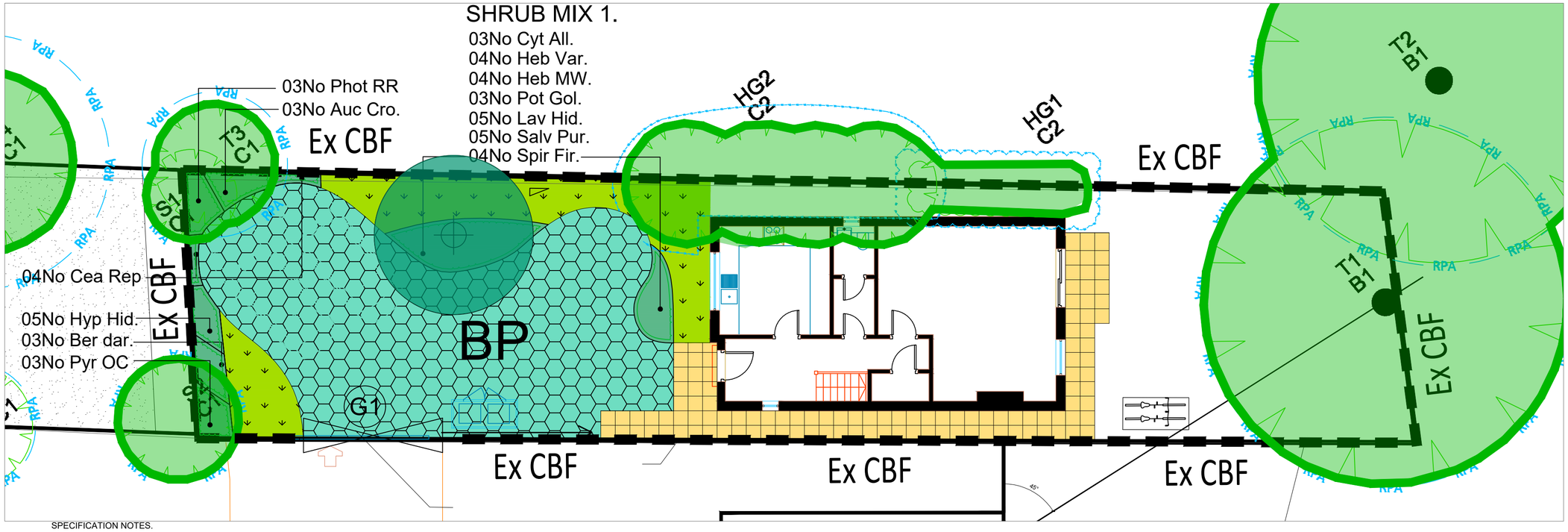


SCALE 1:100 (Meters to cm)

0 1.0 2 4 6 8

0 1.0cm 2.0cm 4.0cm 6.0cm 8.0cm

NORTH

LEGEND:

EXISTING TREES (RETAINED)

To be retained in accordance with Arboricultural Consultants Tree Survey and Assessment. (Tag numbers shown are in accordance with Arboricultural Consultants Tree Survey and Assessment).

NOTE: ALL PROTECTIVE FENCING TO BE IN ACCORDANCE WITH ARBORICULTURAL REPORT AND DRAWING

PROPOSED STANDARD TREE POSITION

PROPOSED SHRUB PLANTING

PROPOSED GRASS AREA

Turf - Fully treated and cultivated grade
General amenity mix.

DRIVEWAY FRONTAGE

Reinforced grass system
XGrid grass paving grid. Colour: Green
Installed in accordance with manufacturers guidance notes.
Grass seed mix : Germinal
A24 High wear and tear resistant and extra durability
@50gMS per SqM

PATHS AND PATIOS

450x450mm pre cast paving slabs
Stack Bond.
Colour: Buff

BOUNDARY FENCES

Ex CBF

1800mm high existing timber close boarded fence with concrete posts and gravel boards.

FRONTAGE GATE

G1

Height 1800mm to match existing fence
Sliding gate on rollers running parallel to fence line
Material: Opaque finished vertical panneled design.

REFUSE STORE

Refer to Architects drawings for details

CYCLE SHED

Refer to Architects drawings for details

SPECIFICATION NOTES.

