

**11 THORNHILL
ROAD,
ICKENHAM,
MIDDX.
UB10 8SF**

**LANDSCAPE
MANAGEMENT
AND
MAINTENANCE
PLAN**

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1.0 Objectives

- 1.1. To ensure the successful planting operations, establishment and continued healthy growth through to maturity of the trees, shrubs and grass.
- 1.2. To achieve a clean, tidy condition and appearance of all external areas.

2.0 Background Information

- 2.1. We were commissioned in 2022 to prepare the following documentation:

- Landscape Proposals
- Soft Landscape Specification

- 2.2. The controlling authority are London Borough of Hillingdon, who should be consulted on any matters relating to existing trees and the approved detailed landscape proposals for the project.

London Borough of Hillingdon

Civic Centre

High Street

Uxbridge

Middlesex

UB8 1UW

3.0 Preliminaries

- 3.1. Failures of Plants (Pre-practical Completion): the Contractor entirely at his own cost shall replace any trees, shrubs or other plants other than those found to be missing or maliciously damaged.
- 3.2. Malicious Damage or Theft prior to Practical Completion: the Contractor at his own expense shall make all loss or damage arising from theft or malicious damage prior to practical completion of the entire project good.
- 3.3. Post Practical Completion: the Contractor will carry out the maintenance of trees, shrubs and grasslands after the date of practical completion until the responsibility is transferred to the new owners or by the appointed Management Company.
- 3.4. Replacement of plants shall take place as many times as is necessary in order to maintain a complete cover of plants and to maintain the scheme as designed by the Architect, and within the correct season for the type of plant, tree, shrub and grassland mix.

4.0 General Maintenance

4.1. Following installation and after transfer the landscape shall be the responsibility of and maintained in perpetuity by:

- Domestic Owners,
- Commercial Owners,
- Righttime Investments Ltd and their appointed Management Companies (should these be contracted out),

The agreement for which shall be set up by the Developer, who shall confirm in writing to the Principal Planning Officer of London Borough of Hillingdon when the maintenance agreement is completed and is operative.

Refer to drawing Landscape Management and Maintenance Plan for an overview of the responsible parties for the landscaped areas.

4.2. The Developer shall ensure that any landscape contractor employed by the developer shall carry out the periodic maintenance of all planted areas, other than any areas for which the appointed Management Company becomes responsible during the said Maintenance Period. Inspection checks shall be carried out at monthly intervals and the appropriate work carried out.

4.3. The Developer shall ensure that any landscape contractor employed by the developer shall carry out in all areas any shrub, tree, grass and other plants replacements that may be necessary until transfer of responsibility to the Management Company.

- 4.4. The Management Company shall be responsible for all periodic maintenance and replacement thereafter for all planted areas to which its management agreement relates, and shall ensure that any landscape contractor employed by it carries out periodic maintenance of all such areas in accordance with the general horticultural schedules below. Either inspection checks shall be carried out by a competent person, a member of British Association of Landscape Industries (BALI) or the Landscape Institute (LI), acting for the Management Company, at minimum monthly intervals and the appropriate work carried out.
- 4.5. No existing trees, shrubs or grass shall be removed or cut without specific instructions from the Contract Administrator and written agreement of the Local Planning Authority Tree Officer. Existing trees are to be retained, protected and undisturbed throughout the contract.

5.0 Amenity Grass (Turf)

- 5.1. Grass shall be cut during the growing season (generally April-October) using a sharp cutter to leave about 30-35mm of growth and remove arisings from site.
- 5.2. Grass will be cut at intervals of not more than 10-14 days depending on growing conditions. Arisings shall be collected and removed from site. A dressing of prepared fine fishmeal shall be applied at the rate of 60gms/m squared after the second mowing and the arisings of the cut following are to be allowed to fly.
- 5.3. The sward shall be maintained weed free by an annual application of a selective weed-killer or other equal and approved as necessary. This is to be used by an appropriately trained and qualified individual.
- 5.4. Grass edges to planted areas to be trimmed to maintain a clear smooth edge to planted beds; trim edges elsewhere but not against trees; spike annually in October.
- 5.5. Should bare patches of grass develop, area is to be cultivated to 150mm and then seeded with amenity grass seed. To be cross-sown in two directions at right angles to each other, (half the seed being used in each direction) at the rate of 35 gm per square meter and the ground lightly raked over on a still dry day when the top 25mm of soil is dry. Use 'A22 Low maintenance' mix as supplied by Germinal Seeds Ltd, or similar and approved by Local Planning Authority. Germinal Seeds Ltd tel: 01522 868714.

General

- 5.6. Grassed areas will be maintained by the Management Company.
- 5.7. This management plan should be made available to the new owners to help outline the principles of the retained habitats and encourage the future management of these areas in perpetuity.

6.0 Shrub and Tree Planting

- 6.1. The Management Company will maintain all shrubs and trees.
- 6.2. Formative tree pruning is to be undertaken until a permanent structurally sound scaffold system of branches typical of the species and appropriate to the site circumstances is produced.
- 6.3. Post-planting management and maintenance of trees shall be in accordance with BS8545:2014 section 11 Trees: from nursery to independence in the landscape-recommendations.
- 6.4. A formal assessment of young tree health and development shall be undertaken annually. This assessment shall include foliar appearance, leaf size and leaf canopy density, extension growth and incremental girth development. Trees shall also be assessed continually throughout the year on an ad hoc basis. Wherever practicable the performance of young trees shall be assessed by testing leaf fluorescence and leaf chlorophyll content.
- 6.5. The density of planting will require that all weeding is carried out by hand, using the appropriate tools. All resultant material should be removed from site.
- 6.6. The Management Company is responsible for litter picking in those areas that it manages.
- 6.7. All plants shall be inspected monthly for wind firmness and firmed as necessary at the same time. Stakes shall likewise be checked for firmness and all tree and plant ties inspected and made good if required.
- 6.8. All stakes and ties shall be removed as soon as the developing root system is strong enough to support the tree, this is usually after two full growing seasons.
- 6.9. All protective furniture shall be inspected annually and removed as soon as it is no longer needed to protect the tree or where it is causing damage to the tree.
- 6.10. The soil around newly planted trees shall be regularly inspected for soil capping or compaction and remedial action taken if needed.

- 6.11. All trees shall be checked regularly for mammal, human or other external damage and remedial action taken where necessary.
- 6.12. Minor pruning of dead or damaged wood shall be carried out annually. All wounds must not be treated with a sealant as per BS3998:2010 Tree Works Recommendations. On substantial trees, the Local Planning Authorities Tree Officer must be consulted for any necessary approvals.

Watering: All plants are to be well watered immediately after planting operations. To be wet to full depth of topsoil or wet to field capacity using either potable mains water, recycled or treated grey water. If there is any surface compaction the soil is to be loosened to direct water to the rootzone, taking care not to damage or loosen plants. Watering operations are to be undertaken as many time as necessary in order to ensure the continued thriving of all planting materials. Any failures due to drought shall be replaced by the Management Company/ies at their own cost.

