

AVD-LLA-ZZ-ZZ-RP-L01-1601_P02

Landscape Management Plan – Phases 1B & 2

Avondale Drive, Hayes

Higgins Partnerships

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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
AVD-LLA-ZZ-GND-GA-L01-1101	Detailed Hard Landscape Proposals – GF – 1 of 5
AVD-LLA-ZZ-GND-GA-L01-1102	Detailed Hard Landscape Proposals – GF – 2 of 5
AVD-LLA-ZZ-GND-GA-L01-1103	Detailed Hard Landscape Proposals – GF – 3 of 5
AVD-LLA-ZZ-GND-GA-L01-1104	Detailed Hard Landscape Proposals – GF – 4 of 5
AVD-LLA-ZZ-GND-GA-L01-1105	Detailed Hard Landscape Proposals – GF – 5 of 5
AVD-LLA-ZZ-01-GA-L01-1106	Detailed Hard Landscape Proposals – 1 st Floor – 1 of 2
AVD-LLA-ZZ-01-GA-L01-1107	Detailed Hard Landscape Proposals – 1 st Floor – 2 of 2
AVD-LLA-ZZ-GND-GA-L01-1201	Planting Proposals – GF – 1 of 5
AVD-LLA-ZZ-GND-GA-L01-1202	Planting Proposals – GF – 2 of 5
AVD-LLA-ZZ-GND-GA-L01-1203	Planting Proposals – GF – 3 of 5
AVD-LLA-ZZ-GND-GA-L01-1204	Planting Proposals – GF – 4 of 5
AVD-LLA-ZZ-GND-GA-L01-1205	Planting Proposals – GF – 5 of 5
AVD-LLA-ZZ-01-GA-L01-1206	Planting Proposals – 1 st Floor – 1 of 2
AVD-LLA-ZZ-01-GA-L01-11207	Planting Proposals – 1 st Floor – 2 of 2
AVD-LLA-ZZ-ZZ-DET-L01-1301	Tree Planting Details
AVD-LLA-ZZ-ZZ-DET-L01-1302	Landscape Specification & Hedge 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 Avondale Drive, Hayes, Phases 1B and 2 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 and create high quality landscaped area of public realm.

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.
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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 public realm and communal areas 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 and public realm 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.
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3 MANAGEMENT PLAN FOR EXISTING VEGETATION

3.1 Operation 1: Management of Existing Trees and Hedging

Trees General

- 3.1.1 The current arboricultural Impact assessment by Middlemarch and proceeding detailed arboricultural reports produced for this site should be made available to the management company to reference.
- 3.1.2 All existing trees located within the ownership boundary of this site are subject to this management report. All trees adjacent to the site which are not within the ownership boundary but of which the branches and roots encroach on the site are to be assessed and dealt with under common law guidelines for nuisance and or dangerous trees and vegetation as required.
- 3.1.3 Trees in areas of human activity, i.e. near paths or roads, should as a minimum be subject to full annual assessments and inspected after significant windy weather to ensure damaged or fallen trees are not a danger.
- 3.1.4 Any trees suspected of providing suitable hibernation roosts for bats are to be inspected by a licensed bat worker and works to be undertaken in accordance with 'Best Working Practise', as specified by The Bat Conservation Trust.
- 3.1.5 Any removal of ivy from tree trunks should take into consideration the potential to provide foraging and commuting habitat for bats. Refer to the current ecological survey to determine the need to retain ivy.
- 3.1.6 Any works are to be undertaken at a time to avoid the bird breeding season and preferably during the winter months unless more urgent action is required.
- 3.1.7 Following any inspection, a schedule should be provided of essential remedial surgery/other works or tree removal required for public safety/tree health reasons, this should then be supplied to the management company. Works are to be carried out in accordance with BS 3998 - 2010 Tree Work - recommendations or refer to 'the

current document' of that standard. All tree works to be undertaken by a qualified tree surgeon and works supervised by a qualified Arboriculturalist.

3.1.8 Any reports from residents about trees in the communal areas to be passed to the landowner. These may include;

- Trees overhanging property;
- Tree root by drains;
- Trees blocking natural light;
- Trees blocking visibility splays on highways;
- Trees causing damage to surfacing or structures.

Existing Mature Trees

3.1.9 Existing mature trees are to be subject to minimal arboricultural works, to ensure public safety but also to enhance their longevity, their value to the setting of the site and to optimise their wildlife potential.

3.1.10 Trees in the public open spaces are to be managed to reflect the context of the site, species, age and condition. Maintenance should enhance the trees potential for growth in full height and spread.

3.1.11 Mature/veteran trees will require some ongoing maintenance including removal of dead wood if deemed necessary by a qualified arborist. Tree felling if required due to damage or poor condition must take in to account the legal restrictions against imminent risk. Deadwood is to be considered for retention as a habitat enhancement where deemed suitable for ecology and in agreement with the landowner.

4 MANAGEMENT PLAN FOR NEW PLANTING

4.1 Operation 2: New Trees

- 4.1.1 **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

- 4.1.2 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.
 - 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. All weed control must be undertaken by hand without the use of chemicals.
- 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.

4.1.3

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

4.1.4

Regular maintenance visits should be made at quarterly intervals each year. 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.

- 4.1.5 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.
- 4.1.6 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.
- 4.1.7 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. All weed control must be undertaken by hand without the use of chemicals. 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 to ensure healthy growth.
- 4.1.8 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.
- 4.1.9 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.

- 4.1.10 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.

4.2 **Operation 3: 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

- 4.2.1 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. For low hedging species, e.g. *Ilex crenata* & *Sarcococca*, the aim is to produce a hedge of a maximum height approximately 0.8m. 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.
- 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.
- 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.

4.2.2 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.

4.2.3 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

4.2.4 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.

- 4.2.5 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.
- 4.2.6 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). Low hedging species, e.g. *Ilex crenata* & *Sarcococca*, are to reach approximately 0.8m total height. Laterals should be trimmed back annually to rectangular shape, to encourage dense bushy growth and create a symmetrical hedge.
- 4.2.7 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.
- 4.2.8 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.
- 4.2.9 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.

- 4.2.10 Following completion of the Establishment Period, the need for both watering and weed control is likely to be reduced.
- 4.2.11 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.
- 4.2.12 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.

4.3 Operation 4: Ornamental Shrubs and Herbaceous Planting

- 4.3.1 **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

- 4.3.2 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. All weed control is to be undertaken by hand.
- 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.
- 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.

4.3.3 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

4.3.4 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.

4.3.5 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. All weed control is to be undertaken by hand. 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.

- 4.3.6 Regular monitoring for pests and diseases will also be needed on an ongoing basis and any necessary control measures undertaken as soon as possible.
- 4.3.7 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.
- 4.3.8 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.
- 4.3.9 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.
- 4.3.10 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.
- 4.3.11 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.

- 4.3.12 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.
- 4.3.13 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.

4.4 **Operation 5: Short Amenity Grass**

- 4.4.1 **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

- 4.4.2 Areas of newly seeded/turfed grass to be subject to establishment maintenance during the first year after seeding.
- 4.4.3 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. All subsequent cutting; the frequency and number of cuts within a growing season will be undertaken as required 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.
- 4.4.4 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.
- 4.4.5 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

- 4.4.6 Areas of short grass once established for twelve months are to be cut to keep grass below 50mm. The frequency and number of cuts within the growing season, likely between March and October to maintain the grass between 25 - 50mm. However, it 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.
- 4.4.7 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.
- 4.4.8 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.
- 4.4.9 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.
- 4.4.10 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.
- 4.4.11 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.

- 4.4.12 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.

4.5 Operation 6: Native Wildflower Meadows and Grassland

- 4.5.1 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.
- 4.5.2 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.
- 4.5.3 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

- 4.5.4 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.
-

5.1 Operation 7: Rain Gardens

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

Establishment and Maintenance of rain gardens

- 5.1.2 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 to compact soil from foot traffic, thus reducing drainage potential.
- 5.1.3 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.
- 5.1.4 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.
- 5.1.5 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.
- 5.1.6 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).

- 5.1.7 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.

5.2 **Operation 8: 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

- 5.2.1 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. Any loose, damaged or missing elements of play equipment to be reported. Any repairs or replacements are to using manufacturers materials as directed. Play equipment to be kept clean and suitable for use without compromise of health and safety of any user. Grass mats to be secure, level, with no movement or raised edges and free of stones and debris. Bonded rubber mulch safety surfacing to be checked for damage, shrinkage and trip hazards. Play in rain gardens and planting areas to be checked for external objects within safe zones.

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

Routine Site Monitoring

- 5.2.3 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.

- 5.2.4 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.
- 5.2.5 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.
- 5.2.6 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.
- 5.2.7 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.
- 5.2.8 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.
- 5.2.9 Gritting and snow clearance to be undertaken on an 'as required' basis to all paths and other hard surfaced areas.

- 5.2.10 Any unauthorised use of the areas or vandalism/graffiti/loitering 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.

5.3 Operation 9: Wire Trellis System

Objective: Ensure that the fixtures are maintained and in good condition, without the risk of degradation through natural processes or abuse.

Routine Site Monitoring

- 5.3.1 Wire rope and tensile structures must be periodically checked for functional integrity and damage; this is the operator's responsibility. Trained technicians should perform these inspections at least once a year. The operator must define the nature and scope of these inspections.
- 5.3.2 Suspension and guy ropes must be visually checked for broken wires, compression points, kinks, and tension. End connectors must also be inspected for damage and corrosion. Particular attention must be paid to safety elements such as nuts or retaining rings; they must be present and correctly tightened.
- 5.3.3 The tensile structure must be visually inspected for compression points and kinks as well as for broken ropes, strands, and individual wires. Connecting ropes between the tensile structure and the surrounding construction must also be checked for damage.
- 5.3.4 General structural and accessory components with a loadbearing function must be visually checked for damage and corrosion. Welds and threaded connections must be inspected with particular care.
- 5.3.5 Regularly occurring rainfall will wash away accumulated dirt. Precipitation reduces or may even eliminate the need for additional cleaning. It must be assured that the rain is free of residues and contaminants and that all components are uniformly wetted.

5.3.6

If sheltered from rain by structures or foliage and/or lack of rainfall then accumulated dirt will need to be removed every 6 months. They should be hosed down gently with water to remove loose particles. If necessary, clean with (warm) water with a mild detergent and wiped with a cloth or a plastic brush. Then rinse with water and dry if applicable. Under no circumstances should stainless steel cleaning agents be used.

AVONDALE DRIVE, HAYES

LANDSCAPE MANAGEMENT PLAN

DRAWINGS

December 2025

APPENDIX A DRAWINGS	
DRAWING NUMBER	DRAWING TITLE
AVD-LLA-ZZ-GND-GA-L01-1101	Detailed Hard Landscape Proposals – GF – 1 of 5
AVD-LLA-ZZ-GND-GA-L01-1102	Detailed Hard Landscape Proposals – GF – 2 of 5
AVD-LLA-ZZ-GND-GA-L01-1103	Detailed Hard Landscape Proposals – GF – 3 of 5
AVD-LLA-ZZ-GND-GA-L01-1104	Detailed Hard Landscape Proposals – GF – 4 of 5
AVD-LLA-ZZ-GND-GA-L01-1105	Detailed Hard Landscape Proposals – GF – 5 of 5
AVD-LLA-ZZ-01-GA-L01-1106	Detailed Hard Landscape Proposals – 1 st Floor – 1 of 2
AVD-LLA-ZZ-01-GA-L01-1107	Detailed Hard Landscape Proposals – 1 st Floor – 2 of 2
AVD-LLA-ZZ-GND-GA-L01-1201	Planting Proposals – GF – 1 of 5
AVD-LLA-ZZ-GND-GA-L01-1202	Planting Proposals – GF – 2 of 5
AVD-LLA-ZZ-GND-GA-L01-1203	Planting Proposals – GF – 3 of 5
AVD-LLA-ZZ-GND-GA-L01-1204	Planting Proposals – GF – 4 of 5
AVD-LLA-ZZ-GND-GA-L01-1205	Planting Proposals – GF – 5 of 5
AVD-LLA-ZZ-01-GA-L01-1206	Planting Proposals – 1 st Floor – 1 of 2
AVD-LLA-ZZ-01-GA-L01-11207	Planting Proposals – 1 st Floor – 2 of 2
AVD-LLA-ZZ-ZZ-DET-L01-1301	Tree Planting Details
AVD-LLA-ZZ-ZZ-DET-L01-1302	Landscape Specification & Hedge Planting Details



LEGEND

Surfacing

- S1 Proposed macadam surfacing; to engineers details
- S2 Proposed Tegula block paving by Marshalls; 3 size mix; 80mm depth; colour - Pennant Grey; stretcher bond; or similar approved
- S3 Proposed Tegula block paving by Marshalls; 240x160x60mm; colour - Burnt Ochre; stretcher bond; or similar approved
- S4 Proposed Saxon flag paving by Marshalls; colour - natural; 400x400x50mm; stretcher bond; or similar approved
- S5 Proposed EDPM rubber play surfacing by RTC; Colour - eggshell; or similar approved
- S6 Proposed Conservation X Settpaving by Marshalls; 100x100x100mm; stretcher bond; or similar approved
- S7 Proposed permeable Flexistone bound aggregate surfacing by Kbi; colour - Oyster Quartz; to match Phase 1; or similar approved

Kerbs and Edging

- K1 Proposed British Standard kerb by Marshalls; size - 125mm; with upstand; to highways; or similar approved
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- K3 Proposed Conservation kerb by Marshalls; laid flush; size 125mm; colour - Natural; or similar approved
- K4 Proposed Conservation X Edging by Marshalls; size - 63mm; laid flush; or similar approved
- E1 Proposed Fort metal edging by Kinley; laid flush; galvanised finish; or similar approved