ESTABLISHMENT AND IMPLEMENTATION

1.01.01 No soft landscape operations to be undertaken during periods of prolonged waterlogging, frozen ground, adverse high or low temperature or drought. Prior to planting and soil preparation. All unsuitable existing vegetation to be suitably sprayed off (refer to notes on chemical use below) and then removed. including bramble,perennial weeds and stressed and unsuitable elements of existing boundary vegetation and hedgerow. Assumes main contractor provides adequate topsoil (Existing or imported) to all planting areas as shown (in accordance with B.S.3882:1994)

1.01.02 and in accordance with finished ground levels on external works drawings. All subsoil to be broken up to min depth of 300mm prior to topsoil application. to improve root zone.drainage and remove compaction Imported soil and screened topsoil to be a fertile medium loam pH 6.0-7.5 and should be free from any perennial weeds,weed seeds,contamination,rubble,subsoil and stones bigger

1.01.03 than 50mm with a maximum stone content of 20%.(contractor to organise sample to be sent for lab lab testing and to make results available for approval) Topsoil areas to be cultivated by hand or machine prior to planting. (. Topsoil planting depths to be min 450mm for shrub/tree beds and 150mm for turf/seeded areas.

All tree pits in soft areas to be planted in pits with sides/bases broken up to 300mm. (width of pit increased if required to accommodate root system without bending)

1.01.04 Extra Heavy Standards - 800mm square pit,450-750mm deep, Standards - 650mm square pit, 400mm deep.

1.01.05 All areas of public open space and/or tree planting to be proactively protected from compaction A: To unrestricted larger service&/or root protection areas (RPAs), free areas of POS,post-construction soil decompaction measures will comprise soil ripping sufficient to break up any subsoil pan within any compacted areas. B: To restricted compacted areas incorporating existing services and/or RPAs these areas will be secured through the erection of robust barriers and/or ground protection(erected in accordance with BS 5837 recommendations) sufficient to fully restrict/exclude access to these areas as a whole for the life of the developments construction period.

C: For compacted tree pits - Individual trees decompaction within compacted areas will be achieved through excavating a wide, shallow tree pit a minimum 1.5M wide and 4 square metres in area by 300-400mm deep and loosening/breaking the subsoil layer at the base of the pit for a further 300-450mm.

1.01.06 All trees above half standard size within public open space, verges or hard landscaped areas to be underground guyed.

1.01.07 All tree stakes and fixings to be sufficiently low to allow free movement of the crown. Tree support to comprise a stake set at uniform height,300mm min depth below ground level with a biodegradable tie toward the head of the stake.Or be underground guyed using Arborguy tree guying system (Green leaf Planting Products) or similar approved (single stake with single biodegradable tie - standard trees,double with double biodegradable tie for heavy) triple with triple biodegradable tie for "instant" heavy standard NB: Or as details shown on Tree Pit Cross sections. Stakes to be removed at between 2-3 years, in accordance with management plan or when trees are established.

1.01.08 Backfill to pits (other than trees within hard paved areas) to be clean topsoil with tree fertiliser added,firmed in after planting.All trees to have irrigation system units fitted to fully surround the root ball. at base of pit backfill to be 30% excavated soil, 60% imported topsoil and 10% non peat compost.

1.01.09 All trees to have root zone suitably irrigated prior to planting

1.01.10 Trees,shrubs or other planting damaged by plant handling will not be accepted.this includes broken root containers at time of delivery, broken central Tree leaders, more than 10% lateral branch damage to trees/shrubs, bark removed from main stems.

1.01.11 All plant materal delivered to site must be/have a well established compact fibrous root system,be free from pest and disease/ other defects, be healthy and display good form characteristic of species, trees to have a clearly defined central leader (unless multi stemmed) and be correct match to species and quantities specified on drawing.

1.01.12 All formative pruning after planting in accordance with B.S.3998:2010 "Tree work- recommendations" remove branches damaged/broken during planting,remove unwanted secondary shoots,weak forks, or crossing/rubbing branches or dead material.

1.01.13 All trees,shrubs etc to be planted at depth of soil mark from nursery or soil level of container.

1.01.14 All trees,shrubs etc to have all root coverings removed and any damaged roots removed with suitable pruning tool.

1.01.14 All plant material to be Certified nursery stock,of local provenance and in accordance with B.S.3936:1992

1.01.15 All planting operations to be in accordance with B.S.4428:1989 Where herbicides and other chemicals are utilised in conjunction with the following plan these are to be in strict accordance with COSH and Control of Pesticide Regulations

1.01.16 Shrub planting(container grown) to be planted in a planting hole big enough to accomodate the plant without root damage, to a min of 300mm cubed.Min pot size to be 2/3 litre unless specified differently in schedule.

