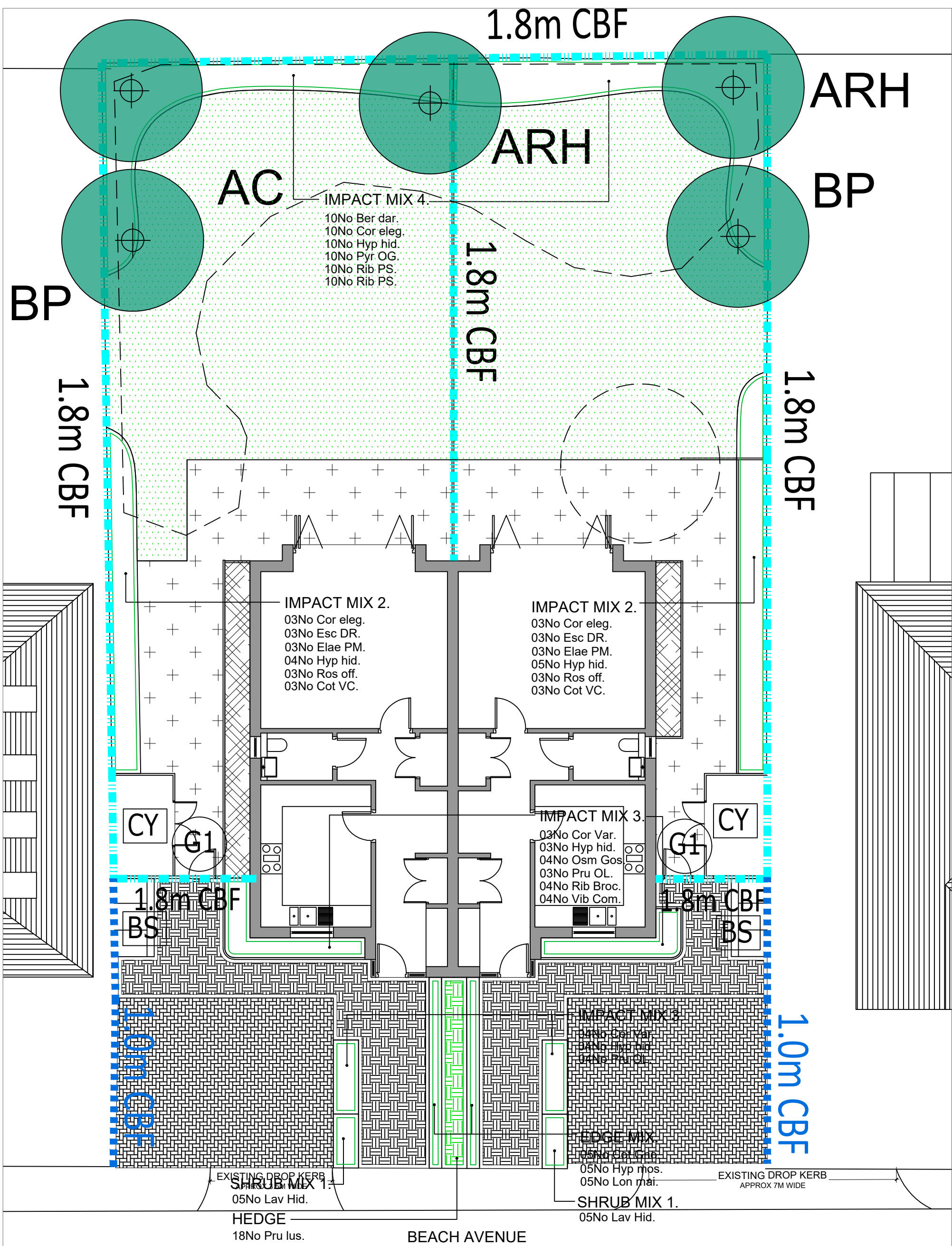




GENERAL NOTES:

9.01.01 ALL HARD AND SOFT LANDSCAPE WORKS TO BE CARRIED OUT BROADLY IN ACCORDANCE WITH THE RELEVANT CURRENT BRITISH STANDARDS (INCLUDING CURRENT REVISIONS OF 4401, 3305, 6837) NATIONAL PLANTING SPECIFICATION GUIDELINES, HORTICULTURAL TRADES ASSOCIATION STANDARDS (INCLUDING HANDLING AND ESTABLISHING LANDSCAPE PLANTS PART 1, 2 AND 3), CPSE 'PLANT HANDLING' STANDARDS & COSH REGULATIONS.

