

SCHEDULE OF LANDSCAPING & EXTERNAL MATERIALS
(to be read in conjunction with drawing 2058/5)

HEDGES

General

Any new hedge planting required is to be carried out between September and March when weather conditions should be optimum. Avoid periods of draught, water logging and frost.
All planting areas should be made up of good quality topsoil, free of perennial weeds and weed seeds. There should be a minimum plating depth of 450mm.
At the time of planting spread a 20mm of well rotted manure or proprietary soil conditioner over the surface along with bone meal fertiliser at the rate of 50g per sq.m.
All shrubs to be container grown in 2 litre pots and planted with existing soil level/root ball at ground level.
Shrub beds can be mulched to help reduce further maintenance (i.e. weeding) and all hedges to be watered in.
All in accordance with Arboricultural Report.

Existing Trees & Hedges

Existing trees and hedging to rear garden area to be retained and rear garden area to be sectioned off with protective fencing erected prior to the commencement of any new building works as shown on plans. No works to be carried out to existing trees. Existing Privet hedging to Southern boundary and along road frontage to be trimmed back as necessary.

New Hedges

H1 24 No. Prunus Lauroceras Rotundifolia (Laurel) planted at maximum 800mm c/c 600mm - 800mm in height.

TREES

Existing Trees

Existing tree indicated to rear garden is to be retained and enclosed with protective fencing erected prior to the commencement of any new building works as shown on plans. Tree T5, is to be removed. Tree T1 to be raised to 4.0m over site entrance only.

Tree Protective Fencing

Tree Protective Fencing should be from weld mesh panels, at least 2m high, securely fixed, with wire or scaffold clamps, to a rigid framework. This framework should be constructed from scaffold tubes with vertical tubes, at a maximum interval of 3m and driven into the ground at least 0.6m. The structure should be well braced to resist impacts, constructed as per Figure 2 of BS5837.
Protective fencing should be erected before any clearance or construction work commences on site.
Notices should be fixed to the Tree Protection Fencing stating – "Tree Protection Fencing – No construction activity to take place within this area".

PLANTING BEDS

General

All planting to be carried out between September and March when weather conditions should be optimum. Avoid periods of draught, water logging and frost.
All planting areas should be made up of good quality topsoil, free of perennial weeds and weed seeds. There should be a minimum plating depth of 450mm.
At the time of planting spread a 20mm of well rotted manure or proprietary soil conditioner over the surface along with bone meal fertiliser at the rate of 50g per sq.m.
All shrubs to be planted with existing soil level/root ball at ground level.
Shrub beds can be mulched to help reduce further maintenance (i.e. weeding).
All plants to be watered in.
Plant beds to be arranged with the tallest plants to the back of the bed and lavender to the edge of the bed wherever possible.
In double row and deep beds, plant species to be placed in mixed groups to an irregular pattern.
In linear beds, plant species to be mixed in a regular pattern.

- B1**
- 4 No. Lavandula Angustifolia. 300mm in height (2 litre pot)
 - 1 No. Forsythia. 450mm in height (3 litre pot)
 - 1 No. Jasminum nudiflorum. 450mm in height (3 litre pot)
 - 1 No. Lonicera. 300mm in height (2 litre pot)
 - 2 No. Skimmia japonica. 300mm in height (2 litre pot)
- B2**
- 2 No. Sorocococa hookeriana. 450mm in height (3 litre pot)
 - 3 No. Choisya Ternate Sundance 500mm-600mm in height (3 litre pot)
 - 2 No. Hebe Midsummer Glory. 450mm in height (3 litre pot)
 - 2 No. Eucynmus Japonica. 300mm in height (2 litre pot)

BIN & CYCLE STORES

Bin Store

Timber boarded bin stores as detailed below will be provided to the front of the property as shown on plan drawing 2058/5. This will be constructed of sawn timber posts with stained timber board infill. The store will be covered with a flat roof finished with fibreglass membrane and painted grey. The store will be provided with an outward opening door fitted with a security lock.

