

OPEN SPACE MANAGEMENT & MAINTENANCE PLAN

For proposed soft and hard works at:
North Island, Tottenham Hale, N17 9LR

Prepared by:
Jo Wild, Landscape Architect
jo@arborterra.c.ouk

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Project: 1264

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1 Design Strategy

- 1.1 The following speciation is for the new landscape areas associated with the development of the North Island, Tottenham Hale, N17 9LR.
- 1.2 The speciation is accompanied by the soft and hard works plans for ground level and the roof level (18), the play courtyard at ground level and the public and private realm plans at the appendices of this report:
 - TH-IS-03-001-L-1264-90-100
 - TH-IS-03-001-L-1264-91-100
 - TH-IS-03-001-L-1264-90-118
 - TH-IS-03-001-L-1264-91-118
 - TH-IS-03-001-L-1264-90-125
 - TH-IS-03-001-L-1264-91-126
- 1.3 The landscape design and is based on masterplanning drawings by Grants Associates: Tottenham Hale: North Island – Landscape and Public Realm Stage 3 report and have been prepared to support planning application for the redevelopment of the site and is part of a wider scheme of regeneration at Tottenham Hale Island Sites (London Borough of Haringey).
- 1.4 The proposals include play space provision in a courtyard north of the accommodation block which is part of the North Island Play Strategy.
- 1.5 Ecological enhancements including intensive green roof, extensive green roofs and habitat boxes have been incorporated into the scheme. This has been informed by the BREEAM report (RPS December 2022).

2 General Management Objectives

- 2.1 The key objective is to improve and maintain the existing and new landscape and ecology structure in perpetuity. This will be achieved through the implementation of this management plan by an appointed management company.
- 2.2 All operations are to be carried out in accordance with the Maintenance Specification included in this document.
- 2.3 The Site has been divided into vegetation types and habitat areas, based on existing conditions, the relationship of particular areas to the development and the influences and constraints affecting those areas. The extent of these vegetation types and the proposed habitat areas are given a brief description below, as are the influences and constraints on them. Specific objectives are given, drawn from the overall objectives, followed by proposals for the establishment of new habitats.

3 General Maintenance Conditions

Introduction

- 3.1 The works consist of the maintenance and management of new high quality amenity planting, including trees within tree pits and containers, and containerised herbaceous and shrub planting on the ground floor and roof areas.
- 3.2 The works shall be maintained by the responsible Landscape Contractor from practical completion for the Defects liability as follows;
- Trees 5 years from practical completion
 - Shrubs/Herbaceous Planting – 5 years from practical completion
- or
- Until works are signed over to the appointed Estate Management Company where appropriate. At this point the responsibility will transfer to that party.

Workmanship

- 3.3 Method of Work – the method of executing any of the work in this specification and schedules unless specifically mentioned, is at the discretion of the Landscape Contractor and the Estate Management Company.
- 3.4 Good Practice – Where and to the extent that materials, products and workshop are not fully specified they are to be suitable for the purposes of the works states in or reasonably to be inferred from the contract documents, and in accordance with good horticultural practice, including the relevant provisions of current British Standard documents.
- 3.5 All plant stock, plant handling, planting and maintenance to be undertaken in accordance with the following British Standard Specifications and Code of Practice:
- BS 3936:1992 Part 1 Nursery Stock - Specification for trees and shrubs;
 - BS 3936:1981 Part 10 Nursery Stock - Specification for ground cover plants;
 - BS 4428:1989 - Code of Practice for General Landscaping Operations (excluding hard surfaces);
 - BS 8545:2014 Trees from Nursery to Independence in the Landscape;
 - The Code of Practice for Plant Handling 2002 (Horticultural Trades Association).
- 3.6 Maintenance standards should at all times reflect the development's high quality image. The Contractor shall keep all planting area weed free, plants vigorous and healthy, and the overall landscape environment neat and tidy.

Programme of the Works

- 3.7 The Landscape Contractor shall co-ordinate with the Estate Management Company's programme then submit a detailed programme of works prior to starting work on site.
- 3.8 The specification equates calendar months to Performance Periods. Performance Period 1 – 12 equates to January to December (PP1 = January, PP12 = December).
- 3.9 The Landscape Contractor shall report any potential failures to meet the specified programme to the Estate Management Company. Any changes to the agreed programme must be in writing with the Estate Management Company.

