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Landscape Management Plan

Hayes Town Centre, Phase 1

Higgins Construction Plc.

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LANDSCAPE MANAGEMENT PLAN TO BE READ IN CONJUNCTION WITH:

APPENDIX A: DRAWINGS (see drawings list in table below and any revisions thereafter)

APPENDIX B: SCHEDULE OF IMPLEMENTATION

| APPENDIX A DRAWINGS | |
|-----------------------------|---|
| DRAWING NUMBER | DRAWING TITLE |
| HTC-LLA-P1-GND-GA-L01-0101 | Detailed Hard Landscape Proposals – 1 of 8 – Ground Floor |
| HTC-LLA-P1-GND-GA-L01-0102 | Detailed Hard Landscape Proposals – 2 of 8 – Ground Floor |
| HTC-LLA-P1-GND-GA-L01-0103 | Detailed Hard Landscape Proposals – 3 of 8 – Ground Floor |
| HTC-LLA-P1-GND-GA-L01-0104 | Detailed Hard Landscape Proposals – 4 of 8 – Ground Floor |
| HTC-LLA-P1-GND-GA-L01-0105 | Detailed Hard Landscape Proposals – 5 of 8 – Ground Floor |
| HTC-LLA-P1-GND-GA-L01-0106 | Detailed Hard Landscape Proposals – 6 of 8 – Ground Floor |
| HTC-LLA-P1-GND-GA-L01-0107 | Detailed Hard Landscape Proposals – 7 of 8 – Ground Floor |
| HTC-LLA-P1-GND-GA-L01-0108 | Detailed Hard Landscape Proposals – 8 of 8 – Ground Floor |
| HTC-LLA-P1-01-GA-L01-0110 | Detailed Hard Landscape Proposals – 1 st Floor |
| HTC-LLA-P1-02-GA-L01-0111 | Detailed Hard Landscape Proposals – 2 nd Floor |
| HTC-LLA-P1-GND-GA-L01-0201 | Detailed Planting Proposals – Ground Floor |
| HTC-LLA-P1-01-GA-L01-0202 | Detailed Planting Proposals – 1 st Floor |
| HTC-LLA-P1-02-GA-L01-0203 | Detailed Planting Proposals – 2 nd Floor |
| HTC-LLA-P1-GND-DET-L01-0301 | Tree Planting Details |
| HTC-LLA-P1-GND-DET-L01-0302 | Landscape Specification and Planting Details |

1**INTRODUCTION****1.1****Background and Context**

1.1.1 This report presents a Management Plan for the communal areas associated with the Hayes Town Centre development. The communal areas of open space are to be managed for the purpose of low-key recreational use, to provide an attractive setting to the new properties.

1.1.2 The management responsibility will be with the appointed Management Company set up on behalf of the residents by the client. Areas are to be managed in accordance with this Management Plan for a minimum five-year period, commencing at the time of completion of the contractor's defects liability period. For the duration of the contractor's defects liability period (12 months after completion of works) the maintenance liability of all areas will lie with the developer.

1.1.3 This report has been designed to provide a steering manual for the day-to-day management of the site at ground level and one which can be updated as required. It sets out in broad terms the landscape aspirations for the site, both in the short and longer term and provides practical means by which these aims may be translated to well managed results on the ground. It relates directly to the landscape proposals in **Appendix A**.

1.2**Works Programme**

1.2.1 The provisions within the establishment maintenance specification should be adopted by the landscape contractor for all planting areas from time of planting until the agreed handover to ensure successful establishment.

1.2.2 Planting areas within private ownership are to be handed over to the proprietors in accordance with the contractual agreements for the completion of any rectification period. Depending on the time frame for the handover of the front garden planting, there may be a need to adopt the ongoing maintenance regime set out in this plan.

1.2.3 It may be likely that the completion and handover of the landscape works by the contractor will be phased. This management plan covers both pre and post-handover periods for continuity.

1.2.4 All public areas, including hard landscape, furniture and features are to be maintained in accordance with this management plan for a minimum five-year period.

1.2.5 It should be noted that the proposed annual timing of operations in the following Works Programme are flexible and it is anticipated that the exact programme of works will be influenced by seasonal weather conditions and factors such as variability in growth rates.

1.3 Legal Constraints

1.3.1 Any inhabitation by statutorily protected species will need to be given due consideration with respect to management operations in the affected areas.

1.3.2 In the management schedules set out below, the timing of operations (by season or month) is given, either in terms of achieving optimum results or minimising potential disturbance to wildlife. In general terms, pruning or other works to established hedgerows, shrubs and trees, which may contain breeding birds, should avoid the bird breeding season. In most years this is typically but not exclusively from the end of February to August as the nesting period may start before and extend beyond these dates.

2

MANAGEMENT AIMS AND OBJECTIVES

2.1

General Aims and Objectives

2.1.1

The provision of a well-structured landscape, within a formal yet diverse vegetative framework, will ensure that the visual appeal, the biodiversity potential and functional purpose of the linked areas of open space are fulfilled in the foreseeable future.

2.1.2

The primary landscape objective for the site is to create and maintain a landscape framework to help emphasise the site's characteristics, whilst integrating the development within the wider community.

2.1.3

The main aim of the management plan is to set mechanisms in place which ensure that the open spaces are well managed in perpetuity both for the benefit of the new residents and the existing surrounding residents so that they do not become degraded. This report aims to:

- define the management aims, objectives and maintenance practises for the different areas of public open space and public realm landscape, in the short and longer term
- ensure that these practises can be efficiently carried out and that they are environmentally sustainable
- provide a readily understandable manual for those involved in the management of the site
- set out an integrated yet flexible approach to the management of the site and to provide written documentation of the project, with scope for updating and adapting operations if necessary.

2.1.4

The principle aims for managing the landscaped areas are as follows:

- to introduce strong management policies which will enhance the visual appeal of the site and the landscape setting of the development

- to maximise the ecological potential of the existing and new habitats associated with the development
- to ensure that the long-term health and vigour of the new planting is optimised in the future.
- to encourage appropriate recreational use of the site by local residents, whilst strongly discouraging inappropriate and indiscriminate use of the site by, for example, fly tipping.

3**MANAGEMENT PLAN FOR NEW PLANTING****3.1 Operation 1: New Trees**

3.1.1 ***Objective:*** to promote early establishment and vigour in all newly planted trees within the development area. Longer-term management to include replacement as required and formative pruning to create a healthy, strategic landscape component and to perpetuate the original design aims.

Establishment Maintenance of New Trees

3.1.2 Establishment maintenance of newly planted trees will be required for the first three years after planting to ensure rapid early growth. Visits shall be undertaken at least monthly between April and September in the first year, with two visits during the dormant season. In the second and third years the frequency of visits can be reduced to bi-monthly. Maintenance visits are required to ensure that the following maintenance requirements are satisfactorily undertaken:

- Watering as required to ensure healthy growth, particularly in the trees first two years after planting. All trees to be visited weekly in periods of dry weather and sufficient water to be applied to eliminate drought related stress.
- All trees to be treated with an annual application of an approved slow-release fertiliser used as a top dressing at the manufacturer's recommended rates in April of Years 1 and 3. Slow release fertiliser to be applied no further from the tree than the first metre and to be placed under mulch and covered to ensure a hazard is not presented on the ground surface. Chemicals are not to be used within 3 metres of, or within areas that drain directly into rain gardens to avoid nutrient pollution.
- Trees that have become loosened, are leaning or have lifted out of the ground to be set upright and re-firmed by treading. Tree supports (including underground guys) to be regularly checked, adjusted, repaired and replaced as necessary and irrigation tubes to be kept free of blockages.

- Tree stake ties to be adjusted (loosened or tightened) regularly to avoid asphyxiation of the tree trunk and to ensure rubbing does not occur owing to wind rock.
- Weed control is required to keep all planting areas free of grass and weed growth. This weed control must be by hand in Year 1, with chemical control as appropriate and in line with current regulations, permitted only in 1.0m squares around clear-stemmed trees in Years 2 and 3. Chemicals are not to be used within 3 metres of, or within areas that drain directly into rain gardens to avoid nutrient pollution. Weeding will occur monthly as required.
- Trees to be kept free of pests and diseases; regular monitoring to be undertaken.
- General pruning to be carried out to remove straggling stems, over-vigorous shoots, suckers and dead, misshapen, broken or otherwise unhealthy branches. The overall form of the tree is to remain balanced following pruning work.
- Planting areas to be kept free of litter and leaf fall and grass edges to be kept regularly trimmed and tidy.
- Where mulch is used as a top dressing, this to be regularly topped up to 100mm, to ensure a minimum depth of 75mm. Mulch to be kept clear off adjacent grass, paved areas etc. Mulch used shall be a coarse composted bark. Application shall be even across the extent of the planting area and there should be no mounding of bark mulch around the base of the tree (known as volcano mulching).
- General autumn tidy.
- All arisings to be removed from site and the site to be left clean and tidy at all times.

3.1.3

An inspection is to be made in August each year. Any losses of planted trees, whether by natural means or vandalism and any other plants that have failed to thrive are to be replaced in the planting season following the loss. Replacement trees are to be of the same specification and size as the original plants and of the best quality obtainable.

Longer Term Management of New Trees

3.1.4 Trees within the communal areas will be placed on a summer watering list for 1 to 2 years. Following this, these are to be inspected every 3 years, any required works to be arranged. It will be necessary to undertake general inspection for pests and disease, 'tidying' e.g. pruning of any poor or damaged branches, removal and replacement of dead trees, litter and leaf fall clearance, topping up, raking and sweeping of mulch to provide a tidy appearance etc., as described above for the Establishment Period. All arisings to be removed from site and the site to be left clean and tidy at all times.

3.1.5 An inspection to be made in August up to and including Year 5. Any losses of planted trees, whether by natural means, wear and tear or vandalism and any other trees that have failed to thrive, to be noted and the trees replaced in the planting season following the loss. Replacement trees to be of the same specification, location and size as the original trees, unless the LPA gives its written consent to any variation.

3.1.6 Tree guards, grilles and any other supports to be checked and when necessary adjusted, repaired, removed or replaced, to ensure healthy unrestricted growth. If a tree support is no longer required as the tree is supporting itself, remove the tree support entirely. The tree support is generally removed around year 3, however this judgement shall depend on how well the tree has established before tree support removal is considered. Tree guards / grilles of street trees are likely to require removal in the long term as the tree base / trunk expands.

3.1.7 Following completion of the Establishment Period, the need for both watering and weed control is likely to be reduced but must still be undertaken as necessary to ensure healthy growth and maintain the mulched tree beds in a weed free condition. At this stage it will be possible to use an approved residual soil acting herbicide, to minimise the need for physical removal of weeds. Tree surroundings to be maintained in a weed free state, with trimmed edges and mulch material to be kept topped up to a depth of 75mm. In dry summers trees will require watering using the irrigation system to ensure healthy growth. Chemicals are not to be used within 3 metres of, or within areas that drain directly into rain gardens to avoid nutrient

pollution. Trees within the communal areas will be placed on a summer watering list for 1 to 2 years.

3.1.8 Regular monitoring for pests and diseases will also be needed on an on-going basis and any necessary control measures undertaken as soon as possible.

3.1.9 General, corrective pruning to trees to remove die back, straggling stems, over-vigorous shoots, suckers, epicormic growth and dead, misshapen, discoloured, thin, weak, over-crowded, old, broken or dangerous branches from trees by pruning back with a clean cut to the main stem, or to a sound and healthy outward growing lateral. Any removal of dead, diseased or ill formed trees is also to be undertaken at this time and any required replacements undertaken.

3.1.10 Trees to be subject to formative pruning, crown thinning and crown raising / reduction, on an annual basis in the autumn, and at other additional times as necessary, to improve the shape of the crowns and to remove any die back and weak or dangerous branches. The trees that are planted in single species rows and formal groups should be pruned as necessary to form a uniform and balanced arboricultural feature.

3.2 Operation 2: New Formal Hedges

Objectives: Promote early growth of new formal hedge plants to create well-structured and healthy, dense hedges.

Initial Establishment Maintenance of New Formal Hedges

3.2.1 Establishment maintenance of new formal hedge planting will be required for the first three years after planting to ensure rapid early growth. Visits shall be undertaken at least monthly between April and September in the first year, with two visits during the dormant season. In the second and third years the frequency of visits can be reduced to bi-monthly. Maintenance visits are required to ensure that the following maintenance requirements are satisfactorily undertaken:

- Watering as required to ensure healthy growth, particularly in Year 1 and 2. All planting areas to be visited weekly in periods of dry weather and sufficient water to be applied to eliminate drought related stress.

- Formal hedges in front gardens shall be maintained in accordance with the preceding clauses, with special care to keep hedges clear of invasive ruderal species. Pruning, clipping, and training of hedges shall be carried out in September each year, to avoid disturbance to birds in the breeding season. The aim is to produce a dense hedge of maximum height of 1.2m with a width of 0.8m. To this end leading stems and other top growth to be allowed to grow for 3 - 4 years, laterals should be trimmed back annually to rectangular shape, to encourage dense bushy growth. Once new sections of hedge have reached the desired dimensions, they shall be managed according to the longer-term management prescriptions as set out below.
- Hedge plants to be treated with an annual application of an approved slow-release fertiliser used as a top dressing at the manufacturer's recommended rates in April of Years 1 and 3.
- Plants which have become loosened, lifted up or out of the ground to be set upright and re-firmed by treading.
- The need for weed control will be minimised through the use of mulch in planting areas. The mulch is to be regularly topped up to 75mm, ensuring that the lower branches and foliage of plants are not smothered. Mulch to be kept clear of adjacent grass, paved areas etc. This will generally suppress weeds but there may be some localised ingress of weeds. Any additional weed control required to keep the hedge trench free of grass and weed growth must be by hand. Weeding will occur monthly as required.
- Plants to be kept free of pests and diseases, regular monitoring to be undertaken.
- General pruning to be carried out to trim laterals, remove straggling stems, over-vigorous shoots, suckers and dead, misshapen, broken or otherwise unhealthy branches. Leading shoots to be left untrimmed during the Establishment Period. General pruning visits will occur twice per year depending on the variety and pruning requirements.
- Planting areas to be kept free of litter.

- All arisings to be removed from site and the site to be left clean and tidy at all times.

3.2.2 An inspection to be made in August each year. Any losses of hedge plants, whether by natural means or vandalism and any other plants that have failed to thrive, to be replaced in the planting season following the loss. Replacement plants to be of the same specification and size as the original plants.

3.2.3 It may be necessary to reinforce the integrity of the new formal hedges by installing a framework of posts and wire, to be kept intact and in good repair during the Establishment Period.

Longer term Management of New Formal Hedges

3.2.4 Regular maintenance visits should be made at a minimum of monthly intervals between April and September with two visits during the dormant season each year. It will be necessary to undertake general 'tidying' e.g. removal of litter, as described above for the Establishment Period. All arisings to be removed from site.

3.2.5 Formal hedges will need cutting to prevent the vegetation becoming 'leggy' and to encourage growth. Cutting on a three-year cycle (one side, top, other side) will allow time for flowering and fruiting shrubs to develop throughout the length of the hedge and is the most beneficial for wildlife.

3.2.6 Formal hedges in front gardens are to receive formative pruning to remove straggling stems, over-vigorous shoots, suckers and dead, misshapen, discoloured, thin, weak, over-crowded, old or broken branches from shrubs by pruning back with a clean cut to the main stem, or to a sound and healthy outward growing lateral. The aim is to produce a dense hedge of maximum height of 1.2m with a width of 0.8m by cutting back annual growth once each year during the winter months (November – March). Laterals should be trimmed back annually to rectangular shape, to encourage dense bushy growth and create a symmetrical hedge.

3.2.7 Planting and cutting will be carried out between November and March where possible to ensure that birds are not nesting and ideally in January and February to ensure that the fruiting berries are not lost. If a hedge must be trimmed during the fruiting season it is essential to only cut one side so that plenty of food remains. A healthy

hedge can normally recover well from severe cutting, but repeated cutting at the same height can gradually cause whole hedges to die off.

3.2.8 Gaps shall be planted with new plants. Any new planting will need to be protected from stock, rabbits and deer for approximately 3-4 years. Initially the surrounding hedge may need cutting back to ensure the new plants receive sufficient light. Regular trimming in the early years of a hedge's life will help make it dense.

3.2.9 An inspection to be made in August each year. Any losses of planted plants, whether by natural means, wear and tear or vandalism and any other plants that have failed to thrive, will be replaced in the planting season following the loss. This to include any plants that are relatively short lived, and which will require routine replacement during the period of the Management Plan. Replacement plants to be of the same specification and size as the original plants.

3.2.10 Following completion of the Establishment Period, the need for both watering and weed control is likely to be reduced.

3.2.11 Recommended cutting machinery for hedging operations will be by use of a handheld mechanical hedge trimmer. All cut faces should be left neat and clean with no jagged ends or tears.

3.2.12 Regular monitoring for pests and diseases will be undertaken on an ongoing basis and any necessary control measures will be undertaken as soon as possible.

3.3 Operation 3: Ornamental Shrubs and Herbaceous Planting

3.3.1 ***Objective:*** to create a high-quality ornamental planting scheme to complement the development and its setting. Longer-term management will aim to perpetuate the original design aims and sustain shrubs, and herbaceous planting in a healthy, vigorous condition and to maximise the visual amenity of the planting.

Establishment Maintenance of Ornamental Shrubs and Herbaceous Planting

3.3.2 Establishment maintenance of new planting will be required for the first three years after planting to ensure rapid early growth. Visits shall be undertaken at least monthly between April and September in the first year, with two visits during the dormant

season. In the second and third years the frequency of visits can be reduced to bi-monthly. Maintenance visits are required to ensure that the following maintenance requirements are satisfactorily undertaken:

- Watering as required to ensure healthy growth, particularly in Years 1 and 2. All planting areas to be visited as often as required to ensure that plants are kept healthy to eliminate drought related stress. In periods of dry weather, a more frequent watering schedule will be required.
- All shrubs to be treated with an annual application of an approved slow-release fertiliser used as a top dressing at the manufacturer's recommended rates in April of Years 1 and 3.
- Plants that have become loosened, lifted up or out of the ground to be set upright and re-firmed by treading.
- The need for weed control will be minimised through the use of mulch in planting areas. The mulch is to be regularly topped up to a depth of 75mm, ensuring that the lower branches and foliage of plants are not smothered. Mulch to be kept cleared off adjacent grass, paved areas etc. This will generally suppress weeds but there may be some localised ingress of weeds. Any additional weed control required must be by hand in Year 1, with chemical control, in line with current regulations, permitted only in Years 2 and 3 in those areas without herbaceous plants. Where herbaceous species are present hand weeding will be required. Weeding will occur monthly as required.
- Plants to be kept free of pests and diseases, regular monitoring to be undertaken.
- General pruning to be carried out to remove straggling stems, over-vigorous shoots, suckers and dead, misshapen, broken or otherwise unhealthy branches. General pruning visits will occur twice per year depending on the variety and pruning requirements.
- Planting areas to be kept free of litter and leaf fall.
- General autumn tidy.

- All arisings to be removed from site and the site to be left clean and tidy at all times.

3.3.3 An inspection to be made in August each year. Any losses of shrubs or herbaceous plants, whether by natural means or vandalism and any other plants that have failed to thrive, to be noted and replaced in the planting season following the loss. Replacement plants to be of the same specification and size as the original plants.

Longer Term Management of Ornamental Shrubs and Herbaceous Planting

3.3.4 Regular maintenance visits should be made at monthly intervals between April and September with at least two visits during the dormant season each year. It will be necessary to undertake general 'tidying' e.g. removal and replacement of dead plants, litter and leaf fall clearance, topping up, raking and sweeping of mulch to provide a tidy appearance etc., as described above for the Establishment Maintenance. All arisings to be removed from site and the site to be left clean and tidy at all times.

3.3.5 Following completion of the Establishment Maintenance, the need for both watering and weed control is likely to be reduced but topping up of mulch must still be undertaken as necessary to maintain the beds in a weed free condition. At this stage it may be possible, in those areas without herbaceous planting, to use a residual soil acting herbicide to minimise the need for physical removal of weeds. Planting beds to be maintained in a weed free state and mulch material to be kept topped up to a depth of 75mm, as appropriate. In dry summers some ornamental beds may require watering to ensure healthy growth.

3.3.6 Regular monitoring for pests and diseases will also be needed on an ongoing basis and any necessary control measures undertaken as soon as possible.

3.3.7 General and formative pruning to shrubs to remove straggling stems, over-vigorous shoots, suckers and dead, misshapen, discoloured, thin, weak, over-crowded, old or broken branches from shrubs by pruning back with a clean cut to the main stem, or to a sound and healthy outward growing lateral. Ground cover plants to be trimmed to shape and to prevent encroachment onto adjoining hard surfaces, shrub species or grass edges in April to June each year.

3.3.8 Vigorous species to be pruned as necessary to restrict lateral and top growth, to prevent infringement on adjoining plants, paths, grass, edges etc. It may be necessary in 5 + years after planting, to undertake rejuvenative pruning of these and other species, if they outgrow their location or become over-mature. In these cases, shrubs to be cut to 100mm above ground level in March. Plant re-growth is to be monitored and any shrubs which do not regenerate successfully to be removed and replaced, with plants of the same size and specification as the original plants.

3.3.9 Ground cover and under storey mixes to be monitored and pruned in single species groups to ensure that swamping of less vigorous species does not occur.

3.3.10 Herbaceous planting to be dead headed after flowering with flower stems cut to ground level, with the exception being of plants which display decorative seed heads which are to be kept tidy and seed heads removed in the following spring. The other exception is biennial species, which should be allowed to set seed in the vicinity of the parent plant, to progenerate. Seedlings to be retained and re-distributed as necessary.

