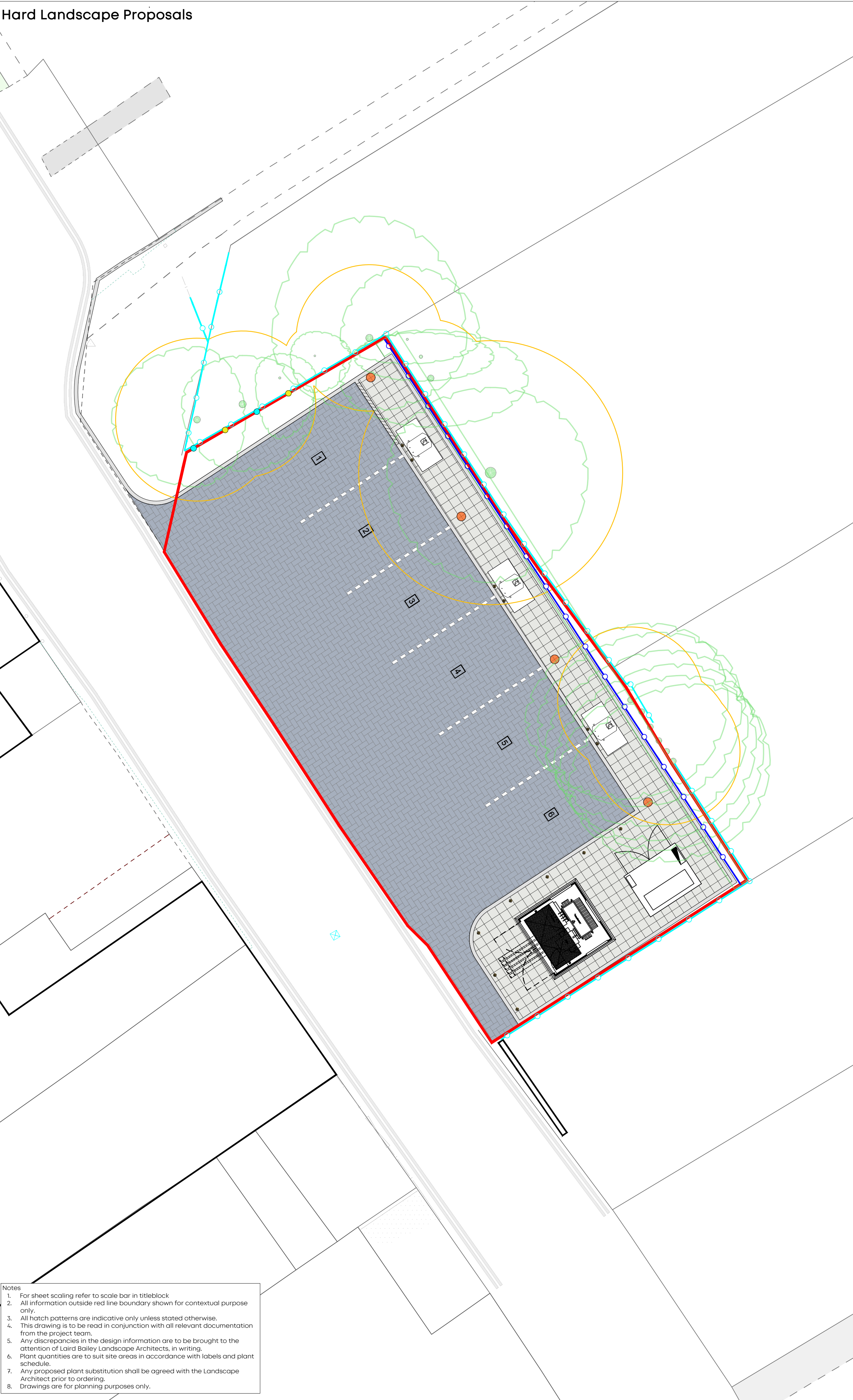