9.01.02 ANY AREAS OF COMMUNAL LANDSCAPE WILL BE MANAGED IN PERPETUITY. THEY WILL BE COMPETENTLY MONITORED AND FOLLOW BEST LANDSCAPE MANAGEMENT PRACTICE PRINCIPLES THEY WILL FOLLOW A MAINTENANCE SCHEDULE SUFFICIENT TO KEEP THEM WELL MAINTAINED, SAFE, TOY AND IN GOOD STATE OF REPAIR.

IMPLEMENTATION AND MONITORING PROGRAMME.

8.01.01 Implementation of all external works and hard landscape works will be completed as on completion of or during the building works.

Implementation of any communal planting, native trees/shrub areas and bare root stock during next available planting season following completion of hard construction. (End Nov-Mid March)

Implementation of all on curtilage planting following sale of individual plots or during next available planting season whichever is appropriate.

MANAGEMENT OF SOFT LANDSCAPE AREAS.

YEAR 1/3

7.01.01 AIMS OF PLAN

TO INSURE PLANTING ESTABLISHES SUCCESSFULLY AND SHRUB CANOPY CLOSES (NO GAPS OR BARE AREAS)

CARRY OUT MAINTENANCE OPERATIONS TO INSURE PLANTING AREAS REMAIN CLEAN AND TIDY AT ALL TIMES AND THAT EACH PLANT/TREE DEVELOPS TO ITS TRUE FORM AND SHARP AND ASSOCIATES CORRECTLY WITH OTHER SPECIES WITHIN THE BED

ASSESS NEED TO REMOVE STAKES, CANES AND OTHER SUPPORTS

7.01.02 MAINTENANCE OPERATIONS (Based on a minimum number of visits of 6/10 during growing season and 2/4 during dormant season)

WATER ALL SOFT LANDSCAPE AREAS AS REQUIRED TO AID ESTABLISHMENT

WEED ALL PLANTING AREAS including spot treatment of all PEST AND DISEASE CONTROL grass and planting

APPLICATION OF FERTILISER

ADJUST STAKES AND TIES

REMOVAL OF TREE/SHRUB STAKES/TIES/GUARDS When plants are stable/mature enough to no longer require to support protection.

REFIRM PLANTING.

REPLACE DEAD DYING DEFECTIVE, DANGEROUS TREES AND DEAD DEFECTIVE DYING SHRUBS.

REPLACE DISTRESSING/DEADLY TREES

LITTER PICK REMOVAL OF LEAF LITTER AND GENERAL TIDYING/WEEDING OF LANDSCAPE AREAS.

PRUNING SHRUBS AND TREES

Hedges to site frontage (behind wall) to be maintained at max 600mm height.

Hedges to all other curtilage areas to be maintained at min/600-1800mm height.

TOP UP BARK MULCH

GRASS CUTTING Short-medium grass 8-12 cuts/yr Short Grass paths and edges min 16 cuts/yr

BIRD BOXES: All boxes monitored annually (February) all repairs and removal of old nesting material.

INVERT/BKATE/REFUGIA All monitored every third year (October) - repairs and additions

ASSOCIATED HARD MAINTENANCE OPERATIONS (PUBLIC OPEN SPACE)

REPAIR OF DEFECTIVE HARD LANDSCAPE FENCING/ENCLOSURE, GATES AND STREET FURNITURE.

WEED TREATMENT/REMOVAL AND TIDYING, SWEEPING OF HARD SURFACES, INCLUDING REMOVAL OF LEAF LITTER.

