



PROPOSED SITE REDEVELOPMENT AT WORKDRY INTERNATIONAL HQ

LANDSCAPE STATEMENT

For:
Boyle and Summers

October 2025
Ref: WKDRY-IND-XX-RP-L-1000
Rev: P02

This document is to be read in conjunction with Indigo Landscape Architect's Landscape Masterplan (refs: WKDRY-IND-00-DR-L-1000)

I – THE LANDSCAPE PROPOSALS

I.1 Introduction

The landscape proposals have been formulated with the design team as an intrinsic part of the design process. The scheme design has several overall aims:

- To provide an improved setting for the new architectural proposals on the site;
- To provide an improved 'public face' to the site, to contribute positively to the local urban realm and adjacent street scenes;
- To respect neighbours, providing an improved relationship with them where appropriate;
- To enhance biodiversity on the site.

I.2 The existing site

The site has been in use by Selwood for many years and is located to the northeastern edge of a larger industrial estate, which extends southwest from the Candler's Ford Railway Station. The proposed Workdry International HQ building occupies the centre of the site in a right angle form footprint, with a courtyard space to the southwest. The site, due to its prominent situation at the junction of School Lane and Bournemouth Road, is visible approaching this crossroad from all directions, including Chalvington Road to the east. To the south, the site overlooks a residential dwelling, namely '1-6 The Oaks'.

Vehicular circulation within the site comprises a new road providing access from the north western corner and follows the northern and eastern boundaries (with parking provided along the latter), before leading to the exit at the southeastern corner.

The site is formed largely of hardstanding with no vegetation. Small areas of vegetation are noted within the curtilage of The Oaks plot to the south. The B3043 is noted to present a well tree'd edge opposite the site. The hardstanding within the site is constructed in levels with retaining walls.

The wider context of the site comprises the residential developments of Chandler's Ford beyond the bounds of the industrial estate.

I.3 The proposals

The proposals can be broadly broken down into the following areas:

- **Site frontage.** The landscape proposal to the site frontage, involves the replacement of the existing low retaining wall along the eastern boundary and continuing this treatment along the northern boundary with the construction of a new wall. A proposed Portuguese laurel hedge runs along the boundary retaining walls, before wrapping itself along a section of the southern site boundary to meet the building edge. This forms a visually coherent frontage to the site while softening the boundaries and buffering views year-round. A proposed line of fastigate / upright form trees (eg. Hornbeam) reinforce and strengthen the hedge along the eastern site boundary providing structure and contributing to the street scene and wider public

realm, whilst also creating additional habitat for wildlife. Structural 'Tree sand' pits are proposed to the northern narrower section of the planting bed to provide additional rooting depth for trees. The frontage is further enhanced with ornamental planting planted in large swathes, and providing year-round interest to the site and the street scene. At the north-eastern corner of the site, the proposed hedge offset from the site edge creates an area to house a seasonal Christmas Tree. This area would be planted with specimen shrub planting to provide year-round interest.

Planting areas on either side of the vehicular entrance to the northwest of the site comprise ornamental planting with additional trailing plants to the top of the retaining wall south of the road, and climbing plants to a section of the retaining wall further south, offset from the road. The pocket of soft landscape to the north of the new building is planted with a row of large ornamental shrubs (eg. Snowy Mespilus) within a bed of low ground cover ornamental planting to contribute to visual amenity in front of the building elevation. To the southeastern corner of the site, the vehicular exit is enhanced with specimen shrub planting to either side of the road, and forming a gateway.

- Southern boundary. Existing hardstanding along the southern boundary is removed and replaced with planting comprising a native thicket mix, adding to biodiversity within the site. Low groundcover planting is proposed along the footpath adjoining the building. The sewer easement that runs along the southern boundary of the site is maintained free of new tree planting. The existing wall along the southern boundary is retained.
- Western boundary. Works are proposed to be carried out to the wall along the southern section of the western site boundary, while to the northern section, lower and higher level retaining walls are constructed. Along the western boundary, planting to the southern section comprises ornamental planting with trailing plants along the edge to soften the retaining wall. A row of trees within the planting bed contains the courtyard. Planting along the northern section of the boundary within the bed formed by the lower retaining wall comprises ground cover planting with climbing and trailing plants.
- Green walls. The new build boasts green walls along sections of the façade, enhancing the appearance of the building.
- Courtyard. The courtyard area, located to the south-western corner of the site is designed to be a multi-functional space with furniture for outdoor meetings and a pergola with seating. A hedge formed of Bay Laurel runs along the outer length of the pergola, creating a soft edge while screening views to the walkway. A spatial dynamic would be created within the courtyard with raised and ground level planters within a chequered grey and buff flag paved area.
- Paving. Footpaths are paved with flags while the vehicular areas would comprise permeable asphalt to the road and block paving to the parking bays.

