

RICHMOND EDUCATION AND ENTERPRISE CAMPUS

LANDSCAPE STRATEGY

PREPARED BY LUC

2018.07.10

SUBMISSION OF THE LANDSCAPE STRATEGY IN RELATION TO THE RICHMOND COLLEGE SECTION 106 AGREEMENT

The section 106 agreement defines the Landscape Strategy as:

“A strategy for the landscaping to be delivered on the Site including the planting of not less than 300 (three hundred) trees approved pursuant to a condition U08049 to the draft Planning Permission at Schedule 1 of this Agreement.”

CONTENTS

Landscape strategy & reference plan

Proposed trees plan

Drawings:

- LUC 6377-LD-PLN-401 College Phase 1 Soft Landscape
- LUC 6377-LD-PLN-431 Sports Building Soft Landscape
- Terrafirma C1521-PL-25 Schools Planting Plan North
- Terrafirma C1521-PL-26 Schools Planting Plan South
- Terrafirma C1521-PL-27 Schools Planting Plan West



The landscape strategy encourages a selection of trees and plants appropriate to setting, function and quality of spaces throughout the campus, whilst providing ecological benefit. It is important to characterise areas, create spatial hierarchy and therefore navigate users around the site.

Roads and pedestrian areas shall comprise of 2m clear stem trees with uniformed crowns, equidistantly positioned, to provide legibility and keep visibility free at eye level for pedestrians & drivers (ie. Liquidamber styraciflua). These trees are planted within mid to low level amenity shrub & ground cover (ie. Dryopteris filix-mas, Nepeta ‘Six hill giant’). Feature trees of varying shape and character are to be used to denote entrances to buildings and/ or focal points.*

Trees and planting should emphasise the difference in spaces designed for social use, whether it be open and manageable (amenity lawn & bulb drifts) or wholly intimate and natural (low level shrubs and climbers). Multi-stem ornamental trees can provide amenity in both the public and semi-private domain (ie. Betula jacquemontii, Prunus avium).*

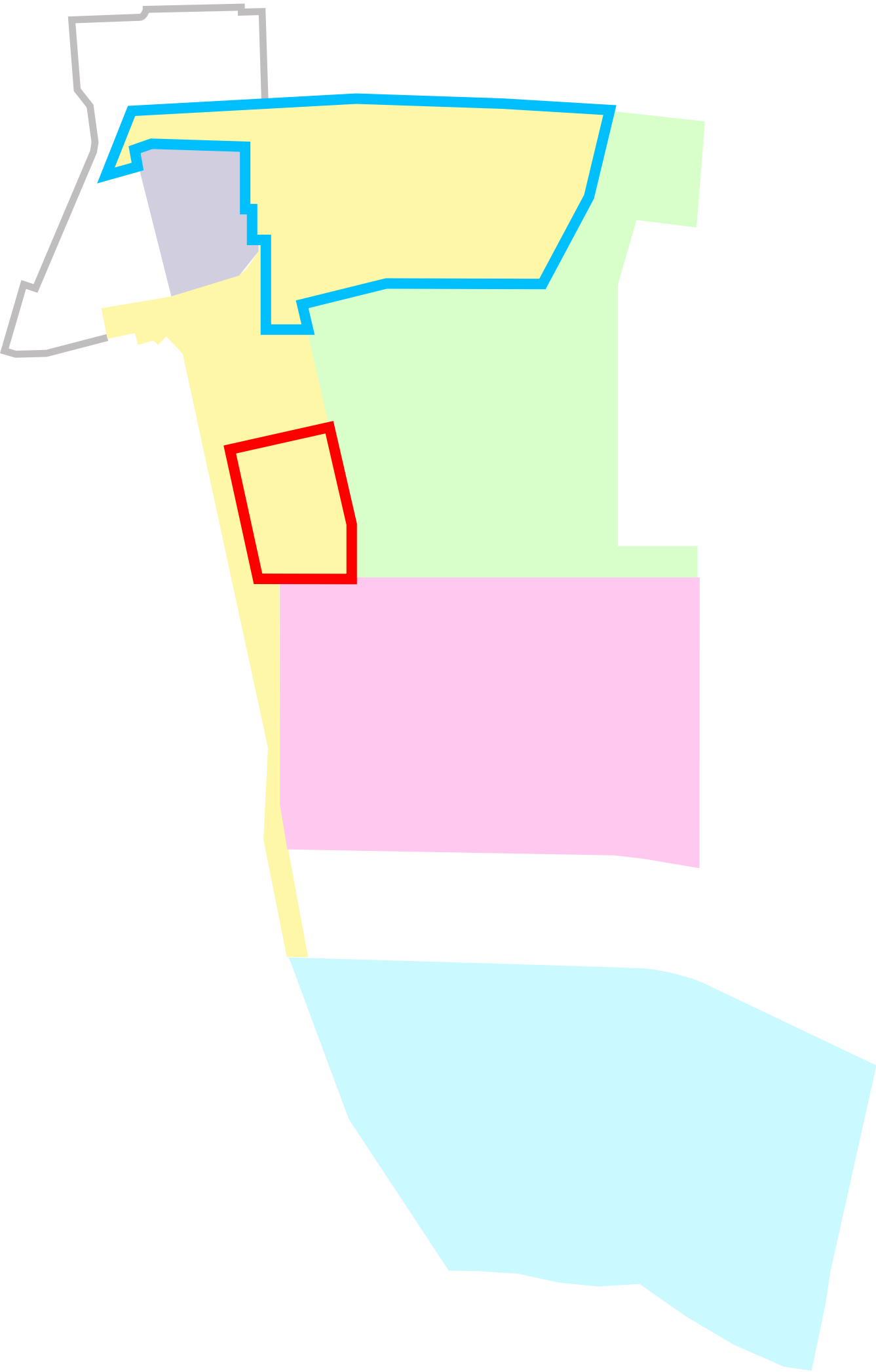
Boundaries should serve as natural enclosures, comprising of mixed native trees (ie. Betula pendula, Alnus glutinosa), hedges and ground cover (ie. Cratagus monogyna, Hedera hibernica). Mixed native species should also be used as linear hedging to define space and form partitions, whilst keeping views open (ie. Carpinus betulus, Acer campestre).*