7.01.03 YEAR 4/5

AIMS OF PLAN

TO INSURE PLANTING ESTABLISHES SUCCESSFULLY AND SHRUB CANOPY CLOSES (NO GAPS OR BARE AREAS)

CARRY OUT MAINTENANCE OPERATIONS TO INSURE PLANTING AREAS REMAIN CLEAN AND TIDY AT ALL TIMES AND THAT EACH PLANT/TREE DEVELOPS TO ITS TRUE FORM AND SHARP AND ASSOCIATES CORRECTLY WITH OTHER SPECIES WITHIN THE BED

ASSESS NEED TO THIN OUT FASTER GROWING SPECIES OR THICKEN UP UNDERWEED AREAS OF THE SCHEME IN STRICT ACCORDANCE WITH THE APPROVED PLANTING PLAN

ASSESS NEED TO REMOVE STAKES CANES AND OTHER SUPPORTS

INSURE THAT ALL MANAGEMENT AND MAINTENANCE OPERATIONS FAVOR THE ULTIMATE PLANT SELECTIONS (INFRASTRUCTURE TREE AND SHRUB POSITIONS)

7.01.04 YEAR 6 ONWARDS

AIMS OF PLAN

AS YEARS 1-5 BUT ALSO INCLUDING THE FOLLOWING

AS SHRUB SPECIES BECOME OVERMATURE REPLACE WITH NEW SPECIMENS OR WHERE APPROPRIATE CUT BACK AND ALLOW TO REGENERATE

ALL IN ACCORDANCE WITH APPROVED PLANTING PLAN

GRAVEL INFILL OR FRONTAGE

16.01.01 FOR LOCATION AND CONSTRUCTION DETAILS OF ALL PROTECTIVE FENCING TO EXISTING TREES TREE NUMBERS AND SPECIALIST CONSTRUCTION AREAS ALSO DETAILS OF EXISTING TREES (SIZE, VIGOUR, SPECIES ETC) REFER TO ARBORICULTURAL CONSULTANTS REPORTS AND DRAWINGS.

DRAWING REFERENCE.

This drawing to be read in conjunction with the following.

Architectural details and Site Layout (DAC 05/22 series DESIGN ENDEAVOURS)

Tree Survey, Assessment and Method Statement, ()

Adopted road, footpath and highway way. ()

16.01.03 This drawing to be read in conjunction with drainage and service information, minor adjustment to be undertaken on site. Significant changes will be agreed with Landscape Architect. (Trees not to be moved closer to buildings than shown on drawings.)

NOTE: SURFACE LEVELS/DRAINAGE.

FOR DETAILS OF ALL EXISTING AND PROPOSED SURFACE LEVELS, FINISHED FLOOR LEVELS TO BUILDINGS AND TYPE AND ARRANGEMENT OF DRAINAGE/SERVICES REFER TO PROJECT ARCHITECTS AND ENGINEERS DRAWINGS.

16.01.05 ALL OVER+UNDERGROUND SERVICE ROUTES TO BE CONFIRMED AS NOT CLASHING WITH AND LYING OUTSIDE OF ROOT PROTECTION AREA OF ANY RETAINED TREES OR THE MATURE CROWN SPREAD OF ANY RETAINED OR PROPOSED TREE ON OR ADJACENT TO THE SITE.

WHERE THIS IS NOT THE CASE SERVICE LOCATION TO BE SUPPORTED BY ARBORICULTURAL IMPACT ASSESSMENT IN ACCORDANCE WITH B.S.5837 SUBMITTED FOR AGREEMENT.

