



OUTLINE SOFT LANDSCAPING
subject to full N.B.S. specification

PLANTING
All plants & planting to comply with current BS specifications including BS 3936: Part I, Part II and Part IV. Where applicable BS 4428. All plants to be supplied in accordance with the schedule. All trees to be planted as shown a minimum of 5.0m from buildings and 3.0m from drainage. All planting material to be British grown stock and fully hardened off. Tree root protection barriers to be incorporated where in close proximity to underground services / building foundations. Working should only be undertaken in suitable conditions.

CULTIVATION
Break up any compacted topsoil to full depth. Within a few days before planting, but in suitably dry weather and ground conditions, cultivate top 450mm of all planting beds, using suitable plant to loosen, aerate and break up the soil into particles of 2-8mm. Leave surface regular and even. Remove weeds, perennial weed roots and any undesirable material brought to the surface including stones and clods larger than 50mm in any dimension, roots, tufts of grass and foreign matter. Do not dig or cultivate within the root spread of trees and shrubs to be retained.

TREE PITS FOR STANDARD TREES
Execute with slightly raised centre. Retain topsoil for re-use where specified. Size: refer to Topsoil Plan for pit widths and depths for each tree form. Break up bottom of pits to a depth of 150mm and scarify sides. Backfill with previously prepared mixture of topsoil excavated from the pit (if available) and additional topsoil as required, together with compost/soil conditioner/amelorant at 1m³ per 10m². Accessories: Perforated plastics irrigation pipe 50mm diameter wrapped around rootball with cap.
Staking - long double pressure impregnated softwood stakes driven vertically at least 300mm into bottom of pit, either side of tree position before planting, firmly fix cross bar to windward side of tree and as close as possible to stem, secure tree firmly but not rigidly to cross bar with flexible webbing ties. Trees planted in grass - cut neat circle out of grass round each tree and mulch around each tree 500mm radius from stem at 1m³ of material per 20m².
Rabbit guards / shrub shelters required as and where necessary.

NATIVE TREE, HEDGE AND SHRUB PLANTING
Tree Pits - Transplants - Notch planting to full depth of the roots.
Whips feathered - Pits 450mm x 450mm x 450mm
Backfill with previously prepared mixture of topsoil excavated from the pit and additional topsoil as required, together with compost/soil conditioner/amelorant at 1m³ per 10m².
Water plants thoroughly immediately after planting. Lightly firm soil around plants.

SHRUB PLANTING PITS
Excavate not more than 1 - 2 days before planting and retain topsoil for re-use where specified. Size(s): 75mm deeper than root system and wide enough to accommodate roots when fully spread. Break up bottoms of pits to a depth of 150mm. Backfill with previously prepared mixture of topsoil excavated from the pit and additional topsoil as required, together with compost/soil conditioner/amelorant at 1m³ per 10m². Water plants thoroughly immediately after planting. Lightly firm soil around plants.
Shrub protection should be provided to protect vulnerable beds to ensure successful establishment of plants.

TOPSOIL REQUIREMENTS TO PLANTING AREAS
Topsoil requirements to BS 3882.
Topsoil depth to grass areas - 150mm min.
Topsoil depth to Native Mix areas and shrub planted areas - 300mm

See Tree Pit notes for topsoil to tree pits.
1. Soil conditioner if required, dependent on topsoil analysis results - Incorporate 75mm depth of soil conditioner into topsoil during cultivation.
2. Subsequently water as necessary to all planting to ensure establishment.
3. Handle topsoil in the driest conditions possible. Do not handle during or after heavy rainfall or when it is wetter than the plastic limit (less 3% to BS 1377-2)

MULCHING within atrium
Grey coloured stone, washed
Particle size: 15-20mm in any one direction
Mulching to all planting areas.
Note: watering to be carried out prior to application.