Boundary Treatments

- B1 Proposed Rimini railings by Lang + Fulton; 1150mm height; PPC to match architectural metalwork; or similar approved
- B2 Proposed Modena railings by Lang + Fulton; 2100mm height; PPC to match architectural metalwork; or similar approved
- B3 Proposed Modena railings by Lang + Fulton; 1200mm height; PPC to match architectural metalwork; or similar approved
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- G1 Proposed Rimini gates by Lang + Fulton; 1150mm height; to match railings; or similar approved
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Furniture

- F1 Proposed Elements bench by Furnitubes; hardwood slats; open box supports; with armrests & backrests; metalwork colour - RAL 4004 (Claret); 2450 (l)x510(w)x450mm(h); or similar approved
- F2 Proposed mixed cube seat by Woodscape; FSC hardwood; 450x450x450mm; or similar approved
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- F4 Proposed Arca litter bin by Furnitubes; square; 1 aperture; steel with timber slats; 550x530x840mm; with stubber & ash waste liner (1 side); metalwork PPC to RAL 7016; or similar approved
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- F6 Proposed ArborSystem by GreenBlue Urban; structural loading bearing tree cells; or similar approved
- F7 Proposed ArboResin tree pit surfacing by Greenblue Urban; or similar approved

Play Equipment

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Soft landscape; refer to Detailed Planting Proposals

- Existing tree; refer to arboricultural report
- Proposed tree
- Proposed hedge
- Proposed planting
- Proposed wildflower meadow turf
- Proposed grass

DRAWING FOR PLANNING PURPOSES ONLY, DO NOT CONSTRUCT FROM THIS DRAWING

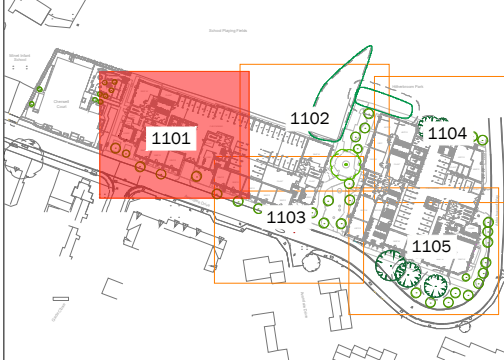
ALL DRAINAGE (INCLUDING LEVELS) TO ENGINEERS DETAILS

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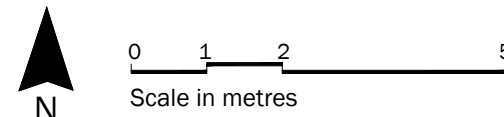
ALL BUILDUPS AND RETAINING STRUCTURES TO ENGINEERS DETAILS

FOR OTHER LANDSCAPE DRAWINGS REFER TO THE FOLLOWING:

- Landscape Masterplan - AVD-LLA-ZZ-ZZ-GA-L01-1001
- Detailed Hard Landscape Proposals - AVD-LLA-ZZ-GND/O1-GA-L01-1100 series
- Detailed Planting Proposals - AVD-LLA-ZZ-GND/O1-GA-L01-1200 series
- Landscape Specification and Details - AVD-LLA-ZZ-ZZ-DEF-L01-1301 & 1302
- Play Proposals - AVD-LLA-ZZ-ZZ-GA-L01-1401



Location Plan - Not to Scale



P02	04.12.25	Design development	ML	AF
P01	24.10.25	First issue	CT	ML
Rev	Date	Description	Dm	Chk

Title: Detailed Hard Landscape Proposals
Project: Avondale Drive, Hayes
Client: Higgins Partnerships
Date: October 2025
Scale: 1:100 @ A1
Drawing No: AVD-LLA-ZZ-GND-GA-L01-1101
Revision: P02
Suitability: S3 - For Design
Project No: 2640A2

T: +44 (0)1279 647044 E: office@lize.co.uk www.lize.co.uk

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Scale in metres

LIZ LAKE ASSOCIATES
LANDSCAPE ARCHITECTS



FOR CONTINUATION REFER TO DRAWING
AVD-LLA-ZZ-GND-GA-L01-1101

FOR CONTINUATION REFER TO DRAWING
AVD-LLA-ZZ-GND-GA-L01-1103

FOR CONTINUATION REFER TO DRAWING
AVD-LLA-ZZ-GND-GA-L01-1104

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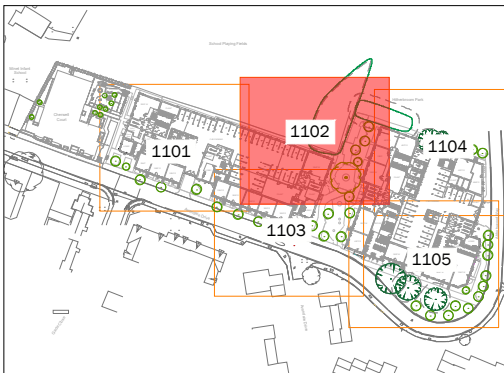
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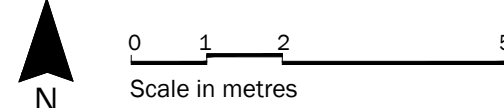
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Location Plan - Not to Scale



P02	04.12.25	Design development	ML	AF
P01	24.10.25	First issue	CT	ML
Rev	Date	Description	Dm	Clk

Title: Detailed Hard Landscape Proposals
Ground Floor - 2 of 5

Project: Avondale Drive, Hayes
Client: Higgins Partnerships

Date: October 2025
Scale: 1:100 @ A1

Drawing No: AVD-LLA-ZZ-GND-GA-L01-1102
Revision: P02
Suitability: S3 - For Design

Project No: 2640A2

FOR CONTINUATION REFER TO DRAWING
AVD-LLA-ZZ-GND-GA-L01-1101

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AVD-LLA-ZZ-GND-GA-L01-1102

FOR CONTINUATION REFER TO DRAWING
AVD-LLA-ZZ-GND-GA-L01-1105

LEGEND

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Existing tree; refer to arboricultural report

Proposed tree

Proposed hedge

Proposed planting

Proposed wildflower meadow turf

Proposed grass

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- AVD-LLA-ZZ-GA-L01-1001

Detailed Hard Landscape Proposals

- AVD-LLA-ZZ-GND/01-GA-L01-1100 series

Detailed Planting Proposals

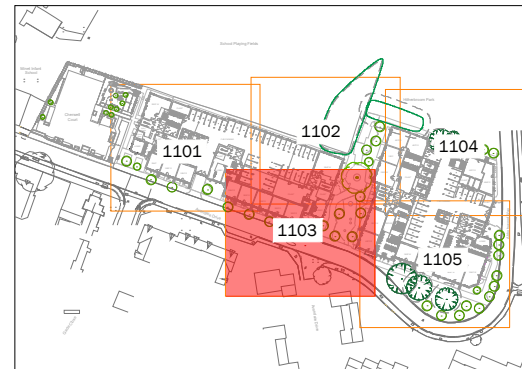
- AVD-LLA-ZZ-GND/01-GA-L01-1200 series

Landscape Specification and Details

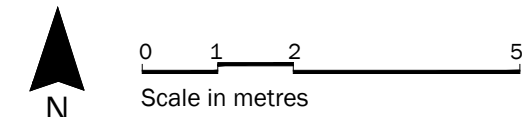
- AVD-LLA-ZZ-ZE-DET-L01-1301 & 1302

Play Proposals

- AVD-LLA-ZZ-GA-L01-1401



Location Plan - Not to Scale



N

Scale in metres

P02	04.12.25	Design development	ML	AF
P01	24.10.25	First issue	CT	ML
Rev	Date	Description	Dm	Chk

Title:	Detailed Hard Landscape Proposals
Project:	Avondale Drive, Hayes
Client:	Higgins Partnerships
Date:	October 2025
Scale:	1:100 @ A1
Drawing No:	AVD-LLA-ZZ-GND-GA-L01-1103
Revision:	P02
Suitability:	S3 - For Design
Project No:	2640A2

T: +44 (0)1279 647044 E: office@lizlake.com www.lizlake.com

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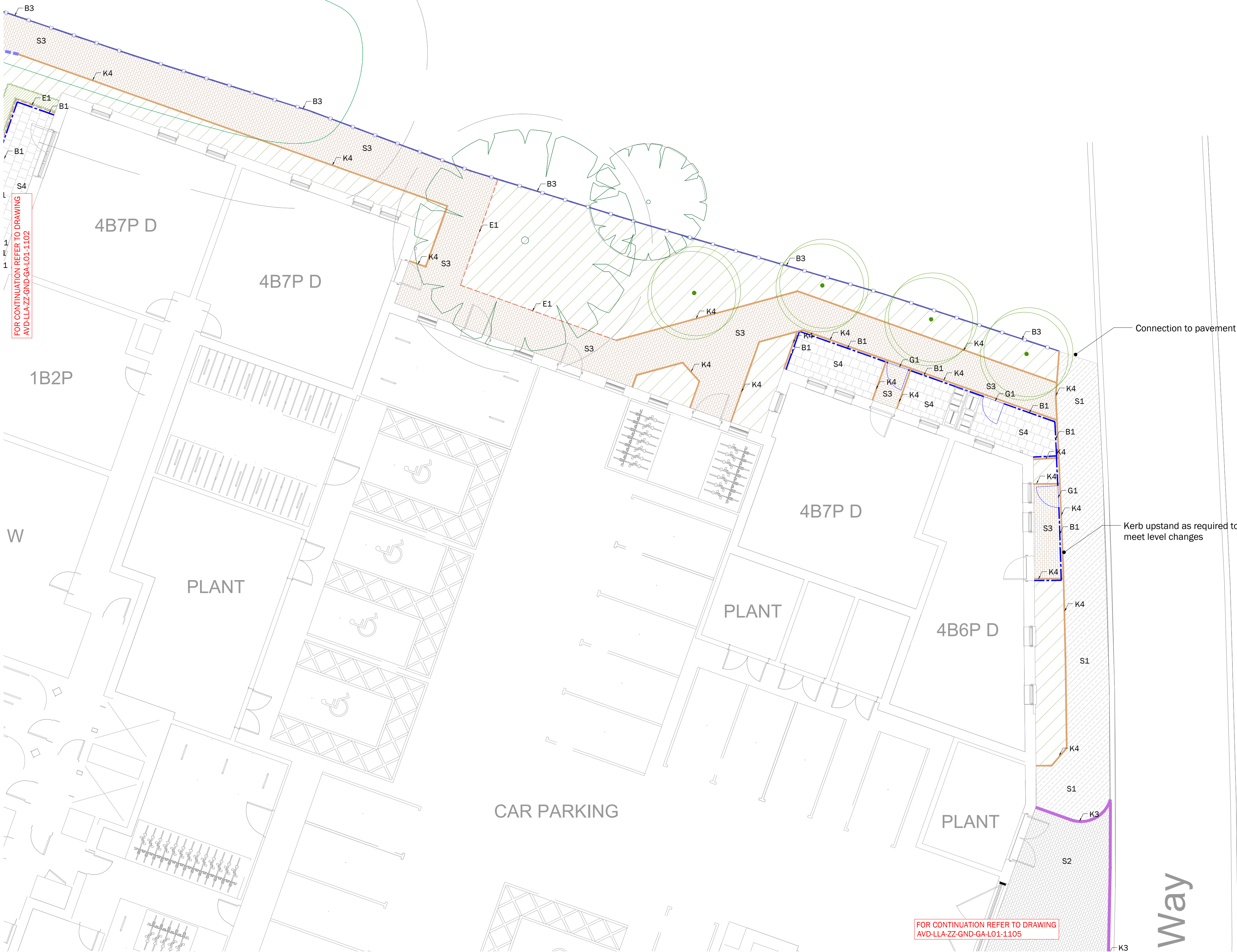
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This drawing and/or information and/or mapping from a number of sources and its accuracy should be verified on site.

