



PLANTING SCHEDULES

Ornamental Planting:
To be planted as per specification. Schedule provides an indicative but not exhaustive list.

ORNAMENTAL PLANTING			
Species	Spec	Pot Size	Density
Alchemilla mollis	C	3L	To be planted between 3-7/m2
Aster 'Little Carlow'			
Deschampsia cespitosa 'Goldtau'			
Foeniculum vulgare 'Purpurascens'			
Heuchera 'Plum Pudding'			
Lavandula angustifolia 'Hidcote'			
Pittosporum tenuifolium 'Golf Ball'			
Sedum 'Autumn Joy'			
Sesleria autumnalis			
Stipa tenuissima			
Vinca minor 'Gertrude Jekyll'			
FEATURE & SPECIMEN PLANTING			
Species	Spec	Pot Size	Density
Cotinus coggygria 'Young Lady'	C	5-7.5L	Planted individually as a feature within pots or the raised planters.
Hamamelis x intermedia 'Jelena'		10-15L	
Miscanthus sinensis 'Purpurascens'		5-7.5L	
Molinia caerulea subsp. arundinacea 'Windspril'		5-7.5L	
Stipa gigantea 'golden oats'		5-7.5L	
Viburnum davidii		10-15L	

Plant in naturalistic style, typically in groups of 3, 5, 7 & 9. Quantities to be based on the specified densities and assume an approx. even % of each species listed.

NOTE: Raised planters, raised pots and allotment plots are to incorporate either manual or automated irrigation systems and accessories where required, such as drip pipe system or Mona irrigation tanks/rings with filter pipes.

Seeding & Turfing:
To be sown or installed as per suppliers recommendations. Exact areas of seed / turf to be determined at a later stage. Areas of existing grass to be retained and made good / overseeded where required. Product as per specification or similar approved by landscape architect.

AMENITY FLOWERING LAWN	WOODLAND EDGE MIX
John Chambers Heritage Flowering Lawn 80/20% Grass Seed/Wildflower Mx	John Chambers Heritage Hedgerow and Woodland Edge 80/20% Grass Seed/Wildflower Mx
Sowing rate @ 5g/m ²	Sowing rate @ 5g/m ²
MEADOW SEED MIX	TURF
John Chambers Pro Basic 16 80/20% Wildflower Seed Mx	Premier lawn turf roll
Sowing rate @ 1-2g/m ²	Hard wearing turf to include eye

SEMI-NATIVE PLANTING			
Species	Spec.	Pot Size	Density
Ajuga reptans	C	3L	To be planted between 3-7/m2
Briza media			
Carex diuturna			
Cornus sanguinea 'midwinter fire'			
Deschampsia cespitosa			
Dryopteris filix-mas			
Molinia caerulea 'Overdam'			
Polypodium vulgare			
Viburnum opulus			
Vinca minor			

Herb garden schedule provides an indicative list of species. To be planted in blocks and species selected for seasonality and appropriate use within the kitchen and hotel. Final list to be determined by client and on site garden team at a later stage. Quantities to be based on the specified densities.

