



Summary:

This drawing has been prepared to accompany a planning submission for Gethceln House, Dawley Road, Hayes.

The drawing illustrates the soft and hard landscape components and give details of materials and plant stock, sizes and densities to be used. They are not detailed construction drawings and should be used for planning submission purposes only.

The main objectives of the landscape proposals are:

- To create a robust landscape setting for the development.
- To create a distinction between pedestrian and vehicular areas and to provide safe access for all abilities to the entrance.
- To secure the boundary with appropriate fencing
- To green the boundaries using a range of trees, shrubs and hedging plants of high ecological and amenity value.

Planting Notes

For detailed Architectural Layouts please refer to relevant Drawings.

Storage of Materials

No materials or plant shall be stored, nor fires lit, within the canopy spread of any tree(s). Topsoil shall only be stripped from beneath the spread of the tree (s) with the prior approval of the Landscape Architect. Generally, operations shall be carried out in accordance with the requirements of BS 5837: 2012 'Trees in relation to design, demolition and construction - Recommendations'

It is the responsibility of the Main Contractor to design foundations to accommodate all proposed and any existing tree planting to new building and external works and those to neighbouring site(s).

Trees

The Main Contractor shall allow for the supply and installation of proprietary products installed to manufacturer's recommendations to reduce future pavement heave e.g. 'Greenleaf' Root Directors, and to protect existing and proposed services in public footpaths e.g. 'Greenleaf' Reroot 600 & 1000.

Topsoil to ground level areas

The Main Contractor is responsible for the careful stripping, storage, protection and/or supply and spreading of good quality topsoil in accordance with BS 3882:2015, Multi- Purpose Grade or better.

Depths required are as follows:

To allow for the required topsoil depths, the Main Contractor shall reduce sufficiently and break up compacted subsoil prior to topsoiling.

- All planted areas minimum 450mm.
- Topsoiled areas are to be 30mm higher than kerbs, footpaths and adjacent sites after settlement.
- Topsoil to be evenly graded and free from subsoil contamination and debris.
- Tree pits to be 1 m x 1 m x 800mm deep for Advance Nursery Stock (ANS) trees
- 1 m x 1 m x 600mm deep for Standard trees.

Plants and Planting

All landscape works to be in accordance with British Standard BS 4428:1989 Code of Practice for general landscape operations. All plant material to be supplied to BS 3936:1992 Parts 1-10 and handled in accordance with the Horticultural Trades Association's Code of Plant Handling booklet 1985. Semi-mature trees to be planted in accordance with the requirements of BS 4043:1989.

All landscaping to be undertaken with reference to the recommendation laid out in BS4428, 1989

All turfing operations to conform to BS3969, 1998 and topsoil BS3882:2015

1. Specimen/EHS trees:

In soft landscape - 900x900x650mm deep pits with aeration/irrigation pipe. Sides and base of pits broken up, 200mm depth to open subgrade for rooting. Pits back-filled with loam topsoil ameliorated with 100 litres of planting compost, water retention granules and slow release fertiliser (to manufacturers recommendations).

All planting undertaken from boards to prevent puddling.

2. Staking: all trees supported with high double-stake, min 75mm, 100x30mm cross board and 'Acorn' 35mm heavy duty strap stake to finish maximum 1.6m above ground.

All landscape work to be undertaken according to detailed instructions in the Tree Protection Plan.

The position of services, path, drives etc. may affect and slightly alter the exact position of planting.

Maintenance to landscaped areas

All areas planted by the Main Contractor are to be maintained for a minimum of 12 months after Practical Completion.

The maintenance period will include the following basic operations where appropriate:

- All planted areas will have weed growth eradicated, tree ties adjust and pruning and watering and replacement planting carried out as necessary.
- Any trees or plants which die within a period of 5 years from the completion date of the development, are removed or become seriously damaged, or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Landscape Management Plan

Prior to the completion of the 12 months Defects Liability Period, the Main Contractor shall provide an approved Landscape Management Plan which shall include the following:

- project history,
- short, medium and long term design objectives,
- maintenance operations cross-referenced to the planting plan(s).

This drawing must not be used for boundary definition or conveyancing purposes.

Legend

HARDWORKS

- Footway
Conservation block paving, 240x160mm, silver grey colour, with silver grey conservation kerbs
- Parking Areas - Permeable Bitmac surfacing, drainage to CE specification with thermoplastic demarcation
- Brick wall and railing 2.1m height
1.1m high wall with brick-on-edge top and 1.0m high black railings above
- Pathway
Bitmac surfacing and kerbs to Highways specification

SOFTWORKS

- Specimen Semi Mature Trees: All 20-25 girth, ave. 4.5-5.5m high, RB/CG as required at time of planting.
- Native mixed hedgerow
Double row, 5 plants per metre - setting the plants 40cm apart in each row with 40cm between the 2 rows with 4 litre pots, clipped as required
30% Ilex aquifolium (Holly)
30% Taxus baccata (Yew)
25% Carpinus betulus (Hornbeam)
5% Crataegus monogyna (Hawthorn)
5% Viburnum opulus (Gelder rose)
5% Cornus sanguinea (Dogwood)
- Native and wildlife friendly shrub planting
All 5 litre pots @ 4/m, planted in groups of 3, 5 or 7 (* native and naturalized shrubs)
5% Berberis spp. (Barberry)
5% Calluna vulgaris (Ling Heather)*
15% Hebe spp.
20% Hedera helix (Ivy) *
10% Ligustrum vulgare (Privet) *
10% Lonicera periclymenum (Honeysuckle) *
5% Ribes spp. (Currant) *
5% Rosa canina (Dog Rose) *
5% Skimmia japonica (Skimmia)
20% Sarcococca confusa (Sweet Box)
- Site boundary

BIRD AND BAT BOXES

Installed on external walls of building
Supplied by <https://www.nhbs.com>

- 5 No. Beaurmaris Woodstone Bat Boxes
- 5 No. 1SP Schwegler Sparrow Terraces
- 5 No. Vivara Pro Woodstone Starling Boxes
- 5 No. Seville Woodstone Nest Boxes (32mm)

E	Updated to architect's layout	jB	30.06.23
D	Notes added electrical car charging	jB	10.02.21
C	Bird and bat box locations updated	jB	18.11.20
B	Shrub planting, bird and bat boxes added	jB	11.11.20
A	Native hedgerow added	jB	09.11.20
REV	DESCRIPTION	APP.	DATE

London
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Gethceln House, Dawley Road
Hayes

Landscape
Hardworks and Softworks

DATE	November 2020	DRAWN	jB
SCALE	1/100 @ A1	CHECKED	NT
STATUS	Planning	APPROVED	NT
DWG. NO	D0407_001 E		