GENERAL NOTES

- preference for native species
- avoid invasive species
- avoid Oak (Quercus) species
- all new trees & plants to be installed to best practice and in accordance with a landscape management plan

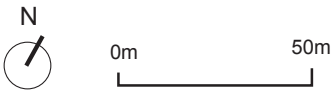
* Examples of proposed species from detailed planting plans, for guidance

** Refer to detailed planting plans (submitted to & approved by the Local Planning Authority) for guidance.



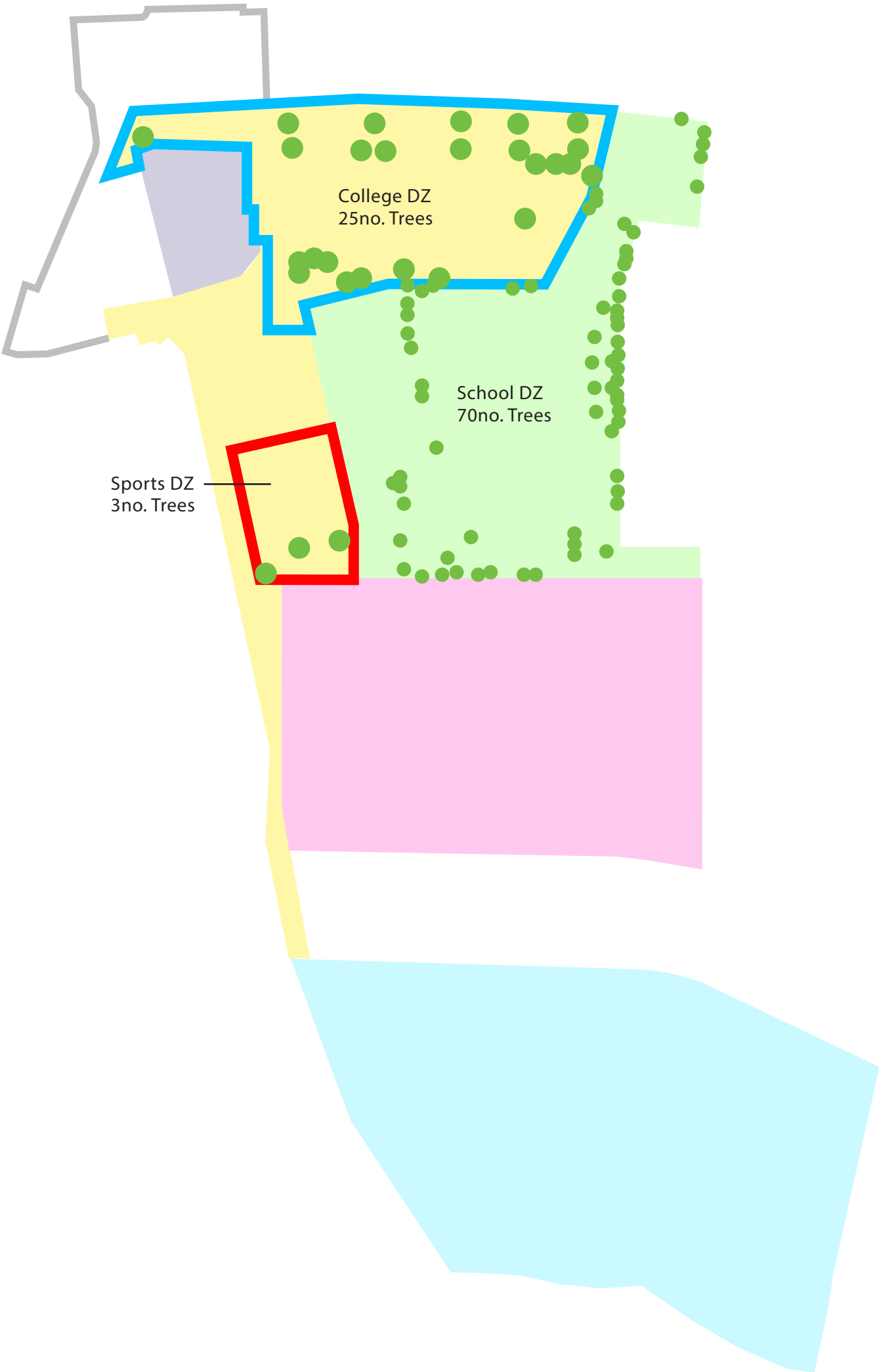
DEVELOPMENT ZONES:

- COLLEGE
 - Phase 1
 - Refer to LUC drawing ‘6377-LD-PLN-401’ for detailed planting plan.**
 - Sports Centre
 - Refer to LUC drawing ‘6377-LD-PLN-431’ for detailed planting plan.**
 - Refer to Landscape Strategy
- TECH HUB
 - Refer to Landscape Strategy
- SCHOOL
 - Refer to Terrafirma drawings ‘C1521-PL-26, C1521-PL-27, C1521-PL-27’ for detailed planting plans.**
- RESIDENTIAL
 - Refer to Landscape Strategy
- COLLEGE PLAYING FIELDS
 - Refer to Landscape Strategy



The Landscape strategy shall provide planting of not less than 300 trees in accordance with condition U08049. The following figures show proposed trees (submitted to and approved by the Local Planning Authority) and remaining provision of trees.

