



579-583 UXBRIDGE ROAD HAYES

PLANNING REFERENCE 72470/APP/2023/747

DISCHARGE OF CONDITION 4

Landscape Scheme

LEGEND	
BITMAC 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	
Proposed Trees	
A x 29 (Plant Name) x (Number of Plants per Bed)	

TREE PLANTING SPECIFICATION

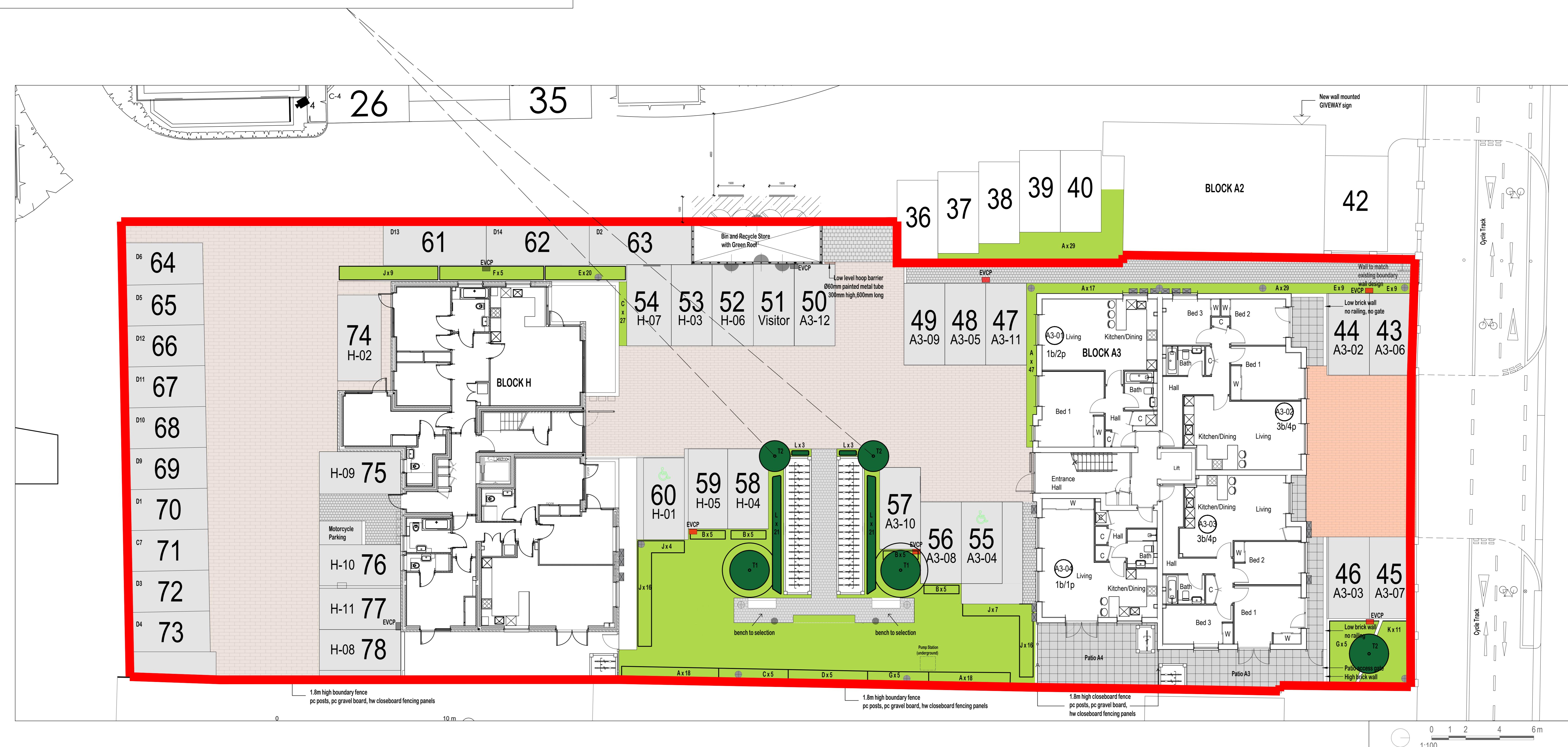
Ground preparation: Where necessary treat existing weeds with a glyphosate based herbicide and allow a suitable period to elapse, as recommended by the manufacturer, for the herbicide to take effect. Tree pits of at least 75mm diameter greater than the root system and no deeper than the rootball / container depth are to be excavated and the sides well scarified to prevent smearing. All extraneous matter such as plastic, wood, metal and stones greater than 50mm in any dimension shall be removed from site.

