

KLC ARCHITECTS

Land Adjoining 23 Printing House Lane Hayes
Pre-commencement Planning Conditions Report

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250 York Road, Battersea
London SW11 3SJ

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1.0 Objectives

- 1.1 To ensure the successful planting operations, establishment and continued healthy growth through to maturity of the Shrubs and Grass.
- 1.2 To achieve a clean, tidy condition and appearance of all external areas.

2 Background Information

- 2.1 The proposed landscape scheme aims to provide an attractive environment and setting for the new dwelling
- 2.2 The soft landscape scheme comprises:
 - Hedgerow planting;
 - Ornamental shrubs and grasses;
 - Areas of amenity grass
- 2.3 The maintenance specification requirements of each soft landscape component are described in more detail in Section 3.
- 2.4 The controlling Authority are Hillingdon Council, who should be consulted on any matters relating to any existing trees and the approved landscape proposals for the scheme.

London Borough of Hillingdon,
Civic Centre,
High Street,
Uxbridge, Middlesex

4.a Landscape Maintenance Schedule

- 3.a.1 The landscape shall be the responsibility of Developer/Client and their appointed Management Company (should these be contracted out), the agreement for which shall be set up by the Developer, who shall confirm in writing to the Principle Planning Officer of Hillingdon Council when the maintenance agreement is completed and is operative. Refer to the Landscape Proposals for an overview of the landscaped areas.
- 3.a.2 Following installation, all areas of land will be maintained in perpetuity by the Management Company set up by the development owners.
- 3.a.3 The Developer shall ensure that any landscape contractor employed by the developer shall carry out the periodic maintenance of all planted areas, other than any areas for which the appointed Management Company becomes responsible during the said Maintenance Period. Inspection checks shall be carried out at monthly intervals and the appropriate work carried out.
- 3.a.4 The Developer shall ensure that any landscape contractor employed by the developer shall carry out in all areas any shrub, grass and other plants replacements that may be necessary until transfer of responsibility to the Management Company.
- 3.a.5 The Management Company shall be responsible for all periodic maintenance and replacement thereafter for all planted areas to which its management agreement relates, and shall ensure that any landscape contractor employed by it carries out periodic maintenance of all such areas in accordance with the general horticultural schedules below. Inspection checks shall be carried out by a competent person for the Management Company, at minimum monthly intervals and the appropriate work carried out.
- 3.a.6 No existing trees or shrubs shall be removed or cut without specific instructions from the Contract Administrator and written agreement of the Local Planning Authority Tree Officer. Existing trees are to be retained, protected and undisturbed throughout the contract. Client to provide an Arboricultural Statement by a specialist if any existing trees on site or neighbouring properties that may be affected by the works.

Maintenance Summary Schedule for a minimum period of 5 years

Weekly

- All plants shall be watered following 10 days without rain. Then weekly until natural rainfall during June – August.

Fortnightly

- There should be a minimum fortnightly litter pick over the entire site within areas covered by the Management Company/ies

Monthly

- Weed control shall be allowed for at monthly intervals. All areas to be weeded by hand.
- All plants shall be inspected monthly for wind firmness and firmed as necessary at the same time. Stakes shall likewise be checked for firmness.

Bi-Annual/ Annual

- The bark mulch should be topped up bi-annually

Annual

- Replacement of any shrubs will be allowed for annually to ensure that the planting areas are fully stocked at all times.
- Any hollows which appear due to settlement shall be top dressed annually, early in the growing season.
- An application of a residual weed killer shall be allowed for on shrub areas.
- Minor pruning of dead or damaged wood shall be allowed for annually.
- All planted areas shall be given an application of an approved top dressing in May.
- Shrubs shall be maintained in a balanced shape and prevented from obscuring windows and encroaching on paths.
- Check for invasive species as mentioned earlier and remove from site.

Every 5 Years

A suitably qualified person employed by the developer to undertake a review of the condition, success and long-term maintenance of the planting. Any amendments to the landscape management plan required to ensure a good planting scheme should be submitted to the LPA for approval. The LPA may draw the developer's attention to defects in the maintenance or failure to comply with the landscape management plan and require that the Management Company rectify these defects or apply for a variation to the landscape management plan.

3.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased

Failures of Plants (Pre-practical Completion): Any shrubs, other plants other than those found to be missing or maliciously damaged which are found to be defective at practical completion of the entire project shall be replaced by the Contractor entirely at his own cost.