Watering

- 3.10 Plant stock to receive the following quantities of water:
- Standard trees - 25 litres on 10 occasions throughout the growing season, or when less than 30mm precipitation at the end of any 4 week period;
 - Hedgerows - 20 litres per m² on three occasions throughout growing season, or when less than 30mm precipitation at the end of any 4 week period;
 - Shrub borders - on 10 occasions throughout the growing season, or when less than 30mm precipitation at the end of any 4 week period.

Plant replacements:

- 3.11 Within 5 years of completion of the development all dead, dying and vandalised plant stock to be replaced at the end of each growing season throughout the maintenance period.

4 Maintenance

- 4.1 External space shall be maintained by the Developers agent during the time of implementation. Thereafter a landscape contractual arrangement should be made with Estate Management Company to ensure the maintenance of all landscaped areas on behalf residents in communal areas at ground and roof level (Floor 18), the private realm intensive green roof and the public realm areas to the western and southern edge of the buildings as detailed on drawing no. TH-IS-03-001-L-1264-91-126.

Public Realm

Hard Landscape

- 4.2 In addition to, and at the same time as, the general litter and refuse clearance is being carried out, the Contractor shall clean all paths, hard surfaces and gullies.
- 4.3 In the areas specified, the Contractor shall be required to maintain surfaced areas clear of litter, twigs, leaves, glass, debris and similar at all times. The Contractor shall remove all arisings from site at the end of each work period and take them to the designated location for disposal.
- 4.4 The Contractor shall inform the Estate Management Company immediately they are aware of any occurrence of acts of vandalism to these areas.
- 4.5 The Contractor shall maintain all hard landscape surfaces weed-free and at no time shall weed growth exceed 5% of any area. Should the Contractor wish to employ any chemical methods for this particular item, it shall be with the written approval of the Estate Management Company.
- 4.6 Weed growth is deemed to include the removal of moss.
- 4.7 The Contractor shall allow for inspection of all gullies, grilles, covers, on each site visit. The Contractor shall thoroughly clean them of any silt, dirt, debris, leaves, litter, stones, concrete etc. as necessary.
- 4.8 The Contractor shall check that water is running freely in gullies and drains, reporting any defects or unacceptable obstruction to the Estate Management Company.
- 4.9 On removing any grating, cover or grille, the Contractor shall clean the rebate in the frame and ensure that it is replaced flush in the frame. All arisings shall be removed from site to the designated location for disposal.

Soft Landscape

Herbaceous planter maintenance

- 4.10 The Contractor shall visit each shrub bed on a minimum of 12 occasions equally spaced through the year, i.e. monthly visits. This can be increased in dry periods when additional irrigation is required.
- 4.11 The Contractor shall undertake the following operations on each visit;
- Remove, using correct horticultural practices, all fallen flowers, leaves and other debris. All cultivated areas shall be cleared of litter and other debris. The Contractor shall ensure that each maintenance visit coincides with a litter removal visit.
 - The Contractor shall prune shrubs in order to prevent obstructions to paths, roads, signs, steps, sight lines, windows, doors and other similar situations and to allow access as directed by the Estate Management Company.
 - The Contractor shall at each visit remove all dead, damaged, infested, reverted or diseased branches and stems using correct horticultural practices. The Contractor shall otherwise prune all plant material at the correct pruning time.
 - All dead shrubs and plants shall be removed and the Estate Management Company advised.
 - The Estate Management Company may instruct the Contractor to supply and plant new plant material in accordance with the Planting Specification, at the same time as the plant material is removed or as specified by the Estate Management Company within the planting season.
 - Remove weeds by pulling by hand, hoeing and raking, avoiding damage to stems, branches and plant roots, leaving a clean weed free surface cultivated to a medium tilth. No herbicides shall be used.
 - Keep mulch topped up annually.
 - All arisings shall be removed from site to the designated location for disposal.

Tree maintenance

- 4.12 The Contractor shall allow a sum to maintain all tree stock in accordance with the specification set out below.
- 4.13 Trees shall be inspected every autumn in order to assess their condition and identify tree work requirements. Tree works shall be carried out in accordance with the recommendations of the assessment in accordance with BS 3889:2010 Tree Works and BS8545 Trees from Nursery to Independence in the Landscape.