- 6.13. Water restrictions: If water supply is, or is likely to be, restricted by emergency legislation, submit proposals for an alternative suitable source of water. Obtain instructions before proceeding.
- 6.14. All planted areas shall be given an application of an approved top dressing at the rate of 40g/m² in May. This should be in slow release form e.g. Enmag or similar. This should be worked lightly into the soil, without disturbing the roots, before the bark mulch is re-spread. Unless specific nutritional deficiencies are identified, no fertiliser shall be applied to newly planted trees in the first season. If visual inspection points to nutrient deficiency further investigation of causes will be necessary. Remedial action may include addition fertiliser application, pH testing, assessment of organic content and levels of compaction.
- 6.15. Shrubs shall be maintained in a balanced shape and shall be annually pruned to allow for this. Any growth which will obscure windows, signs or sight-lines shall be removed. Once established, any support canes shall be removed from the shrubs. Trailing and climbing material shall be assisted in its growth by securing growing leaders where necessary.

- 6.16. The bark mulch should be maintained at an even spread, 75mm deep, of consistent thickness, to ensure that it is effective as a weed suppressant and moisture conserver. Following any maintenance operations and on a bi-annual basis, the mulch shall be supplemented to allow for any material which may have been lost.
- 6.17. No plant substitutions to be made without the prior written agreement of the Local Authority Landscape Section.

7.0 Maintenance Schedules

Every week

- All plants shall be watered following 10 days without rain. Then weekly until natural rainfall during June – August.

Every two weeks

- Amenity Grass to be cut every 10-14 days
- There should be a minimum fortnightly litter pick over the entire site within areas covered by the Management Company.

Every month

- Weed control shall be allowed for at monthly intervals. All areas to be weeded by hand.
- All plants shall be inspected monthly for wind firmness and firmed as necessary at the same time. Stakes shall likewise be checked for firmness and tree ties checked.

Every six months

- The bark mulch should be topped up bi-annually
- After two years tree stakes and ties are usually ready to be removed.

Annual

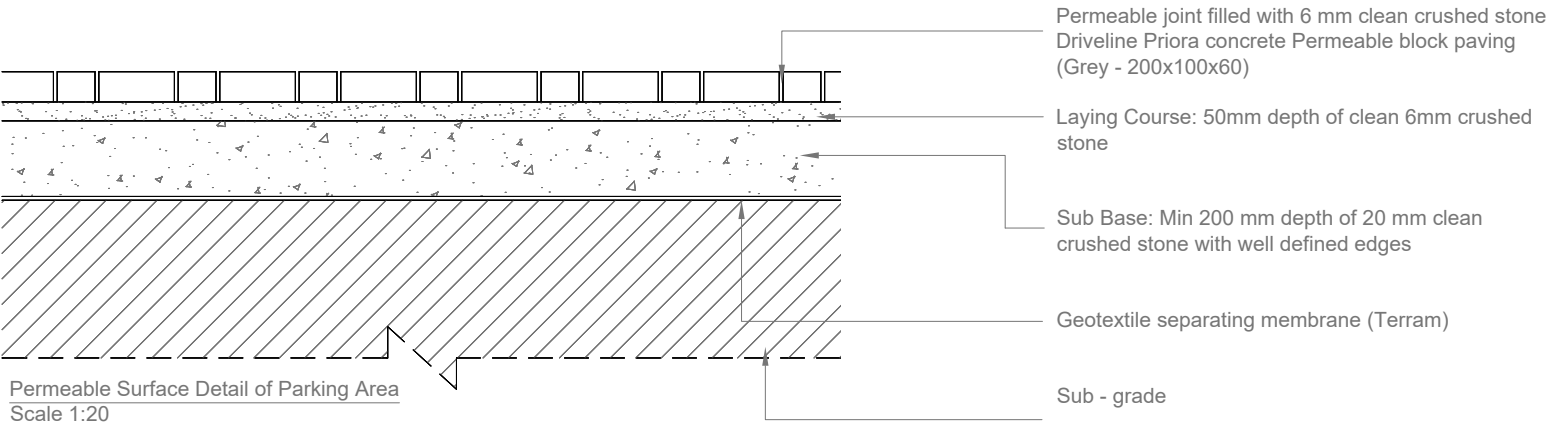
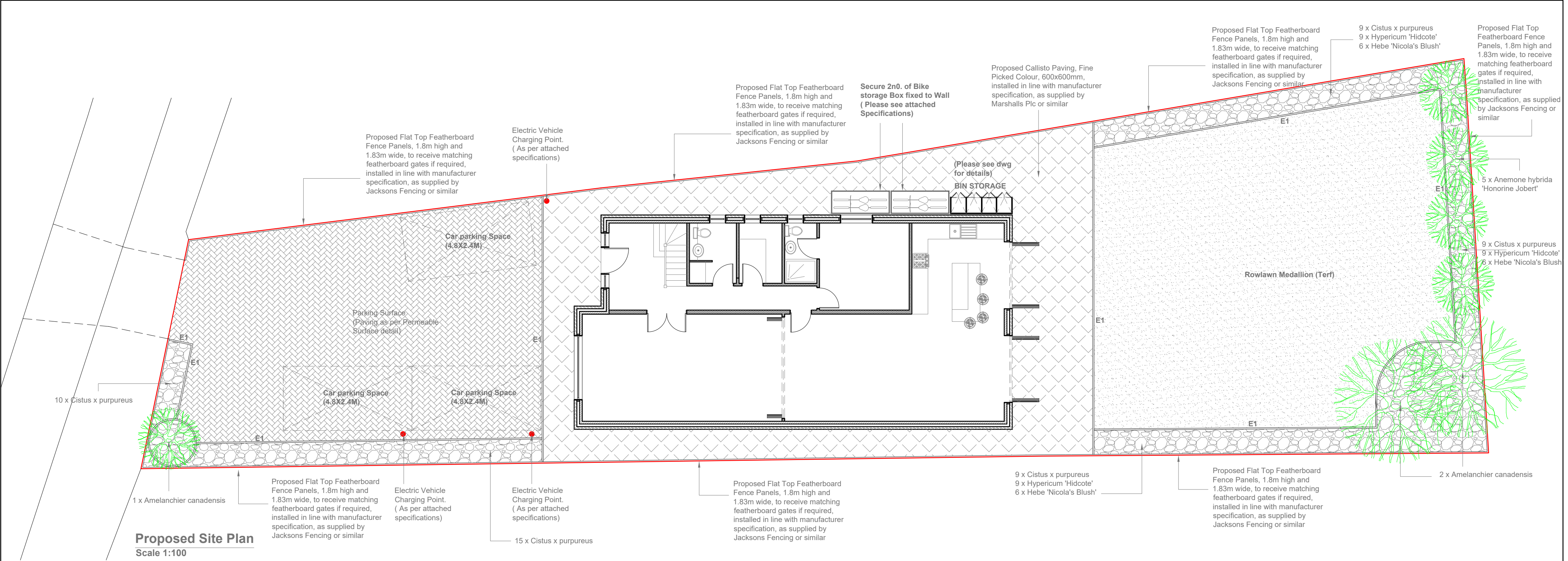
- Replacement of any failed trees or shrubs will be allowed for annually to ensure that the planting areas are fully stocked at all times.
- Any hollows which appear due to settlement shall be top dressed annually, early in the growing season.
- Minor pruning of dead or damaged wood shall be allowed for annually.
- All planted areas and trees shall be given an application of an approved top dressing in May. Not in Wildflower areas.
- Shrubs shall be maintained in a balanced shape and prevented from obscuring signs, windows and encroaching on paths.

