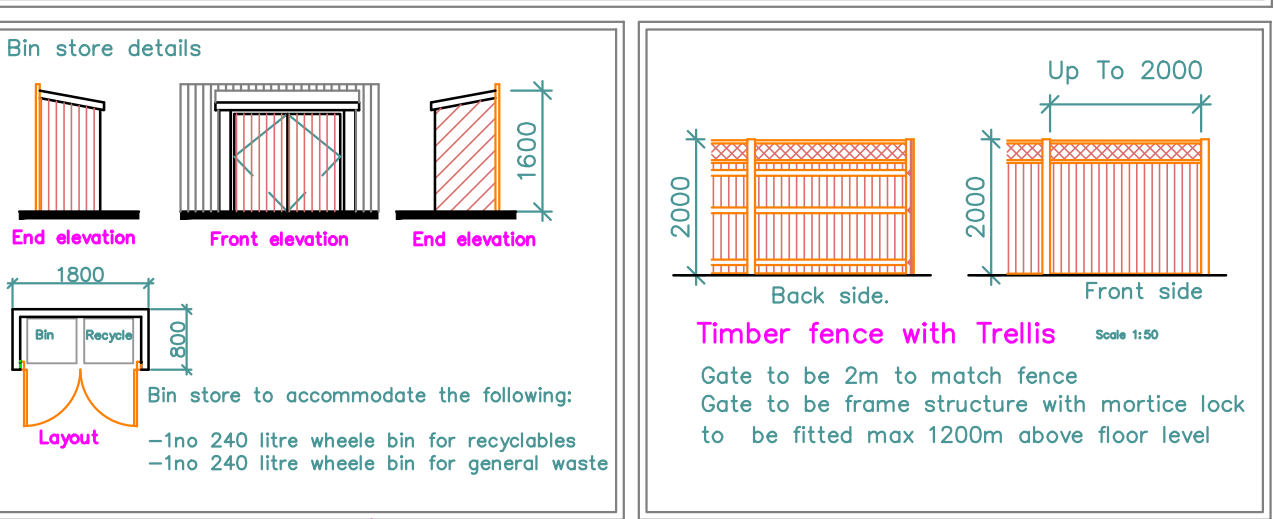
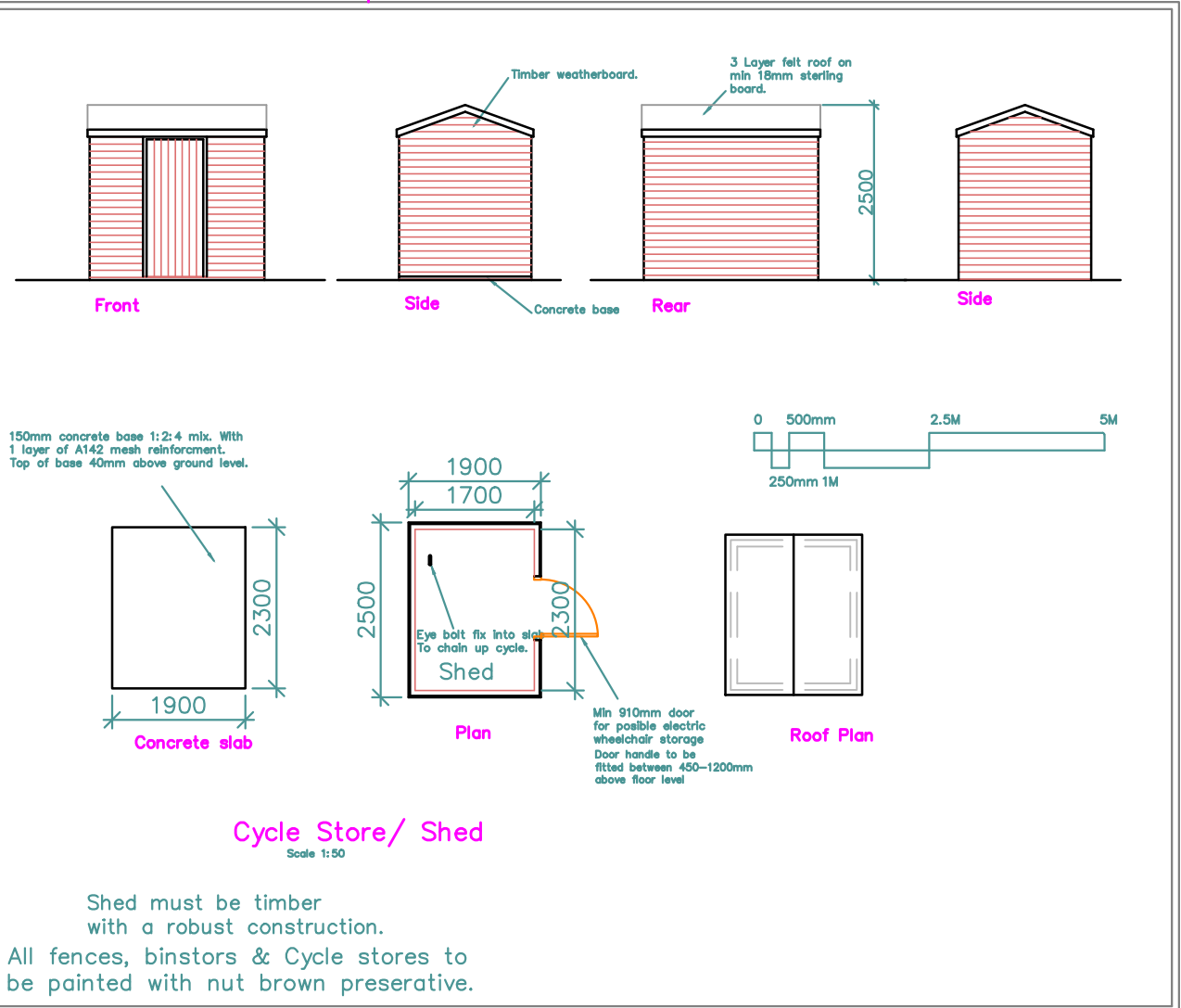