LIZ LAKE ASSOCIATES
LANDSCAPE ARCHITECTS

Hitherbroom Park

v for new
om Park



LEGEND

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- S2** Proposed Tegula block paving by Marshalls; 3 size mix; 80mm depth; colour - Pennant Grey; stretcher bond; or similar approved
- S3** Proposed Tegula block paving by Marshalls; 240x160x60mm; colour - Burnt Ochre; stretcher bond; or similar approved
- S4** Proposed Saxon flag paving by Marshalls; colour - natural; 400x400x50mm; stretcher bond; or similar approved
- S5** Proposed EDPM rubber play surfacing by RTC; Colour - eggshell; or similar approved
- S6** Proposed Conservation X Settpaving by Marshalls; 100x100x100mm; stretcher bond; or similar approved
- S7** Proposed permeable Flexistone bound aggregate surfacing by KBI; colour - Oyster Quartz; to match Phase 1; or similar approved

Kerbs and Edging

- K1** Proposed British Standard kerb by Marshalls; size - 125mm; with upstand; to highways; or similar approved
- K2** Proposed EDENKERB by Marshalls; for rain gardens; size - 125mm; EDENKERB positioned at intervals to tie in with Conservation X Kerbs; or similar approved
- K3** Proposed Conservation kerb by Marshalls; laid flush; size 125mm; colour - Natural; or similar approved
- K4** Proposed Conservation X Edging by Marshalls; size - 63mm; laid flush; or similar approved
- E1** Proposed Fort metal edging by Kinley; laid flush; galvanised finish; or similar approved

Boundary Treatments

- B1** Proposed Rimini railings by Lang + Fulton; 1150mm height; PPC to match architectural metalwork; or similar approved
- B2** Proposed Modena railings by Lang + Fulton; 2100mm height; PPC to match architectural metalwork; or similar approved
- B3** Proposed Modena railings by Lang + Fulton; 1200mm height; PPC to match architectural metalwork; or similar approved
- B4** Proposed timber closeboard fencing; FSc certified; 2400mm height; or similar approved
- G1** Proposed Rimini gates by Lang + Fulton; 1150mm height; to match railings; or similar approved
- G2** Proposed Rimini gates by Lang + Fulton; 2100mm height; to match railings; or similar approved

Furniture

- F1** Proposed Elements bench by Furnitubes; hardwood slats; open box supports; with armrests & backrests; metalwork colour - RAL 4004 (Claret); 2450 (l)x510(w)x450mm(h); or similar approved
- F2** Proposed mixed cube seat by Woodscape; FSC hardwood; 450x450x450mm; or similar approved
- F3** Proposed Sheffield Cycle Stand by Furnitubes; stainless steel; or similar approved
- F4** Proposed Arca litter bin by Furnitubes; square; 1 aperture; steel with timber slats; 550x530x840mm; with stubber & ash waste liner (1 side); metalwork PPC to RAL 7016; or similar approved
- F5** Proposed tensioned wire trellis system by S3i; stainless steel; fixed to architecture; or similar approved
- F6** Proposed ArborSystem by GreenBlue Urban; structural loading bearing tree cells; or similar approved
- F7** Proposed ArboResin tree pit surfacing by Greenblue Urban; or similar approved

Play Equipment

- P1** Proposed timber balancing trail; or similar approved
- P2** Proposed timber stepping logs by Timberplay; or similar approved
- P3** Proposed Small Wheelchair Carousel by Timberplay; or similar approved
- P4** Proposed Jumping Disc by Timberplay; or similar approved

Soft landscape; refer to Detailed Planting Proposals

- Existing tree**; refer to arboricultural report
- Proposed tree**
- Proposed hedge**
- Proposed planting**
- Proposed wildflower meadow turf**
- Proposed grass**

DRAWING FOR PLANNING PURPOSES ONLY, DO NOT CONSTRUCT FROM THIS DRAWING

ALL DRAINAGE (INCLUDING LEVELS) TO ENGINEERS DETAILS

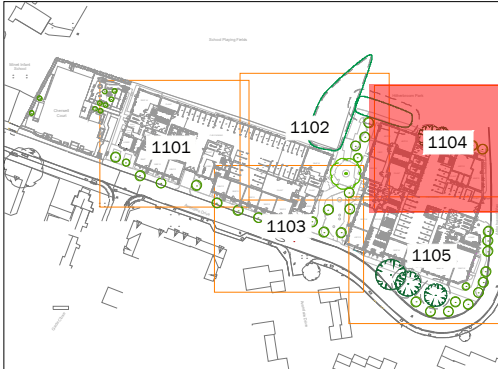
ALL LIGHTING TO BE DESIGNED BY SPECIALIST

ALL BUILDUPS AND RETAINING STRUCTURES TO ENGINEERS DETAILS

FOR OTHER LANDSCAPE DRAWINGS REFER TO THE FOLLOWING:

- Landscape Masterplan - AVD-LLA-ZZ-GA-L01-1001
- Detailed Hard Landscape Proposals - AVD-LLA-ZZ-GND/O1-GA-L01-1100 series
- Detailed Planting Proposals - AVD-LLA-ZZ-GND/O1-GA-L01-1200 series
- Landscape Specification and Details - AVD-LLA-ZZ-ZET-L01-1301 & 1302
- Play Proposals - AVD-LLA-ZZ-GA-L01-1401

P02	04.12.25	Design development	ML	AF
P01	24.10.25	First issue	CT	ML
Rev	Date	Description	Dm	Chk



Location Plan - Not to Scale

0 1 2 5m
Scale in metres

Title: Detailed Hard Landscape Proposals
Project: Avondale Drive, Hayes
Client: Higgins Partnerships
Date: October 2025
Scale: 1:100 @ A1
Drawing No: AVD-LLA-ZZ-GND-GA-L01-1104
Revision: P02
Suitability: S3 - For Design
Project No: 2640A2

T: +44 (0)1279 647044 E: office@lilake.com www.lilake.com

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LIZ LAKE ASSOCIATES
LANDSCAPE ARCHITECTS



Abbotswood Wav

LEGEND

Surfacing

- S1 Proposed macadam surfacing; to engineers details
- S2 Proposed Tegula block paving by Marshalls; 3 size mix; 80mm depth; colour - Penant Grey; stretcher bond; or similar approved
- S3 Proposed Tegula block paving by Marshalls; 240x160x60mm; colour - Burnt Ochre; stretcher bond; or similar approved
- S4 Proposed Saxon flag paving by Marshalls; colour - natural; 400x400x50mm; stretcher bond; or similar approved
- S5 Proposed EDPM rubber play surfacing by RTC; Colour - eggshell; or similar approved
- S6 Proposed Conservation X Sett paving by Marshalls; 100x100x100mm; stretcher bond; or similar approved
- S7 Proposed permeable Flexistone bound aggregate surfacing by K&B; colour - Oyster Quartz; to match Phase 1; or similar approved

Kerbs and Edging

- K1 Proposed British Standard kerb by Marshalls; size - 125mm; with upstand; to highways; or similar approved
- K2 Proposed EDENKERB by Marshalls; for rain gardens; size - 125mm; EDENKERB positioned at intervals to tie in with Conservation X Kerbs; or similar approved
- K3 Proposed Conservation Kerb by Marshalls; laid flush; size 125mm; colour - Natural; or similar approved
- K4 Proposed Conservation X Edging by Marshalls; size - 63mm; laid flush; or similar approved
- E1 Proposed Fort metal edging by Kinley; laid flush; galvanised finish; or similar approved

Boundary Treatments

- B1 Proposed Rimini railings by Lang + Fulton; 1150mm height; PPC to match architectural metalwork; or similar approved
- B2 Proposed Modena railings by Lang + Fulton; 2100mm height; PPC to match architectural metalwork; or similar approved
- B3 Proposed Modena railings by Lang + Fulton; 1200mm height; PPC to match architectural metalwork; or similar approved
- B4 Proposed timber closeboard fencing; FSC certified; 2400mm height; or similar approved
- G1 Proposed Rimini gates by Lang + Fulton; 1150mm height; to match railings; or similar approved
- G2 Proposed Rimini gates by Lang + Fulton; 2100mm height; to match railings; or similar approved

Play Equipment

- P1 Proposed timber balancing trail; or similar approved
- P2 Proposed timber stepping logs by Timberplay; or similar approved
- P3 Proposed Small Wheelchair Carousel by Timberplay; or similar approved
- P4 Proposed Jumping Disc by Timberplay; or similar approved

Soft Landscape

- F1 Proposed Elements bench by Furnitubes; hardwood slats; open box supports; with armrests & backrests; metalwork colour - RAL 4004 (Claret); 2450 (l)x510(w)x450mm(h); or similar approved
- F2 Proposed mixed cube seat by Woodscape; FSC hardwood; 450x450x450mm; or similar approved
- F3 Proposed Sheffield Cycle Stand by Furnitubes; stainless steel; or similar approved
- F4 Proposed Arca litter bin by Furnitubes; square; 1 aperture; steel with timber slats; 550x530x840mm; with stubber & ash waste liner (1 side); metalwork PPC to RAL 7016; or similar approved
- F5 Proposed tensioned wire trellis system by S3; stainless steel; fixed to architecture; or similar approved
- F6 Proposed ArborSystem by GreenBlue Urban; structural loading bearing tree cells; or similar approved
- F7 Proposed ArboResin tree pit surfacing by Greenblue Urban; or similar approved

Planting Proposals

- Existing tree; refer to arboricultural report
- Proposed tree
- Proposed hedge
- Proposed planting
- Proposed wildflower meadow turf
- Proposed grass

Location Plan - Not to Scale



Scale in metres

0 1 2 5m

N

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AVD-LLA-ZZ-GND-GA-L01-1104

2640A2

24.10.25

04.12.25

Design development

First issue

ML

AF

CT

ML

Dm

Chk

Rev

Date

Description

Project

Client

Date

Scale

Drawing No

Revision

Suitability

Project No

2640A2

AVD-LLA-ZZ-GND-GA-L01-1105

P02

S3 - For Design

October 2025

1:100 @ A1

Higgins Partnerships

Avondale Drive, Hayes

Detailed Hard Landscape Proposals

Ground Floor - 5 of 5

24.10.25

04.12.25

Design development

First issue

ML

AF

CT

ML

Dm

Chk

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Date

Description

Project

Client

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AVD-LLA-ZZ-GND-GA-L01-1105

P02

S3 - For Design

October 2025

1:100 @ A1

Higgins Partnerships

Avondale Drive, Hayes

Detailed Hard Landscape Proposals

Ground Floor - 5 of 5

24.10.25

04.12.25

Design development

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Avondale Drive, Hayes

Detailed Hard Landscape Proposals

Ground Floor - 5 of 5

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Avondale Drive, Hayes

Detailed Hard Landscape Proposals

Ground Floor - 5 of 5

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Avondale Drive, Hayes

Detailed Hard Landscape Proposals

Ground Floor - 5 of 5

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S3 - For Design

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Higgins Partnerships

Avondale Drive, Hayes

Detailed Hard Landscape Proposals

Ground Floor - 5 of 5

24.10.25

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October 2025

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Higgins Partnerships

Avondale Drive, Hayes

Detailed Hard Landscape Proposals

Ground Floor - 5 of 5

24.10.25

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Avondale Drive, Hayes

Detailed Hard Landscape Proposals

Ground Floor - 5 of 5

24.10.25

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Project No

2640A2

AVD-LLA-ZZ-GND-GA-L01-1105

P02

S3 - For Design

October 2025

1:100 @ A1

Higgins Partnerships



LEGEND

Surfacing

- S11** Proposed resin bound aggregate by Sureset; permeable; colour - Winter Bronze; with SureCell system for BRoof(t4) compliance; or similar approved
- S12** Proposed Tegula block paving by Marshalls; 240x160x60mm; colour - Burnt Ochre; stretcher bond; or similar approved
- S13** Proposed Conservation X concrete flag paving by Marshalls; 400x400x65mm; colour - Silver Grey; stretcher bond; or similar approved
- S14** Proposed EDPM rubber play surfacing by RTC; Colour - eggshell; or similar approved
- S15** Proposed Staffordshire pink gravel by CED; size - 20mm; min 50mm depth; or similar approved
- S16** Proposed concrete plank paving as stepping stones; varied sizes; apnx. 300mm spacing; or similar approved

Edging & Raised Planters

- E11** Proposed Fort metal edging by Kinley; laid flush; galvanised finish; or similar approved
- E12** Proposed Rubber Border Edging by PlayBark; laid flush; or similar approved
- R11** Proposed steel raised planters; height above surfacing level - R2a: 300mm, R2b: 600mm; PPC to RAL 7016 (Anthracite Grey); or similar approved
- R12** Proposed freestanding steel trough planter; 400mm height; PPC to RAL 7016 (Anthracite Grey); or similar approved

Boundary Treatments

- B11** Proposed Rimini railings by Lang + Fulton; 1150mm height; colour to match architectural railings; or similar approved
- B12** Proposed timber batten fence as partition; 1800mm height; or similar approved
- G11** Proposed Rimini gates by Lang + Fulton; 1150mm height; to match railings; or similar approved

Furniture

- F11** Proposed Elements Picnic Set by Furnitubes; hardwood slats; open box supports; metalwork colour - RAL 7016 (Anthracite Grey); or similar approved
- F12** Proposed Inset Cantilevered Bench by RAAFT; as part of planter system; seat height 450mm; hardwood slats; or similar approved
- F13** Proposed mixed cube seat by Woodscape; FSC hardwood; 450x450x450mm; or similar approved
- F14** Proposed Arca litter bin by Furnitubes; square; 1 aperture; steel with timber slats; 550x530x840mm; metalwork PPC to RAL 7016; or similar approved
- F15** Proposed Habitat Leaf inset hotel by Vestre; double; or similar approved

Play Equipment

- P11** Proposed natural play boulders; supplied by Timberplay; or similar approved
- P12** Proposed RIKO Railway by Timberplay; or similar approved
- P13** Proposed Stroking Cat sculpture by Timberplay; or similar approved
- P14** Proposed play panels by Timberplay; P14a - Pairs, P14b - Tic-Tac-Toe; or similar approved
- P15** Proposed Horse & Cart by Timberplay; or similar approved
- P16** Proposed timber stepping logs by Timberplay; or similar approved
- P17** Proposed Hexagonal Rocking Plate by Timberplay; or similar approved
- P18** Proposed Comes Around 1 by Timberplay; or similar approved
- P19** Proposed Totter Trail by Timberplay; or similar approved

Soft landscape; refer to Detailed Planting Proposals

- T** Proposed tree
- H** Proposed hedge
- P** Proposed planting
- G** Proposed grass
- G1** Proposed planting in gravel gardens; indicative locations only for design intent