- Check for invasive species as mentioned earlier and remove from site.
- Undertake a formal assessment of young tree health and development.
- Tree grilles, grids and guards shall be inspected and if necessary removed.

Every 5 Years

- A suitably qualified person employed by the Management Company to undertake a review of the condition, success and long-term maintenance of the planting.

Any amendments to the landscape management plan required to ensure a good planting scheme should be submitted to the LPA for approval. The LPA may draw the managing company's attention to defects in the maintenance or failure to comply with the landscape management plan and require that the Management Company rectify these defects or apply for a variation to the landscape management plan.



Ornamental Planting
Planted into 450 mm depth topsoil.

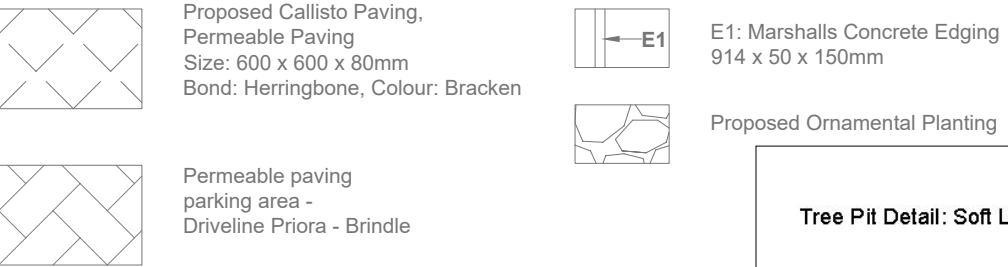
Grass
Lay onto a minimum 100mm depth topsoil reduced to a fine tilth 10mm down particles.

Key	Mix	Quantity
GT1	Rowlawn Medallion	Total Area to be calculated on site by landscape contractor.

Species	Size(cm)	Pot Size(Lt)	No. / m²	Quantity
Cistus x purpureus	30-40	2L	4NO./M2	52
Hebe 'Nicola's Blush'	30-40	3L	4NO./M2	18
Hypericum 'Hidcote'	30-40	3L	4NO./M2	27
Anemone hybrida 'Honorine Jobert'	20-30	2L	0.30 Ctr	5

Trees
Tree pits for selected standards to be 800x800x800mm backfilled with 150mm clean stone and 650mm good quality topsoil.Stakes to be 65mm diameter treated softwood driven firmly into the ground. Stakes to be 600mm above ground level and fixed to tree with suitable rubber tree tie

Species	Size	Girth(cm)	Height(cm)	Root Con.	Quantity
Amelanchier canadensis	HvyStan	10 - 12	200 - 250	RB	3