1.01.17 All climbers noted TR require wire or trellis support All hedges are specified as double staggered rows In shrub specification all breaks are to be strong and within the lower third (Where no breaks are identified assume min 3 breaks in lower third)

1.01.18 A slow release fertiliser is to be applied immediately after planting in accordance with manufacturers instructions (NOTE; to all public/communal/shared space,plot frontages). and planting beds exposed to the public realm.

1.01.19 All plants to be firmed,ameliorants added,watered in and dead or damaged branches removed after after planting,prior to sheet mulch and bark mulch being added. All planting beds should be mulched with 75mm min deep layer dark matured woodchip. All mulch to have an even particle size between 15-65mm spread taking care not to smother ground cover plants and watering all plants immediately prior to spreading mulch.(Mulch sample and source to be approved). NOTE:

1.01.20 All trees in grassed zones to be planted centrally within a 1.0M square/round recessed planting bed grass/weed free base with 50mm depth bark mulch or to incorporate a strimmer guard. All specimen shrubs in grassed zones to be planted centrally within a 0.75M square/round recessed planting bed grass/weed free base with 50mm depth bark mulch or to incorporate a strimmer guard.

2.01.01 HIGHWAY TREES. All trees to be underground guyed and be adequately supplied with a root protection system (GR1005 or GL1007 by Greenleaf Planting Products or as required to fit individual situation and agreed with monitoring professional)

3.01.01 ROOT BARRIERS. (PRIVATE AND ADOPTED SEWERS -SEPERATE TO TREE PIT DETAIL Tp1) Utilise geotextile root barrier to depth of filter layer (Min 1.0M) to outer edge of pit and to min 3000mm either side of tree or as shown on drawing. To be ReRoot 1000 (RER1000A) by Greenleaf Planting Products/Green Blue Urban.

3.01.02 TREE PITS WITHIN HARD AREAS. (Tp1.) To be in accordance with tree pit construction detail shown on drawing.

BARE ROOT SHRUB PLANTING.

4.01.01 All native/indigenous planting should utilise plants of local provenance All bare root plant material delivered to be lifted November - early march dependant on weather conditions. To be planted within 24 hours of site delivery. Root zone to be protected prior to planting either by healing into ground, covered with bare earth, hessian sacking or min 300mm of straw(adequately irrigated and kept moist to avoid roots drying).

4.01.02 Native whip and shrub mix. Use 900mm tube guarding and 1.0M mulch matting, watering all plants immediately prior to laying matting. Plant between mid November and mid March,slit planted incorporating slow release fertiliser.

4.01.03 Plant between mid November and end February,slit planted or pit planted incorporating slow release fertiliser.

4.01.04 Hedge planting(1+1 or 1+2 transplants or container grown stock) to be planted in double staggered rows 300mm apart on raised cams at 450mm intervals. Plants to be cane supported mulch matted(photodegradable or biodegradable) and rabbit/tube guarded (recycled),firmed in and watered in, with slow release fertiliser added and dead or damaged branches removed after planting. Transplants to be planted between mid november and end February.(NOTE: Refer also to shrub planting For amelorants.)

4.01.05 NOTE: All guards to be photo degradable.Do not smother plants with mulch. NB: All mulch matting must have specified and proven minimum useful life expectancy of 2No growing seasons and be covered with min 50mm dark bark chip layer

GRASS AREAS.

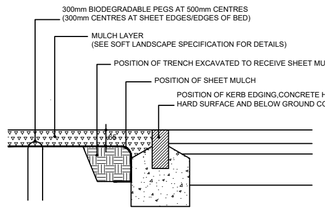
5.01.01 The finished surface level of grassed areas to be set above the height of adjacent hard surfacing to a minimum 10mm compacted level or sufficient to enable effective mowing of the grass without the potential for damaging blades against kerbs. Prior to turfing rotovate and level topsoil as required and remove any debris and stones above 30mm diameter and add pre turf/seeding fertiliser to manufacturers recommendations. Use cultivated, weed free amenity turf laid with broken joints well butted up

5.01.02 Work from planks as required to avoid damage to turf and water in as necessary to avoid shrinkage. Seeding to be undertaken during march,april or september.Rotovate and level topsoil as required and remove any debris and stones above 20mm diameter, add pre seed fertiliser to manufacturers recomendations. Apply at 50gms per square metre lightly raking after sowing.(Contractor to supply mix details and source for approval)

SHEET MULCH DETAIL (N.T.S.)

