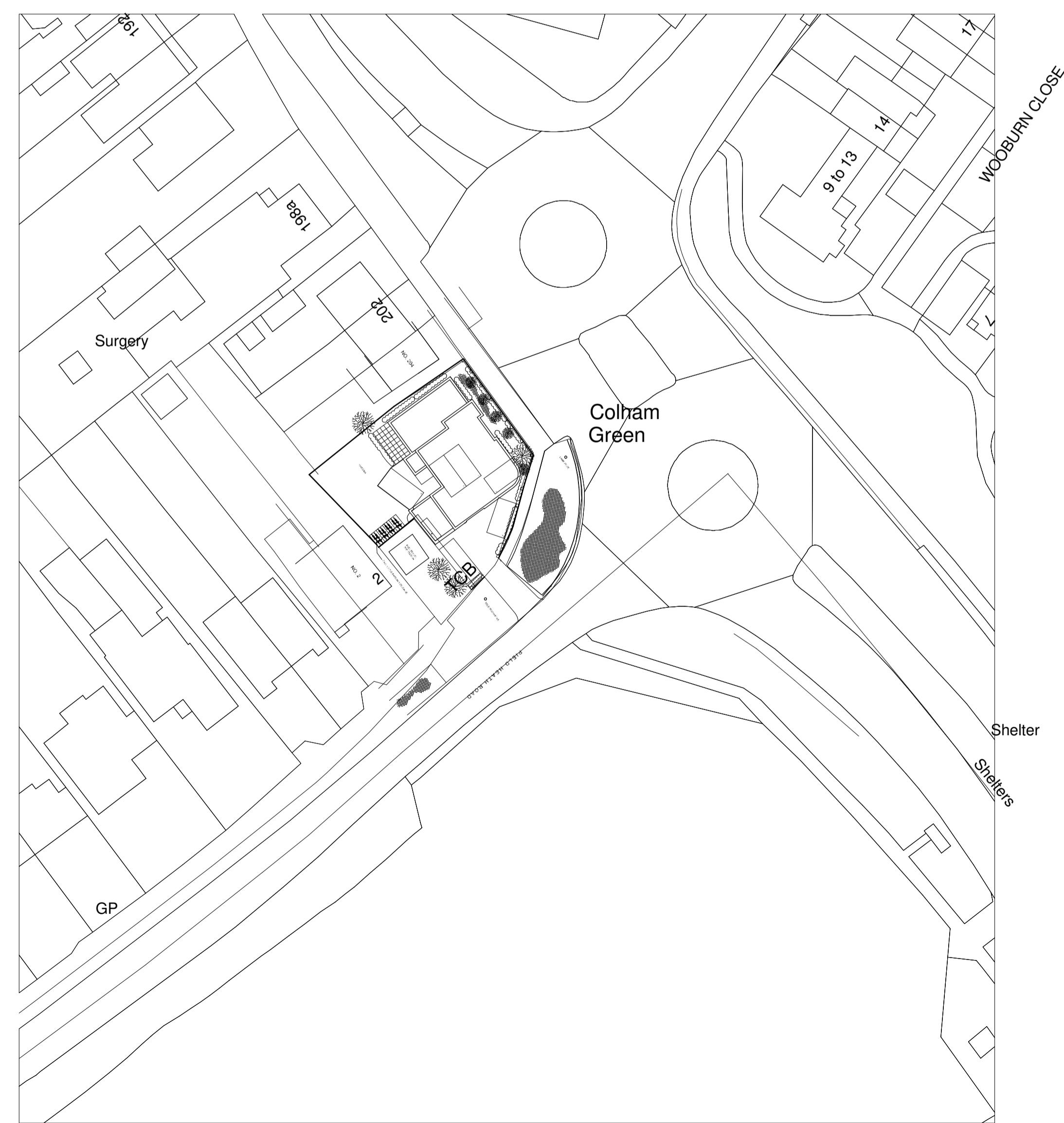
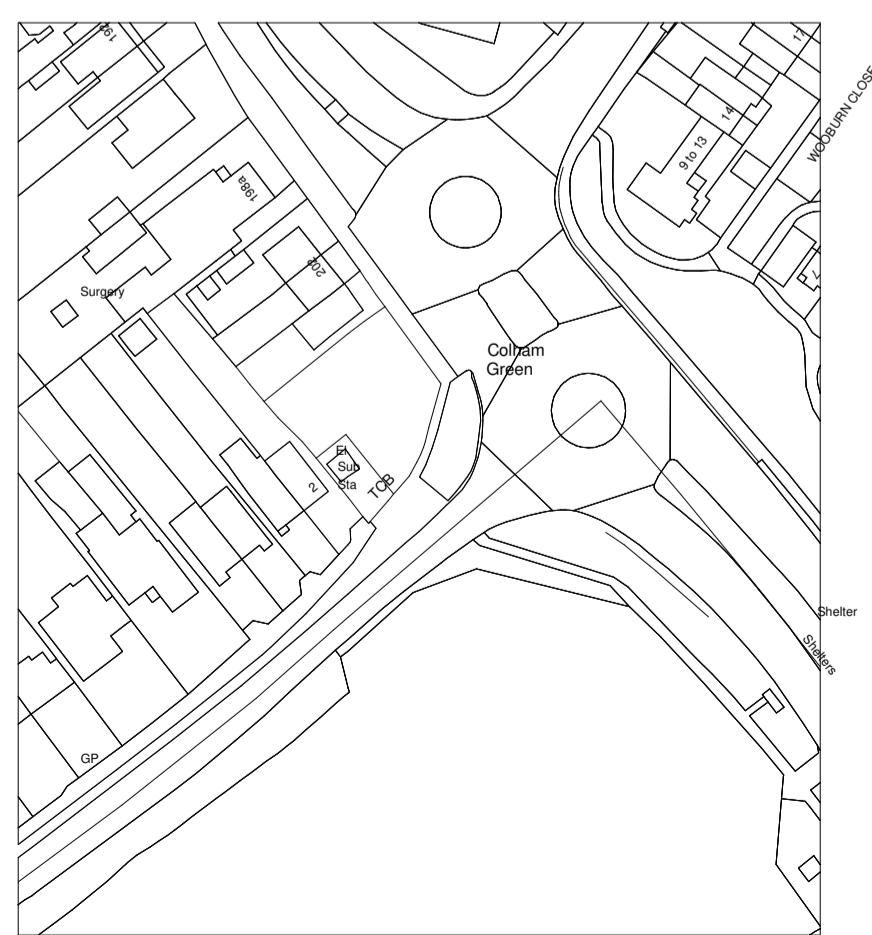