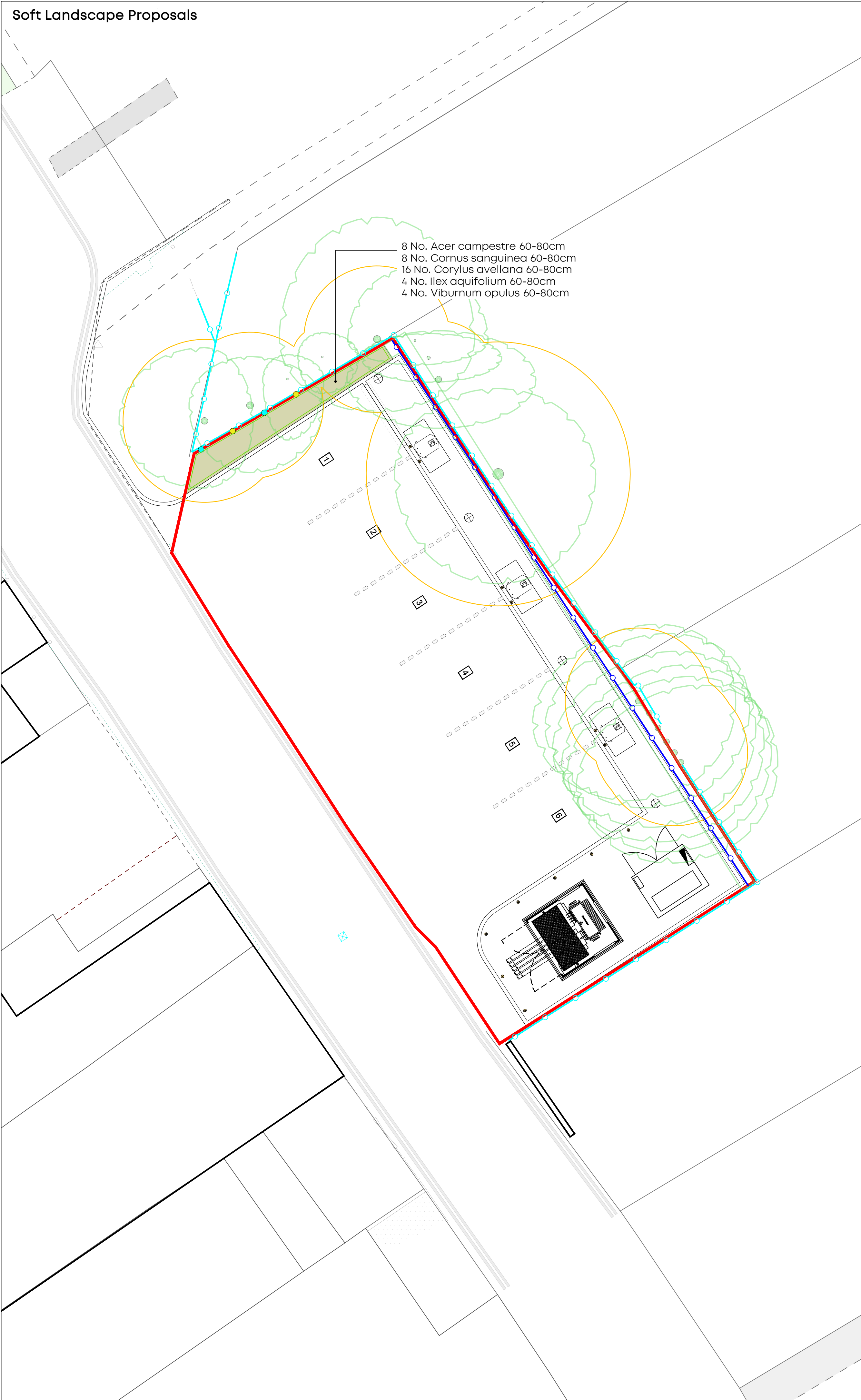