- 3.b.1 Malicious Damage or Theft prior to Practical Completion: All loss or damage arising from theft or malicious damage prior to practical completion of the entire project shall be made good by the Contractor at his own expense.
- 3.b.2 Post Practical Completion: The maintenance of shrubs and grasslands after the date of practical completion will be carried out by the Contractor until the responsibility is transferred to the new owners or by the appointed Management Company.
- 3.b.3 Replacement of plants shall take place as many times as is necessary in order to maintain a complete cover of plants and to maintain the scheme as designed by the Architect, and within the correct season for the type of plant, tree, and shrub.
- 3.b.4 All shrubs and trees beyond the boundaries of domestic ownership will be maintained in perpetuity by the Developer or Management Company/ies.
- 3.b.5 All tree works if any to be undertaken by an Arboricultural Association Approved Contractor to British Standard 3998 Tree Work specifications.
- 3.b.6 The density of planting will require that all weeding is carried out by hand, using the appropriate tools. All resultant material should be removed from site.
- 3.b.7 The management company is responsible for litter picking in those areas that it manages.
- 3.b.8 All plants shall be inspected monthly for wind firmness and firmed as necessary at the same time. Stakes shall likewise be checked for firmness and all tree and plant ties inspected and made good if required.
- 3.b.9 All plants shall be watered as may be required to maintain healthy growth following planting, during the maintenance period and subsequently in cases of extreme drought. The Developer or Management Company/ies are to provide a bowser for watering. Shrubs 1Ltr each
- 3.b.10 Watering to commence following 10 consecutive days of no rainfall, during the months of June to August. Following Bowser watering a weekly visit should be carried out until the onset of natural rainfall. Any failures due to drought shall be replaced by the Management Company/ies at their own cost.
- 3.b.11 All planted areas shall be given an application of an approved top dressing at the rate of 40 gm per sq. metre in May. This should be in slow release form e.g. Enmag or similar.
- 3.b.12 Shrubs shall be maintained in a balanced shape and shall be annually pruned to allow for this. Any growth which will obscure windows, signs or sight-lines shall be removed. Once established, any support canes shall be removed from the shrubs. Trailing and climbing material shall be assisted in its growth by securing growing leaders where necessary.

- 3.b.13 The bark mulch should be maintained at an even spread, 75mm deep, of consistent thickness, to ensure that it is effective as a weed suppressant and moisture conserver. Following any maintenance operations and on a bi-annual basis, the mulch shall be supplemented to allow for any material which may have been lost.
- 3.b.14 No plant substitutions to be made without the prior written agreement of the Local Authority Landscape Section.
- 3.b.15 Existing shrubs on the boundary of the site shall be reduced in height to 600mm and infilled where necessary with the additional allowance of new shrubs. Existing invasive plants such as sycamore, elder and hawthorn shall be removed to allow existing suitable shrubs to develop. Once the height reduction is completed, the scheme should be reviewed and additional planting allocated where necessary.
- 3.b.16 Groundcover planting species have been specified so as not to exceed 600mm in height. However, should planting exceed expectations, this should be carefully cut down to below 600mm in height to avoid interference with visibility

4.0 PLANTING SPECIFICATION FOR REPLACEMENT PLANTS

APPENDIX A

4.01 GRADING SUBSOIL

- General: Grade to smooth flowing contours to achieve specified finished levels of topsoil.
- Areas of thicker topsoil: Excavate locally.

4.02 SUBSOIL SURFACE PREPARATION

- General: Excavate and/ or place fill to required profiles and levels, as section D20.
- Loosening:
 - Light and non-cohesive subsoils: When ground conditions are reasonably dry, loosen thoroughly to a depth of 300 mm.
 - Stiff clay and cohesive subsoils: When ground conditions are reasonably dry, loosen thoroughly to a depth of 450 mm.
 - Rock and chalk subgrades: Lightly scarify to promote free drainage.
- Stones: Immediately before spreading topsoil, remove stones larger than 50mm.
- Other items: Remove arisings, contaminants and debris.

4.03 INSPECTING FORMATIONS

- Give notice: Before spreading topsoil for planting beds.
- Notice period: 7 days.

