

# MICHAEL OAKES ARCHITECTS LTD.

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## Landscape Strategy and Maintenance Schedule

Revision\_A

June 2022

Land at 32 Chudleigh Way, Ruislip, Middlesex, HA4 8TP

To be read in conjunction with associated landscape and boundaries drawing: 62c and others.

These works are to be progressed once all building works are completed on-site, to correspond with suitable seasonal weather patterns and planting seasons.

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### 1. INTRODUCTION / DESCRIPTION OF WORKS

This is a landscape strategy to compliment the 'traditional end-of-terrace' design of the new build house which will stand up to scrutiny through the winter months, as well as provide easy maintenance throughout the whole year.

Apart from the existing surrounding bushes and vegetation; nesting sites for birds, insects and wildlife will be provided through new planting around the site such as evergreen Honeysuckle and Passionflower to the boundaries. Plants to be protected with a generous mulch layer to conserve moisture and reduce need for weeding. Depth of mulch dependent on size of plants. The driveway if/ when relaid, will be designed with protecting the tree roots in mind and constructed with a 'Cellweb' no-

dig permeable tray solution with a granular infill to the sloped drive to the parking area/ garage. The 'Cellweb' construction will also be SUDS compliant to offer an effective way of draining rainwater.

The rear garden will predominantly be a lawn with a raised patio area. The lawn will be made up of water conserving sandwich of humus rich soil and a top dressing of 50mm 'Rootzone' to encourage speedy production of fibrous roots (70% sand / 30% loam). Large pebble French drains surround lawns and hard areas, draining through the walls. Lawn mower heights should be set at a generous height so as not to produce 'bald' patches and allow sun to burn the lawn. Regular feeding and weed restrictions will encourage healthy growth more able to withstand times of drought.

## **2. WORK PRACTICE**

(See Contractor's Construction Strategy).

## **3. TREE WORK**

(none proposed).

All Tree work to be agreed with the Client prior to any being carried out. All Tree Works to be carried out in accordance with BS 3998 (2010).

## **4. PLANT MATERIAL TREATMENT**

NB. All to be British Grown stock and fully hardened off.

Root Dip – Alignure Root Dip (1-3 solution) applied to all bare rooted stock (1) at time of lifting Nursery and (2) prior to planting.

Anti-Desiccant – with proof S800 to be applied to foliage of all containerised rootballed material in leaf, specimen conifers and evergreens etc. (1) prior to transportation and (2) during any delay planting.

Pruning – Allow for Pruning of all deciduous shrubs by 1/3<sup>rd</sup> following planting at Landscape Architect's direction in the Planting Schedule.

Tree stakes and ties – STAKES – Pressure impregnated softwood, round, peeled straight, free of projections and pointed at one end. Minimum length and thickness to be determined as follows.

TREE TYPE	MIN. DIAMETER	OVERALL HEIGHT ABOVE GROUND LEVEL	HEIGHT EXPOSED
Standard	75mm	1.5m	0.6m
Select Standard	75mm	1.65m	0.6m
Half Standard Feathered Trees	75mm	1.5m	0.6m

2.5m high			
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New trees: If client wishes to plant new trees not currently proposed, trees should be chosen to be a miniature variety given proximity to properties/ structure here

## 5. MAINTENANCE

Regular visits after 'practical completion' (minimum 12 'visits' over a 12 month period) are required to maintain all planted areas in a weed and litter free condition using a combination of chemical spray and hand weeding.

Maintenance to include watering, pruning pest and disease control and re-mulching as required. Grass mowing at 2 week intervals during growing season.

Structural planting areas shall be maintained as 'bare earth' non competitive weed free environment by repeated application of a non-cancer-risking herbicide. Persistent weeds and unwanted shrub shall be spot treated as necessary with an alternative herbicide to be agreed with the Landscape Architect.

Watering shall be carried out as described following any five day period without rain or as required by the Landscape Architect.

NB. Final visit to be immediately prior to handing over and include a fertiliser treatment of Enmag (6:20:10) at 100g/m<sup>2</sup> and 25mm depth bark mulch top up to all planted areas.

## 6. FULL SPECIFICATION

Shall prevail in the event of any discrepancy with this summary.

## 7. PLANTING

All plants and planting to comply with the requirements of all current / relevant British Standard Specifications including BS 3936 Part 1 1992. Part 11 1990 and Part 1V 1984, where applicable BS 4428: 1989 and the Bali/L/Nursery Trade Tender Document (5<sup>th</sup> Edition: 1986). All plants to be supplied in accordance with the indicated schedule.

## 8. TOPSOIL REQUIREMENTS

Topsoil requirements to BS 3882: 1965. As qualified by full contract specification.

Ornamental Beds – 450mm depth  
Structural Planting Areas – 450mm depth  
Grass Areas – 150mm depth

Excavate tree pits to the following minimum dimensions: -

Bush, whip, and small feathered trees 600mm diameter, 450mm depth

Tall standard trees – 1200mm diameter, 750mm depth

Where necessary increase these dimensions to ensure that tree pits are at least 75mm deeper and 150mm fully spread. Break up bottom of pits to a depth of 150mm compacted glazed sides of pits shall be toughened.

Topsoil requirements apply to all newly planted areas to manufacturers recommendations where appropriate

1. Incorporate 75mm depth soil conditioner into topsoil during cultivation
2. Incorporate Alignure (Granulate 'S') Soil Improver approx. 1.5g/m<sup>2</sup> to shrub beds
3. Incorporate Enmag (6:20:10) granular fertiliser approx. 400g/m<sup>2</sup> to tree pit backfill and 100g/m<sup>2</sup> to structural/ornamental beds
4. Watering – supply minimum 5.4 litres/tree and 4.5 litres/shrub at planting
5. Mulch – apply a 50mm depth 50mm to 100mm grade bark mulch.  
NB – Watering to be carried out prior to application of bark mulch

See separate plant schedule associated with plans.

## **9. PROPOSED FINISHING LEVELS**

Please refer to the revised site plan drawings- no changes proposed.

## **10. DETAILS OF HARD LANDSCAPING (EXISTING AND PROPOSED)**

Please refer to annotated plan drawings and illustrations.

Areas for refuse storage and bicycle storage are indicated.

There are no changes proposed to the existing boundary treatments/ walls/ fences here, except for a 1.8m high close-boarded boundary fence with concrete posts set to suitable depths (eg, 700mm deep) between the properties of 32 and 32A Chudleigh Way.

Regarding existing parking areas, one active and one passive electrical charging point will be installed to the new dwelling (as directed by planning conditions here)

## **11. Schedule for implementation.**

As previously stated, all to be undertaken at the earliest suitable opportunity after 'practical completion' of all proposed building works here; when new planting/ hardstanding works are completed.

Thereafter to be regularly professionally monitored and maintained for 12 months; subsequently, all plants affected by disease/ die-back are to be replaced for **a minimum further period of 5 years.**

END