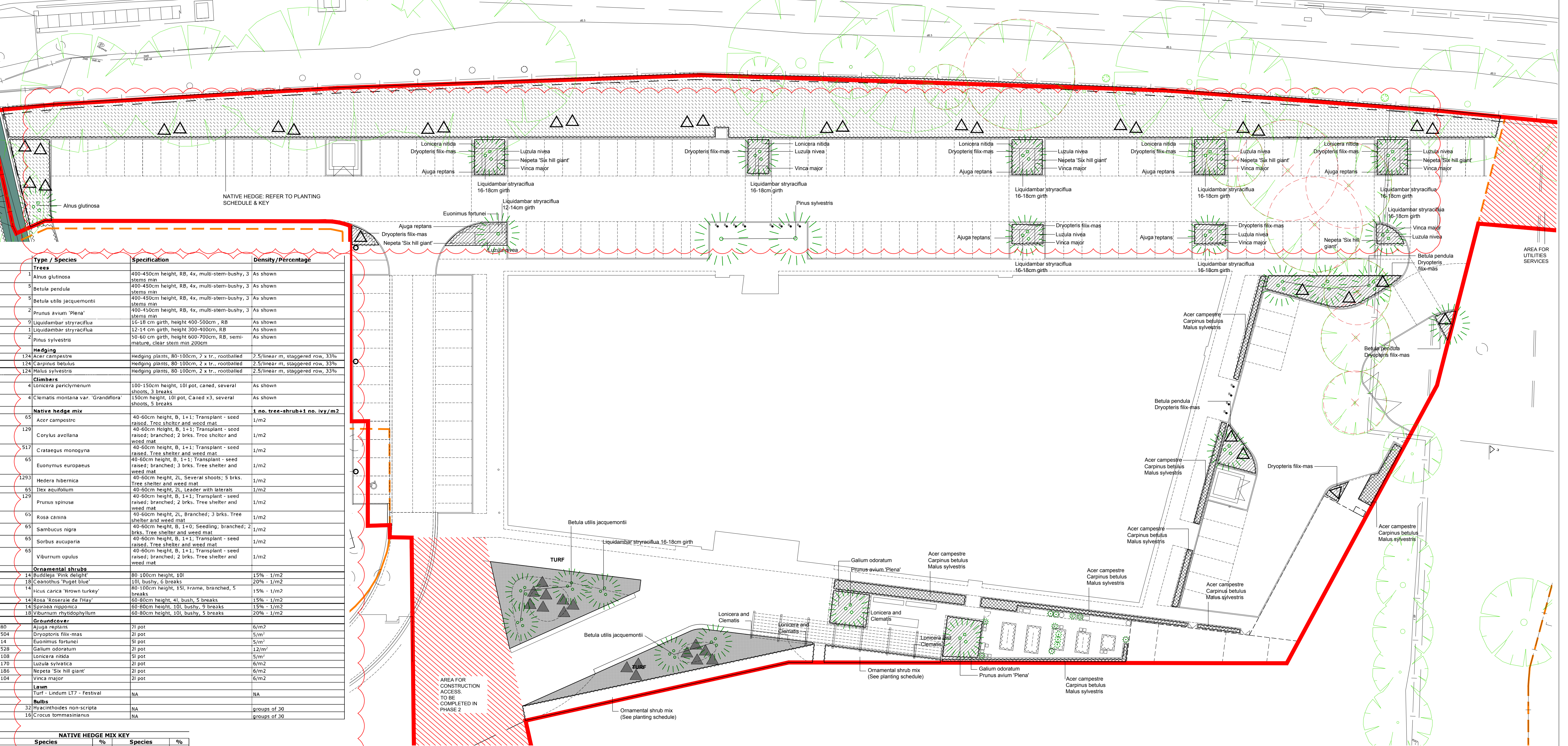
	Tree numbers
College Development Zone	25
School Development Zone	70
Sports Development Zone	3
Total	98
Remaining provision of trees (minimum)	(300-98)=
Refer to NOTE 1.	202



NOTE 1.

Final allocation across the site will be determined as the detailed design / Reserved Matters applications come forward for the latter phases.

- DEVELOPMENT ZONES:
-
- COLLEGE
 - Phase 1
Refer to LUC drawing '6377-LD-PLN-401' for detailed planting plan.
 - Sports Centre
Refer to LUC drawing '6377-LD-PLN-431' for detailed planting plan.
 - Refer to NOTE 1.
 - TECH HUB
Refer to NOTE 1.
 - SCHOOL
Refer to Terrafirma drawings 'C1521-PL-26, C1521-PL-27, C1521-PL-27' for detailed planting plans.
 - RESIDENTIAL
Refer to NOTE 1.
 - COLLEGE PLAYING FIELDS
Refer to NOTE 1.



