 150-175cm :3/5 brks :5x :RB	1
Cercis canadensis	Multi-Stem	3.0-3.5m	Multi Stem :3 Stems :Clear Stem 150-175cm :3/5 brks :5x :RB	1
Heptacodium miconioides	Multi-Stem	4.5-5.5m	Multi Stem :3 Stems :Clear Stem 150-175cm :3/5 brks :5x :RB	1
Prunus serrula 'Tibetica'	Multi-Stem	4.0-5.0m	Multi Stem :3 Stems :Clear Stem 150-175cm :3/5 brks :5x :RB	3

S6 Roof Terrace - Planting Schedule

PROPOSED TREES				
Species	Girth	Height	Specification	Qty.
Cercidiphyllum japonicum	Multi-Stem	3.0-3.5m	Multi Stem :3 Stems :Clear Stem 150-175cm :3/5 brks :5x :RB	2
Cercis canadensis	Multi-Stem	3.0-3.5m	Multi Stem :3 Stems :Clear Stem 150-175cm :3/5 brks :5x :RB	1
Cornus kousa 'Milky Way'	Multi-Stem	4.5-5.5m	Multi Stem :3 Stems :Clear Stem 150-175cm :3/5 brks :5x :RB	2
Heptacodium miconioides	Multi-Stem	4.5-5.5m	Multi Stem :3 Stems :Clear Stem 150-175cm :3/5 brks :5x :RB	2

8.0

BIODIVERSITY MEASURES

Condition 27 g) Biodiversity measures, including but not limited to green roofs, brown roofs, bird boxes, bat boxes, invertebrate boxes and bee hives;

The ecologist's recommendations to conserve and increase the ecological value of habitats at the Site includes the following compensation and enhancement measures that will be provided as part of the Development in line with planning policy requirements to enhance biodiversity on Site and deliver a net gain to biodiversity in compliance with Local Planning Policies GI 1 and GI 3 (see Appendix A).

The measures will include:

- The provision of green infrastructure corridors within landscape proposals to enhance wildlife corridors across the Site and provide linkages to the local area. This will take the form of a variety of habitats to provide floristic diversity and comprise:
 - Linear tree planting;
 - Hedgerows;
 - Shrub and perennial planting;
 - Biodiverse wildflower living roofs; and
 - Extensive sedum living roofs.
- The use of native species and species of benefit to wildlife, including nectar and pollen producing species, to provide foraging opportunities for invertebrates upon which birds and bats will feed;
- Artificial habitats for birds and invertebrates shall be provided (see fauna section below) to enhance the Site for these species group.

PLANTING

The planting species across the site will contain a series of native and near-native flowering and fruiting plant species.

The planting palettes across the project contain a series of spring & autumn flowering plant species. This will help to increase foraging opportunities for the local wildlife populations throughout the changing seasons. [Refer to Appendix B - Detailed Planting Plans & Schedules for more information].

BIRDS

In addition to the proposed landscaping, measures to enhance the Site for nesting birds are to be incorporated into the design of the Development and comply with local planning policies GI 1 and GI 3.

Artificial nest sites to be provided and are targeted at SoPI and Red List species. The following bird boxes shall be provided:

- 4 x no. Starling Nest Boxes – This nest box has been designed with a large, deep cavity and 45mm entrance hole to attract starlings. Can be installed on mature trees or buildings. The bird boxes shall be placed at least 3m above ground level to prevent vandalism and face east or west;
- 4 x no. Terraced Sparrow Terrace – Suitable for house sparrows and tree sparrows. The nest box contains three separate nesting cavities. The boxes shall be installed on buildings either affixed to the exterior wall or incorporated into the wall itself. The boxes shall be placed at least 3m above ground level to prevent vandalism and face east or west.
- 4 x no. Bird Nest Boxes – Suitable for many bird species including tits, sparrows and redstarts. The boxes shall be installed on trees or buildings and comprise 2 x no. 32mm and 2 x no. 26mm entrance holed boxes. The boxes shall be placed at least 3m above ground level to prevent vandalism and face east or west.

The use of native plant species shall also provide additional foraging habitat for local bird species.

INVERTEBRATES

A total of 3 x no. log piles [dead wood log pile in accordance with London Wildlife Trust Guidelines] shall be netted and installed upon the living roofs with 3 x no. insect boxes [Eco Schweoler 337/5 clay / reed insect block] installed amongst the areas of landscaping at ground level.