3.3.11 Where necessary to maintain a tidy appearance and in accordance with good horticultural practice, herbaceous plants to have dead leaves cut back to ground level in the autumn. Those species, which retain attractive winter, leaves to be retained unpruned but tatty leaves to be cut out on a regular basis. Vigorous herbaceous species to be divided and splits used to extend/gap up the original planting in October, as necessary to ensure longevity and free flowering of the parent plants. Following this treatment, the areas affected should be re-mulched.

3.3.12 Due to the relatively short-lived nature of some shrubs, provision should be made for plant replacement after 5-10 years. Similarly, it may be necessary to replace some of the herbaceous species, which have a tendency to die out, in time. This to be undertaken in early spring, as necessary.

3.3.13 Ornamental grasses to be kept in a tidy condition and grass heads to be cut down after flowering. Leaves to be cut down as necessary to retain a tidy appearance.

3.4

Operation 4: Short Amenity Grass

3.4.1

Objective: Areas of short mown grass are to be maintained as a high-quality sward, for informal recreational use.

Establishment Maintenance of New Areas of Short Grass

3.4.2

Areas of newly seeded/turfed grass to be subject to establishment maintenance during the first year after seeding.

3.4.3

Once the grass has established sufficiently to be stable and well rooted, the first cut is to be made when the grass has reached 50mm in height and the grass shall not be cut lower than 25mm. Grass will be cut every 2 weeks during the mowing season (March to October) to keep grass below 50mm. Operations to be carried out in suitable dry weather conditions. Cuttings to be removed or distributed lightly and evenly over the sward.

3.4.4

Mowing method is to be determined by the contractor in terms of hand mowing or ride on mowers etc. The selected method must be suitable for any gradients, undulations, access, context and required finish of the grass areas. The mowing method should not undermine soil structure or damage any surface areas.

3.4.5

Any failed areas of grass are to be seeded at the correct season. Any ingress of pernicious perennial weeds to be hand pulled. Any stones or litter on the surface to be removed.

Longer Term Short Grass Management

3.4.6

Areas of short grass once established for twelve months are to be cut every 2 weeks during the mowing season (March to October) to keep grass between 25 and 50mm sward. Cuts will be weather permitting and should be reviewed to suit extreme weather i.e. extremely dry arid conditions it may be necessary to reduce the cut leaving the grass slightly longer. The height of grass shall not exceed 50mm before cutting, topped to a height of 25mm. Any short grass that abuts a vertical obstacle to be strimmed at the same time as each grass cut to achieve a neat edge. Swathes of arisings to be collected up and removed from site.

3.4.7 Mowing method is to be determined by the contractor in terms of hand mowing or ride on mowers etc. The selected method must be suitable for the gradients, undulations, access, context and required finish of the grass areas. The mowing method should not undermine soil structure or damage any surface areas.

3.4.8 All grass edges against paved areas, kerbs or other hard surfaces to be edged regularly to maintain a 10-20mm clear gap between the two surfaces.

3.4.9 In March and September of each year, all grass edges to be trimmed in accordance with the above paragraph, to be re-cut to a straight line or smooth curve as appropriate using a half moon edging tool or similar.

3.4.10 The sward is to be treated with an approved selective herbicide, at the recommended rate of application on an annual basis in May of each year, to control broad-leaved weeds.

3.4.11 Any damage to the sward caused by pests (moles, rabbits etc.) or by vehicles or general wear and tear is to be reinstated by top dressing, re-cultivation, re-seeding and watering at the correct season as necessary. Any reinstated areas to be protected and subject to establishment maintenance as itemised above. If grass growth is poor it may be necessary to apply a spring and / or autumn fertiliser to the sward, to encourage vigour. Similarly, turf aeration and scarification may also be necessary, to alleviate compaction and control the development of thatch. Fertilising and aeration maintenance tasks are not to be undertaken during the establishment period of the lawn and this would be detrimental to the health of the lawn.

3.4.12 Any leaf material, broken branches, litter, stones or other debris which occur on the grass, to be removed as necessary, to maintain a clear grass surface.

3.5 Operation 5: Native Wildflower Meadows and Grassland

3.5.1 Most meadow wildflower and grass species are perennial and are slow to germinate, often not flowering in the first growing season. There will likely be significant weed growth in the first growing seasons which can obscure the meadow seedlings beneath. This annual weed growth is to be controlled by topping or mowing.

3.5.2 Strim / mow to height of 40-60mm, once in late August, once again in mid-October and in once again in mid-March. Rake off all cut material at once, except for the August cut which shall be left for 3-5 days after cutting to allow to dry, for re-dispersal of seeds. NB. It will be necessary for the company maintaining the wildflowers to have an understanding of the principles of wildflower management, which is different from normal amenity grass management. This should ideally be demonstrated before the contract for the ground's maintenance is let. Rake off cut material to set the seed and then remove from site, to an approved composting facility or to approved site facility to be set up with residents associated.

3.5.3 Use of any chemical herbicides is to be minimised, and no chemicals are to be used around the balancing pond.

Longer Term Native Wildflower Meadows and Grassland Management

3.5.4 Areas of meadow/grass mixtures to be cut back to approximately 50mm after flowering/seeding (July / August), as a 'hay cut'. 'Hay' to be left to dry and shed seed for 1-7 days and then be removed from site. Growth during later autumn/winter to be mowed to approximately 50mm once in November and once in February if required. Additional mowing in late autumn and winter to be conducted if meadow grass grows too long. Areas of meadow mixture growth may vary within balancing pond based on waterlogged conditions; maintenance should be adapted to reflect this as appropriate.

4.1 Operation 6: Rain Gardens

4.1.1 ***Objectives:*** Ensure an attractive and functional bioretention feature to collect and utilise rain and surface water runoff.

Establishment and Maintenance of rain gardens

4.1.2 Plants to be managed as per the relevant sections of this management plan. Before planting the area should be weed and litter free with cultivated topsoil. If weeds are likely and time allows spray with a non-residual herbicide. If time is short and no problem weeds are expected they can be spot treated or removed by hand. Care should be taken not compact soil from foot traffic, thus reducing drainage potential.

4.1.3 Planting should be installed into suitable ground conditions that are not waterlogged or in cracked, dry, drought conditions. Care should be taken not to damage any drainage materials during planting or maintenance. Repairs are to be rectified promptly to ensure correct drainage and conditions for the plants.

4.1.4 Rain garden planting may require watering for the first few years during dry periods to aid the initial establishment. Do not water if there is a risk of frozen ground conditions.

4.1.5 Continuously keep the rain gardens tidy through regular practices such as removing litter, dead or damaged plants. Replacements should be planted in the next growing season. Rain garden plants are to be managed as per the appropriate section of this document e.g. shrub, herbaceous. Some plants may be dormant for part of the year and dead growth can be cut back if unsightly.

4.1.6 After two years of establishment pruning and reduction of a dominating species may be required. Replacement planting if required should be as per the original speciation unless the species is deemed not successful in that context. In which case a substitution should be agreed with the landowner (and with the LPA if replacement is required within the first 5 years).

4.1.7 Inspection of rain gardens should be carried out regular to monitor any bare ground, silt deposits, excessive waterlogging and poor growth. Conditions are likely to vary between highs and lows and localised differences may require a specific approach, e.g. boggy areas which remain waterlogged for a significant portion of the year may need the addition of an appropriate species.

4.2 Operation 7: Site Housekeeping, Hard Landscape, Play and Open Spaces

Objective: Ensure that the site is respected and that the hard and soft landscape elements including high quality fixtures are maintained in good condition, without the risk of degradation through natural processes or abuse.

Play areas

4.2.1 Play space equipment, furniture and surfacing to be subject to formal safety checks such as (IPI or ROSPA) as required by the party with whom liability is with (annual inspections anticipated). Play area to be checked as part of the required routine, undertaken management company. Initial inspections to be undertaken fortnightly, once usage is established this can increase or decrease as required. Maintenance to be undertaken following flagging of defects to equipment and/or safety surfacing. Any loose, damaged or missing elements of play equipment to be reported. Any repairs or replacements are to use manufacturers materials as directed. Play equipment to be kept clean and suitable for use without compromise of health and safety of any user. Bonded rubber mulch safety surfacing to be checked for damage, shrinkage and trip hazards.

4.2.2 The play area should be closed to public access during works.

Routine Site Monitoring

4.2.3 All furniture including benches, bins, signage, railings, fencing and light fittings etc are to be regularly checked and cleaned and if necessary repaired. Timber treated with an appropriate preservative or replaced as appropriate, and in accordance with manufacturer's instructions. Dangerous items may need to be removed from site and area made good.

4.2.4 Regular checks of the site will be required and any litter, other debris and / or fly tipping to be removed on a one/two weekly basis. Any litter bins to be regularly inspected and emptied, as necessary to avoid over-filling. Vigorous attention will be required with respect to control of dog fouling.

4.2.5 All areas of paving, flush and raised edging to paths and planting areas, kerbs, macadam and other hard surface areas throughout the management areas of the site, to be kept free of leaves and silt deposits, swept or alternative method of debris removed e.g. suction or blowing, on a monthly basis. Method to be suitable for each specific material. All to be maintained free of grass, weed, moss or algal growth, using appropriate translocated herbicides and moss-killers. Particular attention is required to areas that may be prone to slipperiness. It may be necessary to use a pressure washer on occasion to remove any silt or algal build up. Areas of permeable block paving is to be maintained to the manufacturer's specification to ensure required permeability is retained. Due to the nature of the paving it may require more frequent weed control. No suction methods should be used. Any granular fill displaced by cleaning should be replaced.

4.2.6 Any walls or structures such as bins or cycle storage should be regularly checked to ensure safety, function and aesthetics. This may include the removal of graffiti.

4.2.7 Longer term management of paths, steps, roads and other hard surfaces etc. will include twice annual monitoring in April and September of each year and repair/replacement to be undertaken as necessary, to prevent further deterioration.

4.2.8 Site drainage issues also to be addressed on a routine basis to ensure that there are no problems relating to blockages or disrepair of main drains or laterals, dispersal of surface water etc. This will include regular checking and clearance of any drainage gulleys and grated drainage channels and rodding of underground drainage pipes as necessary.

4.2.9 Gritting and snow clearance to be undertaken on an 'as required' basis to all paths and other hard surfaced areas.

4.2.10 Any unauthorised use of the areas or vandalism/graffiti/loitering/dens or other abuse or anti-social behaviour, to be reported immediately to the Local Authority/Police (as

appropriate) for further action and/or removed as soon as possible. Similarly, any inappropriate use of the open space by residents e.g. installation of personal possessions/ children's play equipment etc, into the communal areas, dumping of shopping trolleys, storage of bikes etc, to be similarly reported and appropriate action/warnings issued.

HAYES TOWN CENTRE, PHASE 1

LANDSCAPE MANAGEMENT PLAN

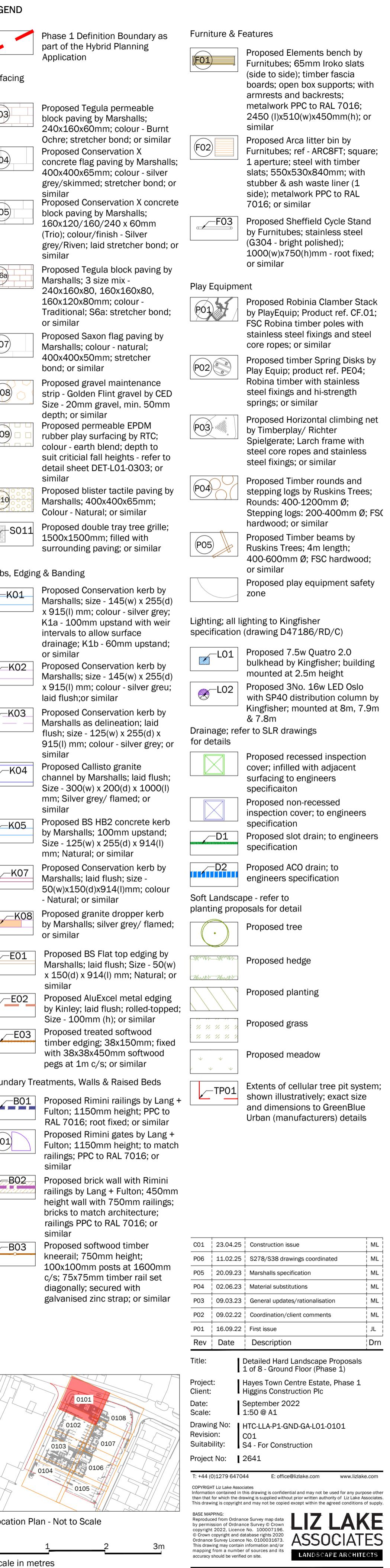
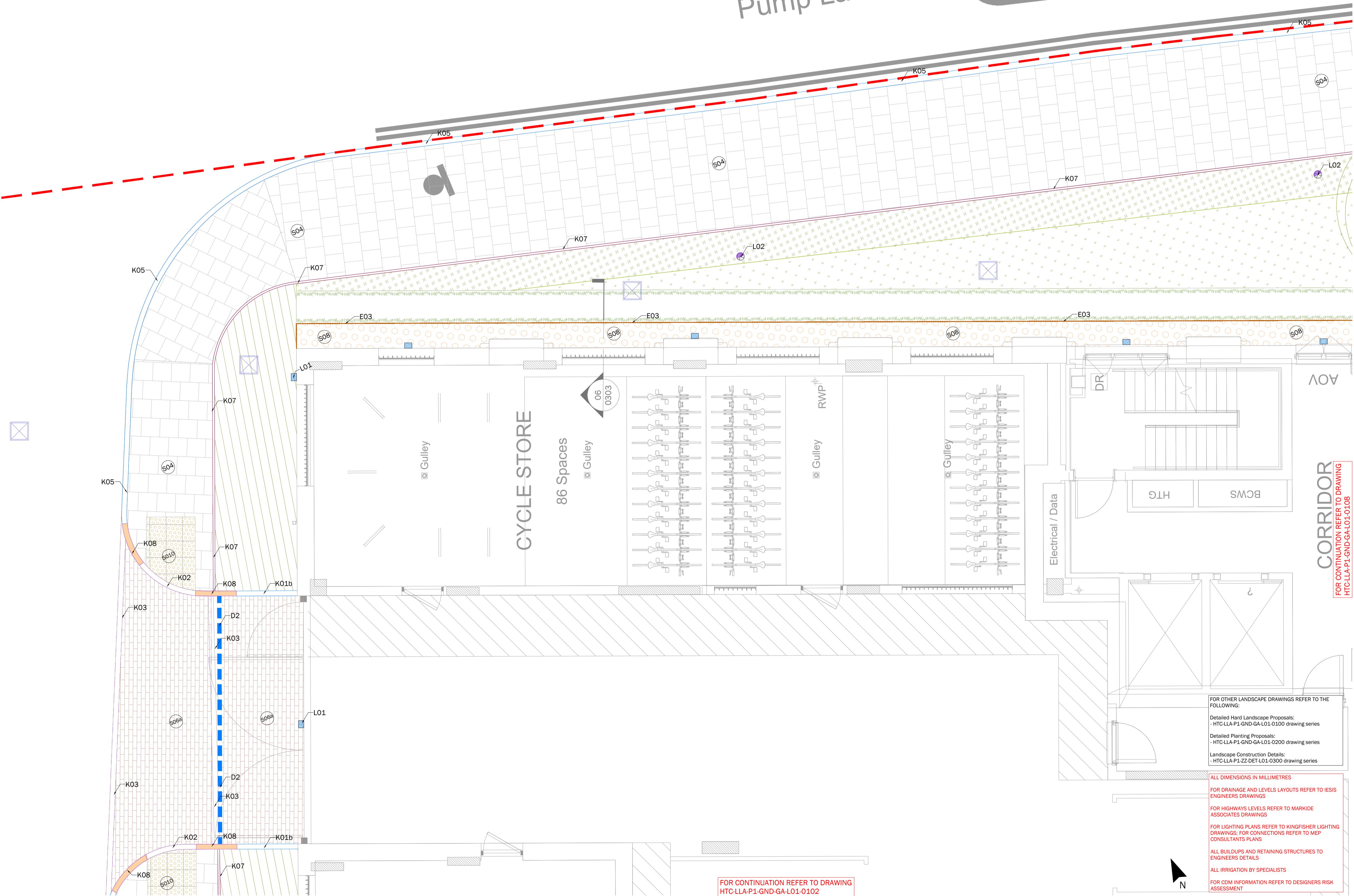
DRAWINGS

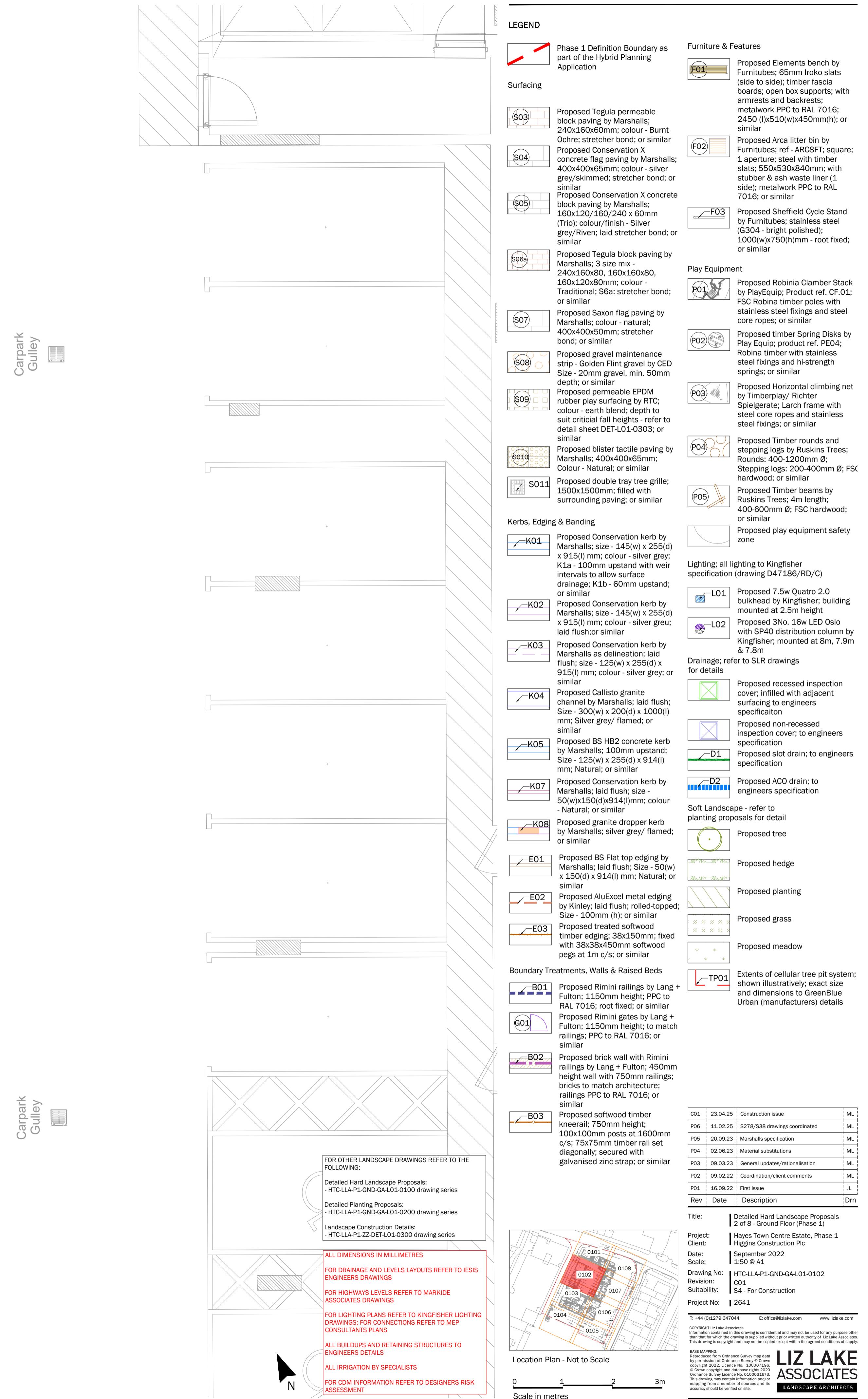
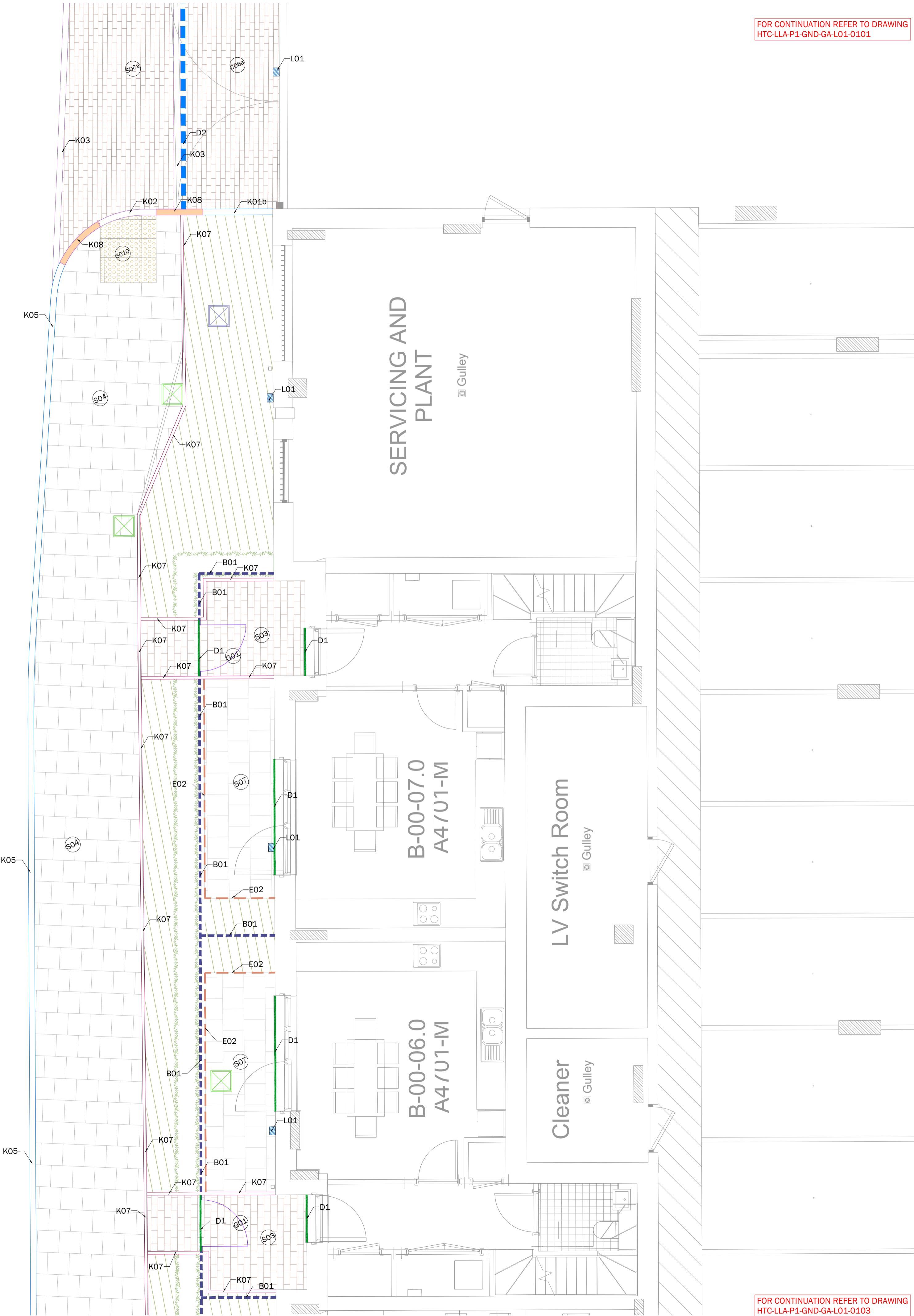
June 2025