Type / Species	Specification	Density/Percentage
Trees		
1 Alnus glutinosa	400-450cm height, RB, 4x, multi-stem-bushy, 3 stems min	As shown
5 Betula pendula	400-450cm height, RB, 4x, multi-stem-bushy, 3 stems min	As shown
9 Betula utilis jacquemontii	400-450cm height, RB, 4x, multi-stem-bushy, 3 stems min	As shown
2 Prunus avium 'Plena'	400-450cm height, RB, 4x, multi-stem-bushy, 3 stems min	As shown
9 Liquidambar styraciflua	16-18 cm girth, height 400-500cm, RB	As shown
1 Liquidambar styraciflua	12-14 cm girth, height 300-400cm, RB	As shown
2 Pinus sylvestris	50-60 cm girth, height 600-700cm, RB, semi-mature, clear stem min 200cm	As shown
Hedging		
124 Acer campestre	Hedging plants, 80-100cm, 2 x tr., rootballed	2.5/linear m, staggered row, 33%
124 Carpinus betulus	Hedging plants, 80-100cm, 2 x tr., rootballed	2.5/linear m, staggered row, 33%
124 Malus sylvestris	Hedging plants, 80-100cm, 2 x tr., rootballed	2.5/linear m, staggered row, 33%
Climbers		
4 Lonicera periclymenum	100-150cm height, 10l pot, caned, several shoots, 3 breaks	As shown
4 Clematis montana var. 'Grandiflora'	150cm height, 10l pot, Caned x3, several shoots, 5 breaks	As shown
Native hedge mix		
65 Acer campestre	40-60cm height, B, 1+1; Transplant - seed raised. Tree shelter and weed mat	1/m2
129 Corylus avellana	40-60cm Height, B, 1+1; Transplant - seed raised; branched; 2 brks. Tree shelter and weed mat	1/m2
517 Crataegus monogyna	40-60cm height, B, 1+1; Transplant - seed raised. Tree shelter and weed mat	1/m2
65 Euonymus europaeus	40-60cm height, B, 1+1; Transplant - seed raised; branched; 3 brks. Tree shelter and weed mat	1/m2
1293 Hedera hibernica	40-60cm height, 2L, Several shoots; 5 brks. Tree shelter and weed mat	1/m2
65 Ilex aquifolium	40-60cm height, 2L, Leader with laterals	1/m2
129 Prunus spinosa	40-60cm height, B, 1+1; Transplant - seed raised; branched; 2 brks. Tree shelter and weed mat	1/m2
65 Rosa canina	40-60cm height, 2L, Branched; 3 brks. Tree shelter and weed mat	1/m2
65 Sambucus nigra	40-60cm height, B, 1+0; Seeding; branched; 2 brks. Tree shelter and weed mat	1/m2
65 Sorbus aucuparia	40-60cm height, B, 1+1; Transplant - seed raised. Tree shelter and weed mat	1/m2
65 Viburnum opulus	40-60cm height, B, 1+1; Transplant - seed raised; branched; 2 brks. Tree shelter and weed mat	1/m2
Ornamental shrubs		
14 Buddleja 'Pink delight'	80-100cm height, 10l	15% 1/m2
18 Ceanothus 'Puget blue'	10l, bushy, 6 breaks	20% 1/m2
19 Hicis carica 'Brown turkey'	80-100cm height, 15l, Frame, branched, 5 breaks	15% 1/m2
14 Rosa 'Roseraie de l'Hay'	60-80cm height, 4l, bush, 5 breaks	15% 1/m2
14 Spiraea nipponica	60-80cm height, 10l, bushy, 9 breaks	15% 1/m2
18 Viburnum rhytidophyllum	60-80cm height, 10l, bushy, 5 breaks	20% 1/m2
Groundcover		
80 Ajuga reptans	2l pot	6/m2
504 Dryopteris filix-mas	2l pot	5/m2
14 Euonymus fortunei	5l pot	5/m2
528 Galium odoratum	2l pot	12/m2
108 Lonicera nitida	5l pot	5/m2
170 Luzula sylvatica	2l pot	6/m2
186 Nepeta 'Six hill giant'	2l pot	6/m2
104 Vinca major	2l pot	6/m2
Lawn		
Turf - Lindum LT7 - Festival	NA	NA
Bulbs		
32 Hyacinthoides non-scripta	NA	groups of 30
16 Crocus tommasinianus	NA	groups of 30

NATIVE HEDGE MIX KEY			
Species	%	Species	%
Acer campestre	5%	Prunus spinosa	10%
Corylus avellana	10%	Rosa canina	5%
Crataegus monogyna	40%	Sambucus nigra	5%
Euonymus europaeus	5%	Sorbus aucuparia	5%
Hedera hibernica (total number @ 1/m2	100%	Taxus baccata	5%
Ilex aquifolium	5%	Viburnum opulus	5%

OUTLINE SPECIFICATION NOTES

GENERAL
All supply, planting and other landscape works to be in accordance with relevant British Standards and Codes of Practice. Works to be undertaken by a competent and accredited landscape contractor with 12months Defects Liability/ in contract maintenance. Following that maintenance works shall be undertaken in accordance with the Landscape Management Plan, LUC 2016.

