

PLANNING NOTES (SOFT LANDSCAPING):

1. SOILS: Where required existing hard standing / hardcore to be removed to full depth prior to preparation of subgrade. Subgrade / subsoil to be prepared in accordance with BS 8601:2013 and BS 4428:1989 and ripped / loosened to a minimum 300-450mm depth with ripping lines (excluding root protection areas of retained trees refer to Tree Protection Plan) prior to spreading topsoil to alleviate compaction and promote drainage. Where required imported subsoil to be in accordance with BS 8601:2013 'Multipurpose subsoil'. Imported and as saved topsoil to be in accordance with BS 3882:2015 'Multipurpose Grade' with minimum soil organic matter contents 1% greater than the minima value (or as approved). Imported topsoil (and 'as saved' if requested) is to be laboratory tested to BS 3882:2015 and ameliorated as required to meet the required characteristics as detailed within Table 1 of BS 3882:2015 specification. 'Wildflower areas to be unimproved topsoil or low fertility topsoil to BS 3882:2015. Grass areas to be a minimum depth of 150mm. Shrub beds, hedges 450mm depth and forestry / transplants 300mm depth. Where specimen trees are planted in confined shrub beds or lawns, a depth of 600mm topsoil (rather than 450mm or 150mm) will be necessary to ensure appropriate topsoil volume for tree growth. Refer to GreenBlue Urban's 'Soil Volume Guide' for specific trees. Any weed / grass growth to be sprayed out with appropriate herbicide at least 10 days prior to cultivation. All areas to be cultivated to a minimum depth of 150mm removing weeds and rubbish / stones greater than 20mm in size. Incorporate proprietary non peat compost to BSI PAS 100 to 50mm depth evenly worked into soil during cultivation.

N.B Proposed services (electric, water, gas etc) in landscape areas should be installed as a minimum below the required topsoil depths and clearly identified in accordance with service / utility requirements.

2. BUILDING FOUNDATION DESIGN: All tree and shrub planting proposals are to be referred to by the structural engineer during building foundation design.

3. PLANT STOCK: Unless agreed otherwise all trees and shrubs are to be of UK provenance where plants have been propagated and/or grown on for a minimum of 5 years in the UK for trees and 2 years for shrubs. All plants are to comply with the requirements of all current British Standards including BS3936 'Specifications for Nursery Stock' and BS8545 'Trees from nursery to independence in the landscape' and be supplied in accordance with the Plant Schedule. Should planting be required outside of the planting season (November - March) any bare root or rootballed stock specified is to be replaced with containerised stock to an appropriate or similar specification to the approval of the landscape architect prior to ordering.

4. EXISTING TREES: Where trees are to be retained they should be subject to a full arboricultural inspection to assess condition and safety. Retained trees shall be protected from damage by erection of 2.3m weldmesh fencing on a scaffold framework in accordance BS 5837:2012 Figure 2. These barriers shall be maintained in position and in good condition until works are complete. Fencing to be located in accordance with Table D.1 at a radius of 12 times the stem diameter (single stem trees) or based on the combined stem diameter for multistem trees (trees with more than one stem arising below 1.5m above ground level) refer to Clause 4.6. Further precautions are to be taken as detailed within BS 5837:2012 6.2.4.

5. TREE SURGERY / REMOVAL: Tree surgery and tree removal to be carried out by an Arboricultural Association approved Tree surgeon in accordance with BS 3998:2010. Arisings to be removed to a licensed tip.

