

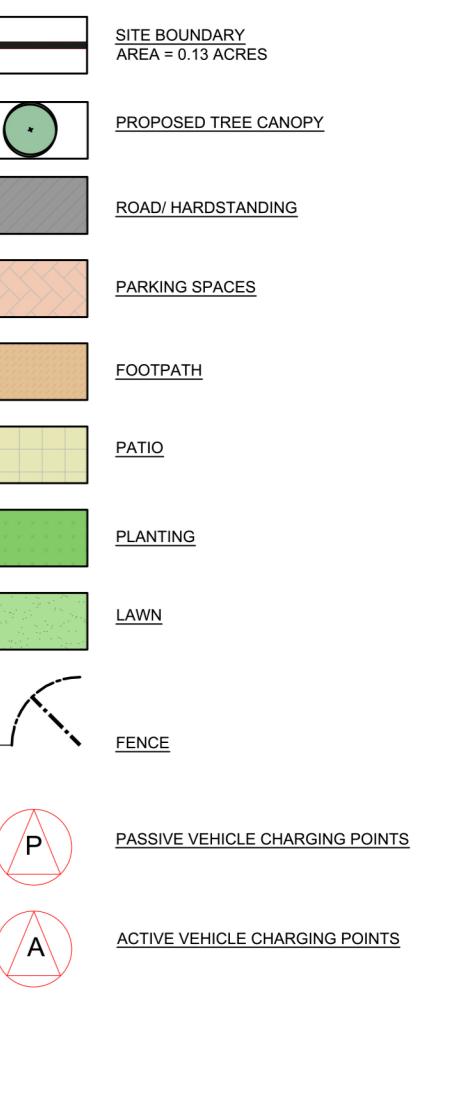


1 3 5M
0 2 4

NOTE:

1. ORIGINAL SURVEY INFORMATION TAKEN FROM TOPOGRAPHICAL SURVEY DRAWING TS19-273-1 PRODUCED BY TERRAIN SURVEYS. REFER TO ORIGINAL SURVEY INFORMATION FOR DETAILED LEVEL INFORMATION. SITE CO-ORDINATES ARE TO OS.

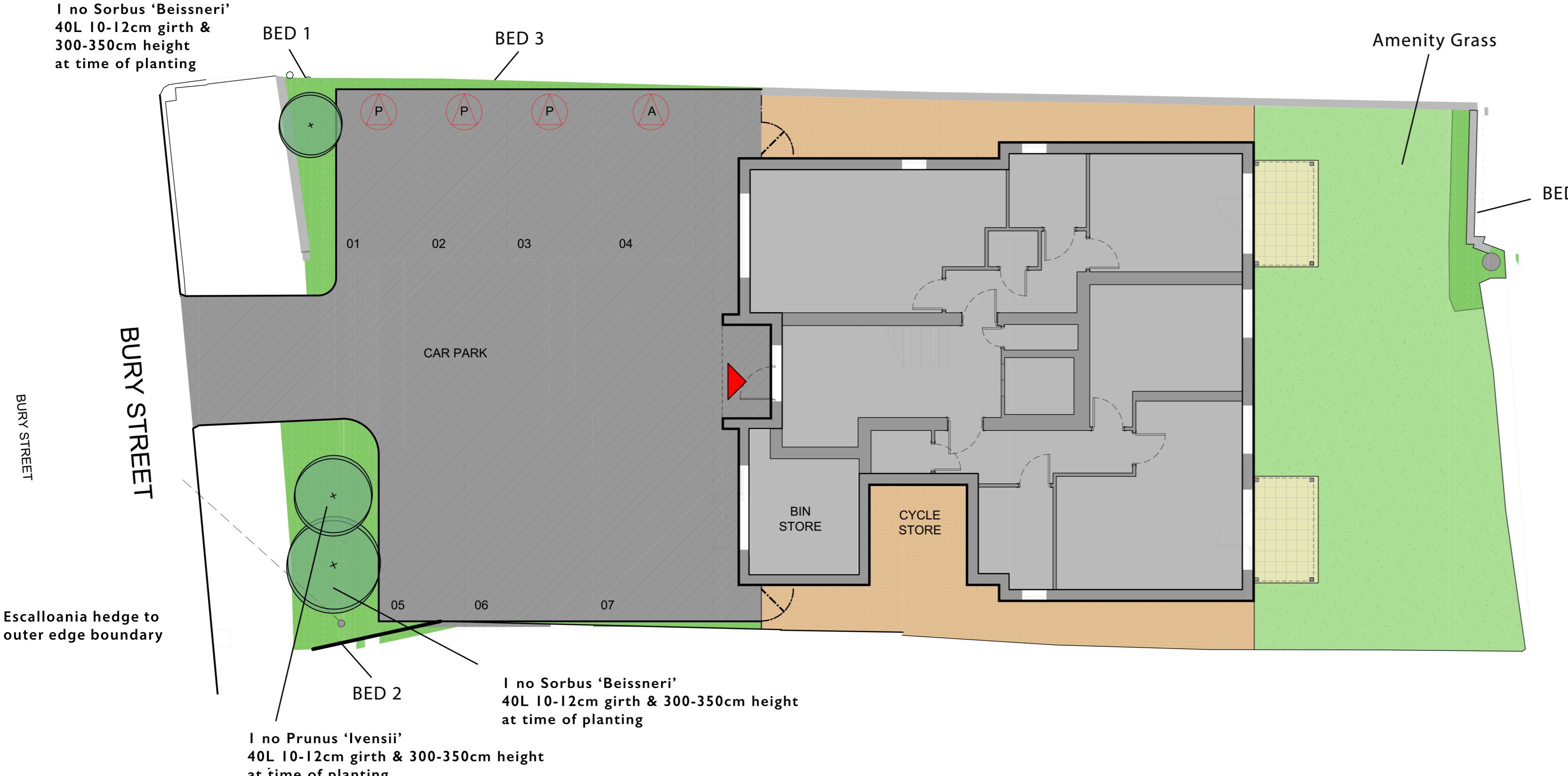
KEY:



