

S I T E P L A N

NOTE:
All landscape green areas will be raised above the hardscape by at least 50mm. This will be accomplished by using a brick planter. The planter will have a minimum depth of 150mm.)

CONDITIONS NO. 04



4

GARDEN TREE
Amelanchier lamarckii -
Snowy Mespilus
ORNAMENTAL FLOWERY TREE

Environmental benefits: Food for birds
No. (3) one at each end of the garden



VIBURNUM TINUS



LIBERTIA GRANDIFLORA



1

NEW HEDGES
BEECH HEDGE PLANTS
FAGUS SYLVATICA

No. (as much as needed to create a
perimeter barrier)
Maintained at 1.2 m - 1.8m height



PERENNIAL RYEGRASS



SMOOTH STALKED MEADOW GRASS



SHEEPS FESCUE



COMMON BENTGRASS

2

LAWN GRASS SAMPLE

LAWN
MIXTURE OF THE FOLLOWING

1. PERENNIAL RYEGRASS (70%) - *Lolium perenne*
2. SMOOTH STALKED MEADOW GRASS (25%) - *Poa pratensis*
3. SHEEPS FESCUE (10%) - *Festuca ovina*
4. COMMON BENTGRASS (5%) - *Agrostis capillaris*

No. (as much as needed to fill the garden space)
HEIGHT 0.1M - 0.2 M

3

PLANTER BOX FLOWERS

PERENNIAL PLANTS
MIXTURE OF THE FOLLOWING

1. VIBURNUM TINUS - *Laurustinus*
2. LIBERTIA GRANDIFLORA - *Libertia chilensis*

No. (as much as needed to fill the garden space)
HEIGHT 0.4M - 0.8 M



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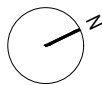
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REFERENCE: 2 CHALFONT ROAD, GREATER LONDON, UB3 3BU, GB

TITLE: DISCHARGE CONDITIONS
SOFT LANDSCAPING

PROJECT No 2227 DATE: 23-01-2025

SHEET No D 01

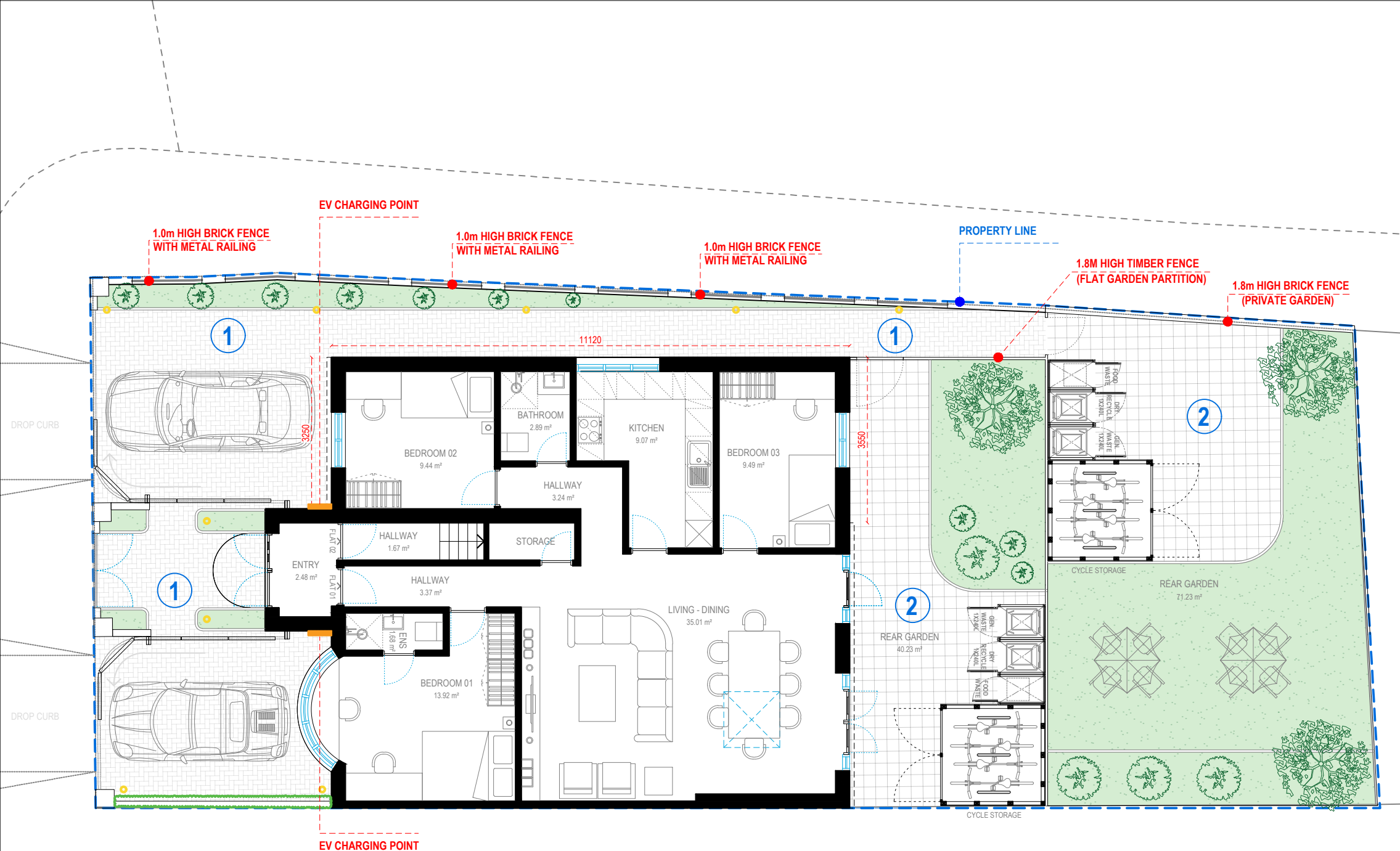


0 1 2 scale 5m 1:100 @A3

NOTES:

