

Figure 4.8 - Hard and Soft Landscaping Plans

Legend

Hard Landscape

PT01	Etched Concrete, with Local Aggregate Surface Dressing Finish to Engineers Specification
PT02	Vehicular Tarmacadam Colour: Black to Engineers Specification
PT03	Pedestrian Tarmacadam Colour: Black to Engineers Specification
PT04	Hoggin / Compacted Gravel Paving Dimensions: 12mm to Dust Colour: Buff
PT05	PCC Block Paving to Plaza, Trafficed Area Including Delivery & Drop-off Dimensions: 600(l)x300(w)x80(t)mm Bond: Staggered Colour: Buff
PT06	PCC Flag Paving to Building Perimeter Dimensions mix: 400(l)x400(w)x80(t)mm 600(l)x400(w)x80(t)mm 200(l)x400(w)x80(t)mm Bond: Random Stretcher Course Colour: Light Buff Grey
PT07	PCC Setts Dimensions: 100(w)x100(w)x100mm Bond: Stack Bond Colour: Anthracite
PT08	Grasscrete Green Paving Solution to be Co-ordinated with Manufacturer Colour: Light Buff
ST01	Pre-Cast Concrete Step Units Dimensions: 300mm tread / 150mm riser Colour: Silver Grey with High Contrast Nosing
ST02	Pre-Cast Concrete Step Units Dimensions: 300mm tread / 160mm riser Colour: Silver Grey with High Contrast Nosing
ST03	Pre-Cast Concrete Step Units - Solid 3 Tread Dimensions: 2000 (l) x 500 (w) x 500 (h) mm units Steps: 300mm tread / 150mm riser Colour: Donkergrijs with High Contrast Nosing
ST04	Pre-Cast Concrete Amphitheatre Units - Solid Base / Solid Base End / Solid Double-Sided / Solid End Double-Sided Dimensions: 2000 (l) x 500 (w) x 500 (h) mm units Colour: Donkergrijs
DP01	Hazard Warning Paving Blister Dimensions: 400(w)x400(w)x65mm Colour: Buff
DP02	Hazard Warning Paving Corduroy Dimensions: 400(w)x400(w)x65mm Colour: Buff

Kerbs & Edges

ET01	PCC Road Kerb Dimensions: 915(l)x255(h)x125(w)mm to BSEN1340 Colour: Grey
ET02	PCC Textured Road Kerb - 50mm Upstand Dimensions: 915(l)x205(h)x255(w)mm to BSEN1340 Colour: Silver-Grey
ET03	PCC Pin Kerb Edging Dimensions: 915(l)x150(d)x50(w)mm Colour: Grey
ET04	Thermoplastic White Lining To Engineer's detail and specification

Street Furniture

FT01a	Timber Bench Seat with Back and Arm Rest Dimensions: 1750(l) x 470(w)mm x 450(h)mm Colour: Signal Yellow and Nordic Pine
FT01b	Timber Bench Dimensions: 2000(l) x 470(w)mm x 450(h)mm Colour: Signal Yellow and Nordic Pine
FT01c	Planter Benches Dimensions: as shown Colour: Natural with Etchings
FT01d	Bench Seat backless, within Garden at the Triangle Dimensions: 1950(l) x 1920(w)mm x 50(h)mm Colour: Beige
FT02a	Single Bin Dimensions: 440(l) x 440(d) x 1000(h)mm Colour: Steel PPC Dark Grey
FT02b	Litter Bin Dimensions: 650(l) x 400(d) x 1110(h)mm Colour: Steel PPC Dark Grey
FT02c	Double Litter Bin (Recycling) Dimensions: 650(l) x 400(d) x 1110(h)mm Colour: Steel PPC Dark Grey
FT03	Cycle Stands Dimensions: 555(w) x 610(l) x 880(h)mm Colour: Yellow, Dark Grey and Light Grey
FT04r	Retracting Bollard Dimensions: 325mm dia, 1000mm high Colour: Galvanized and PPC Black High Security Automatic Bollard
FT04s	Static Bollard Dimensions: 244.56mm dia, 800mm high Colour: Yellow, Dark Grey and Light Grey
FT05	Tree Grilles Dimensions: 1030 x 1030 mm Colour: Stainless Steel with Adjacent Paving Infill
FT06	Bespoke Art - Willow Archway Dimensions: as shown on plans Supplier: Site / local community
FT07	Door Protection Hoops Dimensions: 450 (w) x 1020 (h) x 42 (d)mm Colour: Yellow, Dark Grey and Light Grey
Art	Artist designed element
Ex Art	Relocated Oxford Ox Sculpture