| APPENDIX A DRAWINGS | |
|-----------------------------|---|
| DRAWING NUMBER | DRAWING TITLE |
| HTC-LLA-P1-GND-GA-L01-0101 | Detailed Hard Landscape Proposals – 1 of 8 – Ground Floor |
| HTC-LLA-P1-GND-GA-L01-0102 | Detailed Hard Landscape Proposals – 2 of 8 – Ground Floor |
| HTC-LLA-P1-GND-GA-L01-0103 | Detailed Hard Landscape Proposals – 3 of 8 – Ground Floor |
| HTC-LLA-P1-GND-GA-L01-0104 | Detailed Hard Landscape Proposals – 4 of 8 – Ground Floor |
| HTC-LLA-P1-GND-GA-L01-0105 | Detailed Hard Landscape Proposals – 5 of 8 – Ground Floor |
| HTC-LLA-P1-GND-GA-L01-0106 | Detailed Hard Landscape Proposals – 6 of 8 – Ground Floor |
| HTC-LLA-P1-GND-GA-L01-0107 | Detailed Hard Landscape Proposals – 7 of 8 – Ground Floor |
| HTC-LLA-P1-GND-GA-L01-0108 | Detailed Hard Landscape Proposals – 8 of 8 – Ground Floor |
| HTC-LLA-P1-01-GA-L01-0110 | Detailed Hard Landscape Proposals – 1 st Floor |
| HTC-LLA-P1-02-GA-L01-0111 | Detailed Hard Landscape Proposals – 2 nd Floor |
| HTC-LLA-P1-GND-GA-L01-0201 | Detailed Planting Proposals – Ground Floor |
| HTC-LLA-P1-01-GA-L01-0202 | Detailed Planting Proposals – 1 st Floor |
| HTC-LLA-P1-02-GA-L01-0203 | Detailed Planting Proposals – 2 nd Floor |
| HTC-LLA-P1-GND-DET-L01-0301 | Tree Planting Details |
| HTC-LLA-P1-GND-DET-L01-0302 | Landscape Specification and Planting Details |

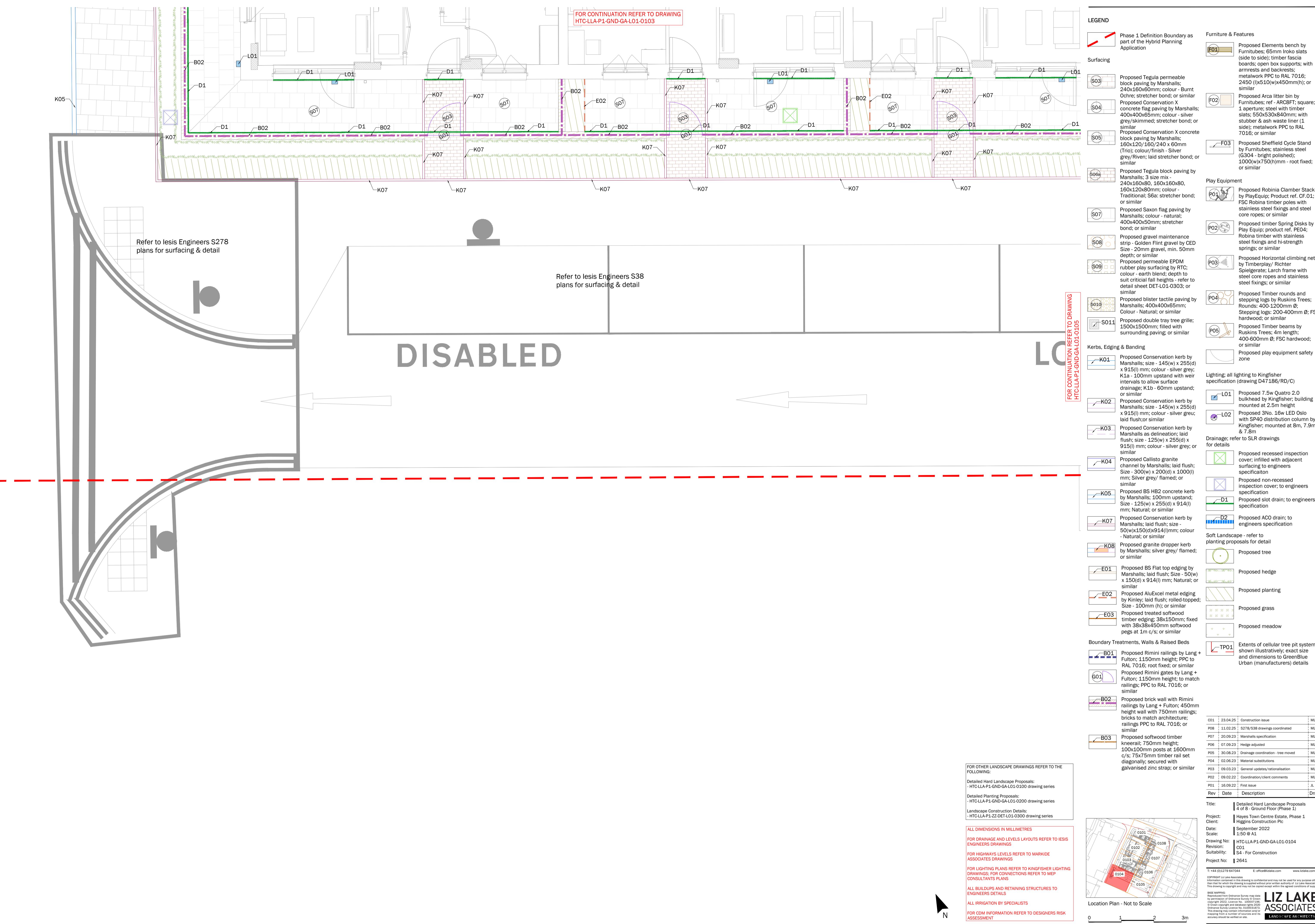
Pump Lane

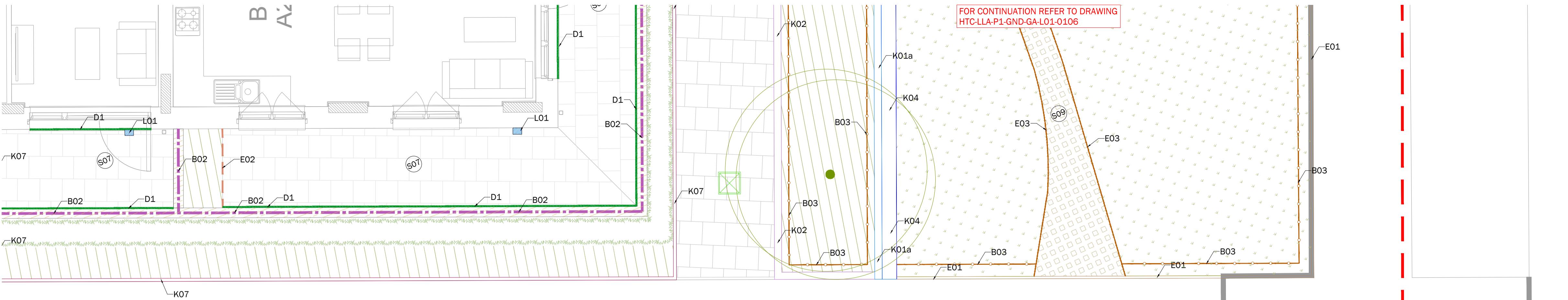
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Refer to IES Engineers S278
plans for surfacing & detail

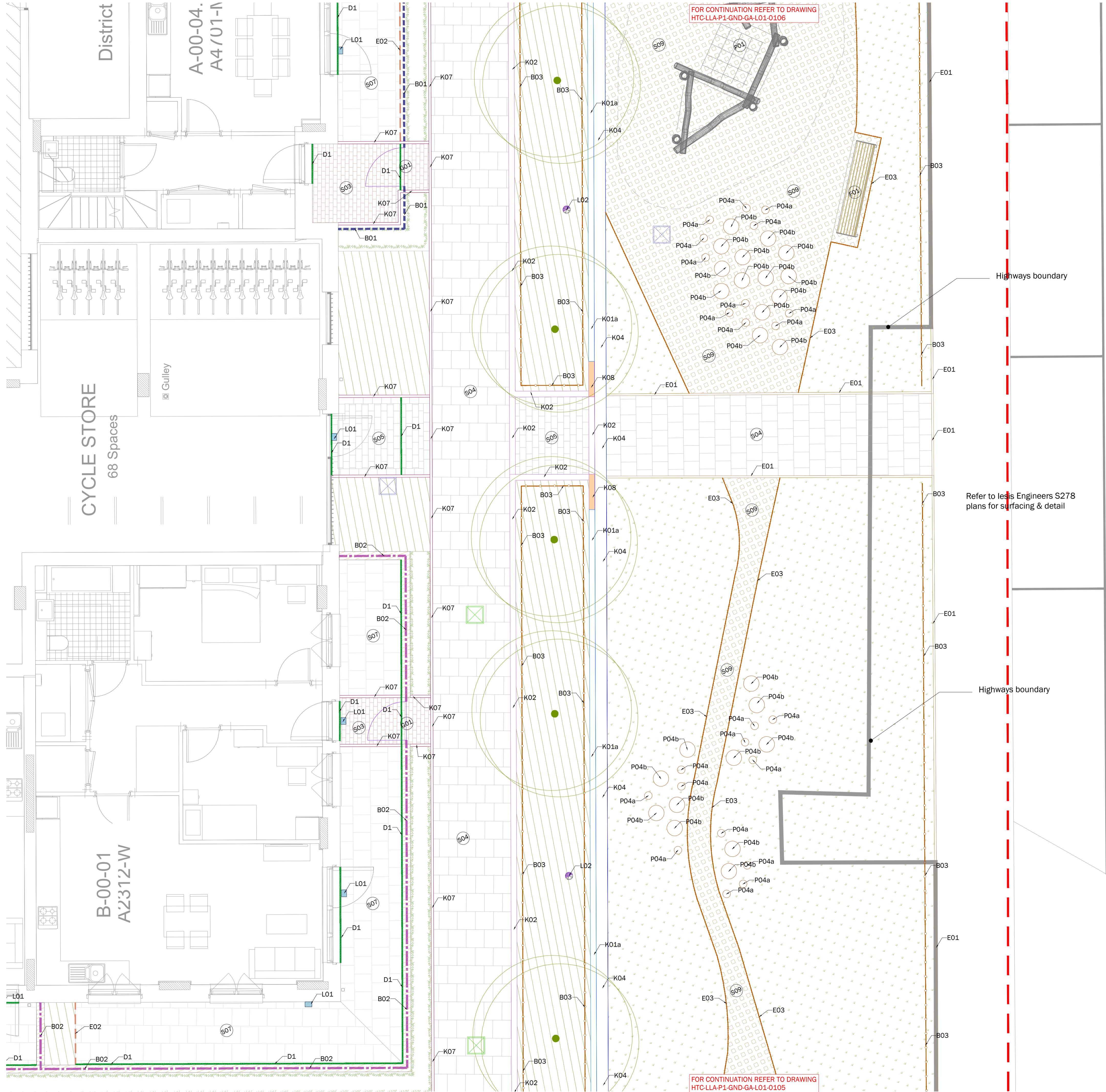
Refer to IES Engineers S38
plans for surfacing & detail

LOADING ONLY

FOR CONTINUATION REFER TO DRAWING
HTC-LLA-P1-GND-GA-L01-0104



| LEGEND | |
|-------------------------------|---|
| | Phase 1 Definition Boundary as part of the Hybrid Planning Application |
| | Furniture & Features |
| | Proposed Elements bench by Furnitures; ref: ARCBFT; colour: 240x160x60mm; side to side; timber fascia boards; open box supports; with armrests and backrest; metalwork PPC to RAL 7016; 2450(l)x510(w)x450mm(h); or similar |
| | Proposed Arc litter bin by Furnitures; ref: ARCBFT; colour: 1 aperture; steel with timber slats; 550x530x840mm; with stubber & ash waste liner (1 side); metalwork PPC to RAL 7016; or similar |
| | Proposed Conservation X concrete block paving by Marshalls; 160x120/160/240 x 60mm (Trio); colour: finish - Silver grey/Riven; laid stretcher bond; or similar |
| | Proposed Tegula block paving by Marshalls; 3 size mix - 240x160x80, 160x120x80mm; colour - Traditional; S6a: stretcher bond; or similar |
| | Proposed Saxon flag paving by Marshalls; colour - natural; 400x400x50mm; stretcher bond; or similar |
| | Proposed gravel maintenance strip - Golden Flint gravel by CED Size - 20mm gravel, min. 50mm depth; or similar |
| | Proposed permeable EPDM rubber paving by RTC; colour - earth blend; depth to suit critical fall heights - refer to detail sheet DET-L01-0303; or similar |
| | Proposed blister tactile paving by Marshalls; 400x400x65mm; Colour - Natural; or similar |
| | Proposed double tray grille; 1500x1500mm; filled with surrounding paving; or similar |
| | Proposed Robinia Climber Stack by PlayEquip; Product ref. CF.01; FSC Robinia timber poles with stainless steel fixings and steel core ropes; or similar |
| | Proposed timber Spring Disk by Play Equip; product ref. PE04; Robinia timber with stainless steel fixings and hi-strength springs; or similar |
| | Proposed Horizontal climbing net by Timperley/ Richter Spiegerleiter; Larch frame with steel core ropes and stainless steel fixings; or similar |
| | Proposed Timber beams by Ruskins Trees; Rounds: 400-1200mm Ø; Stepping logs: 200-400mm Ø; FSC hardwood; or similar |
| | Proposed play equipment safety zone |
| | Proposed Conservation kerb by Marshalls; size - 145(w) x 255(d) x 915(l) mm; colour - silver grey; K1a - 100mm upstand with wire intervals to allow surface drainage; K1b - 60mm upstand; or similar |
| | Proposed Conservation kerb by Marshalls; size - 145(w) x 255(d) x 915(l) mm; colour - silver grey; laid flush; or similar |
| | Proposed Conservation kerb by Marshalls as delineation; laid flush; size - 125(w) x 255(d) x 915(l) mm; colour - silver grey; or similar |
| | Proposed Callisto granite channel by Marshalls; laid flush; Size - 300(w) x 200(d) x 1000(l) mm; Silver grey/ flamed; or similar |
| | Proposed BS HB2 concrete kerb by Marshalls; 100mm upstand; Size - 125(w) x 255(d) x 914(l) mm; Natural; or similar |
| | Proposed Conservation kerb by Marshalls; size - 50(w)x150(d)x914(l)mm; colour - Natural; or similar |
| | Proposed granite dropper kerb by Marshalls; silver grey/ flamed; or similar |
| | Proposed BS Flat top edging by Marshalls; laid flush; Size - 50(w) x 150(d) x 914(l) mm; Natural; or similar |
| | Proposed AluExod metal edging by Kinley; laid flush; rolled-topped; Size - 10mm (h); or similar |
| | Proposed treated softwood timber edging; 38x50mm; fixed with 38x38x45mm softwood pegs at 1m c/s; or similar |
| | Proposed recessed inspection cover; infilled with adjacent surfacing to engineers specification |
| | Proposed non-recessed inspection cover; to engineers specification |
| | Proposed slot drain; to engineers specification |
| | Proposed ACO drain; to engineers specification |
| | Soft Landscape - refer to planting proposals for detail |
| | Proposed tree |
| | Proposed hedge |
| | Proposed planting |
| | Proposed grass |
| | Proposed meadow |
| | Extents of cellular tree pit system; shown illustratively; exact size and dimensions to GreenBlue Urban (manufacturers) details |
| | TP01 |
| | Proposed Rimini railings by Lang + Fulton; 1150mm height; PPC to RAL 7016; root fixed; or similar |
| | Proposed Rimini gates by Lang + Fulton; 1150mm height; to match railings; PPC to RAL 7016; or similar |
| | Proposed brick wall with Rimini railings by Lang + Fulton; 450mm height wall with 750mm railings; bricks to match architecture; railings PPC to RAL 7016; or similar |
| | Proposed softwood timber kneerail; 750mm height; 100x100mm posts at 1600mm o/s; 75x75mm timber set diagonally; secured with galvanised zinc strap; or similar |
| | TP02 |
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| <img alt="Boundary Treatments | |



FOR OTHER LANDSCAPE DRAWINGS REFER TO THE FOLLOWING:

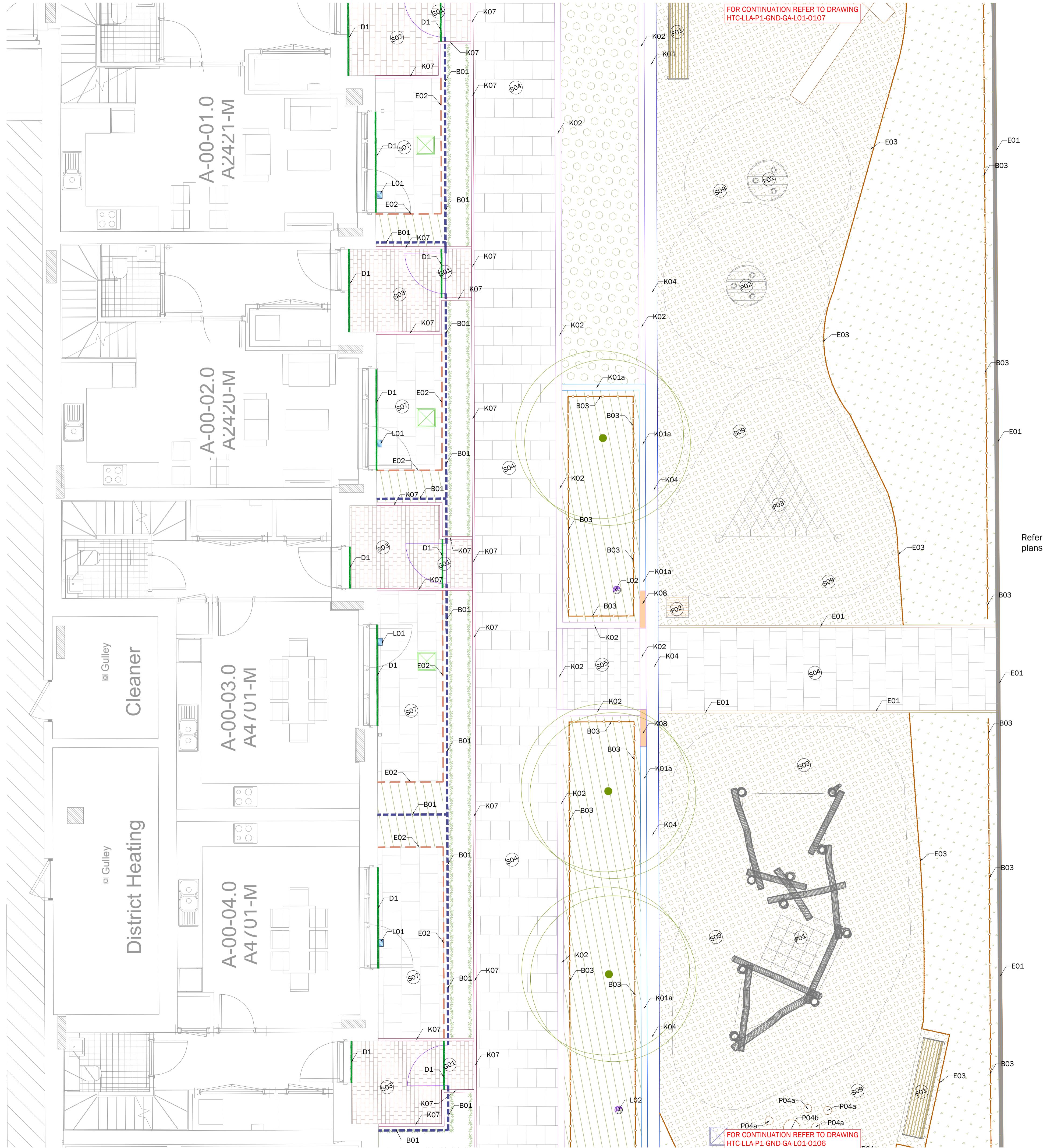
Detailed Hard Landscape Proposals:
- HTC-LLA-P1-GND-GA-L01-0100 drawing series