MAINTENANCE
For 5 years following practical completion, maintain all planted areas in a weed & litter free condition, to include watering, pruning, pest & disease control & re-mulching (or according to contract).
Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species like those originally required to be planted.
Plant material all plants shall conform to the relevant British standards: BS 3936 and BS 5326. All plants shall be true to form, type, size, healthy, vigorous, pest and weed free. No substitutes in size or type shall be made without written consent of the landscape architect.

TOPSOIL & SUB-SOIL
Topsoil shall be to BS 3882:2015 and shall be approved by the landscape architect prior to spreading on site. Arrange for a comprehensive analysis of representative sample of topsoil to be carried out and for the results to be made available to the Project Landscape Architect prior to its use on site.
Topsoil should be of a PH level 6.0 and generally be of a structure as highlighted in the diagram below.
Sub-soil formation levels shall be achieved under the main contract.

The sub-soil formation levels shall be thoroughly ripped prior to spreading the topsoil layer. Soiling works - sub-soil and topsoil spreading finished levels on soil surfaces adjacent to paving/hardstanding shall be +30mm above top of kerb level. Generally, finished soil levels shall be graded out to smooth running levels between all edges and fixed points.

All debris and general deleterious material shall be cleared prior to spreading any topsoil and sub-soil.
Soil spreading shall proceed in an orderly manner during suitable weather conditions (i.e., when it is not raining, or the material is not waterlogged or frozen). Machines with a ground pressure of 0.26kg./cm or greater shall not be used. Any consolidated wheel tracks shall be forked over to relieve compaction.

TOPSOIL DEPTHS
Minimum 450mm depth for Shrubs.
Minimum 150mm depth for Grass.

Topsoil, growing medium, subsoil and preparation materials generally

- Products**
Topsoil, growing medium, subsoil and preparation materials generally
1. Purity: Free of pests and disease.
 2. Foreign matter: Visually free of undesirable and potentially injurious foreign matter, including fragments and roots of aggressive weeds, sticks, straw, subsoil, pieces of brick, concrete, wire, large lumps of clay or vegetation, metal objects, plastics, treated wood, textiles, sharp fragments of ceramics and glass, and similar foreign objects.
 3. Contamination:
 - 1. Topsoil and growing medium: Do not use if contaminated with subsoil, rubbish or other materials that are: corrosive, explosive, or flammable; hazardous to human or animal life; detrimental to healthy plant growth.
 - 2. Subsoil: In areas to receive topsoil or planting media, do not use subsoil contaminated with rubbish or other materials that are: corrosive, explosive, or flammable; hazardous to human or animal life; detrimental to healthy plant growth.
 4. Objectionable odour: Not permitted.
 5. Give notice: If evidence or symptoms of soil contamination are discovered on the site or in topsoil or planting media to be imported.
 6. Quantity: Provide as necessary to make up any deficiency of topsoil or growing media existing on site and to complete the work.
 7. Topsoil Quality: 1. Any imported topsoil shall be weed free, fertile medium loam with a maximum 20% stone content of 50mm maximum size in accordance with BS3882: 2015. 2. Consolidated material shall be broken up to full depth and the top 50mm shall be broken to a fine tilth for final grading by chain harrow, by hand or by a similar approved method with particle size 10mm or below. 3. Finished levels of materials after settlement shall be not less than 150mm below damp proof course of adjoining buildings.
 8. Finished topsoil level after topsoiling shall be 15mm higher than adjacent kerb tops in the centre of the soil, rolling gently to 50mm below kerb tops at the edges, to allow for setting. Where possible allow several weeks for setting then add further graded fine soil to maintain original levels.
 9. Once material has been spread it shall not be traversed by machinery.

OUTLINE SOFT LANDSCAPING
Tree, shrub and seeding outline only, final design not exclusive to the plantings listed below. Detailed planting proposals will be developed with the ecologist to ensure BNG targets and calculations can be met.

Tree planting specification
Ground to be weed free and prepared to a sufficient depth and width to ensure plants can be carefully planted with root system spread without being damaged.
Each plant to have a suitable supporting post as per landscape tree pit detail.