Tree Planting:

Trees shall be planted as per the planting arrangement as set out on the planting plan and plant schedule. The typical rooting depth for trees is 900mm. The first 300mm shall be made up of topsoil; it shall be ensured that a suitable subsoil provides the remainder of the minimum rooting depth. The root system of the tree should be wetted prior to planting. The tree should be planted at the correct depth taking into account the position of the root flare and the finished level - the rootball or root stem should be level with the existing host soil or surface. The base of the rootball should typically sit on subsoil, for larger rootballs the subsoil will sit around the lower portion of the rootball. Tree pits should be backfilled with the excavated topsoil, if the original topsoil is not available or deemed unsuitable, a multipurpose topsoil should be used. Any subsoil excavated should be discarded and the subsoil depth (beyond 300mm deep) backfilled with a high sand content subsoil. Backfill should be added gradually, in layers of 150mm to 230mm depth, ensuring the tree is held upright. At each stage the fill should be firmed in to eliminate all air pockets under and around the root system, but with care being taken not to excessively compact the soil. The final layer should not be consolidated. General-purpose slow release fertiliser (at the rate of 75gm/m²) and Tree Planting and Mulching Compost at the rate of (20litres/m²) are to be incorporated into the top 150mm of topsoil during final cultivations.

Protection:

Selected standard trees are to be single staked with a 75mm dia stake and semi-mature trees to be staked with 100mm dia stakes. Stakes should be driven at least 300mm into undisturbed ground before planting the tree, taking care to avoid underground services and cables etc. and should typically be one third the height of the tree stem above ground. Trees shall be secured to stakes with suitable proprietary rubber tree ties and spacers. All selected standard trees will be protected from rabbit and deer damage by fitting appropriate tree guards.



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

1) PLEASE CONSULT THE AUTHOR OR PROJECT MANAGER SHOULD THE READER REQUIRE CLARIFICATION ON ANY PART OF THIS DRAWING
2) THE PROPERTY OF THE DRAWING AND DESIGN IS THE PROPERTY OF JSA ARCHITECTS LTD. THIS INFORMATION HAS BEEN ISSUED UNDER SPECIFIC TERMS FOR THIS PROJECT AND MAY ONLY BE USED AND REPRODUCED ACCORDINGLY

SITE: 577-583 UXBRIDGE ROAD
CLIENT: Thorney Farm Developments
STATUS: CONSTRUCTION ISSUE
REV: DESCRIPTION: BY: DATE:
CONSTRUCTION ISSUE

TITLE: Site Plan
Block H and A3
SCALE: AT A0: 1:100 DATE: 05.01.23 DRAWN: BVH CHECKED: JJ
PROJECT: TPH5 A3 DRAWING NO: PL-106 REVISION: G

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Azalea Court - PLANT SCHEDULE

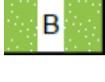
Planting Plans	Pot Size	Plant size	Mature Height	Mature Spread	Density	Planting Spacing
Lavandula ang. Munstead	3Lts	20 cm	50cm	50cm	3-5 per metre	30cm



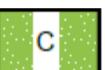
Planting Plans	Pot Size	Plant size	Mature Height	Mature Spread	Density	Planting Spacing
Photinia 'Red Robin'	10Lts	90-120	4-8 metres	2.5 - 4m	3 per metre	60 - 90 cm



