

NOTES:
1. Do not scale from this drawing.
2. Always work to noted dimensions.
3. All dimensions are in millimetres unless otherwise stated.
4. All setting out, levels and dimensions to be agreed on site.
5. The dimensions of all materials must be checked on site before being laid out.
6. This drawing must be read with the relevant specification clauses and detail drawings.
7. Order of construction and setting out to be agreed on site.

LOCATION PLAN

KEY

- Proposed Wildflower Meadow Mix
- Proposed Rain Garden
- Proposed Asphalt
- Proposed Parking
- Proposed Pedestrian Path
- Bird Box (2no.)
- MSCP (Phase 1) Application Boundary

LANDSCAPE NOTES:
The Planting Notes should be read in conjunction with all landscape drawings, the notes below set out the aims and objectives of the new landscape scheme.
Plan Objectives
To enhance the landscape setting of the new development. To ensure that the proposed planted areas are successful in their establishment.

DURING CONSTRUCTION
-All works to be carried out by qualified Tree Surgeon outside of bird nesting season.
-Existing trees and boundary vegetation to be retained are protected by Tree Protection Fencing prior to any site works.

PREPARATION PRIOR TO PLANTING
-Before commencing works, the Landscape Contractor is responsible for checking for below ground services in the vicinity of the planting works. Give notice of any that may be affected and obtain instructions before proceeding.
-All new planting beds to be bare ground, free of grass, weeds, removing all litter debris and stones.
-Apply approved herbicide, leave for a minimum of 14 days. Remove all arisings from Site.
-All container plants to be well watered in their container prior to planting
-No planting should occur when the ground is frozen or water logged
-Planting areas to have a 450mm depth of topsoil (topsoil to BS 3882:2015). Before laying topsoil, lightly cultivate and loosen the surface a minimum of 300mm, to create a 'key' for the new topsoil.
-Plant materials to confirm to National Plant Specification. All plants to originate within the UK. Planting operations to be in accordance with BS 4428 : 1989.

Schedule 1 - Raingarden Mix

	Plant Name	Specification	% mix	Area/m²	Density per square	Total plants
	Allium sphaerocephalon 'Drumstick'	*2L, container grown*	**5**	19.25	5	96
	Deschampsia cespitosa	*3L, container grown*	**10**	38.5	3	116
	Helictotrichon sempervirens	*3L, container grown*	**10**	38.5	3	116
	Stipa tenuissima	*3L, container grown*	**10**	38.5	3	116
	Persicaria bistorta	*1L, container grown*	**10**	38.5	5	193
	Phlomis russeliana	*1L, container grown*	**10**	38.5	5	193
	Scabiosa atropurpurea	*1L, container grown*	**10**	38.5	5	193
	Sedum spectabile	*1L, container grown*	**10**	38.5	5	193
	Verbena bonariensis	*1L, container grown*	**5**	19.25	5	96
	Euphorbia characia	*2L, container grown*	**10**	38.5	3	116
	Perovskia 'Blue Spire'	*2L, container grown*	**10**	38.5	**3**	**115.5**
	Total	**385**	100			**1540**

Notes

Centre (wettest 24-48 hrs after rainfall):
Deschampsia cespitosa, Persicaria bistorta, Phlomis russeliana.

Mid-zone (periodically moist):
Knautia macedonica, Scabiosa atropurpurea, Verbena bonariensis.

Dry edges (fast draining margins):
Stipa tenuissima, Helictotrichon sempervirens, Euphorbia characias, Perovskia 'Blue Spire', Sedum spectabile.

Schedule 2 - Wildflower Meadow Mix

Native Species	Plant Name	Specification	% mix	Area/m²	Grams per m2	Total grams
	Emorsgate EM3	*Special General Purpose Meadow Mixture*	100	257	4	1028
	Total Area (m2)	**257**				**-**

Revision	Date	Description	Drawn	Apprvd.
P01	08.04.26	Landscape Changes	AW	KR

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Client: Lovelock Mitchell Architects

Project: Ipsen East MSCP (Phase 1)

Drg Title: Landscape Plan

Created on	Created by	Approved by
01.04.26	SL	LS

Scale	Size	Workstage
1:200	A1	

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Suitability:

Revision: P01

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