DRAWING FOR PLANNING PURPOSES ONLY, DO NOT CONSTRUCT FROM THIS DRAWING

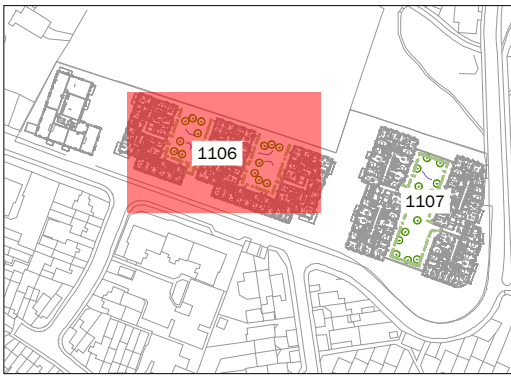
ALL DRAINAGE (INCLUDING LEVELS) TO ENGINEERS DETAILS

ALL LIGHTING TO BE DESIGNED BY SPECIALIST

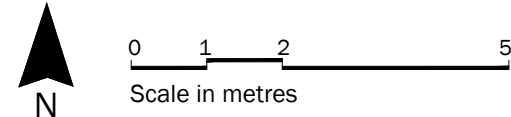
ALL BUILDUPS AND RETAINING STRUCTURES TO ENGINEERS DETAILS

FOR OTHER LANDSCAPE DRAWINGS REFER TO THE FOLLOWING:

- Landscape Masterplan - AVD-LLA-ZZ-ZZ-GA-L01-1001
- Detailed Hard Landscape Proposals - AVD-LLA-ZZ-GND/O1-GA-L01-1100 series
- Detailed Planting Proposals - AVD-LLA-ZZ-GND/O1-GA-L01-1200 series
- Landscape Specification and Details - AVD-LLA-ZZ-ZZ-DET-L01-1301 & 1302
- Play Proposals - AVD-LLA-ZZ-ZZ-GA-L01-1401



Location Plan - Not to Scale



P02	04.12.25	Design development	ML	AF
P01	24.10.25	First issue	CT	ML
Rev	Date	Description	Dm	Chk

Title: Detailed Hard Landscape Proposals
1st Floor - 1 of 2

Project: Avondale Drive, Hayes
Client: Higgins Partnerships

Date: October 2025
Scale: 1:100 @ A1

Drawing No: AVD-LLA-ZZ-O1-GA-L01-1106
Revision: P02
Suitability: S3

Project No: 2640A2

T: +44 (0)1279 647044 E: office@lizlake.com www.lizlake.com

LIZ LAKE ASSOCIATES
LANDSCAPE ARCHITECTS



LEGEND

Surfacing

- S11** Proposed resin bound aggregate by Sureset; permeable; colour - Winter Bronze; with SureCell system for BRoof(t4) compliance; or similar approved
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- R12** Proposed freestanding steel trough planter; 400mm height; PPC to RAL 7016 (Anthracite Grey); or similar approved

Boundary Treatments

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- G11** Proposed Rimini gates by Lang + Fulton; 1150mm height; to match railings; or similar approved

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- P18** Proposed Comes Around 1 by Timberplay; or similar approved
- P19** Proposed Totter Trail by Timberplay; or similar approved

Soft landscape; refer to Detailed Planting Proposals

- Proposed tree
- Proposed hedge
- Proposed planting
- Proposed grass
- Proposed planting in gravel gardens; indicative locations only for design intent

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ALL LIGHTING TO BE DESIGNED BY SPECIALIST

ALL BUILDUPS AND RETAINING STRUCTURES TO ENGINEERS DETAILS

FOR OTHER LANDSCAPE DRAWINGS REFER TO THE FOLLOWING:

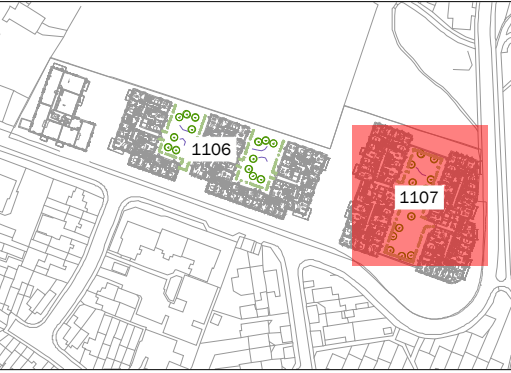
Landscape Masterplan
- AVD-LLA-ZZ-ZZ-GA-L01-1001

Detailed Hard Landscape Proposals
- AVD-LLA-ZZ-GND/O1-GA-L01-1100 series

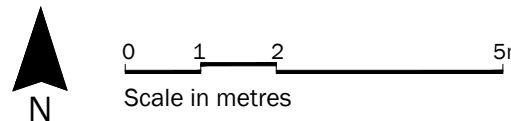
Detailed Planting Proposals
- AVD-LLA-ZZ-GND/O1-GA-L01-1200 series

Landscape Specification and Details
- AVD-LLA-ZZ-ZZ-DET-L01-1301 & 1302

Play Proposals
- AVD-LLA-ZZ-ZZ-GA-L01-1401



Location Plan - Not to Scale



Rev	Date	Description	Dm	Chk
P02	04.12.25	Design development	ML	AF
P01	24.10.25	First issue	CT	ML

Title: Detailed Hard Landscape Proposals
1st Floor - 2 of 2

Project: Avondale Drive, Hayes
Client: Higgins Partnerships

Date: October 2025
Scale: 1:100 @ A1

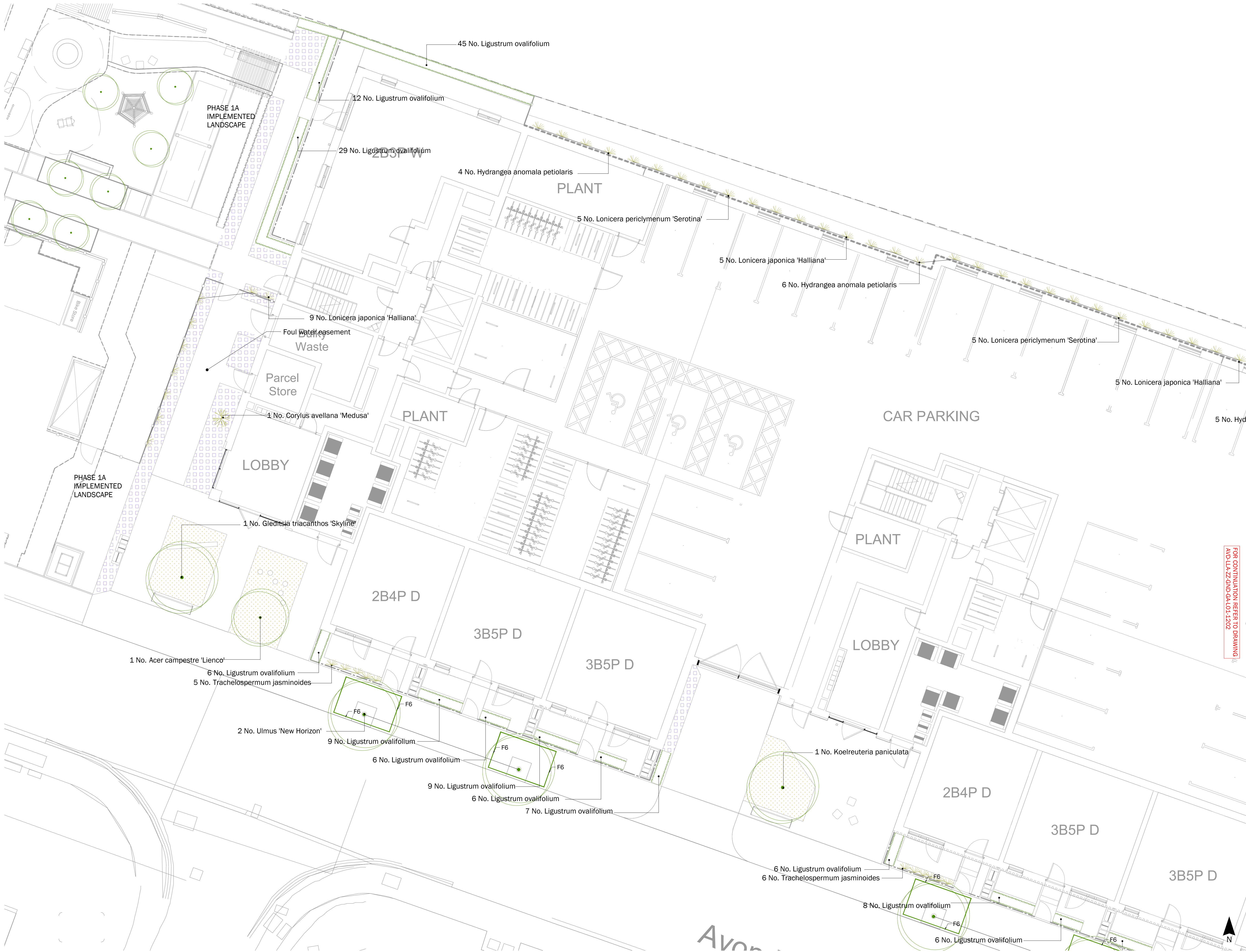
Drawing No: AVD-LLA-ZZ-O1-GA-L01-1107
Revision: P02
Suitability: S3 - For Design

Project No: 2640A2

T: +44 (0)1279 647044 E: office@lizlake.com www.lizlake.com

LIZ LAKE ASSOCIATES
LANDSCAPE ARCHITECTS

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LEGEND

Existing tree; refer to arboricultural report for details

Proposed tree

Proposed specimen shrub

Proposed hedge

Proposed climber; twinned to tensioned wire trellis system or mesh fencing

Palette 1: Street Frontage

Palette 2: Rain Gardens - Internal

Palette 3: Rain Gardens - Site Periphery

Palette 4: Building Edge

Palette 5: South-east road edge

Palette 6: Northern Boundary

Proposed amenity grass

Proposed EM2 General Purpose Meadow Mixture by Emorsgate

Proposed ArborSystem by GreenBlue Urban; structural loading bearing tree cells; or similar approved

FOR TREE, HEDGE AND CLIMBER PLANTING SCHEDULE, AND PLANTING PALETTES FOR GROUND FLOOR REFER TO DRAWING AVD-LLA-ZZ-GND-GA-L01-1203

FOR OTHER LANDSCAPE DRAWINGS REFER TO THE FOLLOWING:

Landscape Masterplan
- AVD-LLA-ZZ-GA-L01-1002

Detailed Hard Landscape Proposals
- AVD-LLA-ZZ-P1B-P2-GND/01-GA-L01-1100 series

Detailed Planting Proposals
- AVD-LLA-ZZ-P1B-P2-GND/01-GA-L01-1200 series

Landscape Specification & Details
- AVD-LLA-ZZ-ZZ-DET-L01-1301

Biodiverse Roof Proposals
- AVD-LLA-ZZ-RF-GA-L01-1401

Drawing for planning purposes only, do not construct from this drawing

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 2023 (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.

FOR CONTINUATION REFER TO DRAWING
AVD-LLA-ZZ-GND-GA-L01-1202

Location Plan - Not to Scale

0 1 2 5m
Scale in metres

P02	04.12.25	Design development	ML	AF
P01	24.10.25	First Issue	ML	AF
Rev	Date	Description	Dm	Chk

Title: | Planting Proposals
Ground Floor - Sheet 1 of 5

Project: | Avondale Drive, Hayes

Client: | Higgins Partnerships

Date: | October 2025

Scale: | 1:100 @ A1

Drawing No: | AVD-LLA-ZZ-GND-DR-L01-1201

Revision: | P02

Suitability: | S3: For Design

Project No: | 2640 A2

T: +44 (0)1279 647044 E: office@lize.co.uk www.lize.co.uk

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LIZ LAKE ASSOCIATES
LANDSCAPE ARCHITECTS



P02	04.12.25	Design development	ML	AF
P01	24.10.25	First issue	ML	AF
Rev	Date	Description	Drn	Chk

Title:	Planting Proposals Ground Floor - Sheet 2 of 5
Project:	Avondale Drive, Hayes
Client:	Higgins Partnerships
Date:	October 2025
Scale:	1:100 @ A1
Drawing No:	AVD-LA-ZZ-GND-DR-L01-1202
Revision:	P02
Suitability:	S3 - For Design
Project No:	2640 A2

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ASSOCIATES**
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- LEGEND**
- Existing tree; refer to arboricultural report for details
 - Proposed tree
 - Proposed specimen shrub
 - Proposed hedge
 - Proposed climber; twinned to tensioned wire trellis system or mesh fencing
 - Palette 1: Street Frontage
 - Palette 2: Rain Gardens - Internal
 - Palette 3: Rain Gardens - Site Periphery
 - Palette 4: Building Edge
 - Palette 5: South-east road edge
 - Palette 6: Northern Boundary
 - Proposed amenity grass
 - Proposed EM2 General Purpose Meadow Mixture by Emorsgate
 - Proposed ArborSystem by GreenBlue Urban; structural loading bearing tree cells; or similar approved

FOR TREE, HEDGE AND CLIMBER PLANTING SCHEDULE, AND PLANTING PALETTES FOR GROUND FLOOR REFER TO DRAWING AVD-LLA-ZZ-GND-GA-L01-1203

FOR OTHER LANDSCAPE DRAWINGS REFER TO THE FOLLOWING:

- Landscape Masterplan - AVD-LLA-ZZ-GA-L01-1002
- Detailed Hard Landscape Proposals - AVD-LLA-ZZ-P1B-P2-GND/01-GA-L01-1100 series
- Detailed Planting Proposals - AVD-LLA-ZZ-P1B-P2-GND/01-GA-L01-1200 series
- Landscape Specification & Details - AVD-LLA-ZZ-DET-L01-1301
- Biodiverse Roof Proposals - AVD-LLA-ZZ-RF-GA-L01-1401

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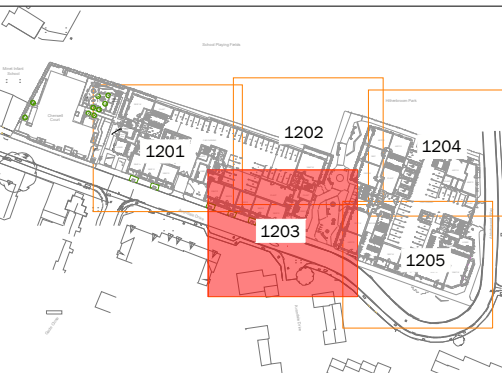
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Any species substitution must be verified with the project Landscape Architect

This layout must be checked in accordance with NHBC Standards 2023 (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.