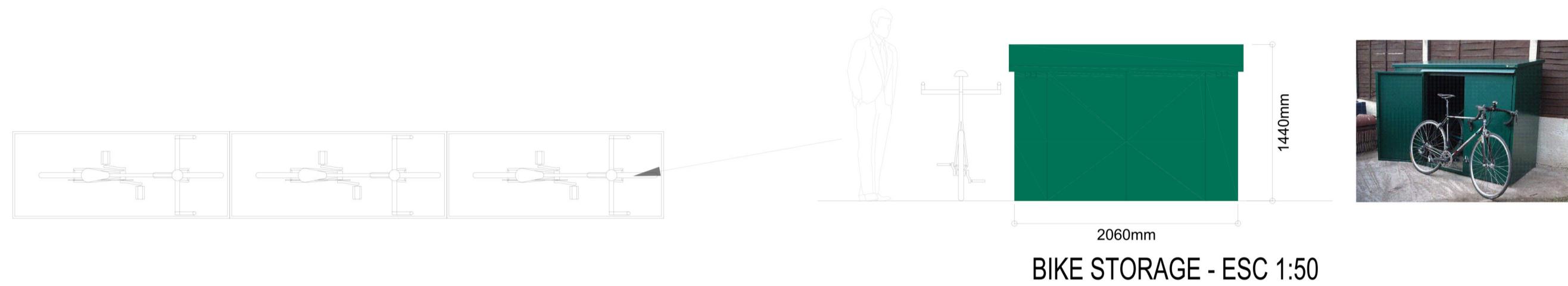