6. TREE PLANTING: All trees to be in accordance with BS 3936, BS8545 and The National Plant Specification - 'Rootballed Trees' recommendations. Trees to be planted in accordance with BS 4428:1989, double staked (10-12cm - 14-16cm girth trees) or triple staked (18-20cm girth trees) tied and braced with flexible webbing loops/belts and spacer collars/sleeves (NB not with a timber cross bar) in prepared pits. Semi mature ground guyed and secured using Platipus Tree System. Tree pits in open field / uncompacted ground conditions or shrub beds to be 1000mm x 1000mm (at least 75mm greater than that of the root system) with pit depth to be based on the planting depth of the tree (distance from root flare to underside of rootball) in accordance with BS 8545:2012. Topsoils and subsoils to be excavated and stored separately for reuse. Tree pit to be backfilled with stored subsoil and topsoil to replicate the existing soil horizons. Topsoil to be mixed enriched with 40L of peat free tree planting compost, incorporating 'Rootgrow' professional mycorrhizal fungi granules (RGPro as supplied by Empathy) and Sierrablen N Mag Pre-planter Fertiliser in accordance with manufacturers recommendations. Root balls to be encircled by Root Rain Metro or similar irrigation pipe. Well water after planting. The base of trees to be planted in grass areas are to be covered with 75mm amenity grade bark mulch such as Melcourt 'Amenity' Bark Mulch (or similar approved by the landscape architect) to 1.0 metre diameter and kept weed free.

In confined urban areas i.e housing estates where trees are to be planted in heavily compacted ground. Small tree pits (Mature canopy 3m) should have a minimum of 4.24m³. Medium tree pits (Mature Canopy 5m) should have a minimum of 11.8m³. Large tree pits (Mature canopy 8m) should have a minimum of 24m³ (or to latest GreenBlue Urban Topsoil Volume Guidelines). Tree pits are to be excavated to achieve the above uncompacted growing volume with pits without cells being approximately 2.5m x 2.5m backfilled with excavated subsoil and topsoil (as described above) mixed with 160L of peat free tree planting compost. Where groups of trees or avenues are planted the pits are to be combined to achieve the required growing volume. Tree pits in poorly draining soils are to be positively drained, connecting into the surface water drainage system to engineers details.

Generally all trees are to be planted as shown ensuring a minimum of 5 metres from buildings and 3 metres from drainage or services. Suitable foundations are to be provided to accommodate proposed tree planting and retained trees in accordance with the NHBC Standards. The NHBC radii are illustrated as a guide only; based on an assumed medium soil base and minimum foundation depths should not be relied upon for construction purposes. In locations close to footpaths and roadways linear root barriers GreenBlue Urban, ReRoot or similar are to be installed in accordance with manufacturers instructions. Where proposed tree locations conflict with services, trees are to be relocated in accordance with the appropriate utilities guidance notes subject to client / local authority approval. Proprietary root barrier GreenBlue Urban, ReRoot or similar to be installed in accordance with manufacturers instructions where relocation is not considered appropriate.

7. SHRUB & HERBACEOUS PLANTING: plants to be in accordance with BS 3936 and handled in accordance with NPS 'Handling & Establishment' guidelines and planted in accordance with BS 4428:1989. Nursery stock supplier to be approved by the Landscape Architect. All shrubs to have a minimum of three breaks, except Hedera with a minimum of two. Shrubs to be pit planted incorporating 'Rootgrow' professional mycorrhizal fungi granules (RGPro as supplied by Empathy) in accordance with manufacturers recommendations and Agrobion 'Yellow' tablets evenly distributed around the plant at 200mm depth with 2 tablets for plants up to 3 ltrs, 3 tablets for plants up to 5 ltrs and 4 ltrs for plants up to 10lrs. Well water plants immediately after planting and prior to spreading of mulch. Planting areas to be covered with 75mm depth amenity grade bark mulch such as Melcourt 'Ornamental Bark Mulch' (or similar approved by the landscape architect) and kept weed free; on slopes greater than 1:3 a biodegradable geotextile i.e Ecomatt Weed Control Fabric to be laid and securely pegged in place.