0 1 2 5m
Scale in metres

PLANTING PALETTE 1:
Street Frontage

Shrubs
10L pots; 5 per m²
Cistus x corbariensis
Hebe 'Wiri Mist'
Euonymus fortunei 'Kewensis'

Herbaceous
5L pots; 7 per m²
Agapanthus africanus
Anemone x hybrida 'Honorine Jobert'
Geranium clarkiei 'Kashmir White'
Nepeta 'Six Hills Giant'
Verbena bonariensis

Grasses
5L pots; 7 per m²
Deschampsia cespitosa 'Bronzeschleier'
Liriope muscari 'Monroe White'

PLANTING PALETTE 2:
Rain Garden - Internal

Herbaceous
5L pots; 7 per m²
Anemone x hybrida 'Honorine Jobert'
Aster divaricatus
Campanula lactiflora
Geranium macrorrhizum 'Album'
Verbena bonariensis

Grasses
5L pots; 7 per m²
Deschampsia cespitosa 'Bronzeschleier'
Luzula nivea
Molinia caerulea arundinacea 'Transparent'
Sesleria autumnalis

Bulbs
12 per m²
Allium sphaerocephalon

PLANTING PALETTE 3:
Rain Garden - Site Periphery

Herbaceous
5L pots; 7 per m²
Ajuga reptans 'Catlins Giant'
Anemone hupehensis 'Prinz Heinrich'
Aster 'Little Carlow'
Hemerocallis 'Pink Damask'
Iris siberica
Nepeta 'Six Hills Giant'
Verbena bonariensis
Persicaria bistorta 'Superba'

Grasses
5L pots; 7 per m²
Deschampsia cespitosa 'Goldschleier'
Sesleria autumnalis

PLANTING PALETTE 4:
Northern Boundary Planting

Shrubs
10L pots; 5 per m²
Mahonia 'Soft Caress'
Sarcococca confusa

Herbaceous
5L pots; 7 per m²
Asarum europeum
Aster divaricatus
Epimedium x rubrum
Euphorbia characias wulfenii
Geranium clarkiei 'Kashmir White'
Tiarella cordolia

Ferns
10L pots; 5 per m²
Polystichum setiferum
Dryopteris filix-mas

Grasses
5L pots; 7 per m²
Calamagrostis x acutiflora 'Karl Foerster'
Liriope spicata
Miscanthus sinensis 'Morning Light'

PLANTING PALETTE 5:
South-Eastern Road Edge

Shrubs
10L pots; 5 per m²
Euonymus fortunei 'Dart's Blanket'
Pachysandra terminalis
Hebe albicans
Lonicera nitida
Viburnum opulus 'Compactum'

Herbaceous
5L pots; 7 per m²
Anemone x hybrida 'Honorine Jobert'
Verbena bonariensis

Ferns
5L pots; 7 per m²
Polystichum setiferum

Grasses
5L pots; 7 per m²
Calamagrostis x acutiflora 'Karl Foerster'
Liriope spicata
Miscanthus sinensis 'Morning Light'
Stipa tenuissima

PLANTING PALETTE 6:
East/West Facing Ornamental

Shrubs
5L pots; 5 per m²
Groups of 10-15 plants
Hebe 'Wiri Mist'
Abelia 'Francis Mason'
Ceanothus 'Blue Mound'
Mahonia 'Soft Caress'
Choisya 'Aztec Pearl'

Herbaceous
5L pots; 7 per m²
Asarum europeum
Nepeta 'Walkers Low'
Euphorbia palustris
Salvia nemorosa 'Caradonna'
Verbena bonariensis
Phlomis russeliana

Grasses
5L pots; 7 per m²
Carex 'Irish Green'
Calamagrostis x acutiflora 'Karl Foerster'
Stipa tenuissima

TREES

Number	Plant Name	Height	Girth	Pot Size	Specification
3	Acer campestre	400-450cm	16-18cm		Extra Heavy Standard: 5 brks: 3x: RB: Clear Stem min. 200cm
4	Acer campestre 'Lienco'	400-450cm	18-20cm	100-200L	Extra Heavy Standard: C: Clear Stem min. 200cm
1	Acer x freemanii 'Jeffersred'	450-650cm	18-20cm		Extra Heavy Standard: 3x: RB: Clear Stem min. 200cm
6	Alnus glutinosa 'Laciniata'	425-600cm	18-20cm		Extra Heavy Standard: 3x: RB: Clear Stem min. 200cm
3	Alnus incana	450-500cm	18-20cm		Extra Heavy Standard: 3x: RB: Clear Stem min. 200cm
3	Amelanchier lamarckii	300-350cm			Multi-Stemmed: Bushy: 3 Stems min.: 3x: RB
1	Betula pendula	350-400cm		150-200L	Multi-Stemmed: Bushy: 3 Stems min.: C
2	Carpinus betulus	450-500cm	18-20cm		Extra Heavy Standard: 3x: RB: Clear Stem min. 200cm
3	Corylus columna	400-450cm	16-18cm		Extra Heavy Standard: 3x: RB: Clear Stem min. 200cm
1	Ginkgo biloba	400-600cm	18-20cm		Extra Heavy Standard: 4x: RB: Clear Stem min. 200cm
2	Gleditsia triacanthos 'Skyline'	450-500cm	18-20cm		Extra Heavy Standard: 3x: RB: Clear Stem min. 200cm
1	Koelreuteria paniculata	400-450cm	16-18cm		Extra Heavy Standard: 3x: RB: Clear Stem min. 200cm
6	Ulmus 'New Horizon'	500-550cm	20-25cm		Semi-Mature: 3x: RB: Clear Stem min. 200cm

Total :36

HEDGING

Number	Plant Name	Height	Container	Specification	Density
507	Ligustrum ovalifolium	80-100cm	7.5L	Bushy: 7 brks: C	3/m

Total :507

SHRUBS

Number	Plant Name	Height	Container	Specification	Density
10	Cornus sanguinea 'Midwinter Fire'	100-125cm	20-25L	Branched: 7 brks: C	Counted
12	Corylus avellana 'Medusa'	125-150cm	15-25L	Branched: 5 brks: C	Counted
11	Fatsia japonica	80-100cm	15-25L	Leader: C	Counted
10	Hamamelis x intermedia 'Pallida'	125-150cm	20-25L	Branched: 5 brks: C	Counted
10	Hydrangea quercifolia	80-100cm	15-25L	Branched: 7 brks: C	Counted

Total :53

CLIMBERS

Number	Plant Name	Height	Container	Specification	Density
15	Hydrangea anomala petiolaris	80-100cm	10L	Caned: Several Shoots: 5 brks: C	Counted
23	Lonicera japonica 'Halliana'	100-150cm	10L	Caned: Several Shoots: 5 brks: C	Counted
15	Lonicera periclymenum 'Serotina'	100-150cm	10L	Caned x 3: Several Shoots: 5 brks: C	Counted
18	Trachelospermum jasminoides	60-80cm	2L	Caned: Several Shoots: 2 brks: C	Counted

Total :71

P02	04.12.25	Design development	ML	AF
P01	24.10.25	First issue	ML	AF
Rev	Date	Description	Dm	Cnk

Title: | Planting Proposals
Project: | 2640 A2
Client: | Avondale Drive, Hayes
Date: | October 2025
Scale: | 1:100 @ A1
Drawing No: | AVD-LLA-ZZ-GND-DR-L01-1203
Revision: | P02
Suitability: | S3: For Design
Project No: | 2640 A2

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Hitherbroom Park



- LEGEND
- Existing tree; refer to arboricultural report for details
 - Proposed tree
 - Proposed specimen shrub
 - Proposed hedge
 - Proposed climber; twinned to tensioned wire trellis system or mesh fencing
 - Palette 1: Street Frontage
 - Palette 2: Rain Gardens - Internal
 - Palette 3: Rain Gardens - Site Periphery
 - Palette 4: Building Edge
 - Palette 5: South-east road edge
 - Palette 6: Northern Boundary
 - Proposed amenity grass
 - Proposed EM2 General Purpose Meadow Mixture by Emorsgate
 - Proposed ArborSystem by GreenBlue Urban; structural loading bearing tree cells; or similar approved

FOR TREE, HEDGE AND CLIMBER PLANTING SCHEDULE, AND PLANTING PALETTES FOR GROUND FLOOR REFER TO DRAWING AVD-LLA-ZZ-GND-GA-L01-1203

FOR OTHER LANDSCAPE DRAWINGS REFER TO THE FOLLOWING:

- Landscape Masterplan - AVD-LLA-ZZ-ZG-GA-L01-1002
- Detailed Hard Landscape Proposals - AVD-LLA-ZZ-P1B-P2-GND/01-GA-L01-1100 series
- Detailed Planting Proposals - AVD-LLA-ZZ-P1B-P2-GND/01-GA-L01-1200 series
- Landscape Specification & Details - AVD-LLA-ZZ-ZZ-DET-L01-1301
- Biodiverse Roof Proposals - AVD-LLA-ZZ-RF-GA-L01-1401

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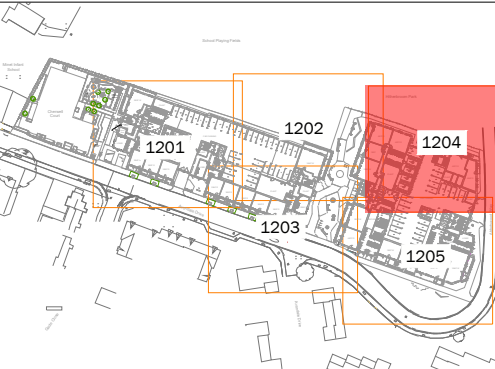
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Excavations: Contractors must ensure they have full information relating to service and drainage positions before undertaking any excavations

Root barriers to be used in association with tree planting adjacent to kerbs, services, highways etc.



Location Plan - Not to Scale

0 1 2 5m

Scale in metres

P02	04.12.25	Design development	ML	AF
P01	24.10.25	First issue	ML	AF
Rev	Date	Description	Dm	Chk

Title: Planting Proposals
Ground Floor - Sheet 4 of 5

Project: Avondale Drive, Hayes
Higgins Partnerships

Date: October 2025

Scale: 1:100 @ A1

Drawing No: AVD-LLA-ZZ-GND-DR-L01-1204

Revision: P02

Suitability: S3: For Design

Project No: 2640 A2

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PLANTING PALETTE 11:
Central Feature Beds

Shrubs
10L pots; 5 per m²
Sarcococca humilis
Pachysandra terminalis
Rosmarinus officinalis 'Prostratus'

Herbaceous
5L pots; 7 per m²
Ajuga reptans 'Catlins Giant'
Campanula poscharskyana
Centranthus ruber 'Albus'
Geranium macrorrhizum 'Album'
Phlomis russeliana
Euphorbia amygdaloides robbiae

Ferns
5L pots; 7 per m²
Dryopteris filix-mas

Grasses
5L pots; 7 per m²
Sesleria autumnalis
Luzula nivea

PLANTING PALETTE 12:
Building Edge

Shrubs
5L pots; 5 per m²
Hebe albianus
Pachysandra terminalis
Mahonia 'Soft Caress'

Herbaceous
5L pots; 7 per m²
Anemone x hybrida 'Honorine Jobert'

Ferns
5L pots; 7 per m²
Polystichum setiferum

Grasses
5L pots; 7 per m²
Deschampsia cespitosa 'Bronzeschleier'

PLANTING PALETTE 13:
Phase 2 Play Planting

Shrubs
5L pots; 5 per m²
Pachysandra terminalis
Cistus x corbariensis

Herbaceous
5L pots; 7 per m²
Aster divaricatus
Ajuga reptans 'Catlin's Giant'
Centranthus ruber 'Albus'
Geranium macrorrhizum 'Album'
Erigeron karvinskianus
Knautia macedonica

Grasses
5L pots; 7 per m²
Stipa tenuissima
Carex 'Irish Green'
Luzula nivea

PLANTING PALETTE 14:
Private Containers

Ferns
5L pots; 7 per m²
Polystichum setiferum

Grasses
5L pots; 7 per m²
Deschampsia cespitosa 'Bronzeschleier'

PLANTING PALETTE 15:
Phase 1B Gravel Gardens

Shrubs
5L Pots; planted as individual specimens within gravel garden
Hebe 'Wiri Mist'
Cistus x corbariensis

Herbaceous
5L Pots; planted as individual specimens within gravel garden
Sedum 'Herbstfeude'
Anemone 'Prinz Heinrich'
Aster divaricatus
Ajuga reptans 'Catlin's Giant'
Verbena bonariensis

Grasses
5L Pots; planted as individual specimens within gravel garden
Stipa tenuissima
Carex 'Irish Green'
Sesleria autumnalis

TREES

Number	Plant Name	Height	Pot Size	Specification
4	Amelanchier lamarckii	300-350cm		Multi-Stemmed: Bushy; 3 Stems min.: 3x: RB
9	Cercis siliquastrum	250-300cm	150L	Multi-Stemmed: Bushy; 3 Stems min.: C
10	Cornus mas	300-350cm		Multi-Stemmed: Branched; 3 Stems min.: RB
5	Magnolia grandiflora 'Ferruginea'	350-400cm	50-100L	Multi-Stemmed: Bushy; 3 brks: C

