

**PROPOSED BLOCK OF 8 FLATS
AT 137 SWAKELEYS ROAD
ICKENHAM, MIDDX. UB10 8DL**

**SCHEDULE OF LANDSCAPING & EXTERNAL MATERIALS
(to be read in conjunction with drawings 2110/11 & 13)**

HEDGES

General

Any new hedge planting required is to be carried out between September and March when weather conditions should be optimum. Avoid periods of draught, water logging and frost.

All planting areas should be made up of good quality topsoil, free of perennial weeds and weed seeds. There should be a minimum plating depth of 450mm. At the time of planting spread a 20mm of well rotted manure or proprietary soil conditioner over the surface along with bone meal fertiliser at the rate of 50g per sq.m.

All shrubs to be container grown in 2 litre pots and planted with existing soil level/root ball at ground level.

Shrub beds can be mulched to help reduce further maintenance (i.e. weeding) and all hedges to be watered in.

All in accordance with Arboricultural Report.

Existing Trees & Hedges

Existing trees and hedging to rear garden area to be retained and rear garden area to be sectioned off with protective fencing erected prior to the commencement of any new building works as shown on plans. No works to be carried out to existing trees – works to hedging as follows:

- | | |
|-----------|---|
| H1 | Privet hedging to be trimmed by specialist to encourage regrowth. Sections of hedging deemed to be beyond regrowth are to be replaced as necessary. |
| H2 | Layland Cypress trimmed by specialist to encourage regrowth. Sections of hedging deemed to be beyond regrowth are to be replaced as necessary. |

New Hedges

- | | |
|------------|--|
| NH1 | 24 No. Prunus Laurocerases Rotundifolia (Laurel) planted at 800mm c/c 600mm - 800mm in height. |
| NH2 | 16 No. Prunus Laurocerases Rotundifolia (Laurel) planted at 800mm c/c 600mm - 800mm in height. |

- NH3** 18 No. Prunus Laurocerases Rotundifolia (Laurel) planted at 800mm c/c 600mm - 800mm in height.
- NH4** 8 No. Prunus Laurocerases Rotundifolia (Laurel) planted at 800mm c/c 600mm - 800mm in height.
- NH5** 10 No. Prunus Laurocerases Rotundifolia (Laurel) planted at 800mm c/c 600mm - 800mm in height.

TREES

Existing Trees

Existing trees indicated to front and rear garden are to be retained sectioned off with protective fencing erected prior to the commencement of any new building works as shown on plans. Tree T5, is to be removed. Tree T1 to be raised to 4.0m over site entrance only.

Tree Protective Fencing

Tree Protective Fencing should be from weld mesh panels, at least 2m high, securely fixed, with wire or scaffold clamps, to a rigid framework. This framework should be constructed from scaffold tubes with vertical tubes, at a maximum interval of 3m and driven into the ground at least 0.6m. The structure should be well braced to resist impacts, constructed as per Figure 2 of BS5837.

Protective fencing should be erected before any clearance or construction work commences on site.

Notices should be fixed to the Tree Protection Fencing stating – “**Tree Protection Fencing – No construction activity to take place within this area**”.

PLANTING BEDS

General

All planting to be carried out between September and March when weather conditions should be optimum. Avoid periods of draught, water logging and frost.

All planting areas should be made up of good quality topsoil, free of perennial weeds and weed seeds. There should be a minimum planting depth of 450mm.

At the time of planting spread a 20mm of well rotted manure or proprietary soil conditioner over the surface along with bone meal fertiliser at the rate of 50g per sq.m.

All shrubs to be planted with existing soil level/root ball at ground level.

Shrub beds can be mulched to help reduce further maintenance (i.e. weeding).

All plants to be watered in.

Plant beds to be arranged with the tallest plants to the back of the bed and lavender to the edge of the bed wherever possible.

In double row and deep beds, plant species to be placed in mixed groups to an irregular pattern.

In linear beds, plant species to be mixed in a regular pattern.