DRAWN BY MCDC

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S I T E P L A N



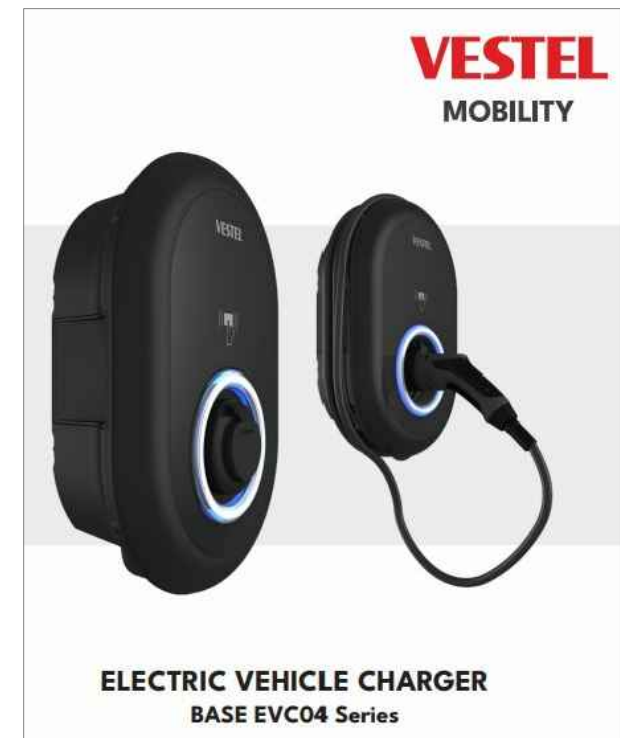
1
WALK WAY SAMPLE
MANUFACTURER:
MARSHALLS

Product Reference
DRIVELINE PRIORA
(CHARCOAL)



2
COMMUNAL COURTYARD PAVEMENT
MANUFACTURER:
MARSHALLS

Product Reference
RICHMOND SMOOTH NATURAL
PAVING SLAB



ELECTRIC CHARGING
LEGEND
MANUFACTURER:
VESTEL-EVCHARGERS

Product Reference
Vestel EV04 Series EVCHARGERS



LEGEND
OUTDOOR BOLLARD LAMPS

MANUFACTURER:
PAULMANN

Product Reference
CAPEA LED BOLLARD LUMINAIRE
ALUMINIUM GREY

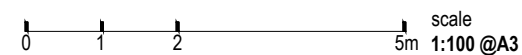
CONDITIONS NO. 04



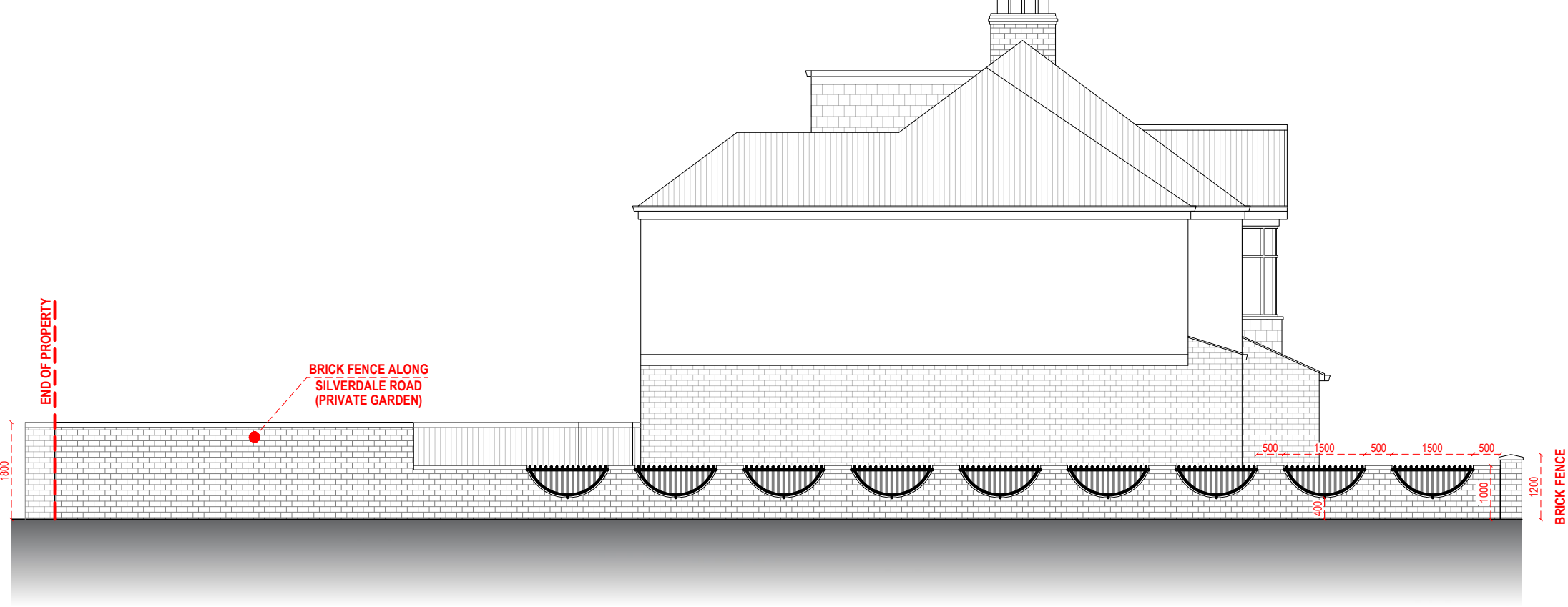
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TITLE: DISCHARGE CONDITIONS HARD LANDSCAPING	
PROJECT No 2227	DATE: 23-01-2025
SHEET No D 02	