Hard Landscape Proposals

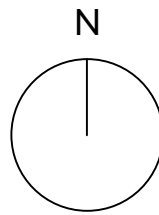


Soft Landscape Proposals



- Site Boundary
- Retained Vegetation
Refer to Tree Retention and Removal Plan
(Tyler Grange 15671_P02_A)
- Root Protection Area
Refer to Tree Retention and Removal Plan
(Tyler Grange 15671_P02_A)
- Existing Fence to be Retained
- New Fence
Wooden Vertical Closeboard Fencing with 150mm Gravel Board, 75x75x2400mm Timber Fence Posts, 1800mm total height
- Permeable Block Paving
XFLO Rectangular, 200x100x80mm
Colour: Slate
Supplier: AG (or Similar Approved)
Laid in Herringbone Pattern, 7mm minimum joint
- Paving Stones
Tavira Textured Flagstone, 450x450x40mm
Colour: Silver
Supplier: AG (or Similar Approved)
Laid in line, with 4mm joints
- Kerb Stone
Bullnose Kerb Setts, 200x127x100mm, Slate Smooth
Supplier: AG (or Similar Approved)
Fitted in high rise profile to be 125mm above adjoining block paving
- Dropped Kerb
Specification as Kerb Stone above
- Light Bollard
- Bollard
- Proposed Native Shrub Planting
- Proposed Bat Box Location
Vivara Pro Build-in WoodStone Bat Box (or similar approved). To be fixed 2m high (minimum) on new pressure treated timber post 120x120x3000mm.
- Proposed Bird Box Location
Vivara Woodstone Sparrow Nest Box (or similar approved). To be fixed 2m high (minimum) on new pressure treated timber post 120x120x3000mm.

b	Hedgerow Reinstated/Boxes Moved	23.01.24
a	Implementation Schedule Added	22.11.23
Rev	Comment	Date



0m 5m



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Client:
Leap24

Project Title:
The Close, Pinner

Drawing Title:
Detailed Soft Landscape Proposals (Sheet 1 of 2)

Date: 20 November 2023
Drawing Number: LB431_D01
Scale: 1:100 at A1
Status: Final

Drawn By: EB
Checked by: AL
Revision: B
Use: Planning

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OUTLINE SPECIFICATION NOTES - SOFT LANDSCAPING

SITE PREPARATION AND EARTHWORKS

All existing trees, hedgerows and other vegetation to be retained either within the site or immediately adjacent to the site, shall be protected from damage as per the specifications set out within the accompanying Arboricultural Impact Assessment (Tyler Grange, Report No. 15671_R01a_WS_JP, 22 June 2023) and associated Tree Protection Plan, in accordance with BS 5837 : 2012 'Trees in Relation to Construction'.

All trees and shrubs shown to be removed shall be removed outside the bird nesting season (ie, outside the period of beginning March to end of August inclusive). All tree stumps of trees to be removed are to be ground out, with the root stock entirely removed, and all arisings removed from site.

Subsoil and topsoil shall be 'site won' or imported as required. A detailed testing and analysis of the physical and chemical properties of the proposed soil material to be used should be carried out to assess its suitability for use within the soft landscaped areas.

Generally, all earthworks shall be executed in accordance with BS4428 'General Landscape Operations'. Ground profiles to be left with smoothly flowing contours, free from localised depressions, high spots and abrupt angles.

Subsoil and topsoil shall be spread to achieve a minimum depth of 800mm of viable rooting depth for trees and shrubs within all planting:

- Ornamental/native shrub planting : 300mm depth topsoil over 300mm depth subsoil

Cultivate topsoil to produce an even surface free from lumps and clods, with cultivation to a minimum depth of 450mm. The need for ameliorants and fertilisers shall be reviewed by appropriate soil testing, prior to soil spreading or import.

