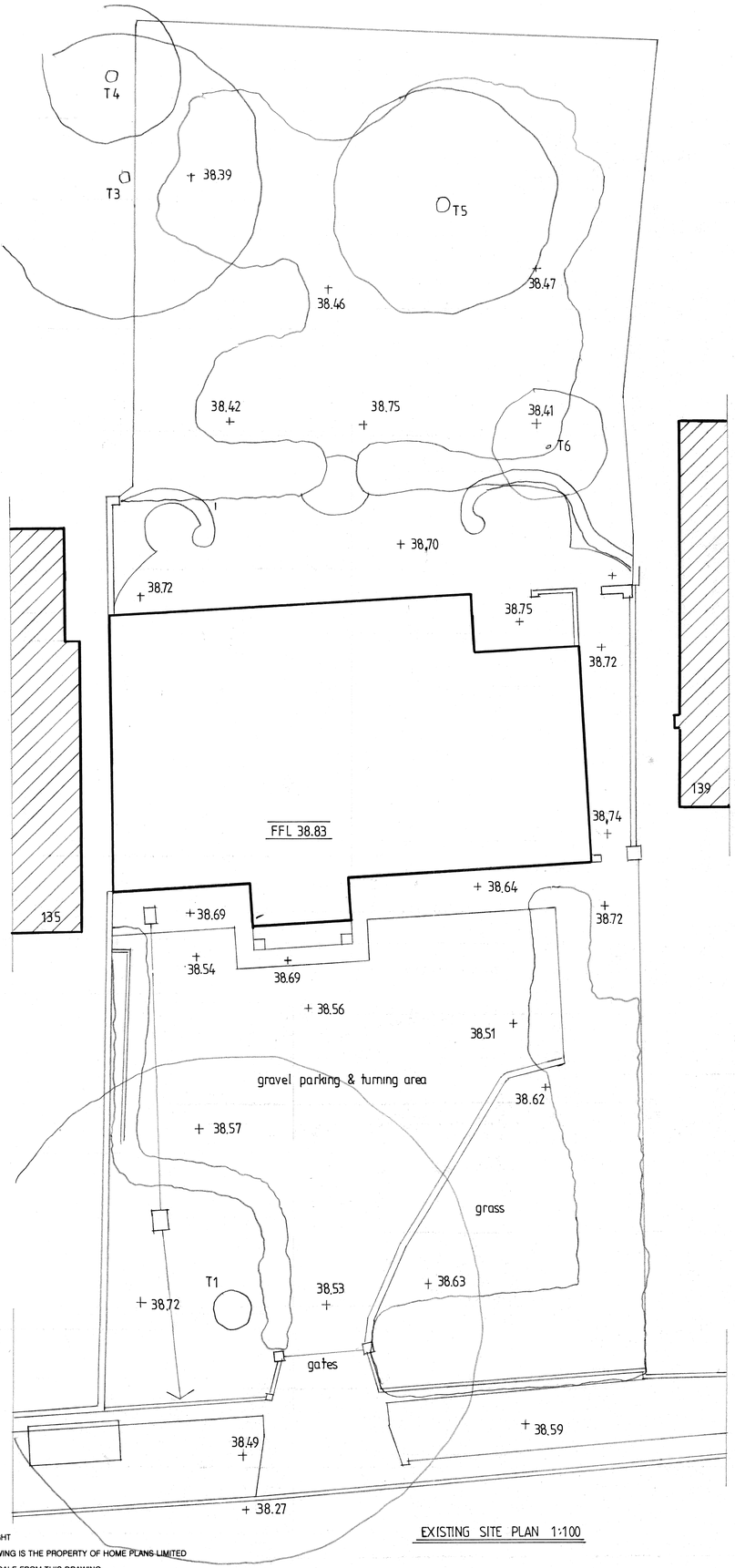
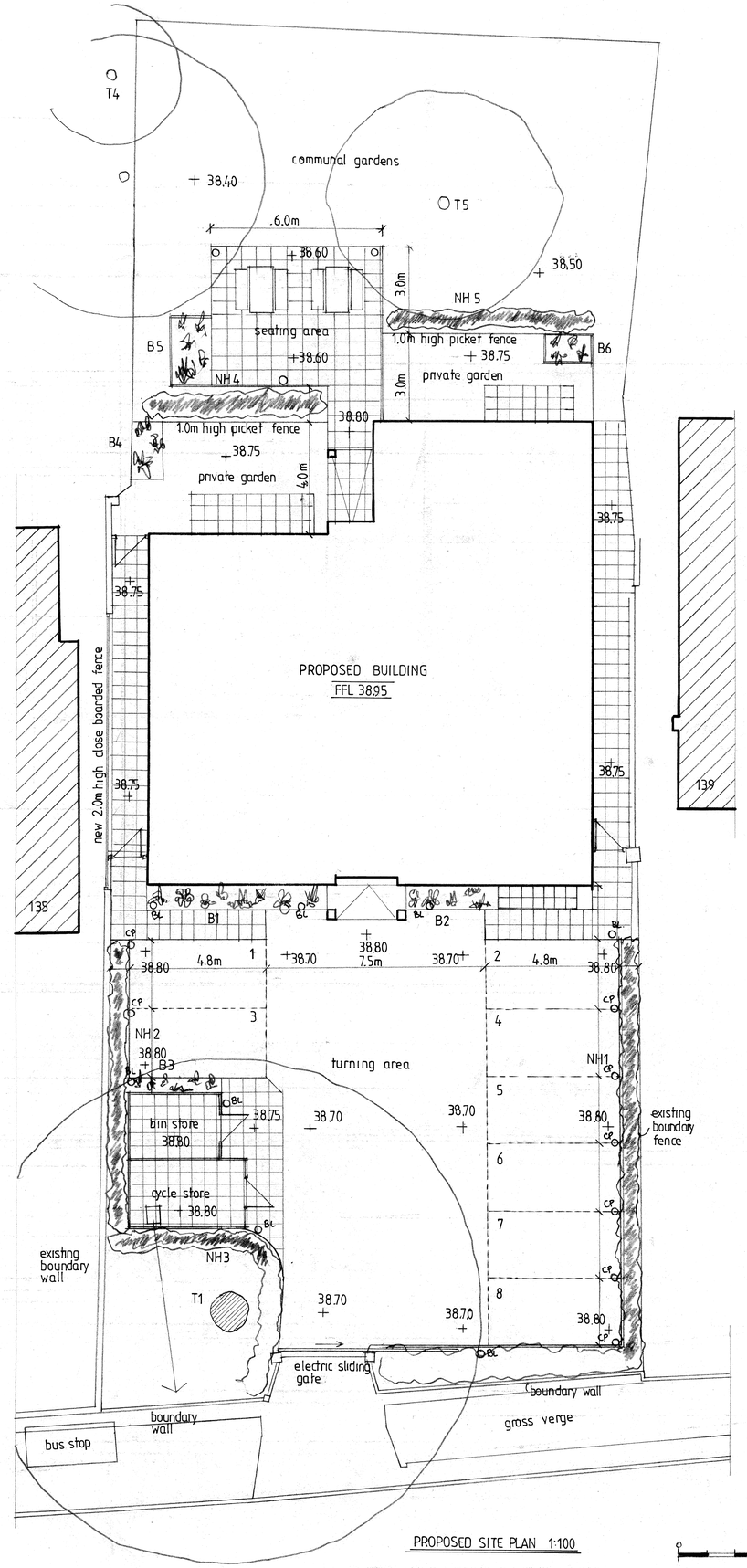