Cycle Store

Timber boarded communal lockable cycle stores as detailed below will be provided in both rear gardens as shown on plan drawing 2058/5. This will be constructed of sawn timber posts with stained timber board infill. The store will be covered with a flat roof finished with fibreglass membrane and painted grey. The store will accommodate 2 no. cycles for use by occupiers of No. 36 & 36A only.

Lighting

2 No. external bulkhead light fittings to be installed within the cycle and bin stores. Units to be ceiling mounted, connected to the Landlord electrical supply and controlled with a movement sensor.

900mm high Zone E27 Commercial Bollard LED light fittings (IP65) to be installed in front forecourt area as located on plan. Fittings to be in Anthracite grey, secured to in-situ concrete base and connected to Landlords electrical supply. Fittings to be controlled with daylight sensor.

Car Charging Points (CP).

2 No individual car charging points to be provided to the front forecourt area – one to each parking space. Units to be Type DSI-EV 325 from Farnell
Electrics or similar and mounted on 100mm sq. galvanised steel posts as located on plans. Posts secured to in-situ concrete bases and painted in anthracite grey. Units to be wired back to electrical meters to individual Flat units.

Gates

Existing gates to the site entrance are to be replaced with a new double gate opening inwards. The gates are to be in galvanised steel and painted black. Gates to 1.5m high with steel support post each side.

MAINTAINANCE

Planting

Upon completion of planting it will be necessary to ensure good watering during any periods of prolonged draught.
Weeds should be removed regularly throughout the growing season (March to October) either manually or by using suitable herbicides.
All flowering shrubs should be cut back and shaped immediately after flowering.
Hedges should be trimmed in April and August, with facing shoots allowing plants to fill out and thicken to a final depth of 0.9m. All hedges to be kept at a height of 1.0m except NH1 & NH2, which should be kept at 1.8m in height.
Any planting that dies during the first 5 years should be replaced.

Lawns

Lawn areas should be mown weekly between mid March and October with occasional trims should unseasonal weather cause growth during the dormant months.

Surfacing

All gravel, slabbed and paved areas to be weeded regularly throughout the growing season (March to October) either manually or by using suitable herbicides.

General

The general maintenance of the communal external areas to the front and rear of the new building is to be the responsibility of the Freehold Owner of the site or an appointed Management Company. This responsibility will include for the establishment of contract agreements in respect of regular cleaning of all external ground surfaces, weeding, pruning, hedge and grass cutting, all as outlined above, together with the provision of any replacement planting as necessary.

FRONT FORECOURT & GARDEN AREA

Car parking/turning area

The whole of the front forecourt parking and turning area is to be surfaced throughout with Marshall's Tegula Priora permeable block paving on a 50mm layer of 6mm sand chippings bed laid directly on Geogrid subbase to provide a sustainable drainage system. All paved areas abutting plant beds or boundary fencing to be edged with a 150 x 6mm steel edging plate from Steelscapes or similar supplier. Plates installed in 3m lengths and secured with 450mm long metal stakes at 750mm cc. Individual car space markings as shown on drawings using painted paviour inserts set into paving as corner dividers.

Pathways & Patios

The pathways to the front and sides of the new building will be finished with Marshall Chancery Flagstones in a Grey Green shade. Slabs to be laid on a mortar bed and consolidated hardcore sub-base. Private patios/seating areas to the rear will also be finished in the Chancery Flagstones. Paving between building and boundary fencing to be provided with 100mm wide drainage gravel strip each side.

Lawn

Grassed areas to be a minimum of 100mm of good quality topsoil, graded and firmed to suitable levels. Turfs to be laid butted together with staggered joints and lightly firmed or rolled after laying.

