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architecture & landscape

■ CLIENT
Montague Estates (UK) Ltd

■ LOCATION/PROJECT
25 The Avenue, Northwood, Middlesex.

■ TITLE OF DRAWING
Overall Landscape Plan & Plant Schedule

■ DESCRIPTION OF PROPOSED WORKS
Proposed Landscape Plan to proposed site and buildings

■ DRAWING STATUS
Discharge of Planning Conditions 6 & 7

■ NOTES
This drawing has been produced in support of a planning application and should not be used for any other purpose.
Copyright: No part of this drawing, details, calculations or schedules pertaining to this project as titled (including any notes therein) may be produced in any form either in part or whole without the prior permission in writing of Kevin O'Callaghan, Architect.
All dimensions are in millimeters. If in doubt ask. This drawing is not to be used for setting out.
All sizes and dimensions to be checked on site prior to commencement and confirmed by the architect. This drawing is to be read in conjunction with all other relevant drawings and details.
Party Walls. All relevant party wall agreements are to be entered into and agreed between owners prior to commencement of works. Access over, build over agreements with utility companies to be agreed and approved prior to works on site.
Materials and workmanship must be of a standard conforming with the appropriate recognised authority. For example "National House Building Council", British Standards Institution", Department of the Environment- (Building regulations 1991)" etc.
The client, will be their or appoint a , Principle Designer to act on his behalf who will ensure that suitable arrangements are established for construction (Design & Management) Regulations 2015" are adhered to if required.
The Contractor must at all times operate safe working practices, maintain the integrity of the existing structures, and conform to all the appropriate requirements of the health & Safety Executive including the "Construction (Health , Safety and welfare) Regulations 2015".
The working methods of any hazardous operations must first be discussed with the Principle Designer and the Principle Contractor prior to commencement.

DATE: April 2022
DRAWN BY: K O'C
SCALE: 1:100
REVISIONS
DRAWING NUMBER: PL-25-1000
A1 SIZE DRAWING
Print Drawing at 150 for A1 size

External Material Schedule, refer to data sheets

- (A) Paved terrace/area/path
  Romana Beton Outdoor Porcelain Tile.
  Colour: silver. Size: 600x600x20mm,
  refer to data sheet.
- (B) Proposed fencing. Close border panel dip treated
  1.8wx1.8m high. Brand name Forest Green.
  Colour: Golden Brown with concrete slotted posts
  and concrete gravel boards 150mm high below,
  overall height 1950mm height. Colour: Grey.
- (C) (Low level brick planter), Brick type for low level walling
  Anglian Cream Stock (CBP-CAP-DVGZ)
  to match brickwork to the proposed dwellings.
  Bricks on edge for top course all brick walling,
  to match proposed brickwork to dwellings.
- (D) Rear garden area and pathway
  Tpslough-Supagrow 20mm Derbyshire Peakstone BB
  Colour: Grey. (Angular stone chippings compacted),
  refer to data sheets.
- (E) Driveway/parking/ ramp area to the front
  Permeable block paving, Marshalls, Drivesett
  Argent Priora, 2 colours to be used light and dark,
  refer to data sheets.
- (F) Electric vehicle charging point x 2 off
  EO Genius with post mounted
  with EVCP at 102mm dia x 1.2m high,
  cylinder with plinth mount. Colour:
  Stainless steel finish, refer to data sheets.
- (G) Handrails and balustrade, by specialist.
  Material: metal, Colour: matt/stain/black/grey/sliver.
  Refer to drawing PL-25-5000.
- (H) Aco perimeter drainage channel
- (I) Aco Threshold 1000mm A15
  Plastic Channel Drain Silver Grill
  Size: 1000mm long x 61mm wide x 100mm
  depth. Material for grill: Aluminium,
  refer to data sheets.
- (J) Concrete edging. Colour: Grey.
  Size: 1000mm long x 40mm wide
  x 150mm depth.
- (K) Hatched area indicates location
  trace/heat mat, which is located
  under paved finish, refer to data sheet.
- (L) Timber gate, Vertical Tongue and
  Groove. Size 1.8m high. Colour:
  Natural timber, refer to data sheet.

Garden Furniture & Storage

- (M) Garden furniture
  Rattan, Garden table and 4 chairs.
  Refer to data sheet.
- (N) Garden Storage box. Colour: Grey.
  Material: Plastic. Size/dimensions
  H 630mm x L 1200mm x D 610mm.
  Refer to data sheet.