Name	Form	Age	Girth	Height	Clr stem	Root
Acer campestre - Field maple	Standard	2x	8-10	250-300	175-200	B
Alnus glutinosa - Alder	Standard	2x	8-10	250-300	175-200	B
Betula pendula - Silver birch	Standard	2x	8-10	250-300	175-200	B
Carpinus betulus - Hornbeam	Standard	2x	8-10	250-300	175-200	B
Cerasus avium - Wild Cherry	Standard	2x	8-10	250-300	175-200	B

Ornamental Shrub planting
Ground to be weed free and prepared to a sufficient depth and width to ensure plants can be carefully planted with root system spread without being damaged.
Upon completion a 75mm layer of ornamental bark mulch to be spread around and under each plant

Name	Height	Buds	Root	Cntr	Centres
Abelia grandiflora 'Edward Goucher'	30-40cm	3	C	3L	600 mm
Brachyglottis 'Sunshine'	30-40cm	4	C	3L	600 mm
Caryopteris x clandonensis 'Heavenly Blue'	30-40cm	4	C	3L	500 mm
Cistus corbaniensis	30-40cm	4	C	3L	500 mm
Hebe albicans 'Red Edge'	20-25cm	5	C	3L	500 mm
Hedera helix 'Hibernica'	30-40cm	5	C	3L	400 mm
Prunus laurocerasus otto luyken	30-40cm	3	C	3L	600 mm
Sarcococca confusa	30-40cm	3	C	3L	600 mm
Sorbus japonica	30-40cm	3	C	3L	600 mm

Ground cover planting mix
The ground must be weed free and prepared to a sufficient depth and width to ensure plants can be carefully planted with root system spread without being damaged. Upon completion a 75mm layer of ornamental bark mulch to be spread around and under each plant.

%	Name	Height	Buds	Root	Cntr	Centres	Groups
20	Bergenia 'Silverlicht'	8-10 cm			5L	500 mm	3 - 5
20	Hedera helix 'Hibernica'	30-40cm		C	5	400 mm	3 - 5
20	Pachysandra terminalis 'Variegata'	10-15cm		C	5	250 mm	3 - 5
20	Rubus tricolor	20-30 cm		C	5L	600 mm	3 - 5
20	Vinca minor	20-25cm	5	C	2L	350 mm	3 - 5

SUDS planting
Ground to be weed free and prepared to a sufficient depth and width to ensure plants can be carefully planted with root system spread without being damaged. Upon completion ornamental bark mulch to a depth of 50mm spread around and under spreading arms of vegetation.

Mix	Name	Height	Root	Cntr	Buds
15	Brunnera macrophylla 'Jack Frost'	25-30cm	C	1L	3
15	Carex divisa - Grit sedge	25-30cm	C	1L	3
10	Deschampsia cespitosa - Tufted hairgrass	25-30cm	C	3	
10	Iris sibirica - Siberian flag	10-15cm	C	1L	3
20	Luzula nivea - Snowy woodrush	25-30cm	C	5	600 mm
20	Lychnis chalcidonica - Maltese cross	8-10cm	C	1-2L	3
10	Verbena bonariensis	15-20cm	C	1-2L	3

SEED MIXES
Modified grassland seed mix
A simple combination of low growing grasses that produce a short, open, flower-friendly sward. This grass mixture used alone has many applications in low maintenance naturalistic landscaping.
Suggested Sowing Rates
50kg/ha 20kg/acre 5g/m2

Sowing
Seed is best sown in the autumn or spring but can be sown at other times of the year if there is sufficient warmth and moisture. The seed must be surface sown and can be applied by machine or broadcast by hand. To get an even distribution, and avoid running out, divide the seed into two or more parts and sow in overlapping sections. Do not incorporate or cover the seed, but firm in with a roll, or by treading, to give good soil/seed contact.