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LEFT-SIDE ELEVATION

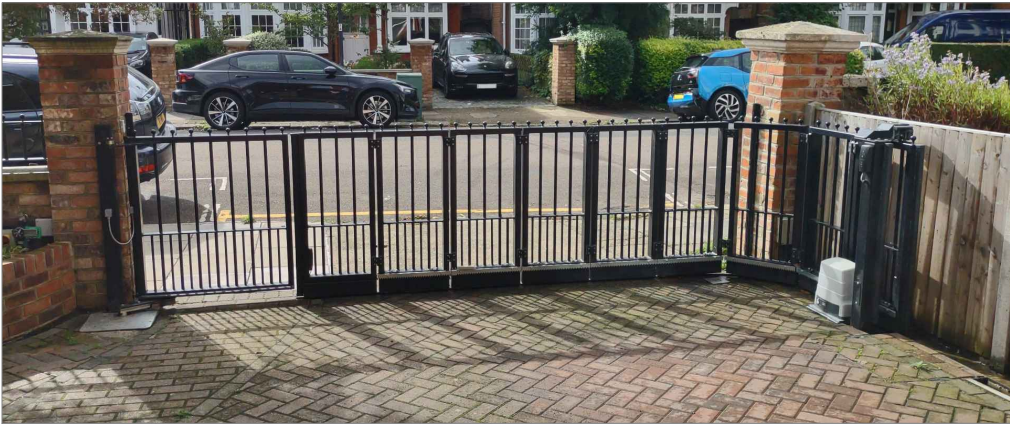


FRONT ELEVATION



METAL BI FOLD GATE SAMPLE
MANUFACTURER:
WROUGHT IRON GATES DIRECT


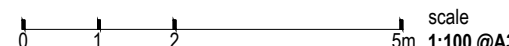
Product Reference
Warwick Wrought Iron Style Metal Garden Gate
<https://www.wroughtirongatesdirect.co.uk/product/warwick-wrought-iron-style-metal-garden-gate>