PLANTING METHODOLOGY
Soil
Soil to be free of pests, disease, fungus and foreign matter.
Do not use topsoil contaminated with subsoil, rubbish or other materials that are corrosive, explosive, flammable, hazardous to human or animal life or detrimental to healthy plant growth.
The Contractor shall appoint a suitably qualified and approved, independent Soil Scientist to undertake the sampling and testing of the soil materials considered for importation.
An approved Soil Scientist is: Tim O'Hare Associates LLP, Howbery Park, Wallingford, Oxon, OX10 8BA, Tel: 01491 822653, www.toha.co.uk
Subsoil to be in accordance with BS 3882 'Specification for topsoil'.
For trees planted in hard landscape a load bearing growing medium will be necessary. This will be Urban tree planting medium, Grade: 0.6-2 mm.
Green compost for soil amelioration to be incorporated into soil for tree and shrub planting to be in accordance with BS1 PAS 100:2011 or current revision and sourced from a PAS 100 compliant facility.
Fertilizer to be incorporated into soil for tree and shrub planting: Scotts Enmag CRF (11%N:22%P2O5:9%K2O:6%MgO).
Prepare undisturbed topsoil in accordance with BS 4428 'Code of Practice for general landscape operations': Break up hard ground thoroughly, remove visible roots and large stones with a diameter greater than 50 mm, dig areas covered with turf over to full depth of topsoil and treat weeds at appropriate times with a suitable translocated non-residual herbicide.
Prepare subsoil by excavating/placing fill to the required profiles, loosening thoroughly when ground conditions are reasonably dry to a depth of 450mm and removing stones larger than 50mm, arisings, contaminants, debris and builders' rubble.
Spread topsoil in layers of 150 mm maximum depth and gently firm each layer before spreading the next.
After spreading topsoil, when weather and ground conditions are suitably dry and non-plastic, the soil profile shall be ripped at 300mm centres to a minimum depth of 300mm (grass areas) or 600mm (shrub beds, hedges) to decompact the soils and key in the topsoil and subsoil layers. Any large, compacted lumps of soil shall be broken down by further appropriate cultivation (in accordance with BS 4428) to produce a fine tilth suitable for planting (<30mm), turfing and seeding (<10mm). Cultivations shall ensure that the topsoil is fully aerated.
In order to avoid physical degradation to the soil during all phases of soil handling (e.g. spreading, cultivation, amelioration, planting, turfing and seeding), soil handling operations shall be carried out when soil is non-plastic (friable) in consistency (i.e. at least 5% below the soil's lower plastic limit). Soil shall not be unnecessarily compacted by trampling or trafficking by site machinery or handled when frozen or during and after heavy rainfall.

Timing
• Deciduous trees and shrubs: Late October to late March. Field-grown trees and shrubs planted out of season to be spring-ringed at nursery.
• Conifers and evergreens: September/ October or April/ May.
• Herbaceous plants: September/ October or March/ April.
• Container grown plants: At any time if ground and weather conditions are favourable. Provide watering and weed control as necessary.
• Dried bulbs, corms and tubers: September/ October.

Standard
All planting to be carried out in accordance with BS 4428 and during suitable weather conditions. Do not use mechanical tools within 100 mm of tree and plant stems. Water as necessary to ensure establishment and continued thriving of planting.
Plants to be materially undamaged, sturdy, healthy and vigorous specimen, of good shape and without elongated shoots, grown in a suitable environment and hardened off and free from pests, diseases, discoloration, weeds and physiological disorders. Plant standard to BS 3936 'Nursery stock'. Name, forms, dimensions, provenance and other criteria as scheduled and defined in the National Plant Specification. Plant handling shall be in accordance with BS 4428 'Handling and establishing landscape plants'.

Turf
Turf to be healthy, vigorous grass sward, free from the visible effects of pests, weeds and disease to BS 3969 'Recommendations for Turf for general purposes'. Turf shall be laid in accordance with BS 4428 'Code of Practice for general landscape operations'.
Groundcover
Geotextile fabric to all beds to be laid before planting. Cut flaps neatly for planting and refit closely around plant stems. Mulch with Melcourt Mini Pine Mulch, 60mm depth. Finished level of mulch to be 30 mm below adjacent grassed or paved areas.

Hedges
Planting bed depth to be 450mm minimum. Geotextile fabric to all hedges beds to be laid before planting. Cut flaps neatly for planting and refit closely around plant stems. Mulch with Melcourt Mini Pine Mulch, 60mm depth. Finished level of mulch to be 30 mm below adjacent grassed or paved areas.

Native hedge
All native hedge planting to be undertaken in accordance with BS 8545 'Trees from nursery to independence in the landscape. Recommendations'.
Tree pits to be excavated in grass to be 450x450x450mm. Backfill with ameliorant (1 m³ per 10 m³ of topsoil) and fertilizer as specified.

All plants to be protected with Tubex, Shrubshelter and Treeshelter, 60cm high with single timber stakes. Ensure that protection methods do not impede natural movement of trees and shrubs or restrict growth. Tubex 500x500mm biodegradable hessian mulch mats to be installed to each pit with galvanised steel pegs.

Climbers and ornamental shrubs
Planting bed depth to be 450mm minimum. Geotextile fabric to all hedges beds to be laid before planting. Cut flaps neatly for planting and refit closely around plant stems. Mulch with Melcourt Mini Pine Mulch, 60mm depth. Finished level of mulch to be 30 mm below adjacent grassed area. Shrubs to be grouped by 3 to form irregular 'natural' layout.

Trees
All tree planting to be undertaken in accordance with BS 5837 'Trees in relation to design, demolition and construction. Recommendations' and BS 8545 'Trees from nursery to independence in the landscape. Recommendations'.
For detail of tree pit including root barrier, guying system and aeration and irrigation pipe refer to LUC drawing 6377-LD-DET-610. Trees in hard landscape to be planted in load bearing growing medium as specified with tree grilles (Furnitubes - Portman steel).
Semi-mature trees to be root prepared and transplanted to BS 4043 'Recommendations for transplanting root-balled trees'.
All standard trees to be secured with 2 no. stake. Stakes to be 50mm diameter softwood, peeled chestnut, larch or oak, straight, free from projections and large or edge knots and with pointed lower end with nails to BS 1202.
All multistem tree to be secured using Platypus rootball anchoring kits.
Backfill with ameliorant (1 m³ per 10 m³ of topsoil) and fertilizer as specified.
Mulch with Melcourt Mini Pine mulch. Finished level of mulch to be 70 mm below adjacent grassed or paved areas.

