



SCALE 1:100 (Meters to cm)

0 1.0 2 4 6 8
0 1.0cm 2.0cm 4.0cm 6.0cm 8.0cm



LEGEND:

- EXISTING TREES (RETAINED): Solid green circle with a dot.
- PROPOSED STANDARD TREE POSITION: Circle with a cross.
- PROPOSED SHRUB PLANTING: Green rectangle.
- PROPOSED GRASS AREA: Green area with downward arrows.
- DRIVEWAY FRONTAGE: Hexagonal grid pattern.
- PATHS AND PATIOS: Yellow square.
- BOUNDARY FENCES: Dashed black line.
- FRONTAGE GATE: Circle with 'G1' inside.
- REFUSE STORE: Blue house icon.
- CYCLE SHED: Blue rectangle with a 'C' inside.

SPECIFICATION NOTES.

ESTABLISHMENT AND IMPLEMENTATION
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 removed and sprayed (retaining any chemical use) and then removed.
including brambles, annual weeds and straggly 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.3982:1994).
0.01.01 All subsoil to be broken up to min depth of 300mm prior to topsoil application.
0.01.02 All subsoil to be broken up to min depth of 300mm prior to topsoil application.
To improve soil 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 stones and debris, subsoil and stones bigger than 50mm with a maximum stone content of 20% (contractor to organise sample to be sent for 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.
All areas to be treated for turf/seeds areas.
Within 150mm for turf/seeds areas.
All areas to be treated for accommodate root system without bending).
0.01.03 Extra Heavy Standards - 900mm square pit, 450-750mm deep, Standards - 650mm square pit, 400mm deep.
0.01.04 All areas of open public space and/or tree planting to be proactively protected from compaction A: To unrestricted larger service/and/or root protection areas (RPAs), free areas of POS/post-construction soil decomposition measures will comprise soil ripping sufficient to break up any subsoil pan within any area of 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.
C: For compacted tree pits - individual trees decompression within 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.
0.01.05 All areas of open public space and/or tree planting to be proactively protected from compaction A: To unrestricted larger service/and/or root protection areas (RPAs), free areas of POS/post-construction soil decomposition measures will comprise soil ripping sufficient to break up any subsoil pan within any area of 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.
C: For compacted tree pits - individual trees decompression within 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.
0.01.06 All trees above half standard size within open public space, verges or hard landscaped areas to be underground guyed.
0.01.07 Tree stakes and fixings to be sufficiently low to allow free movement of the crown. Tree stakes and fixings to be set at a uniform height 300mm min depth below ground level with a biodegradable tie toward the head of the stake. Or be underground guyed using Arbor Guy tree guy 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
0.01.08 Backfill to pits (other than trees within hard paved areas) to be clean topsoil with tree fertiliser added in front of planting. All trees to have irrigation system units fitted to fully surround the root ball.
At base of pit.
0.01.09 All trees to be backfilled with 30% excavated soil, 60% imported topsoil and 10% non peat compost.
All trees to be in root zone suitable irrigated prior to planting.
0.01.10 Trees shrubs or other planting damaged by plant handling will not be accepted 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.
0.01.11 All plant material delivered to site must be/have a well established compact fibrous root system, free from pest and disease/ other defects, display good form characteristics of species, trees to have a clearly defined central leader (unless multi stemmed) and be correct mature species and variety.
0.01.12 All formal pruning after planting in accordance with B.S.3998:2010 "Tree work- recommendations" remove branches damaged/broken during planting/ remove unwanted shoots/weak forks, or crossing/rubbing branches or dead material.
0.01.13 All trees shrubs etc to be planted at depth of soil mark from nursery or soil level of container.
All trees shrubs etc to have all root coverings removed and any damaged roots removed with suitable pruning tool.
0.01.14 All plant material to be Certified nursery stock of local provenance and in accordance with B.S.3936:1992.
All planting operations to be in accordance with B.S.4428:1999.
0.01.15 Where herbicides and other chemicals are utilised in conjunction with the following plan these are to be in strict accordance with.
0.01.16 Shrub (planting/containing) to be planted in a planting hole big enough to accommodate the plant without root damage, to a min of 300mm cubed. Min pit size to be 2/3 litre unless specified differently in schedule.
0.01.17 All climbers noted TR require wire or trellis support
In shrub fixings are double staggered rows
All hedges are specified as double staggered rows
In shrub fixings all breaks are to be strong and within the lower third
Where no breaks are identified assume min 3 breaks in lower third
0.01.18 A slow release fertilizer is to be applied immediately after planting with instructions (NOTE: to all public communal/shared space, plot frontages), and planting beds exposed to the public realm.
0.01.19 All plants to be firmed, ameliorants added, watered in and dead or damaged branches removed 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 shrub to have an even particle size between 15-65mm
All shrub care not to smother ground cover plants and watering all plants immediately prior to spreading mulch. (Mulch sample and source to be approved).
NOTE: 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 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 to incorporate a strimmer guard.
0.01.20 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)
0.01.21 ROOT BARRIERS. (PRIVATE AND ADOPTED SEWERS-SEPERATE TO TREE PIT DETAIL Tp1)
Utilise protective root barrier to depth of filter layer (Min 1.0m) to outer edge of pit and to min 300mm either side of tree or as shown on drawing.
To be ReRoot 1000 (RER1000A) by Greenleaf Planting Products/Green Blue Urban.