- 4.14 Re-firming Trees and Shrubs – shall be carried out after strong winds, frost heave and other disturbances. To re-firm the Contractor should tread around the base until firmly bedded. Any collars in the soil at the base of tree stems, created by tree movement should be broken up by hand fork, avoiding damage to roots.
- 4.15 Tree Guards – loose or defective guards; adjust, re-fix or replace to original specification and to prevent chafing. Visit on a minimum of two occasions per annum.
- 4.16 Tree Grilles – lift grilles, remove weeds, adjust levels as necessary and lightly compact. Refit grilles, refill interstices and lightly compact to correct level. Material for making up levels and refilling should be horticultural grit.
- 4.17 Formative Pruning of young trees – This work should be undertaken to ensure the successful establishment of the trees. The works should not be carried out during the late winter/early spring sap flow period.
- 4.18 Planter – Amelanchier multi-stemmed tree should not require restriction on height, allow to grow to natural height whilst removing any side stems that impede access to courtyard. Maintain a light crown and open centre to allow air circulation.
- 4.19 Keep mulch topped up annually.
- 4.20 Extensive pruning of young trees and any surgery to larger trees must be carried out by an approved member of the Arboricultural Association or other approved specialist.
- 4.21 Cleaning Out and Deadwooding
- Remove:
- Dead, dying, or diseased wood, broken branches and stubs.
 - Fungal growths and fruiting bodies
 - Rubbish, wind blown or accumulated in branch forks
 - Wires, clamps, boards and metal objects, if removable without causing
 - further damage and not part of a support structure that is to be retained.
 - Other unwanted objects, e.g. tree houses, swings.
 - Climbing plants
- 4.22 Cutting and Pruning Generally
- All the tools used should be appropriate, well maintained and sharp. Final pruning cuts – do not use chainsaws on branches of less than 50 cm diameter. When using handsaws, cut in one continuous operation to form a smooth cut surface. Do not use anvil type secateurs.

- When removing branches do not damage or tear the stem.
- Keep wounds as small as possible, cut cleanly back to sound wood leaving a smooth surface, and angled so that water will not collect on the cut area.
- When cutting, cut at fork or at the main stem to avoid stumps wherever possible.
- Large branches – remove only if unavoidable. Remove in small sections and lower to the ground with ropes and slings.
- Dead branches and stubs – when removing do not cut into live wood.
- Unsafe branches – remove epicormic shoots and potentially weak forks that could fail in adverse weather conditions.
- Disease of fungus – give notice if detected. Do not apply fungicide or sealant unless instructed.
- Bark Damage – wounds – do not attempt to stop sap bleeding. Gently remove ragged edges and remove splintered wood from deep wounds as small as possible. Give notice if there is any liquid or flux oozing from apparently healthy bark.
- Cavities in Trees – Cavities should be investigated. Old cavities in mature trees should be left alone subject to health and safety audit. New cavities are likely to have been made by woodpeckers and may reflect nesting in which case disturbance is illegal. Where the extent of a cavity is not visible, there is also a risk a bat or bats may be present. Such cavities should be notified but no further action taken without advice from a suitably qualified ecologist. For new small cavities in ornamental species, where bats or nesting birds are obviously absent, rubbish and rotten wood should be removed. The cavity should be probed to find the extent of any decay, and give notice. The cavities should not be covered.
- All arisings shall be removed from site to the designated location for disposal.
- Keep a record of maintenance , and any dead, diseased dying plants removed from site.

Communal Realm

Play Area

4.23 Routine inspections should be carried out monthly:

- Remove litter, build up of material around equipment;
- Any evidence of domestic pets using play area unsupervised and leaving excrement should be notified to the management company, residents should be informed that

domestic pets should not be allowed within communal areas for exercise. Remove any excrement immediately;

- Minor wear to be noted and actioned required;
- Any equipment damaged or dangerous to be fenced off and management company notified;
- All inspections to be recorded by management company.

4.24 Annual Inspection:

- To be carried out by ROSPA qualified specialist;
- All moving parts to be checked and repaired as necessary, includes noting acts of vandalism; minor and major wear; structural elements including ground fixings and actioned as required;
- All inspections to be recorded by management company.