Total :28 -

HEDGING

Number	Plant Name	Height	Container	Specification	Density
260	Ilex crenata	40-60cm	5L	Bushy: 6 brks: C	3/m
86	Ligustrum ovalifolium	80-100cm	10L	Bushy: 9 brks: C	3/m
332	Sarcococca hookeriana digyna	30-40cm	5L	Bushy: 6 brks: C	3/m

Total :678 -

CLIMBERS

Number	Plant Name	Height	Container	Specification	Density
30	Hydrangea anomala petiolaris	80-100cm	10L	Caned: Several Shoots: 5 brks: C	Counted

Total :30 -

LEGEND

- Proposed tree
- Proposed hedge
- Proposed climber; twinned to partitions with horticultural wire
- Palette 11: Central Feature Beds
- Palette 12: Building Edge
- Palette 13: Phase 2 play planting
- Palette 14: Private Containers
- Palette 15: Phase 1B Gravel Gardens
- Proposed amenity grass

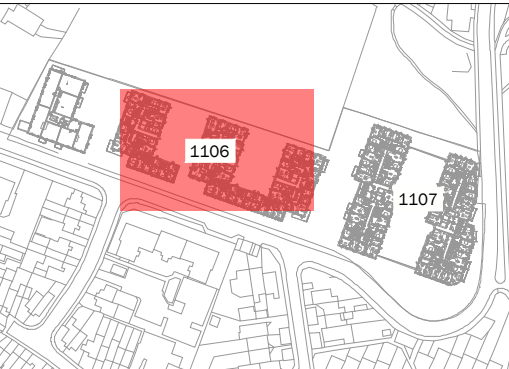
FOR TREE, HEDGE AND CLIMBER PLANTING SCHEDULE, AND PLANTING PALETTES FOR FIRST FLOOR REFER TO DRAWING AVD-LLA-ZZ-01-GA-L01-1206

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FOR OTHER LANDSCAPE DRAWINGS REFER TO THE FOLLOWING:

- Landscape Masterplan
-AVD-LLA-ZZ-ZR-L01-1001
- Detailed Hard Landscape Proposals
-AVD-LLA-ZZ/P1B/P2-GND/01-DR-L01-1100 series
- Detailed Planting Proposals
-AVD-LLA-ZZ/P1B/P2-GND/01-DR-L01-1200 series
- Landscape Specification & Details
-AVD-LLA-ZZ-ZR-L01-1301
- Biodiverse Roof Proposals
-AVD-LLA-ZZ-RF-DR-L01-1401



Location Plan - Not to Scale

P02	04.12.25	Design development	ML	AF
P01	24.10.25	First issue	CT	ML
Rev	Date	Description	Dm	Chk

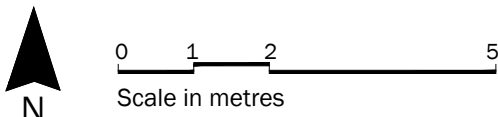
Title: Detailed Planting Proposals
1st Floor - 1 of 2
Project: Avondale Drive, Hayes
Client: Higgins Partnerships
Date: October 2025
Scale: 1:100 @ A1
Drawing No: AVD-LLA-ZZ-01-GA-L01-1206
Revision: P02
Suitability: S3: For Design
Project No: 2640A2

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LANDSCAPE ARCHITECTS



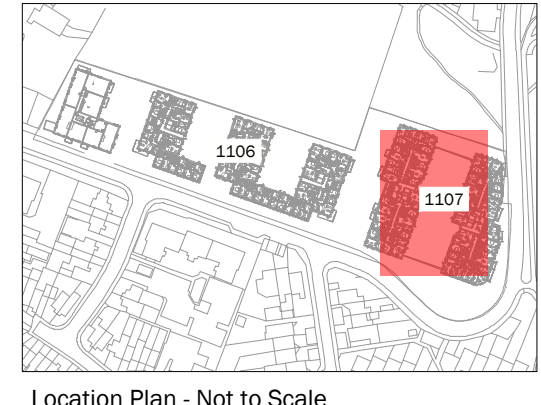


- LEGEND
- Proposed tree
 - Proposed hedge
 - Proposed climber; twinned to partitions with horticultural wire
 - Palette 11: Central Feature Beds
 - Palette 12: Building Edge
 - Palette 13: Phase 2 play planting
 - Palette 14: Private Containers
 - Palette 15: Phase 1B Gravel Gardens
 - Proposed amenity grass