Biodiverse wildflower living roofs; and extensive Sedum living roofs



BIODIVERSITY MEASURES

LEGEND

PLANTING

- BIODIVERSE WILDFLOWER ROOFS
- SEDUM ROOF
- HEDGE
- LINEAR TREES
- DRY POND

INVERTEBRATES

- LOG PILE
- BUG HOTEL / INSECT HOTEL

BIRDS

- STARLING BOXES
- TERRACED SPARROW BOXES
- BIRD NEST BOXES



9.0

LIGHTING DETAILS

Condition 27 h) Lighting details, including siting, type, height, specification, hours of operation and lux values

Light proposals are subject to design from a lighting specialist. This information will be submitted at a future date when available. These elements would be integrated and detailed in keeping with the overall project style.

10.0

WAYFINDING & SIGNAGE

Condition 27 i) Details of the wayfinding signage and details of the maintenance of any such signs proposed and approved.

Wayfinding proposals are subject to a future specialist design package for identity and signage, including external signage elements and wayfinding strategy. This information would be submitted at a future date when available. External wayfinding and signage would encompass elements such as building name plaques, directional signage posts, site directory maps, development identity/welcome signage. These elements would be integrated and detailed in keeping with the overall project style.

Refer to Reade Signs - Wayfinding rationale Rev 5 - 30.01.24

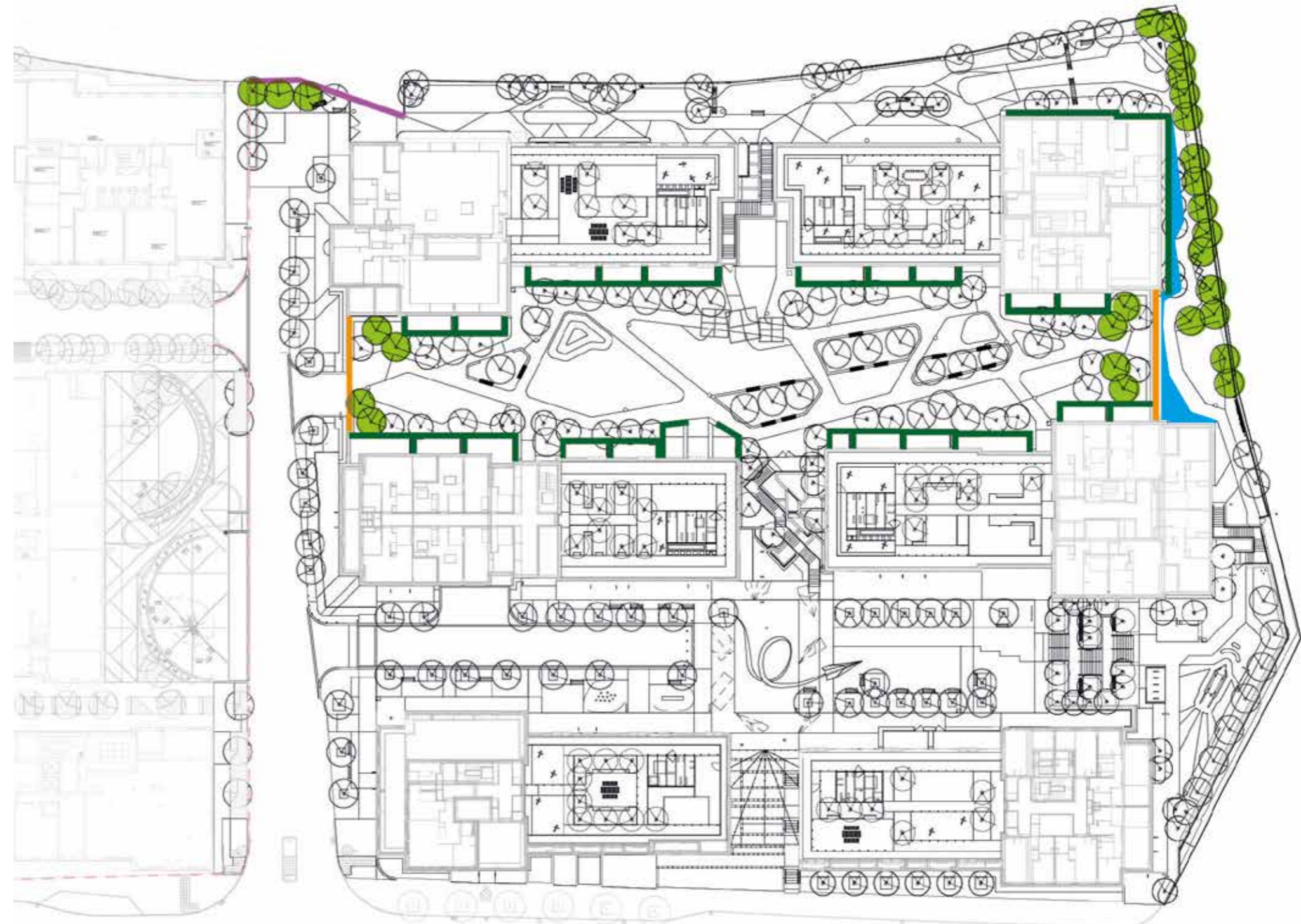
WIND MITIGATION

Condition 27 j) Details of how the landscaping features will provide suitable wind mitigation as set out in the Environmental Statement.