Boundaries & Barriers

BT01	Metal Guardrail Height: 1.1m Colour: Black, RAL 9006
BT02	Metal Handrail to Steps Height: 0.9m above pitch line, 1.1m to landings Colour: Black, RAL 9006
WT01	In situ Concrete Retaining Wall To Engineers Details

Existing Landscape

Site Boundary	
Existing Tree Retained	AB01
Existing Woodland Retained	AB02

Soft Landscape

Proposed Large Tree	TP01a
Proposed Large Tree in SilvaCell Pit	TP01s
Proposed Medium/Small Tree	TP01b
Proposed Fastigiate Tree	TP01c
Large Shrub - Min. 1.5m Clear Stem	TP02

Site Information

Indicative Spot Heights	65,235
Indicative Dimension	5000

Notes:

- paving samples to be provided for approval services to engineers detail and specification
- lighting to engineers detail and specification

General Notes for Soft Landscape

Nursery Stock and Selection

All trees are to be selected and tagged by the landscape architect prior to any stock being delivered to site. All planting should comply with the requirements specified in BS 3936:1992 'Nursery Stock' (Part One). All nursery stock and trees are to be free of pest and diseases prior to being delivered to site. All delivered stock is to be inspected by the landscape architect prior to any planting being carried out.

The Landscape architect reserves the right to reject trees and nursery stock that do not meet specifications as set out in the requirements and guidelines in BS 3936:1992 or in accordance with the landscape architect's drawings. If a particular defect or substandard element can be corrected easily, appropriate remedies shall be applied and agreed with the landscape architect. If destructive inspection of a root ball is to be carried out, agreement should be in place prior as to the time and place of inspection. Inspection of shrub roots in containers or rootball can be carried out on site if required.

Tree Handling

It is recommended that companies that do not have experience with handling large trees or the required equipment to do so seek advice from the landscape architect or tree supplier. Furthermore, specialist haulers are to be used who will have the correct lifting equipment to deal with unloading large trees. The landscape contractor must follow the industry guidance method for handling trees. Below are recommended industry standards.

Tree Planting

The tree supplier is to be approved by landscape architect prior to any ordering of stock. All trees are to be planted in the first available planting season after construction as root balled stock unless otherwise specified and agreed with the client. All tree pits are to be excavated 24 hours prior to delivery to reduce the time the rootball is out of the ground. All tree pits are to be excavated under favourable weather conditions to avoid deterioration of the soil structure and glazing. All excavations are to be carried out using a toothed bucket ensuring tree pit walls are not glazed, the walls of the tree pit can also be loosened with hand held tools. Tree pit dimensions are subject to soil conditions, soil report provided by agronomist and rootball size. Tree pits can never be excavated too wide in an unrestricted space (open ground), however they can be too deep.

All trees are to be planted at the correct height which is the same depth as the tree was growing on the nursery. The root collar must remain visible. Tree pit sizes are to be agreed with landscape architect prior to excavations. All tree pits are to be inspected by the landscape architect prior to planting. All tree pits are to have suitable irrigation pipe and end cap and aeration tubes if required (aeration tubes tend to be required for trees planted in a hard landscape environment). They are only required for the first two years after which they are superfluous. All irrigation pipes are to be placed as high as possible not at the base of the rootball. The tree would also benefit from an earth reservoir around the rootball on the surface to aid watering. The reservoir is best backfilled with bark mulch to avoid soil glazing on the surface.

Note: Trees may sink after planting due to soil settlement. With sandy soils generally there will be a settlement of 10% and clay soils 20%, this will need to be considered by the landscape contractor when planting and therefore the tree may need to be planted slightly higher to accommodate soil settlement.

Note: Never excavate deeper than the highest water table to ensure organic matter does not come in contact with groundwater resulting in anaerobic digestion within the soil. All hessian and wire supports around the rootball are to remain in place when planting (in some cases it may be required to loosen the hessian and wire). The hessian will quickly decompose. The wire will oxidize and also disappear in the soil eventually. Trees planted within hard landscape areas are to have tree grilles and guards where specified as per fabric drawings. Subterranean cellular product is to be used to ensure the tree has a minimum of 9m³ growing area. Type and manufacture is to be agreed with the client and landscape architect prior to installation. The landscape architect is to inspect all tree pits prior to planting, either on site or through photographic evidence.