TO BE USED ON ALL PLANTING BEDS WITHIN PUBLIC/COMMUNAL/SHARED SPACE PLOT FRONTAGES AND ANY PLANTING BEDS FRONTING THE PUBLIC REALM AS IDENTIFIED ON PLAN.

(TO BE PHOTODEGRADABLE OR BIODEGRADABLE WITH MIN TWO YEAR USEFUL LIFE SPAN)



LAYING SPECIFICATION.

REMOVE ALL EXISTING WEED GROWTH FROM TOPSOIL AREA.
UTILISING APPROVED TRANSLOCATED HERBICIDE (GLYPHOSATE OR AS APPROVED)
APPLIED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS)

TOPSOIL TO BE CULTIVATED AND GRADED TO FINISHED SOIL LEVEL
(50 mm BELOW HEIGHT OF SURROUNDING PAVEMENT/GRASS LEVELS AS SHOWN IN SPECIFICATION)
REMOVE ALL STONE AND EARTH CLODS

(ALL SOIL AMELIORATION,FERTILISER ETC TO BE UNDERTAKEN AND GROUND WATERED TO FIELD CAPACITY)
WHERE GROUND IS SLOPING ENSURE THAT SOIL LEVELS ARE 50mm BELOW SURROUNDING PAVEMENT AND GRASS AREAS WITHIN 600mm OF BED EDGES

PLACE 200mm END FLAP OF SHEET MULCH WITHIN EXCAVATED TRENCH ADJACENT TO EDGE OF BED.BACKFILL TRENCH WITH TOPSOIL AND BURY SHEET MULCH.
(SHEET MAY ALSO BE SECURED BY NAILING TO CONCRETE HAUNCHING OF KERB EDGING WITH MASONARY NAILS AT 1.0M CENTRES.)

WRAP SHEET AROUND AND LAY OVER SOIL TO BE PLANTED.
UNROLL SHEET MULCH OVER BED USING OVERLAPPING ROLLS (MIN 50mm OVERLAP)

SECURE SHEET TO GROUND USING 300mm BIODEGRADABLE HOOPS/PEGS AT 500mm CENTRES (300mm CENTRES AT BED EDGES)

SET OUT PLANTING TO FINAL POSITIONS.CUT THE SHEET MULCH UTILISING A CROSS SHAPED INCISION FOR EACH PLANT POSITION AND CAREFULLY REPLACE AROUND THE STEM.SPREAD TOPSOIL UNDER SHEET IF FRIABLE.REMOVE ALL COMPACTED TOPSOIL CLODS FROM SITE AND ENSURE THAT NO TOPSOIL IS LEFT ONTOP OF SHEET.

ONCE PLANTING IS COMPLETE WATER BED TO FIELD CAPACITY.
(IN DRY SOIL OR WARM CONDITIONS ENSURE THAT EACH PLANT RECEIVES MIN 2 GALLONS. OTHERWISE APPLY 25 LIT PER SQUARE METER.)
FOLLOWING PLANTING OF ALL BED AREAS SPREAD 50mm DEPTH OF MULCH OVER SHEET.

7.01.01 MANAGEMENT OF LANDSCAPE AREAS.

7.01.02 Inspection timetable for all of Management plan to run up to Pratical Completion.(up to handover for land scheduled for adoption)

7.01.01 YEAR 1/3

AIMS OF PLAN
TO INSURE PLANTING ESTABLISHES SUCCESSFULLY AND SHRUB CANOPY CLOSES (NO GAPS OR BARE AREAS)
CARRY OUT MAINTENANCE OPERATIONS TO INSURE PLANTING AREAS REMAIN
CLEAN AND TIDY AT ALL TIMES AND THAT EACH PLANT/TREE DEVELOPS TO ITS TRUE FORM AND SHAPE AND ASSOCIATES CORRECTLY WITH OTHER SPECIES WITHIN THE BED
ASSESS NEED TO REMOVE STAKES,CANES AND OTHER SUPPORTS