# Bike Storage



		@ 1-100		
0	5	10 m		
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MR & MRS				
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206 HARLINGTON ROAD UXBRIDGE UB8 3UB				
<b>TITLE</b>				
LANDSCAPING PLAN PLANS + BIKE STORAGE				
<b>SCALE</b>				
1:100 @A1				
<b>DATE</b>				
FEB 2023				
<b>DRAWN</b>				
AH				
<b>CHECKED</b>				
HM				
<b>JOB NO.</b> 206-22 <b>DRAWING NO.</b> 001 <b>REV:</b> A				

# KEY

## Surfacing/Paving

- Proposed Flowering
- Grey coloured paving slabs
- Red Brick Pathway: Driveline Priora
- Proposed Marshall Driveway
- Permeable macadam surface for access road
- 20/40mm rounded flint gravel over weed stop fabric to create low maintenance area.  
Note: Gravel surface must be 100mm below back edge of eco crib wall.

## Soft Landscaping

- Proposed lawn : Rolawn Medallion Turf
- Proposed flowering : Alyssum
- Proposed low informal flowering evergreen boundary hedge
- Proposed garden hedge: Laurel
- Proposed hedge: Evergreen Hedging
- Calluna plants
- Proposed trees

## Objects

- Bike

## Lights

- Ground Light
- Directional External Light

## Boundary Features

- Existing Boundary line
- Close board fence 1.8m high
- Low level picket fence 0.9m high



## Proposed Tree Planting



## Proposed Tree Codes

Bo Betula pendula 'Obelisk'  
Tree A



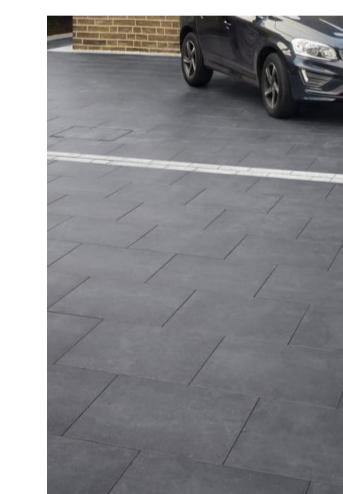
Ac Acer campestre 'Elegant'  
Tree B



Pyrus 'Chanticleer'  
Tree C

Note: Trees to be container grown specimens and planted at 14-16cm girth size.

## Proposed Hard Surfacing



Marshall driveway paving  
Drivessett Argent (Grey)



Red brick pathway  
Driveline Priora

0 5 10 m  
@ 1-100

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UB8 3UB

**TITLE**  
LANDSCAPING PLAN

**SCALE** 1:100 @A1

**DATE** FEB 2023

**DRAWN** AH

**CHECKED** HM

JOB NO. 206-22 DRAWING NO.001 REV: A

## 1.0 Tree Planting Strategy/Landscape management strategy

- To achieve the long term vision for the development, a management plan will be established to ensure the landscape vision and strategy set out as follows is maintained across the development, in particular the area fronting the site.
- This plan will cover the maintenance of grass, newly-planted and existing trees, shrub borders, hedges, paved areas etc. The overall objective of this plan will be to ensure that each landscape type is maintained as follows:
- Lawns: To provide an even stand of closely-mown grass lawn of uniform height and colour, comprising grass species free of broad-leaved weeds.
- Shrub Planting: To maintain shrub planting to cover as much as possible of the border area, and allows the shrubs to develop as nearly as possible their natural form. The borders shall be maintained weed-free, and the plants pruned to avoid blocking pathways and views.
- Hedges: Where appropriate, to regularly clip the hedges to maintain a uniform and tidy appearance and a well-developed cover of vegetation over the whole hedge.

To keep all areas of paving and footpaths free of litter, weeds and other debris that will detract from the appearance of the site.

### Maintenance Objectives for Soft Landscaping (Generally)

- apply good horticultural and ecological practice to all operations
- promote healthy growth and establishment of all plants, trees, grass, wildflower areas
- ensure consistent control of invasive species
- promote optimum display and flowering periods and stem colour
- provide protection against pests and diseases
- ensure long term commitment to replacement of defective plant material
- review opportunities for introduction of new species or replacement of exhausted species where appropriate, in line with original design intentions

### Landscape components with specific management objectives

- Grassed Areas
  - Ensure sward is maintained so as to create an optimum functional surface
  - Establish an annual programme of aeration and feeding
  - Review requirements for whole or part sward refurbishment
  - Employ cultural techniques which use organic fertilizers and minimize the use of chemicals wherever possible
- Trees planted as standards at the edges of Open Space
- Ensure that good horticultural practice is employed to encourage long term health and vitality of all trees
- Ensure well-balanced crowns and natural shape

### Maintenance Specification

#### Maintenance

The following specification items are to be addressed within long term landscape maintenance responsibilities of the land owner of areas falling within the public realm of the site. Included are performance specifications, quality standards and some detailed operational descriptions. The landscape maintenance contractor will be required to apply his or her expertise in relating these to the objectives above in producing annual programmes of work.

Maintenance to accord with requirements of BS 7370:1991

-Duration: Carry out the operations in the following clauses from completion of planting. Frequency of maintenance visits: monthly during growing season.