Detailed Planting Proposals:
- HTC-LLA-P1-GND-GA-L01-0200 drawing series

Landscape Construction Details:
- HTC-LLA-P1-ZZ-DET-L01-0300 drawing series

ALL DIMENSIONS IN MILLIMETRES
FOR DRAINAGE AND LEVELS LAYOUTS REFER TO IESIS ENGINEERS DRAWINGS
FOR HIGHWAYS LEVELS REFER TO MARDKE ASSOCIATES DRAWINGS
FOR LIGHTING PLANS REFER TO KINGFISHER LIGHTING DRAWINGS; FOR CONNECTIONS REFER TO MEP CONSULTANTS DRAWINGS
ALL BUILDUPS AND RETAINING STRUCTURES TO ENGINEERS DETAILS
ALL IRRIGATION BY SPECIALISTS
FOR CDM INFORMATION REFER TO DESIGNERS RISK ASSESSMENT

| LEGEND | | |
|-----------------|--|-----------------------------------|
| | Phase 1 Definition Boundary as part of the Hybrid Planning Application | |
| | Proposed Elements bench by Furnitures; 65mm iroko slats (side to side); timber fascia boards; open box supports; with armrests and backrest; metalwork PPC to RAL 7016; 2450(l)550(w)450(h); or similar | |
| | Proposed Tegula permeable block paving by Marshalls; 240x160x60mm; colour - Burnt Ochre; stretcher bond; or similar | |
| | Proposed Conservation X concrete flag paving by Marshalls; 400x200x65mm; colour - silver grey/skinmed; stretcher bond; or similar | |
| | Proposed Conservation X concrete block paving by Marshalls; 160x120/160x60mm (Trio); colour/finish - Silver grey/Riven; laid stretcher bond; or similar | |
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| | Proposed Saxon flag paving by Marshalls; colour - natural; 400x400x50mm; stretcher bond; or similar | |
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| | Proposed blister tactile paving by Marshalls; 400x400x65mm; Colour - Natural; or similar | |
| | Proposed double tray tree grille; 1500x1500mm; filled with surrounding paving; or similar | |
| | Proposed Elements bench by Furnitures; 65mm iroko slats (side to side); timber fascia boards; open box supports; with armrests and backrest; metalwork PPC to RAL 7016; 2450(l)550(w)450(h); or similar | |
| | Proposed Arca litter bin by Furnitures; ref - ARCBT; square; 1 aperture; steel - with iroko slats; 550x530x840mm; with stubber & ash waste liner (1 side); metalwork PPC to RAL 7016; or similar | |
| | Proposed Sheffield Cycle Stand by Furnitures; stainless steel (G304 - bright polished); 1000(w)750(h)mm - root fixed; or similar | |
| | Proposed Robinia Climber Stack by Play Equip; Product ref. CF-01; FSC Robinia timber poles with stainless steel fixings and steel core ropes; or similar | |
| | Proposed timber Spring Disk by Play Equip; product ref. PEO4; Robinia timber with stainless steel fixings and hi-strength springs; or similar | |
| | Proposed Horizontal climbing net by Timberplay / Richter Spielgerate; Larch frame with steel core ropes and stainless steel fixings; or similar | |
| | Proposed timber rounds and stepping logs by Ruskins Trees; FSC hardwood; exact sizes based on final supplied product; Stepping Logs - 300mm above FGL 250-400mm spacings: - P04a - 200-300mm Rounds - 150mm height above FGL 150-300mm spacings: - P04b 400mm, - P04c 1000mm, - P04d 800mm, - P04e 600mm | |
| | 100mm tolerance to rounds Proposed Timber beams by Ruskins Trees; 4m length; 400-600mm Ø; FSC hardwood; or similar | |
| | Proposed play equipment safety zone | |
| | Proposed Conservation kerb by Marshalls; size - 145(w) x 255(d) x 915(l) mm; colour - silver grey; K1a - 100mm upstand with weir intervals to allow surface drainage; K1b - 60mm upstand; or similar | |
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| | Proposed Callisto granite channel by Marshalls; laid flush; Size - 300(w) x 200(d) x 100(l) mm; Silver grey; flamed; or similar | |
| | Proposed BS HB2 concrete kerb by Marshalls; 100mm upstand; Size - 125(w) x 255(d) x 914(l) mm; Natural; or similar | |
| | Proposed Conservation kerb by Marshalls; laid flush; size - 50(w)150(d)914(l)mm; colour - Natural; or similar | |
| | Proposed granite dropper kerb by Marshalls; silver grey; flamed; or similar | |
| | Proposed BS Flat top edging by Marshalls; laid flush; Size - 50(w) x 150(d) x 914(l) mm; Natural; or similar | |
| | Proposed AluExcel metal edging by Kinley; laid flush; Size - 100mm (h); or similar | |
| | Proposed treated softwood timber edging; 38x150mm; fixed with 38x38x450mm softwood pegs 1m c/s; or similar | |
| | Proposed recessed inspection cover; infilled with adjacent surfacing to engineers specification | |
| | Proposed non-recessed inspection cover; to engineers specification | |
| | Proposed slot drain; to engineers specification | |
| | Proposed ACO drain; to engineers specification | |
| | Soft Landscape - refer to planting proposals for detail | |
| | Proposed tree | |
| | Proposed hedge | |
| | Proposed planting | |
| | Proposed grass | |
| | Proposed meadow | |
| | Extents of cellular tree pit system; shown illustratively; exact size and dimensions to GreenBlue Urban (manufacturers) details | |
| | C01 03.06.25 POS surface ref codes; stepping logs specification updated | |
| | C01 23.04.25 Construction issue | |
| | P08 02.04.25 Temporary play space reinstated | |
| | P07 11.02.25 S278/538 drawings space reserved | |
| | P07 20.09.23 Marshalls specification | |
| | P05 30.08.23 Drainage coordination - tree moved | |
| | P04 02.06.23 Material substitutions | |
| | P03 09.03.23 General update/rationalisation | |
| | P02 09.02.22 Coordination/client comments | |
| | P01 16.09.22 First issue | |
| Rev | Date | Description |
| | | Dra |
| Title | | Detailed Hard Landscape Proposals |
| Project: | | 6 of 8 - Ground Floor (Phase 1) |
| Client: | | Hayes Centre Estate, Phase 1 |
| Date: | | Higgins Construction Plc |
| Scale: | | September 2022 |
| Drawing No: | | 1:50 @ A1 |
| Revision: | | HTC-LLA-P1-GND-GA-L01-0106 |
| Sustainability: | | C02 |
| Project No: | | S4 - For Construction |
| Title | | 6 of 8 - Ground Floor (Phase 1) |
| Project: | | Hayes Centre Estate, Phase 1 |
| Client: | | Higgins Construction Plc |
| Date: | | September 2022 |
| Scale: | | 1:50 @ A1 |
| Drawing No: | | HTC-LLA-P1-GND-GA-L01-0106 |
| Revision: | | C02 |
| Sustainability: | | S4 - For Construction |
| Project No: | | 12641 |
| Title | | Detailed Hard Landscape Proposals |
| Project: | | 6 of 8 - Ground Floor (Phase 1) |
| Client: | | Hayes Centre Estate, Phase 1 |
| Date: | | Higgins Construction Plc |
| Scale: | | September 2022 |
| Drawing No: | | 1:50 @ A1 |
| Revision: | | HTC-LLA-P1-GND-GA-L01-0106 |
| Sustainability: | | C02 |
| Project No: | | 12641 |
| Title | | Detailed Hard Landscape Proposals |
| Project: | | 6 of 8 - Ground Floor (Phase 1) |
| Client: | | Hayes Centre Estate, Phase 1 |
| Date: | | Higgins Construction Plc |
| Scale: | | September 2022 |
| Drawing No: | | 1:50 @ A1 |
| Revision: | | HTC-LLA-P1-GND-GA-L01-0106 |
| Sustainability: | | C02 |
| Project No: | | 12641 |
| Title | | Detailed Hard Landscape Proposals |
| Project: | | 6 of 8 - Ground Floor (Phase 1) |
| Client: | | Hayes Centre Estate, Phase 1 |
| Date: | | Higgins Construction Plc |
| Scale: | | September 2022 |
| Drawing No: | | 1:50 @ A1 |
| Revision: | | HTC-LLA-P1-GND-GA-L01-0106 |
| Sustainability: | | C02 |
| Project No: | | 12641 |
| Title | | Detailed Hard Landscape Proposals |
| Project: | | 6 of 8 - Ground Floor (Phase 1) |
| Client: | | Hayes Centre Estate, Phase 1 |
| Date: | | Higgins Construction Plc |
| Scale: | | September 2022 |
| Drawing No: | | 1:50 @ A1 |
| Revision: | | HTC-LLA-P1-GND-GA-L01-0106 |
| Sustainability: | | C02 |
| Project No: | | 12641 |
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| Project: | | 6 of 8 - Ground Floor (Phase 1) |
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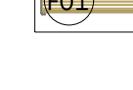
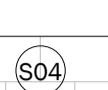
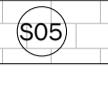
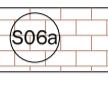
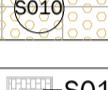
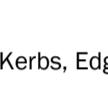
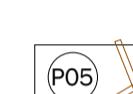
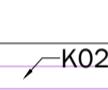
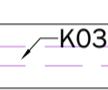
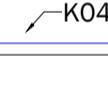
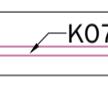
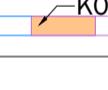
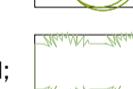
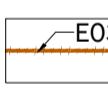
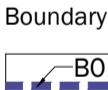
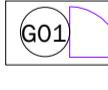
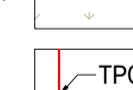
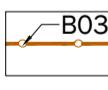
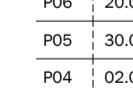
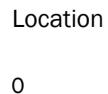


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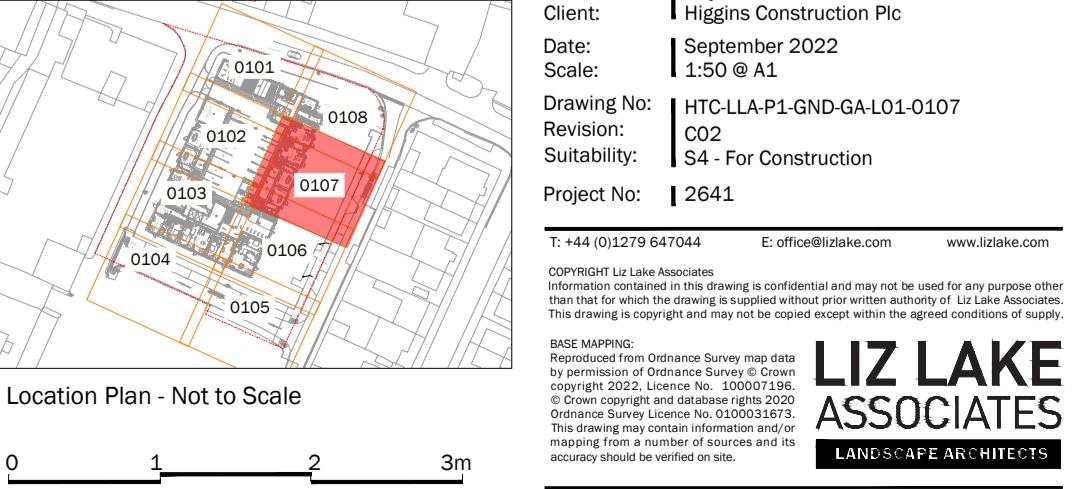
Refer to lesis Engineers S278
plans for surfacing & detail

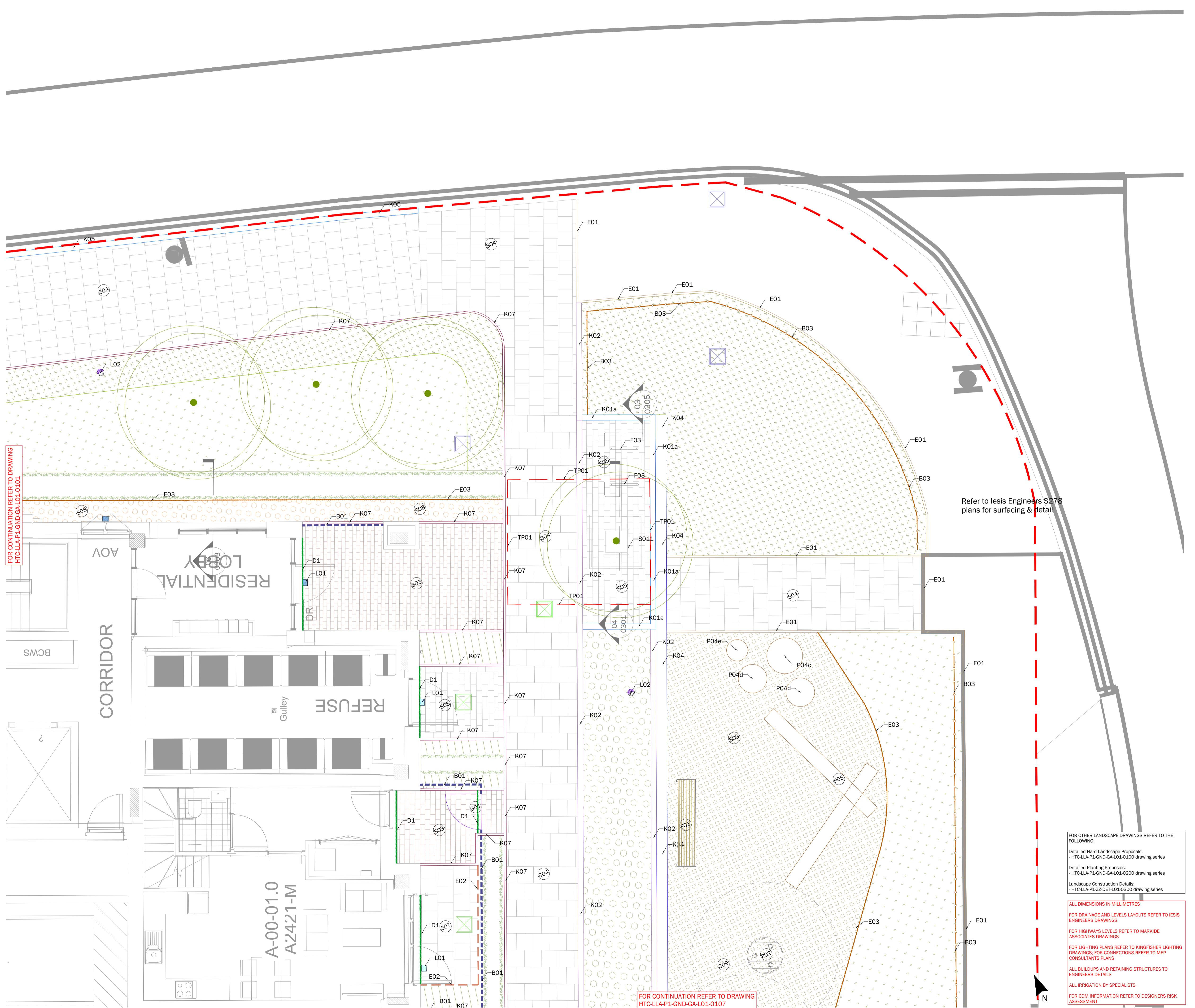
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| E01 | <p>FOR OTHER LANDSCAPE DRAWINGS REFER TO THE FOLLOWING:</p> <p>Detailed Hard Landscape Proposals: - HTC-LLA-P1-GND-GA-L01-0100 drawing series</p> <p>Detailed Planting Proposals: - HTC-LLA-P1-GND-GA-L01-0200 drawing series</p> <p>Landscape Construction Details: - HTC-LLA-P1-ZZ-DET-L01-0300 drawing series</p> |
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ALL DIMENSIONS IN MILLIMETRES
FOR DRAINAGE AND LEVELS LAYOUTS REFER TO IESIS
ENGINEERS DRAWINGS
FOR HIGHWAYS LEVELS REFER TO MARKIDE
ASSOCIATES DRAWINGS
FOR LIGHTING PLANS REFER TO KINGFISHER LIGHTING
DRAWINGS; FOR CONNECTIONS REFER TO MEP
CONSULTANTS PLANS
ALL BUILDUPS AND RETAINING STRUCTURES TO
ENGINEERS DETAILS
ALL IRRIGATION BY SPECIALISTS
FOR CDM INFORMATION REFER TO DESIGNERS RISK
ASSESSMENT