- B1** 10 No. Rosa Kent. 400mm in height (2 litre pots)
3 No. Rosemary. 300mm in height (2 litre pot)
3 No. Senecio sunshine. 450mm in height (3 litre pots)
5 No. Euonymus fortunei. 150mm-300mm in height (2 litre pots)
3 No. Choisya Ternate Sundance. 500mm-600mm in height (3 litre pot)
- B2** 4 No. Lavandula Angustifolia. 300mm in height (2 litre pot)
1 No. Forsythia. 450mm in height (3 litre pot)
1 No. Jasminum nudiflorum. 450mm in height (3 litre pot)
1 No. Lonicera. 300mm in height (2 litre pot)
2 No. Skimmia japonica. 300mm in height (2 litre pot)
- B3** 2 No. Sorcoccoca hookerina. 450mm in height (3 litre pot)
3 No. Choisya Ternate Sundance 500mm-600mm in height (3 litre pot)
2 No. Hebe Midsummer Glory. 450mm in height (3 litre pot)
2 No. Euonymus Japonica. 300mm in height (2 litre pot)
- B4** 5 No. Lavandula Angustifolia. 300mm in height (2 litre pot)
2 No. Forsythia. 450mm in height (3 litre pot)
2 No. Jasminum nudiflorum. 450mm in height (3 litre pot)
2 No. Lonicera. 300mm in height (2 litre pot)
- B5** 4 No. Lavandula Angustifolia. 300mm in height (2 litre pot)
1 No. Forsythia. 450mm in height (3 litre pot)
1 No. Jasminum nudiflorum. 450mm in height (3 litre pot)
1 No. Lonicera. 300mm in height (2 litre pot)
2 No. Skimmia japonica. 300mm in height (2 litre pot)
- B6** 3 No. Euonymus europea. 150mm-300mm in height (2 litre pots)
3 No. Rosemary. 300mm in height (2 litre pot)
3 No. Senecio sunshine. 450mm in height (3 litre pots)

FRONT FORECOURT & GARDEN AREA**Car parking/turning area**

The existing gravel surfacing to the whole of the front forecourt parking and turning area is to be covered with a 3D Geogrid cellular matting on a geotextile membrane prior to the commencement of any demolition or construction works. The matting is to be backfilled with Type 1 stone to provide the oversite for the construction phase works. On completion, the Car parking/turning area will be surfaced throughout with Marshall's Tegula Priora permeable block paving on a 50mm layer of 6mm sand chippings bed laid directly on Geogrid subbase to provide a sustainable drainage system. All paved areas abutting plant beds or grassed lawns be edged with a 150 x 6mm steel edging plate from Steelscapes or similar supplier. Plates installed in 3m lengths and secured with 450mm long metal stakes at 750mm cc. Individual car space markings as shown on drawings using painted paviour inserts set into paving as corner dividers.

**Marshall's Tegula Block Paving in Harvest****Metal edging strip to brick paving**

Pathways & Patios

The pathways to the front and sides of the new building will be finished with Marshall Chancery Flagstones in a Grey Green shade. Slabs to be laid on a mortar bed and consolidated hardcore sub-base. Private patios and the communal seating area to the rear will also be finished in the Chancery Flagstones. Private garden areas will be enclosed by a 1.0m high timber picket fence and planted hedging as noted. Paving between building and boundary fencing to be provided with 100mm wide drainage gravel strip each side.



Marshall Chancery Flagstone in Grey Green (GG)

Lawn

Grassed areas to be a minimum of 100mm of good quality topsoil, graded and firmed to suitable levels. Turfs to be laid butted together with staggered joints and lightly firmed or rolled after laying.

BOUNDARY TREATMENTS

Existing Fencing

All existing close boarded timber fencing to side and rear boundaries to be retained and repaired or replaced as necessary.

New Fencing

New fencing will be provided necessary to replace existing side and rear boundary fences. The new fencing will be 2.0m high close boarding with 100mm concrete posts and concrete gravel boards to match the existing.

Front Boundary Wall

The wall and pier to the site entrance to be rebuilt in yellow stock facing brick to match the existing wall. A new automated sliding gate is to be provided to the main entrance with a 1.0m wide pedestrian access gate, both purpose made in galvanised steel and painted black.

BIN & CYCLE STORES Appendix A

Bin Store

A timber boarded communal bin store will be provided as shown on plan drawing 2110/12. This will be constructed of sawn timber posts with stained timber board infill. The store will be covered with a flat roof finished with fibreglass membrane and painted grey. The store will be provided with an outward opening door fitted with a security lock.

Cycle Store

A timber boarded communal lockable cycle store will be provided as shown on plan drawing 2110/12. This will be constructed of sawn timber posts with stained timber board infill. The store will be covered with a flat roof finished with fibreglass membrane and painted grey. The store will accommodate 8 no. cycles for use by all residents and visitors secured with upright cycle stands.