Trees are to be supported either by high anchoring, low anchoring or underground anchoring systems. The type of anchoring system is to be agreed with the landscape architect and detailed within the specification of works. For trees that are <10-12cmg use 1no untreated softwood stake at min 10cm diameter driven into the ground at least 1m depth (30cm of which must be in undisturbed ground), the stake is to be placed on the side of the prevailing wind. Trees >10-12cmg use 2no untreated softwood stakes at min 10cm diameter driven into the ground at least 1m depth with horizontal bracing bar. Trees >25-30cmg use 3no stakes in a triangle around the tree (1.4m above ground level) with horizontal bracing bars, tree bands are to be secured to the posts with galvanised nails.

Underground anchoring systems are to be all guyed and used for large compact rootballs or trees within hard landscape with tree grilles to BS 4043: 1989' Recommendations for Transplanting Root-Balled Trees'. The type of anchoring system is to be agreed with the landscape architect. Biodegradable anchoring straps are to be used to ensure the straps do not grow into the trunk.

Note: There are benefits to using low level anchoring as field trials have demonstrated that the tree becomes independent in the ground quicker as a result of the wind rocking the tree that encourages root ground. However, this method is not recommended in exposed conditions or coastal locations due to a greater risk of the trunk breaking.

Ties and stakes are to be checked and adjusted every six months or after periods of strong wind and rain.

All topsoil is to conform to BS 3882:2015 'Multipurpose' or similar approved by an agronomist. The tree pit shall be backfilled with previously prepared topsoil excavated from the pit and additional topsoil as required. All backfilled material is to include an organic slow release fertilizer to ensure there is no adverse affect on soil organisms (Vitax Q4HN) or similar approved at a ratio of 10 -7.5 -10.2 + TE. The second application is to be made 10-16 weeks after planting depending on soil type and weather conditions.

Tree pit root barrier are to be installed to all trees within 3m of any underground service routes or within 2.0m of kerb lines & hard surfaces & building foundations. Type of root barrier material is to be agreed with the landscape architect. The landscape contractor is to confirm locations of all services prior to implementation of trees. Prior to installation NJUG specification and requirements are to be referred too.

Guidance for Tree Pit Sizes within Soft Landscape Areas

Final tree pit size will vary dependent on size of rootball, tree stock and soil type. Below are general guidance sizes only. The landscape contractor is to speak to the grower to obtain exact sizes prior to delivery. Landscape Architect to inspect tree pits prior to planting.

Tree pit size guidelines:

Tree size	Rootball Size	Tree pit size (length, width, depth)
14-16 cmg	50x50cm	80x80x65cm
18-20 cmg	60x60cm	80x80x75cm
20-25 cmg	70x60cm	90x90x75cm
30-35 cmg	90x60cm	110x110x75cm

Tree aftercare and pruning

When a tree is lifted/harvested it will lose a percentage of it's root system. As a result the roots are unable to supply the crown with the water demand being placed on the root system which can cause stress to the tree. As a result the tree will respond by reducing the amount of foliage, in some cases when the water storage is great the tree will shed wood from the crown. Watering the tree is important in the first two years after transplanting. In very hot conditions the canopy can dry out even when the rootball is moist simply because there is not enough root development yet.

Therefore, the only solution is to reduce the canopy volume to reduce the stress.

All pruning is to be done by removing first and second wood only, all pruning works are to be carried out by appropriately trained landscape contractors.

It is recommended that hessian is placed around the tree stems after planting to prevent the overheating of the trunks.

The flow of water within the bark will normally prevent this, however, after planting less water is transplanted and as a result the trunk is at risk of sunburn. The setting sun will cause the most potential damage. Most of the damage will be visible on the western side of the tree. Trees with smooth bark are more vulnerable to sunburn than trees with rough bark.

Note: This is to only be done as a temporary measure as the tree is establishing, after which the hessian is to be removed.

Monitoring of the trees is to be carried out during the rectification period and as part of the long term management. The following points are to be considered and monitored:

- Watering, trees will require watering for the first two years after planting, after which they will generally look after themselves. The number of times will depend on location, weather conditions and growing season. Therefore, as the tree is a growing organism the required experience and knowledge will determine the number of times the tree is watered to ensure establishment. It is better to give the tree a lot of water once a week rather than water every day as this will encourage root development and prevent the tree becoming "lazy". Over watering will push oxygen away from the root system preventing root development.
- Soil condition, these can be carried out by a specialist to monitor the oxygen levels (that should ideally be 18-21%, 16-18% will be sufficient levels, 12-16% will be poor levels <5% shows acute root mortality). Soil moisture levels both within the rootball and surrounding ground to also be monitored.
- Soil compaction, traffic over planted areas or areas to be planted are to be limited or ideally avoided completely. When soil compaction is higher than 2.5MPa root development will not be possible.
- Canopy, monitor leaf development, size, colour and the amount of foliage that is within the crown. Length of new growth and bud development and size of buds.