Landscape Enhancements

- (O) Schwegler Brick Box No. 24 per building (x2)
  Avoid south facing walls and away from external
  lighting. 4 off in total, refer to data sheets.
  For location refer to drawing PL-25-3000.
- (P) Schwegler Brick Box No. 26 per building (x2)
  Avoid south facing walls and away from external
  lighting. 4 off in total, refer to data sheets.
  For location refer to drawing PL-25-3000.
- (Q) Robin Nester Pocket
  Size: H 140mm, W 250mm & D 125mm
  Location: Secure in hedgerow,
  2m high hinden, not south facing.
  4 off in total.
- (R) Hedgehog gap/highway and for others
  fauna to access, Provide hole in fencing
  at low level, adjacent to hedgerow/s.
  Size: 130mm wide x 130mm high,
  clear opening. Slug pellets are not to be used.
- (S) Multi occupancy Swift Nest Box No. 17A (triple cavity)
  Numbers x1 multi occupancy per building (x2).
  A sheltered location away from long periods of sun light.
  Ideally northern elevation. To avoid the risk that sparrows
  might occupy the swift boxes, provide a swift calls MP3 player
  is purchased to attract swifts to the boxes. For location refer to
  drawing PL-25-3000.
- (T) Bat roosting features to 1 per dwelling (x2)
  Vivara Pro Build-in Woodstone Bat Box. Location
  south west, south to warm microclimate for rearing
  young and day roosting. Height 5m plus, away from
  external lightings. 4 off in total.