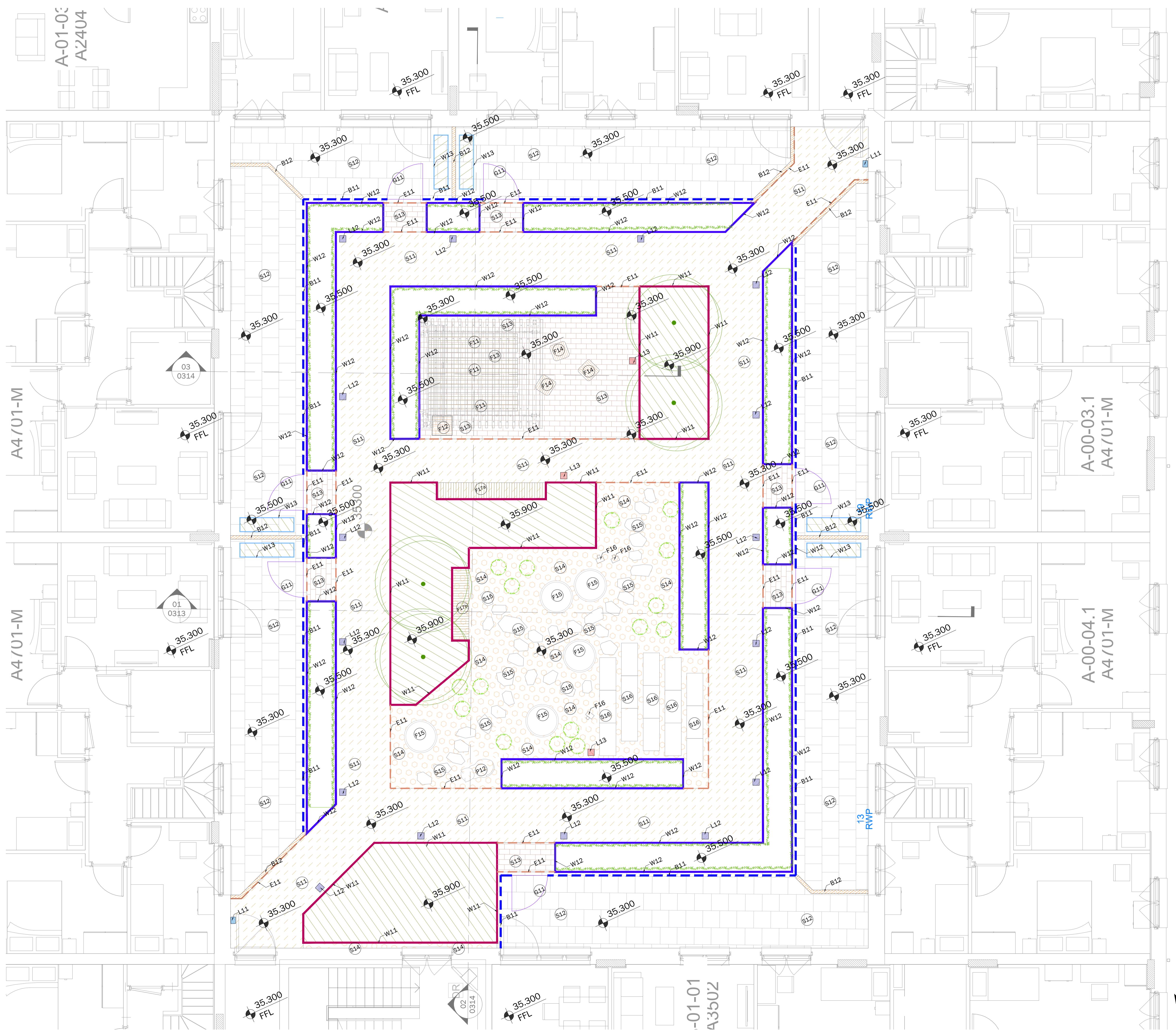
| LEGEND | | Furniture & Features | |
|--|--|---|---|
|  | Surfacing |  | Proposed Elements bench by Furnitubes; 65mm Iroko slats (side to side); timber fascia boards; open box supports; with armrests and backrests; metalwork PPC to RAL 7016; 2450 (l)x510(w)x450mm(h); or similar |
|  | Proposed Tegula permeable block paving by Marshalls; 240x160x60mm; colour - Burnt Ochre; stretcher bond; or similar |  | Proposed Arca litter bin by Furnitubes; ref - ARC8FT; square; 1 aperture; steel with timber slats; 550x530x840mm; with stubber & ash waste liner (1 side); metalwork PPC to RAL 7016; or similar |
|  | Proposed Conservation X concrete flag paving by Marshalls; 400x400x65mm; colour - silver grey/skimmed; stretcher bond; or similar |  | Proposed Sheffield Cycle Stand by Furnitubes; stainless steel (G304 - bright polished); 1000(w)x750(h)mm - root fixed; or similar |
|  | Proposed Conservation X concrete block paving by Marshalls; 160x120/160/240 x 60mm (Trio); colour/finish - Silver grey/Riven; laid stretcher bond; or similar | Play Equipment | |
|  | Proposed Tegula block paving by Marshalls; 3 size mix - 240x160x80, 160x160x80, 160x120x80mm; colour - Traditional; S6a: stretcher bond; or similar |  | Proposed Robinia Clamber Stack by PlayEquip; Product ref. CF.01; FSC Robina timber poles with stainless steel fixings and steel core ropes; or similar |
|  | Proposed Saxon flag paving by Marshalls; colour - natural; 400x400x50mm; stretcher bond; or similar |  | Proposed timber Spring Disks by Play Equip; product ref. PE04; Robina timber with stainless steel fixings and hi-strength springs; or similar |
|  | Proposed gravel maintenance strip - Golden Flint gravel by CED Size - 20mm gravel, min. 50mm depth; or similar |  | Proposed Horizontal climbing net by Timberplay/ Richter Spielgerate; Larch frame with steel core ropes and stainless steel fixings; or similar |
|  | Proposed permeable EPDM rubber play surfacing by RTC; colour - earth blend; depth to suit critical fall heights - refer to detail sheet DET-L01-0303; or similar |  | Proposed timber rounds and stepping logs by Ruskins Trees; FSC hardwood; exact sizes based on final supplied product; Stepping Logs - 300mm above FGL, 250-400mm spacings: - P04a: 200-300mmØ |
|  | Proposed blister tactile paving by Marshalls; 400x400x65mm; Colour - Natural; or similar | | Rounds - 150mm height above FGL, 150-300mm spacings: - P04b 400mmØ, - P04c 1000mmØ, - P04d 800mmØ, - P04e 600mmØ |
|  | Proposed double tray tree grille; 1500x1500mm; filled with surrounding paving; or similar | | 100mmØ tolerance to rounds |
| Kerbs, Edging & Banding | |  | Proposed Timber beams by Ruskins Trees; 4m length; 400-600mm Ø; FSC hardwood; or similar |
|  | Proposed Conservation kerb by Marshalls; size - 145(w) x 255(d) x 915(l) mm; colour - silver grey; K1a - 100mm upstand with weir intervals to allow surface drainage; K1b - 60mm upstand; or similar | | Proposed play equipment safety zone |
|  | Proposed Conservation kerb by Marshalls; size - 145(w) x 255(d) x 915(l) mm; colour - silver grey; laid flush; or similar | | Lighting; all lighting to Kingfisher specification (drawing D47186/RD/C) |
|  | Proposed Conservation kerb by Marshalls as delineation; laid flush; size - 125(w) x 255(d) x 915(l) mm; colour - silver grey; or similar |  | Proposed 7.5w Quattro 2.0 bulkhead by Kingfisher; building mounted at 2.5m height |
|  | Proposed Callisto granite channel by Marshalls; laid flush; Size - 300(w) x 200(d) x 1000(l) mm; Silver grey/ flamed; or similar |  | Proposed 3No. 16w LED Oslo with SP40 distribution column by Kingfisher; mounted at 8m, 7.9m & 7.8m |
|  | Proposed BS HB2 concrete kerb by Marshalls; 100mm upstand; Size - 125(w) x 255(d) x 914(l) mm; Natural; or similar | Drainage; refer to SLR drawings for details | |
|  | Proposed Conservation kerb by Marshalls; laid flush; size - 50(w)x150(d)x914(l)mm; colour - Natural; or similar |  | Proposed recessed inspection cover; infilled with adjacent surfacing to engineers specification |
|  | Proposed granite dropper kerb by Marshalls; silver grey/ flamed; or similar |  | Proposed non-recessed inspection cover; to engineers specification |
|  | Proposed BS Flat top edging by Marshalls; laid flush; Size - 50(w) x 150(d) x 914(l) mm; Natural; or similar | | Proposed slot drain; to engineers specification |
|  | Proposed AluExcel metal edging by Kinley; laid flush; rolled-topped; Size - 100mm (h); or similar | | Proposed ACO drain; to engineers specification |
|  | Proposed treated softwood timber edging; 38x150mm; fixed with 38x38x450mm softwood pegs at 1m c/s; or similar | Soft Landscape - refer to planting proposals for detail | |
| Boundary Treatments, Walls & Raised Beds | |  | Proposed tree |
|  | Proposed Rimini railings by Lang + Fulton; 1150mm height; PPC to RAL 7016; root fixed; or similar | | Proposed hedge |
|  | Proposed Rimini gates by Lang + Fulton; 1150mm height; to match railings; PPC to RAL 7016; or similar | | Proposed planting |
|  | Proposed brick wall with Rimini railings by Lang + Fulton; 450mm height wall with 750mm railings; bricks to match architecture; railings PPC to RAL 7016; or similar | | Proposed grass |
|  | Proposed softwood timber kneerail; 750mm height; 100x100mm posts at 1600mm c/s; 75x75mm timber rail set diagonally; secured with galvanised zinc strap; or similar | | Proposed meadow |
| Boundary Treatments, Walls & Raised Beds | | Extents of cellular tree pit system; shown illustratively; exact size and dimensions to GreenBlue Urban (manufacturers) details | |
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|  B02 | Proposed brick wall with Rimini railings by Lang + Fulton; 450mm height wall with 750mm railings; bricks to match architecture; railings PPC to RAL 7016; or similar | <table border="1"> <tr> <td>C02</td><td>03.06.25</td><td>POS surface ref codes; stepping logs specification updated</td><td>ML</td></tr> <tr> <td>C01</td><td>23.04.25</td><td>Construction issue</td><td>ML</td></tr> <tr> <td>P08</td><td>02.04.25</td><td>Temporary play space reinstated</td><td>ML</td></tr> <tr> <td>P07</td><td>11.02.25</td><td>S278/S38 drawings coordinated, temporary play space removed</td><td>ML</td></tr> <tr> <td>P06</td><td>20.09.23</td><td>Marshalls specification</td><td>ML</td></tr> <tr> <td>P05</td><td>30.08.23</td><td>Drainage coordination - lighting moved</td><td>ML</td></tr> <tr> <td>P04</td><td>02.06.23</td><td>Material substitutions</td><td>ML</td></tr> <tr> <td>P03</td><td>09.03.23</td><td>General updates/rationalisation</td><td>ML</td></tr> <tr> <td>P02</td><td>09.02.22</td><td>Coordination/client comments</td><td>ML</td></tr> <tr> <td>P01</td><td>16.09.22</td><td>First issue</td><td>JL</td></tr> <tr> <td>Rev</td><td>Date</td><td>Description</td><td>Drn</td></tr> </table> | C02 | 03.06.25 | POS surface ref codes; stepping logs specification updated | ML | C01 | 23.04.25 | Construction issue | ML | P08 | 02.04.25 | Temporary play space reinstated | ML | P07 | 11.02.25 | S278/S38 drawings coordinated, temporary play space removed | ML | P06 | 20.09.23 | Marshalls specification | ML | P05 | 30.08.23 | Drainage coordination - lighting moved | ML | P04 | 02.06.23 | Material substitutions | ML | P03 | 09.03.23 | General updates/rationalisation | ML | P02 | 09.02.22 | Coordination/client comments | ML | P01 | 16.09.22 | First issue | JL | Rev | Date | Description | Drn |
| C02 | 03.06.25 | POS surface ref codes; stepping logs specification updated | ML | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C01 | 23.04.25 | Construction issue | ML | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| P08 | 02.04.25 | Temporary play space reinstated | ML | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| P07 | 11.02.25 | S278/S38 drawings coordinated, temporary play space removed | ML | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| P06 | 20.09.23 | Marshalls specification | ML | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| P05 | 30.08.23 | Drainage coordination - lighting moved | ML | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| P04 | 02.06.23 | Material substitutions | ML | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| P03 | 09.03.23 | General updates/rationalisation | ML | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| P02 | 09.02.22 | Coordination/client comments | ML | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| P01 | 16.09.22 | First issue | JL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Rev | Date | Description | Drn | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|  B03 | Proposed softwood timber kneerail; 750mm height; 100x100mm posts at 1600mm c/s; 75x75mm timber rail set diagonally; secured with galvanised zinc strap; or similar | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | |
|----------|--|
| Title: | Detailed Hard Landscape Proposals 7 of 8 - Ground Floor (Phase 1) |
| Project: | Hayes Town Centre Estate, Phase 1 |





| LEGEND | |
|--------|--|
| | Phase 1 Definition Boundary as part of the Hybrid Planning Application |
| | <p>Proposed Elements bench by Furnitures; 65mm iroko slats (side to side); timber fascia boards; open box supports; with armrests and backrests; metalwork PPC to RAL 7016; 2450(w)x510(h)mm; or similar</p> <p>Proposed Arca litter bin by Furnitures; ref - ARCSFT; square; 1 aperture; steel - ARC8FT; 160x120/160/240 x 60mm (Trio); colour/finish - Silver grey/Riven; laid stretcher bond; or similar</p> <p>Proposed Conservation X concrete block paving by Marshalls; 160x120/160/240 x 60mm (Trio); colour/finish - Silver grey/Riven; laid stretcher bond; or similar</p> <p>Proposed Tegula permeable block paving by Marshalls; 240x160x60mm; colour - Burnt Ochre; stretcher bond; or similar</p> <p>Proposed Conservation X concrete flag paving by Marshalls; 400x200x65mm; colour - silver grey/skimmed; stretcher bond; or similar</p> <p>Proposed Conservation X concrete block paving by Marshalls; 160x120/160/240 x 60mm (Trio); colour/finish - Silver grey/Riven; laid stretcher bond; or similar</p> <p>Proposed Tegula block paving by Marshalls; 3 size mix - 240x160x80, 160x160x80, 160x120x80mm; colour - Traditional; S6a: stretcher bond; or similar</p> <p>Proposed Saxon flag paving by Marshalls; colour - natural; 400x400x50mm; stretcher bond; or similar</p> <p>Proposed gravel maintenance strip - Golden Flint gravel by CED Size - 20mm gravel, min. 50mm depth; or similar</p> <p>Proposed permeable EPDM rubber play surfacing by RTC; colour - earth blend; depth to suit critical fall heights - refer to detail sheet DET-L01-0303; or similar</p> <p>Proposed blister tactile paving by Marshalls; 400x400x65mm; Colour - Natural; or similar</p> <p>Proposed double tray tree grille; 1500x1500mm; filled with surrounding paving; or similar</p> |
| | <p>Proposed Timber Spring Disk by Play Equip; product ref. PEO4; Robina timber with stainless steel fixings and steel core ropes; or similar</p> <p>Proposed Horizontal climbing net by Timperley/ Richter Spielergeraet; Larch frame with steel core ropes and stainless steel fixings; or similar</p> <p>Proposed timber rounds and stepping logs by Ruskins Trees; FSC hardwood; exact sizes based on final supplied product; Stepping Logs - 300mm above FGL 250-400mm spacings: - P04a: 200-300mm² Rounds - 150mm height above FGL 150-300mm spacings: - P04b: 400mm², - P04c: 1000mm², - P04d: 800mm², - P04e: 600mm²</p> |
| | <p>Proposed Robinia Climber Stack by Play Equip; product ref. CF01; FSC Robinia timber poles with stainless steel fixings and steel core ropes; or similar</p> <p>Proposed timber Spring Disk by Play Equip; product ref. PEO4; Robina timber with stainless steel fixings and hi-strength springs; or similar</p> |
| | <p>Proposed Horizontal climbing net by Timperley/ Richter Spielergeraet; Larch frame with steel core ropes and stainless steel fixings; or similar</p> <p>Proposed timber rounds and stepping logs by Ruskins Trees; FSC hardwood; exact sizes based on final supplied product; Stepping Logs - 300mm above FGL 250-400mm spacings: - P04a: 200-300mm² Rounds - 150mm height above FGL 150-300mm spacings: - P04b: 400mm², - P04c: 1000mm², - P04d: 800mm², - P04e: 600mm²</p> |
| | <p>Proposed 100mm tolerance to rounds</p> <p>Proposed Timber beams by Ruskins Trees; 4m length; 400-600mm²; FSC hardwood; or similar</p> <p>Proposed play equipment safety zone</p> |
| | <p>Proposed Conservation kerb by Marshalls; size - 145(w) x 255(d) x 915(l) mm; colour - silver grey; K1a - 100mm upstand with weir intervals to allow surface drainage; K1b - 60mm upstand; or similar</p> <p>Proposed Conservation kerb by Marshalls; size - 145(w) x 255(d) x 915(l) mm; colour - silver grey; laid flush; or similar</p> <p>Proposed Conservation kerb by Marshalls; size - 125(w) x 255(d) x 915(l) mm; colour - silver grey; or similar</p> <p>Proposed Callisto granite channel by Marshalls; laid flush; Size - 300(w) x 200(d) x 1000(l) mm; Silver grey; flamed; or similar</p> <p>Proposed BS HB2 concrete kerb by Marshalls; 100mm upstand; Size - 125(w) x 255(d) x 914(l) mm; Natural; or similar</p> <p>Proposed Conservation kerb by Marshalls; laid flush; size - 50(w)x150(d)x914(l)mm; colour - Natural; or similar</p> <p>Proposed granite dropper kerb by Marshalls; silver grey; flamed; or similar</p> <p>Proposed BS Flat top edging by Marshalls; laid flush; Size - 50(w) x 150(d) x 914(l) mm; Natural; or similar</p> <p>Proposed AluExcel metal edging by Kinley; laid flush; rolled-topped; Size - 10mm (h); or similar</p> <p>Proposed treated softwood timber edging; 38x150mm; fixed with 38x38x450mm softwood pegs @ 1m c/s; or similar</p> |
| | <p>Proposed slot drain; to engineers specification</p> <p>Proposed ACO drain; to engineers specification</p> <p>Proposed Soft Landscape - refer to planting proposals for detail</p> |
| | <p>Proposed tree</p> <p>Proposed hedge</p> <p>Proposed planting</p> <p>Proposed grass</p> <p>Proposed meadow</p> |
| | <p>Extents of cellular tree pit system; shown illustratively; exact size and dimensions to GreenBlue Urban (manufacturers) details</p> |
| | <p>C01 03.06.25 POS surface ref codes; stepping log specification updated</p> <p>C01 23.04.25 Construction issue</p> <p>P08 02.04.25 Temporary play space reinstated</p> <p>P07 11.02.25 S278/S38 drawings space coordinated</p> <p>P06 20.09.23 Marshalls specification</p> <p>P05 30.08.23 Drainage coordination - tree moved</p> <p>P04 02.06.23 Material substitutions</p> <p>P03 09.03.23 General update/normalisation</p> <p>P02 09.02.22 Client/consultant comments</p> <p>P01 16.09.22 First issue</p> <p>Rev Date Description Drn</p> |
| | <p>Title: Detailed Hard Landscape Proposals Project: Hayes Town Centre Estate, Phase 1 Client: Higgins Construction Plc Date: September 2022 Scale: 1:50 @ A1 Drawing No: HTC-LLA-P1-GND-GA-L01-0108 Revision: C02 Sustainability: S4 - For Construction Project No: 12641</p> <p>Copyright: LIZ LAKE Associates Information contained in this drawing is confidential and may not be used for any other purpose other than the specific project for which it was prepared. This drawing is copyright and may not be copied except within the agreed conditions of supply.</p> <p>BASE MAPPING: by permission of Ordnance Survey © Crown copyright and database rights 2020. All rights reserved. Licence number 100013160. This drawing is copyright and may not be copied except within the agreed conditions of supply.</p> <p>LIZ LAKE ASSOCIATES</p> |
| | <p>Location Plan - Not to Scale</p> <p>Scale in metres</p> |



LEGEND

Surfacing

Proposed resin bound aggregate by Sureset; permeable; colour - Winter Bronze; with SureCell system for BRoof(t4) compliance; or similar

Proposed Conservation X concrete flag paving by Marshalls; 400x400x65mm; colour - silver grey/skimmed; laid on pedestals/joists; or similar

Proposed Tegula permeable block paving by Marshalls; 240x160x60mm; colour - Burnt Ochre; stretcher bond; or similar

Proposed Staffordshire pink gravel by CED; Size - 20mm gravel, min. 50mm depth; or similar

Proposed Gabbro Boulders by CED as stepping stones; 300-600mm; exact positions determined by products; boulders to be narrow as stepping stones & of consistent depth; spacing 150-350mm; or similar

Proposed Brackendale sandstone paving by Marshalls; as stepping stone; 900x450x50mm; or similar

Edging, Boundary Treatments & Raised Beds

Proposed ExcelEdge Fort metal edging by Kinley; laid flush; galvanised finish; Size - To suit paving build-up; or similar

Proposed Rimini railings by Lang + Fulton; 1150mm from ground level, 750mm to planters; PPC to RAL 7016; or similar

Proposed Rimini gates by Lang + Fulton; 1150mm height; to match railings; PPC to RAL 7016; posts fixed to podium; hinges, latches & locks to manufacturers details; or similar

Proposed timber batten fence as partition; 1800mm height; or similar

Proposed steel retaining planters; 600mm height above finished ground level; PPC to RAL 7016; or similar

Proposed steel retaining planters; 200mm height above finished ground level; PPC to RAL 7016; or similar

Proposed freestanding Steel Trough 500 planter by Iota; 1500x500x400mm; PPC to RAL 7016; or similar

Furniture & Features

Proposed Elements - Open Box Picnic Set by Furnitubes; Seat - 2450 (l) x 510 (w) x450mm (h); Table - 810(w) x 2450(l) x 800(h) mm; medium side-to-side slats with UV protective finish; metalwork PPC to RAL 7016; or similar

Proposed Arca litter bin by Furnitubes; ref - ARC8FT); square; 1 apertures; steel with timber slates; 550x530x840mm; with stubber & ash waste liner (1 side); metalwork PPC to RAL 7016; or similar

Proposed steel and timber shade structure by Streetlife; 3000(w)x3000(l)x3000(h)mm (to manufacturers exact dimensions); or similar approved

Proposed mixed cube seat by Woodscape; FSC hardwood; 450x450x450mm; surface fixed; or similar

Proposed Shrubtubs Cylindrical by Streetlife; 900mmØ x 750mm (h); PPC to RAL 7016; or similar

Proposed Insect Tower by CJ Wildlife; 210x650x125mm; fixed to 75x75mm treated square timber posts; 1100mm above FGL; or similar

Proposed Inset integrated Cantilever Bench by RAAFT as part of metal planter system; seat height - 450mm above FGL, depth 460mm, length 3000mm(F7a), 2000mm(F7b); hardwood slats - 94x53mm; or similar to suit steel retaining planters

Play Equipment

Proposed stroking stone - Resting cat by Timberplay/ Richter Spielgerate; Colour - sand; Product ref. 4.62050; or similar

Levels

Proposed spot heights

Lighting; all lighting to Kingfisher specification (drawing D47186/RD/B)

Proposed 7.5w Quatro 2.0 bulkhead by Kingfisher

Proposed 110 18w Gothic bollard 3000K 3 direction by Kingfisher

Proposed 45w Quadrio 180 bollard by Kingfisher

Soft Landscape

Proposed tree

Proposed hedge

Proposed ornamental grass

Proposed planting

Scale in metres

FOR OTHER LANDSCAPE DRAWINGS REFER TO THE FOLLOWING:

Detailed Hard Landscape Proposals - Ground Floor:
- HTCLLA-P1-GND-GA-L01-0101 to 0109