8. NATIVE HEDGE PLANTING: plants to be in accordance with BS 3936 and handled in accordance with the NPS 'Handling & Establishment' guidelines and planted in accordance with BS 4428:1989. Hedge plants to be pit planted in double staggered rows 350mm apart at 450mm centres (or as scheduled) with the growing tip (top 100mm) of the hedge plant removed to encourage spreading growth. Bare root transplants to be root dipped with 'Broadleaf Root Dip' with 'Rootgrow' mycorrhizal fungi granules (RGPro as supplied by Empathy) and Sierrablen N Mag Pre-planter Fertiliser sprinkled evenly into prepared planting pit in accordance with manufacturers recommendations prior to planting. In mixed species hedges; shrub species to be planted randomly throughout the length of hedge. Well water plants immediately after planting and prior to spreading of mulch. Planted areas to be covered with 75mm depth bark mulch and kept weed free. Where necessary plants to be protected from rabbits with rabbit fence and / or individual rabbit mesh guards securely staked. Unless otherwise indicated on the drawing it is assumed that all hedges are to be maintained at a maximum height of 1.5m for the purposes of the NHBC guidelines.

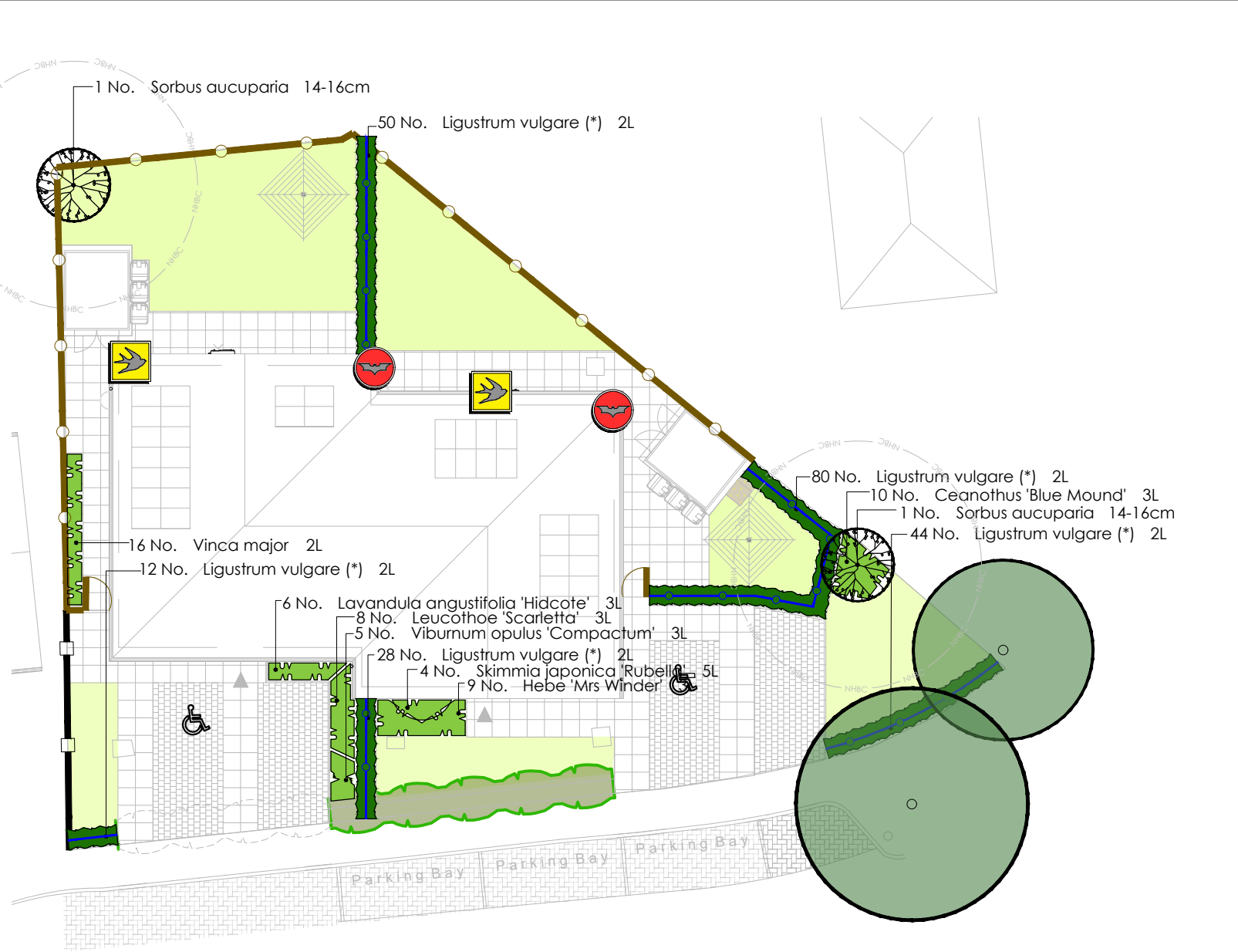
9. TURFING: Grass turf areas to be Tilers 'Arena' or similar approved cultivated turf to BS 3969 'Recommendations for Turf for general purposes' laid in accordance with BS 4428:1989. Prior to cultivation topsoil is to be free from perennial weeds, reasonably dry and workable and graded to remove all minor hollows or ridges and leveled as required with any debris or stones greater than 50mm diameter removed. Topsoil to be cultivated to full depth with top 25mm reduced to a fine tilth. Pre-turfing fertiliser to be applied in accordance with manufacturers instructions. Turf to be laid during appropriate weather conditions from planks with broken joints well butted up, pegged to slopes where required. Lightly consolidate and firm turf as laying proceeds. Fill joints with fine topsoil and thoroughly water after laying to avoid shrinkage.