North Point

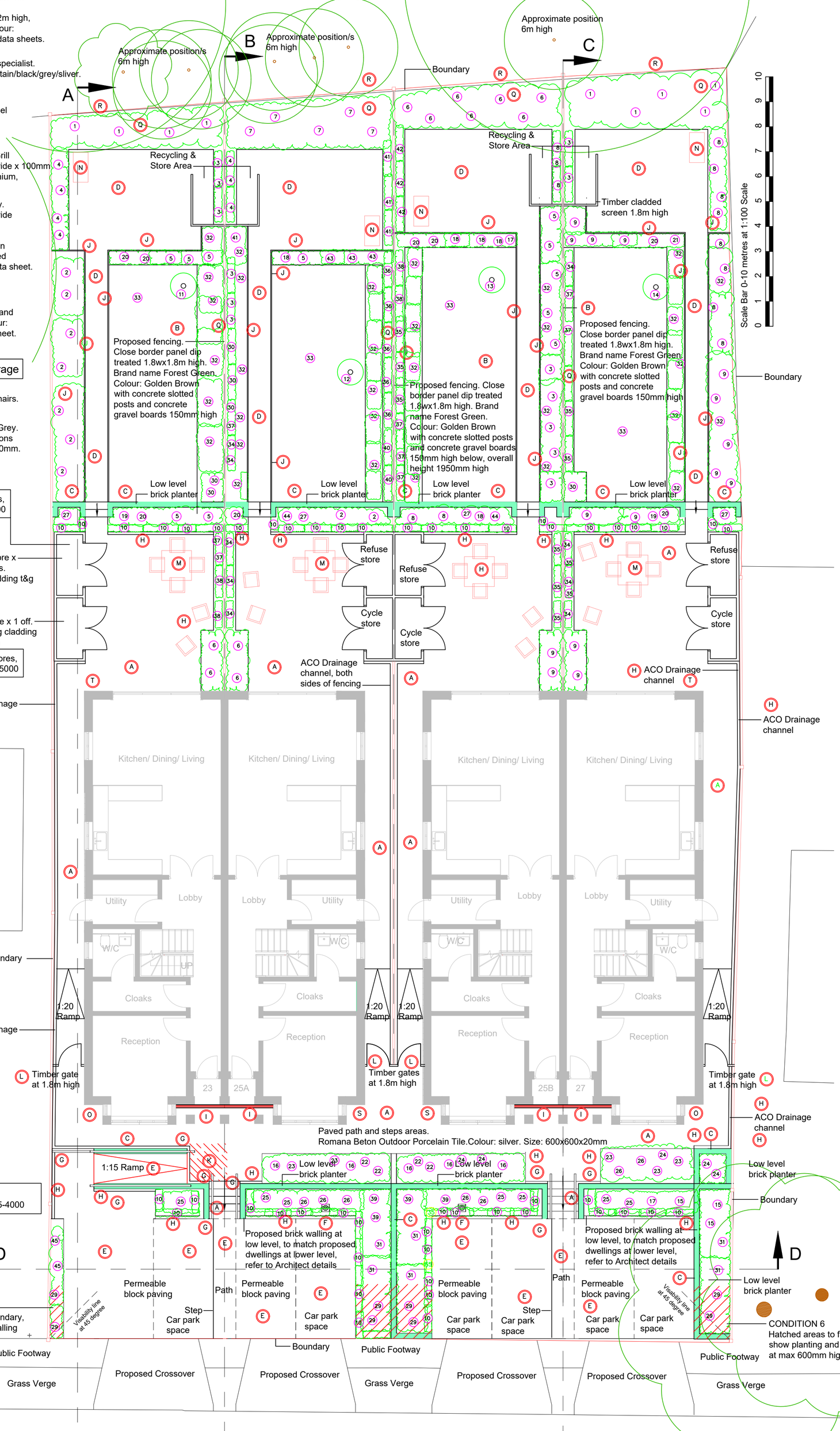
Details of Landscape Maintenance

The hard and soft landscape shall be carried out in accordance with the details shown on drawings, with the exception of the proposed planting, all works shall be completed prior to the first occupation of any part of development.

The proposed planting shall be completed not later than the first available planting and seeding season after the first occupation of any part of the development. for the purposes of this condition a planting season is the period from 1st October in any one year to 31st March in the following year. Any trees or plants whether new or existing which within a period of five years die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with other of similar size and species.

Planting and Preparation of Site

All planting areas to be thoroughly prepared and dug over and the plants to be planted into good quality topsoil. Soil improver should be added to the beds/plating areas before planting as required. All spoil to be removed from the site. Larger beds to the rear to be mulched with aged bark as required.



View Other Way

Plant Schedule

Shurb Plants

Hedgerows/shrubberies
Native hedgerow shrubs

A 2m wide green buffer for species-rich hedgerow to be planted along the southern boundary of the site. to provide a buffer between the locally designed protected site and the new development

1. Yew *Taxus baccata*, (Full sun to partial shade, requires well drained soil). supply in 5L pot, 2 to3 per sqm 10 x 2.5 = 25 plants required.
2. Beech *Fagus sylvatica*, much appreciated by nesting birds in summer, supply in 5L pot, 2 to 3 per sqm 9 x 2.5 = 23 plants required
3. Holly *ilex aquifolium*, (grow well in well-drained sunny positions). Birds, are attractive to the berries during the winter months), supply in 5L pot, 2 to 3 per sqm 3 x 2.5 = 8 plants required.
4. Dogwood *Cornus sanguinea*, (best in damp soil). Coloured stems and rick autumn colour. Plant in full sun to partial shade. Supply in 5L pot, 2 to 3 per sqm 4 x 2.5 = 10 plants required.
5. Wych elm *Ulmus glabra*, (grows in moist but well drained soil, prefers full sun). Supply in 5L pot, 2 to 3 per sqm 4 x 2.5 = 10 plants required.
6. Hazel *Corylus avellana*, (plant hazel in moist but well-drained soil, in sun or part shade). Supply in 5L pot, 2 to 3 per sqm 5 x 2,5 = 13 plants required
7. Hawthorn *Crataegous monogyna*, (robust and dense, covered in white looms in May - June, the flowers attract pollinators and dense foliage is the perfect safe place for nesting birds. In Autumn flowers are followed by haws, similar to berries which is important source of food particularly waxwings and thrushes). Supply in 5L pot, 2 to 3 per sqm 5 x 2.5 = 13 plants required.
8. Blackthorn *Prunus spinosa*, One of the first to flower each spring. Its dense branching habit and thorny spikes create excellent nesting sites for birds. Supply in 5L pot, 2 to 3 per sqm, 6 x 2.5 = 15 plants required.
9. Guelder rose *Viburnum opulus* (best in damp soil). (var. compactum to control spread). A native to the UK, happily grown in shady spots. Attractive red berries loved by thrushes, finches and other birds.# Supply in 5L pot, 2 to 3 per sqm 7 x 2.5 = 18 plants required.
10. Box *Buxus sempervirens*, (evergreen bushy, rounded shrub with glossy dark leaves). Likes sun or partial shade. Suppply in 5L pot, 2 to 3 per sqm, 15 x 2.5 = 25 plants required.