MASTERPLAN STRATEGY NOTES

- Proposed tree planting and mixed native scrub creates a natural backdrop to the north-west / northern edge of the site, tying into the wider landscape. The earth mounding and planting is strategically positioned to screen views towards the equine centre to the north. Trees to include feathered / multi-stem as well as taller clear stem species to provide a range of screening heights. Trees are located close to each other to provide dense twig density during winter months. Views remain open towards Pandle Hill to the north-east.
- Proposed mixed native hedgerow provides a defined edge along the northern boundary. Hedgerow provides a connective habitat corridor and green edge to the proposed development, in conjunction with proposed native tree planting. Hedge to be managed to maintain height and width, without disturbing wildlife or reducing its habitat value. Hedge to be productive hedge and include various edible varieties with berry, pin and fruit-bearing species, to be used in the restaurant.
- Proposed orchard of fruit-bearing trees to enhance productivity, biodiversity and landscape character.
- Existing grassland to be retained, where appropriate, and enhanced to improve biodiversity and habitat value. Opportunity to use meadow turf in some areas for instant impacts - areas to be determined at a later stage of works.
- Main vehicular entrance for the proposed restaurant positioned in the location of an existing track entrance. Alignment of walls and hedgerows to be set back to allow for visibility splays. Secure gate provided to control access outside operating hours. Existing native hedge extended along the access road, reflecting the surrounding landscape character. Grass verges alongside reinstated hedgerows provide height and structure along Northcote Road, in keeping with the existing characteristics along this route.
- Car park softened through a series of clipped hedges, providing screening and structure, complemented by semi-native and ornamental planting.
- The arrival space for the restaurant incorporates high-quality surface materials and organically shaped planting to create an attractive and welcoming setting, complementing the architectural style of the proposed restaurant.
- Existing trees to the western boundary to be retained to provide an established strong green edge, enhanced with semi-native understorey planting. This creates a strong buffer between the road / car park and the sunken herb garden. Where paths and hard surfacing is proposed within the retained tree RPAs, a No Dig methodology is to be adopted. Underground reinforcement, such as Cell Web (or similar approved) to be utilised in these locations. All works are to be in accordance with BS 5837. See Arboricultural Constraints Advice for further details.
- The sunken formal herb garden is located within the footprint of the former historic tennis courts, sensitively repositioning the existing ground levels to create a distinctive landscape destination between the existing hotel and the proposed restaurant. By utilising the established sunken layout, the design minimises the need for extensive ground remodelling. Its position and orientation provide a sheltered and intimate setting, naturally screened from the existing road and proposed car park. Proposed trees add vertical height and interest into the space, with opportunity to incorporate fruiting tree species. Existing ground levels within adjacent tree Root Protection Areas (RPAs) to be retained as existing.
- A series of informal, naturalistic garden rooms create intimate destination spaces within the larger garden setting.
- A seamless network of paths throughout the garden space establishes a direct yet engaging connection between the hotel and proposed restaurant.
- Proposed plant storage associated with the restaurant development to be screened synthetically using materials in the surrounding palette. Size and location indicative.

EXISTING NORTHCOTE GARDEN LODGES

Native Mixes:
To be planted as per specification

MIXED NATIVE SCRUB MIX			
Species	Spec.	Size (cm)	% of mix
Cornus alba	BR	60-90	20
Cornus sanguinea	BR	60-90	20
Ribes sanguineum	C 3L	60-90	10
Crataegus monogyna	BR	60-90	10
Rosa canina	BR	40-60	15
Sambucus nigra	BR	40-60	15
Viburnum opulus	BR	40-60	10

Hedgerows:
To be planted as per specification.

HEDGEROWS SINGLE SPECIES			
Name	Size cms	Spec	Notes
Carpinus betulus	80-100	BR	5 Plants per linear metre in a doubled staggered row
MIXED SPECIES NATIVE			
Name	% of mix	Size cms	Spec
Acer Campestre	15	40-60	BR
Corylus avellana	10	40-60	BR
Crataegus monogyna	30	40-60	BR
Prunus avium	10	40-60	BR
Prunus spinosa	10	40-60	BR
Rosa canina	5	40-60	BR
Rubus fruticosus	10	40-60	BR
Sambucus nigra	10	40-60	BR

Bulbs:
To be sown at a rate as per suppliers recommendations.

WOODLAND BULBS	
Name	Size Density
Anemone nemorosa	4/5 100
Galanthus nivalis (p)	4/5 100
Narcissus mixed (n)	12/4 35

All trees shall include all necessary tree support systems, including underground anchoring and/or supplementary above-ground tree supports as required. Fruit tree species should be selected to provide an extended fruiting season and to ensure compatibility between appropriate pollinator groups for successful fruit production.