Proposed Ornamental Shrub / Perennial / Herbaceous Planting

- To be planted in a minimum of 300mm depth approved topsoil to BS 3882: 2015 'Multipurpose' in the first available planting season after construction.
- All shrubs are to be planted as container stock unless otherwise specified (5 or 10 litre), all stock is to be well rooted into the container but not pot bound.
- All shrubs are to be planted with a slow release organic fertilizer (vitax or similar approved) and backfilled with a mixture of excavated top soil and compost (not peat based). A minimum of 50 mm approved ornamental grade bark mulch is to be applied to planting areas unless stated otherwise.

Proposed Hedge Planting

- To be planted in a minimum of 300mm depth approved topsoil to BS 3882: 2015 'Multipurpose' in the first available planting season after construction.
- All shrubs are to be planted as container stock unless otherwise specified (5litre), all stock is to be well rooted into the container. All hedge stock is to be grown in Troughs unless stated otherwise. Hedges are to be specified as 'Instant Hedges' to provide immediate impact on Day 1 of planting.
- All shrubs are to be planted with a slow release organic fertilizer (vitax or similar approved) and backfilled with a mixture of excavated top soil and compost (not peat based). A minimum of 50 mm approved ornamental grade bark mulch is to be applied to planting areas unless stated otherwise.

Proposed Climbing Plants

- To be planted in a minimum of 300mm depth approved topsoil to BS 3882:2015 'Multipurpose' in the first available planting season after construction.
- All climbing plants are to be planted as container stock unless otherwise specified, all stock is to be well rooted into the container.
- All climbing plants are to be planted with a slow release organic fertilizer to a N:P:K ratio of 4.5-2.0-7.5+0.8%mg (Vitax or similar approved) and backfilled with a mixture of excavated top soil and compost (not peat based). A minimum of 50mm approved ornamental grade bark mulch is to be applied to planting areas unless stated otherwise.
- All climbers that are not self-supporting are to be supported using vine eyes and plastic coated steel wire, climbers are to be secured using plastic coated clips.