4.04 TOPSOIL ANALYSIS

- Soil to be analysed: Imported topsoil.
- Soil analyst: Voelcker Consultants, Long Island House, Warple Way, London W3 0RG Tel (0) 208 7469550 Volecher .
- Samples: Collect in accordance with BS 3882,
- Submit originals of:
 - Declaration of analysis of soil in accordance with BS 3882.
 - Report detailing soil analyst's recommendations.

4.05 IMPORTED TOPSOIL (TO BS 3882)

- Quantity: Provide as necessary to make up any deficiency of topsoil existing on site and to complete the work.
- Grade: To BS 3882, General purpose.
- Source: Submit proposals.
- Submit: Declaration of analysis including information detailing each of the relevant parameters given in BS 3882
- Additional analyses: As Clause 4.04.
- Other requirements: As Clause 4.04.

4.06 CONTAMINATION

- General: Do not use topsoil contaminated with subsoil, rubbish or other materials that are:
 - Corrosive, explosive or flammable.
 - Hazardous to human or animal life.
 - Detrimental to healthy plant growth.
- Subsoil: In areas to receive topsoil, do not use subsoil contaminated with the above materials.
- Give notice: If any evidence or symptoms of soil contamination are discovered on the site, or in topsoil to be imported.

4.07 SPREADING TOPSOIL

- Temporary roads/surfacing: Remove before spreading topsoil.
- Layers:
 - Depth (maximum): 150 mm.
 - Gently firm each layer before spreading the next.
- Depths after firming and settlement (minimum): 450 mm for shrub beds or 150mm for grass areas - no topsoil to be spread in areas of wild flower seeding.
- Crumb structure: Do not compact topsoil. Preserve a friable texture of separate visible crumbs wherever possible.

4.08 FINISHED LEVELS OF TOPSOIL AFTER SETTLEMENT

- Above adjoining paving or kerbs: 20 mm.
- Below dpc of adjoining buildings: Not less than 150 mm.

- Shrub areas: Higher than adjoining grass areas by 25 mm.
- Within root spread of existing trees: Unchanged.
- Adjoining soil areas: Match in.
- Thickness of turf or mulch: Included.

INSTALLATION AND WORKMANSHIP

4.09 SOIL CONDITIONS

- Soil for cultivating and planting: Moist, friable and (excepting aquatic/ marginal planting) not waterlogged.
- Frozen or snow-covered soil: Give notice before planting. Provide additional root protection. Prevent planting pit sides and bases and backfill materials from freezing.

4.010 CLIMATIC CONDITIONS

- General: Carry out the work while soil and weather conditions are suitable. Do not plant during periods of frost or strong winds.

4.011 TIMES OF YEAR FOR PLANTING

- Deciduous shrubs: Late October to late March.
- Herbaceous plants (including aquatic and marginal): September/ October or March/ April.
- Container grown plants: At any time if ground and weather conditions are favorable. Ensure that adequate watering and weed control is provided.
- Dried bulbs, corms and tubers: September/ October.
- Colchicum (crocus): July/ August.
- Green bulbs: After flowering in spring.
- Wildflower plugs: Late August to mid-November or March/ April.
- Aquatic and marginal plants: May/ June or September/ October.

4.012 MECHANICAL TOOLS

- Restrictions: Do not use within 100 mm of tree and plant stems.

4.013 WATERING

- Quantity: Wet full depth of topsoil.
- Application: Even and without damaging or displacing plants or soil.
- Frequency: As necessary to ensure establishment and continued thriving of planting.

4.014 WATER RESTRICTIONS

- General: If water supply is or is likely to be restricted by emergency legislation, do not carry out planting until instructed. If planting has been carried out, obtain instructions on watering.

4.015 PREPARATION, PLANTING AND MULCHING MATERIALS

- General: Free from toxins, pathogens or other extraneous substances harmful to plant, animal or human life.
- Certification: Submit a certificate giving supply source, content analysis, confirmation of suitability for purpose and confirmation of absence of harmful substances.
 - Certified materials: Manufactured planting media and Imported composts .
 - Give notice before ordering or using.