SOFTWARES SPECIFICATION NOTES

The contractor is responsible to ensure that no products or practices are to be used that do not comply with relevant British Standards, Codes of Practice and Construction Regulations. Contractor to be fully satisfied with locations and off sets of services prior to excavations.

Site clearance generally: Where necessary remove rubbish, concrete, metal, glass, decayed vegetation and contaminated topsoil. Remove stones exceeding 75 mm. Remove material containing toxins, pathogens or other extraneous substances harmful to plant, animal or human life.

Retain and protect trees and vegetation in accordance with BS 5837 where necessary. Grub up any large roots and dispose of without undue disturbance of soil and adjacent areas. In order to comply with UK legislation in regard to the Wildlife and Countryside Act 1981 (as amended), any tree or vegetation removal and/or management must take place outside of the bird nesting season (March to September inclusive). Where this cannot be achieved, nesting bird checks must be undertaken by a suitably qualified ecologist within 24 hours of the works.

Works within the root protection area (RPA): There shall be no areas of storage, trafficking of machinery, cultivation, ripping or mechanical rotation, or importing of top soil, within the root protection area (RPA) of the existing trees to be retained. Where paths and hard surfacing is proposed within the retained tree RPAs, a No Dig methodology is to be adopted. Underground reinforcement, such as Cell Web (or similar approved) to be utilised in these locations. No trenches shall be dug within the RPA of the existing trees. New hedging plants within the RPA of the existing trees shall be notch planted. All of the above must be in accordance with BS 5837.

SOIL
Site preparation: Where required all existing topsoil and subsoil shall be stripped and stored separately on site. Heaps must not exceed 3m in height and should be used within 12 months in accordance with BS 4425 (Code of practice for general landscape operations).

Soil Sampling - Existing topsoil and inert sub soils shall be analysed in accordance with BS 3882 to determine available nutrients, texture, organic matter content and pH. Where require, existing soils are to be improved in accordance with BS 3882:2015
Cultivation - Flail existing ruderal vegetation to ground level and remove arisings prior to cultivation. All areas to receive final layers of topsoil are to be decompacted prior to spreading. Earth works vehicles to be small scale and tracked (hoose-tipping) to minimise compaction, however chosen method for decompaction will be site specific dependant on size and soil conditions. Additional care must be taken as to not damage soil structure. All objects and stones over 75mm brought to the surface during decompaction are to be removed from the prepared surface layer. If existing subsoil horizon is found to consist of heavy clay, all proposed seedings are to be fine tipped to 200mm depth at 300mm centres to increase drainage. Areas to be seeded to be chain harrowed to a fine tilth and lightly rolled to provide firm seed bed. Remove all stones over 30mm dia in any direction. Imported soil material: Import as necessary to make up any deficiency of topsoil and/or subsoil existing on site to complete the work within the stipulated timeframes. All imported material must conform with industry standards BS 8601 (Subsoil), BS 3882 (Topsoil) and CLEA limits on heavy metals. Topsoil to be General purpose, 10mm screened and locally sourced (unless otherwise stated)

Soil build up: Existing topsoil and subsoil to be retained and reused on site within the landscape scheme where possible. Prior to spreading all topsoil to be screened to remove large stones and other deleterious materials, such as plant roots, leaves and clay. Topsoil to be loose-tipped and spread over de-compacted subsoil/receiving area. The total minimum rooting depth for planting, after settlement, should be: Grass 450mm; Planted areas 600mm; Trees 900mm. Topsoil depths for these areas should not normally exceed 300mm with the following minimum depths for each area: Grass 150mm; Planted areas 300mm; Trees 300mm. Meadow & wildflower seeding to be sown directly onto prepared subsoil.