10. GRAVEL: Gravel areas to be ornamental gravel, from local source 10-20mm, laid on geotextile membrane to a depth of 50-75mm.

11. MAINTENANCE: To be carried out in perpetuity, for the lifetime of the development at approximately monthly intervals (or as prescribed within a landscape management plan) including replacement of any tree, hedge, shrub or grassed area which die, has been damaged, vandalised or stolen within a period of five years from practical completion. Operations to include the following:

- Eradicate weeds by hand or appropriate chemical means.
- Cut out dead or / and damaged stock or branches, prune as required.
- Ensure all shrubs and trees are firmly in, securely staked and tied with guards where applicable.
- Collect litter, sweep and tidy site.
- Apply suitable non-residual herbicides, pesticides and water as required.
- Carry out mowing to grass areas when attained 100mm, cut to 35mm (50mm for shaded areas) approximately 2 week intervals during the growing season.
- All hedges to plot frontages be maintained at a max height of 1.0m. Hedges and shrub planting within visibility splays to be maintained in accordance with current highways design guidelines.
- At final visit apply granular fertiliser to all planted areas and top up bark mulch depth to 75mm.

12. WATERING: all plant material (including turf) to be watered in dry periods until established during April through to September with a fine rose until the water penetrates the topsoil to at least 5cm depth and achieves field capacity. Frequency of watering regime to be determined by weather conditions, soil conditions and underlying geology, all plant beds to be watered to ensure soil is consistently moist to promote successful establishment. During hot, dry periods, plants are to be watered every six to ten days. For individual trees a minimum of 18 watering visits per year are to be carried out commencing late March (prior to budburst) and utilising a minimum of 50 litres of water per tree. Soil probe to be used to determine soil saturation to full depth of root ball.



Planting Schedule

Trees

No.	Species Name	Specification	Girth	Height	Density
2	Sorbus aucuparia	3x :Extra Heavy Standard :Clear Stem 175-200 :5 brks :RB :PG 1	14-16cm	400-450cm	Counted

Shrubs

No.	Species Name	Specification	Spread	Height	Density
10	Ceanothus 'Blue Mound'	Branched :5 brks :C :PG 8			3/m ²
9	Hebe 'Mrs Winder'	Bushy :5 brks :C :PG 9		30-40cm	3/m ²
6	Lavandula angustifolia 'Hidcote'	Bushy :5 brks :C :PG 10		20-30cm	3/m ²
8	Leucothoe 'Scarletta'	Bushy :3 brks :C :PG 1		30-40cm	3/m ²
214	Ligustrum vulgare (*)	Branched :3 brks :C :PG 1		40-60cm	0.3Ctr Double Staggered at 0.35m offset
4	Skimmia japonica 'Rubella'	Bushy :4 brks :C :PG 8		30-40cm	3/m ²
5	Viburnum opulus 'Compactum'	Bushy :4 brks :C :PG 8		30-40cm	3/m ²
16	Vinca major	Several shoots :3 brks :C :PG 6			5/m ²