Wetpour play surface

4.25 Inspect regularly for embedded foreign objects and damage to the surface

4.26 Report damage immediately; repairs should take place as soon as possible to avoid further erosion of the safety surface

4.27 Sweep regularly to remove leaves, moss litter

4.28 Low pressure washing can remove ground in grime

4.29 Remove oil and oil based products including chewing gum immediately

Tree maintenance

4.30 The Contractor shall allow a sum to maintain all tree stock in accordance with the specification set out below.

4.31 Trees shall be inspected every autumn in order to assess their condition and identify tree work requirements. Tree works shall be carried out in accordance with the recommendations of the assessment in accordance with BS 3889:2010 Tree Works and BS8545 Trees from Nursery to Independence in the Landscape.

4.32 Re-firming Trees and Shrubs – shall be carried out after strong winds, frost heave and other disturbances. To re-firm the Contractor should tread around the base until firmly bedded. Any collars in the soil at the base of tree stems, created by tree movement should be broken up by hand fork, avoiding damage to roots.

- 4.33 Tree Guards – loose or defective guards; adjust, re-fix or replace to original specification and to prevent chafing. Visit on a minimum of two occasions per annum.
- 4.34 Tree Grilles – lift grilles, remove weeds, adjust levels as necessary and lightly compact. Refit grilles, refill interstices and lightly compact to correct level. Material for making up levels and refilling should be horticultural grit.
- 4.35 Formative Pruning of young trees – This work should be undertaken to ensure the successful establishment of the trees. The works should not be carried out during the late winter/early spring sap flow period.
- 4.36 Courtyard – Cherry tree crown should be maintained at a 2m clearance for people to pass comfortably around courtyard. Crown prune by removing dead branches and reducing selected side branches by one third to preserve a well balanced head and ensure the development of a single strong leader. Remove duplicated branches and potentially weak or tight forks. In each case cut back to live wood.
- 4.37 Extensive pruning of young trees and any surgery to larger trees must be carried out by an approved member of the Arboricultural Association or other approved specialist.
- 4.38 Cleaning Out and Deadwooding
- Remove:
- Dead, dying, or diseased wood, broken branches and stubs.
 - Fungal growths and fruiting bodies
 - Rubbish, wind blown or accumulated in branch forks
 - Wires, clamps, boards and metal objects, if removable without causing
 - further damage and not part of a support structure that is to be retained.
 - Other unwanted objects, e.g. tree houses, swings.
 - Climbing plants
- 4.39 Cutting and Pruning Generally
- All the tools used should be appropriate, well maintained and sharp. Final pruning cuts – do not use chainsaws on branches of less than 50 cm diameter. When using handsaws, cut in one continuous operation to form a smooth cut surface. Do not use anvil type secateurs.
 - When removing branches do not damage or tear the stem.

- Keep wounds as small as possible, cut cleanly back to sound wood leaving a smooth surface, and angled so that water will not collect on the cut area.
- When cutting, cut at fork or at the main stem to avoid stumps wherever possible.
- Large branches – remove only if unavoidable. Remove in small sections and lower to the ground with ropes and slings.
- Dead branches and stubs – when removing do not cut into live wood.
- Unsafe branches – remove epicormic shoots and potentially weak forks that could fail in adverse weather conditions.
- Disease of fungus – give notice if detected. Do not apply fungicide or sealant unless instructed.
- Bark Damage – wounds – do not attempt to stop sap bleeding. Gently remove ragged edges and remove splintered wood from deep wounds as small as possible. Give notice if there is any liquid or flux oozing from apparently healthy bark.
- Cavities in Trees – Cavities should be investigated. Old cavities in mature trees should be left alone subject to health and safety audit. New cavities are likely to have been made by woodpeckers and may reflect nesting in which case disturbance is illegal. Where the extent of a cavity is not visible, there is also a risk a bat or bats may be present. Such cavities should be notified but no further action taken without advice from a suitably qualified ecologist. For new small cavities in ornamental species, where bats or nesting birds are obviously absent, rubbish and rotten wood should be removed. The cavity should be probed to find the extent of any decay, and give notice. The cavities should not be covered.
- All arisings shall be removed from site to the designated location for disposal.

