



579-583 UXBRIDGE ROAD HAYES

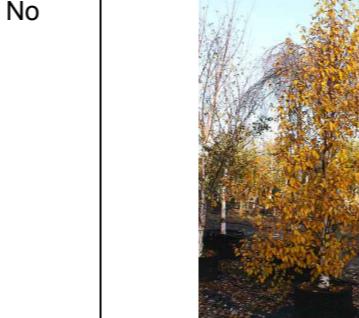
PLANNING REFERENCE 72470/APP/2023/747

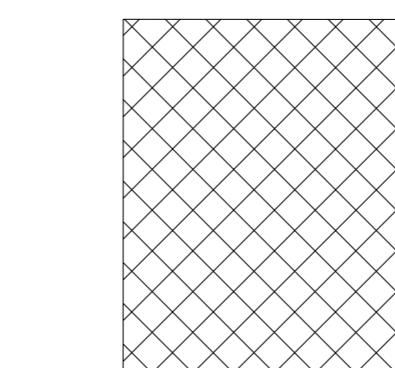
DISCHARGE OF CONDITION 4

Landscape Scheme

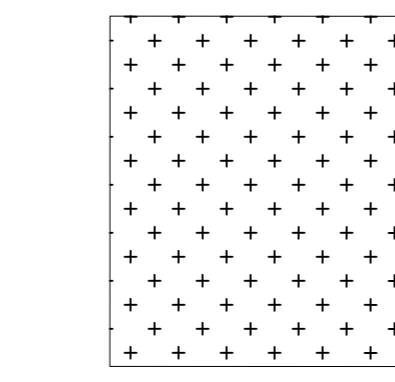
LEGEND

- TARMAC SURFACING; demarcation with Drivesett Tegula Harvest
- MARSHALLS DRIVESET TEGULA Harvest permeable interlocking pavers
- MARSHALLS DRIVESET TEGULA Harvest non-permeable interlocking pavers
- STONE CREEK 40 Anthracite Y40960 600x600x20 porcelain tiles
- MARSHALLS TEGULA PRIORA pennant grey permeable interlocking pavers
- GREEN LANDSCAPED AREA see WD 102
- PARK BENCH to owner selection
- EVCP twin wall mounted
- EVCP twin pedestal
- LIGHTING BOLLARD
- LIGHTING WALL MOUNTED
- TRAFFIC BARRIER (Barriers Direct Ref 4012 500x1000)
- Gas Meters
- Give way sign : Wall Mounted
- Post Boxes
- Cycle Store

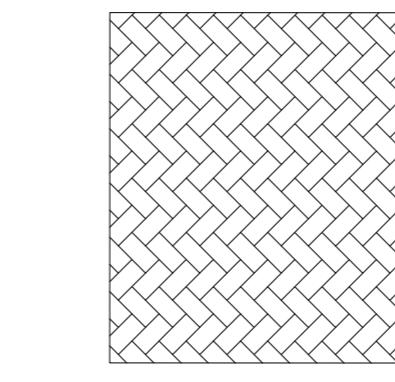
PLANTING PLANS	Pot size	
A Lavandula ang. Munstead	3 Lts	
B Nandina domestica Obsessed	3 Lts	
C Sarococca Confusa	3 Lts	
E Nepeta 'Walkers Low'	2 Lts	
F Escallonia 'Ivey'	10 Lts	
G Osmanthus heter Goshika	10 Lts	
H Philadelphus Belle Etoile	3 Lts	
J Spiraea Japonica Little Princess	10 Lts	
K Weigela 'Red Prince'	10 Lts	
NOTE ON QUANTITIES OF PLANTS numbers alongside plant species type indicate the total number of plants of that type in that area		
1 Betula Albosinensis Chinese Red Birch	4 No	
2 Variegated Box Elder	2 No	



Marshalls Textured conservation paving Conservation Priora silver grey 400x400mm



Tarmac surfacing, Kerbs where required to be french grey colour.



Marshalls Mistral Priora Harvest Buff colour herringbone pattern concrete block paving 120mm-240mm gauge

- Endon YG6003-SS Stainless Steel Outdoor Bollard Post light.
- Semi Domed Sheffield Stainless Steel Bollard BX47 www.bollards.co.uk
- Bulbhead Light - Philips Boston Outdoor Wall Light with PIR Sensor
- Bulbhead Light - Philips Boston Outdoor Wall Light
- Active Electric Vehicle Charging Point
- Passive Electric Vehicle Charging Point
- Ceiling mounted LED fitting
- Ravenstone Seat B930



Notes:

- 1) ALL DIMENSIONS, LEVELS AND CLEARANCES TO BE CHECKED ON SITE PRIOR TO WORKS COMMENCING
- 2) THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER PROJECT RELATED DRAWINGS, SPECIFICATIONS AND DOCUMENTS
- 3) ANY INCONSISTENCY BETWEEN THIS DRAWING, OTHER DRAWINGS FORMING PART OF THIS CONTRACT, OR THE SPECIFICATION/BILLS OF QUANTITIES MUST BE CLARIFIED BEFORE COMMENCEMENT OF ANY WORK OR ORDERING OF ANY MATERIALS

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2) THE COPYRIGHT OF THE DRAWING AND DESIGN IS THE PROPERTY OF JS ARCHITECTS LTD. THIS INFORMATION HAS BEEN ISSUED UNDER SPECIFIC TERMS FOR THIS PROJECT AND MAY ONLY BE USED AND REPRODUCED ACCORDINGLY

1.8m high boundary fence
pc posts, pc gravel board, hw closeboard fencing panels

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CONSTRUCTION ISSUE

SITE: 577-583 UXBRIDGE ROAD

CLIENT: Thorney Farm Developments

STATUS: CONSTRUCTION ISSUE

TITLE: Site Plan
Block H and A3

SCALE: 1:100 DATE: 05.01.23 DRAWN: BVH CHECKED: JJ

PROJECT: TPH5 A3 DRAWING NO: PL-106 REVISION: B

SOFT LANDSCAPE SPECIFICATION:**Generally**

All works shall be carried out in accordance with BS4428:1989, Code for General Landscape Operations.