MAINTENANCE
For general soft landscape maintenance - including native hedge, hedges, groundcover, climbers and lawn - refer to LUC Landscape Management Plan.
Trees
Newly planted trees across the site will need to be watered regularly by hand during establishment i.e. for 3 years after planting.
Soil around the base of trees in grass will be kept clear of weeds.
Stakes/ties/ guys will be inspected and maintained in good order, adjusted and repaired where necessary to prevent rubbing of bark and removed when no longer required.
Trees will be visually inspected on routine maintenance visits for damage and general safety and security issues. Damaged branches will be removed from both tree and ground promptly to minimise damage to the tree and danger/obstruction to users of the site.

For newly planted trees formative pruning work will be carried out as required and as appropriate for the species to remove branches overhanging or obstructing access and to maintain the form and health of the tree. All pruning to be carried out by a Member of the Arboricultural Association and in accordance with BS 7370 'Grounds maintenance. Recommendations for maintenance of soft landscape'.

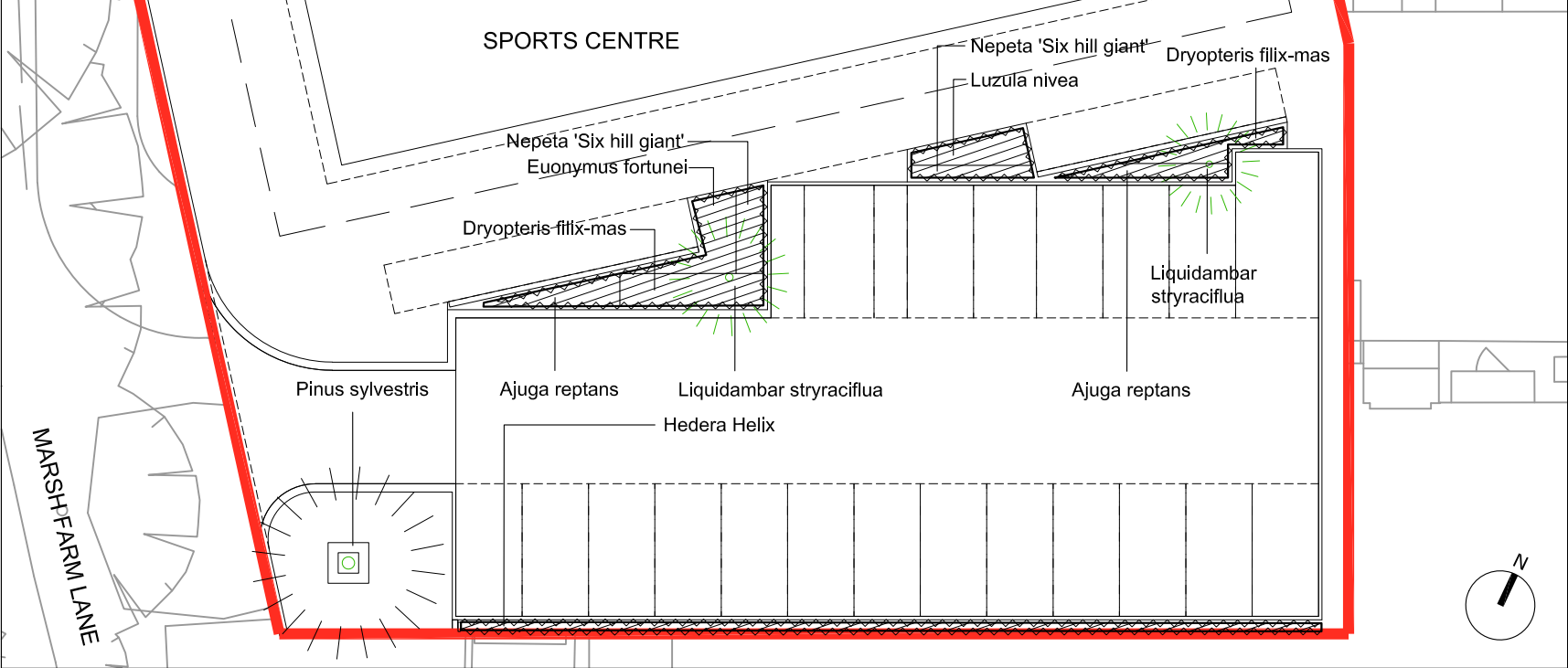


Native hedge tree shelters and weed mat

J	09.06.17	Planning	ML	JB	EP
I	22.03.17	Planning	ML	JB	EP
H	07.02.17	Planning	ML	JB	EP
G	02.02.17	Planning	ML	JB	EP
F	09.12.16	Planning	ML	JB	EP
E	08.08.16	Update to planting schedule	ML	JB	EP
D	21.07.16	Update to planting schedule	AS	JB	EP
C	14.07.16	Update to notes	JB	JB	EP
B	05.07.16	Pergola amended, ornamental shrub planting added	AS	JB	EP
A	15.06.16	First issue	AS	JB	EP
Iss	Date	Issue Notes	On	Chk	App