SHRUB MIX 1.

03No Cyt All.
04No Heb Var.
04No Heb MW.
03No Pot Gol.
05No Lav Hid.
05No Salv Pur.
04No Spir Fir.

03No Phot RR
03No Auc Cro.
Ex CBF

HG2
C2

HG1
C2

Ex CBF

T2
B1

Ex CBF

MANAGEMENT OF LANDSCAPE AREAS.

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

7.01.01.1 YEAR 1/3
AIMS OF PLAN
TO ENSURE 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)

7.01.02.1 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

7.01.02.2 ADJUST STAKES AND TIERS
REMOVAL OF TREE/SHRUB STAKES/TIES/GUARDS When plants are stable/mature enough to no longer required to support protection.

7.01.02.3 REFRIM PLANTING
REPAIR DEAD/DYING DEFECTIVE, DANGEROSUS TREES AND DEAD/DEFECTIVE, DYING SHRUBS.

7.01.02.4 REPAIR DEFECTIVE TURF
REPAIR DEFECTIVE TURF

7.01.02.5 LITTER PICK, REMOVAL OF LEAF LITTER AND GENERAL TIDYING/SWEEPING OF LANDSCAPE AREAS.

7.01.02.6 PRUNING SHRUBS AND TREES
Hedges to all other cutting areas to be maintained at min1200mm height.

7.01.02.7 ASSOCIATED HARD MAINTENANCE OPERATIONS (PUBLIC OPEN SPACE)

7.01.02.8 REPAIR OF DEFECTIVE HARD LANDSCAPE, FENCING/ENCLOSURE, GATES AND STREET FURNITURE.

7.01.02.9 WEED TREATMENT/REMOVAL AND TIDYING, SWEEPING OF HARD SURFACES.

7.01.02.10 INCORPORATING/REMOVING OF LEAF LITTER

7.01.02.11 CLEAR PITS OF UNFITABLE MATERIAL, ENSURE AQUATIC PLANTING COVERS MAX 30% OF WATER SURFACE.

7.01.02.12 CLEAR/ADJUST VEGETATION AS REQUIRED IN ACCORDANCE WITH ECOLOGISTS DIRECTION.

7.01.03 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

7.01.03.1 YEAR 4/5
AIMS OF PLAN
TO ENSURE PLANTING ESTABLISHES SUCCESSFULLY AND SHRUB CANOPY CLOSES (NO GAPS OR BARE AREAS)

7.01.03.2 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.

7.01.03.3 ASSESS NEED TO REMOVE STAKES, CANES AND OTHER SUPPORTS

7.01.03.4 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

7.01.04.1 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.

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 GUIDELINES; 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.

Andrew Hastings.
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A: PROPOSALS UPDATED TO REVISED SITE LAYOUT
07.02.20

FOR APPROVAL

E3 DESIGN

PROJECT
111 LONG LANE,
ICKENHAM,
LONDON. UB10 8QS

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				

Plant Schedule

Trees	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/m ²
4	Hebe "Mrs Winder"	Heb MW.	30-45cm	2-3L	Bushy: C	3/m ²
4	Hebe x franciscana "Variegata"	Heb Var.	30-45cm	2-3L	Bushy: C	3/m ²
5	Lavandula angustifolia "Hidcote"	Lav Hid.	25-30cm	2-3L	Bushy: C	4/m ²