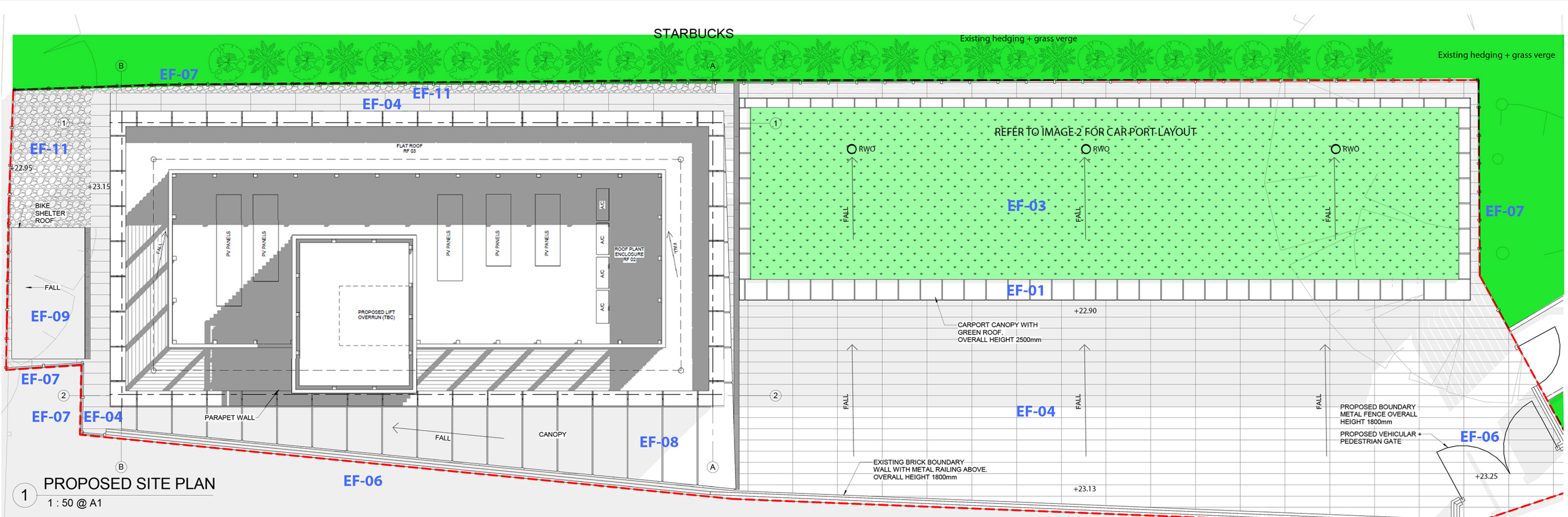




- PROPOSED EXTERNAL AREA MATERIAL KEY**
- EF-01: Car port Parapet cladding
 - EF-02: Metal cladding to Refuse store wall with Louvre door
 - EF-03: Sedum Roof
 - EF-04: Grey concrete paving
 - EF-05: Black galvained metal aco channel drain
 - EF-06: Blue Brick Wall + PPC metal flats railing / entrance gates.
 - EF-07: PPC metal flats fencing + existing timber fence
 - EF-08: Recess LED downlighter + LED tracked lighting
 - EF-09: Black painted metal cycle shelter with Sheffield stand
 - EF-10: Electric car charging point
 - EF-11: Gravel margin

MAINTENANCE / MAKING GOOD DEFECTS

The Landscape Contractor shall maintain the site for a period of 12 months following practical completion. The site shall be maintained for a further period of 4 years by the landscape contractor. All sedum that are found dead, diseased or dying at the end of the first growing season shall be replaced at the contractors own expense in the next available growing season. Areas of turf that have not become successfully established shall be re-laid in the next available season.

SEDUM ROOF:

No immediate aftercare is required at the time of installation. Each GrufeTile Sedum Roof comes to site fully established with pre-grown vegetation eliminating the need of any irrigation. Maintenance should be carried out in early Autumn. Where breeding birds are expected, this should be undertaken once the nesting season has ended. Sedum will go red when stressed through dry or cold weather and sometimes when it is low on organic nutrients. This does not mean the roof is dead. You can either wait for rain or irrigate the roof once a week for approximately 1 hour Here's how to ensure your green roof stays in good condition:

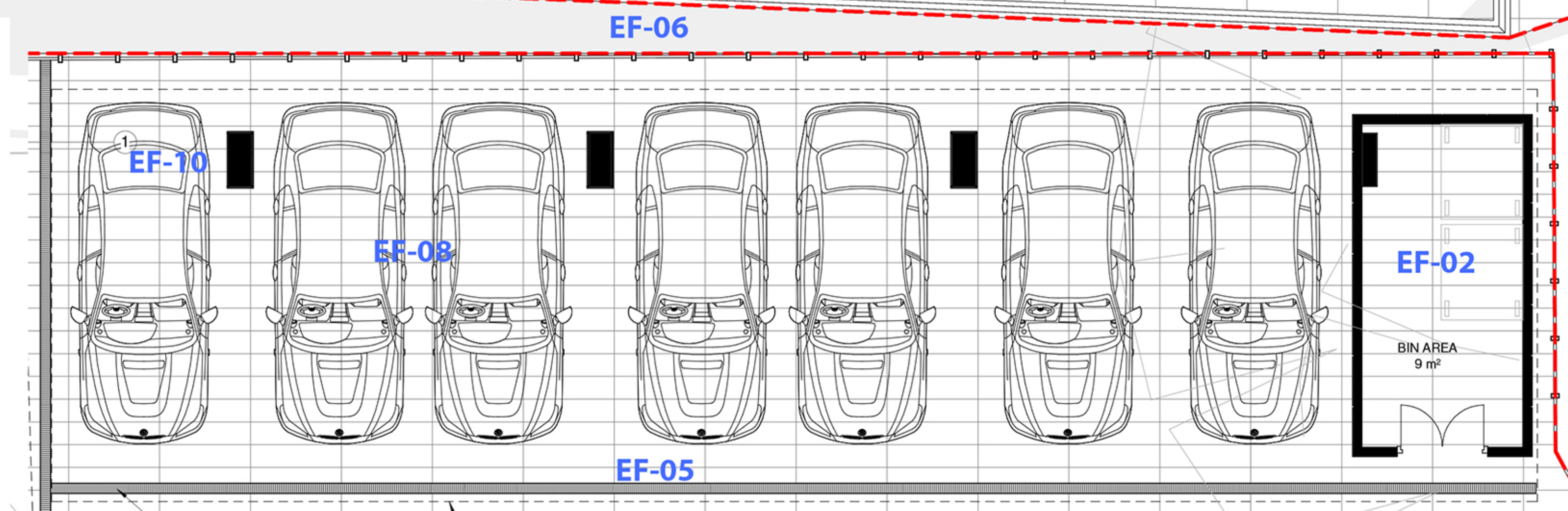
- Hand weed and remove unwanted seedlings
- Clear gutters or drainage outlets of vegetation
- Feed the roof with organic phosphate and potassium
- Ensure stone perimeters are clear of dead and live plants
- Clear any leaves that have fallen from deciduous trees.

FENCES:

All fences shall be maintained in good repair in perpetuity.

MAINTENANCE / MAKING GOOD DEFECTS

Footpaths: Footpaths/gravel areas located across the site shall be kept free of weeds and leaf litter/general litter by the contractor during the 12 month maintenance period and thereafter by the adopting body at all times. Trees and hedges bordering footpaths shall be maintained annually to prevent encroachment and obstruction of any right of way 5 Year maintenance schedule



A 12.12.17 Sedum roof maintenance detail added.

ADDRESS:

HAYRE HOUSE
7 BATH RD
HEATHROW
HOUNSLOW TW6 2AA

DRAWING TITLE
PROPOSED LANDSCAPE PLAN
+ MAINTAINCE STRATEGY

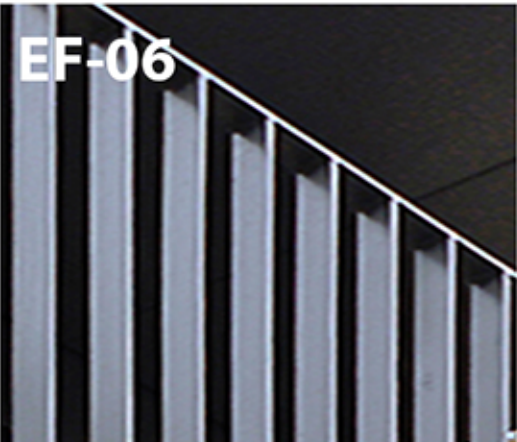
PURPOSE OF ISSUE
PLANNING CONDITION

DATE
OCT 2018

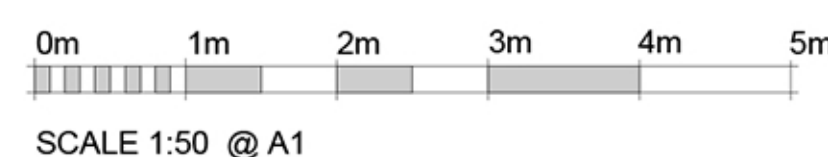
SCALE
1:50 @ A1

DRAWING NUMBER
PL 100

REV
A



- NOTES:**
- THIS DRAWING IS COPYRIGHT AND MUST NOT BE RE-PRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION.
 - THIS DRAWING MUST NOT BE SCALED.
 - REFER TO FIGURED DIMENSIONS ONLY, EXCEPT FOR PURPOSE OF CONSIDERATION UNDER PLANNING LEGISLATION.
 - ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE. CLIENT TO BE NOTIFIED OF ANY DISCREPANCIES.
 - ALL STRUCTURAL DETAILS TO BE CHECKED AGAINST THE STRUCTURAL ENGINEERS DRAWINGS.
 - THIS DRAWING TO BE READ IN CONJUNCTION WITH THE OTHER RELEVANT PROJECT DRAWINGS AND IN ADDITION, WITH STRUCTURAL, M & E ENGINEERS, APPROVED SUB-CONTRACTORS DRAWINGS AND CURRENT INSTRUCTIONS.
 - ALL WORK TO BE UNDERTAKEN WITH THE REQUIREMENTS OF THE CURRENT BUILDING AND WATER REGULATIONS.
 - DIMENSIONS USE AS FIGURED DIMENSIONS ONLY & ALL TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL OBTAIN REQUIRED PERMITS FROM ALL AGENCIES AND PAY ALL FEES PRIOR TO COMMENCEMENT OF ANY WORK.



--- Site Boundary