Nandina domestica Obsessed	3Ltrs	30 cm	60-90cm	45-60cm	1 per metre	30cm
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Sarcococca Confusa	3Ltrs	30cm	1-1.5m	1-1.5m	3-5 per metre	20-30cm
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Nepeta 'Walkers Low'	2Ltrs	20cm	40cm	40cm	45cm apart	40cm
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Escallonia 'Ivey'	10Ltrs	.08-1m	2.5-4m	1.5-2.5	3-7 plants per metre	50-80cm
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Osmanthus heter Goshika	10Ltrs	40-50cm	1-1.5	2m	0.9-1.2m apart	0.90-1.20 m.
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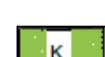
Philadelphus Belle Etoile	3 Ltrs	40cm	1-1.5m	1.5-2.5m	3-5 pm	
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Spiraea Japonica Little Princess	10Ltrs	40cm	01-05m	0.5-1m	0.6 - 0.9m apart	1.2-1.5 m
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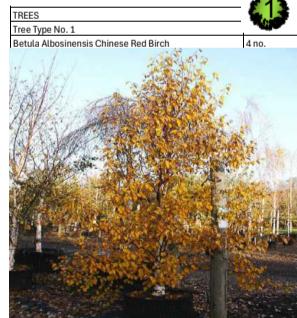


Weigela 'Red Prince'	10 Ltrs	40-50cm	1-1.5m	1-1.5m	2m Apart	1.8 m
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TREES	1
Tree Type No. 1	

Betula Albosinensis Chinese Red Birch	4 no.		5-10m	10-15m
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Tree Type No. 2	2
Variegated Box Elder	2 no.



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 no more than 300 mm 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 30-50mm 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.

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LANDSCAPE MANAGEMENT PLAN:**Management Responsibilities**

On completion, the management of landscape areas at the site will be undertaken by a suitably qualified contractor to be appointed by the management and will be undertaken in accordance with the specification contained herein. This management plan is intended as a maintenance specification for the first five years post practical completion.

Landscape Management Specification

The site is to be maintained in a weed free condition and any newly planted trees or shrubs which die, or are destroyed, within 24 months of practical completion shall be replaced in the appropriate season with plants of the same species.

The contractor shall eradicate weed growth within planted and seeded areas either by manual, mechanical or chemical means. Perennial weeds must be treated with glyphosate or another approved product. The use of residual herbicide is not permitted.

All relevant Acts of Parliament and the manufacturer's instructions concerning the handling, use and storage of chemicals must be followed at all times. Chemical containers and other contaminated equipment must be cleared from the site after each day's work.

Maintenance of newly planted trees: check stakes and ties and adjust to allow for growth and movement and replace any broken or defective items. Supports to be removed once trees are established. The removal of stakes and supports is to be undertaken at the contractors' discretion and is dependent upon the establishment rates of new trees. Any sockets at base of tree stems caused by movements to be filled with fine soil.

Any dead twigs or water shoots occurring on the clear stems of newly planted trees shall be removed and disposed of by the contractor.

Minor settlement of newly planted tree pits to be made good by topping up with fine topsoil to grade in with surrounding levels.

For 24 months following practical completion all trees are to be watered at least 5 times during the growing season commencing in May, and thereafter as appropriate, to thoroughly wet the tree pits throughout their full depth. In the third and subsequent years trees should be watered during extended dry periods only (March through to October).

Shrub bed areas shall be maintained as bare earth and kept free from weed growth, litter and rubbish at all times. Any shrubs overhanging pedestrian routes or adjacent grassed areas are to be pruned back during the appropriate season and risings removed from site. Pruning of ornamental shrubs should be done to encourage healthy and bushy growth and promote desirable ornamental features, e.g. flowers, fruit, autumn colour, stem colour.

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All shrub beds to be treated with a slow release fertilizer, as chosen by the landscape maintenance contractor, in March or April. Treatment to be undertaken on an annual basis as per the manufacturer's instructions.

Mulch to be maintained at a 50mm thickness. Any weeds growing on, or within, the mulch to be removed by hand weeding and taken off site.

Grassed areas to be regularly cut in accordance with BS 7370-3, table 3 to maintain a healthy sward 35-50mm in height. Grass to be trimmed neatly around obstructions.

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