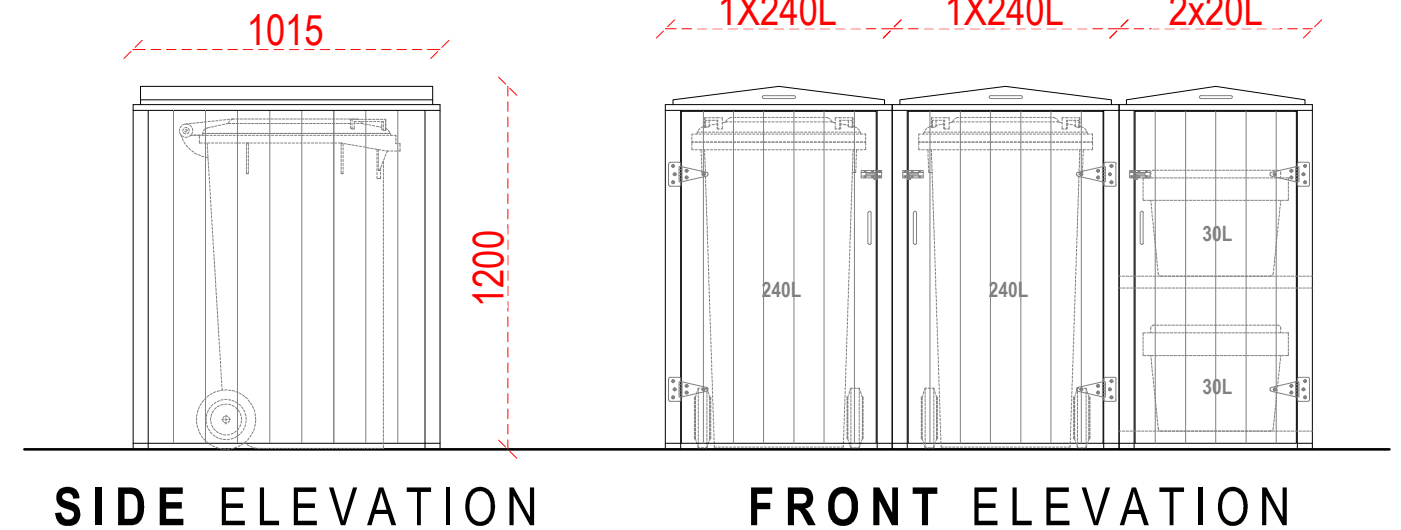
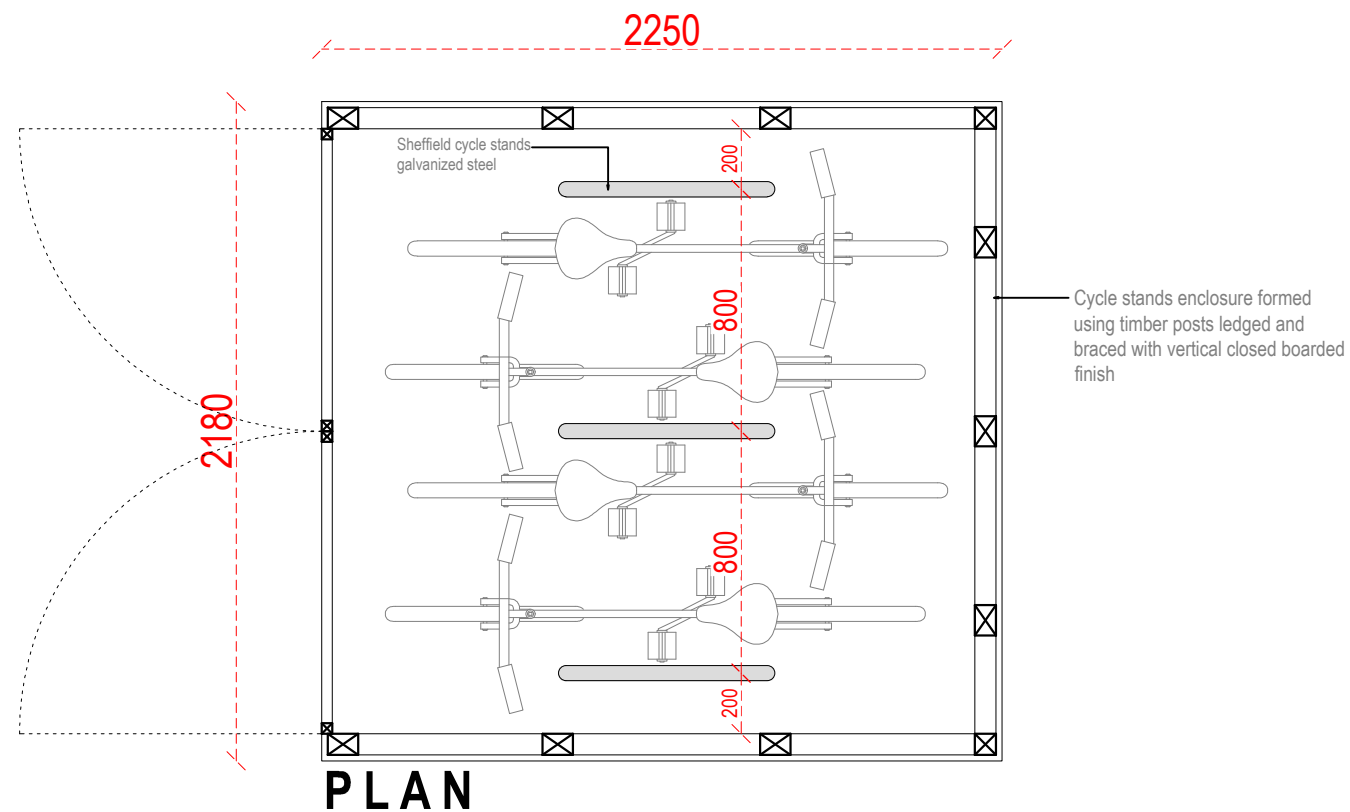
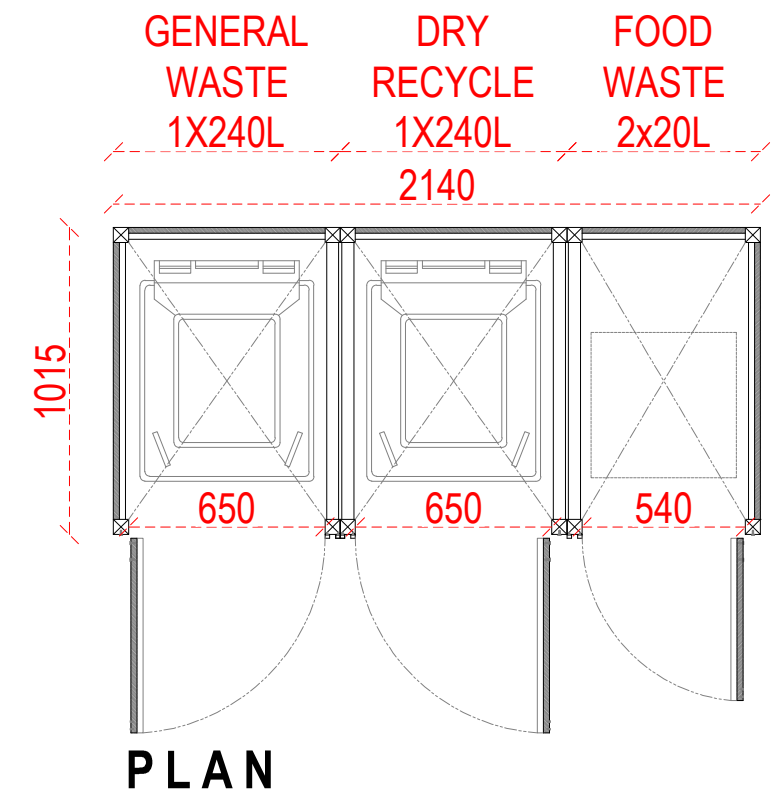
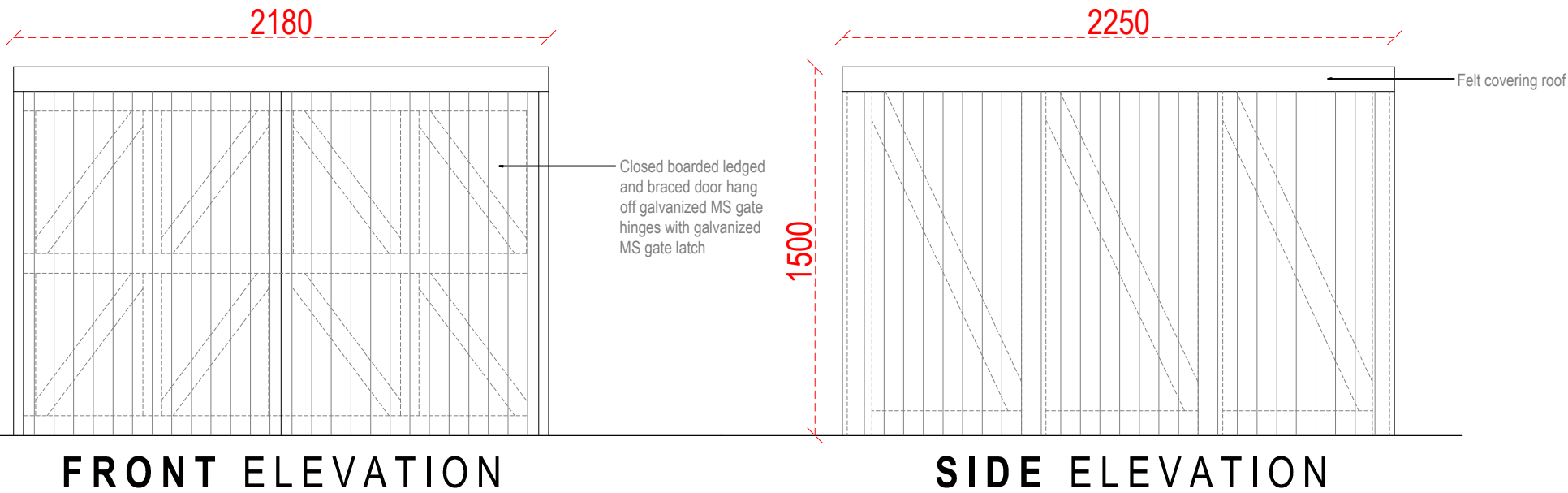
RADIUS CORNER METAL GATE
MANUFACTURER:
EDS (Electrical-Data-Security) Ltd UK