Finished level of topsoil after settlement: Above adjoining paving or kerbs: 25 mm; Below dpc of adjoining buildings: Not less than 150 mm; Shrub areas: Higher than adjoining grass areas by 50 mm; Within root spread of existing trees: Unchanged; Adjoining soil areas: Many in, Thickness of turf or mulch: Included

ADDITIVES
Compost to tree/shrub pits: To be as per BS PAS 100: well rotted sterilised spent mushroom compost max. pH 6.7 or Target Treestart compost. The contractor shall provide a Certificate of Analysis to show that the material being supplied complies with the above criteria. Incorporate spent mushroom compost or equivalent approved peat free compost into tree and planting pits at a rate of 3 parts topsoil to 1 part compost, thoroughly mixed together.

Fertiliser to ornamental shrub beds - Apply slow release fertiliser, Scotts 'Enmag' 4.15 10 NPK or equivalent approved at a rate of 50 gms/sq. metre over topsoil surface and fork into top 225mm spit.
PLANTING
Generally: Minimise trafficking of graded slopes. All plants to be preferably planted between Nov. - March. Nursery stock trees and shrubs to be in accordance with BS 3536 and BS 8545, to be supplied and planted in accordance with British Standards and the Horticultural Association's Plant Handling Guide. Container grown shrubs to be thoroughly watered before planting; trees and bare root shrubs watered after planting.

Times of year for planting: Deciduous Trees, hedges and shrubs: Late October to late March. Evergreen hedges and shrubs: September/ October or April/ May. Container grown plants: At any time if ground and weather conditions are favourable. Watering and weed control to be provided as necessary.

Shrub/hedge planting pits: Timing: Excavate 1-2 days (maximum) before planting. Pit sizes: Wide enough to accommodate root/boughs when fully spread and 75 mm deeper than root system. Pit bottom improvement Break up to a depth of 150 mm, incorporating 25g of slow-release fertiliser per planting pit. Where existing planting and roots are present plants are to be notch planted to minimise disruption/root damage. Backfilling material: Reuse excavated material. Watering: Immediately after planting, thoroughly and without damaging or displacing plants or soil. Firming: Lightly firm soil around plants and fork and/or rake soil, without damaging roots, to a fine tilth with gentle cambers and no hollows.

Tree pit sizes: Standard trees excavate a tree pit 1.2m x 1.2m x 900mm. Break up sides and bottom of pits to a depth of 100mm to ensure free drainage. Tree pit treatment: Soil amendment worked into pit bottoms. Pit sides to be scarified and backfilling material to be in accordance with topsoil and subsoil specification. Drainage Layer: Provide 200mm layer washed, clean gravel to base of pits to aid drainage (tree pit to be actively drained if poor draining soil or clay discovered by contractor).

Tree Accessories: Typically trees in soil landscape to be staked unless stated otherwise by the Landscape Architect. Underground guying is recommended for semi mature trees or trees within hard landscape and in public areas. Trees to be staked using 1m long x 75mm dia. round timber stakes (size of stakes to be adjusted to suit size of tree). Cross member to be installed 75mm x 25mm (larger trees will need large cross members). Locate proprietary Hessian ties on cross member to secure tree and prevent rubbing. Short stakes (<1.0m high) with biodegradable Hessian ties are recommended to encourage weed tolerance and prevent rubbing. Tree pit accessories by 'Green Tech' or similar. Underground guying and perforated plastic irrigation/ ventilation pipe to landscape architects approval.

Root Barriers: To be used wherever the installed rootball will be within 2m of a building foundation or within proximity to underground utilities (distance at which root barrier is required is as per utility providers standards and should be confirmed prior to installation). Root barrier by Green Tech or similar to be installed vertically in accordance with supplier recommendations.

Protective fencing/guards: Newly planted areas or individual plants are to include rabbit/deer proof fencing. Either perimeter mesh fencing or individual biodegradable plastic free spiral guards/shelters/tubes are to be installed around all planting where required. Where areas are fenced, mesh to be 1m min above ground and buried 300mm below ground.