This landscaping plan has been commissioned in order to satisfy discharge condition 4 for application reference: 890/APP/2020/763

The scheme shall include:-
 1. Details of Soft Landscaping
 1.a Planting plans (at not less than a scale of 1:100),
 1.b Written specification of planting and cultivation works to be undertaken,
 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
 2. Details of Hard Landscaping
 2.a Refuse Storage
 2.b Cycle Storage
 2.c Means of enclosure/boundary treatments
 2.d Car Parking Layouts (including demonstration that 5% of all parking spaces are

served by electrical charging points)
 2.e Hard Surfacing Materials
 2.f External Lighting - See Lighting Plan
 2.g Other structures (including fencing/railing detail providing the defensible space in front of the rear habitable windows of the ground floor flats)
 3. Details of Landscape Maintenance
 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
 3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seedling within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
 4. Schedule for Implementation
 Thereafter the development shall be carried out and maintained in full accordance with the approved details.



Specification for Planting & Cultivation Works & Details of Landscape Maintenance

Implementation:

All planting will be undertaken whenever is practically possible. The project is due to commence in September which lends itself well for sowing of grass seed and rootballs.

All planting will be protected from vehicular and foot traffic.

Top Soil:

All imported topsoil shall conform to BS3882:2015 standard.

Spreading of Imported Top Soil:

Existing topsoil should be raked and levelled prior to adding imported top soil. The existing topsoil must not be compacted and should be rotovated to a depth of 350-450mm. Imported top soil should be spread in layers of a maximum of 150mm depth and should be lightly rolled to avoid slippage.

*Tree pits will require <600mm topsoil

Planting:

All planting should conform to the planting advice given in the bedding schedules. Particular attention should be paid to ensuring excavation for plants matches the sizes of the pots when receive from the nursery. Plants should be afforded sufficient organic material to aid growth.

Watering:

Recently planted plants should be watered regularly for the first few weeks to give them the best chance of establishment. After which the watering schedule should be determined by site maintenance operatives once an understanding of the site conditions has been established.

Weed Control:

Mulch (bark should be applied to a depth of between 75mm-100mm after planting has finished. Additional mulch should be applied yearly depending on the advice of site operatives. Removal of weeds should be undertaken by site operatives as regularly as possible within the constraint of the maintenance plan thus allowing the new plants the best chance of establishing.

Grass Areas:

Grass height should be maintained between 50-75mm. Regular mowing prevents the need for large quantities of grass clippings being removed from the site.

Pruning & Maintenance of Plants:

Shrubs and herbaceous plants shall be pruned to remove dead growth and to allow for vigorous regrowth where appropriate. Support canes can be removed as soon as plants are clearly established.

Trees shall be appropriately staked and shall remain supported until established. Once established the stakes should be removed. Trees should be tied to stakes with flexible tree ties which can be removed once no longer needed. Tree ties should be loosely applied to prevent stakes and trees from rubbing against each other.