Lighting

2 No. external bulkhead light fittings to be installed within the cycle and bin stores. Units to be ceiling mounted, connected to the Landlord electrical supply and controlled with a movement sensor.

900mm high Zone E27 Commercial Bollard LED light fittings (IP65) to be installed in front forecourt and rear garden areas as located on plan. Fittings to be in Anthracite grey, secured to in-situ concrete base and connected to Landlords electrical supply. Fittings to be controlled with daylight sensor.



Zone E27 Bollard Light (BL)

Car Charging Points (CP).

8 No individual car charging points to be provided to the front forecourt area – one to each parking space. Units to be Type DSI-EV 325 from Farnell Electrics or similar and mounted on 100mm sq. galvanised steel posts as located on plans. Posts secured to in-situ concrete bases and painted in anthracite grey. Units to be wired back to electrical meters to individual Flat units.



Gate

A new 2.0m high x 4.0 wide electric sliding gate is to be provided to the main entrance to the property. The existing right hand brick pier is to be taken down and rebuilt in matching yellow stock brickwork, all to match the existing pier. The gate is to be connected to the Landlord electrical supply and automatically operated with key pad and remote controls.

MAINTAINANCE

Planting

Upon completion of planting it will be necessary to ensure good watering during any periods of prolonged draught.

Weeds should be removed regularly throughout the growing season (March to October) either manually or by using suitable herbicides.

All flowering shrubs should be cut back and shaped immediately after flowering.

Hedges should be trimmed in April and August, with facing shoots allowing plants to fill out and thicken to a final depth of 0.9m. All hedges to be kept at a height of 1.0m except NH1 & NH2, which should be kept at 1.8m in height.

Any planting that dies during the first 5 years should be replaced.

Lawns

Lawn areas should be mown weekly between mid March and October with occasional trims should unseasonal weather cause growth during the dormant months.

Surfacing

All gravel, slabbed and paved areas to be weeded regularly throughout the growing season (March to October) either manually or by using suitable herbicides.

General

The general maintenance of the communal external areas to the front and rear of the new building is to be the responsibility of the Freehold Owner of the site or an appointed Management Company. This responsibility will include for the establishment of contract agreements in respect of regular cleaning of all external ground surfaces, weeding, pruning, hedge and grass cutting, all as outlined above, together with the provision of any replacement planting as necessary.

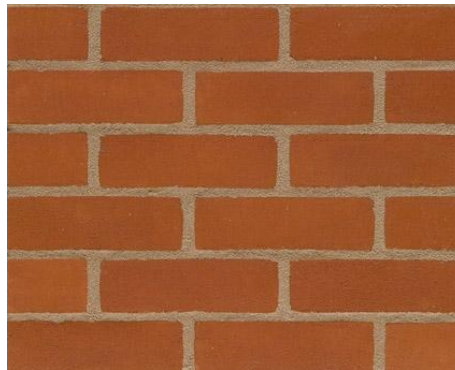
MAIN BUILDING

Facing brick

The facing bricks used for some of the external wall surfaces on the main building will be the Ibstock Funton Orchard Mixture with Weinberger Dorchester Red feature soldier courses.



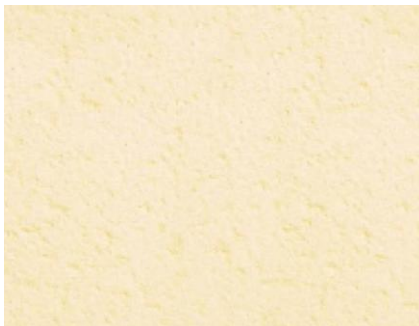
Ibstock Funton Orchard Mixture brick



Weinberger Dorchester Red brick

Render

Webber's through coloured render in 016 Ivory will be used on all rendered areas to the facades of the main building.



Weber Ivory render

Roof Tiles

The Monier Redland Breckland Brown plain concrete tile will be used for the sloping roofs of the building and to dormer cheeks. Matching ridge, hip and monoridge tiles will be provided to the roof and to the recessed balcony area as necessary.



Monier Redland Breckland Brown plain tile

Windows & Glazed Doors

The casement windows and glazed doors to the proposed building will be of aluminium construction with a white powder coat paint finish.



Aluminium casement window with powder coated white finish

