

General Planting Specification

- All planting stock shall comply with the requirements of the British Standards 3936, and shall be healthy, strong with a good shape and strong root system in accordance with the National plant specification. All planting operations shall be carried out in accordance with British Standards 4428. Planting pits are to be dug at a size in excess of the roots to allow the roots to be spread out in the pit. All plants are to be planted at their natural depth as they existed in the nursery.

- Shrub Beds- cultivate 100mm deep, break up base of pits. Plant in accordance with specification to each plants natural depth and spread out roots. Water in and mulch with 75mm depth of medium grade bark mulch. Hedging- Excavate trench is to be 400mm wide and cultivated to 100mm deep. All pernicious weeds are to be eradicated. Hedging is either to be planted through a weed control geo textile or mulched with 75mm of bark mulch.

- Grass turf areas- cultivate areas and provide topsoil if required for minimal 150mm depth, cultivate to fine tilth and remove stones greater than 25mm. Rectangular cut meadow turf to be supplied in rolls, not dried out or yellowed. Turf will be laid on the day of delivery, to be undamaged and laid from suitably sized a running board Turf grown on any nylon matting will not be accepted. Lay turf in stretcher bond close butted and make good joints with screed sand/topsoil.

Maintenance and Replacement Planting

- All plants are to be maintained until established. Any additional weed growth around the base of the plant is removed.

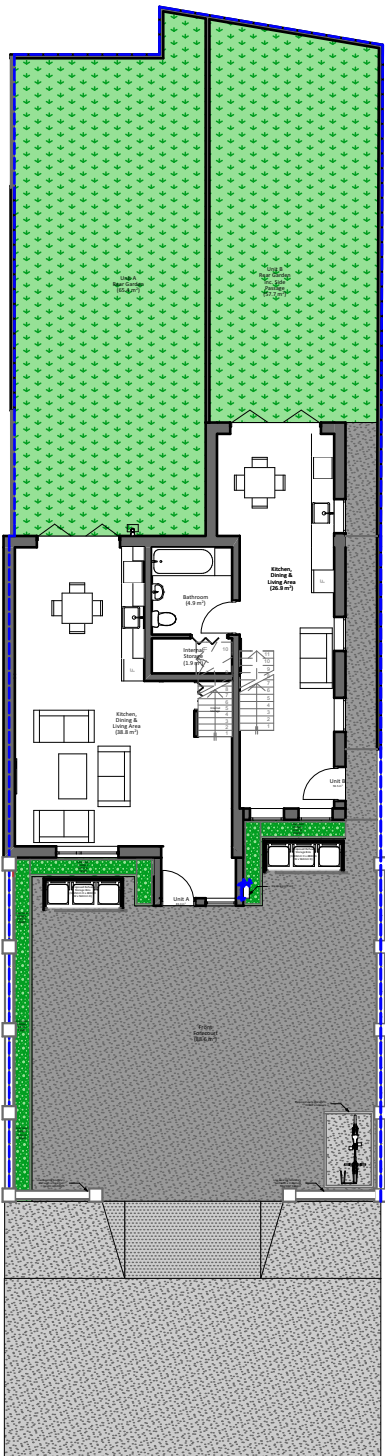
- Hedge maintenance- Face back planting from the paths and hard surface areas. Maintain new native hedging at 0.5 metres in height or as required by the local authority.

- Grass maintenance - Grass is to be cut 6 times during the first growing season. The first cut to be when the grass is well rooted and has reached a height of 100mm and cut to 50mm and lightly rolled. During the first year all cuttings are to be removed from site. Grass should only be cut when dry. The grass is to be maintained at 50mm and frequency of cutting will depend on the growing season but be between 8 and 12 cuts a year. Watering will be carried out in grassed areas during prolonged dry periods to ensure and maintain adequate growth. Watering shall be carried out with sprinklers or oscillating sprays at a rate of watering will be 15 litres per square metre.

Planting Schedule

Key	Species	Girth/ Size (mm)	Pot Size	Density
Hedging				
	Common Yew 'Taxis Baccata'	N/A	3L	30-40cm on arrival 4 to 8m full growth

Key	
	Proposed dense hedges
	Existing and proposed grass
	Proposed tarmac
	Existing and proposed paving



Proposed Ground Floor Plan

	ZANOPLY info@zanoply.co.uk www.zanoply.co.uk	Site 102 Hunters Grove, Hayes, UB3 3JF	Project Discharge of Condition(s) 4 and 6 of approved planning appeal (APP/R5510/W/21/3276492) for the Construction of a double-storey side extension (as approved 47772/APP/2020/1595) and minor alterations to the front; rear areas with front porch (as approved 47772/APP/2020/2619) to form a 3 bedroom dwelling house (47772/APP/2020/4054)	Drawing Scale 1:200 at A3	Date Prepared 22.04.2022	Notes 1. This drawing has been prepared for planning purposes only. 2. All copyrights are reserved to Zanoply ltd and consent should be sought for non-commercial use. 3. The contractor is responsible for checking all dimensions before commencing works. 4. Should not be scaled from this drawing. 5. Any discrepancy found should be brought to the attention of the designer.
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Proposed_Plan