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Project Richmond Upon Thames College Phase 1			
Client Atkins			
Title Soft Landscape			
Scale 1:250 @ A1		Status for Planning	
Job No. 6377	Drawing No. LD PLN 401	Issue J	
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Legend:

Sports Centre Boundary

Proposed trees
Refer to LUC tree pit detail
6377_LD_DET_634

Proposed groundcover
Geotextile fabric and bark mulch

SCHEDULE

	Type / Species	Specification	Density/Percentage
	Trees		
2	Liquidambar styraciflua	12-14 cm girth, height 300-400cm, RB	As shown
1	Pinus sylvestris	50-60 cm girth, height 600-700cm, RB, semi-mature, clear stem min 200cm	As shown
	Groundcover		
35	Ajuga reptans	2l pot	6/m2
43	Dryopteris filix-mas	2l pot	5/m ²
23	Euonimus fortunei	5l pot	5/m ²
90	Hedera helix	1L pot	10/m2
23	Luzula nivea	2l pot	6/m2
30	Nepeta 'Six hill giant'	2l pot	6/m2

OUTLINE SPECIFICATION NOTES

GENERAL
All supply, planting and other landscape works to be in accordance with relevant British Standards and Codes of Practice. Works to be undertaken by a competent and accredited landscape contractor with 12months Defects Liability/ in contract maintenance. Following that maintenance works shall be undertaken in accordance with the Landscape Management Plan, LUC 2016.

PLANTING METHODOLOGY
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Soil to be free of pests, disease, fungus and foreign matter.
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Prepare undisturbed topsoil in accordance with BS 4428 'Code of Practice for general landscape operations': Break up hard ground thoroughly, remove visible roots and large stones with a diameter greater than 50 mm, dig areas covered with turf over to full depth of topsoil and treat weeds at appropriate times with a suitable translocated non-residual herbicide.
Prepare subsoil by excavating/placing fill to the required profiles, loosening thoroughly when ground conditions are reasonably dry to a depth of 450mm and removing stones larger than 50mm, arisings, contaminants, debris and builders' rubble.
Spread topsoil in layers of layers of 150 mm maximum depth and gently firm each layer before spreading the next.
After spreading topsoil, when weather and ground conditions are suitably dry and non-plastic, the soil profile shall be ripped at 300mm centres to a minimum depth of 300mm (grass areas) or 600mm (shrub beds, hedges) to decompact the soils and key in the topsoil and subsoil layers. Any large, compacted lumps of soil shall be broken down by further appropriate cultivation (in accordance with BS 4428) to produce a fine tilth suitable for planting (<30mm), turfing and seeding (<10mm). Cultivations shall ensure that the topsoil is fully aerated.
In order to avoid physical degradation to the soil during all phases of soil handling (e.g. spreading, cultivation, amelioration, planting, turfing and seeding), soil handling operations shall be carried out when soil is non-plastic (friable) in consistency (i.e. at least 5% below the soil's lower plastic limit). Soil shall not be unnecessarily compacted by trampling or trafficking by site machinery or handled when frozen or during and after heavy rainfall.

Timing

- Deciduous trees and shrubs: Late October to late March. Field-grown trees and shrubs planted out of season to be spring-ringed at nursery.
- Conifers and evergreens: September/ October or April/ May.
- Herbaceous plants: September/ October or March/ April.
- Container grown plants: At any time if ground and weather conditions are favourable. Provide watering and weed control as necessary.
- Dried bulbs, corms and tubers: September/ October.

Standard
All planting to be carried out in accordance with BS 4428 and during suitable weather conditions. Do not use mechanical tools within 100 mm of tree and plant stems. Water as necessary to ensure establishment and continued thriving of planting.
Plants to be materially undamaged, sturdy, healthy and vigorous specimen, of good shape and without elongated shoots, grown in a suitable environment and hardened off and free from pests, diseases, discoloration, weeds and physiological disorders. Plant standard to BS 3936 'Nursery stock'. Name, forms, dimensions, provenance and other criteria as scheduled and defined in the National Plant Specification. Plant handling shall be in accordance with HTA 'Handling and establishing landscape plants'.

Groundcover
Geotextile fabric to all beds to be laid before planting. Cut flaps neatly for planting and refit closely around plant stems. Mulch with Melcourt Mini Pine Mulch, 60mm depth. Finished level of mulch to be 30 mm below adjacent grassed or paved areas.

Ornamental shrubs
Planting bed depth to be 450mm minimum. Geotextile fabric to all hedges beds to be laid before planting. Cut flaps neatly for planting and refit closely around plant stems. Mulch with Melcourt Mini Pine Mulch, 60mm depth. Finished level of mulch to be 30 mm below adjacent grassed area. Shrubs to be grouped by 3 to form irregular 'natural' layout.

Trees
All tree planting to be undertaken in accordance with BS 5837 'Trees in relation to design, demolition and construction. Recommendations' and BS 8545 'Trees from nursery to independence in the landscape. Recommendations'.
For detail of tree pit including root barrier, guying system and aeration and irrigation pipe refer to LUC drawing 6377-LD-DET-634. Semimature trees to be root prepared and transplanted to BS 4043 'Recommendations for transplanting root-balled trees'.
All standard trees to be secured with 2 no. stake. Stakes to be 50mm diameter softwood, peeled chestnut, larch or oak, straight, free from projections and large or edge knots and with pointed lower end with nails to BS 1202.
Backfill with ameliorant (1 m³ per 10 m³ of topsoil) and fertilizer as specified.
Mulch with Melcourt Mini Pine mulch. Finished level of mulch to be 70 mm below adjacent grassed or paved areas.