7.01.02 MAINTENANCE OPERATIONS.(Based on a minimum number of visits of 6No during growing season and 2No during dormant season)
WATER ALL SOFT LANDSCAPE AREAS AS REQUIRED TO AID ESTABLISHMENT
WEED ALL PLANTING AREAS ┐ Including spot treatment of all
PEST AND DISEASE CONTROL┘ grass and planting
APPLICATION OF FERTILISER
ADJUST STAKES AND TIES.
REMOVAL OF TREE/SHRUB STAKES/TIES/GUARDS When plants are stable/mature enough to no longer required to support protection.
REFIRM PLANTING.
REPLACE DEAD,DYING,DEFECTIVE,DANGEROUS TREES AND DEAD,DEFECTIVE,DYING SHRUBS.
REPLACE DISTRESSED/FAILING TURF.
LITTER PICK ,REMOVAL OF LEAF LITTER AND GENERAL TIDYING/SWEEPING OF LANDSCAPE AREAS.
PRUNING SHRUBS AND TREES
Hedges to all other curtilage areas to be maintained at min1200mm height.
Hedges to open space areas to be managed at height 1200-1500mm height.
ASSOCIATED HARD MAINTENANCE OPERATIONS.(PUBLIC OPEN SPACE) (Based on 12No monthly visits during each 12 month period)
REPAIR OF DEFECTIVE HARD LANDSCAPE, FENCING/ENCLOSURE, GATES AND STREET FURNITURE.
WEED TREATMENT/REMOVAL AND TIDYING, SWEEPING OF HARD SURFACES.
INCLUDING REMOVAL OF LEAF LITTER.
CLEAR POND OF UNSUITABLE MATERIAL. ENSURE AQUATIC PLANTING COVERS MAX 30% OF WATER SURFACE.
CLEAR/ADJUST VEGETATION AS REQUIRED IN ACCORDANCE WITH ECOLOGISTS DIRECTION.

TOP UP BARK MULCH
GRASS CUTTING Wild flower 1-2 cuts/yr Short- medium grass 8-12 cuts/yr Grass path min 16 cuts/yr

7.01.03 YEAR 4/5

AIMS OF PLAN
TO INSURE PLANTING ESTABLISHES SUCCESSFULLY AND SHRUB CANOPY CLOSES (NO GAPS OR BARE AREAS)
CARRY OUT MAINTENANCE OPERATIONS TO INSURE PLANTING AREAS REMAIN
CLEAN AND TIDY AT ALL TIMES AND THAT EACH PLANT/TREE DEVELOPS TO ITS TRUE FORM AND SHAPE AND ASSOCIATES CORRECTLY WITH OTHER SPECIES WITHIN THE BED
ASSESS NEED TO THIN OUT FASTER GROWING SPECIES OR THICKEN UP UNDERDEVELOPED AREAS OF THE SCHEME IN STRICT ACCORDANCE WITH THE APPROVED PLANTING PLAN.
ASSESS NEED TO REMOVE STAKES,CANES AND OTHER SUPPORTS

INSURE THAT ALL MANAGEMENT AND MAINTENANCE OPERATIONS FAVOR THE ULTIMATE PLANT SELECTIONS (INFRASTRUCTURE TREE AND SHRUB POSITIONS)

7.01.04 YEAR 6 ONWARDS

AIMS OF PLAN
AS YEARS 1-5 BUT ALSO INCLUDING THE FOLLOWING

AS SHRUB SPECIES BECOME OVERMATURE REPLACE WITH NEW SPECIMENS OR WHERE APPROPRIATE CUT BACK AND ALLOW TO REGENERATE
ALL IN ACCORDANCE WITH APPROVED PLANTING PLAN.

Plant Schedule:

Trees

Species	Abb.	Height	Number	Girth	Specification
Betula pendula	BP	300-350cm	1	10-12cm	Selected Standard: RB

Impact Mix 1.

Number	Species	Abb.	Height	Pot Size	Specification	Density
3	Cytisus "Allgold"	Cyt All	30-45cm	2-3L	Bushy:C	3/m²
4	Hebe "Mrs Winder"	Heb MW.	30-45cm	2-3L	Bushy:C	3/m²
4	Hebe x franciscana "Variegata"	Heb Var	30-45cm	2-3L	Bushy:C	3/m²
5	Lavandula angustifolia 'Hidcote'	Lav Hid.	25-30cm	2-3L	Bushy:C	4/m²
3	Potentilla "Elizabeth"	Pot Gol	25-30cm	2-3L	Bushy:C	4/m²
5	Salvia officinalis "Purpurea"	Salv Pur	25-30cm	2-3L	Bushy: C	4/m²
4	Spirea "Firelight"	Spir Fir	25-30cm	2-3L	Bushy:C	3/m²

NOTE: To be planted in groups of 3-5No of same species evenly mixed throughout bed.