Product Reference
AROUND THE CORNER SLIDING GATES
<https://www.edsuk.com/residential-gates/around-the-corner-curved-gates>

CONDITIONS NO. 04

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	TITLE: DISCHARGE CONDITIONS DETAILS			
	PROJECT No 2227	DATE: 23-01-2025		
	SHEET No D 03		DRAWN BY MCDC	
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TYPICAL TIMBER ENCLOSURE DETAIL



GENERAL WASTE, DRY RECYCLE AND FOOD WASTE BIN ENCLOSURE DETAIL

CONDITIONS NO. 04



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TITLE:	DISCHARGE CONDITIONS DETAILS
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PROJECT No 2227	DATE: 23-01-2025
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SHEET No **D 04**

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GENERAL NOTES:

LANDSCAPE VISION

- The landscape proposal has been designed and proposed in relation to the existing character of the area and in particular the specific site in general.
- The proposed design seeks to introduce a high-quality landscape which can be used and enjoyed by residents and visitors alike.
- The new planting scheme will provide character to improve amenity and increase biodiversity by providing habitat and food for fauna.
- The introduced vegetation will provide seasonal interest as well provide a green framework to the new built environment.
- All landscape elements shall be maintained to a high standard to ensure that the residential development retains a high-quality finish which is attractive, orderly, and safe for all.

LANDSCAPE ESTABLISHMENT & MAINTENANCE SPECIFICATIONS

- To ensure successful establishment of the proposed scheme post implementation,it is recommended that a minimum of 20 site visits are undertaken per annum during operation. Site visits should be undertaken twice a week between March and October and once a month during the remainder of the year.Adverse weather conditions or specific horticultural or arboricultural requirements may require additional site visits to take place if required. The establishment and maintenance specifications for each vegetation type is described and specified below.
- All existing trees shrubs on site shall be retained. Those which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced by the proposed landscape plans detailed above. All Landscaping will be maintained by an external contractor visiting the site once every two weeks in the summer and once a month in the winter.
- If retained or newly planted shrubs or trees die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.
- All debris including pruning and litter shall be removed from site to a previously approved recycling centre.
- Litter shall be removed on a monthly basis or as necessary on the whole site where heavy littering has occurred. A coordinated approach to tackling litter problems should be sought with other management agencies and landowners in order to achieve a litter free zone.
- Adjacent landowners should be encouraged to report illegal fly tipping activity. Provision should be made to remove any such illegal material as soon as possible to discourage any future fly tipping activity.

AMENITY TURF (LAWN GRASS)

Establishment Phase

The Contractor will be required to prepare the ground prior to the supply and sowing of grass seed.

- i) Any existing vegetation will be stripped off from the area to be seeded and disposed of by the Contractor.
 - ii) The whole area will be cultivated to a depth of 200mm using a rotavator.
 - iii) Cultivation by fork should be carried out alongside kerbs, tree bases, exposed roots etc where damage could occur.
 - iv) Any stones or other debris greater than 25mm in any dimension will be removed.
- Following cultivation, a fine tilth shall be created with a hand rake.

Grass Seeding

- i) Seeding of lawn should take place in the spring.
- ii) Seed should not be sown when cold or drying winds are experienced, or if soil is excessively dry, waterlogged or frost bound.
- iii) Sow specified seed mix of 50g/m2 where required.
- iv) On completion of sowing, gently rake seed into top 50mm of soil.
- v) Lightly compact the seedbed surface with a roller, leaving a uniform and smooth finish. After seeding the area shall be well watered to a depth of 100mm.