Hard Landscape

Precedent Images:



Biodiversity Enhancement

Precedent Images:



LEGEND: SOFT LANDSCAPING

- GROUND COVER: deciduous shrub ground cover planting with specimen shrubs.
- GROUND COVER: evergreen shrub ground cover planting with specimen shrubs.
- DECIDUOUS HEDGE: shrub hedge as detailed, reinforced with timber post & wire fence where indicated.
- GRASS: cultivated turf to frontages, existing areas to be made good with seed.
- GRASS: cultivated turf to rear gardens.
- ORNAMENTAL GRAVEL: pea gravel from local source; 50-75mm minimum depth; refer to notes.
- EXISTING HEDGE: dead plants and bramble to be removed & hedge gapped up with native species.
- EXISTING HEDGE / VEGETATION: to be removed to facilitate development.
- TREE PLANTING: deciduous tree planting with NHBC radii. Tree Canopy spread illustrated at 25 years growth.
- EXISTING TREES: to be retained in accordance with BS 5837 'Trees in relation to Construction' 2012.

NHBC Guidelines 2017 Chapter 4.2 'Building near trees':

NHBC tree radii illustrated based on Medium soils assuming foundation depth of 0.9m. Buildings within the NHBC tree radius should be designed so that their foundations are to a suitable depth in accordance with the NHBC guidelines. Where tree species are not listed within the NHBC guidance the radii has been calculated on the assumption of a HIGH water demand tree.

Asterisk (*) on planting tags identify shrubs with a mature height above 1.5m where adjacent foundation should be designed by Engineers in accordance with NHBC guidelines 2017 Tables 3 or 5 of sections D & E.

ECOLOGICAL MITIGATION LEGEND:

Refer to Ecological Management Plan where available

- BIRD BOX LOCATION: Schwegler or similar approved Nest box 2H and opened-fronted boxes. Installed to Manufacturers specification with the entrance to one side (at an angle of 90° to the wall), out of the way of potential predators.
- BAT BOX LOCATION: Schwegler or similar approved 2F universal Bat box. Installed to manufacturers specification on tree or building, 3-4m high with a clear horizontal approach.

LEGEND: HARD LANDSCAPING

- EXISTING FENCING TO BE RETAINED: and made good
- PROPOSED TIMBER CLOSEBOARDED FENCE: Jacksons or similar approved, 1.8m high closeboarded fence; featherboard paneling, with flat top, tanalised softwood (class 4); posts set in concrete. All other fixings to be galvanised. Gates to match will all necessary fixings.
- PERMEABLE BLOCK PAVING: Marshalls Drivesett Tegular Priora, in Pennant Grey. Refer to Engineers's specification.
- FLAG PAVING: Marshalls Saxon 600 x 600 Textured concrete slabs, in Buff. Refer to Engineers's specification.
- HERRINGBONE BLOCK PAVING: Herringbone block paving to extension of parking bay to match existing, white thermoplastic lines to divide each bay.
- EXISTING BLOCK PAVING: Existing block paving to parking bays to be retained and made good.

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cdm 2015; designers residual risk information

LEGEND: CDM RESIDUAL RISKS

- PEDESTRIAN & VEHICULAR TRAFFIC: car park, road and pavement within or adjacent to working areas; risk of collision with operatives, risk of harm to pedestrians.
- EXISTING SERVICES: proximity of adjacent buildings and associated buried / overhead live services i.e electricity or gas. Risk to operatives during excavations or moving plant.

It is assumed that works will be carried out by competent landscape subcontractor working, where appropriate to a risk assessment and method statement approved by the Principal Contractor.



client:
HILLINGDON London

project:
2 Vernon Dr, Harefield,
Uxbridge UB9 6EG

title:
DETAILED SOFT LANDSCAPE AND
BOUNDARY TREATMENT PROPOSAL

status:
PLANNING

date:	drawn:	number:
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scale@A3:	checked:	revision:
1:200	TGW	P01