Detailed Hard Landscape Proposals - 2nd Floor:
- HTCLLA-P1-02-GA-L01-0111

Detailed Planting Proposals - 1st Floor:
- HTCLLA-P1-01-GA-L01-0202

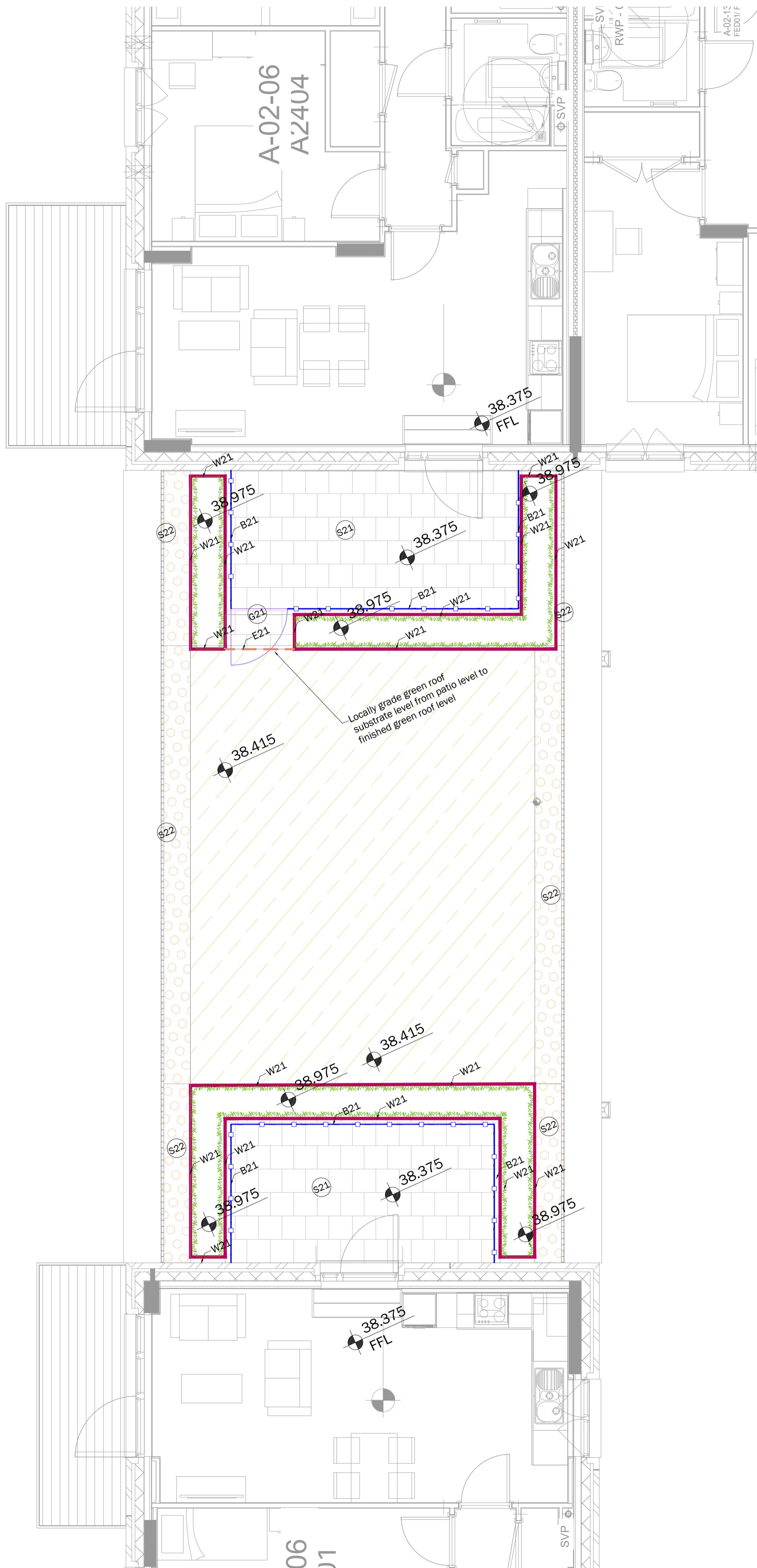
Landscape Construction Details: Drawing series

| CO4 | 04.06.25 | Stepping logs substituted for stones | ML |
|-----|----------|--|-----|
| CO3 | 04.06.25 | Pergola/bench size coordinated; railing RAL colours adjusted | ML |
| CO2 | 22.05.25 | W11 & W12 heights clarified in legend | ML |
| CO1 | 23.04.25 | Construction issue; railings & lighting moved outside planters | ML |
| P07 | 20.09.23 | Marshalls specification | ML |
| P06 | 07.09.23 | Partitions specified | ML |
| P05 | 02.06.23 | Planter & stepping stone substitutions | ML |
| P04 | 09.03.23 | General updates/rationalisation | ML |
| P03 | 09.02.23 | Updates to client comments | ML |
| P02 | 30.09.22 | Revised to latest arch layout | JL |
| P01 | 16.09.22 | First issue | JL |
| Rev | Date | Description | Dra |

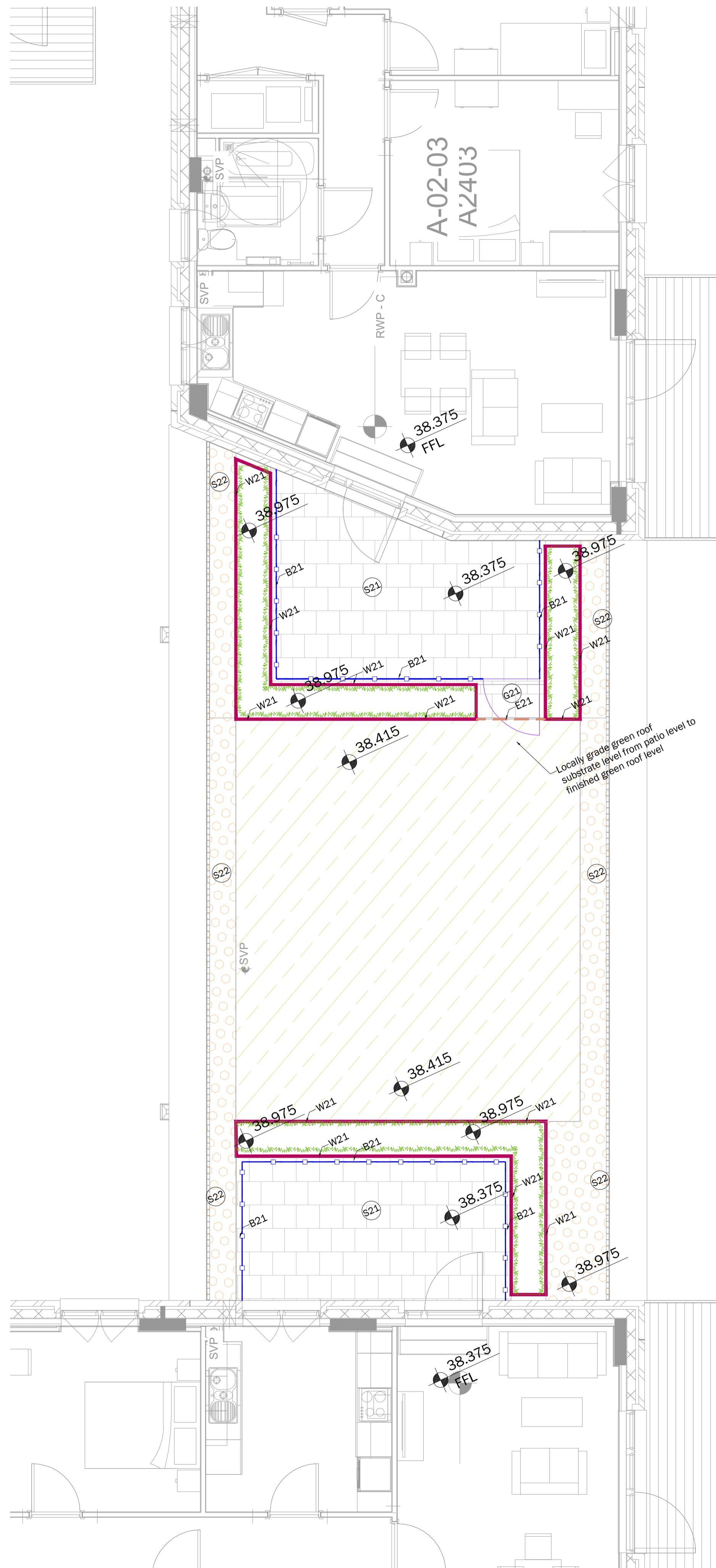
Title: Detailed Hard Landscape Proposals - 1st Floor (Phase 1)
Project: Hayes Town Centre

| | |
|---|---|
| ALL DIMENSIONS IN MILLIMETRES | Date: September 2022 |
| FOR DRAINAGE AND LEVELS LAYOUTS REFER TO IESIS ENGINEERS DRAWINGS | Scale: 1:50 @ A1 |
| FOR HIGHWAYS LEVELS REFER TO MARKIDE ASSOCIATES DRAWINGS | Drawing No: HTC-LLA-P1-01-GA-L01-0110 |
| FOR LIGHTING PLANS REFER TO KINGFISHER LIGHTING DRAWINGS; FOR CONNECTIONS REFER TO MEP CONSULTANTS PLANS | Revision: C04 |
| ALL BUILDUPS AND RETAINING STRUCTURES TO ENGINEERS DETAILS | Suitability: S4 - For Construction |
| ALL IRRIGATION BY SPECIALISTS | Project No: 2641 |
| FOR CDM INFORMATION REFER TO DESIGNERS RISK ASSESSMENT | T: +44 (0)1279 647044 E: office@lizlake.com www.lizlake.com |
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| <p>LIZ LAKE ASSOCIATES LANDSCAPE ARCHITECTS</p> | |

PLAN 1

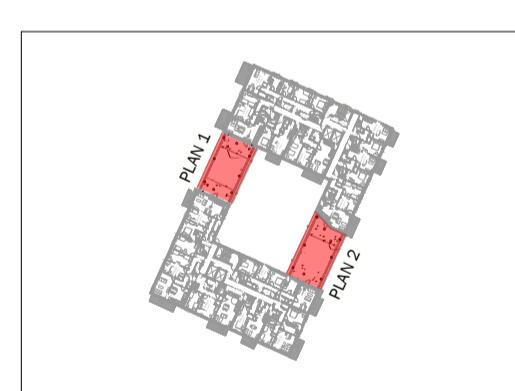


PLAN 2



LEGEND

| Surfacing | | Levels |
|-----------|--|--------|
| | Proposed Conservation X concrete flag paving by Marshalls; 400x400x65mm; colour - silver grey/skinned; laid on pedestals/joists by RAAFT; or similar | |
| | Proposed Staffordshire pink gravel by CED; Site - 20mm gravel, min. 50mm depth; or similar | |
| | Proposed ExcelEdge Fort metal edging by Kintley; laid flush; galvanised finish; Size - To suit paving build-up; or similar | |
| | Proposed Rimini railings by Lang + Fulton; 1150mm from ground level; PPC to RAL 1011; or similar | |
| | Proposed Rimini gates by Lang + Fulton; 1150mm height; to match railings; PPC to RAL 1011; or similar | |
| | Proposed steel retaining planters; 600mm height above FGL; PPC to RAL 7016; or similar | |



Location Plan - Not to Scale

0 1 2 3m
Scale in metres

FOR OTHER LANDSCAPE DRAWINGS REFER TO THE FOLLOWING:

| | | |
|---|--|-------------|
| Detailed Hard Landscape Proposals - Ground Floor: | - HTCLLA-P1-GND-GA-L01-0101 to 0109 | ML |
| Detailed Hard Landscape Proposals - 1st Floor: | - HTCLLA-P1-02-GA-L01-0203 | ML |
| Detailed Planting Proposals - Second Floor: | - HTCLLA-P1-02-GA-L01-0203 | ML |
| Landscape Construction Details: | - HTCLLA-P1-ZZ-DET-L01-0300 drawing series | ML |
| Rev | Date | Description |

Hard Landscape Proposals - 2nd Floor (Phase 1)
Project: Hayes Town Centre
Client: Higgins Construction Plc
Date: September 2022
Scale: 1:50 @ A1

Drawing No: HTCLLA-P1-02-GA-L01-0111
Revision: C03
Suitability: For Construction

Project No: 12641

ALL DIMENSIONS IN MILLIMETRES

ALL DRAINAGE (INCLUDING LEVELS) TO ENGINEERS DETAILS

ALL LIGHTING TO BE DESIGNED BY SPECIALIST

ALL BUILUPS AND RETAINING STRUCTURES TO ENGINEERS DETAILS

ALL IRRIGATION BY SPECIALISTS

FOR CDM INFORMATION REFER TO DESIGNERS RISK ASSESSMENT

T: +44 01270 847044 E: office@lizlake.com www.lizlake.com

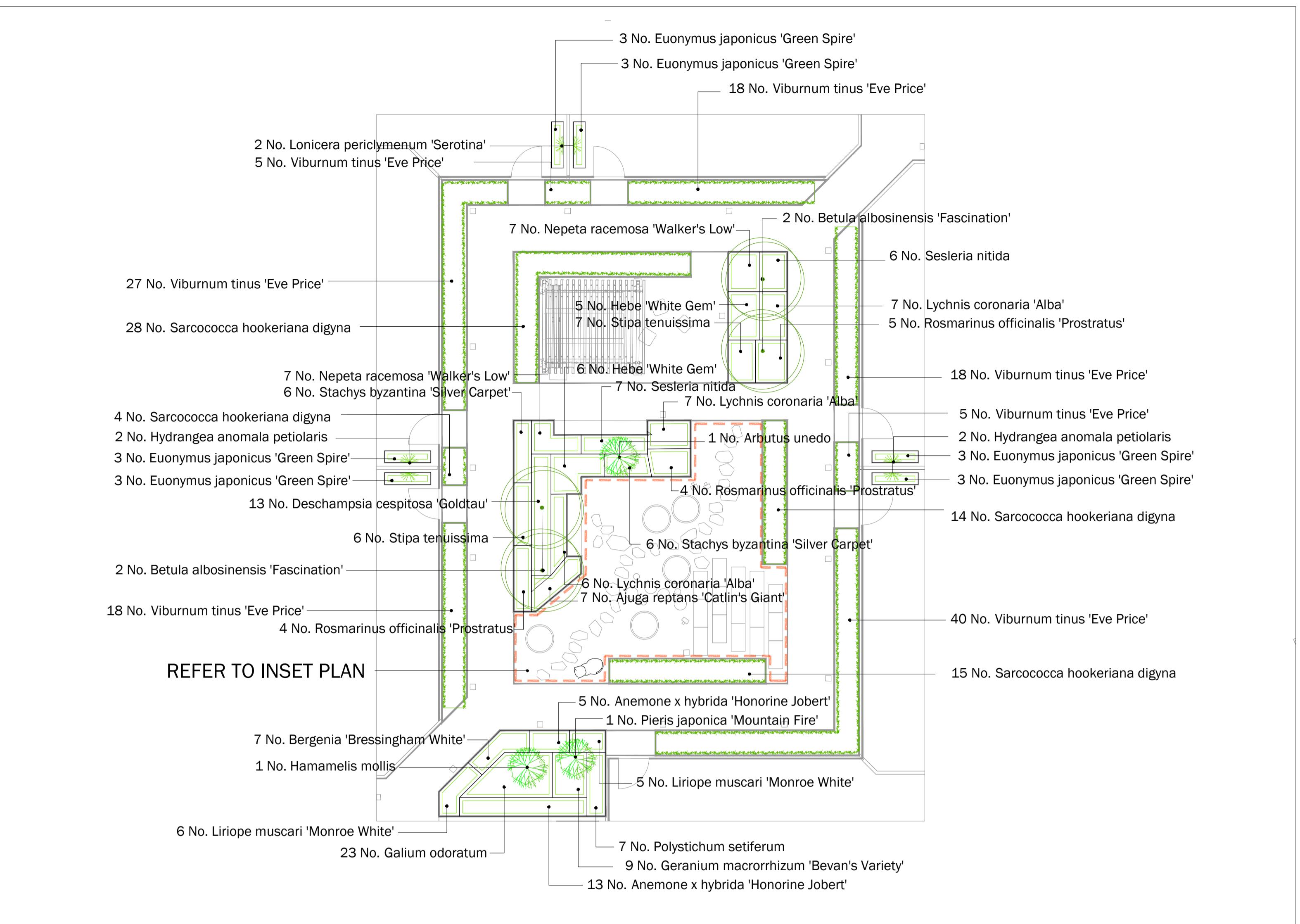
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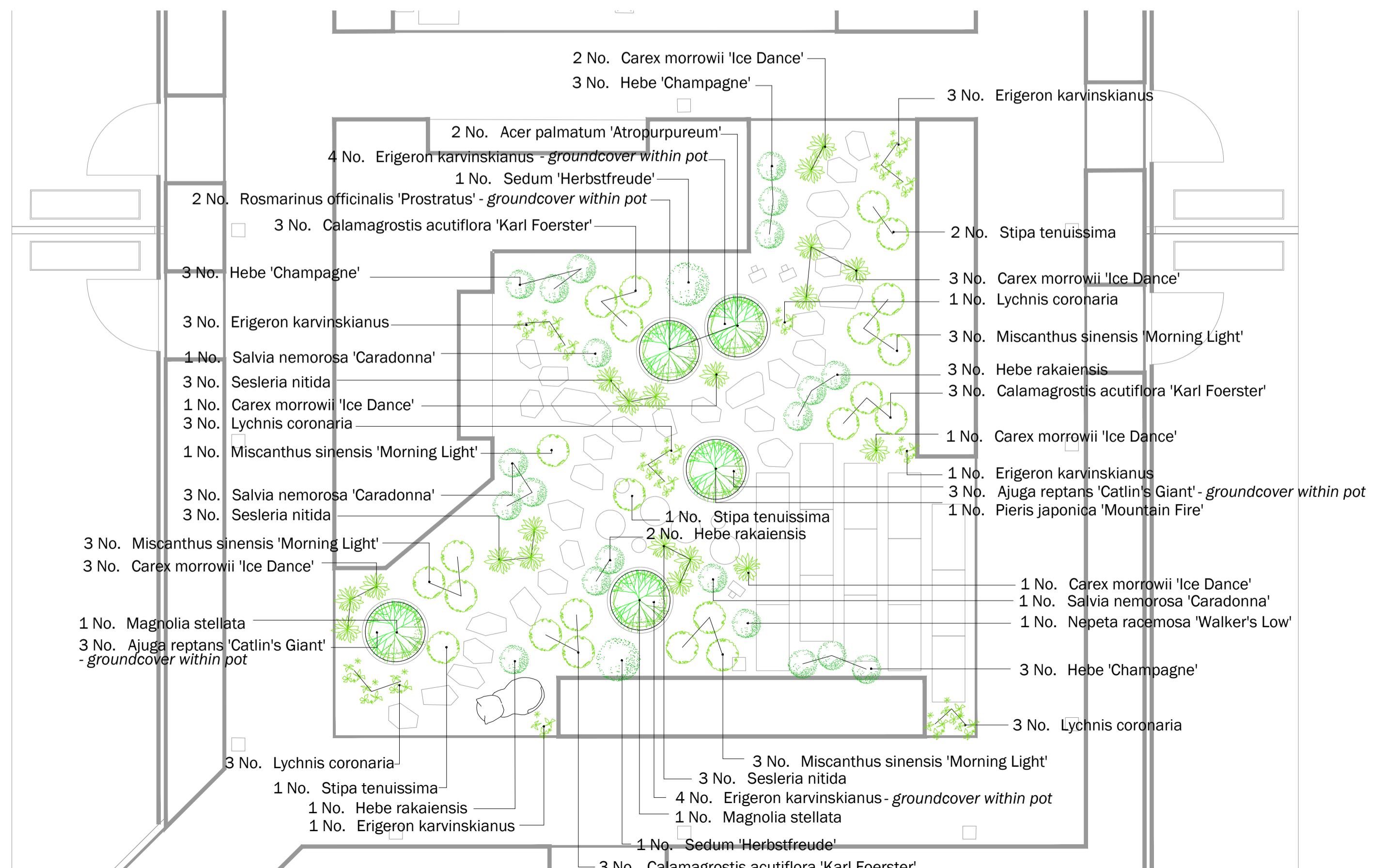
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LIZ LAKE
ASSOCIATES

LANDSCAPE ARCHITECTS



INSET PLAN - 1:50 @ A1



Planting Schedule - 1st Floor

| TREES | | | |
|--------|--|-----------|--|
| Number | Plant Name | Height | Specification |
| 4 - | <i>Betula albosinensis</i> 'Fascination' | 250-300cm | Multi-Stemmed: Bushy: 3 Stems min.: 3x: RB |

HEDGING

| Number | Plant Name | Height | Container | Specification | Density |
|--------|-------------------------------------|---------|-----------|------------------|---------|
| 61 - | <i>Sarcococca hookeriana digyna</i> | 30-40cm | 5L | Bushy: 6 brks: C | 3/m |
| 131 - | <i>Viburnum tinus 'Eve Price'</i> | 40-60cm | 5L | Bushy: 7 brks: C | 3/m |

SHRUBS

| SHRUBS | | | | | |
|--------|--|-----------|-----------|---------------------------------------|------------------|
| Number | Plant Name | Height | Container | Specification | Density |
| 2 - | <i>Acer palmatum 'Atropurpureum'</i> | 100-125cm | 10-15L | Branched: 5 brks: C | Counted |
| 1 - | <i>Arbutus unedo</i> | 250-300cm | 100L | Multi-Stemmed: bushy: 3 stems min.: C | Counted |
| 18 - | <i>Euonymus japonicus 'Green Spire'</i> | 40-60cm | 5L | Bushy: 9 brks: C | 5/m ² |
| 1 - | <i>Hamamelis mollis</i> | 125-150cm | 25L | Branched: 5 brks: C | Counted |
| 9 - | <i>Hebe 'Champagne'</i> | 20-30cm | 5L | Bushy: 6 brks: C | Counted |
| 11 - | <i>Hebe 'White Gem'</i> | 30-40cm | 5L | Bushy: 5 brks: C | 3/m ² |
| 6 - | <i>Hebe rakaiensis</i> | | 5L | Bushy: 7 brks: C | Counted |
| 2 - | <i>Magnolia stellata</i> | 80-100cm | 25L | Branched: 5 brks: C | Counted |
| 2 - | <i>Pieris japonica 'Mountain Fire'</i> | 40-60cm | 15L | Bushy: 7 brks: C | Counted |
| 15 - | <i>Rosmarinus officinalis 'Prostratus'</i> | | 5L | Bushy: 4 brks: C | 3/m ² |

HERBACEOUS

| HERBACEOUS | | | | |
|------------|---|-----------|---------------|------------------|
| Number | Plant Name | Container | Specification | Density |
| 13 - | Ajuga reptans 'Catlin's Giant' | 3L | Full Pot: C | 5/m ² |
| 18 - | Anemone x hybrida 'Honorine Jobert' | 2L | Full Pot: C | 5/m ² |
| 7 - | Bergenia 'Bressingham White' | 2L | Full Pot: C | 5/m ² |
| 8 - | Erigeron karvinskianus | 2L | Full Pot: C | Counted |
| 8 - | Erigeron karvinskianus | 2L | Full Pot: C | 7/m ² |
| 23 - | Galium odoratum | 2L | Full Pot: C | 7/m ² |
| 9 - | Geranium macrorrhizum 'Bevan's Variety' | 2L | Full Pot: C | 5/m ² |
| 10 - | Lychnis coronaria | 3L | Full Pot: C | Counted |
| 20 - | Lychnis coronaria 'Alba' | 3L | Full Pot: C | 5/m ² |
| 1 - | Nepeta racemosa 'Walker's Low' | 5L | Full Pot: C | Counted |
| 14 - | Nepeta racemosa 'Walker's Low' | 5L | Full Pot: C | 5/m ² |
| 5 - | Salvia nemorosa 'Caradonna' | 3L | Full Pot: C | Counted |
| 2 - | Sedum 'Herbstfreude' | 3L | Full Pot: C | Counted |
| 12 - | Stachys byzantina 'Silver Carpet' | 3L | Full Pot: C | 5/m ² |