1. Do not scale from this drawing.
2. All dimensions to be checked on site before ordering materials or commencing work.
3. In case of discrepancies in drawings, calculations or details refer to TOWER ASSOCIATES LTD for clarification: Unilateral decisions by contractors will not be accepted.
4. For any information not covered by this drawings refer to TOWER ASSOCIATES LTD for clarification: Unilateral decisions by contractors will not be accepted.
5. The contractor must ensure that work is being carried out to the latest revisions of all the working drawings.
6. It is the contractors responsibility to inform the Local Authority before work commence on site, and at all prescribed stages of work. All to the District Surveyors satisfaction.
7. If work commences on site before full plans approval has been given, TOWER ASSOCIATES LTD accept no responsibility for additional work or materials that the District Surveyor may require.
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**Low Shrubs Planting to include**  
Lavandula angustifolia, Viburnum davidii Shrub, Rosa pimpinellifolia, Scilla peruviana, Echinops ritro E, Potentilla fruticosa N, Rubus idaeus, Allium ursinum, Scilla peruviana, Anemone nemorosa N

Root condition cg... Density 3 No per m2... Size 5L...

**Tall Shrubs Planting to include**  
Cotoneaster Horizontalis, Mahonia media (Charity), Cyllaus scoparius, Honeyuckle Periclymenum, Rosmarinus officinalis, Rudbeckia Herbstsonne, Sambucus nigra

Root condition cg... Density 3 No per m2... Size 5L-10L...

**Climber: Clematis Vitalba, Pyracantha coccinea (Orange Glow)**

Root condition cg... Density 3 No per m2... Size 5L-10L...

**GRASS**

Proposed seeding/turfing:  
All planting areas for seeding/turfing, 100mm min. depth; 150mm preferred of clean top soil.  
Top soil: Good quality in accordance with BS3882:1994 General purpose grade or better. Depths required: all planting areas 400mm, top soiled areas to be 30mm higher than footpaths and patios. Top soil to be evenly graded and free from subsoil, contamination and debris.

**Plants and Planting:**  
All plant material to be supplied should comply with requirements specified in BS3936:1992.  
All landscape works to be in accordance with British Standard BS428:1989 Code of Practice for General Landscape Operations.  
To be planted within the first planting and seeding seasons following the completion of the development of the occupation of the building, whichever is the earlier period. The position of services, paths, parking areas and so forth, may affect and slightly alter the exact position of planting.

**Marshall's Brindle Porous block paviours on Granular Fill over Terran Permeable membrane.**

**Marshall's Indian Sandstone, Grey Multi**

**General specification**

Imported topsoil to be general purpose to BS3882.