Wind analysis has determined a number of a locations in the landscape where it was recommended to implement mitigation measures to improve conditions for pedestrians. Strong winds (which are classified as winds exceeding a certain speed for more than 2 hours per year) were expected at 8 locations around the Development. With the implementation of relevant recommended measures the conditions at ground and podium levels would be acceptable for the intended pedestrian use.

The mitigation measures include:

- Trees in locations highlighted
- 1m height hedging around private terraces in locations highlighted
- Planting along building elevations in locations highlighted
- A solid 1.5m height balustrade in locations highlighted
- A solid boundary fence in location highlighted



LEGEND

- TREES
- HEDGING
- PLANTING
- SOLID BALUSTRADE
- SOLID BOUNDARY FENCE

12.0

LANDSCAPE FEATURES

Condition 27 I) Any other landscaping feature(s) forming part of the scheme.

One notable design evolution through the technical design stages is the introduction of a water feature in the heart of the scheme, and which also provides a transitional space between ground level public realm areas and the communal podium garden.

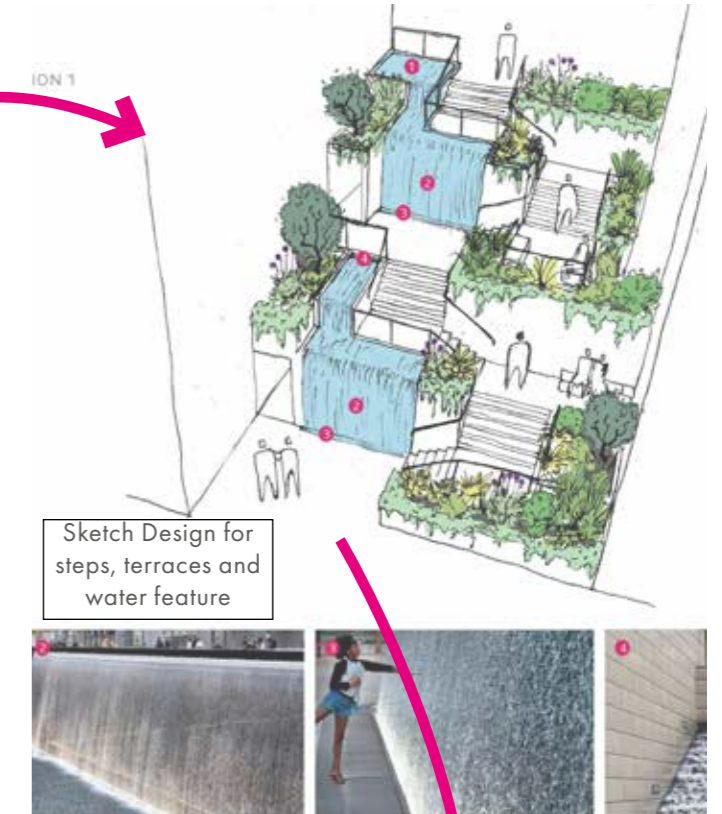
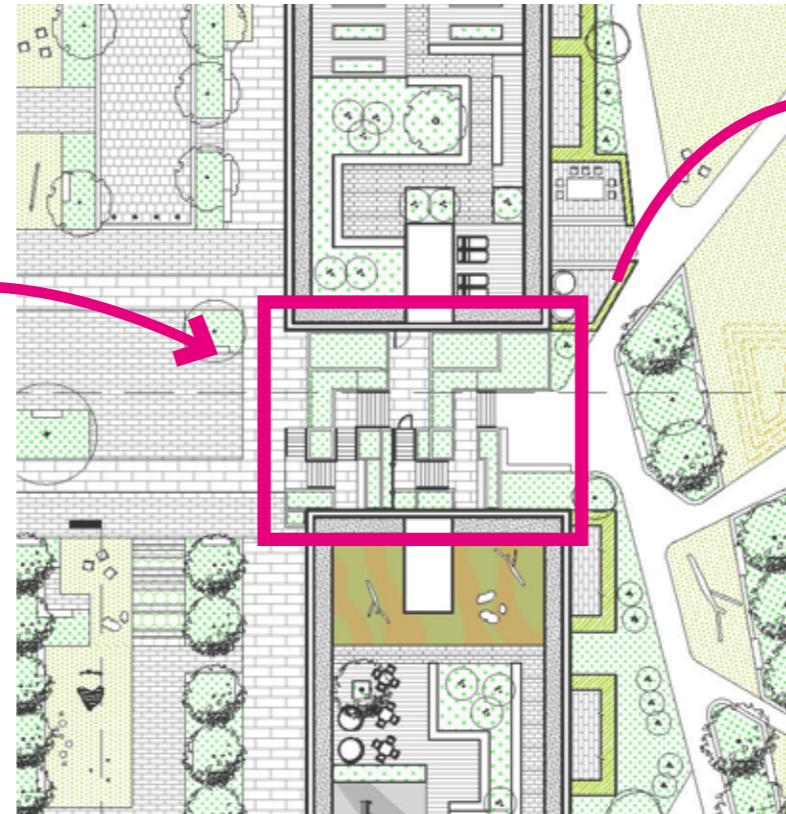
The proposals include a water wall at ground floor that is accessible to the public, a metal grille will cover the trough at the base of the wall to enable interaction with the water flow. As residents walk up to the podium a series of staggered cascades will create a dynamic experience as you walk through the space. Mounded planting beds and multi-stem trees will soften the level changes.