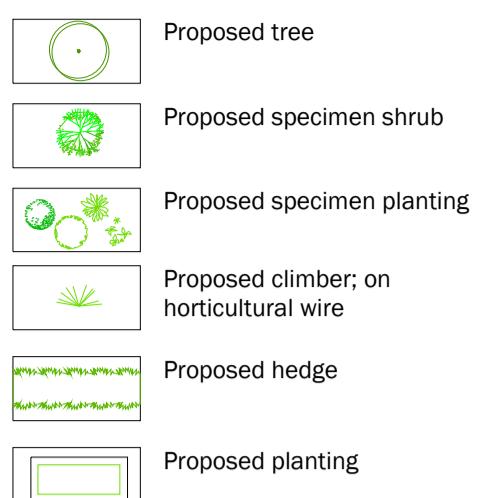
| CLIMBERS | | | | | |
|----------|---|----------|-----------|----------------------------------|---------|
| Number | Plant Name | Height | Container | Specification | Density |
| 4 - | <i>Hydrangea anomala petiolaris</i> | 80-100cm | 10L | Caned: Several Shoots: 5 brks: C | Counted |
| 2 - | <i>Lonicera periclymenum 'Serotina'</i> | 80-100cm | 10L | Caned: Several Shoots: 3 brks: C | Counted |

| FERNS | | | | |
|--------|------------------------------|-----------|---------------|------------------|
| Number | Plant Name | Container | Specification | Density |
| 7 - | <i>Polystichum setiferum</i> | 5L | Full Pot: C | 5/m ² |

GRASSES

| GRASSES | | | | |
|---------|--|-----------|---------------|------------------|
| Number | Plant Name | Container | Specification | Density |
| 9 - | Calamagrostis acutiflora 'Karl Foerster' | 5L | Full Pot: C | Counted |
| 11 - | Carex morrowii 'Ice Dance' | 3L | Full Pot: C | Counted |
| 17 - | Deschampsia cespitosa 'Goldtau' | 3L | Full Pot: C | 5/m ² |
| 11 - | Liriope muscari 'Monroe White' | 3L | Full Pot: C | 5/m ² |
| 10 - | Miscanthus sinensis 'Morning Light' | 3L | Full Pot: C | Counted |
| 9 - | Sesleria nitida | 3L | Full Pot: C | Counted |
| 13 - | Sesleria nitida | 3L | Full Pot: C | 5/m ² |
| 4 - | Stipa tenuissima | 3L | Full Pot: C | Counted |
| 13 - | Stipa tenuissima | 3L | Full Pot: C | 5/m ² |

LEGEND



- All dimensions in millimetres
- This drawing is to be used for planting information only
- Any species substitution must be verified with the project Landscape Architect
- This layout must be checked in accordance with NHBC Standards 2022 (Chapter 4.2 - Building Near Trees, and Chapter 10.2 - Drives, Paths and Landscaping) by the project engineer prior to implementation
- Excavations: Contractors must ensure they have full information relating to service and drainage positions before undertaking any excavations
- Root barriers to be used in association with tree planting adjacent to kerbs, services, highways etc.
- All irrigation by specialists
- For CDM information refer to Designers Risk Assessment

FOR OTHER LANDSCAPE DRAWINGS REFER TO THE FOLLOWING:

Detailed Hard Landscape Proposals - 1st Floor:
- HTC-LLA-P1-01-GA-L01-0110

Detailed Planting Proposals - Ground Floor:
- HTC-LLA-P1-01-GA-L01-0201

Detailed Planting Proposals - 2nd Floor:
- HTC-LLA-P1-02-GA-L01-0203

Landscape Construction Details:

Scale in metres 1:100

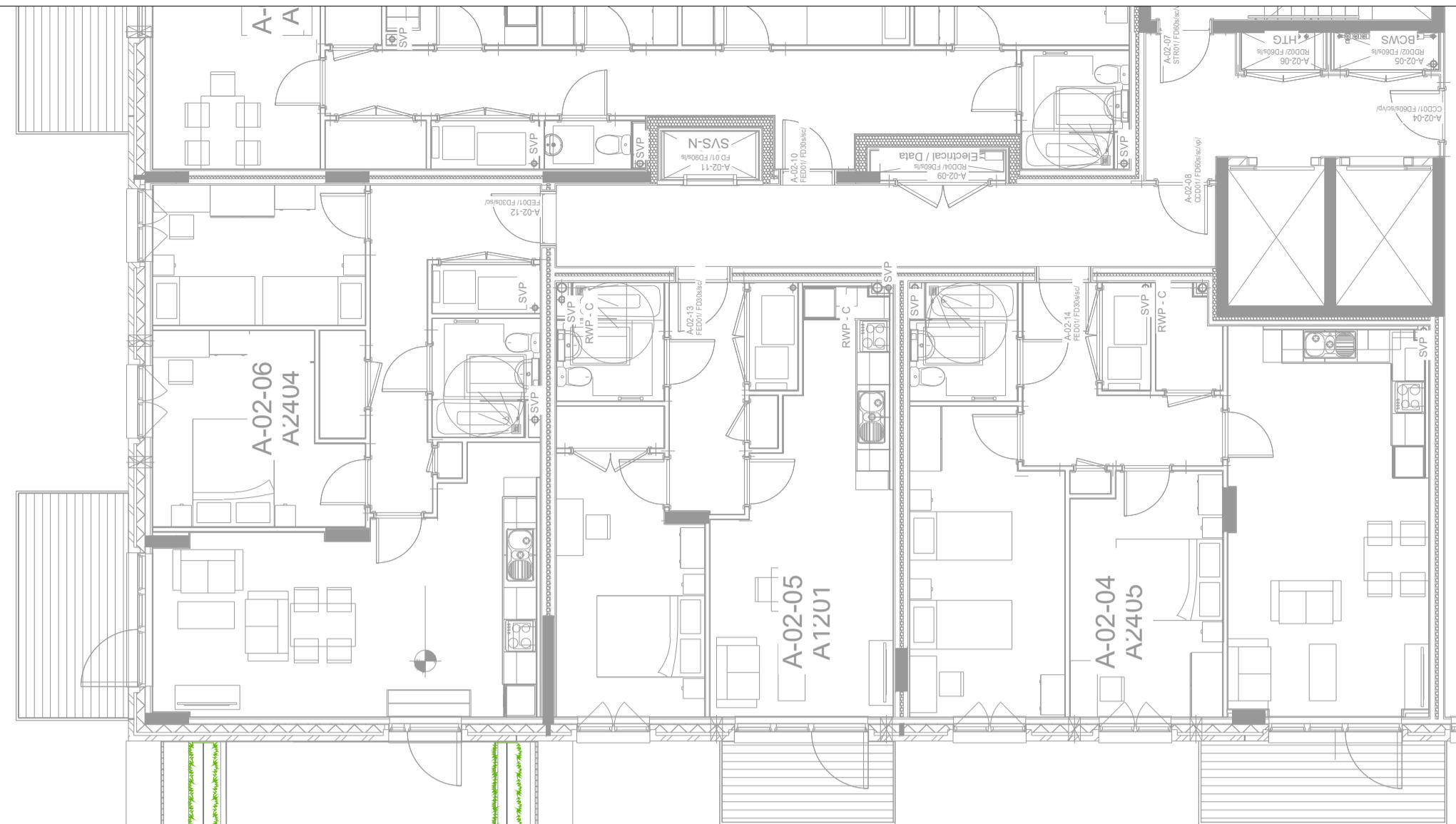
| Rev | Date | Description | Document |
|--------|----------|--|----------|
| C02 | 04.06.25 | Pergola coordinated | M |
| C01 | 23.04.25 | Construction issue | M |
| P02 | 30.09.22 | Revised to latest arch layout | J |
| P01 | 16.09.22 | First issue | J |
| Title: | | Detailed Planting Proposals 1st Floor (Phase 1) | |

| | |
|--------------|---------------------------|
| Project: | Hayes Town Centre |
| Client: | Higgins Construction Plc |
| Date: | September 2022 |
| Scale: | 1:100 @ A1 |
| Drawing No: | HTC-LLA-P1-01-GA-L01-0202 |
| Revision: | C02 |
| Suitability: | S4 - For Construction |
| Project No: | 2641 |

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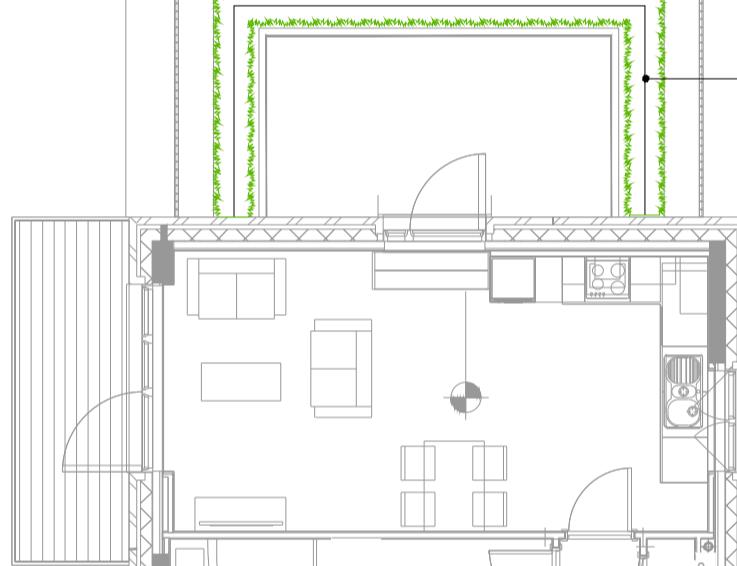
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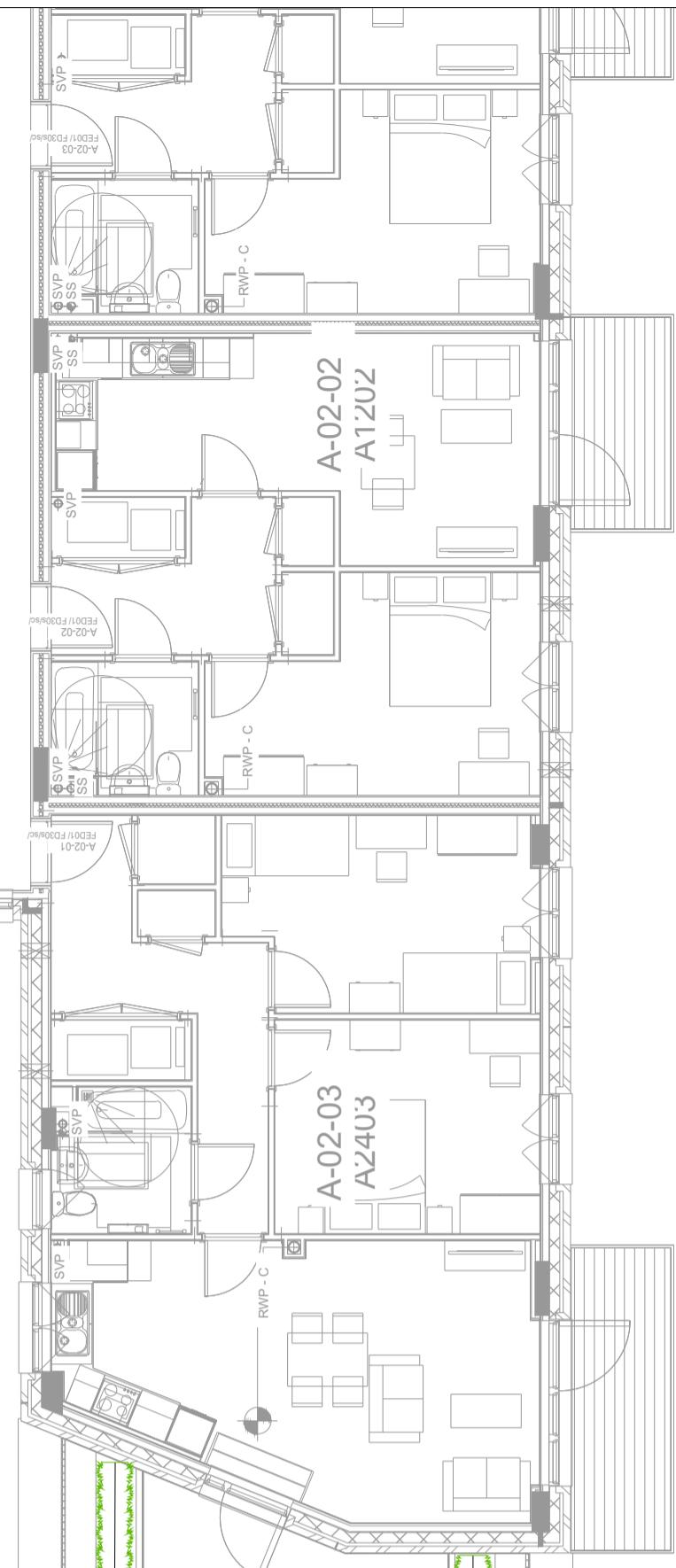
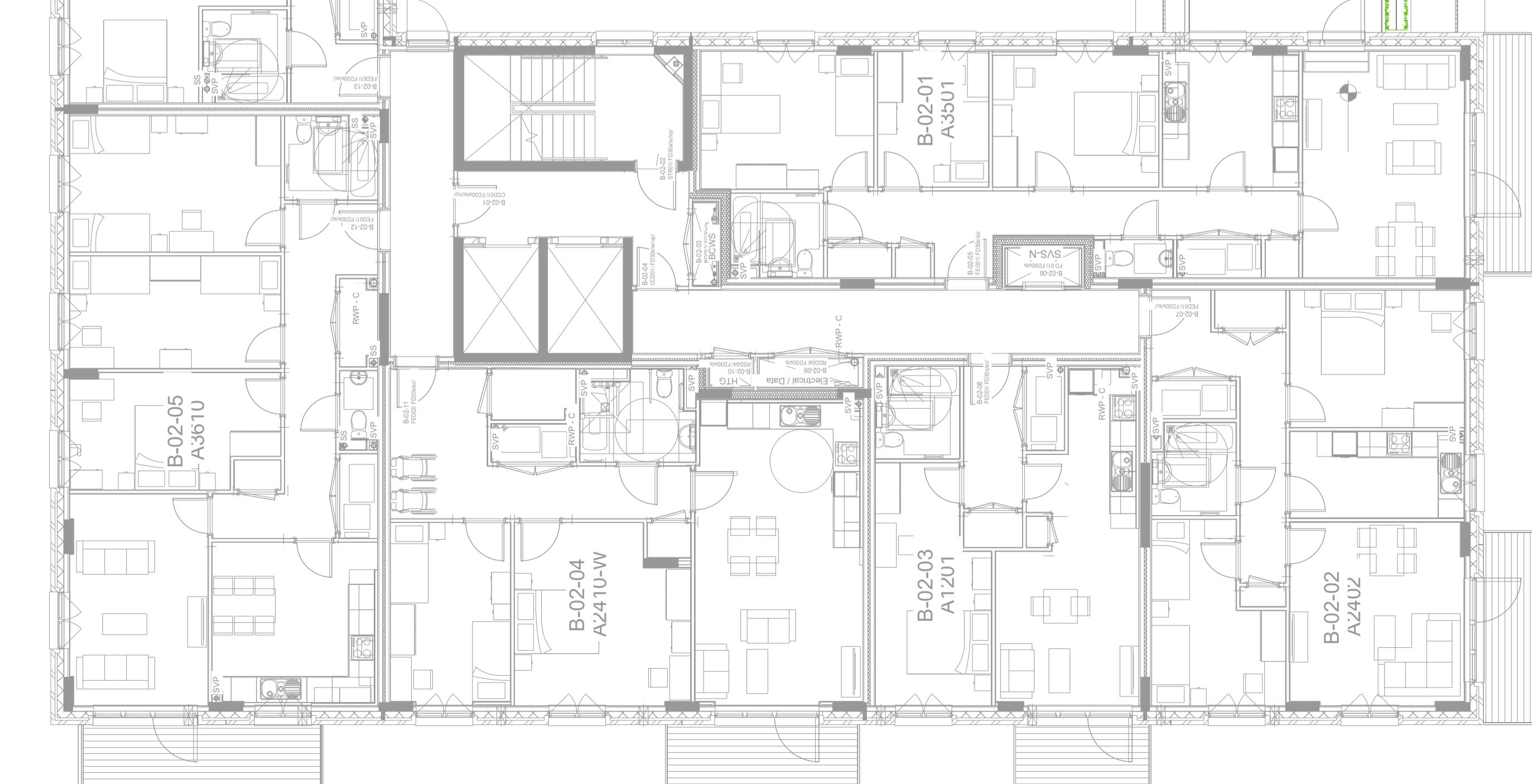
10 No. Viburnum tinus 'Eve Price'

21 No. Viburnum tinus 'Eve Price'



34 No. Viburnum tinus 'Eve Price'

25 No. Viburnum tinus 'Eve Price'



10 No. Viburnum tinus 'Eve Price'

24 No. Viburnum tinus 'Eve Price'

Planting Schedule - 2nd Floor

HEDGING

| Number | Plant Name | Height | Container | Specification | Density |
|--------------|----------------------------|---------|-----------|------------------|---------|
| 124 - | Viburnum tinus 'Eve Price' | 40-60cm | 5L | Bushy: 7 brks: C | 3/m |
| Total :124 - | | | | | |

LEGEND

| | |
|--|---|
| | Proposed hedge |
| | Proposed seeded extensive green roof by Bauder; or similar approved |

All dimensions in millimetres
This drawing is to be used for planting information only
Any species substitution must be verified with the project Landscape Architect
This layout must be checked in accordance with NHBC Standards 2022 (Chapter 4.2 - Building Near Trees, and Chapter 10.2 - Drives, Paths and Landscaping) by the project engineer prior to implementation
Excavations: Contractors must ensure they have full information relating to service and drainage positions before undertaking any excavations
Root barriers to be used in association with tree planting adjacent to kerbs, services, highways etc.
All irrigation by specialists
For CDM information refer to Designers Risk Assessment

FOR OTHER LANDSCAPE DRAWINGS REFER TO THE FOLLOWING:
Detailed Hard Landscape Proposals - 2nd Floor:
- HTC-LA-P1-02-GA-01-0111
Detailed Planting Proposals - Ground Floor:
- HTC-LA-P1-01-GA-01-0201
Detailed Planting Proposals - 1st Floor:
- HTC-LA-P1-01-GA-01-0202
Landscape Construction Details:
- HTC-LA-P1-02-DET-L01-0300 drawing series

0 1 2 5m
Scale in metres

| | | | |
|-----|----------|-------------------------------|-----|
| C02 | 26.05.25 | Window coordination | ML |
| C01 | 23.04.25 | Construction issue | ML |
| P02 | 30.09.22 | Revised to latest arch layout | JL |
| P01 | 16.09.22 | First issue | JL |
| Rev | Date | Description | Drn |

| | |
|--------------|-----------------------------|
| Title | Detailed Planting Proposals |
| Project: | 2nd Floor (Phase 1) |
| Client: | Hayes Town Centre |
| Date: | September 2022 |
| Scale: | 1:100 @ A1 |
| Drawing No: | HTC-LA-P1-02-GA-01-0203 |
| Revision: | C02 |
| Suitability: | S4 - For Construction |
| Project No: | 12641 |

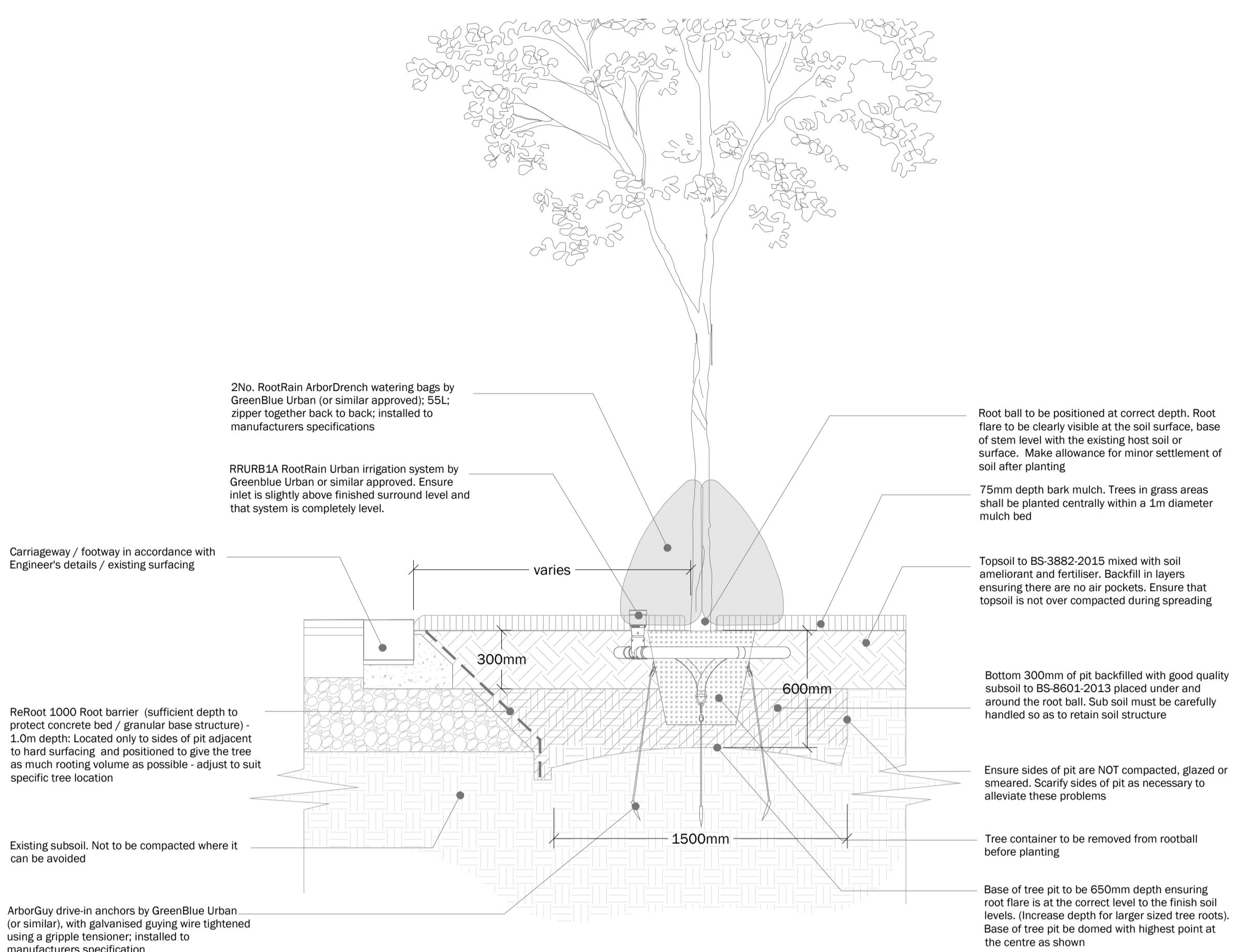
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Drawing No: 12641
Drawing Date: 09/09/2022
Drawing Scale: 1:100
Drawing Revision: C02
Drawing Suitability: S4 - For Construction
Drawing Project No: 12641
Drawing Title: Detailed Planting Proposals