EXISTING TREES AND SHRUBS

- Avoid damage to branches, trunks and roots of trees. All existing trees and hedges to be retained are subject to BS5837 (2005 and all amendments to date) 'Trees in relation to Construction – Recommendations', and should be fully fenced off, prior to the commencement of any works.
- Where existing trees and shrubs are to be retained they should be subject to a full Arboricultural inspection for safety;
- Any surgery required shall be in accordance with BS3998 (2010 and all amendments to date) 'Tree Work – Recommendations', shall comply with any existing T.P.O requirements and shall require the prior approval of the Landscape Architect;
- No storage of materials, disposal of rubbish, site fires, spillage of oil and chemicals, ground compaction, excavation or changes in level shall be carried out within existing tree/hedge canopies.

GENERAL PLANTING SPECIFICATIONS:

Proposals to be read in conjunction with Architect's and Engineers Drawings;

- All landscape operations to be in accordance with BS4428: 1989 & BS 3936: 1992 and all amendments to date;
- Plant material to conform to the National Plant Specification;
- Any plant material planted outside the recognised planting season (Nov-Feb), to be containerised stock and supplied at the sizes specified;
- Plant handling and planting operations to be in accordance with HTA "Handling and Establishing Landscape Plants parts I – III);
- All planting to be maintained and guaranteed for 12 months to include watering, weeding, pest & disease control;
- The landscape sub-contractor is to take all safety precautions to prevent any injury to any persons. The landscape sub-contractor shall comply with the requirements of the Health and Safety at Work Act 1974 and current Construction, Design and Management Regulations; and
- The landscape sub-contractor shall confirm the location of all underground services before commencement of planting and report where trees/ hedges are suggested within 2m of underground services and 5m of buildings.

NEW PLANTING

Handling and transportation of all plants shall be carried out in accordance with Horticultural Trade Association's 'Plant Handling' recommendation (1987).

All planting operations shall be carried out in accordance with BS5326:1975; BS4043:1966, and BS4428:1968. Advanced nursery stock to BS5236:1975.

New planting must be completed within the next planting season following completion of the hard landscape works.

Areas of beds to be planted must be:

- Free of weeds, litter and other debris, which may affect plant establishment and growth
- Well rotavated to a depth of 400mm to loosen soil, with the application of fertile organic matter to aid in plant growth and development
- Soaked before planting allowing water to sufficiently permeate the soil.

It is important to maintain a weed-free area and adequate levels of moisture especially in new planting beds. Before planting and applying any weed suppressants:

- The ground must be levelled whilst clearing all weeds, debris and rubbish;
- Dig over and rotavate soil breaking up any large clods of earth;
- Soak soil thoroughly prior to planting and after digging before applying mulch or membrane;
- Membrane must be rolled out before planting and secured to the ground using membrane staples;
- Position plants within bed, drawing around the pot base with chalk;
- Cut out the circle of membrane leaving some bare earth around the plant base;
- Apply mulch at a thickness of approximately 75mm (leave a sufficient area of bare ground around the stems or trunk so enough water can permeate the ground to the roots);
- Leave mulch 20-30mm below the level of adjacent hard surfaces at edges of planting beds to prevent mulch spilling over during watering.

Shrubs, ornamental grasses and herbaceous perennials

All shrubs, ornamental grasses and herbaceous perennials shall be supplied in accordance with the plant schedules by named nurseries. Shrub pits to be excavated to allow a 75mm clearance around the edges of the root system, and sides and bottom of pits shall be loosened to relieve any compaction. Backfill for each plant to include 50g of SAI Enmag fertiliser. All bare root stock to be fitted with rabbit guards and caned.

SOIL AND MULCH

Soils should be certified to BS 3882:2015 (topsoil) and BS 8601:2013 (subsoil), but most importantly found via a soil scientists interpretive report and soil resource plan to be fit for the specific landscape function. Topsoil and subsoil will be of similar textural range and 'keyed in' at interface.