Mulching: Approved medium course chipped tree bark composted for at least 4 weeks. Particle size 25-75mm dia, max. 20% fines, pests and disease free and free of Methyl Bromide contamination. Clear any weeds, ensure soil is thoroughly moistened prior to applying mulch. All planting areas inc. trees, hedges and planting beds should receive an even 75mm depth of bark mulch, adjoining edge of mulch to be 15mm min. below adjacent hardstanding to avoid spillage. 50mm depth of mulch is only suitable for higher quality ornamental bark (<5% fines, 5-35mm size etc.). All bark should be FSC certified. Option to use biodegradable mulch mats to control moisture, soil temperature, erosion and weeds. All trees within grass are to have a 1.5m diameter mulch circle.

Seeding and making good existing grass areas: Steep embankments to be hydroseeded where required. After cultivating, grading and fertilizing prepare seed bed to fine, firm tilth with good crumb structure (Depth: 25 mm). Rake to a true, even surface, friable and lightly firmed but not over compacted. Remove surface stones/clods. Extend cultivation into existing adjacent amenity grassed areas sufficient to ensure full marring in of levels where required. Evenly distribute seeds at an application rate of 35g/m² or as per supplier recommendations. Establish good seed contact with the root zone to promote healthy, consistent growth. Lightly harrow or rake to cover seed. Thoroughly water completed seeding until germination as necessary to keep the surface damp and soil moist but not water logged.

Cutting In: Where cutting planting beds into existing grassed areas, the surrounding grass shall be protected and made good as necessary. These areas to be made good by preparing and re-seeding area. Seed mixes: John Chambers Lawn/Meadow seed or similar approved.

Turf Preparation - Lay turf with minimum possible delay after lifting. If delay occurs, lay turf out on topsoil and keep moist. Do not lift turf in frosty weather or if ground waterlogged. Arrange phased delivery timescales to avoid need for excessive stacking. Stacking height: 1m (max). Do not use dried out or deteriorated turf. After cultivating, grading and fertilizing prepare seed bed to fine, firm tilth with good crumb structure (Depth: 25 mm). Rake to a true, even surface, friable and lightly firmed but not over compacted. Remove surface stones/clods. Extend cultivation into existing adjacent grassed areas sufficient to ensure full marring in of levels.

Turf Implementation - Turf to be laid in Spring and summer within 18 hours of delivery; and Autumn and winter within 24 hours of delivery. Do not lay turf when persistent cold or drying winds are likely to occur or soil is frost bound, waterlogged or excessively dry. Planks to be laid on previously laid turf. Do not walk on prepared seed or newly laid turf. Turf laid along contours with staggered, close buttled joints. Do not stretch turf. At the edges, whole turfs to overlap line, trimmed to a true line. Remove high spots and fill hollows with fine soil to adjust levels. Lightly and evenly firm as laying proceeds to ensure full contact with substrate. Do not use rollers. Dress turf with Sharp sand at a rate of 2kg/m² and brushed in to completely fill joints. Thoroughly water completed turf immediately after laying. Check that water has penetrated into the soil below. Use hardy low maintenance amenity turf suitable for use in shade (To BS 3989).

Seed Preparation and Implementation for Wildflower Areas: No addition of nutrient to soil required. Method to suit soil type, proposed usage, location and weather conditions during and after sowing. A friable firm seed bed required, weed free, alleviation of compaction to a depth of 100-200mm, sowed on a firm and fine tilth. Seed bed preparation to be conducted in dry conditions, close to the time of sowing. Remove surface stones/earth clods. Marring in with adjacent levels where required. Evenly distribute seeds at the manufacturers recommended application rate. Establish good seed contact with the root zone to promote healthy, consistent growth. Lightly harrow or rake to cover seed. Thoroughly water completed seeding.