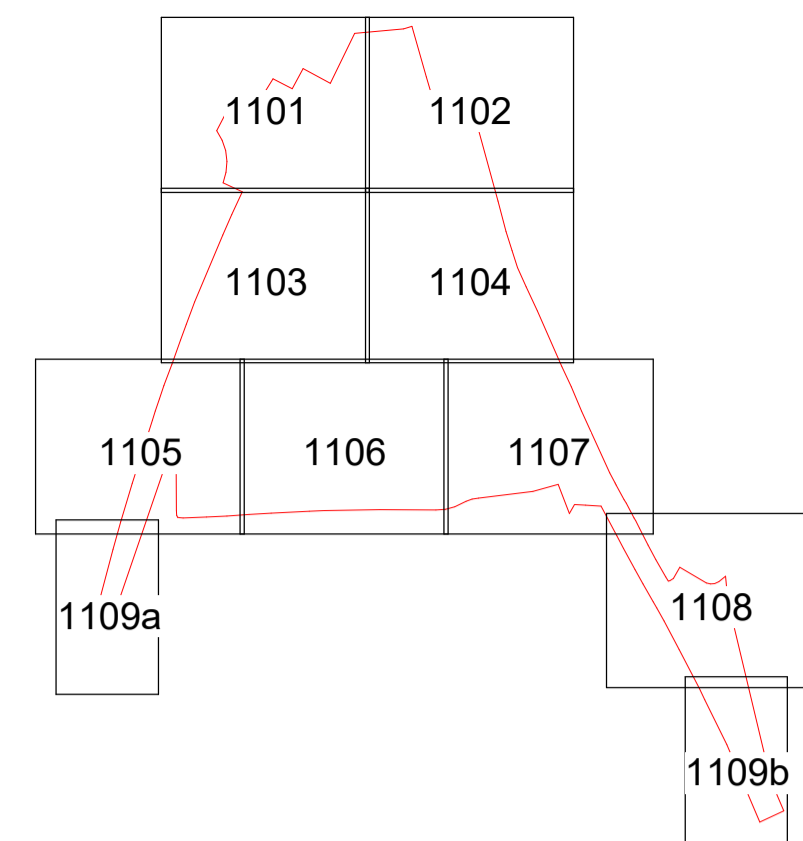
Planting Guidelines

- All planting and landscape operations should comply with the requirements specified in BS 3936-4:2007 'Nursery Stock' (Part One) and BS4428:1989 'Code of Practice for General Landscape Operations' (excluding hard surfaces).
- All topsoil and testing to conform to BS 3882: 2015 'Specification for Topsoil and Requirements for Use'. Topsoil needs to be 'Sandy Loam'. All topsoil needs to be tested and have certification with recommendation before use.
- All topsoil used for planting to be tested by an approved Topsoil Analyst and any required amelioration or soil improvements to be carried out in line with Analyst's report.
- All fertilizers are to be applied or supervised by qualified staff to avoid the action of phytotoxicity.
- Nurseries to provide protocols for ensuring that plant stock is free of invasive species.
- No planting is to be carried out when the site is covered by frost.
- Irrigation of plant material to be carried out during periods of drought will be required to ensure successful establishment of all plant stock.
- All new planting to be protected from mammal grazing by individual guards or stock proof fencing.
- If planting is to be carried out outside the growing season, allbareroot / rootballed plant stock is to be substituted with containerised stock. Specification to be agreed with Landscape Architect prior to ordering and implementation.

Maintenance Notes - Overview

For a detailed maintenance overview refer to Landscape Maintenance & Management Plan. Whilst on site, the following need to be adhered too:

- All planted areas to be kept clear of weeds at all times throughout maintenance period.
- Planted areas to be forked through regularly to keep soil loose and aerated.
- All litter and debris to be removed from landscaped areas and carted off site.
- Plants pruned as instructed by the Landscape Contractor to promote healthy growth and to remove dead and diseased wood.
- Watering as required to maintain healthy growth.



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PL02	2023 10 27	Planning Issue	AFS
PL01	2023 10 20	Draft Planning Issue	AFS
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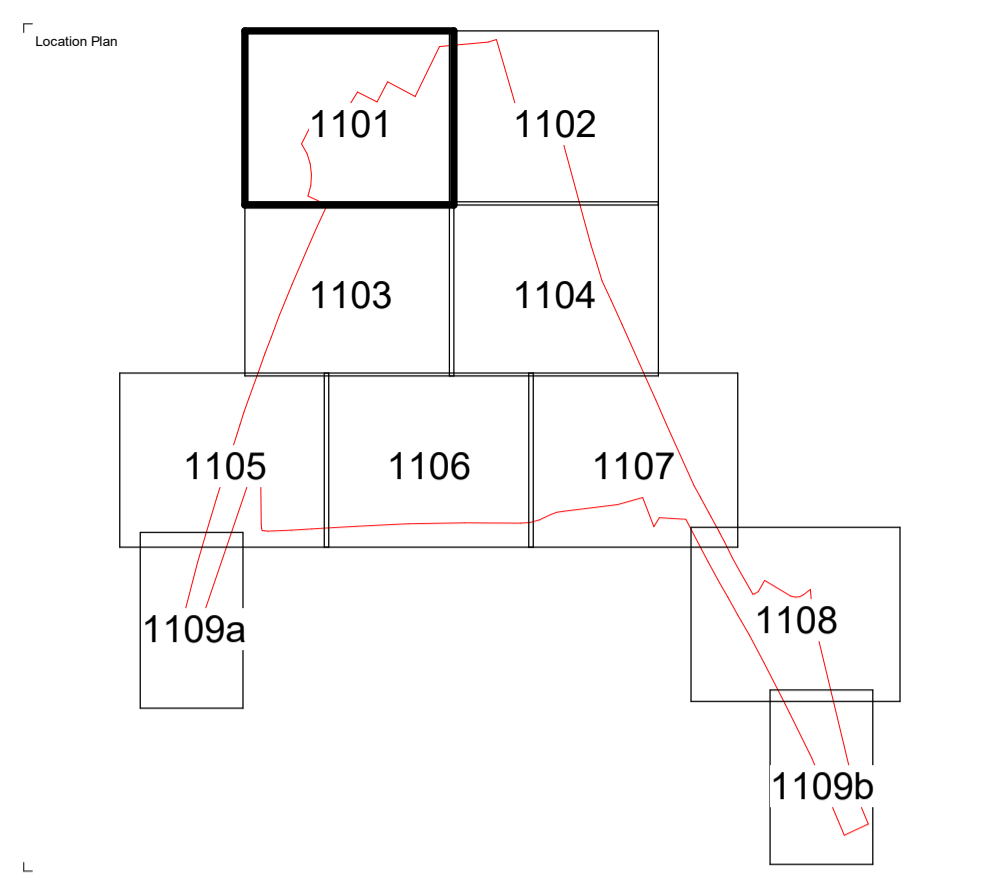
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CBM	AFS	As Indicated	Sept 2023