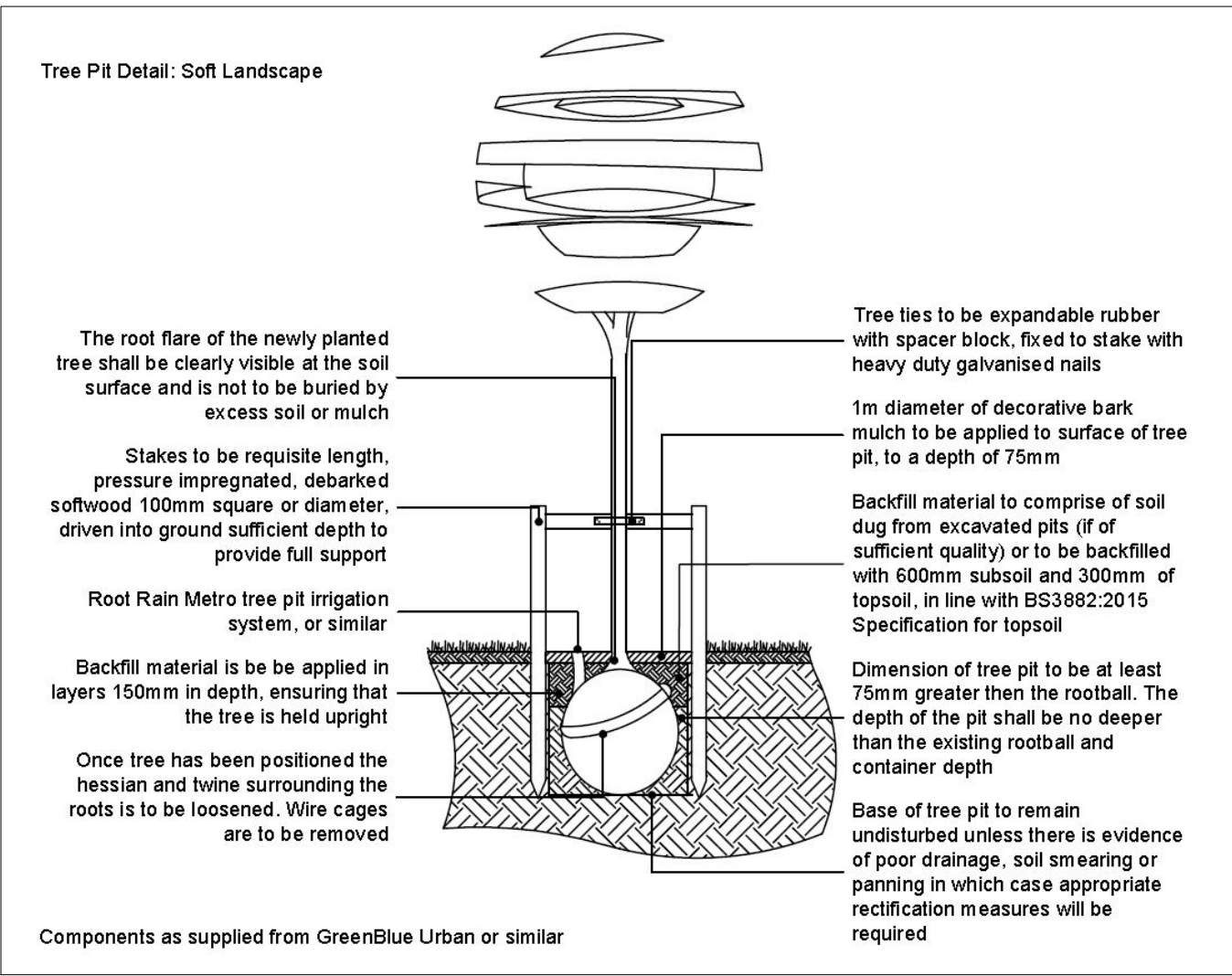
OUTLINE SPECIFICATION

General

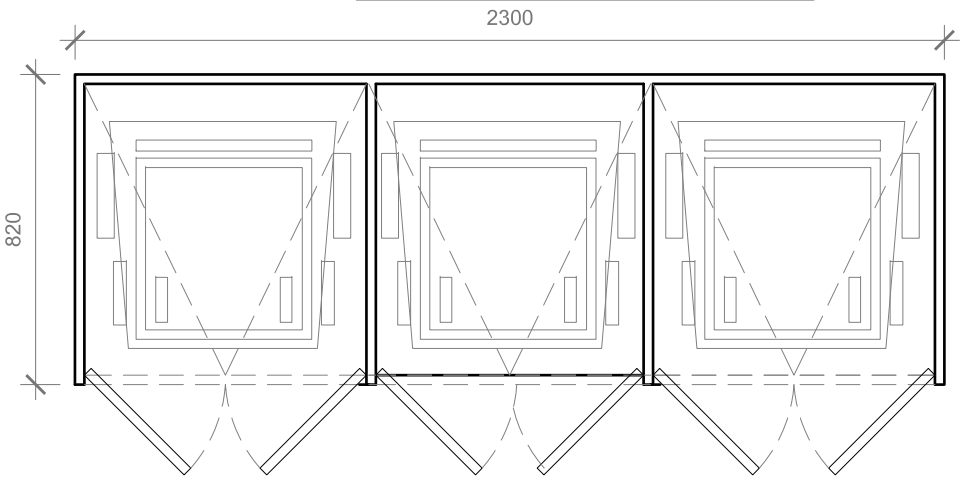
All planting work shall be in accordance with approved horticultural standards and all relevant British Standards. Plants shall be supplied in accordance with the HTA Trade Certification Scheme and handled in accordance with the CPSE Handling and Establishment of Landscape Plants Guidelines. Herbicides, pesticides and other chemicals may only be used with approval of the contract administrator. Use of chemicals shall be in accordance with all relevant guidelines and the manufacturer's recommendations. Imported topsoil shall be a minimum specification of BS 3882:2007 Multipurpose Classification unless otherwise instructed. 1m³/20m² approved compost/organic material/soil ameliorant shall be cultivated into topsoil before planting. Peat shall not be used. Following planting all shrub beds shall be treated with an approved granular fertiliser at rates as recommended by the manufacturer. All planting beds shall be mulched with 50mm depth medium grade bark mulch.

Maintenance

The Defects liability period for planting shall be 12 months from completion of the works. During this period any plant which is found to be dead, dying or otherwise defective shall be replaced during the next planting season. The contractor shall make maintenance visits as required to ensure the successful establishment of the planting and Proposed Ornamental maintain all shrub areas in a weed free condition.



Product : Rowlinson Triple Bin store



Proposed Bin Enclosure Plan

Scale 1:20

Description

Rowlinson Bin Stores are the ideal way to hide away your necessary but unsightly wheelie bins. Lifting lids with chains that attach to your bin and opening fronts provide easy access when filling and removing your bins on collection day. All Rowlinson Bin Stores are pressure treated against rot, ensuring that they will be hiding away your bins for many years to come. Available in single, double and triple capacities.

Features:

- Attractive storage for three standard sized wheelie bins (Max. bin size: H1060mm W740mm D740mm)
- Lifting lids with chains to bin lids for easy use
- Easy access
- Natural timber finish
- Pressure treated against rot

Dimensions:

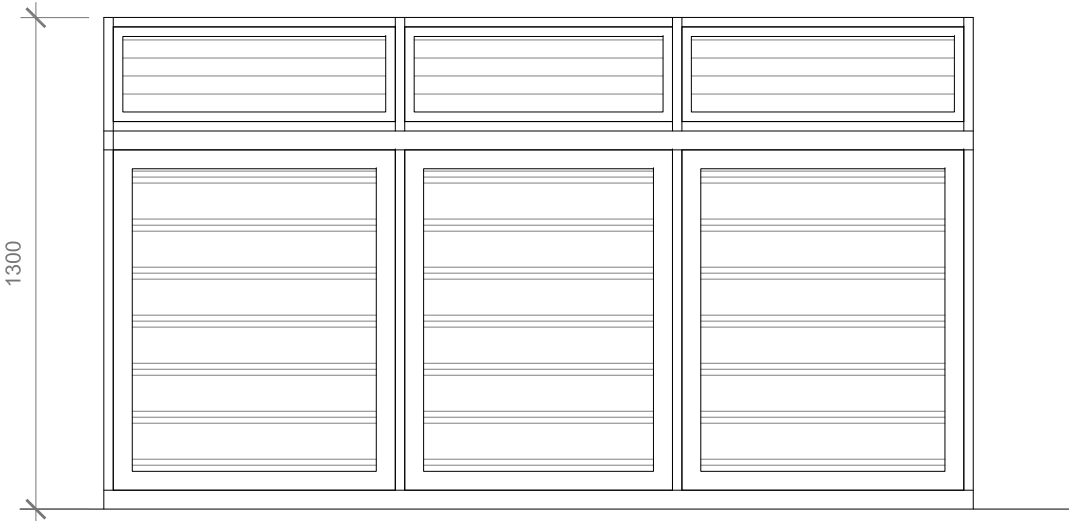
- Height: 1300mm
- Width: 2305mm
- Depth: 820mm

Includes:

- Full fixing kit
- Assembly instructions

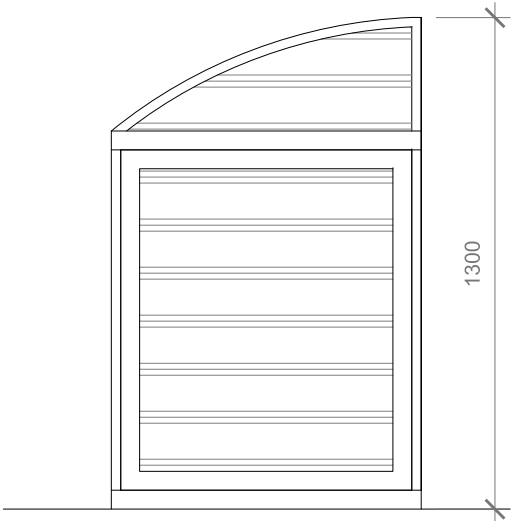
Features

Use -	Triple
Material -	Wood
Length -	74 cm
ManoMano Reference -	ME7525421
Warranty -	1 years
SKU -	BINTRPL1