EXISTING SITE PLAN 1:100



PROPOSED SITE PLAN 1:100

REVISION:	DATE:	NOTE:

SCHEDULE OF LANDSCAPING & EXTERNAL MATERIALS

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:

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 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 plating 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 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. 3 No. Rosemary. 3 No. Seneccio sunshine. 5 No. Euonymus fortunii. 3 No. Choisya Ternate Sundance.

B2 4 No. Lavandula Angustifolia. 1 No. Forsythia. 1 No. Jasminum nudiflorum. 1 No. Lonicera. 2 No. Skimmia japonica.

B3 2 No. Sorcoccoca hookerina. 3 No. Choisya Ternate Sundance . 2 No. Hebe Midsummer Glory. 2 No. Euonymus Japonica.

B4 5 No. Lavandula Angustifolia. 2 No. Forsythia. 2 No. Jasminum nudiflorum. 2 No. Lonicera.

B5 3 No. Euonymus Japonica. 3 No. Rosemary. 3 No. Seneccio sunshine.

FRONT FORECOURT & GARDEN AREA

Car parking/turning area
The Car parking/turning area will be constructed with Marshall's Tegula Priora Permeable Block Paving in Harvest. It will also feature matching kerbing as necessary. Paving laid in accordance with Marshall's specifications and details to provide a sustainable drainage system with 50mm of 6mm clean crushed stone laid directly under paving on 200mm layer sub-base comprising 20mm clean crushed stone. Car park markings as shown on drawings using white paint.

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.

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

Bin Store
A timber boarded communal bin store will be provided as shown on plans. 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 plans. 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.

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 3 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.

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CLIENT:	FORTY LANE DEVELOPMENTS LTD.
PROJECT:	137 SWAKELEYS ROAD ICKENHAM
TITLE:	DETAIL PROPOSAL 8 FLATS SITE LAYOUT PLANS LANDSCAPING
DRG NO:	2110/11
DATE:	JAN. 2021
SCALE:	1:100 AT A1
DRAWN:	

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