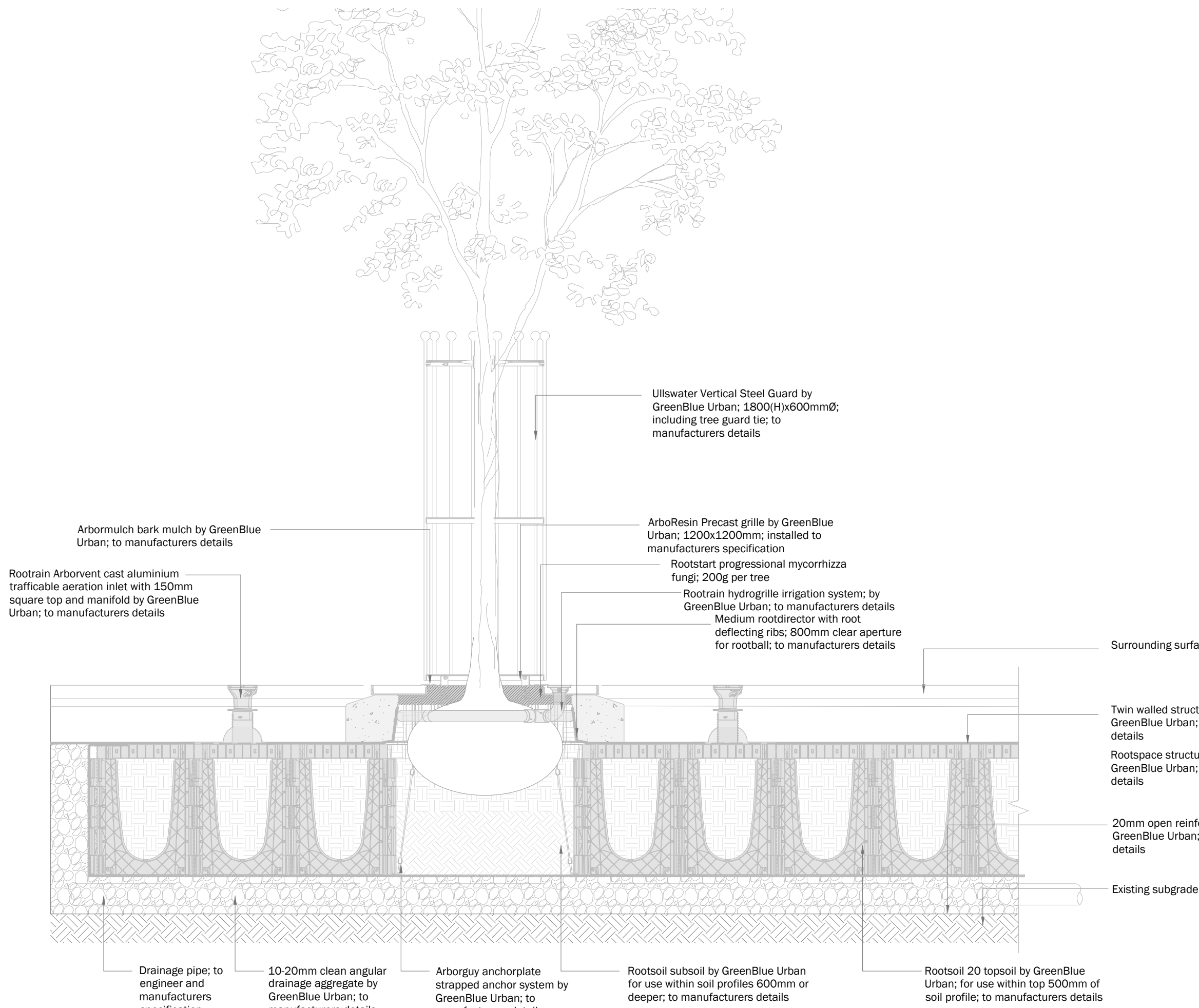
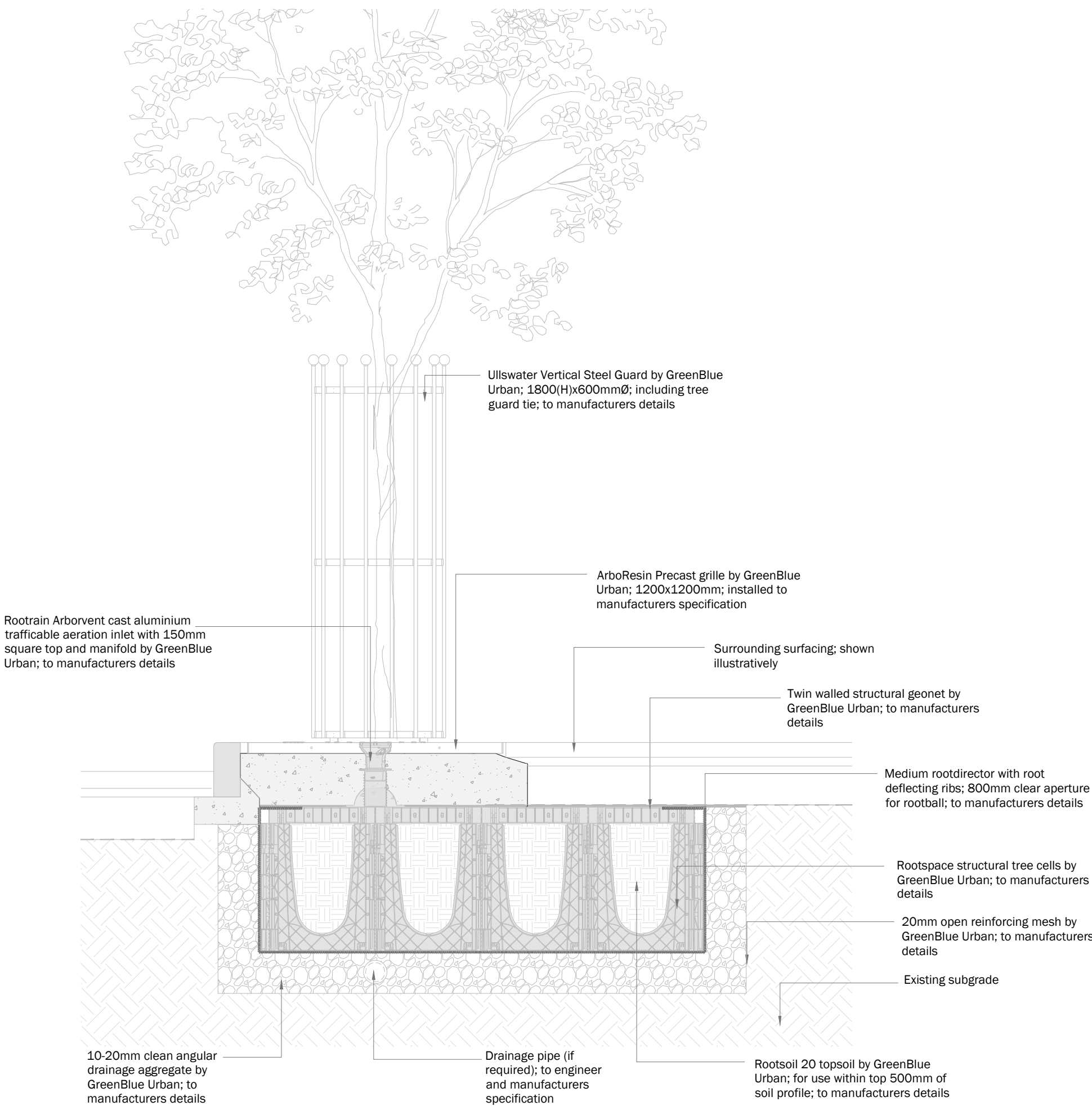
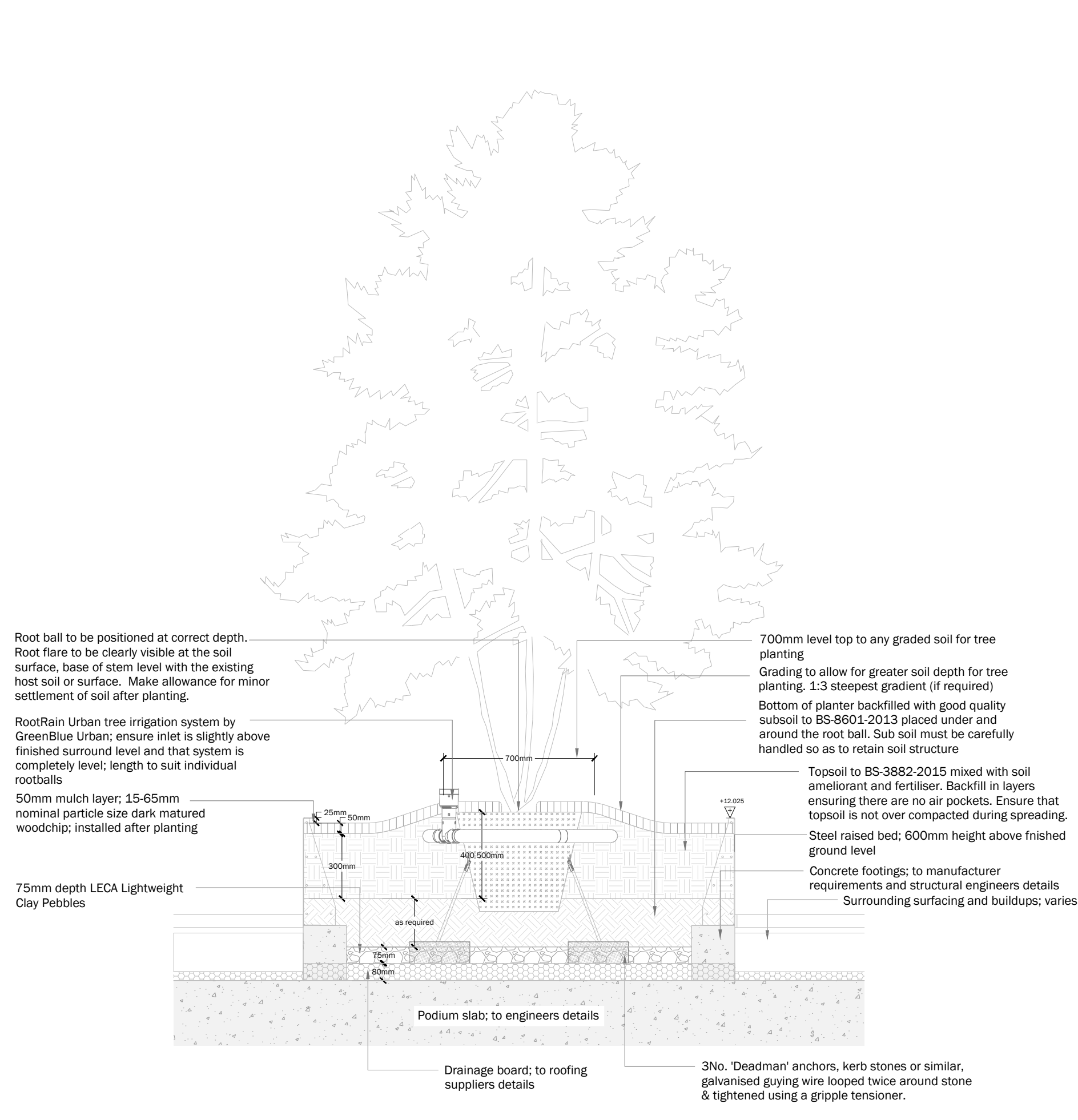
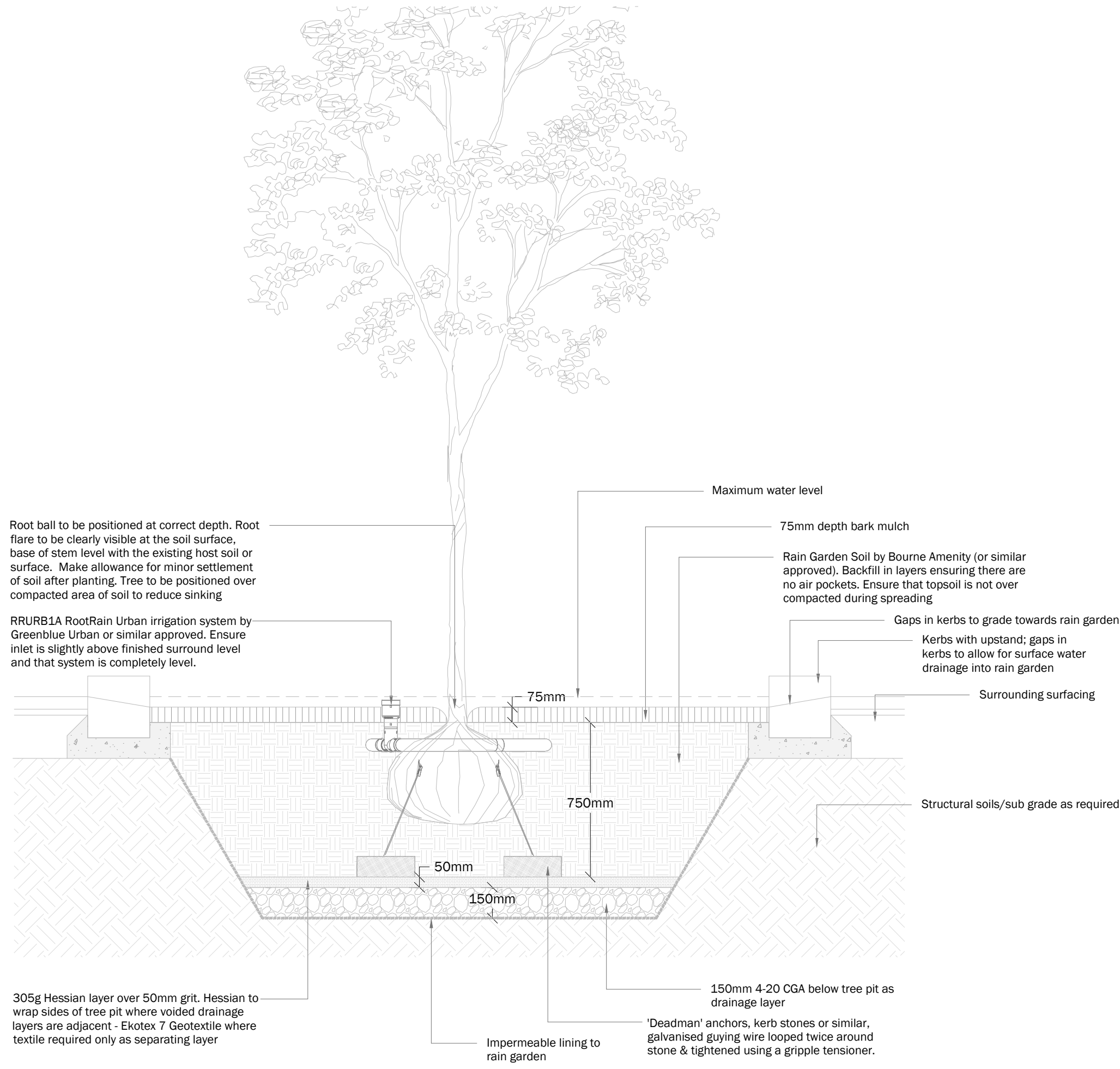
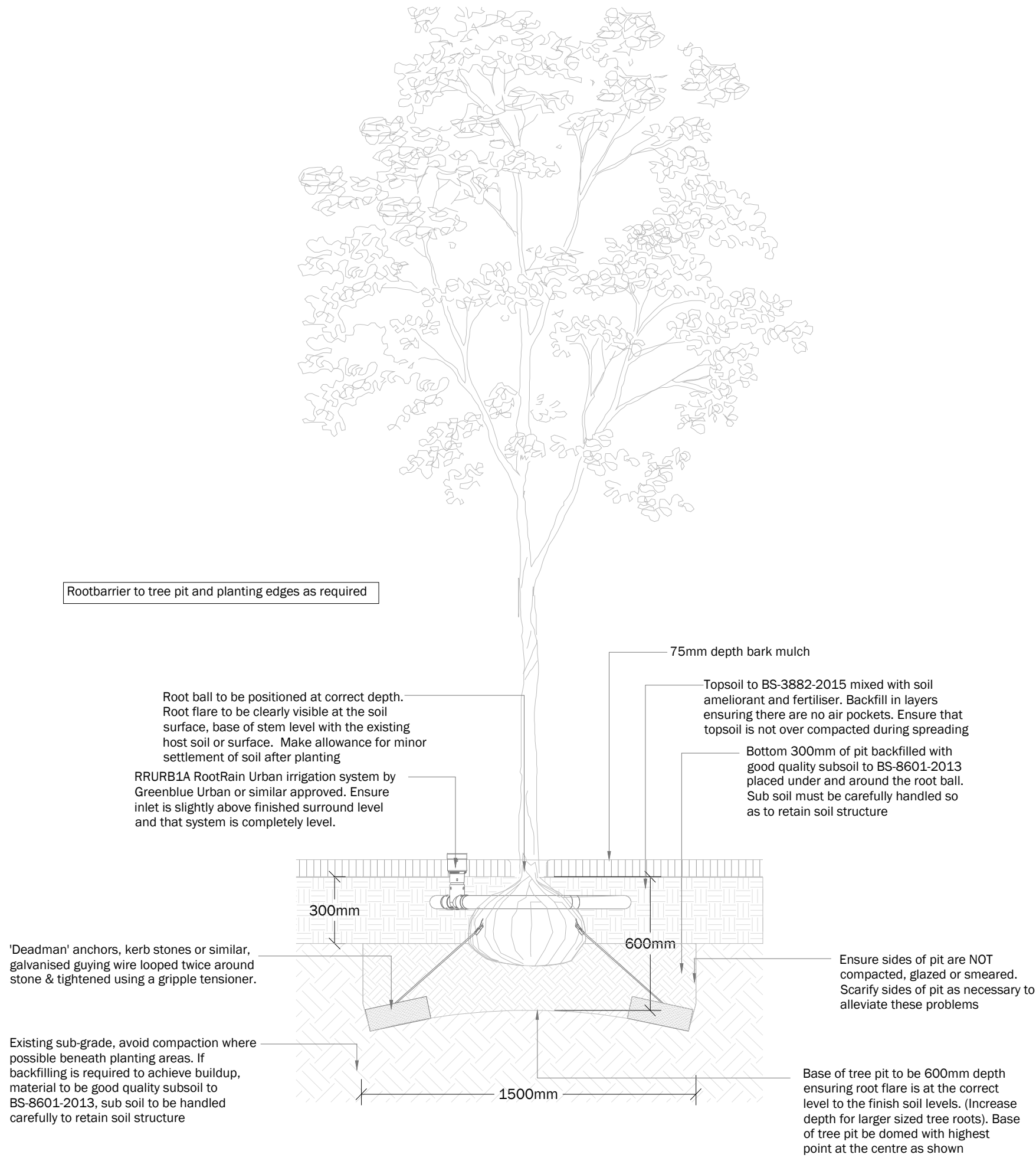
FOR TREE, HEDGE AND CLIMBER PLANTING SCHEDULE AND PLANTING PALETTES FOR FIRST FLOOR REFER TO DRAWING AVD-LLA-ZZ-01-GA-L01-1206

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FOR OTHER LANDSCAPE DRAWINGS REFER TO THE FOLLOWING:
Landscape Masterplan
- AVD-LLA-ZZ-ZZ-DR-L01-1001
Detailed Hard Landscape Proposals
- AVD-LLA-ZZ/P1B/P2-GND/01-DR-L01-1100 series
Detailed Planting Proposals
- AVD-LLA-ZZ/P1B/P2-GND/01-DR-L01-1200 series
Landscape Specification & Details
- AVD-LLA-ZZ-ZZ-DR-L01-1301
Biodiverse Roof Proposals
- AVD-LLA-ZZ-RF-DR-L01-1401



P02	04.12.25	Design development	ML	AF
P01	24.10.25	First issue	CT	ML
Rev	Date	Description	Dm	Chk
Title:	Detailed Planting Proposals			
Project:	1st Floor - 2 of 2			
Client:	Avondale Drive, Hayes			
Date:	Higgins Partnerships			
Scale:	October 2025			
Drawing No:	1:100 @ A1			
Revision:	AVD-LLA-ZZ-01-GA-L01-1207			
Suitability:	P02			
Project No:	S3 - For Design			
	2640A2			



FOR OTHER LANDSCAPE DRAWINGS REFER TO THE FOLLOWING:

- Landscape Masterplan
- AVD-LLA-ZZ-ZZ-GA-L01-1001
- Detailed Hard Landscape Proposals
- AVD-LLA-ZZ-GND/01-GA-L01-1100 series
- Detailed Planting Proposals
- AVD-LLA-ZZ-GND/01-GA-L01-1200 series
- Landscape Specification and Details
- AVD-LLA-ZZ-ZZ-DET-L01-1301 & 1302
- Play Proposals
- AVD-LLA-ZZ-ZZ-GA-L01-1401

P02	04.12.25	Design development	ML	AF
P01	24.10.25	First issue	CT	ML
Rev	Date	Description	Dm	Chk

Title: Tree Planting Details

Project: Avondale Drive, Hayes

Client: Higgins Partnerships

Date: October 2025

Scale: 1:20 @ A1

Drawing No: AVD-LLA-ZZ-ZZ-DET-L01-1301

Revision: P02

Suitability: S3

Project No: 2640A2

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8462 MAPING
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LIZ LAKE ASSOCIATES
LANDSCAPE ARCHITECTS

All landscape works to be in accordance with **BS4428:1989** and **BS3936:1992**. All landscape sub-contractors are to take all safety precautions to prevent any injury to any persons and shall comply with the **1974 Health and Safety at Work Act** and current Construction, Design and Management Regulations.

SITE PREPARATION

Topsoil
Existing topsoil shall be stripped before building works begin. If suitable, existing topsoil will be stored on site in heaps not exceeding 2m in height and shall be kept weed free. Imported topsoil shall be to BS 3882: 2015 Specification for Topsoil. Topsoil shall be multi-purpose grade, of medium texture, with a high proportion of fertile loamy material. It shall be of a neutral pH value and 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. During storage, topsoil heaps shall be kept free from compaction, contamination and weeds to BS 3882: 2015. Stripped and stored topsoil for reuse on site to be tested to BS 3882: 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 arboriculturalist 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: Excavated as per specified details
Shrub and hedge pit / trench: 300mm deep
Grass areas: 300mm deep
Wildflower grassland areas: Excavate to finished levels

The base of excavated 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, excavations shall be backfilled 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 BS 8601: 2013.