Trees

11. Crab apple *Malus sylvestris*, (This tree is particularly attractive to pollinators and birds during the winter months). Supply in 15L pot, 1 required.
12. Wild cherry *Prunus avium*, (The fruits are favoured by birds and small wildlife). Located in sunny position). Supply in 15L pot, 1 reuired.
13. Hornbeam *Carpinus avium*, (Grow in well drained soil, partial shade to sun). In winter can be grown in bare roof form. Indigenous tree species in UK. Supply in 15L pot, 1 required.
14. Birch Betula pendula, (native tree to UK, flourishes in well drained soil and not particular about soil type. A variety of songbirds feast on the tree's seeds and other birds such as woodpeckers seek refuge in its canopy for nesting). Supply in 15L pot, 1 required.

Ornamental shrubs (30%)

15. Firethorn *Pyracantha var.* (Evergreen shrub that produces flowers followed berries in the autumn and winter months. The flowers attract bees and the brightly coloured berries are adored by birds). Supply in 2L pot 3 per sqm, 3 x 3 = 9 plants required.
16. Barberry *Berberis thumbergii/darwinii*, (low growing little shrub, grows well in partial sun or full sun. Supply in 2L pot, 3 x3 = 9 plants required.
17. *Ceanothus spp.* (commonly known as California Lilac, fast growing, plant full sun to partial shade, free-flowering). Supply in 2L pot, 3 per sqm, 2 x 3 = 6 plants required.
18. Late cotoneaster or *Cotoneaster lacteus*, (large evergree shrub. Milky-white flowers followed by a profusion of tiny red berries, which are very appetizing to birds. The flowers that precede them will invite pollinators). Supply in 2l pot, 3 per sqm, 2 x 3 = plants required.
19. Fuschia *Fuchsia magellanica*, (hard, plant blossoms profusely over a long period with many small And tubular flowers). Supply 3 per sqm, 2 x 3 = 6 plants required.
20. Buddleia Purple Chip Dwarf, butterfly bush. Attracts a large number of butterflies, songbirds and bees who seek the sweet nectar of its flowers. Supply in 2l pot, 2 x 3 = 6 plants required.
21. St John's Wort Hypericum, (perennial, semi evergreen low growing shrub, bright yellow flowers, flowers mid summer to mid autumn). Supply in 2L pot, 2 x 4 = 8 plants required.

Underplanting

22. Heather *Calluna vulgaris/Erica cineria*, (linear small, evergreen leaves, pink/purple flowers mid-summer to autumn, low growing). Supply in 2L pot, 3 per sqm, 2 x 3 = 6 plants required.
23. Hard fern *Blechnum spicant*, (evergreen, low growing and compact, plant in cool shady positions). Supply in 2L pot 2 x 3 = 6 plants required.
24. Common polypody *Polypodium vulgare*, (evergreen fern, hardy with attractive ladder-like leathery foliage with distinctive pimply under sides, grow to about 30cm). Supply in 2L pot, 3 per sqm, 2 x 3 =6 platns required.
25. Bergenia *Bergenia Cordifolia*, (clump-forming perennial, low growing. Features large rosettes of leathery, glossy, toothed, rounded dark leaves). Supply in 2l pot, 3 per sqm, 3 x3 = 9 plants required.
26. Geranium *'Rozanne'*, (low growing, well-drained soil, tolerates a wide range of growing conditions). Supply in 2L pot, 3 per sqm, 3 x 5 = 15 plants required.
27. Autum Joy *Sedium spectabile*, (with thick leaves and clusters of tiny bright pink autumn flowers, a low growing, requires a well-drained soil and hot sunny position to thrive). Supply in 2L pot,3 per sqm, 3 x 3=9 plants required.
28. Sage *Sage officinalis*, (perennial, evergrewen subshrub, with woody stems, grayish leaves and blue purplish flowers. a member of the mint family). Supply in 2l pot, 3per sqm, 3 x 3 =9 plants required.
29. Lavender *Lavendula angustifolium*, (perennial, evergreen low growing informal hedging. is known for attracting bees, beneficial insects, birds, butterflies/moths and other pollinators). Supply in 2l pot, 3 per sqm, 3 x 4 = 12 plants required.
30. Mullein *Verbascum spp.* (Mainly summer-flowering annuals, biennals or sub-shrubs. Spectacular graceful spikes of long lasting blossoms in shades of white, attractive to pollinators). Supply in 2L pot, 3 per sqm, 3 x 3 =9 plants required.
31. Autumn Joy Sedum *spectabile*, (herbaceous perennial forming clump to 60cm high, with fresh, oblong, glaucous green leaves and large flowers). Supply in 2L pot, 3 per sqm, 3 x 3= 9 plants required.