MAINTENANCE
1 year Defects Liability Period applies. All dead or falling plants to be replaced the following growing season. Maintain a weedfree bare earth area 600mm dia minimum around individual trees and shrubs. Herbicide shall only be used where necessary and if use is required it should be a non-residual contacted herbicide and spot applied/applied with spray guard. Application and use to be in accordance with the manufacturers guidance. Prior to spraying ensure all sprays are ground level and leaves within spray range are fully enclosed. Arisings: Remove. Trim all edges. Weed control. Substantially free of broad leaved weeds. Method: Application of a suitable selective herbicide. Remove any stones 25 mm in any dimension brought to the surface. Watering: To ensure establishment.

NOTE: Works to be carried out in accordance with the most up to date and current British Standards referenced within this specification.

LANDSCAPE KEY

SOFT LANDSCAPE
Planting: refer to planting schedule & Specification for planting details
All related trees are to be protected to BS 5837:2012 and Arboricultural Impact Assessment for the duration of construction.

- Existing trees to be retained and their Root Protection Area (RPA) Refer to arboricultural drawing for details
- Existing trees, hedges and vegetation to be retained Shown indicatively and context purposes only, using topographical survey data
- Trees & vegetation removed Felled and to be removed to facilitate development. Refer to ecologist drawing for details
- Proposed native tree
- Proposed multi-stem tree
- Proposed feature tree
- Proposed fruiting tree
- Proposed pleached tree
- Proposed mixed species native hedge
- Proposed ornamental hedge
- Proposed ornamental planting
- Proposed productive planting and herb gardens
- Proposed semi-native scrub mix
- Proposed native scrub mix
- Proposed hardwearing amenity grass Seed / turf
- Flowering lawn Seed / turf: Areas of existing grass to be retained / made good and overseeded where required.
- Grassland & meadow Seed / turf: Areas of existing grassland to be retained / made good and overseeded where required.
- Proposed bulb swathe
- Proposed indicative mown line

HARD LANDSCAPE

- Existing surfaces to be retained and made good where appropriate
- Proposed vehicular tarmac with a block edge detail
- Proposed buff resin bound gravel/buff permeable tarmac
- Proposed blocks/sets to feature areas and threshold details
- Proposed large format paving slabs
- Proposed composite decking
- Proposed steps

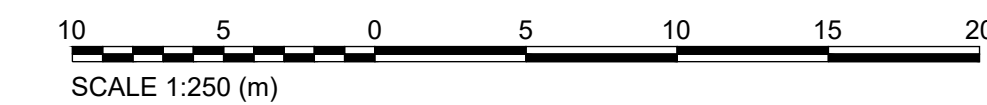
BOUNDARIES

- Red Line Boundary
- Existing walls to be retained To be made good where required
- Existing walls realigned To be realigned to account for displays

OTHER

- Proposed buildings
- Proposed benches and areas for seating
- Proposed water feature
- Proposed slope See engineers drawings for further details
- Indicative earth mounding Utilising fill material from excavation and construction works. Extend and profile TBC in accordance with engineers drawings & details
- Proposed bin storage Shown indicatively
- Proposed plant storage Shown indicatively
- Proposed visibility splay

- NOTES:
- All dimensions to be confirmed on site.
 - Based on layout drawing 500-01 Proposed Site Plan by Dsign House.
 - Refer to engineer's drawing for site levels and drainage.
 - All foundations and built ups to engineer's specification.
 - Contractor to be fully satisfied with locations of services prior to excavations.
 - All existing trees to be protected to BS 5837.



05	Red line boundary amendments, visibility splay	03/08/26	CW	LW	SH
04	Red line boundary amendment	17/07/26	CW	LW	SH
03	Minor revisions, planning issue	09/07/26	CW	LW	SH
02	Ecologist BNG coordination	22/06/26	CW	LW	SH
01	Minor revisions, schedules populated, issued for team coordination	15/06/26	CW	LW	SH
00	For team coordination	29/05/26	CW	LW	SH

Rev	Description	Date	Athr	Chk	App
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Project Title

Drawing Title

Client

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