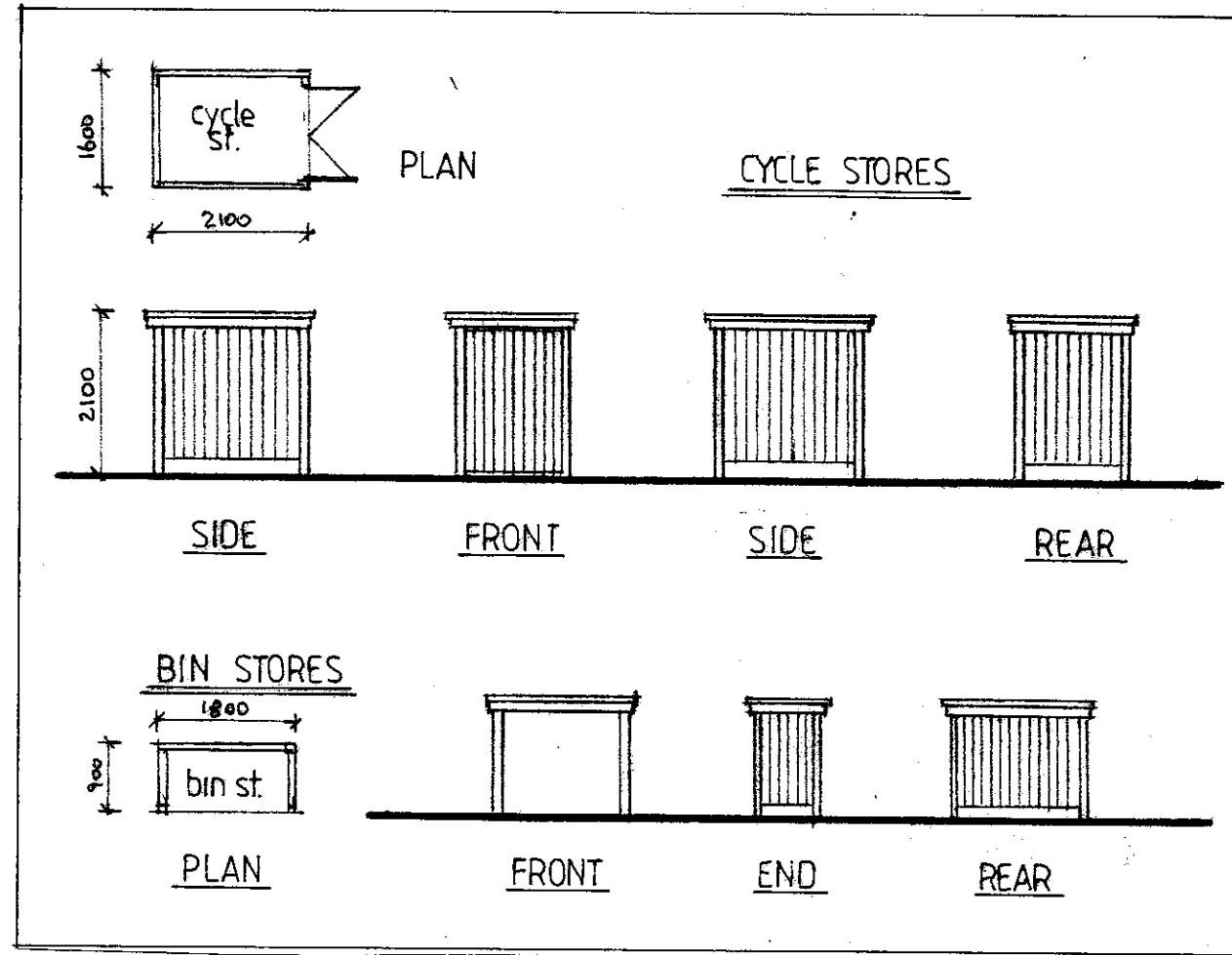
BOUNDARY TREATMENTS

Existing Fencing

All existing close boarded timber fencing to side and rear boundaries to be retained and repaired or replaced as necessary.

New Fencing

New fencing will be provided necessary to replace existing side and rear boundary fences. The new fencing will be 2.0m high close boarding with 100mm concrete posts and concrete gravel boards to match the existing.



homeplans

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CLIENT: MR I JORDAN

PROJECT: 36A BROADWATER GARDENS
HAREFIELD

TITLE: DESIGN PROPOSAL · LANDSCAPING
SITE PLAN · SCHEDULE · STORES

DRG NO:
2058|5

DATE:
MAY 2021

SCALE:
1:100 AT A2

DRAWN:

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