Composition
Agrostis capillaris- Common Bent, Cynosurus cristatus- Crested Dogtail, Festuca rubra- Red Fescue, Phleum bertolonii- Smaller Cats-tail and Poa pratensis - Smooth-stalked Meadow-grass

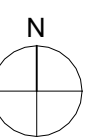
Meadow Mixture for Wetlands
Contains species suitable for seasonally wet soils and is based on the vegetation of traditional floodplain and water meadows. Soils in wet meadows may flood for short periods in winter, but are usually well drained in summer.

Suggested Sowing Rates
40kg/ha 16kg/acre 4g/m2

Sowing
Sowings on ground prone to winter flooding are safest either in the early autumn or in spring once the land has drained. Most plants need time to grow mature enough to withstand flooding. The seed must be surface sown and can be applied by machine or broadcast by hand. To get an even distribution and avoid running out, divide the seed into two or more parts and sow in overlapping sections. Do not incorporate or cover the seed but firm in with a roll, or by treading, to give good soil/seed contact.

Composition
Wild Flowers
Achillea millefolium- Yarrow, Agrimonia eupatoria- Agrimony, Angelica sylvestris- Wild Angelica, Betonica officinalis- Betony, Centaurea nigra- Common Knapweed, Filipendula ulmaria- Meadowsweet, Galium album- Hedge Bedstraw, Galium verum- Lady's Bedstraw, Lathyrus pratensis- Meadow Vetchling, Leonodon hispidus- Rough Hawkbit, Leucanthemum vulgare- Oxeye Daisy (Moon Daisy), Lotus corniculatus- Birdfoot Trefoil, Lotus pedunculatus- Greater Birdfoot Trefoil, Medicago lupulina- Black Medick, Plantago lanceolata- Ribwort Plantain, Primula veris- Cowslip, Prunella vulgaris- Selfheal, Ranunculus acris- Meadow Buttercup, Rhinanthus minor- Yellow Rattle, Rumex acetosa- Common Sorrel, Sanguisorba officinalis- Great Burnet, Silene flos-cuculi- Ragged Robin, Taraxacum officinale- Dandelion and Vicia cracca- Tufted Vetch

Grasses
Agrostis capillaris- Common Bent (w), Anthoxanthum odoratum- Sweet Vernal-grass (w), Carex divisa subsp. divisa Grey Sedge (w), Cynosurus cristatus- Crested Dogtail, Deschampsia cespitosa- Tufted Hair-grass (w), Festuca rubra- Red Fescue, Hordeum secalinum- Meadow Barley (w), Phleum bertolonii- Smaller Cats-tail (w), Poa trivialis- Rough-stalked Meadow-grass and Schedonorus arundinaceus- Tall Fescue



LEGEND



- SOFT LANDSCAPE LEGEND**
- SO01 Grass - Amenity
 - SO02 SUDS basin planting, seeded with a suitable wildflower water edge mix
 - SO03 Ornamental shrub planting
 - Existing trees to be proteted during construction in accordance with BS 5837
 - Proposed tree planting

P01	(S4) Issued for Planning	28.02.25	DJK	HT
Rev	Description	Date	Dr	App
original by	date created	approved by		
NG	18.02.25	DK		

AHR Architects Ltd
Vintny Building
Wine Street
Bristol
BS1 2BD
United Kingdom

T +44(0)117 9299146
E bristol@ahr.co.uk
www.ahr.co.uk

client name			
Newport City Council			
project			
Fourteen Locks Visitor Centre			
drawing			
Soft Landscape Layout			
computer file 1/10.32.1.1102M_Protect, Folder - redactor\hira.laney\Documents\Redacted\Local Redacted 2024\FLVC-AHR-S2-22-36-A-0000_Fourteen Locks Visitor Centre_RV7024_hira.laney.rvt		plot date	
project number 2023.00612.000		scale 1 : 200 @A1	
drawing number FLVC-AHR-S1-XX-DR-A-09410		rev P01	
		issue status S4	
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