Drawing Number	Revision
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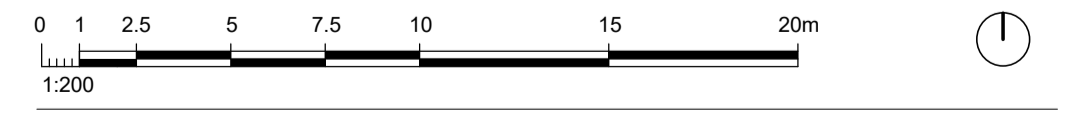


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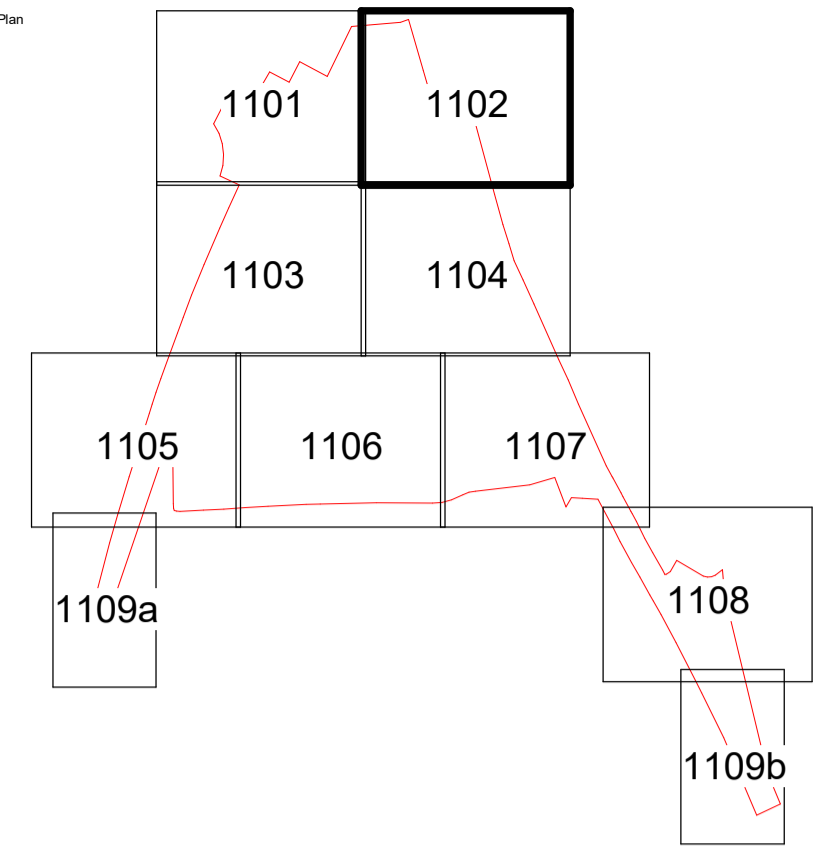
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Project	OUFC New Stadium Development	Client	Oxford United Football Club
Drawing Title	Hard & Soft Landscape General Arrangement Plan (sheet 1 of 9)	Drawn By	CBM
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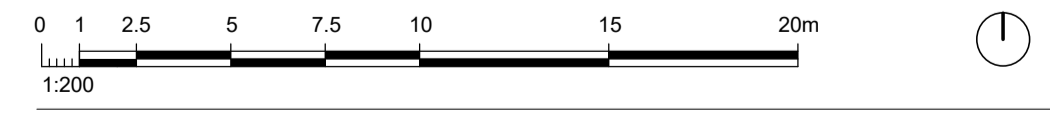