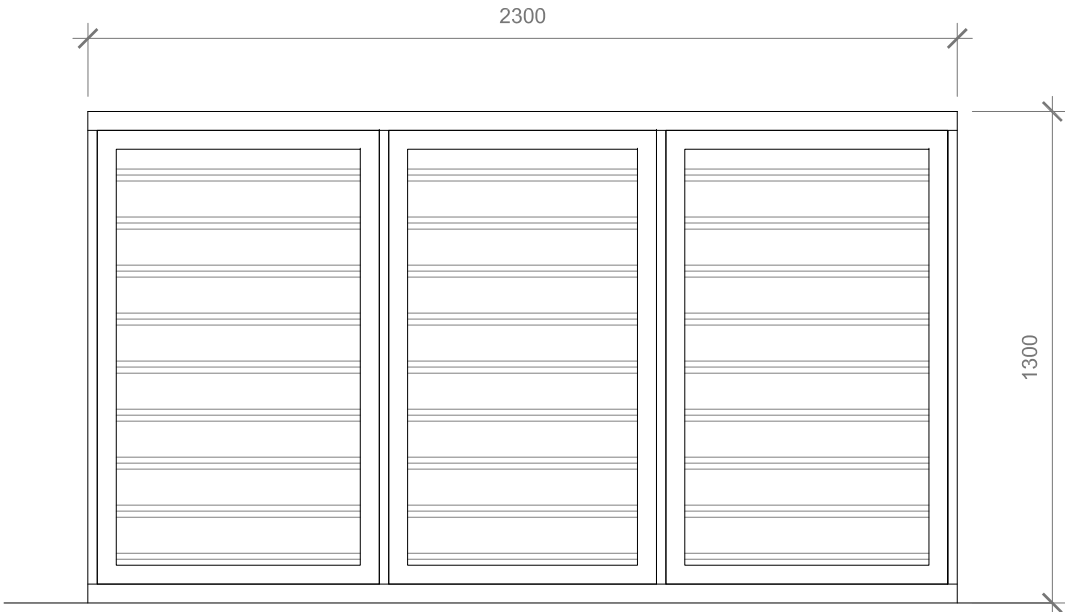
Proposed Front Elevation

Scale 1:20



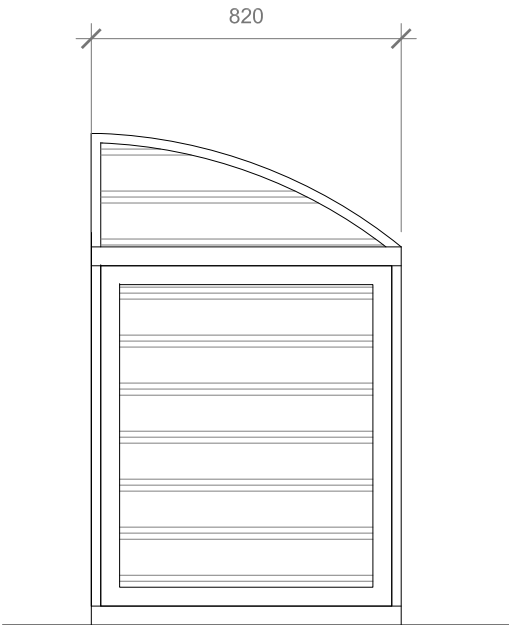
Proposed Side Elevation

Scale 1:20



Proposed Rear Elevation

Scale 1:20



Proposed Side Elevation

Scale 1:20

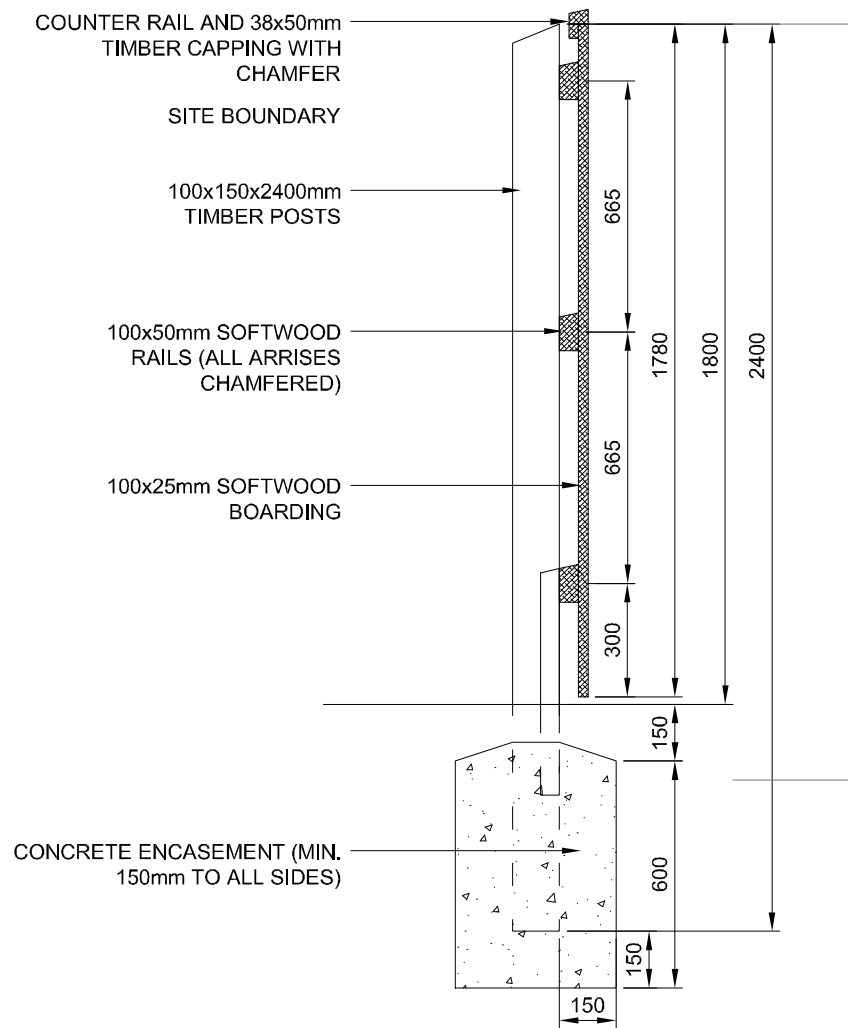


GENERAL NOTES:
1. ALL DIMENTIONS ARE IN MILLIMETER.
2. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BUILDING OR STARTING CONSTRUCTION. NOTIFY THE DESIGNER IMMEDIATELY OF ANY DISCREPANCY OR VARIATION.
3. ALL WORK TO COMPLY WITH CURRENT BUILDING REGULATIONS AND CODES OF PRACTICE

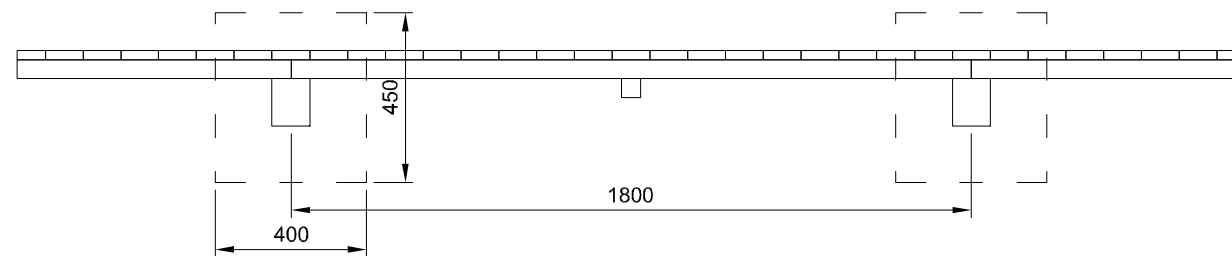
Title:

Bin Enclosure Details

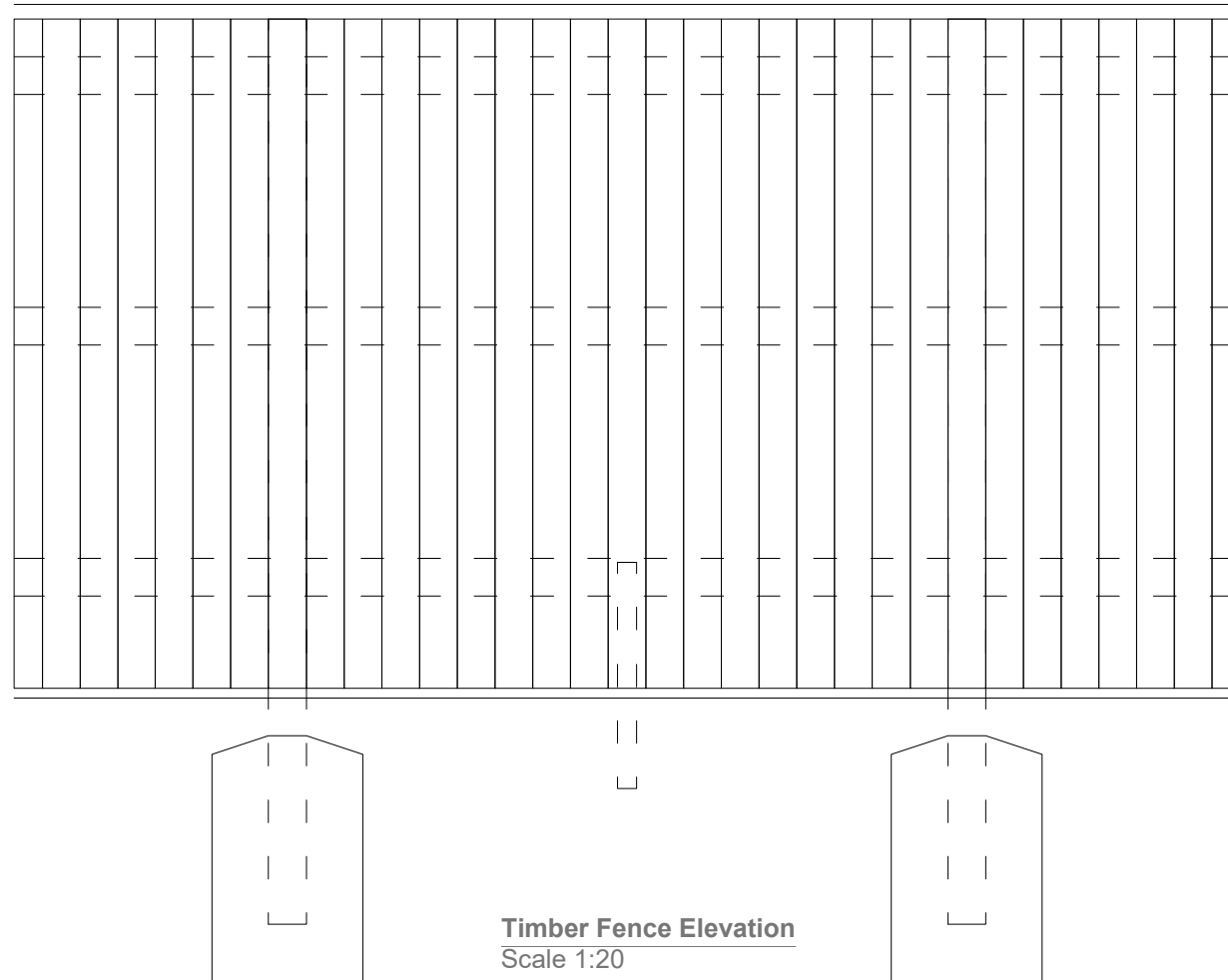
Site Address	Scale: 1:20 @A3	Revision Date:	
11 Thornhill Road	Date: 29/11/2022		
Ickenham	Drawing No.: 2021/149 -13		
Middlesex	Drawn By: FP		
UB10 8SF		e:mail - faluckpatel@yahoo.com	
		(M) +44 (0) 7871 466 254	



Timber Fence Section
Scale 1:20



Timber Fence Plan
Scale 1:20



- GENERAL NOTES:
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Title:

Boundary Details

Site Address

11 Thornhill Road
Ickenham
Middlesex
UB10 8SF

Scale: 1:20 @A3

Date: 29/11/2022

Drawing No.:
2021/149 -14

Drawn By:
FP

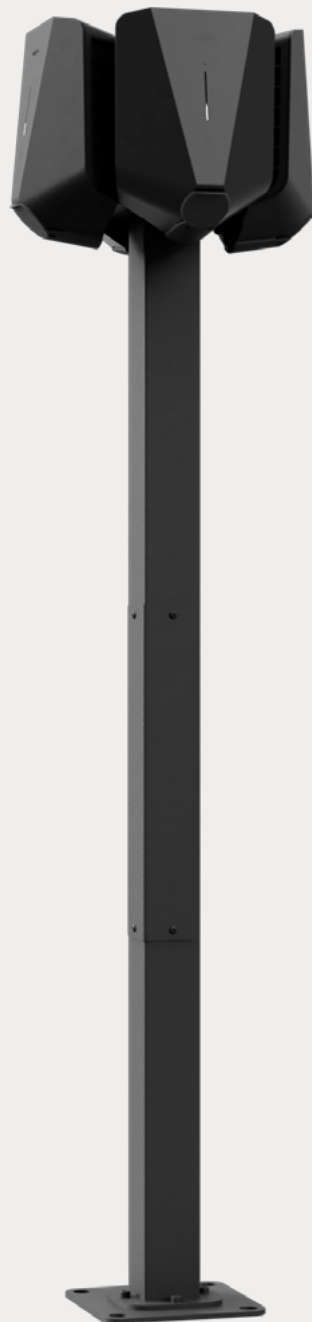
Revision Date:

e:mail -
faluckpatel@yahoo.com
(M) +44 (0) 7871 466 254

**Faluck
Patel**

Easee Base

Easee Base is a robust and weatherproof post that gives you more freedom to install the Charging Robot where it suits you best. It has four configurations that support single, dual, triple and quad charger setups, getting the maximum out of the installation. Thanks to its Power Rail connection box, it connects different posts in series, while converging all Charging Robots terminations in the same rail.



Why choose Easee Base?

Benefits

- Up to four Easee Charging Robots can be installed on the same post.
- Easy to connect each post in series with the supplied Power Rail connection box.
- Made of aluminium, with a strong scratch resistant powder coating, ensuring a long lasting durability.
- Integrated cable hooks that allow the charging cable to be permanently connected¹
- Adapter plate that allows for a 45 degree installation angle.
- Designed in Norway

¹ Only available for 1-way and 2-way setups. The charging cable can be permanently locked in the Charging Robot.

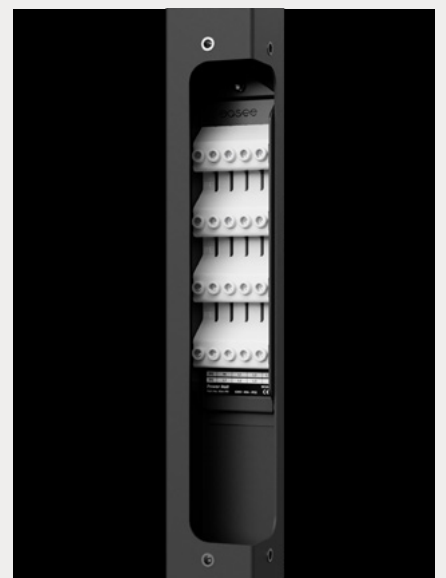


Power Rail

The Power Rail is a connection box that allows multiple charging posts to be connected in series.