Replacement Planting:

Any plants lost during the first season will be replaced as appropriate.

General Plant Specification:

All plants shall comply with the Horticultural Trade specifications and where appropriate plant passports should be checked to ensure compliance.

Hard Surface Materials

Use key to identify individual materials for different areas.

Driveway access: Permeable tarmac laid to standard construction.

Edging: Marshals Permeable Tegula Pennant Grey (160mm x 120mm x 60mm)

Footpaths: Marshals Permeable Tegula Pennant Grey (160mm x 120mm x 60mm)

Patio: Raised timber subframe to be finished with a middle grey in composite decking. E.g. Cladco woodgrain grey. Note: Matching fascia boards to cover upstands.

Please see: 1232PL-RDT-ZZ-ZZ-IS-A-0002-PLANNING.pdf for Boundary Treatment Details

BED 1

Escallonia Hedge (Escallonia 'Apple Blossom') - 8 no. 5L 40-60cm
Plant as a hedge at 60m centres. Plants to arrive at time of planting

BED 2

Escallonia Hedge (Escallonia 'Apple Blossom') - 8 no. 5L 40-60cm
Plant as a hedge at 60m centres. Plants to arrive at time of planting

Plant taller growing species - Ceanothus - to middle of bed. Plant shrubs in groups of 3 no. Plant herbaceous species to front of bed in groups of 4 no or 6 no.

Alchimilla mollis - 6 no. - 1 Lt, Vegetative 60cm Spacing

Ceanothus 'Autumnal Blue' - 1 no. 5 Lt, 60-80 cm, Leader with Laterals

Cistus x pulverulentus 'Sunset' - 3 no. - 5 Lt, 40-60 cm, Bushy allow min 1m spacing

Geranium 'Johnson's Blue' - 8 no. - 1 Lt, Vegetative 30cm Spacing

Hebe canterbiensis - 4 no. - 3 Lt, 30-40 cm, Space non-linear & evenly around the bed

Penstemon 'Apple Blossom' - 6 no, 60cm Spacing

Spiraea 'Goldflame' - 3 no. - 1 Lt, Vegetative Shrub, allow 70cm-1m for eventual spread

BED 3

Trachelospermum jasminoides - Attached to timber trellis
After flowering has finished prune back to fit the available space. In frost prone areas, grow in pots of loam-based potting compost, such as John Innes No2 and move to a frost-free spot in winter.

BED 4

Hakonechloa macra Alboareia - 10 no. 2L 20-30cm Vegetative
Trim back dead growth during winter. 60cm Spacing

DRAWING REF: TRDL-LP-CCRT-01
PL1 PLANNING ISSUE GH 10.06.20
REV DESCRIPTION BY DATE

DRAWN BY AK DATE DEC 20 SCALE 1:100 CHECKED BY AK

PROJECT WORK STAGE PLANNING

CLIENT TROUTRISE DEVELOPMENTS LTD.

PROJECT CHELMSINE COURT
BURY STREET, RUISLIP
HA4 7TL

DRWG TITLE Proposed Landscape
Plan Coloured
Discharge Condition 4

Choose a non-windy day to sow seed. If spreading seed by hand, tie four 1 metre bamboo canes together with garden twine to form a square. Then hold in front of you and spread a measured quantity of seed within it. This will show you how densely you need to sow the seed. Repeat until the entire area has been covered. If using a spreader, add the seed to the spreader and cover the area until it's covered. As with all seeds, check the packaging instructions for the recommended rate of application.
** Keep off the area until you are ready to start sowing seed. **

When you have sown over the entire area, lightly rake the surface to mix the seed into the soil. Finish the sown area by going over it methodically with a light garden roller. Water the new seeds to start the germination. If you don't have rain within 48 hours of sowing, give the area a good soaking with a lawn sprinkler. Be careful not to wash the seeds away or create puddles. Water daily, for 7 to 10 days, until the seeds are established.

Once the grass has grown to 5cm to 8cm high, it can have its first cut. Check that the lawnmower's blade is really sharp, otherwise the shoots will tear and lift out of the ground. Set your lawnmower to its highest setting, so that only the tips of the grass are cut for the first few months and collect, and dispose of, the clippings.

As the lawn thickens up, the cutting height can gradually be lowered. Even if weeds appear, don't apply weed killer for at least the first six months after sowing. Weeds can be removed by hand whilst your new lawn establishes.



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