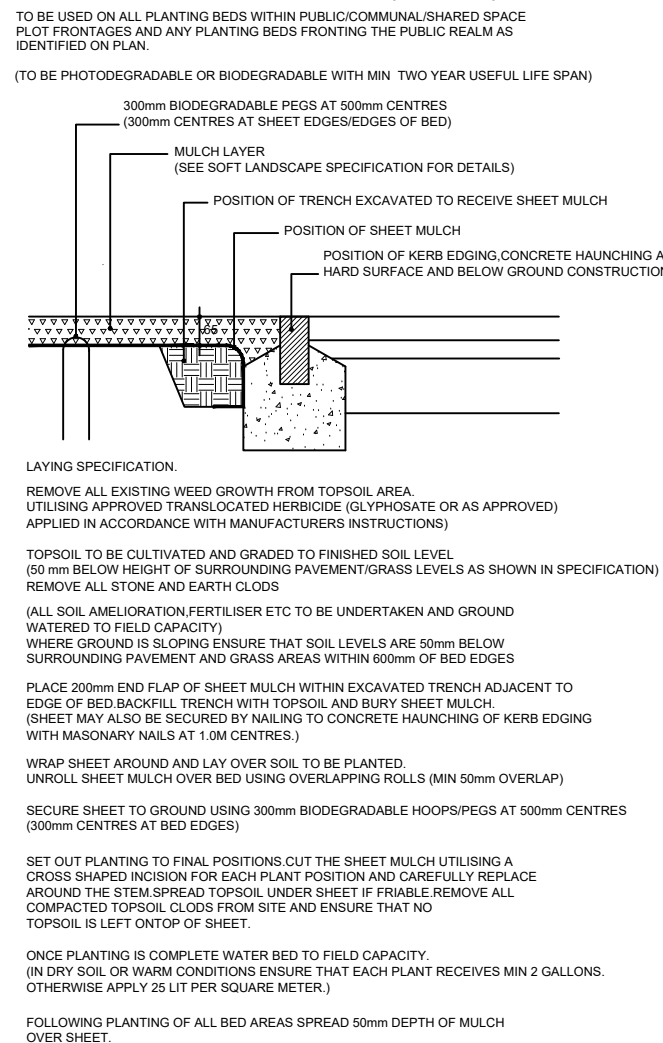


CYCLE STORAGE

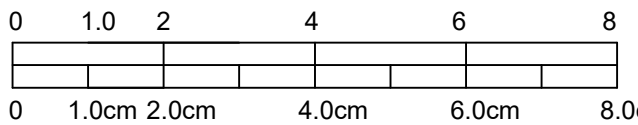


BIN STORE

SHEET MULCH DETAIL (N.T.S.)



SCALE 1:100 (Meters to cm)



6.01.06 PROPOSED GROUND LEVELS
NO NOTABLE CHANGES IN THE SITES TOPOGRAPHY FROM THE EXISTING ARE PROPOSED



CLOSE BOARDED FENCE

SPECIFICATION NOTES.