1.4 Conclusion

The overall effect of the landscape proposals will therefore be to significantly increase the quantity and quality of planting on the site and the 'public face' of the site, which will be improved. The attractive new HQ building together with other architectural enhancements and the carefully considered landscape proposals will also significantly enhance the local public realm at a prominent road junction in Chandlers Ford. In addition, the landscape proposals will provide a more attractive and welcoming entrance to the site, an improved relationship with neighbours and increased habitat and overall benefits for local wildlife.

2 – IMPLEMENTATION

2.1 General

All works shall to be undertaken to recognised good horticultural practice and to relevant British Standards. The quality of all landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations'.

All trees and other plants included within the approved details shall be healthy, well-formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications for Trees & Shrubs' and British Standard 4043 (where applicable).

2.2 Biosecurity

'BS 8545: Trees: From Nursery to independence in the Landscape' shall be adhered to. In the interest of Biosecurity, *trees should not be imported directly from European suppliers and planted straight into the field, unless they have appropriate certification that they are 100% disease free and have come from an area with no known horticultural diseases*; If disease free certification is not possible, the trees shall have spent a full growing season in quarantine, in a British nursery to ensure plant health and non-infection by foreign pests and diseases. This is a measure to address the threat of the introduction of pests and diseases from outside the UK.

2.3 Soiling and planting specification

The following other areas of specification shall also be strictly adhered to:

- In new planting areas to be topsoiled, away from existing trees, underlying subsoil shall be broken up / ripped as required to provide adequate drainage. Rubble / excess kerb haunching shall be fully removed.
- Topsoil depths generally (away from tree root protection areas): shrub, whip and hedgerow planting to be planted in minimum 400mm depth of topsoil. Amenity grass areas to be topsoiled to a minimum 150mm depth of topsoil. Topsoil laid over prepared subsoil as noted. Topsoil shall be kept weed-free prior to planting by hand weeding or use of non-residual herbicides.
- In existing topsoiled areas, the depth of soil shall be checked to ensure minimum requirements noted above are achieved.
- Existing topsoil shall be reused from site where possible. A topsoil analysis test should be undertaken to assess the pH level, structural analysis and nutrient composition of the soil and to confirm that there are no harmful levels of toxins present.

- Imported topsoil, if required, should be compatible in pH with existing soil on site and shall comply with BS3882: 2015 Multipurpose topsoil. A topsoil analysis certificate is required to indicate compliance with this specification.
- Additional PAS 100 peat free organic matter shall be incorporated into the soil in shrub planting areas at a ratio of 1 cubic metre per 20 cubic metres and thoroughly mixed in prior to planting.
- Organic fertilisers shall be incorporated as required in shrub, hedge, tree planting and amenity grass areas to ensure there are sufficient plant nutrients within the soil.

2.4 General

- All shrub planting and hedgerows to be mulched with minimum 50mm settled depth medium graded ornamental bark mulch to suppress weeds.
- Whip planting to be mulched with 50mm minimum settled depth medium grade woodchip mulch.
- Planting to be protected from rabbit and other damage, with tubular shelter guards. Where there is also a possibility of pedestrian desire lines crossing planting, post and wire fencing with rabbit proof netting shall be installed.
- Amenity grass areas shall be turfed or seeded as specified, laid / sown onto a cultivated, weed free, level bed with a fine tilth. Turf to be laid / seed to be sown as per supplier's recommendations.
- The green walls shall be implemented as per the supplier's instruction.

2.5 Tree Planting

All tree planting to be in accordance with BS8545:2014

- Tree pits, to be square in plan, excavated to a minimum size of 600mm larger than the rootball. Base of pit to be slightly domed; not to be broken up unless drainage problems are apparent.
- Tree pit guide size guide; Selected Standard size and above / feathered trees above 3.0m height; 1200mm x 1200mm, depth as per rootball*.
- Standard tree and smaller / feathered tree below 3.0m height; pit to be 1000mm x 1000mm. Depth as per rootball*.
- *Bare root trees. Base of pit to have dome of soil to support roots / tree at *original* level in the nursery.
- Tree pit backfill to reflect soil profile – ie: subsoil up to approx. 400mm from ground surface, topsoil above, approx. 400mm depth.
- Watering 'dishes' to be created around the base of each tree, to hold water directly over rootball during watering. Mulched dish to be 2m dia. for trees Selected Standard / 3.0 height and above. Mulched watering dish for Standard size and smaller / below 3.0m height, to be 1.5m dia.
- Rootballed / container grown trees to be double staked, with a low cross bar, fixed with rubber tree ties.
- Bare root trees shall be single staked, fixed with rubber tree ties.
- Trees outside planting areas to be mulched with minimum 50mm settled depth, medium graded ornamental bark mulch to 1m diameter.

2.6 Timing and monitoring of planting works

All planting shall be undertaken, at the latest, within the first planting season (1st November to 31st March inclusive) following substantial completion of the major construction and groundworks. The developer may however, undertake planting prior to this, outside the planting season, using fully containerised planting material. This is on the understanding that increased watering will be required to establish the planting successfully. Grass seeding shall be undertaken in spring. All planting works will be undertaken and supervised by a competent professional landscape contractor.