The face of the water walls will be etched graphics to mirror the origami concept within the site sculpture and provide a texture to the water flowing across the surface. The texture will introduce aeration into the water flow and ensure it is more visible on the surface. Lighting will be integrated to highlight the water flow during the evening.

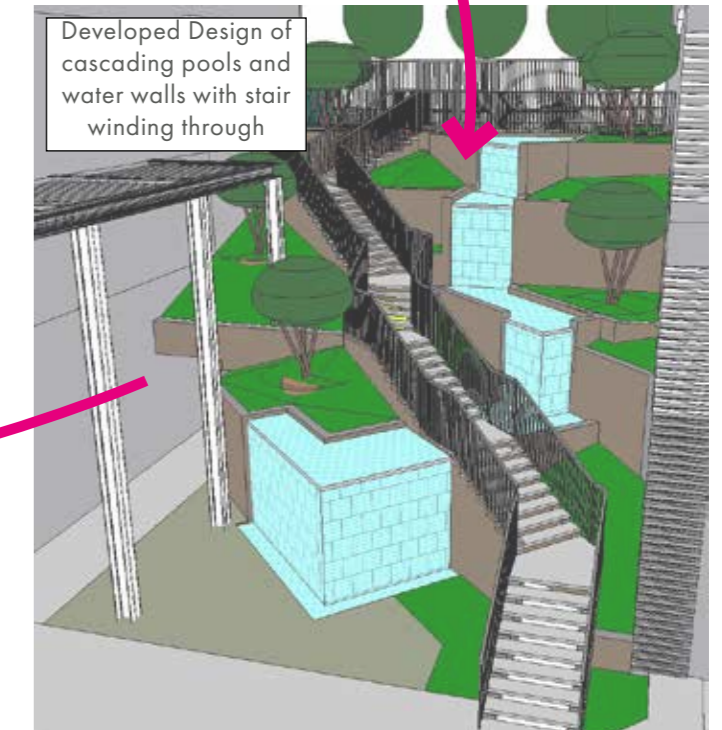
The water will be treated to ensure that is safe and will remain clear throughout the seasons if maintained correctly. The water feature plant room is located below the lower water wall and is accessed through doors from the adjacent corridor to the car park.