- Existing topsoil (if present and suitable) to be stripped and stored on site in heaps not exceeding 2m in height and kept weed free;
- Any compacted subsoil to be broken up to allow free drainage and to enable topsoil to key into surface;
- Any imported topsoil to be to BS3882, medium texture, neutral PH value, reasonably stone free with no stones over 20mm in size;
- Topsoil depths to be 300mm for shrubs, hedges, climbers and groundcover planting; and,
- All planting areas to be covered with a 75mm depth of medium grade bark mulch.

PLANT MATERIAL TREATMENT

- All trees and shrubs are to be supplied from nurseries in the UK or other member countries of the EEC. The Landscape Architect is to approve the nursery selected by the Landscape Subcontractor for the supply of plants. The landscape subcontractor is responsible for the protection of plant material being hardened off or grown at their nursery and shall make good defects;Root Dip – Proprietary Root Dip applied to all bare root stock at time of lifting at nursery and prior to planting;
- Anti-Desiccant – Proprietary anti-desiccant to be applied to foliage of all containerised/rootballed material in leaf, specimen confiders and evergreens etc, prior to transportation and during any delay in planting;
- Plants should be stored in a suitable location on site where they can be positioned upright and sheltered from wind. Their pots/root balls should be sheltered from direct sunlight especially during hot dry weather.
- Plants should be delivered in batches as required and planted within 48 hours of delivery from nursery, stock should be watered regularly before and after planting
- On delivery, check plants are in accordance with original specification set out by landscape architect, are in a healthy condition, free of broken stems, wilting leaves and disease
- Pruning - Allow for pruning of all deciduous trees and shrubs by 1/3rd /following planting at Landscape Architect's direction or as indicated in the planting schedule;

SOFT LANDSCAPE MAINTENANCE AND MANAGEMENT

MANAGEMENT RESPONSIBILITIES

The landscape works will receive post installation management and maintenance. The first 12 months management is to be included within the landscape contract, and be undertaken by the landscape contractor (appointed by the Developer) to their own specification with the sole purpose of ensuring that the softworks are planted (in accordance with the planting and successfully established. All plant failures within the first year will be replaced by the contractor on a like for like basis.

Maintenance and management activities for subsequent years (following end of defects period and covering a minimum period of 5 years) to ensure the soft landscaping is managed effectively beyond the time limits of the implementation and establishment works. The responsibility for this management and maintenance will be with the management company which will be appointed by the Developer.

Management and maintenance operations will be monitored and reviewed on an on-going basis and where required modified if the operations and frequencies set out do not deliver the required results or meet the specific aims and objectives.

DURING ESTABLISHMENT PERIOD

As a minimum, monthly maintenance visits should be undertaken for the first year to inspect, monitor as well as to carry out routine operations, including weeding and litter picking, with other specific operations being undertaken as scheduled below.

During the establishment period following initial planting of native shrub areas the following landscape operations to be undertaken to ensure establishment of healthy, vigorous plants:

- Inspect new planting monthly. Check and adjust ties and firm up stakes as necessary;
- Maintain weed-free area around each tree and shrub, a minimum radius of 150mm from the stem, using mulch mats or herbicide. Mulch to be maintained until plants have formed a close-knit ground cover;
- Re-firm any plants loosened by frost heave, wind rock or vandalism by treading around the base;
- Watering to be undertaken regularly during the summer months and as required in the first five years following planting, to achieve successful plant establishment;
- Ameliorants to be added as necessary and in accordance with the on-going maintenance above;
- Prune or clip to promote bushy, healthy growth and required shape when necessary;
- Trimming back of growth overhanging adjacent footpaths or windows when required; and
- Any dead or dying plants to be replaced during the winter season (November/ March).

ONGOING MAINTENANCE

Existing trees are to be maintained by:

- Regular inspection, at least once a year to ensure they remain in a safe and healthy condition, free of disease, damaged or broken stems/branches and dead wood.
- Pruning back of tree growth to minimise overhanging of parking areas and charging facilities, whilst also ensuring existing trees do not pose a health and safety issue to users;
- Monitoring and removal of dumped waste.