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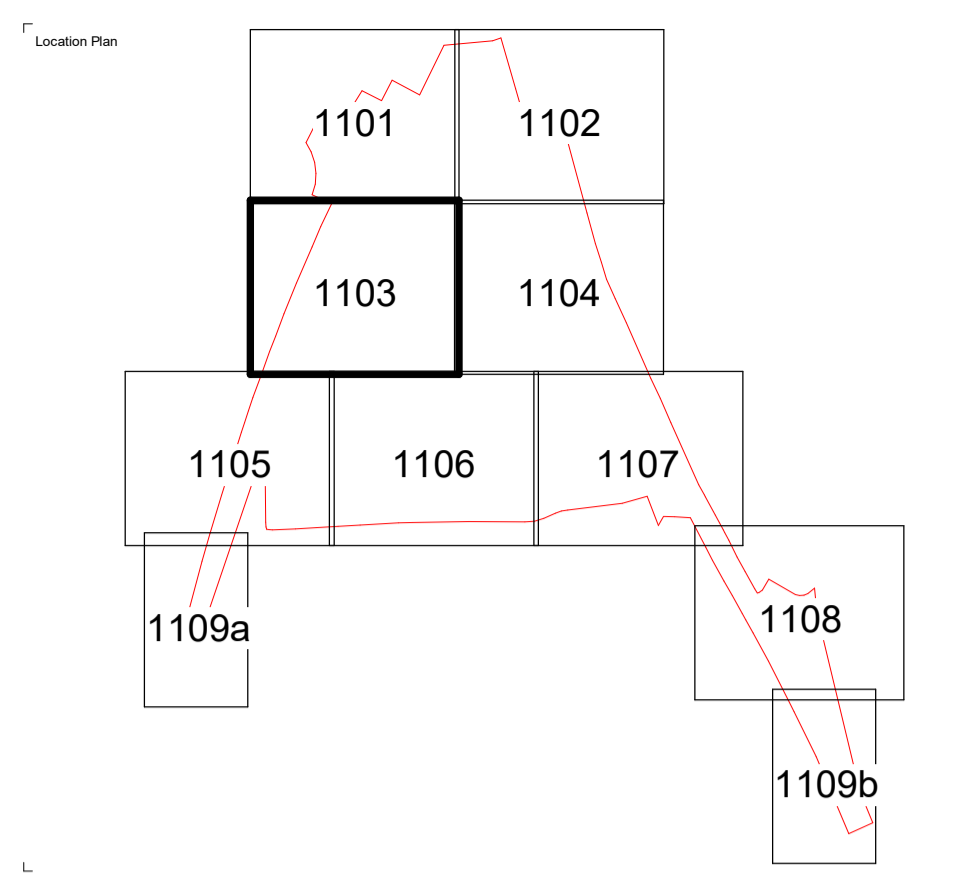


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Project		Client	
OUFC New Stadium Development		Oxford United Football Club	
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Extents of green roof above as indicated on Architects drawings