ESTABLISHMENT AND IMPLEMENTATION

- No soft landscape operations to be undertaken during periods of prolonged waterlogging, frozen ground, adverse high or low temperature or drought.
- Prior to planting and soil preparation. All unsuitable existing vegetation to be suitably sprayed off (refer to notes on chemical use below) and then removed.
- 1.01.01 Including bramble, perennial weeds and stressed and unsuitable elements of existing boundary vegetation and hedgerow.
- 1.01.02 Assumes main contractor provides adequate topsoil (existing or imported) to all planting areas as shown (in accordance with B.S.3852:1994) and in accordance with finished ground levels on external works drawings. All subsoil to be broken up to min depth of 300mm prior to topsoil application. To improve root zone drainage and remove compaction
- 1.01.03 Imported soil and screened topsoil to be a fertile medium loam pH 6.0-7.5 and should be free from any perennial weeds, weed seeds, contamination, rubble, subsoil and stones bigger than 50mm with a maximum stone content of 20% (contractor to organise sample to be sent for lab lab testing and to make results available for approval)
- 1.01.04 Topsoil areas to be cultivated by hand or machine prior to planting. (Topsoil planting depths to be min 450mm for shrub/tree beds and 150mm for turf/seeded areas.
- 1.01.05 All tree pits in soft areas to be planted in pits with sides/bases broken up to 300mm. (width of pit increased if required to accommodate root system without bending)
- 1.01.06 Extra Heavy Standards - 800mm square pit, 450-750mm deep, Standards - 650mm square pit, 400mm deep.
- 1.01.07 All areas of public open space and/or tree planting to be proactively protected from compaction
- 1.01.08 A. To unrestricted larger services or root protection areas (RPAs), tree areas post-construction soil decompaction measures will comprise soil ripping sufficient to break up any subsoil pan within any compacted areas. B. To restricted compacted areas incorporating existing services and/or RPAs these areas will be secured by the erection of robust barriers and/or ground protection erected in accordance with BS 5837 recommendations) sufficient to fully restrict/exclude access to these areas as a whole for the life of the developments construction period.
- 1.01.09 All tree stakes and fixings to be sufficiently low to allow free movement of the crown.
- 1.01.10 Tree support to comprise a stake set at uniform height, 300mm min depth below ground level with a biodegradable tie toward the head of the stake. Or be underground guyed using Arboquip tree guying system (Green leaf Planting Products) or similar approved. (single stake with single biodegradable tie - standard trees, double with double biodegradable tie for heavy) triple with triple biodegradable tie for 'instant' heavy standard NB. Or as details shown on Tree Pit Cross sections.
- 1.01.08 Stakes to be removed after between 2-3 years, in accordance with management plan or when trees are established.
- 1.01.09 Backfill to pits (other than trees within hard paved areas) to be clean topsoil with tree fertiliser added, firmed in after planting. All trees to have irrigation system units fitted to fully surround the root ball.
- 1.01.10 at base of pit backfill to be 30% excavated soil, 60% imported topsoil and 10% non peat compost.
- 1.01.11 All trees to have root zone suitably irrigated prior to planting
- 1.01.12 Trees, shrubs or other planting damaged by plant handling will not be accepted, this includes broken root containers at time of delivery, broken central Tree leaders, more than 10% lateral branch damage to trees/shrubs, bark removed from main stems.
- 1.01.11 All plant material delivered to site must have a well established compact fibrous root system, be free from pest and disease/other defects, be healthy and display good form characteristic of species, trees to have a clearly defined central leader (unless multi stemmed) and be correct match to species and quantities specified on drawing.
- 1.01.12 All formative pruning after planting in accordance with B.S.3998:2010 "Tree work- recommendations" remove branches damaged/broken during planting, remove unwanted secondary shoots, weak forks, or crossing/rubbing branches or dead material.