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ASSOCIATES

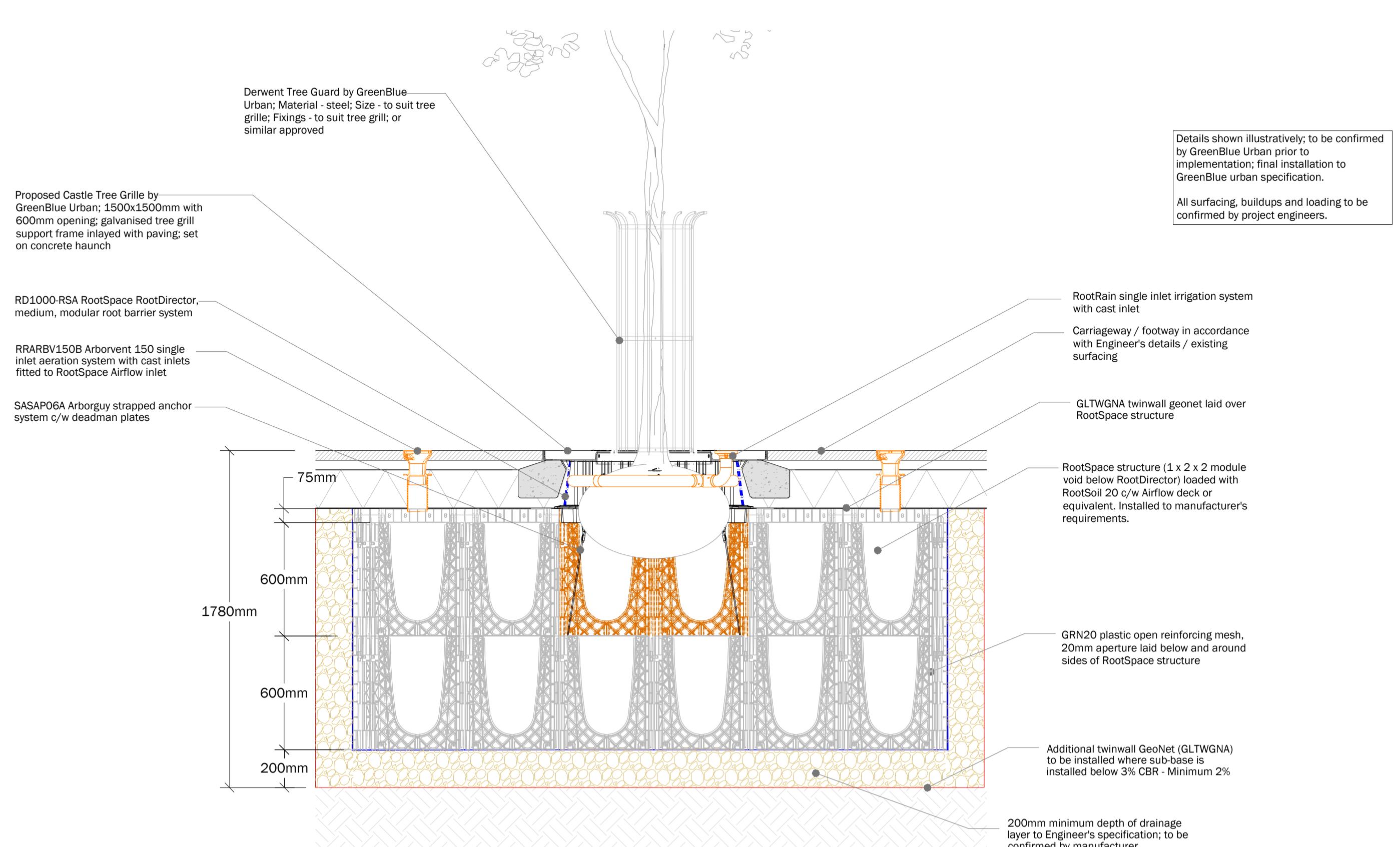


LANDSCAPE ARCHITECTS

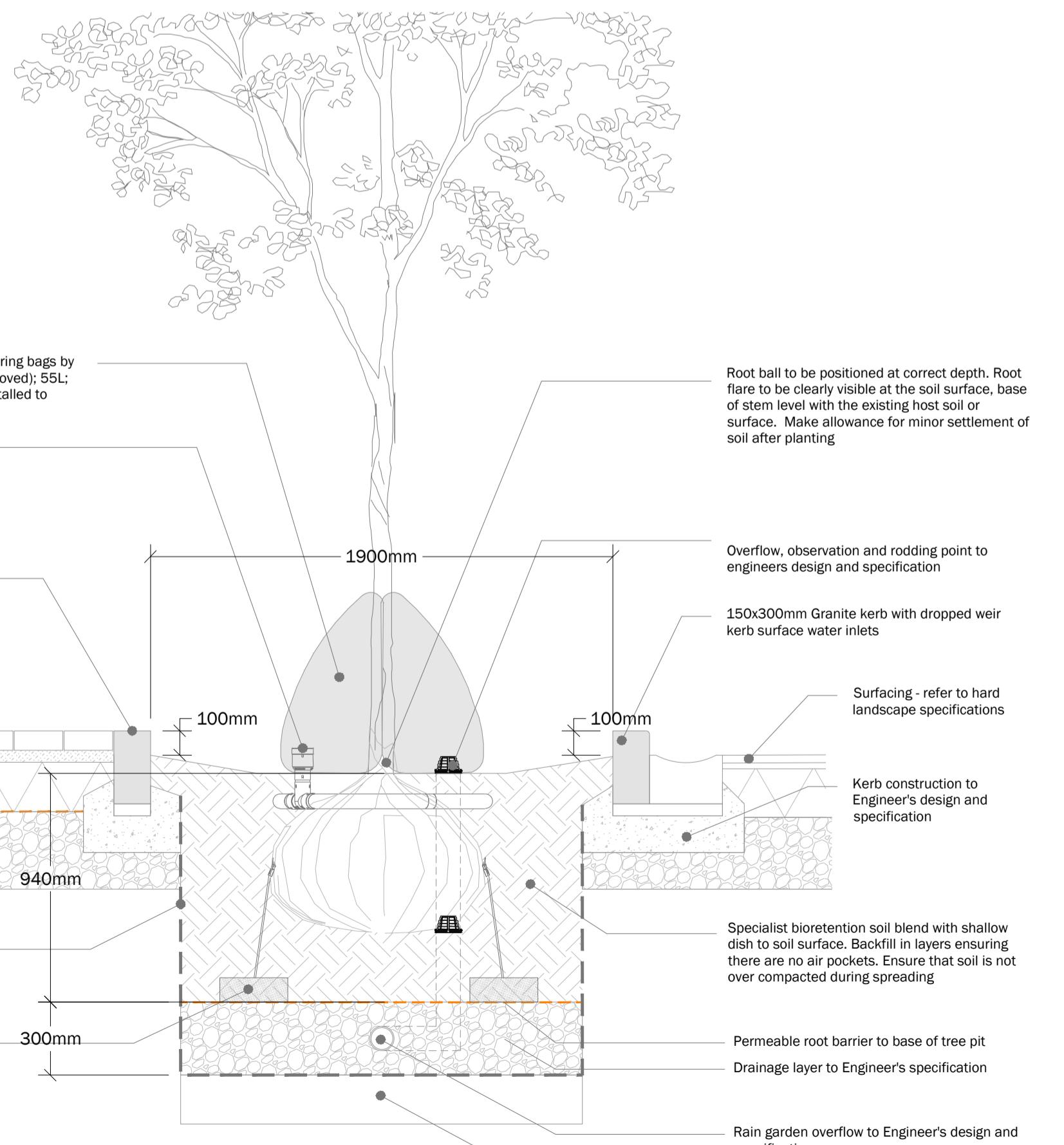
01 Typical tree planting in soft landscape - Clear stem tree with underground guy fixing
Scale 1:20 @ A1



04 Typical tree planting in hard landscape with root cell system
Scale 1:20 @ A1



02 Typical tree planting in rain garden



0 100 500 1000mm

Scale in millimetres 1:20

| Rev. | Date | Description |
|------|----------|---------------------------------------|
| C01 | 23.04.25 | Construction issue; Detail 03 removed |
| P02 | 09.03.23 | Coordination, rationalisation etc. |
| P01 | 27.10.22 | First issue |

| | |
|--------------|--|
| Title: | Landscape Details Tree Planting Details |
| Project: | Hayes Town Centre Estate |
| Client: | Higgins Construction Plc |
| Date: | September 2022 |
| Scale: | 1:20 @ A1 |
| Drawing No: | HTC-LLA-P1-ZZ-DET-L01-0301 |
| Revision: | C01 |
| Suitability: | S4 - For Construction |
| Project No: | 2641 |

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LANDSCAPE SPECIFICATION

SITE PREPARATION (Existing trees)

Topsoil

Existing topsoil within root protection areas of existing trees to be retained shall be maintained as intact as possible, with soil levels maintained as existing. Existing topsoil to only be excavated where planting hole is required for proposed plant as specified below.

Existing topsoil to planting areas outside of root protection areas shall be stripped before building works begin. Imported topsoil shall be to BS3882: 2015 Specification for Topsoil. Topsoil shall be multi-purpose grade, of medium texture, with a high proportion of fertile loamy material. It shall be free from subsoil, rubbish, rubble, contamination, roots of perennial weeds and other materials injurious to plant growth. The maximum stone content of the soil shall be 20%, with the maximum size of stone 25mm in any one dimension. All topsoil shall be stacked in heaps, not exceeding 2m high. During storage, topsoil heaps shall be kept free from compaction, contamination and weeds to BS3882: 2015. Stripped and stored topsoil for reuse on site to be tested to BS3882: 2015 certification, soil to be improved to meet standards prior to reuse if required.

Excavation

Excavation shall NOT be undertaken with machinery within the root protection area of any existing trees or shrubs to be retained. Areas requiring excavation under existing trees are to be hand dug with an arboriculturist present to oversee the work. Unless otherwise indicated areas to be planted / seeded shall be cleared of all surface rubbish and excavated to the dimensions below finished level as follows, when the soil is not waterlogged or frozen. Ensure the location of all services is known before any excavation operations.

Tree pits: To specified detail
Shrub and hedge pit/trench: 300mm deep
Grass areas: 300mm deep
Wildflower meadow areas: Excavate to finished levels

The base of excavated areas outside of root protection areas shall be forked or otherwise cultivated to a depth of 150mm to facilitate drainage and all bricks, stones and other debris, etc. over 75mm in any one dimension shall be removed. Similarly, areas trafficked by construction vehicles shall be ripped to a depth of 150-300mm to relieve compaction.

Backfilling with Subsoil
Where excavated areas are lower than the required depths, bottom of excavations shall be first backfilled with 150mm depth drainage aggregate wrapped in geotextile fabric as specified, then with selected subsoil and lightly consolidated to make up levels. Selected subsoil shall be friable, second quality topsoil or similar and be free of rubbish, roots, stones over 75mm in any one dimension, perennial weeds or other materials injurious to plant growth to BS8601: 2013.

Backfilling with Topsoil
Tree and shrub excavations shall be backfilled, in layers, with clean topsoil (as specified above) thoroughly mixed with planting compost e.g. 'Metcourt Topgrow' compost at a rate of 20 litres/m². An approved tree and shrub fertilizer shall be added to topsoil, prior to backfilling tree-pits.

Cultivation
Prior to cultivation if planting / seeding areas are weed infested, weed growth to be strimmed, the arisings removed and re-growth treated with an approved herbicide ie Glyphosate. Treatment to be undertaken in the growing season preceding planting, at a minimum 4 weeks prior to works to allow for repeat treatment if necessary.

Cultivation shall not be undertaken within the root protection area of any existing trees to be retained, without prior agreement from the Local Planning Authority. Topsoil shall be cultivated by hand or machine prior to planting, with minimal compaction by machine. Cultivate to the following depths and tilth, removing all rubbish, vegetation, perennial weeds, roots, stones over 25mm in any one dimension and rake to even levels.

Planting areas: 300mm deep cultivation to medium tilth
Turf areas: 150mm deep cultivation to medium tilth raked to a smooth evenly firmed bed
Wildflower grassland areas: 150mm deep cultivation to medium tilth raked to a smooth evenly firmed bed

Wildflower grassland areas: Where un-excavated areas are to be laid with wildflower grassland turf, the topsoil shall be cultivated to turn the soil over to a depth of 300mm to bring subsoil to the surface. Elsewhere, excavated areas to be seeded with wildflower grassland mix to be backfilled to finished levels with subsoil (as above).

PLANTING

Plant Stock and Timing

Plant material and operations shall conform to BS8545 : 2014, BS 3936 Nursery Stock (Parts 1-10), BS 4428 : 1989, BS 4043 : 1989 and BS 5837 : 2012. The planting season shall be from the 1st November to the 1st March. Container grown stock may be planted outside this season if accompanied by daily watering, or as necessary to ensure healthy establishment. Planting shall not be carried out during periods of frost, drought, cold drying winds or when the soil is waterlogged or frozen.

Planting

All planting that is within the root protection area of existing trees to be retained, shall be undertaken by hand and positions altered should tree roots be encountered, in order to avoid damage to the root system.

All plants shall be set out evenly over the areas as indicated, to the density and quantities shown. All plants shall be planted upright at the same depth as the nursery soil level and evenly spaced, leaving room for growth. All restrictive containers shall be removed with roots not twisted. Immediately following planting, all plants shall be watered-in to field capacity.

Container grown and root balled plants shall be planted in a planting pit sufficient to accommodate the plant without causing root damage, with a minimum 50mm backfill beyond the root ball extent. Plants to be firmed, watered-in and dead, damaged or lopsided branches shall be removed after planting. Bare-root plants shall be slit planted, incorporating an approved high phosphate, slow-release fertilizer.

Tree Planting and Support
Trees planted in landscape areas shall be installed as specified in landscape detail.

All trees to be firmed in after planting. All trees shall have irrigation / aeration system units fitted to fully surround the root ball.

Hedge Planting

Hedges shall be planted in a single row as per detail. Dead, damaged or straggly branches shall be removed after planting. All transplants in hedge and native mixes shall be fitted with individual protection i.e. shrub shelters, spiral guards as specified, or alternatively the planting areas shall be protected with rabbit-proof fencing. All shrub shelters / spiral guards shall be black or green, adequately supported and installed to allow for expansion.

Bulb Planting

Bulbs shall be planted according to species and good horticultural practice. Swathes of bulbs shall be randomly planted in groups as specified, avoiding straight lines and / or formal layout unless otherwise shown.

Mulching

Prior to the application of mulch the planting areas shall be completely weed free and watered sufficiently to achieve field capacity. The surface of the planting areas shall be mulched with a minimum 75mm depth layer of 15-65mm nominal particle size, dark, matured woodchip mulch, ensuring that the low branches of trees, shrubs and/or herbaceous plants are NOT smothered.

Mulch shall be an approved product and completely weed and weed seed free. The mulch shall be topped-up to maintain, after settlement, a depth of not less than 50mm. Trees in grass areas shall be planted centrally within a 1m diameter mulch bed, to be mulched to 75mm deep. 200mm diameter mulch bed to be laid around existing trees. The surface of mulch to be 10mm below the surface of adjacent lawn / hard surface.

GRASS AREAS

Turf (Grass and Wildflower grassland turf)

Turf shall accord with BS 3969: 1998, it shall be good quality meadow / cultivated, amenity turf free from weeds and be laid on even, prepared ground (as detailed above), during periods of suitable warm and moist weather conditions. Pre-turfing fertiliser shall be applied to manufacturer's recommendations and turf shall be laid in accordance with BS 4428: 1989.

Turf shall be laid with broken joints well-butted up, working from timber planks to avoid damaging turf when laying. Water as necessary to avoid shrinkage and achieve satisfactory establishment. Undertake good horticultural practice to ensure establishment of a healthy grass sward.

AFTERCARE PERIOD

Regular Visits

During the specified Aftercare Period maintenance visits shall be carried out, at least monthly from April to September and twice during the dormant season to carry out the following operations to establish healthy growing plants / grass in weed free areas: watering, firming-up, removal of litter, pest and disease control, general pruning, checking guards, ties and stakes, weed control, grass cutting and autumn tidying. All arisings shall be carted away and the site shall be left clean and tidy at all times.

Watering

All planting and grass areas shall not be allowed to dry out and shall be kept well watered during the growing season, ensuring the soil is kept moist at all times but avoiding waterlogging.

Replacement Planting

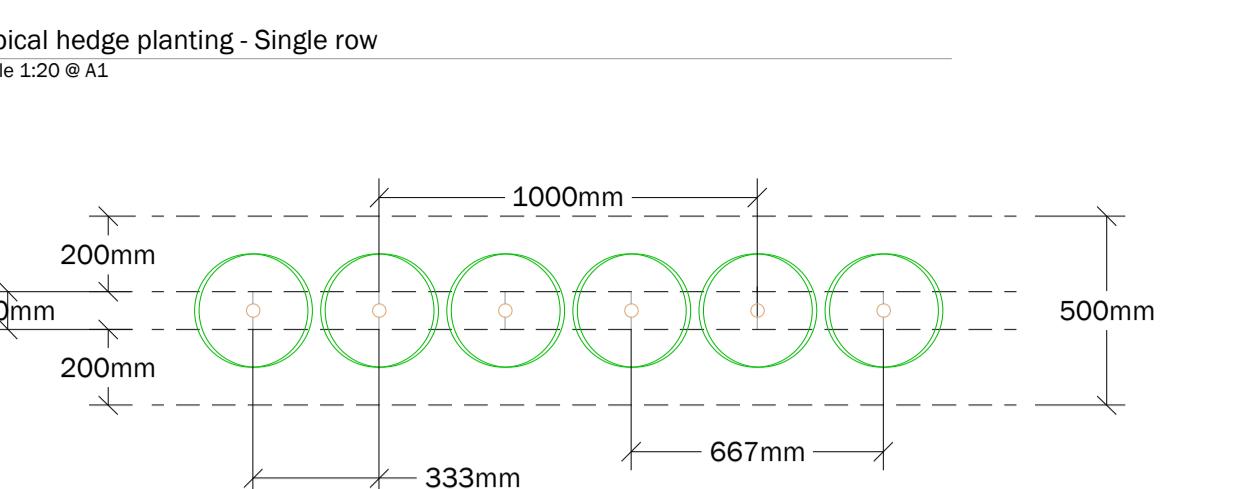
During each August within the Aftercare Period an inspection shall be made and all plants that have died, are missing, damaged or have failed to thrive, shall be noted and replaced in the following planting season.

Grass Cutting

During the first and subsequent growing seasons amenity grass shall be kept at a height of 25mm to 50mm. Any bare patches are to be resown. Selective weed control shall be undertaken as necessary once the sward is sufficiently established.

Wildflower Grassland Cutting

During the first growing season cut wildflower grassland every 2 months to a height of 40-60mm and in subsequent growing seasons cut to 40-60mm height during late March and late August / early September or as specified. All arisings shall be collected and removed from the site to avoid smothering the sward and to reduce nutrient levels. Spot treat perennial weeds with Glyphosate at the manufacturer's recommended dose rate / or hand pull.



| | | | |
|--------------------------|-----------------------------|--------------------|-----|
| C01 | 23.04.25 | Construction issue | ML |
| P01 | 27.10.22 | First issue | JL |
| Rev | Date | Description | Drn |
| Title: Landscape Details | | | |
| Project: | Hayes Town Centre Estate | | |
| Client: | Higgins Construction Plc | | |
| Date: | October 2022 | | |
| Scale: | 1:20 @ A1 | | |
| Drawing No: | HTC-LLA-P1-GND-DET-L01-0302 | | |
| Revision: | C01 | | |
| Suitability: | S4 - For Construction | | |
| Project No: | 12641 | | |

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LIZ LAKE
ASSOCIATES

LANDSCAPE ARCHITECTS

HAYES TOWN CENTRE, PHASE 1

LANDSCAPE MANAGEMENT PLAN

SCHEDULE OF IMPLEMENTATION

June 2025

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- Expert Witness
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- Education
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