Proposed native structure planting is to be maintained by:

- Fertilising for continued healthy growth (for shrubs and hedges only). Ameliorants to be added as necessary;
- Pruning to maintain correct shape of plant and prevent plants encroaching on paths or roads. native structure planting is to be maintained to a maximum height of 1.5m;
- Weed control - Weeding should take place in the the spring and end of the summer;
- Watering - undertaken regularly during the summer months; and
- Seed heads to be left during winter months for wildlife

HARD LANDSCAPE MAINTENANCE AND MANAGEMENT

- Paving and flagstones to be regularly brushed with a stiff non-metal brush to prevent a build-up of dirt. A more substantial clean (mild controlled pressure washing or scrubbing with proprietary solutions following the manufacturer's guidelines) to be carried out two or three times a year, especially during spring and autumn;
- Newly completed areas of paving or flagstones should only receive a light brushing in the first few months to allow joints to settle naturally. From then on, general maintenance should be carried out regularly;
- Inspect areas of new paving regularly in their early life and top up joints where needed. Any damage or vandalism to be reported and rectified as soon as possible; and
- Treat lichen, moss or algae growth with an appropriate proprietary weed killer, used in accordance with the manufacturer's instructions.

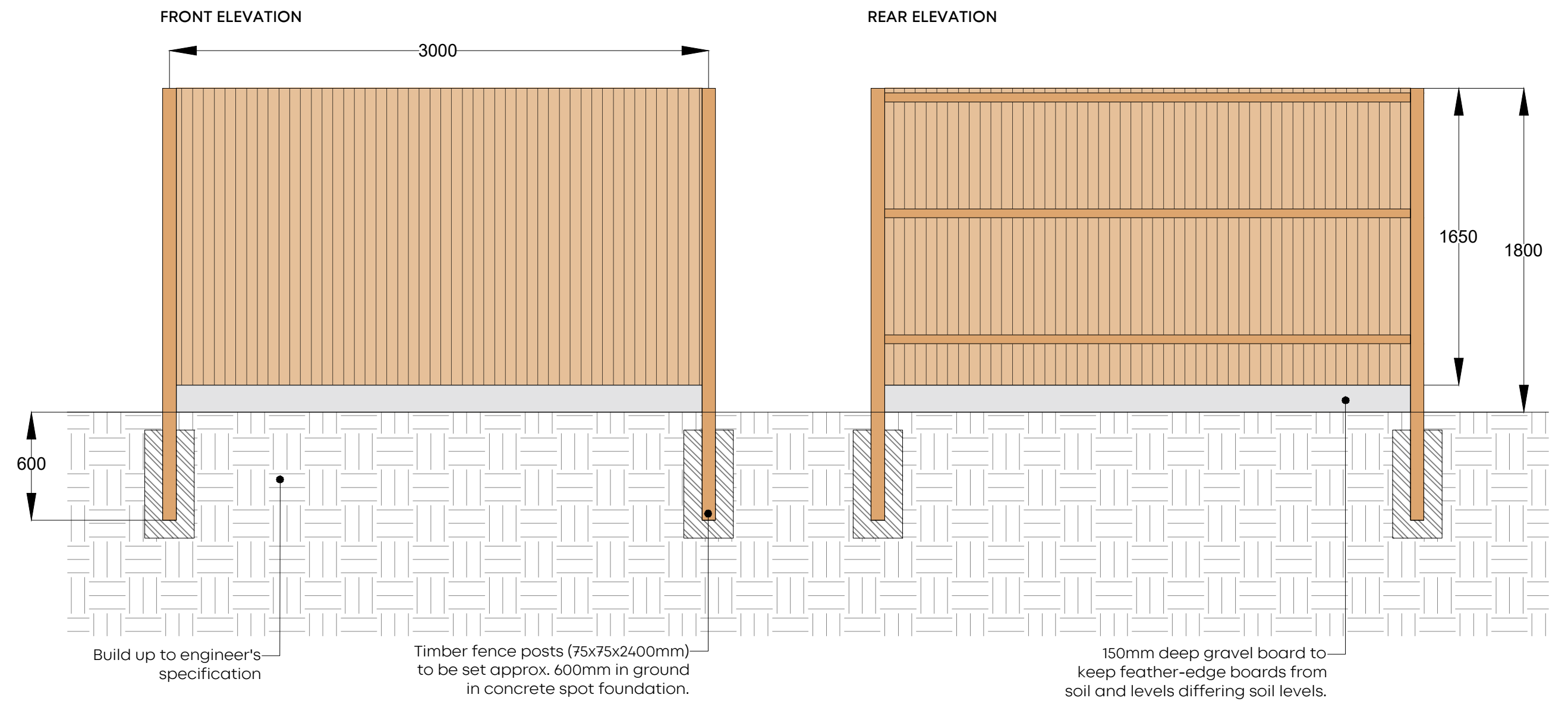
MAINTENANCE SCHEDULE

Component	Task	Time of Year	Frequency
Existing Boundary Trees	Assess for health and damage	Oct to Feb	Annually
	Prune and repair wounds in accordance with good horticultural and arboricultural practice.	Oct to Feb	As required (annually)
Native Shrub Planting	Refirm Plants	Nov to Mar (Establishment)	Monthly
	Replacement Planting	Nov to Mar (Establishment)	As required (next available planting season)
	Weed Control	Mar to Oct	Monthly/every visit
	Watering	Mar to Oct	As required after a period of four weeks without significant rainfall
	Thinning / Pruning / Removal of dead plant material	Nov to Jan	Annually if required
Hard Landscape	Top up bark mulch to full depth of 75mm.	Oct to Mar	Annually