PLANTS HANDLING AND TRANSPORT

4.016 PLANTS/ TREES - GENERAL

- Condition: Materially undamaged, sturdy, healthy and vigorous.
- Appearance: Of good shape and without elongated shoots.
- Hardiness: Grown in a suitable environment and hardened off.
- Health: Free from pests, diseases, discoloration, weeds and physiological disorders.
- Budded or grafted plants: Bottom worked.
- Root system and condition: To requirements of The National Plant Specification and balanced with branch system.
- Species: True to name.
- Origin/ Provenance: Grown in the United Kingdom for at least one growing season, unless otherwise approved.
- Origin and Provenance have the meaning given in the National Plant Specification.

4.017 CONTAINER GROWN PLANTS

- Growing medium: With adequate nutrients for plants to thrive until permanently planted.
- Plants: Centered in containers, firmed and well-watered.
- Root growth: Substantially filling containers, but not root bound, and in a condition conducive to successful transplanting.
- Hardiness: Grown in the open for at least two months before being supplied.
- Containers: With holes adequate for drainage when placed on any substrate commonly used under irrigation systems.

4.018 SUPPLY OF PLANTS

- Suppliers: Members of the Horticultural Trades Association Nursery Certification Scheme.

4.019 PLANTS/ TREES RESERVED AT SUPPLIER'S PREMISES

- Types/ Species: As schedule.
- Predelivery inspection: Give notice.
- Labelling: Identify inspected plants/ trees as reserved for use on this project.

4.020 PLANT/ TREE SUBSTITUTION

- Plants/ trees unobtainable or known to be likely to be unobtainable at time of ordering: Submit alternatives, stating:
 - Price.
 - Difference from specified plants/ trees.
- Further alternatives: Proposed substitutions may not be acceptable and submission of further alternatives may be required.
- Approval: Obtain before making any substitution.

4.021 PLANT/ TREE HANDLING, STORAGE AND TRANSPORT

- Standard: To HTA 'Handling and establishing landscape plants' (obtainable from the Horticultural Trades Association) Part I, Part II and Part III, paragraphs 1.3.3 to 1.3.6, 3.0, and 4.0.
- Frost: Protect plants/ trees from frost.
- Handling: Handle plants/ trees with care. Protect from mechanical damage and do not subject to shock, e.g. by dropping from a vehicle.
- Plant packaging: Coextruded polyethylene bags with black interior and white exterior.
- Packaging of bulk quantities: Pallets or bins sealed with polyethylene and shrink wrapped.

4.022 PLANTING GENERALLY

- Standard: To HTA 'Handling and establishing landscape plants' (obtainable from the Horticultural Trades Association) Part III, paragraphs 6.2 to 6.6.
- Appearance: Plant upright or well balanced with best side to front.

PREPARATION OF PLANTING BEDS/ PLANTING MATERIALS

4.023 HERBICIDE

- Locations: All shrub beds.
- General: Prevent weeds from seeding and perennial weeds from becoming established, by applying a suitable herbicide.
 - Delay cultivation as recommended by manufacturer.

4.024 GENERAL FERTILIZER

- Locations: All shrub beds.
- Product reference: In accordance with soil report.
- Application: Spread evenly.
 - Timing: Immediately before cultivation.
 - Coverage: in accordance with soil report.

4.025 SOIL AMELIORANT/ CONDITIONER

- Locations: All shrub beds.
- Type: In accordance with soil report.
- Coverage: In accordance with soil report.
- Timing: Apply prior to cultivation.

4.026 CULTIVATION

- Compacted topsoil: Break up to full depth.
- Cultivation: Loosen, aerate and break up soil into particles of 2-8 mm.
 - Depth: Top 350 mm of planting beds.
 - Timing: Within a few days before planting.
 - Weather and ground conditions: Suitably dry.
- Surface: Leave regular and even.
- Levels:
 - As required
 - Within 25 mm of levels specified on drawings.
- Undesirable material brought to the surface: Remove, including weeds, roots, stones and clods larger than 50 mm in any dimension, tufts of grass and foreign matter.
- Soil within root spread of trees and shrubs to be retained: Do not dig or cultivate.

PLANTING SHRUBS/ HERBACEOUS PLANTS/ BULBS

4.027 SHRUB PLANTING PITS

- Timing: Excavate 2 days (maximum) before planting.
- Sizes: 150 mm wider than roots when fully spread and 300 mm deep.
- Additional requirements: None.
- Pit bottom improvement Break up to a depth of 150 mm, incorporating 25 g of approved slow release fertilizer per planting pit.
- Backfilling material: As clause 4.029.