**Tree pits to be 750x750x700mm.**  
shrubs planting areas 350mm depth of soil.  
Lawn area - 150mm depth of soil.

**All planting areas to be cultivated with incorporation of organic compost and slow release fertilizer.**

**On Completion, ornamental planting beds to be mulched with 50mm depth ornamental grade forest bark.**

**All trees to be double staked with 2 No. rubber trees ties per tree.**

**Works to be maintained for 24 months after practical completion.**

**Notes:**

**Proposed Shrub Planting**

Shrub planting to be planted at a rate as shown in the plant schedule, to be planted in the first available planting season following the occupation of the building or the completion of the development (whichever is sooner), in a minimum 450mm depth of clean topsoil, with a minimum of 50mm approved bark mulch applied.

**Proposed Hedgerow Planting**

Hedgerow planting to be planted in double staggered row at a rate as shown in the plant schedule, to be planted in the first available planting season following the occupation of the building or the completion of the development (whichever is sooner), in a minimum 300mm depth of clean topsoil, with a minimum of 50mm approved bark mulch applied.

**Proposed Seeding / Turfing**

Seeding / turfing to be carried out in the first available seeding / turfing season following the completion of the development (whichever is sooner), in a minimum 150mm depth of clean topsoil.

**Landscape Implementation Guidelines.**

All hard and soft landscaping shall be carried out in accordance with the approved landscape scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period.

All planting and landscape operations should comply with the requirements specified in BS 3936 (1992) Nursery Stock Part One and BS 4428 (1989) Code of Practice for General Landscape Operations (excluding hard surfaces) Any plant species shown on the approved landscape scheme which within a period of 5 years from the completion of the development dies, is removed or in the opinion of the LPA becomes seriously damaged or diseased shall be replaced in the same place in the next planting season with identical species unless the LPA gives written consent to any variation.

**General Maintenance Notes.**

- All planted areas to be forked through regularly to keep soil loose and aerated.

- All litter and debris to be removed from landscaped areas and carted off site.

- Plants re-firmed and straightened as required.

- Plants shall be pruned to promote healthy growth and to remove dead and diseased wood.

- Watering as required to maintain healthy growth.

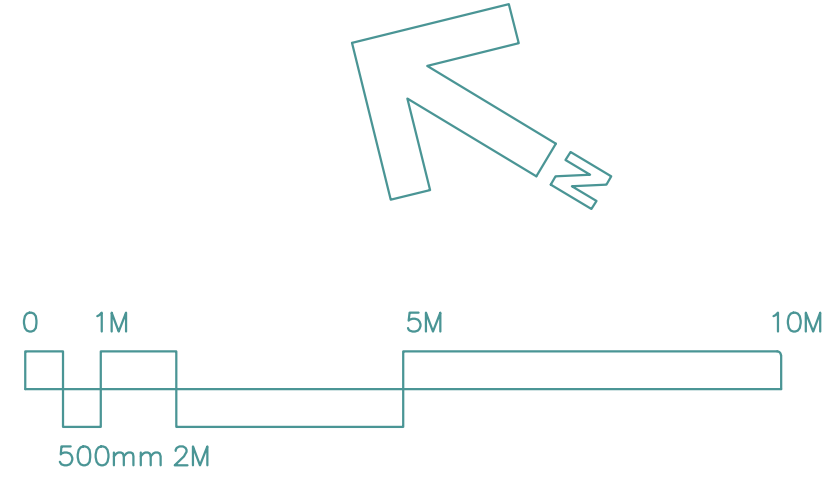
**Additional Notes.**

- Existing levels to be preserved around existing trees and vegetation to be retained.

- Existing trees and vegetation to be retained are to be protected during construction to BS 5837:2012

- Any necessary tree works to be carried out by an approved tree surgeon to BS 3998.

- Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the local planning authority.



REV.	DATE	DESCRIPTION
JDB		Land to the rear of 45 Seaton Gardens Ruislip HA5 0BB
TITLE		
Proposed Lanscape Layout		
DRG. No.	3248-L-09	REV.
SCALE: 1:100	© Copyright 2021	DRN. BY J/V
		DATE Mar 21
		CHECKED PDN
		DATE Mar 21
TOWERS ASSOCIATES		
Harefield Oil Terminal, Harvil Rd, Harefield, MIDDX. UB9 6JL.		
FAX. 01895 814664		
TEL. 01895 812822		