Maintenance of Grassed areas

- i) Grass will be cut a minimum of 8 times per annum.
- ii) Maintain a grass height of between 30-60mm, Edges to be neatly trimmed.
- ij) Ensure lawn areas do not become compacted or waterlogged, aerate if necessary, in the autumn.
- iv) Repair scalped, damaged or trampled lawn areas by re-seeding.
- v) Remove any litter, rubbish or debris from lawn areas before mowing.
- vi) No machinery should encroach within 500mm of a tree trunk at any time. Strimmer damage must be avoided.
- vii) Keep adjacent hard surfaces clear of lawn cuttings, sweep and remove clippings after mowing.

HEDGES

Hedgerow Planting & Establishment

- i) Planting will be carried out between November and the end of March.
- ii) Planting should be suspended during periods of frost, heavy rain, waterlogged conditions, and periods of drought. Any suspension of planting is to be immediately notified with reason(s) to the Client.
- iii) A cultivated strip approximately 600mm wide by 300mm deep should be prepared. Soil should be loosened and broken into particles of 2- 8mm.Soil surface should then be fine graded.
- iv) Roots of open ground whips should be suspended in water before and during planting.
- v) Planting will be carried out and according to the Planting Plan.
- vi) Hedging plants are to be planted at 8 plants per linear meter. They should be planted in a staggered fashion, with random distribution of the different species.
- vii) Ensure each plant is straight and the root is adequately compacted into the soil.
- viii) Each plant should be protected and supported using a 38mm spiral guard and bamboo cane, 600mm in height.
- ix) All Hedgerow strips to be top dressed in a 50mm layer of bark mulch.
- x) Allow for watering immediately after planting.

Maintenance of Hedgerows

- i) Allow for watering for the first 2-3 years after 7 continuous days of less than 20mm of rain.
- ii) Undertake weed control for the first 2-3 years.
- iii) Work should be undertaken manually with hand tools. Care should be taken to avoid damage to any adjacent planted material.
- iv) When the hedges have fully established after 3-4 years, they should be lightly trimmed to encourage the stems to branch out in the following season.
- v) The hedges should be ultimately maintained at 2-3 meters in height.
- vi) Where the loss of hedge plants is over 0.5 meters, these gaps should be replaced in the following planting season.
- vii) Spiral guards and bamboo canes can be removed once the hedges have grown beyond the reach of browsing animals.

ORNAMENTAL PLANTING/ PERENNIAL PLANTS

Establishment

- i) Planting will be carried out between November and the end of March in accordance with the British Standard BS 4428 (1989).
 - ii) All ornamental beds must be cultivated to a depth of 300mm and be free of any weeds, roots, or large stones.
 - iii) Planting should be suspended during periods of frost, heavy rain, waterlogged conditions, and periods of drought. Any suspension of planting is to be immediately notified with reason(s) to the Client.
 - iv) Soil should be loosened and broken into particles of 2-8mm. Soil surface should then be fine graded.
 - v) Plants awaiting planting must not be left unattended and the full cost of replacing any plants damaged or lost before planting shall be met by the Contractor.
 - vi) Place out plant material and excavate holes to approximately double the pot size.
 - vii) Mix compost to excavated soil material from hole at a ratio of 1 part compost to 3 parts soil.
 - viii) Remove plant from pot and position in hole, ensure plant is centrally positioned and top of root ball is level with existing graded soil.
 - ix) Backfill hole with excavated soil and compost mixture. Compact soil and roots and water plants in well to a depth of 200mm immediately after planting.
 - x) All Ornamental beds to be top dressed in a 50mm layer of bark mulch.
- After planting the area is to be left clean and tidy with any rubbish, debris, packing materials and labels removed.

Maintenance of Ornamental Planting

- i) Allow for watering for the first 2-3 years after 7 continuous days of less than 20mm of rain.
- ii) All ornamental beds should be kept weed free.
- iii) Work should be undertaken manually with hand tools. Care should be taken to avoid damage to any adjacent planted material.
- iv) When required shrubs should be pruned to maintain form and vigour and to avoid overcrowding/overshadowing. Over pruning of shrubs should be avoided.
- v) Groundcovers should also be clipped or pruned to ensure upkeep of a neat shape and form.
- vi) Any dead or damaged plants should be removed and replaced. This work should preferably take place during the winter months.
- vii) If required, organic fertiliser may be applied once before or during spring growth.

SCHEDULE OF PLANTS				
	SPECIES	PLANT SIZE	DENSITY	LOCATION
HEDGE	BEECH HEDGE - FAGUS SYLVATICA	1.2m - 1.5m	4.50m LINEAR METER	PROPERTY FENCE
ORNAMENTAL PLANT	VIBURNUM TINUS - LAURUSTINUS	0.4m - 0.8m	2 SET	FLAT 01 GARDEN
ORNAMENTAL PLANT	LIBERTIA GRANDIFLORA - LIBERTIA CHILENSIS	0.4m - 0.8m	2 SET	FLAT 01 GARDEN
AMENITY PLANT	PERENNIAL RYEGRASS - LOLIUM PERENNE	30-60 mm	59.50m² (70% of 85.00m²)	FRONT AND FLAT GARDENS
AMENITY PLANT	SMOOTH STALKED MEADOW - POA PRATENSIS	30-60 mm	21.25m² (25% of 85.00m²)	FRONT AND FLAT GARDENS
AMENITY PLANT	SHEEPS FESCUE - FESTUCA OVINA	30-60 mm	8.5m² (10% of 85.00m²)	FRONT AND FLAT GARDENS
AMENITY PLANT	COMMON BENTGRASS - AGROSTIS CAPILLARIS	30-60 mm	4.25m² (5% of 85.00m²)	FRONT AND FLAT GARDENS
ORNAMENTAL TREE	AMELANCHIER LAMARCKII - SNOWY MESPILUS	Up to 8m high	3 SET	FLAT 01 & 2 GARDEN