- 1.01.13 All trees, shrubs etc to be planted at depth of soil mark from nursery or soil level of container.
- 1.01.14 All trees, shrubs etc to have all root coverings removed and any damaged roots removed with suitable pruning tool.
- 1.01.14 All plant material to be Certified nursery stock, of local provenance and in accordance with B.S.3936:1992
- 1.01.15 All planting operations to be in accordance with B.S.4428:1989
- 1.01.15 Where herbicides are utilised in conjunction with the following plan these are to be in strict accordance with COSH and Control of Pesticide Regulations
- 1.01.16 Shrub planting (container grown) to be planted in a planting hole big enough to accommodate the plant without root damage, to a min of 300mm cubed. Min pot size to be 2/3 litre unless specified differently in schedule.
- 1.01.17 All climbers noted TR require wire or trellis support
- 1.01.18 All hedges are specified as double staggered rows
- 1.01.19 In shrub specification all breaks are to be strong and within the lower third (Where no breaks are identified assume min 3 breaks in lower third)
- 1.01.19 All plants to be firmed, ameliorants added, watered in and dead or damaged branches removed after after planting prior to sheet mulch and bark mulch being added.
- All planting beds should be mulched with 75mm min deep layer dark matured woodchip.
- All mulch to have an even particle size between 15-65mm spread taking care not to smother ground cover plants and watering all plants immediately prior to spreading mulch. (Mulch sample and source to be approved).
- NOTE:**
- 1.01.20 All trees in grassed zones to be planted centrally within a 1.0M square/round recessed planting bed grass/weed free base with 50mm depth bark mulch or to incorporate a strimmer guard.
- All specimen shrubs in grassed zones to be planted centrally within a 0.75M square/round recessed planting bed grass/weed free base with 50mm depth bark mulch or to incorporate a strimmer guard.
- 2.01.01 HIGHWAY TREES.**
- All trees to be underground guyed and be adequately supplied with a root protection system (GR1005 or GL1007 by Greenleaf Planting Products or as required to fit individual situation and agreed with monitoring professional)
- 3.01.01 ROOT BARRIERS (PRIVATE AND ADOPTED SEWERS- SEPERATE TO TREE PIT DETAIL Tp1)**
- Utilise geotextile root barrier to depth of filter layer (Min 1.0M)
- to outer edge of pit and to min 3000mm either side of tree or as shown on drawing.
- To be ReRoot 1000 (RER 1000A) by Greenleaf Planting Products/Green Blue Urban.
- NOTE:** As shown on dwg and within 3.0M of any sewer
- 3.01.02 TREE PITS WITHIN HARD AREAS. (Tp1.)**
- To be in accordance with tree pit construction detail shown on drawing.
- BARE ROOT SHRUB PLANTING.**
- 4.01.01 All native/indigenous planting should utilise plants of local provenance
- All bare root plant material delivered to be lifted November - early March dependant on weather conditions.
- To be planted within 24 hours of site delivery. Root zone to be protected prior to planting either by heaping into ground, covered with bare earth, hessian sacking or min 300mm of straw/adequately irrigated and kept moist to avoid roots drying.
- 4.01.02 Native whip and shrub mix. Use 900mm tube guarding and 1.0M mulch matting, watering all plants immediately prior to laying matting.
- Plant between mid November and mid March, slit planted incorporating slow release fertiliser.
- 4.01.03 Plant between mid November and end February, slit planted or pit planted incorporating slow release fertiliser.
- 4.01.04 Hedge planting (1+1 or 1+2 transplants or container grown stock) to be planted in double staggered rows 300mm apart on raised canes at 450mm intervals. Plants to be cane supported mulch matted (photodegradable or biodegradable) and rabbit/hole guarded (recycled), firmed in and watered in, with slow release fertiliser added and dead or damaged branches removed after planting.
- Transplants to be planted between mid november and end February. (NOTE: Refer also to shrub planting For ameliorants.)
- 4.01.05 **NOTE:** All guards to be photo degradable. Do not smother plants with mulch.
- NB: All mulch matting must have specified and proven minimum useful life expectancy of 2No growing seasons and be covered with min 50mm dark bark chip layer