Topsoil Topsoil depths should be not less than 500mm in areas to be planted with tree spp and 300 mm in areas to be planted with shrub spp.

Fallow Cultivation

The contractor shall by cultivation or other approved means allow for suppressing all weed growth on all areas which lie fallow whilst awaiting suitable weather or the right season for planting or seeding.

Cultivation

On newly topsoiled areas or on undisturbed areas where depth of not less than 300mm of topsoil exists after clearing all vegetation, beds shall be dug by hand or cultivated by machine to a minimum depth of 300mm breaking down all lumps and leaving the surface level with a medium tilth. All weeds and debris shall be collected and removed from site.

Compost

50mm thickness, unconsolidated, of mushroom compost or other approved compost shall be spread over all planting areas and well worked into the soil during cultivation.

Nursery Stock

All stock must comply with BS3936 (Nursery Stock).

- Top growth shall be typical of the variety and well branched, except for varieties normally grown with a single stem.
- Roots shall be in balance with the size of plant and sufficiently fibrous and developed.
- All containers must be weed free.
- All plants must be fully hardened off prior to planting where protective growing techniques have been used.

Season

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All trees, shrubs and ground cover plants shall be planted during suitable weather between October and April. However, containerised material may be planted between May and October. Planting shall not be carried out when the ground is waterlogged, frozen or snow covered.

Planting Trees

Preparation of trees for planting: remove any ropes, wrappings, tree frames, etc., where used for protection of tree in transit and temporary storage. Remove any dead, diseased or broken branches. Shorten any unusually long branches by one third.

Tree pit sizes: 1000mm diameter greater and 25mm deeper than rootball but not less than 750mm deep.

Remove topsoil and set aside for re-use. Excavate to specified size forking over bottom of pit for a minimum depth of 225mm leaving centre slightly raised and roughen pit sides.

Generally, trees are to be planted 300-500mm above the levels of the surrounding ground to assist drainage.

Enrich backfill before depositing with Tree Planting Compost, with slow release fertiliser at the rate of 100 litres per tree evenly distributed.

Backfill under and around rootballs in 150-250mm layers firmly consolidated to eliminate air pockets. Make allowance for settlement in the thickness of the final layer which should not be consolidated.

All trees to be staked with minimum 800mm of stake below ground. Trees to be fixed to stakes by rubber supports.

Watering: water whole area of the tree pits thoroughly upon completion of backfilling but delay watering if there is risk of frost within 24 hours.

Mulching tree pit areas: mulch to an even depth of 50mm, to a diameter of 2.5m with tree planting compost or bark immediately on completion of planting.

Planting shrubs (Open ground and containerised).

All plants shall be planted at the same depth as previously grown, care being taken to avoid damaging the root system. Sufficient soil shall be taken out of the planting station to enable the roots to be fully spread, packing them round with fine soil before firmly heeling in. The roots of balled trees or shrubs shall not be disturbed during planting.

Mulching

On completion of planting the shrub beds shall be mulched with 50mm depth of Ornamental Bark Mulch. Mulch shall only be applied when the soil is moist.

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Grass Turfing

All topsoiled areas to be grassed shall be cleared of weeds and rubbish then rotovated to a depth of 100mm incorporating pre-seeding fertiliser at 0.06kg/sqm and raked out or harrowed to produce a fine seed bed tilth approximately 25 mm deep and lightly consolidated with an approved roller. Stones over 35mm in diameter shall be removed to a tip. The tilth shall be kept fine and free from weeds during any fallow period prior to sowing seed

All grass areas shall be finely graded during cultivation to remove all minor hollows or ridges, such operations being carried out when the soil is dry and friable. The final finished surface shall have a smooth and even fall or gently rolling curve between the finished level and the boundary of the areas. The contractor shall ensure that a minimum depth of 150mm of topsoil is left on all parts after completion of grading.

Unless otherwise stated finished levels of grass areas shall be 30mm above adjoining paving or kerb levels, 150mm below the damp-proof course of adjoining buildings and not more than 75mm above previous soil levels adjoining trees and shrubs. Levels shall be arranged to give gentle falls for drainage and any ponding developing after completion of the cultivation shall be made good. All turf supplied shall be to BS3969 and free from undesirable grasses and weeds.

Turf to be laid with the minimum possible delay after lifting. If delay occurs, turf is to be laid out on topsoil and kept moist. Deliveries to be arranged so as to avoid need for excessive stacking. Maximum stacking height 1m. Do not use dried out or deteriorated turf. Do not lay turf when persistent cold or drying winds are likely to occur or when the soil is frost bound, waterlogged or excessively dry.

For a working access planks are to be places on previously laid turf. Do not walk on prepared or newly laid turf. Turf to be laid with broken joints, well butted up. Do not stretch turf. Whole turfs to be laid to edges of grassed areas and trimmed to a true line. To adjust levels rake out high spots and infill hollows with fine soil. To consolidate turf firm lightly and evenly with wooden beaters as laying proceeds to ensure full contact with the substrate. Do not use rollers

Thoroughly water completed turf immediately after laying. Check by lifting a corner of turf that water has penetrated to the soil below.

The contractor shall make good, at his own expense all areas of turf which fail to establish, other than areas where failure is due to vandalism.

When the grass has grown 50mm high the areas will be lightly rolled in two directions with a roller not exceeding 0.25 tonne.