WEED CONTROL

Where appropriate, herbicide will be used within the following areas during the scheduled period(s):

- ☐ Around Obstacles - Sign posts, bollards, benches etc
- ☐ Tree Bases - Maximum radius of 300mm
- ☐ Hard Surfaces (Tarmac/ Concrete) - Footpaths & Play Areas (spot treat)
- ☐ Internal Fence and Hedge Lines
- ☐ Building Surrounds - Spray where grass is up against buildings including temporary buildings.
- ☐ Kerb Channels - Spray in the kerb gully

Use of Chemicals:

The Council reserves the right to defer the operation, or suspend it whilst it is in progress if, in the Council's opinion, the work is likely to be abortive, dangerous or ineffective, due to weather conditions or any other circumstances. The type of herbicide and all matters relating to its use, storage and disposal, must be in accordance with the Control of pesticides regulations amended 1997 the Control of substances hazardous to health regulations (COSHH) regulations 2002 and any subsequent relevant legislations.

The Council is required to comply with the Control of pesticides regulations amended 1997 and the Control of substances hazardous to health regulations (COSHH) regulations 2002 acts.

Further guidance is provided in the Code of practice for using plant protection products January 2006.

Chemicals sprayed on hard areas will not be allowed to drift or leach into areas adjacent to those being sprayed. When applying herbicide around obstacles, under hedges or perimeters, care should be taken to restrict the width of the treated area to a maximum of 300mm.

MAINTENANCE OF SURFACES

Hard surfaces will be reviewed during maintenance visits in the area. Any hazards or defects found will be repaired as soon as practicably possible.

Herbicide treatment of hardscapes surfaces will be undertaken as per Weed Control

MAINTENANCE OF FENCES AND GATES

Fences and gates will be reviewed during maintenance visits in the area. Any hazards or defects found will be repaired as soon as practicably possible.

CLEANING AND LITTER REMOVAL

It is important to ensure that the public open spaces are clean and attractive with no litter build up. Cleaning of the street will be the responsibility of the highway authority. Litter removal in public open spaces will be the responsibility of the site owner.

- Any fly tipping should be removed or reported to the Local Authority for removal
- Litter picking should be done on a regular basis to maintain a clean environment.
- During Autumn, leaf clearance is to be conducted.

CONDITIONS NO. 04

<div><div><div><div><div></div><div>Redwoods</div></div><div><div></div><div>PLANNING & EXTENSIONS</div></div></div></div><div><div><div>Address - Unit 4, Grosvenor Way, London E5 9ND</div><div>Phone - 020 3781 8008</div><div>E-mail - office@redwoodsprojects.co.uk</div><div>Web - www.redwoodsprojects.co.uk</div></div><div><div>Any errors on Dimensions to be reported to the Architect prior to commencement of Works.</div><div>Dimensions and areas are based on survey information.</div><div>This drawing is copyright © Redwoods Projects.</div><div>All dimensions to be checked on site Prior work.</div></div></div></div>	REFERENCE: 2 CHALFONT ROAD, GREATER LONDON, UB3 3BU, GB		<div><div><div><div><div></div><div></div><div></div><div></div><div></div></div><div>012345678910</div><div>012345678910</div></div><div>scale 1:100 @A3</div></div></div>	NOTES:	
	TITLE: DISCHARGE CONDITIONS NOTES				
	PROJECT No	2227	DATE:	23-01-2025	
	SHEET No		D 05		<div><div><div>DRAWN BY</div><div>MCDC</div></div><div><div>EDITED BY</div><div></div></div></div>

MONITORING AND REVIEW

This Management Plan will be subject to an annual review. The site owner will consult with the landscape contractor to assess and review the management procedures. Any changes will be recorded. The assessment and review will consider the condition of the trees, shrubs, hedgerows, SuDS, ornamental rain gardens, wild meadow and amenity grass areas. Additional measures may be considered and implemented to ensure the landscape elements are thriving. Once the development has achieved Practical Completion, this Management Plan should be reviewed and updated if necessary.

The Maintenance Schedule incorporates the management objectives and broad prescriptions set out in this Landscape Maintenance Plan and gives detailed programme information. The Schedule also incorporates inspection and monitoring.

The management proposals will be undertaken, with professional landscape design, ecological and landscape management advice. A key person will be identified as responsible for implementation of the Landscape Maintenance Plan and associated inspections, programmes and monitoring.

All materials, workmanship, quality and operations will be in accordance with current British Standards, Codes of Practice and legislation.