Shrubs

Quant	Species	Abb.	Height	Pot Size	Specification	Density
3	Aucuba "Crotonifolia"	Auc Cro	30-45cm	3L	Bushy: C	2/m²
3	Berberis darwinii	Ber dar	30-45cm	3L	Bushy: C	2/m²
4	Ceanothus " Repens"	Cea rep	40-60sp	3L	Bushy: C	3/m²
5	Hypericum "Hidcote"	Hyp Hid	30-40cm	3L	Bushy: C	3/m²
3	Photinia "Red Robin"	Phot RR	30-45cm	3L	Bushy: C	2/m²
3	Pyracantha "Orange Charmer"	Pyr OC	60-90cm	3L	Bushy: C	2/m²

GENERAL NOTES

9.01.01 ALL LANDSCAPE WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT CURRENT BRITISH STANDARDS (INCLUDING CURRENT REVISIONS OF 4428,3936&5837) NATIONAL PLANTING SPECIFICATION GUIDLINES; HORTICULTURAL TRADES ASSOCIATION STANDARDS (INCLUDING HANDLING AND ESTABLISHING LANDSCAPE PLANTS PART 1,2 AND 3.); CPSE "PLANT HANDLING" STANDARDS & COSH REGULATIONS.

9.01.02 SUBSTITUTION TO SUBMITTED DETAILS.
ANY SUBSTITUTION TO THE LANDSCAPE DEPOSIT, ONCE FORMALLY AGREED WILL ONLY BE MADE FOLLOWING REVISION TO THE DEPOSIT AND SUBSEQUENT FORMAL AGREEMENT BY THE LOCAL PLANNING AUTHORITY.

EXISTING TREES/VEGETATION.

6.01.01 FOR LOCATION AND CONSTRUCTION DETAILS OF ALL PROTECTIVE FENCING TO EXISTING TREES,TREE NUMBERS AND SPECIALIST CONSTRUCTION AREAS ALSO DETAILS OF EXISTING TREES (SIZE,VIGOUR,SPECIES ETC) REFER TO ARBORICULTURAL CONSULTANTS REPORTS AND DRAWINGS.

DRAWING REFERENCE.

6.01.02 This drawing to be read in conjunction with the following.

Architectural details and Site Layout (Design Endeavour series)
Tree Survey ,Assessment and Method Statement.()
Adopted road, footpath and highway verge. ()
Soft Landscape Proposals.(Andrew Hastings Landscape Consultants Ltd)

6.01.03 This drawing to be read in conjunction with drainage and service information. minor adjustment to be undertaken on site. Significant changes to be agreed with Landscape Architect.(Trees not to be moved closer to buildings than shown on drawings.)

NOTE: SURFACE LEVELS /DRAINAGE.

6.01.04 FOR DETAILS OF ALL EXISTING AND PROPOSED SURFACE LEVELS, FINISHED FLOOR LEVELS TO BUILDINGS AND TYPE AND ARRANGEMENT OF DRAINAGE/SERVICES REFER TO PROJECT ARCHITECTS AND ENGINEERS DRAWINGS.

IMPLEMENTATION AND MONITORING.

8.01.01 The agreed landscape works will take place and be completed on completion or during building works and for bare rooted stock during the first planting season after completion of building works or prior to sale of any individual plots, whichever is the sooner.

A: PROPOSALS UPDATED TO REVISED SITE LAYOUT 07.02.20

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DRAWING STATUS
FOR APPROVAL

CLIENT
E3 DESIGN

PROJECT
LAND ADJACENT TO 10 TURNSTONE CLOSE, ICKENHAM, LONDON. UB10

DRAWING TITLE
LANDSCAPE PROPOSALS.

SCALE	DATE	DRAWN	CHECKED	DRAWING NUMBER
1:100@A2.	16.01.20	OB	AH	20.5029.01

No dimensions are to be scaled from this drawing
All written dimensions to be checked by the contractor
discrepancies notified immediately to this consultant

REV A