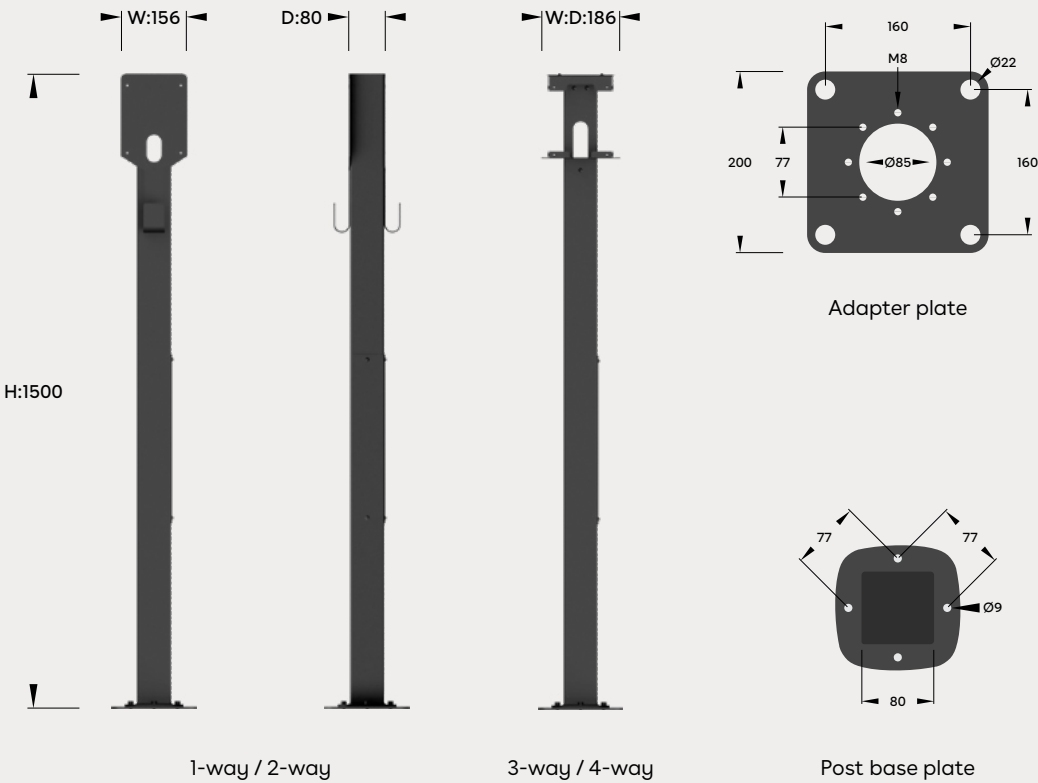
We recommend using the two upper terminal sets for the charger cables. For a single charger, only one set of terminals is used, for two chargers both sets of terminals are used and for three or four chargers two wires have to share a terminal.

The two lower sets of terminals are used for power in and out.



Specifications

Measurement
in mm



Technical

General

Dimension (mm):
1-way / 2-way: H: 1500 x W: 156 x D: 80
3-way / 4-way: H: 1500 x W: 186 x D: 186
Weight: 6.1-7.7 kg
Material: Aluminium
Finish: Powder coating
Colour: Black
Degree of protection: IP44

Features

Adapter plate for c/c 160 mm² foundation
45 degree rotation intervals (using the adapter plate)
Screws and nuts included

Electrical connection

Connection via Power Rail
Possibility of serial connection of posts

Cable size

In and out of the post: Max 25 mm²
Up to the Charging Robots : 6 mm²

Easee Home

Easee Home is intelligent and adapts to all electric vehicles, power voltages and mains. The Charging Robot will automatically detect whether the car supports 3-phase or not. There is no need to think about technical specifications, the Easee Home always adapts to the car's needs and delivers the maximum power available at your home.



Why choose Easee Home?

Forward-looking home charging



Benefits

- Fully dynamic charging power 1.4-22 kW (1 and 3 phase charging)
- Load balancing of up to 3 units per fuse without additional infrastructure (wireless)
- Automatic queuing system
- The load and phase balancing works offline
- Integrated eSIM in each box, lifetime free subscription
- Possibility of WiFi connection
- Permanent locking of the Type 2 cable
- Integrated earth fault protection (RCD)
- Integrated RFID reader (NFC / ISO 14443 and MIFARE Classic®)
- Energy measurement (+/- 2 %), for reading charge consumption
- Developed and manufactured in Norway
- The box is 69 % smaller than other solutions and weighs only 1.5 kg
- 3 year warranty, from the day the charger is installed
- Universal, fits all types of electric cars and mains
- Full control with the Easee app or local WiFi interface
- You choose the colour

Why choose Easee Home?

22_{kw}

Full of power

The charger can charge on both 1 and 3 phase and supports charging up to 22 kW. It has a Type 2 standard charging connector which makes it suitable for charging all types of electric vehicles only by using an appropriate cable.

10_x

Quick charge

With Easee Home, you can charge up to 10x* faster than with a regular outlet. It charges as quickly as possible with the available capacity and provides you with the highest charging power.

*10 times faster charge requires a 3-phase installation. With 1 phase you will still get 3 times faster charge.

3_x

Optimized charging effect

You can have up to 3 Charging Robots on one fuse. All connected cars can be charged at the same time, and the available power is distributed automatically and dynamically between the vehicles. The total load will thus never exceed the set limit for the fuse.

eSIM

Internet access

All our Charging Robots are connected to the internet through mobile network*. If you buy now you get free mobile internet access throughout the lifetime of the product. In order to get software updates and increased redundancy, we recommend installing a local WiFi network, if there is no cellular coverage. The local WiFi network must be connected to the Internet.

*Assuming cellular coverage is available.

69%

Small

The Charging Robot is 69 % smaller and lighter than other electric chargers, with similar functionality. It weighs only 1.5 kg! This means that we save the environment at least 4 kg of copper and plastic per produced charger.

24_{/7}

Always updated

The Charging Robot is updated with new features continuously. This way, you know that you have purchased a safe and future-proof product.

5_x

A colourful choice

We have covers in five different colours; White, Anthracite, Red, Blue and Black. The choice is yours.

3_{yr}

Warranty

We want you as a customer to have confidence that you have bought lasting quality. A product from Easee comes with a 3 year* warranty.

*Some countries may have extended warranty.

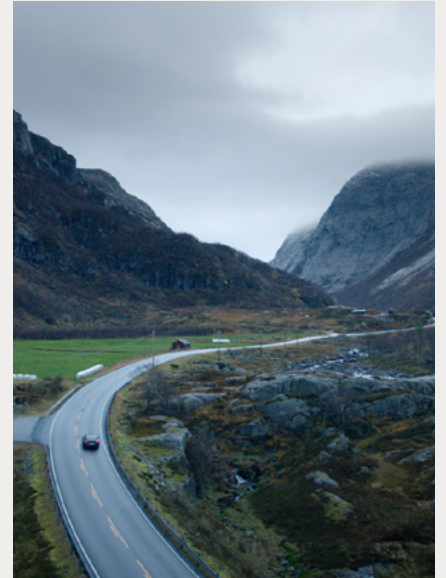
Why choose Easee Home?