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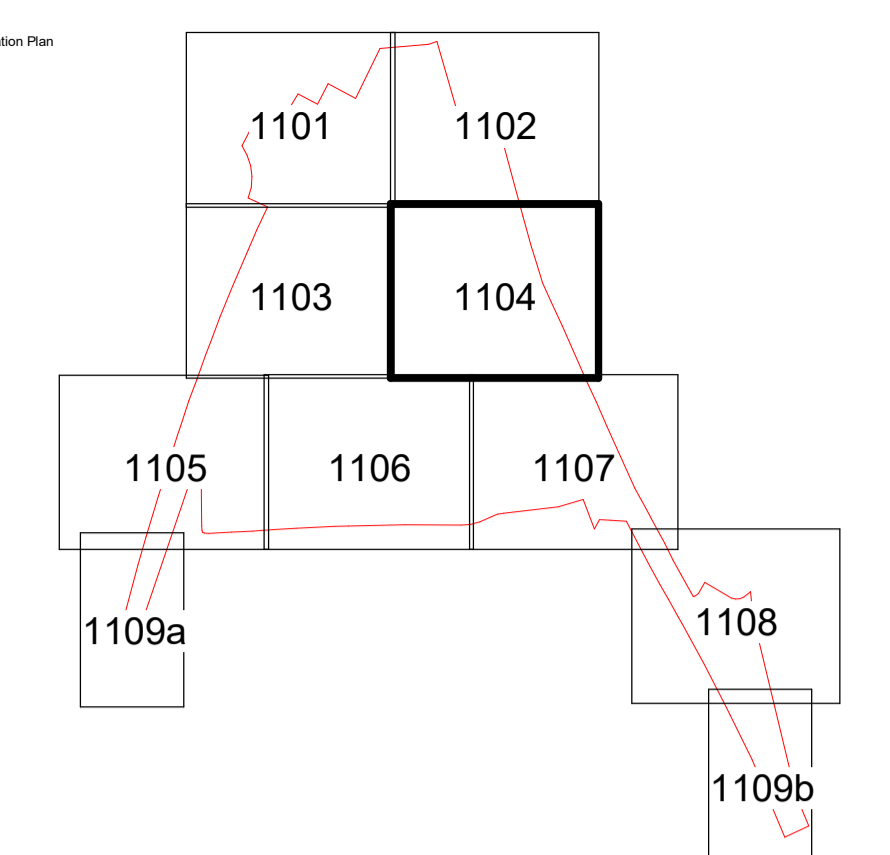
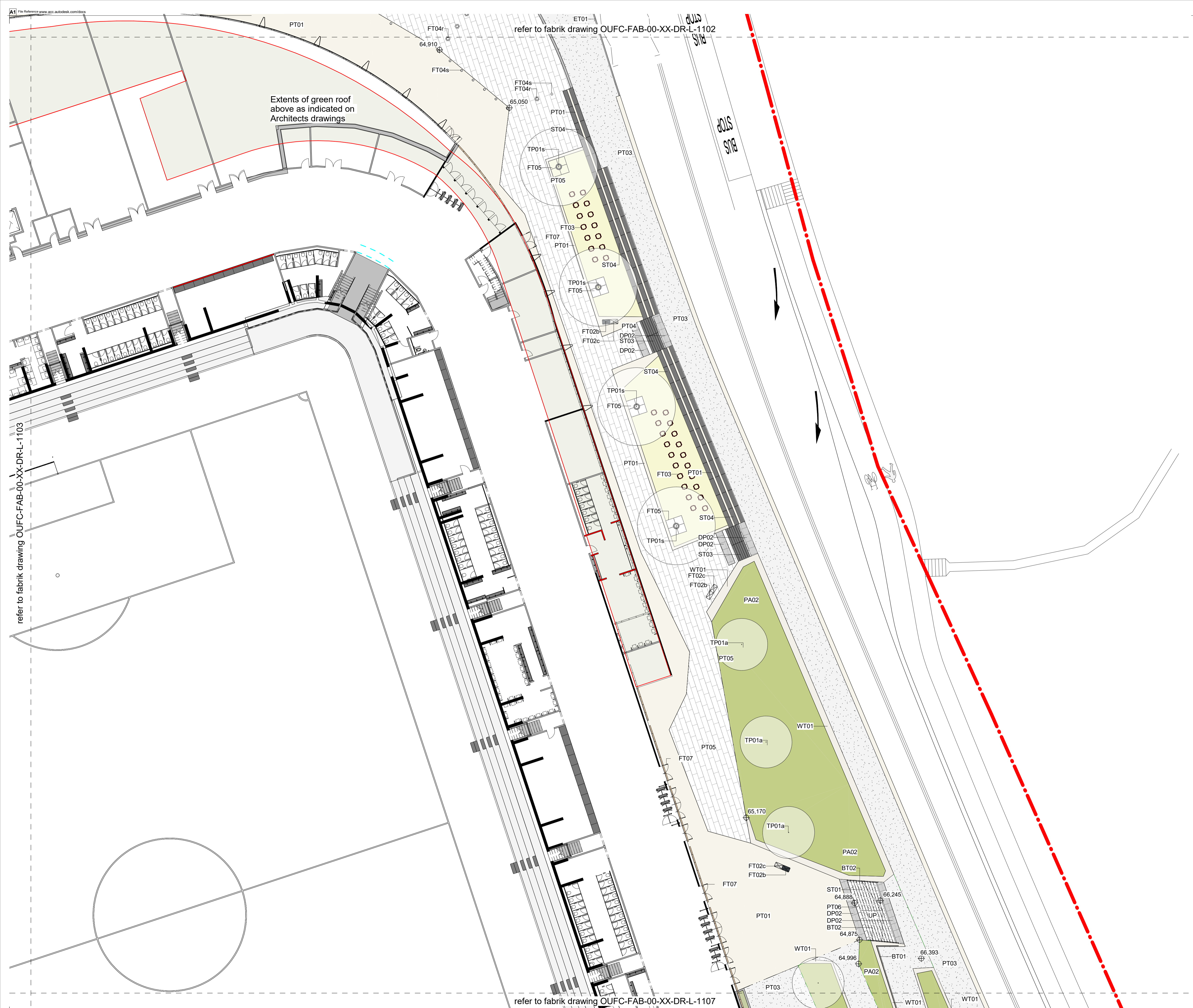
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