Wildflower seeding of borders

32. Wildflower mixture i.e. Emorsgate EM1F.
    (Meadow mixture suitable for a wide range of soil types). The wild flowers are robust and showy, and the grasses are fine and slow growing.

    Composition Wild flowers 10%,
    Centurea nigra, (Common Knapweed),
    Daucus carota, (Wild Carrot),
    Leucanthemum vulgare, (Oxeye Daisy),
    Plantago lanceolata, (Ribwort Plantain),
    Prunella vulgaris, (Selfheal),
    Ranunculus acris, (Meadow Buttercup),
    Vicia cracca, (Tufted),

    Grasses 90%
    Agrostis cappilars, (Common Bent),
    Cynosurus cristatus, (Crested Dogtail),
    Festuca rubra, (Red Fescue),
    Poa pratensis, (Smooth-stalked Meadow-grass). Seed is best sown in the autumn or spring, the seed must be surface sown by hand or machine. After first year dig out any residual perennial weeds such as docks.
    To maximise biodiversity these areas to be cut once annually.
    Area 25sqm in total.

Lawn area

33. General lawn seed mixture for the amenity space

Climbers
Native

34. Honeysuckle *Lonicera periclymenum*, (plant part shade, grow in moist well-drained soil, can tolerate full sun. Trumpet like flowers is a paradise for wildlife). Supply in 2L pot, 3 x 3 =9 plants required.
35. Dog rose Rosa canina, (vigorous, scrambling, deciduous shrub with multiple arching stems covered with stout, curved thorns and pinnately u divided, serrated, mid green leaves). Supply in 2L pot, 3 per sqm, 3 x 3 = 9 plants required.
36. Hop *Humulus lupulus*, (is a fast climbing perennial, bearing masses of large yellow-green leaves from spring to autumn). supply 2L pot, 3 per sqm, 3 x 4 = 12 plants required.
37. Clematis *Clematis vitalba*, (grow in moist, well-drained soil. A deciduous climber produces masses of tiny, white star-shaped flowers from mid-summer through until early autumn). Supply in 2L pot, 3 per sqm, 3 x 3 = 9 plants required.
38. Clematis *Clematis montana*, (a vigorous deciduous, great for growing along hedges/fencing, provides masses of satin, white star-shaped flowers, late spring to early summer). Supply in 2L pot,3 per sqm, 3 x 4 = 12 plants required.

Non Native

39. Night blooming jasmine *Cestrum nocturnum*, (Partial to full (filtered) sun - sheltered location), everygreen shrub with gracefully arching branches lined with glossly, pointed dark green leaves in summer, night secented). Supply in 2L pot,3 per sqm, 3 x 3 = 12 plants required.
40. Rambling species roses *Rosa spp.* (var), best to plant up fencing, produces stunning masses of small, creamy white, musk-scented flowers in midsummer). Supply in 2L pot, 3 x 2 = 6 plants required.
41. Kew rambler, (shade tolerant - can tolerate north facing elevations), large rambling rose to 5m tall, with vigorous stems And grey-green leaves. Large clusters of fragrant, pink flowers). Supply in 2L pot, 3 per sqm, 3 x3 = 9 plants required.
42. Golden clematis *Clematis tangutica*, (a very vigorous deciduous climber with small bright green, coarsely toothed divided leaves). Supply in 2L pot, 3 per sqm, 3 x3 = 9 plants required.
43. Ceanothos spp. (Full to part sun, ideally full), Flowers late spring to early summer, plant in well-drained soil, vidid blue flowers). Supply in 2L pot, 3 per sqm, 3 x 3 = 9 plants required.
44. Pyracantha *Pyracantha mohave*, (a dense, thorny evergreen shrub, that grows quickly, produces flame-coloured berries and prickly stems, wildlife-friendly shrub). Supply in 2L pot, 3 per sqm, 2 x 3 = 6plants required.
45. Climbing hydrangea *Hydrangea petiolaris*, (Shade tolerant), vigorous hardy climbing deciduous plant, plant in shade). Supply in 2L pot, 3 per sqm, 3 x2 = 6 plants required.
46. Wisteria *Wisteria sinensis*, (Full sun), a large deciduous climber with twinning stems, dark green, pinnate leaves and drooping racemes to 30cm in length, of fragrant mauve/liac-coloured flowers). Supply in 2L pot, 3 per sqm, 2 x 3 = 6 plants required.