4.028 FORMAL HEDGES

- Shrubs for hedges: Consistent in species, cultivar and clone to ensure a uniform hedge.
- Planting: In trenches large enough to take full spread of roots. Set out plants evenly.

4.029 BACKFILLING MATERIAL

- Composition: Previously prepared mixture of topsoil excavated from pit and additional topsoil as required, together with:
 - Ameliorant/ Conditioner: Mushroom compost.
Coverage: 1 m³ per 10 m³ of topsoil.
 - Fertilizer: Slow release.
Coverage: To suit soil report recommendations.

4.030 AFTER PLANTING

- Watering: Immediately after planting, thoroughly and without damaging or displacing plants or soil.
- Firming: Lightly firm soil around plants and fork and/ or rake soil, without damaging roots, to a fine tilth with gentle cambers and no hollows.
- Top dressing: Sanitized and stabilized compost as clause 4.026, 50 mm thick.

4.031 MULCHING PLANTING BEDS

- Material: Medium grade bark mulch.
 - Purity: Free of pests, disease, fungus and weeds.
- Preparation: Clear all weeds. Water soil thoroughly.
- Coverage: 75 mm thick.
- Finished level of mulch: 30 mm below adjacent grassed or paved areas.

4.032 GRASS SEED FOR WILDFLOWER AREAS

- Mixture as per specifications. Application rate: 4g/m².

4.033 QUALITY OF SEED FOR ALL GRASSED AREAS

- Supplier to guarantee British/native provenance (local genotype if possible). Certification: Blue label certified varieties.
- Standard: EC purity and germination regulations.
- Official Seed Testing Station certificate of germination, purity and composition: Submit when requested. Samples of mixtures: Submit when requested

4.034 SOWING

- Sow seed in calm weather during Autumn or Spring as approved to suit the construction programme
- The seed must be surface sown and can be applied by machine or broadcast by hand. To get an even distribution and avoid running out divide the seed into two or more parts and sow in overlapping sections. Do not incorporate or cover the seed, but firm in with a roll, or by treading, to give good soil/seed contact.
- August-September and March-April usually produce the best conditions for sowing outside in most parts of the UK. May to July sowings also work well in wetter western regions. Late autumn sowings should be avoided on sites prone to water-logging in winter and late spring and summer sowings should be avoided on droughty sites. Sowings into existing grass work best in autumn.
- Recommended sowing rates for wild seed mixtures are much lower than conventional lawn and amenity grass rates (4g/m² compared with 25g/m²). This is deliberate, as rather than aiming for rapid ground cover to suppress all weeds, wild seeding aims to allow an extended period of establishment with room for both fast growing grasses and slower germinating flower seeds
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4.035 GRASS SOWING SEASON

- Grass seed generally: March to May or September to October.

5-Year Maintenance Operations Proposed Wicks Development		
Features / habitat types	Action required	Timings
Path verges	Maintain grass area in a manner appropriate to the intended use removing arisings from site. Grass height: Maintain within a range 20 and 75mm and shall be a vigorous sward, free from disease, fungal growth, discolouration, moss, excessive thatch, weeds, frost heave, worm casts and mole hills, scorch or wilt. Remove Litter and fallen leaves regularly to maintain a neat appearance.	Every 3 weeks during the growing season
Shrub planting	Fertilise using suitable slow release fertilizer as per manufacturer's instructions. Prune shrubs in accordance with best practise and appropriate to species, removing arisings.	Till year 3– Apr & Aug Annually between March and April
shrub planting blocks	Weed control by ensuring no weed growth within the hedgerow with a suitable herbicide and used in compliance with manufacturer's instructions. Fertilise using suitable slow release fertilizer as per manufacturer's instructions. With hedge cutters prune formal hedges with vertical sides Fagus sylvatica Atropurpurea Lonicera nitida Maigrun	Annually - Apr & Aug Till year 4– Apr & Aug Sept / Oct after year 2. To the following heights 1.2m high 0.5m high
Reviewing the maintenance and management plan	Qualified personnel shall monitor / report and adjust the short term maintenance plan and timings twice a year. The long-term management plan including its objectives and deliverability should be reviewed every 5 years and should be adjusted as appropriate.	Twice per annum Every 5 years

Appendix 3 – 5-Year Annual Maintenance Schedules

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