Backfilling with Topsoil
Tree, shrub and hedge pit / trench excavations shall be backfilled, in layers, with clean topsoil (as specified above) thoroughly mixed with planting compost to comply with PAS 100:2018. An approved tree and shrub fertilizer shall be added to topsoil, prior to backfilling tree-pits. Grass areas (excluding wildflower grassland areas) shall be backfilled with topsoil in layers of 150mm depth.

Cultivation
Prior to cultivation if planting / seeding areas are weed infested, weed growth to be strimmed, the arisings removed and re-growth consistently strimmed if it resurfaces OR treated with an approved herbicide. 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 trees / shrubs 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
Grass seeding areas: 150mm deep cultivation to fine tilth raked to a smooth evenly firmed bed
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 seeded with wildflower grassland mix 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 BS 8545 : 2014, BS 3936 Nursery Stock (Parts 1-10), BS 4428 : 1989, BS 5837 : 2012 and the National Plant Specification. The planting season shall be from the 1st November to the 1st March. Container grown stock may be planted outside this season, supplied at the specified sizes, 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. All plant handling and operations shall be in accordance with HTA 'Handling and establishing Landscape Plants part I - III. All planting shall be maintained and guaranteed for 12 months to include watering, weeding, pest and disease control.

Planting
All planting that is within the root protection area of existing trees/shrubs 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.

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. Dead, damaged or straggly branches shall be removed after planting.

Bulb Planting
Bulbs shall be planted according to species and good horticultural practice. Swathes of bulbs shall be randomly planted avoiding straight lines and / or formal layout unless otherwise specified.

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. The surface of mulch to be 10mm below the surface of adjacent lawn / hard surface.

GRASS AREAS

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.

Grass Seeding
Areas of amenity grass shall be seeded with a general amenity grass mix as specified during the period March to May or September to October,during periods of moist, warm weather conditions without significant wind. Pre-seeding fertiliser shall be applied to manufacturer's recommendations. Seed shall be sown on even, prepared ground (as detailed above), at a rate of 35g/m2 or as specified, in two transverse operations. Lightly roll seed bed after sowing. Water as necessary to avoid shrinkage and achieve satisfactory establishment. Undertake good horticultural practice to ensure establishment of a healthy grass sward.

Wildflower Grassland Seeding
Areas of wildflower grassland shall be seeded with a wildflower grassland mix suitable for the soil type as specified, during the period March to May or September to October, during periods of suitable warm and moist weather conditions. Seed shall be sown on prepared ground (as detailed above), at a rate of 5g/m2 or as specified. Lightly roll seed bed after sowing. Water as necessary to avoid shrinkage and achieve satisfactory establishment. Undertake good horticultural practice to ensure establishment of a healthy wildflower 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 planting shall be maintained and guaranteed for 12 months to include watering, weeding, pest and disease control. 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.

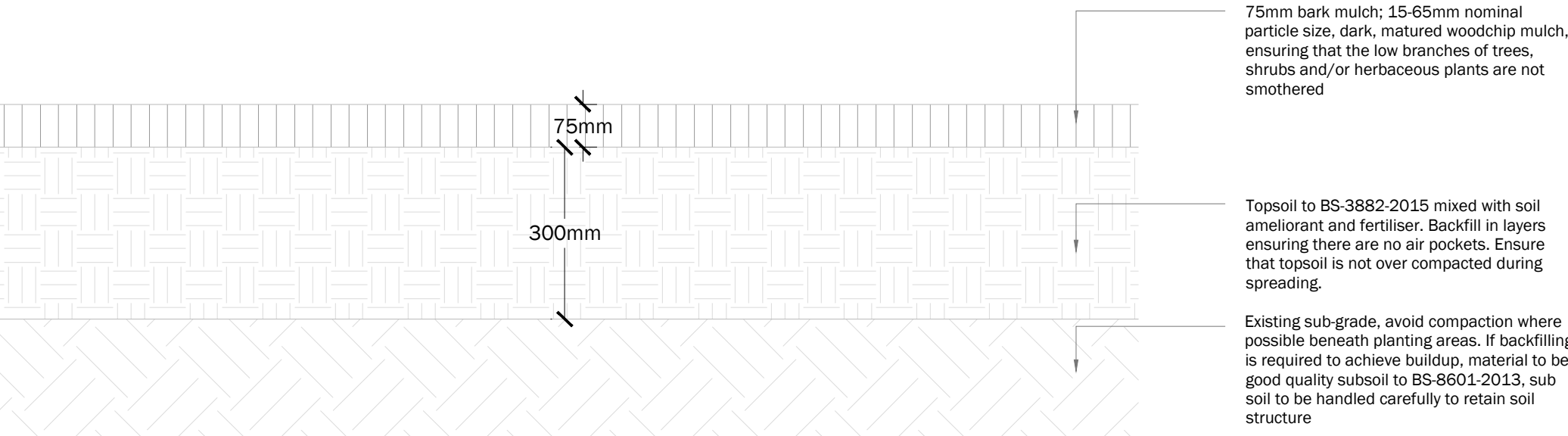
Replacement Planting
During each August within the Aftercare Period an inspection shall be made and all plants that have died, are missing, damaged or have failed to thrive, shall be noted and replaced in the following planting season.

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.

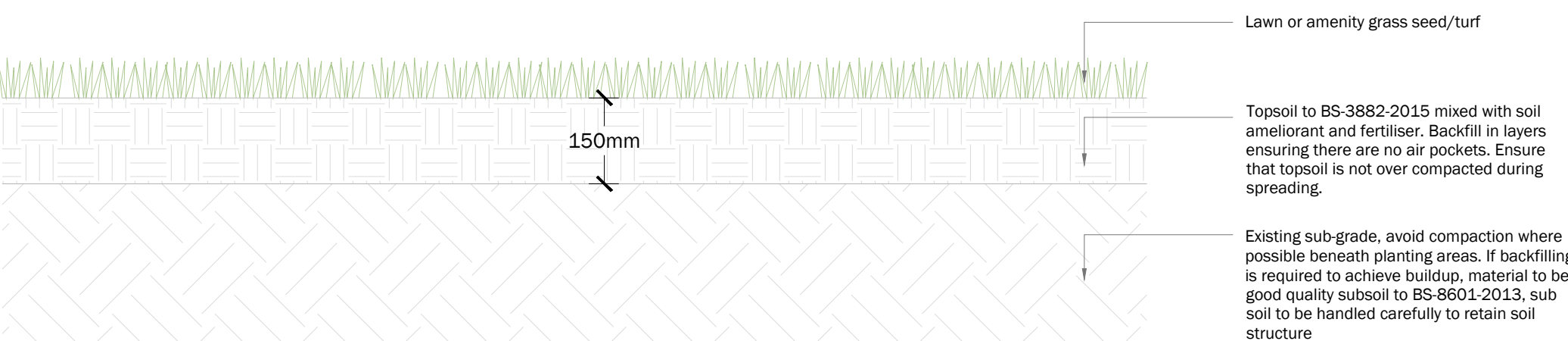
02 Planting area buildup (ground floor only)

Scale 1:10 @ A1



03 Grass area buildup (ground floor only)

Scale 1:10 @ A1



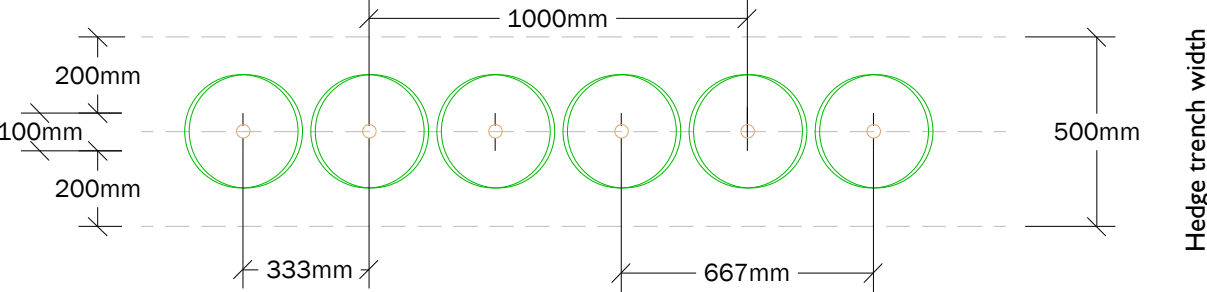
04 Meadow buildup/cultivation

Scale 1:10 @ A1



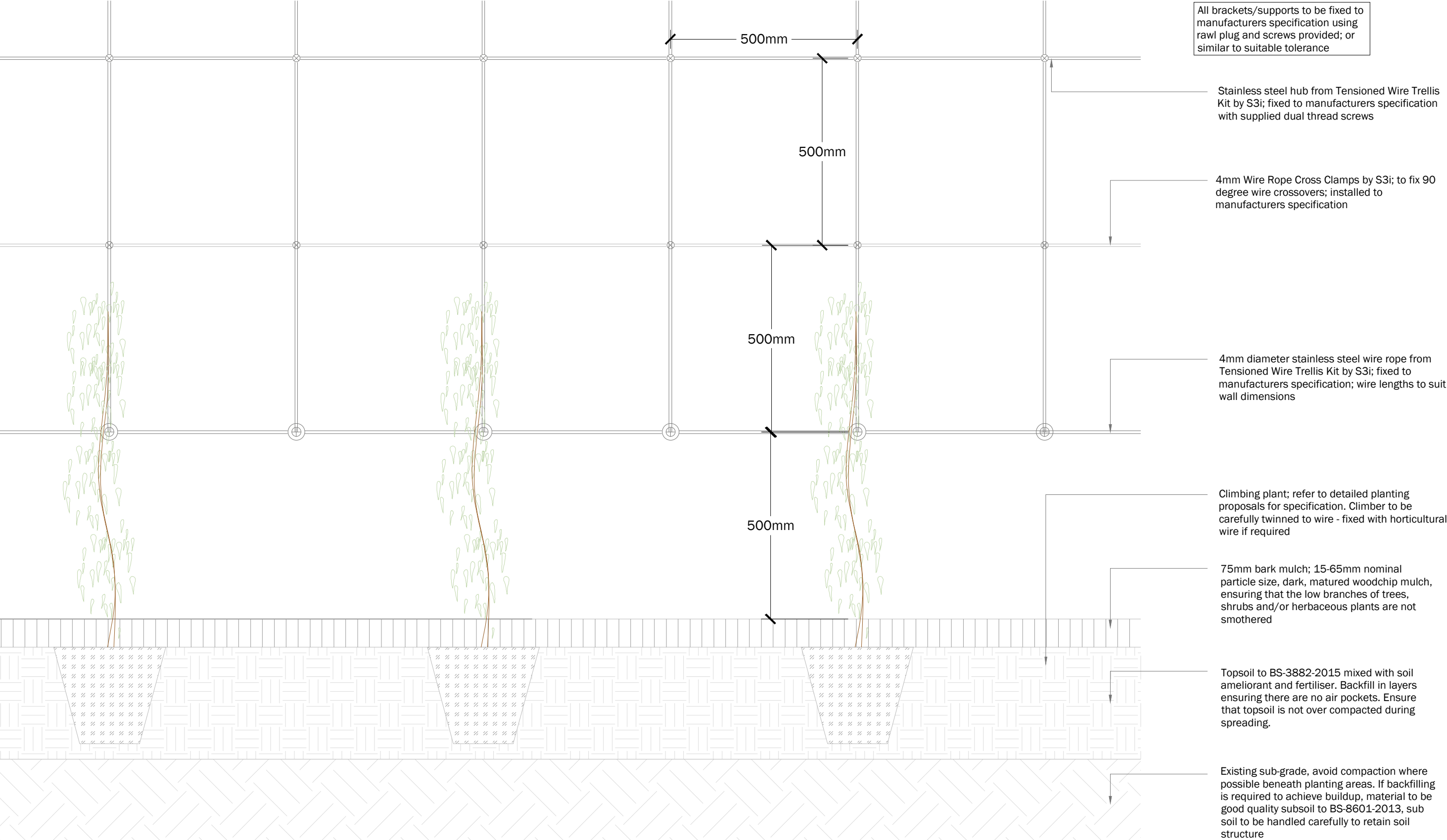
05 Hedge Planting Arrangement; single row at 3 per linear metre

Scale 1:20 @ A1



06 Tensioned Wire Trellis System with climber planting

Scale 1:10 @ A1



FOR OTHER LANDSCAPE DRAWINGS REFER TO THE FOLLOWING:
Landscape Masterplan
- AVD-LLA-ZZ-ZZ-GA-L01-1001
Detailed Hard Landscape Proposals
- AVD-LLA-ZZ-GND/01-GA-L01-1100 series
Detailed Planting Proposals
- AVD-LLA-ZZ-GND/01-GA-L01-1200 series
Landscape Specification and Details
- AVD-LLA-ZZ-ZZ-DET-L01-1301 & 1302
Play Proposals
- AVD-LLA-ZZ-ZZ-GA-L01-1401

Rev	Date	Description	Dwn	Chk
P02	04.12.25	Design development	ML	AF
P01	24.10.25	First issue	CT	ML

Title: Landscape Specification & Planting Details
Project: Avondale Drive, Hayes
Client: Higgins Partnerships
Date: October 2025
Scale: 1:10/1:20 @ A1
Drawing No: AVD-LLA-ZZ-ZZ-DET-L01-1302
Revision: P02
Suitability: S3
Project No: 2640A2

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LIZ LAKE ASSOCIATES
LANDSCAPE ARCHITECTS

AVONDALE DRIVE, HAYES
LANDSCAPE MANAGEMENT PLAN

SCHEDULE OF IMPLEMENTATION

December 2025

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