At this stage details remain design intent with Specialist's detailed drawings to be prepared during the procurement process.

The general arrangement can be seen in the landscape plan in Appendix A.



S3 & S6 STAIRS WATER FEATURE VIEWED FROM THE MEWS.



S3 & S6 STAIRS UP TO PODIUM LEVEL.

LANDSCAPE FEATURES

Approved under the first partial discharge of condition 27
(REF – 23/00445/DISCON)

Stag



Brown hare



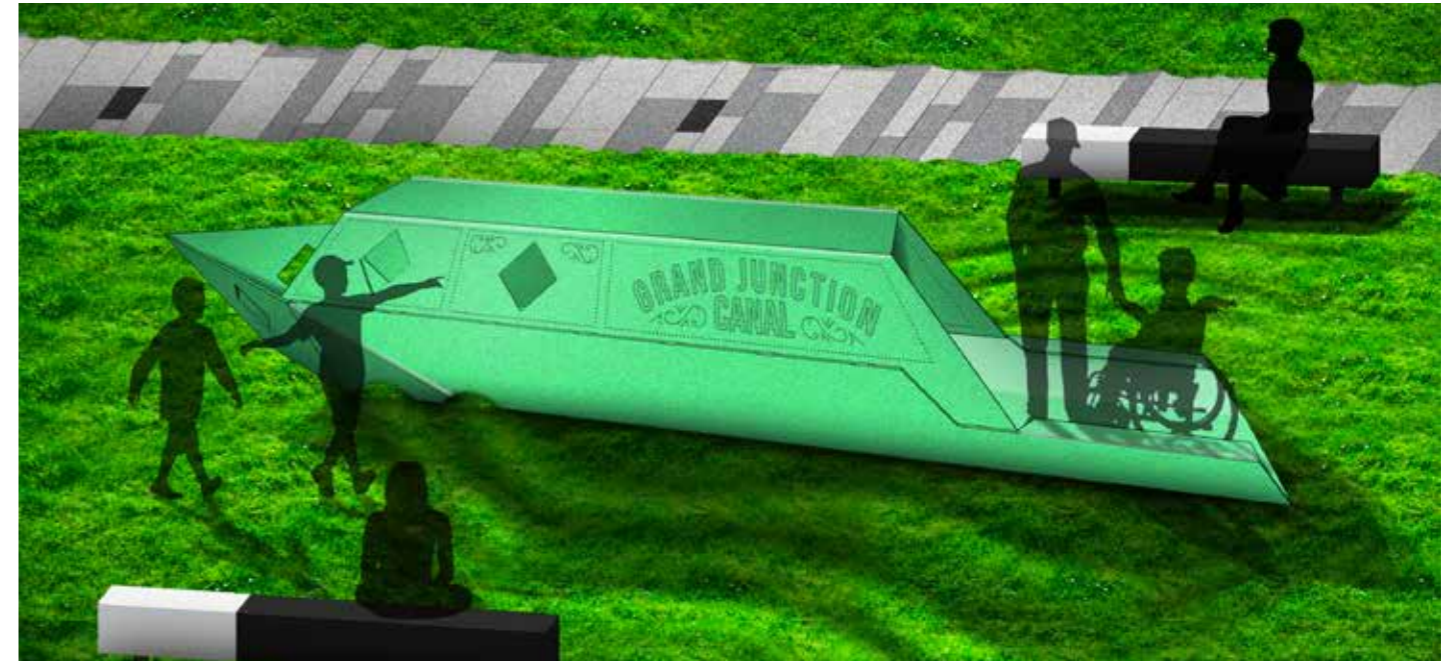
Squirrel



Swan



Birds



APPENDIX A - LANDSCAPE GENERAL ARRANGEMENT PLANS

A list of drawings within Appendix A:

E746-FAB-SW-XX-DR-LA-920-1200 C02	- Sitewide Landscape Legend- Combined Hard and Soft General Arrangement Plans
E746-FAB-SW-XX-DR-LA-920-1210 C01	- Sitewide key plan - Ground floor and podium landscape
E746-FAB-SW-XX-DR-LA-920-1220 C01	- Sitewide key plan - Roof terraces
E746-FAB-SW-00-DR-LA-920-1211 C05	- Ground floor - General arrangement plan - Sheet 1 of 6
E746-FAB-SW-00-DR-LA-920-1212 C03	- Ground floor - General arrangement plan - Sheet 2 of 6
E746-FAB-SW-00-DR-LA-920-1213 C04	- Ground floor - General arrangement plan - Sheet 3 of 6
E746-FAB-SW-00-DR-LA-920-1214 C01	- Ground floor - General arrangement plan - Sheet 4 of 6
E746-FAB-SW-00-DR-LA-920-1215 C04	- Ground floor - General arrangement plan - Sheet 5 of 6
E746-FAB-SW-00-DR-LA-920-1216 C03	- Ground floor - General arrangement plan - Sheet 6 of 6
E746-FAB-SW-01-DR-LA-920-1211 C02	- First floor podium - General arrangement plan
E746-FAB-SW-02-DR-LA-920-1211 C04	- Second floor podium - General arrangement plan - Sheet 1 of 2
E746-FAB-SW-02-DR-LA-920-1212 C04	- Second floor podium - General arrangement plan - Sheet 2 of 2
E746-FAB-S1-09-DR-LA-920-1201 C04	- S1 Roof terrace - General arrangement plan
E746-FAB-S2-09-DR-LA-920-1201 C04	- S2 Roof terrace - General arrangement plan
E746-FAB-S3-09-DR-LA-920-1201 C04	- S3 Roof terrace - General arrangement plan
E746-FAB-S4-10-DR-LA-920-1201 C04	- S4 Roof terrace - General arrangement plan
E746-FAB-S5-10-DR-LA-920-1201 C03	- S5 Roof terrace - General arrangement plan
E746-FAB-S6-09-DR-LA-920-1201 C04	- S6 Roof terrace - General arrangement plan

APPENDIX C - EXTERNAL LIGHTING PLANS

A list of drawings within Appendix C:

E746-FAB-SW-XX-DR-LA-920-1200 C02	- Sitewide Landscape Legend- Combined Hard and Soft General Arrangement Plans
E746-FAB-SW-XX-DR-LA-920-1210 C01	- Sitewide key plan - Ground floor and podium landscape
E746-FAB-SW-XX-DR-LA-920-1220 C01	- Sitewide key plan - Roof terraces
E746-FAB-SW-00-DR-LA-920-1211 C05	- Ground floor - General arrangement plan - Sheet 1 of 6
E746-FAB-SW-00-DR-LA-920-1212 C03	- Ground floor - General arrangement plan - Sheet 2 of 6
E746-FAB-SW-00-DR-LA-920-1213 C04	- Ground floor - General arrangement plan - Sheet 3 of 6
E746-FAB-SW-00-DR-LA-920-1214 C01	- Ground floor - General arrangement plan - Sheet 4 of 6
E746-FAB-SW-00-DR-LA-920-1215 C04	- Ground floor - General arrangement plan - Sheet 5 of 6
E746-FAB-SW-00-DR-LA-920-1216 C03	- Ground floor - General arrangement plan - Sheet 6 of 6
E746-FAB-SW-01-DR-LA-920-1211 C02	- First floor podium - General arrangement plan
E746-FAB-SW-02-DR-LA-920-1211 C04	- Second floor podium - General arrangement plan - Sheet 1 of 2
E746-FAB-SW-02-DR-LA-920-1212 C04	- Second floor podium - General arrangement plan - Sheet 2 of 2
E746-FAB-S1-09-DR-LA-920-1201 C04	- S1 Roof terrace - General arrangement plan
E746-FAB-S2-09-DR-LA-920-1201 C04	- S2 Roof terrace - General arrangement plan
E746-FAB-S3-09-DR-LA-920-1201 C04	- S3 Roof terrace - General arrangement plan
E746-FAB-S4-10-DR-LA-920-1201 C04	- S4 Roof terrace - General arrangement plan
E746-FAB-S5-10-DR-LA-920-1201 C03	- S5 Roof terrace - General arrangement plan
E746-FAB-S6-09-DR-LA-920-1201 C04	- S6 Roof terrace - General arrangement plan

APPENDIX D - LANDSCAPE MANAGEMENT & MAINTENANCE STRATEGY

A list of key documents within Appendix D:

E746-FAB-SW-00-RP-LA-920-0003 C01 - Landscape Maintenance & Management Strategy

LENTEN HOUSE
16 LENTEN STREET
ALTON
HAMPSHIRE
GU34 1HG

FIRST FLOOR STUDIO
THE OLD SCHOOL
EXTON STREET
SE1 8UE

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