#### Amenity Grassed Areas:

- Cuts: Grass will be cut annually a minimum of 12 times, with 2 cut May to September.
- Generally:
  - Maintenance of grass in a manner appropriate to the intended use
  - Maintenance of grass between 50-100mm
  - Insurance that grass does not become compacted or waterlogged
  - Maintenance of grass in a healthy vigorous condition, free from disease, fungal growth, discoloration, scorch and wilt
  - Repair of grassed areas damaged by trampling, abrasion or scalping during mowing
  - Regular removal of litter and fallen leaves to maintain a neat appearance
  - Remedial Works:
    - Top dress and make good of gully erosion, slip and depressions
    - Re-seeding of the above areas
    - Grass Cutting:
      - Remove litter, rubbish and debris from grass before mowing
      - Cut to a neat even finish without rutting or compaction, particularly when ground conditions are soft

#### Trees, hedges and shrubs

- Watering
  - All planting to receive watering for at least the first 2 growing seasons
  - Ensure sufficient water is applied to maintain healthy growth, taking into account published meteorological data on rainfall for any given period, in particular in periods of Spring drought (April, May and June)
  - Quantity: Feathered trees (Wet soil to full rooting depth) and shrubs (Wet soil to full rooting depth)
- Weed Control
  - All planting areas shall be kept clear of weed growth for the first 3 growing seasons; after 3 years, a herb layer can be allowed to return. Achieved by a combination of herbicide applications and hand-weeding/hoeing. Ensure that the Methods used will cause a minimum of damage to adjacent planted areas.
  - Tree and plant stems: Do not allow nylon filament rotary cutters or other mechanical tools closer than 200mm to the stem of any tree or plant. Include for strim guards around the base of each tree, height 225mm or maintain a grass and weed-free area around the base of each tree, min diameter 1000mm.
  - Hand weeding: Hoe and loosen soil throughout the planting areas, taking care to avoid disturbance of roots of planted material. Remove weeds entirely, including roots. Remove the minimum of soil and minimize disturbance to plants, bulbs and mulched surfaces. On completion, rake areas to a neat condition.
- Tree Stakes/Ties
  - Inspect all trees twice a year. Adjust fixing to suit stem growth and provide correct and uniform tension. If growth is sufficient for tree to be self supporting, remove fixing and fill holes with lightly compacted soil.
  - Check stakes for looseness, breaks and decay and replace as necessary. Remove stakes and ties after 3 years establishment.
- Pruning generally
  - Pruning to be carried out in accordance with good horticultural and arboricultural practice.
  - Standard: BS 7370.4, clauses 3.6.3 to 3.6.5
  - Agreement: Before starting work agree which trees, shrubs and hedges are to be pruned or removed
  - Do not use growth retardants, fungicides or sealant unless instructed
  - Dispose of arising, compost on site within specified areas in the open space
  - Thinning and pruning of young trees and whips up to 3m high
  - After 3 years full growing seasons; selectively thin, re-space and crown raise feathered trees
  - Prune between leaf fall and mid winter
  - Reinstatement
  - Remove dead plants and shrubs as soon as possible and replace in the next scheduled round of replacement planting

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### Maintaining a safe, clean and secure environment

- Litter/dog waste
  - Collect litter as necessary to maintain a clean, litter-free environment
  - Include clear signage against dog fouling and litter at entrances
  - Report fly tipping
  - Fences and gates
  - Undertake regular conditions surveys. Report any problems.
  - Problems creating health and safety concerns to be resolved immediately and reported.
- Schedules of annual maintenance

## 2.0 Landscape management strategy- Public Realm

- Public Spaces contribute to the unique character of an area. The public realm design which is the subject of this landscape design will direct and coordinate the design of streets, foot-paths including furniture, landscaping and other enhancements.
- The intent is to create a unified, safe, and visually attractive environment that strengthens the goals and enhances the vitality of the .

- \* Encourage compatibility between residential and non-residential land uses through unifying public urban design features such as streetscape and landscape.
- \* Develop standards and guidelines that support the long term vision of the public realm design.

- Maintenance Objectives for Public realm Landscaping (Generally)
- Development and maintenance of an aesthetically pleasing and varied landscape that is functional and complementary to the application site and the local environment throughout the year
- Maintenance of the site grounds in a safe manner and accessible to members of public, including existing rights of way
- Maintenance the public realm and gardens- promote a positive image of the area and site in particular

### Amenity Grassed Areas:

- Cuts: Grass will be cut annually a minimum of 12 times, with 2 cut May to September.
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