3 – LANDSCAPE MAINTENANCE AND MANAGEMENT

Long term design objectives

The general intent of landscape maintenance of the site is to ensure that over a period of time the planting develops to maturity, to the concept that has been approved by the local planning authority.

Management and maintenance is to be undertaken in such a way as to allow healthy plants to develop, unhindered by weed growth or other inhibiting factors.

3.1 Landscape maintenance schedules

All landscape maintenance work is to be undertaken by an experienced landscape maintenance contractor.

Maintenance visit, will typically be undertaken once monthly between October and March and twice monthly between April and September. A guide minimum number of 18 visits shall therefore be undertaken. The primary maintenance operations will include:

- Watering trees, plants, grass and wildflower areas as necessary to ensure vigorous and successful establishment during the early years after planting.
- Keeping planting areas free from weeds. All planted / mulched areas shall be hand weeded or treated with a non-residual herbicide as appropriate / required.
- Fertilising of tree pits, hedge and shrub / ground cover areas (only), annually in spring using a suitable organic slow release fertiliser.
- Fertilising amenity grass areas with a suitable organic fertiliser annually in spring.
- General pruning and trimming to ensure footways, signs etc. are not obscured and to ensure plants develop appropriately according to their species.
- Trimming native hornbeam hedges to 1.2m height.
- Trimming Portuguese Laurel hedges. Guide height 1.5 – 2.0m depending upon location.
- Mowing amenity grass areas as a minimum every two weeks during the growing season to maintain a neat appearance.
- Checking and adjusting all tree stakes and ties at every maintenance visit during the first one to two years after planting. Removal of stakes and ties once trees are securely established (guide 12 – 18 months after planting).
- Removal of litter (to be undertaken as part of the general site cleaning and not necessarily by the landscape maintenance contractor).
- Replacing plants that fail where required, with the approved species, (within 5 years of planting as a minimum). All planting will be inspected annually in late summer. Any

dead, dying or diseased plants shall be removed and replanted according to the approved plan in the following planting season (November-March).

- The green walls shall be maintained and managed as per the supplier's instruction.

4 – INDICATIVE PLANT SCHEDULE

Plants to be selected from the following list or similar, as a guide:

TREE PLANTING

Species	Height (m)	Girth (cm)	Form	Root form / staking
Carpinus betulus 'Fastigiata' (along eastern boundary)	Min 4.5m	14 – 16	HS	Bare root, single staked
Pyrus 'Chanticleer' (along western boundary)	Min 4.5m	14 – 16	HS	Bare root, single staked

NATIVE THICKET MIX 1 – 2 plants / square metre

Plants protected with tubular shelter guards.

Species	Size – cm	Rootform	Mix percentage
Cornus sanguinea	60 – 80	B/R	5
Corylus avellana	60 – 80	B/R	30
Crataegus monogyna	60 – 80	B/R	30
Ilex aquifolium	40 – 60	2L pot	5
Ligustrum vulgare	60 – 80	B/R	5
Prunus spinosa	30 – 40	2L pot	10
Rosa canina	60 – 80	B/R	5
Viburnum opulus	60 – 80	B/R	10

HEDGE PLANTING

Species	Size – cm	Form	Mix percentage
Laurus nobilis	80 – 100	Bushy well branched 5L plants	100
Prunus lusitanica	80 – 100	Bushy well branched 5L / RB plants	100

ORNAMENTAL PLANTING

General planting areas boundaries. To be planted in bold swathes.

Species	Size – cm	Pot size	Density – no/m2
Anemathele lessoniana	-	3L Container	4
Ceanothus thyrsiflorus Repens	30 – 40	3L Container	4
Hebe 'Midsummer Beauty'	30 – 40	3L Container	4
Hebe rakaiensis	20 – 30	3L Container	5
Hedera 'Hibernica'	30 – 40	2L Container	6
Lonicera Maygreen	40 – 60	3L Container	4
Panicum virgatum 'Heavy Metal'	-	3L Container	4
Prunus 'Otto Luyken'	40 – 60	3L Container	4
Pyracantha 'Red Cushion'	30 – 40	3L Container	4
Rosa 'Kent'	40 – 60	3L Container	3
Rubus 'Betty Asburner'	30 – 40	2L Container	5
Symphoricarpos 'Hancock'	30 – 40	2L / B/R	4

SPECIMEN SHRUB PLANTING

To areas of specimen shrubs planting (north of building, seasonal Christmas tree area and vehicular exit to southeastern corner).

Species	Size – cm	Pot size
Amelanchier lamarkii (adjacent to north elevation of building)	125 – 150	Rootballed
Corylus avellana 'Purpurea'	80 - 100	10L Container
Cotinus 'Grace'	80 - 100	10L Container
Mahonia x media 'Charity'	80 - 100	10L Container

CLIMBING SHRUBS

To planters along pergola, and planting beds along retaining walls to the north and northwestern boundary of the site.

Species	Size – cm	Pot size
Parthenocissus henryana (retaining walls)	40 - 60	3L Container
Clematis spp.	60 - 80	3L Container
Vitis coignetiae	60 - 80	3L Container