BRITISH STANDARDS

- All materials and works are to comply with the latest British Standard Specifications:
- BS 4428:1989 Code of practice for general landscape operations (excluding hard surfaces)
 - BS3936 Part 1 1992 Specification for trees and shrubs
 - BS 3936 Part 10 Nursery stock specification for groundcovers and shrubs
 - BS 5837:2012 Trees in relation to design, demolition and construction – RECOMMENDATIONS
 - BS 3936-1:1992 Nursery stock. Specification for trees and shrubs
 - BS 7370 Part 4 1993 Recommendations for maintenance of soft landscape (other than amenity turf)
 - BS 7370 Part 3 1991 Grounds maintenance recommendations for maintenance of amenity and functional turf (other than sports turf)
 - BS 3969:1998 Recommendations for turf for general purposes

ANNUAL MAINTENANCE SCHEDULE

Planting Type	Task	5 Years Maintenance Period				
		1	2	3	4	5
Specimen Trees	A - Check tree stakes and ties for tightness and overall condition. Adjust ties as required.		•	•	•	•
	B - Inspect mulch mats and pegs. Replace damaged items shall be replaced with mulch-mats to match the originals - biodegradable mulch-mats and pegs shall be allowed to naturally decay at the end of the 5 year maintenance period	•	•	•		
Specimen Trees, Woodland Edge Mix, Scrub, Native Shrub	C – Firming – straighten any plants to an upright position that have been subject to frost heave or wind rock and re-firm the ground	•	•	•	•	•
	D – Prune as appropriate to encourage vigour and to remove dead, dying or diseased branches. Chip small arisings on site with material over 150mm diameter.	•		•		•
	D2 – Replace dead, dying or diseased trees, plants or shrubs in planting season following identification of loss.	•	•	•	•	•
	E – Hand pull all weeds from around the base of the trees to be removed to a radius of 500mm.	•	•	•	•	•
	F – Re-mulch to a depth of 50mm.	•	•	•	•	•
	G - Regular watering according to Landscape Institute Technical Bulletin: Watering Restrictions and Watering Specification (May 1996) during the first two growing seasons (Apr-Oct) following planting, thereafter, watering as necessary in following years.	•	•	•	•	•
	H – Review and remove tree stakes, guards and ties in Year 3,4 & 5; dispose off-site (recycle) and backfill holes with topsoil. If not ready for removal, review in Years 4 and 5 as necessary. – all tree stakes, guards and ties shall have been removed by end of year 5			•	•	•
Species Rich Grass mix, Grassed Swale & Grassed Pond Drainage (Exclude 2.5m wide verge from kerb line)	I - Cutting	•	•	•	•	•
All	J - Monitor and remove coarse weeds by hand pulling	•	•	•	•	•
All	K - Landscape Inspection	•	•	•	•	•

CONDITIONS NO. 04

Landscape Maintenance Schedule

	J	F	M	A	M	J	J	A	S	O	N	D
General Operations												
Weeding			✓	✓	✓	✓	✓	✓	✓	✓		
Watering (if required)				✓	✓	✓	✓	✓	✓			
Litter removal	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Removal of fallen leaves										✓	✓	
Re-firming plants (as required)			✓							✓		
Pest and disease control (as required)						✓						
Replacement planting	✓					✓						
Amenity Grass Areas												
Mowing-amentity areas keep grass at a sward height of 30-60mm					✓	✓	✓	✓	✓	✓		
Rake mown lawns (as required to keep tidy)			✓	✓	✓	✓	✓	✓	✓	✓		
Aerate and scarify lawn areas			✓						✓			
Apply fertiliser to lawn areas (as required)			✓						✓			
Form edges to lawn areas (as required)	✓						✓					
Over-seed sparsely germinated grass areas				✓	✓				✓	✓		
Ornamental Planting/Raingardens												
Pruning (timing dependant on species)	✓					✓						
Top up mulch (after first year and replanting)			✓									
Thin out planting											✓	
Specimen Tree Planting												
Check condition and treat (as required)												✓
Pruning for good habit and safety (as required)												✓
Check, adjust, repair trees stakes and ties		✓										✓
Apply fertiliser and mulch to new trees			✓									
Annual monitoring									✓			
Hedgerows												
Check stakes and spiral guards												
Remove weeds around base of hedge plants	✓	✓	✓						✓	✓	✓	✓
Replace failed hedge material	✓	✓				✓	✓	✓				✓
Re-firming new plants (as required)				✓	✓	✓	✓	✓				
Face up to both sides of hedge	✓	✓	✓						✓	✓	✓	✓
Top hedge at 12-15 meters (every 2-3yrs)				✓	✓	✓	✓	✓				
Grassland /Meadow												
Strim 1st cut to height of 200-300mm								✓				
2nd cut to 50mm (Within 2 days of 1st cut)								✓				
Rake mown grassland, remove clippings								✓				
Hard Landscape Areas, Boundary Treatments, Lighting and Furniture												
Weeds in hard surfaces - spray with herbicide					✓		✓		✓			
Clear litter, debris and fallen leaves	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Gullies etc- keep clear (as required)	✓										✓	
Fencing and gates - check condition and repair		✓									✓	
Check lighting - check condition and repair		✓									✓	
Specialist Surveys												
Existing tree condition survey (every 3-5 yrs)												

Note: This table lists the key routine operations required during both the defects and the long term maintenance periods together with an indication of when they should be undertaken throughout the year. It should be noted that the table should be used as a guide to times only. It does not include every operation listed in the specification but all checking and intermittent maintenance actions should occur during the routine visits. The contractor is responsible for the appearance and condition of the landscape areas and should be prepared to undertake specific maintenance tasks outside the above periods throughout the year to satisfy management or safety objectives.



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Any errors on Dimensions to be reported to the Architect prior to commencement of Works.
Dimensions and areas are based on survey information.
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All dimensions to be checked on site Prior work.

REFERENCE: 2 CHALFONT ROAD, GREATER LONDON, UB3 3BU, GB

TITLE: DISCHARGE CONDITIONS NOTES

PROJECT No 2227 DATE: 23-01-2025

SHEET No D 06

0 1 2 5m scale 1:100 @A3

NOTES:

DRAWN BY MCDC

EDITED BY