

11 Details of soft landscaping (page 6)

Landscape designers of Buse Dastan Architects have been appointed who have provided the design of soft landscape for the property. The design encompasses raised flower beds, hedges, shrubs and plants. There are no areas for turf.

The landscape design (see attached) has been divided into 3 sections:

1. Front of the building (Church Road and St Mary's Road)
2. The courtyard
3. The terrace

The intention is to use full stone non slip paving so that it is low in maintenance. There will be no grass and no tree plantation directly into the ground. The recommendation is to use planters on the boundary wall and pots in suggested places – see slides 3,4 and 5.

Please refer to slide 3 on the attached landscape design, which indicates the front portion of the property and side of the building.

Similarly, slide 4 provides the planting recommendations and the floor materials for the courtyard.

Slide 5 represents two types of plants and floor material for the terrace.

There are two sizes of plant pots made of either aluminium or fibre-stone – large planters size would be (1000x1000x700mm) and medium planters size would be (850x850x600mm).

The following five plant types are selected and on slides 3,4 and 5 you will see the density and number of plants in each category in the 3 locations:

1. Cistus (Rock Rose)
2. Waigela
3. New England Aster
4. Colocasia bulbs
5. Daisy
6. Hydrangea

In addition, we would use spring and summer bedding plants to add colour.

To provide greenery, we would use bush and boxwood plants placed in pots. Supply of shrubs and plants to site will have condition (materially undamaged, sturdy, healthy and vigorous), and appearance of good shape and without elongated shoots. All containers will have holes adequate for drainage and plant positioning will be upright, with best side to the front where appropriate.

All of the above plant types are easy to maintain and suitable for the UK climate. The above description addresses points 11: 1, 1a, 1b, 1c.

11.3 Landscape Maintenance

This landscape design is created with an objective of ease in maintenance and all suggested plants are easily available, not prone to disease and suitable for London climate.

Day to day maintenance and water treatment will be done by hotel staff who will use water from rainwater barrel. We will also consider water irrigation system installation for boundary plants. Biweekly maintenance of the green area will be contracted out to a local professional gardening

company who will regularly prune, cut, seed, use fertiliser, provide herbicide treatment, remove weeds and manage winter and summer bedding. Horticultural washed sand will be used to improve drainage within planting areas.

This will be an all-year round maintenance service which will include spring and autumn clean-up, bed maintenance and edging, snow and ice management, seasonal colour to make the landscaping attractive. They will ensure that any plants, bushes or trees that are damaged or diseased will be replaced and all health and safety guidelines are followed strictly. It is in the management's interest to have the distinctive landscape with foresight and the environment in mind so that green area is aesthetically pleasing which will impress guests and visitors.