MAINTENANCE
For general soft landscape maintenance - including native hedge, hedges, groundcover, climbers and lawn - refer to LUC Landscape Management Plan.

Trees
Newly planted trees across the site will need to be watered regularly by hand during establishment i.e. for 3 years after planting.
Soil around the base of trees in grass will be kept clear of weeds.
Stakes/ties/ guys will be inspected and maintained in good order, adjusted and repaired where necessary to prevent rubbing of bark and removed when no longer required.
Trees will be visually inspected on routine maintenance visits for damage and general safety and security issues. Damaged branches will be removed from both tree and ground promptly to minimise damage to the tree and danger/obstruction to users of the site.
For newly planted trees formative pruning work will be carried out as required and as appropriate for the species to remove branches overhanging or obstructing access and to maintain the form and health of the tree. All pruning to be carried out by a Member of the Arboricultural Association and in accordance with BS 7370 'Grounds maintenance. Recommendations for maintenance of soft landscape'.

Notes:

- Do not scale from this drawing.
- All dimensions must be checked on site and any discrepancies verified with landscape architect.
- All dimensions are drawn in mm.
- Landscape drawing only.
- All materials/items used to be as specified or alternatives to be approved by landscape architect.

D

04.04.18

Planning - amended planting

HL

EP

EP

C

29.01.18

Planning - amended planting

HL

EP

EP

B

08.11.17

Planning - added tree

HL

EP

EP

A

18.05.17

First issue

HL

EP

EP

Iss

Date

Issue Notes

LUC

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London, NW1 1JD
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london@landuse.co.uk
www.landuse.co.uk

Project

Richmond Upon Thames College
Sports Centre

Client

Atkins

Title

Soft Landscape

Scale

1:250 @ A3

Status

for Planning

Job No.

6377

Drawing No.

LD PLN 431

Issue

D

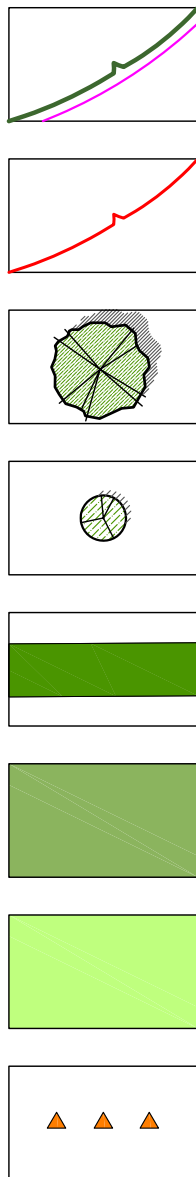
Do not scale from this drawing
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11	10.10.2016	WJ	RB	Planting amended to reflect latest northern carpark layout
10	05.10.2016	PS	RB	Trees species revised.
09	23.09.2016	WJ	RB	Planting bed amendments further to access changes
08	19.07.2016	WJ	RB	Planting bed added to northern entrance
07	04.05.2016	WJ	RB	Tree removed and replaced with specimen shrubs to allow CCTV visibility
06	20.04.2016	WJ	RB	Revisions to accommodate changes to delivery link path and cycle shelter layout
05	22.04.2016	WJ	RB	Revised in line with latest layout
04	13.04.2016	WJ	RB	Hedge planting amended
03	16.03.2016	WJ	RB	Full planting layout added, BREEM note added
02	09.02.2016	WJ	RB	Revised in line with latest layout
01	02.02.2016	WJ	RB	Revised in line with latest layout
rev.	date	by	chk	notes
drawing notes	Do not scale from this drawing. Figure dimensions only to be taken from this drawing. All dimensions to be checked on site. The original version of this drawing was produced in colour - monochrome copies should not be relied upon to accurately reflect all drawing elements.			
purpose of issue	PLANNING			
project	REEC Schools			
drawing title	Planting Plan (North)			
drawing no.	C1521-PL-25			11
scale	1:200 @ A1	date	12.01.2016	drawn by WJ checked by RB



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- Existing tree retained with Root Protection Zone
- Existing tree removed
- Proposed specimen tree
- Proposed specimen shrub
- Mixed native hedge
- Mixed ornamental shrub and herbaceous planting
- Grass turf
- Climbers

BREEAM
Irrigation - External landscaping and planting to rely solely on precipitation, during all seasons of the year.
For spec notes refer to drawing C1521-PL-25
For plant schedule refer to drawing C-1521-PL-26
Lighting not indicated on planting plans

0m 5m 10m



06	19.07.2016	WJ	RB	Climbing species changed
05	04.05.2016	WJ	RB	Key plan updated to reflect latest layout
04	28.04.2016	WJ	RB	Key plan updated to reflect latest layout
03	16.03.2016	WJ	RB	Full planting layout added, BREEAM note added
02	09.02.2016	WJ	RB	Revised in line with latest layout
01	02.02.2016	WJ	RB	Revised in line with latest layout
rev	date	by	chk	notes

drawing notes	Do not scale from this drawing. Figure dimensions only to be taken from this drawing. All dimensions to be checked on site. The original version of this drawing was produced in colour - monochrome copies should not be relied upon to accurately reflect all drawing elements.		
purpose of issue	PLANNING		
project	REEC Schools		
drawing title	Planting Plan (west)		
drawing no.	C1521-PL-27	06	

scale	1:200 @ A1	date	12.01.2016	drawn by	WJ	checked by	RB
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