Made in Norway - for Norwegian weather conditions

We develop and manufacture our products in Norway. Our products are developed for being able to withstand harsh environments. Not only is it tough it is also small! Our Charging Robot is 69 % smaller than other EV-chargers. It only weights 1.5 kg. We have strived to contribute to a sustainable future and are saving the enviroment for 4 kg of copper and plastics per produced charger.

The charger thrives just as well on the outside of a house as inside a garage. Its components are of high quality and is composed in a very special way. It is IP54 certified and designed to withstand the Norwegian climate.

We want you as a customer to have confidence that you have bought lasting quality. One product from Easee comes with a 3 year warranty.



Feel safe

We've added 3 extra levels of security, so that we can sleep well at night, knowing that you can do it too. Safety is an important part of the design.

With an Easee Charging Robot you can be assured that charging is done safely. The Charging Robot is designed to the latest standards. In addition, there is built-in electronic earth fault protection that ensures detection of DC and ground faults.

The Charging Robot is also equipped with temperature sensors and protection to prevent overheating. You also don't have to worry about crooks, the charging cable can be permanently locked in the box via the app or the local WiFi interface.



Why choose Easee Home?

Easy when you get two electric cars

We have made it easy and affordable to invest in modern and forward-looking charging infrastructure. With “Easee Ready” docking station you get a completely EV ready charge point at low cost. By pre-installing an Easee Home charge point, it is possible upon demand to subsequently deploy our innovative “Plug & Play” technology at no additional installation cost.

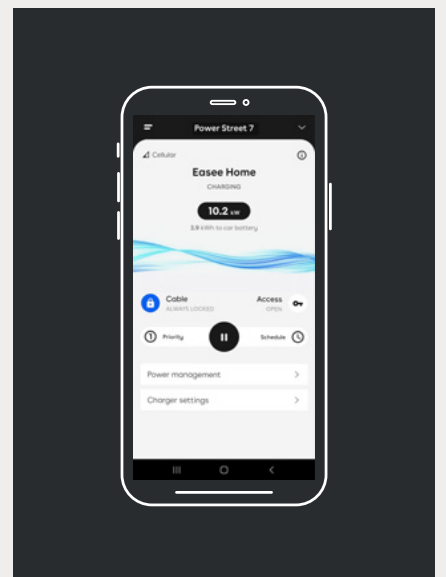
The Charging Robot acts as an intelligent junction box and it supports the expansion of multiple charging stations on the same cable.



Easee App

With the Easee app it is possible to control and plan when your car is charging. You can see live values for the current charge session and get an overview of your consumption. If you want to avoid finding the charging cable every time you charge the car, you can easily lock the cable permanently in the Charging Robot through the app.

You get full control over who can charge and when they can charge. We update the app periodically to make your Charging Robot even smarter.



Specifications

Measurement
in mm



Technical

General

Dimension (mm): H: 256 x W: 193 x D: 106
Wall mounting (mm): c/c H: 160 x W: 125
Operating temperature: -30 °C to +50 °C
Weight: 1.5 kg

Charging

Charging power: 1.4-22 kW
6 A 1 phase - 32 A 3 phase (automatically adjusted in relation to available capacity)
Up to 7.36 kW at 32A 1 phase
Up to 22 kW at 32 A 3 phase (TN grid)
Number of phases: 1 or 3 (fully dynamic)
Connection point: Type-2 socket (IEC 62196-2)
Voltage: 3 x 400 V AC/ 230 V AC (±10 %)
Mains frequency: 50/60 Hz
Advanced load distribution
Up to 3 Charging Robots on the same circuit
Built-in energy meter (±2 %)

Connectivity

Built-in eSIM (LTE Cat M1/ 2G /GPRS)
WiFi 2.4 GHz b/g/n connection
Easee Link RF™
Control charging with the Easee app
RFID/NFC reader
OCPP 1.6 via our API

Sensors and indicators

Light strip showing the status of the charger
Touch button for manual adjustment
Temperature sensors in all main contacts

Colours



Safety

Protection

Integrated overload protection according to EN IEC 61851-1:2019
Built-in RCD for ground fault protection (30 mA AC/ 6 mA DC) according to EN 61008-1 and IEC 62955
Degree of protection: IP54 (the backplate is IP22 without cover)
Impact resistance: IK08
Fire class: UL94
Insulation class: II
Overvoltage category III

Complies with the following regulations

2014/53/EU (RED)
2011/65/EU (RoHS)
2014/30/EU (EMC)
2014/35/EU (LVD)
See DoC for details at easee.support

Theft Protection

Electronics can be deactivated and tracked in case of theft (contact support if your device has been stolen).
The electronics can be permanently locked using a padlock (not included).
The charging cable can be locked permanently in the charging station.

Installation

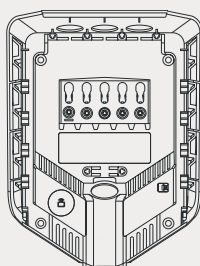
Power grids and fuses

Installation network: TN, IT or TT (detected automatically)
Installation circuit breaker: Max 40 A overload protection. The short-circuit current at the charging point (I_{kMax}) must not exceed 10 kA. If required by the installation method, type-A earth fault protection can be used for the circuit.

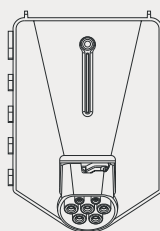
Integrated circuit in backplate

Wire cross-section: up to 16 mm² (single cable)/ up to 10 mm² (parallel connection)
Cable diameter: 8-22 mm
Terminal tightening: 5 Nm
Cable strip length: 12 mm

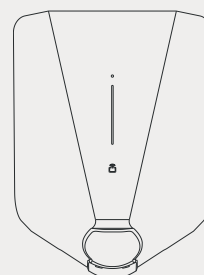
The product contains



Backplate



Chargeberry



Cover

Distribution UK

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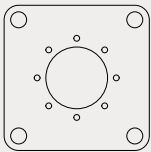


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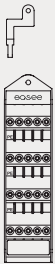
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Common parts



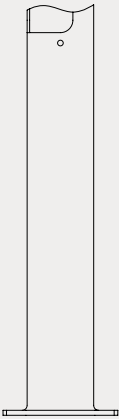
Adapter plate



Power Rail + ground connection plate



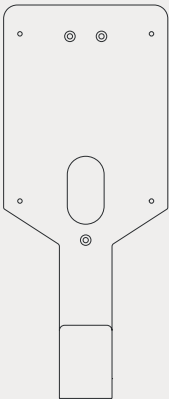
Side panel



Column

1-way
Part no. 90322

2-way
Part no. 90323



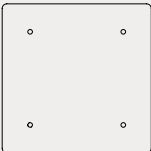
Mounting plate



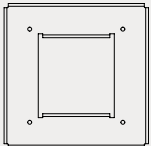
1-way blind cover

3-way
Part no. 90324

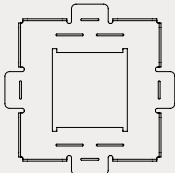
4-way
Part no. 90325



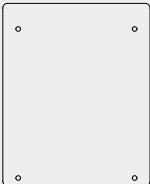
Top plate



Top frame



Bottom frame



3-way blind cover

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