	General Inspection / Works / Brushing	Throughout	Monthly/every visit
	Hard Surface Cleaning	Feb-May and Sept-Nov	Bi-Annually
	Weed Control / Treatment	Mar to Oct	Monthly
General	Remove Debris / Litter	Throughout	Monthly/every visit
	Winter Leaf Collection	Nov to Jan	Monthly/every visit

TIMBER CLOSE BOARD FENCE

Scale 1:25 at A1

All dimensions in mm (millimeters)



Planting Schedule

Shrubs	Number	Species	Height	Specification	Density
8	Acer campestre	60-80cm	1+1	:Bushy :5 brks :BR	4/m²
8	Cornus sanguinea	60-80cm	1+1	:Bushy :5 brks :BR	4/m²
16	Corylus avellana	60-80cm	1+1	:Bushy :5 brks :BR	4/m²
4	Ilex aquifolium	60-80cm		Bushy :5 brks :C	4/m²
4	Viburnum opulus	60-80cm	1+1	:Bushy :5 brks :BR	4/m²

All timber work to be pressure treated softwood with min 25 years warranty.

IMPLEMENTATION SCHEDULE

The construction of the development shall be carried out in accordance with the phasing below. Development shall occur in a sequential manner as proposed and for the avoidance of doubt; Phase 1 shall commence before development commences on Phase 2; Phase 2 shall commence before development commences on Phase 3 and so on.

Phase 1: All tree protection works shall be implemented in accordance with BS 5837:2012 before any machinery or materials are brought to site. Vegetation proposed for removal shall be cut down and removed from site. All trees and shrubs shown to be removed shall be removed outside the bird nesting season (March-August inclusive).

Phase 2: Hard landscape works shall commence and be completed.

Phase 3: Soft landscape works are implemented. Planting must be undertaken within the first available planting season following implementation of the hard landscape works (November-May inclusive). Planting may take place throughout the year but plants will need to be supplied in pots as opposed to bare root.

Phase 4: Management period begins.

b	Hedgerow Reinstated/Boxes Moved	23.01.24
a	Implementation Schedule Added	22.11.23
Rev	Comment	Date



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Detailed Soft Landscape
Proposals (Sheet 2 of 2)

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Status: Final

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