GRASS AREAS.

- 5.01.01 The finished surface level of grassed areas to be set above the height of adjacent hard surfacing to a minimum 10mm compacted level or sufficient to enable effective mowing of the grass without the potential for damaging blades against kerbs.
- Prior to turfing rotavate and level topsoil as required and remove any debris and stones above 50mm diameter and add pre turfseeding fertiliser to manufacturers recommendations.
- Use cultivated, weed free amenity turf laid with broken joints well butted up Work from planks as required to avoid damage to turf and water in as necessary to avoid shrinkage.
- 5.01.02 Seeding to be undertaken during march, april or september Rotavate and level topsoil as required and remove any debris and stones above 20mm diameter, add pre seed fertiliser to manufacturers recommendations. Apply at 50gms per square metre lightly raking after sowing. (Contractor to supply mix details and source for approval)

6.01 IMPERMEABLE SURFACES

ANY IMPERMEABLE DRIVEWAYS OR HARD SURFACED FRONTAGES OVER 5 SQM IN AREA AND DRAINING POSITIVELY ONTO THE HIGHWAY WILL INCLUDE AN INTERCEPTING DRAINAGE SYSTEM TO POSITIVELY CHANNEL RAINWATER RUNOFF AWAY FROM THE HIGHWAY

6.01.07 SERVICE ACCESS COVERS

ALL SERVICE ACCESS COVERS, MANHOLES AND IRONWORKS WILL BE ALIGNED WITH BLOCK PAVING AND (WHERE FEASIBLE) CO-ORDINATED WITH SURFACE FINISHES

LEGEND:

4.3 KEY: HARD WORKS

- FRONTAGE PAVING**
CONCRETE BLOCK PAVING 200x100x 60mm
BASKETWEAVE BOND
PERMEABLE
1No COURSE STRETCHER COURSE BLOCKS AS FLUSH EDGE
FINISH(COLOUR: GREY)
- PRIVATE PARKING**
CONCRETE BLOCK PAVING 200x100x 60mm
90 DEGREE HERRINGBONE.
PERMEABLE
1No COURSE STRETCHER COURSE BLOCKS AS FLUSH EDGE
FINISH(COLOUR: GREY)
- PRIVATE FRONT/ REAR PATHS AND PATIO**
P.C.PAVING SLABS - RIVEN FINISH
STACK BOND
SIZE: 450x450mm
COLOUR: GREY/NATURAL
SET ON PERMEABLE BASE AND SUB BASE
- GRAVEL INFILL AREA**
20-30mm DIAMETER GRAVEL - DEPTH 50-75mm
OVER SECURED GEOTEXTILE
AGGREGATE COLOUR: SILVER/GREY.
- BOUNDARY ENCLOSURE 1.**
HEIGHT 1800mm. TIMBER CLOSE BOARDED FENCE
IN ACCORDANCE WITH DETAIL
- EXISTING BOUNDARY ENCLOSURE 2.**
HEIGHT 1000mm. TIMBER CLOSE BOARDED FENCE
- BIN STORE**
IN ACCORDANCE WITH DETAIL. TIMBER CONSTRUCTION
WITH OPENING DOORS- COLOUR GREY
- CYCLE STORE**
IN ACCORDANCE WITH DETAIL -OOOOOO CONSTRUCTION
WITH OPENING ROOF/DOORS. COLOUR GREY
- GATE**
TIMBER, LEDGED, BRACED AND LOCKABLE
IN ACCORDANCE WITH DETAIL

SOFTWORKS:

- PROPOSED STANDARD TREE POSITION**
- PROPOSED HEDGE PLANTING**
- PROPOSED SHRUB PLANTING**
- PROPOSED SURFACE TO FRONT GARDENS**
GENERAL AMENITY TURF MIX.
(FULLY TREATED AND CULTIVATED)
- EXISTING VEGETATION (RETAINED)**
To be retained in accordance with Arboricultural Consultants Tree Survey and Assessment.
NOTE: ALL PROTECTIVE FENCING TO BE IN ACCORDANCE WITH ARBORICULTURAL REPORT AND DRAWING
- EXISTING VEGETATION (REMOVED)**
To be removed in accordance with Arboricultural Consultants Tree Survey and Assessment.
- EXISTING VEGETATION (RETAINED)**
To be retained in accordance with Arboricultural Consultants Tree Survey and Assessment.
NOTE: ALL PROTECTIVE FENCING TO BE IN ACCORDANCE WITH ARBORICULTURAL REPORT AND DRAWING
- EXISTING VEGETATION (REMOVED)**
To be removed in accordance with Arboricultural Consultants Tree Survey and Assessment.

A. LAYOUT UPDATED TO LPA REQUIREMENTS 24.01.23
B. IMAGE TITLE UPDATED 24.01.23

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DRAWING STATUS

CLIENT

DESIGN ENDEAVOURS

PROJECT

49 BEECH AVENUE, RUISLIP.

DRAWING TITLE

LANDSCAPE PROPOSALS

SCALE	DATE	DRAWN	CHECKED	DRAWING NUMBER
1:100@A1.	14.10.22	OB	AH	22.5304.01
No dimensions are to be scaled from this drawing All written dimensions to be checked by the contractor Discrepancies notified immediately to this consultant				
				REV B