Roof planter maintenance

- Remove, using correct horticultural practices, all fallen flowers, leaves and other debris. All cultivated areas shall be cleared of litter and other debris. The Contractor shall ensure that each maintenance visit coincides with a litter removal visit.
- The Contractor shall prune shrubs in order to prevent obstructions to paths, roads, signs, steps, sight lines, windows, doors and other similar situations and to allow access as directed by the Estate Management Company.
- The Contractor shall at each visit remove all dead, damaged, infested, reverted or diseased branches and stems using correct horticultural practices. The Contractor shall otherwise prune all plant material at the correct pruning time.

- Any plants grown for winter stem colour or similar effects, as specified by the Estate Management Company shall be pruned at the optimum time to provide the maximum display.
- All dead shrubs and plants shall be removed and the Estate Management Company advised.
- The Estate Management Company may instruct the Contractor to supply and plant new plant material in accordance with the Planting Specification, at the same time as the plant material is removed or as specified by the Estate Management Company within the planting season.
- Remove weeds by pulling by hand, hoeing and raking, avoiding damage to stems, branches and plant roots, leaving a clean weed free surface cultivated to a medium tilth. Ensure mulch is left in position to reduce transpiration and weed growth. No herbicides shall be used.
- Replenish mulch when necessary.

Private Realm

Green Roof maintenance

- 4.40 Extensive green roofs require little maintenance, however plants require moisture for establishment in the first four weeks. Roofs to be inspected twice in the first year for gaps in planting and all self-seeded invasive weeds, woody shrubs and trees to be removed.

Watering

- 4.41 Plant stock to receive the following quantities of water:
- Standard trees - 25 litres on 10 occasions throughout the growing season, or when less than 30mm precipitation at the end of any 4 week period;
 - Hedgerows - 20 litres per m² on three occasions throughout growing season, or when less than 30mm precipitation at the end of any 4 week period;
 - Shrub borders - on 10 occasions throughout the growing season, or when less than 30mm precipitation at the end of any 4 week period.

Habitat boxes

Bat box:

- 4.42 It is recommended that self-cleaning bat boxes are used, but should be checked annually for damage, and the boxes are clear of any obscuring vegetation (such as ivy or branches). Any

damaged boxes should be replaced, and vegetation limiting access, or creating excessive shade on the boxes should be removed. Only a licenced bat worker may disturb roosting bats, so do not interfere with the box, unless the box is clearly damaged.

Bird box:

- 4.43 Bird boxes should be checked and cleaned annually, during winter, when not in use by nesting birds (November to January). If birds are making use of the nest box outside of the nesting season, then the box will not be cleaned. Any boxes that are noted to be damaged or missing will be replaced, vegetation obscuring the box entrance will be removed.

5 Plant schedule

Level 18

Trees - Selected Standard: Native = (n); wildlife friendly = (w); multi-stemmed (MS)				
Name	Girth	Root condition	Habit	Number
Acer tataricum subsp. Ginnala (w)	MS 2m height	CG	Amur maple - multistemmed good autumn colour up to 8m	1
Pinus parvifolia 'Tempelhof' (w) 2m tree MS break at 300mm from base	MS 2m height	100 litre CG	Japanese white pine - conifer up to 12m	2

Shrubs and Perennials: Native = (n); wildlife friendly = (w); multi-stemmed (MS)					
Name	Pot Size	Height	Habit	Density per sqm	Number
Aubrieta 'Audrey Purple' (w)	2l	5cm	Perennial spreading, sun tolerant perennial with purple spring flowers 10cm	7	22
Aubrieta 'Regado White' (w)	2l	5cm	Perennial spreading, sun tolerant perennial with white spring flowers 10cm	7	25
Geranium dalmaticum (w)	2l	5cm	Summer flowers pink clump forming 10cm	7	47
Festuca amethystina (w)	5l	20-30cm	Evergreen green ornamental grass up to 60cm	5	12
Festuca glauca 'Elijah Blue' (w)	5l	20-30cm	Evergreen blue glaucous grass up to 40cm	5	14
Helictotrichon sempervirens (w)	5l	20-30cm	Blue Oat Grass - evergreen ornamental blue grass up to 1.2m	5	21
Liatris spicata (w)	2l	20-30cm	Blazing Star - good for dry conditions purple summer spikes to 1m	7	25
Panicum 'Purple Breeze' (w)	5l	20-30cm	Ornamental grass going to purple over summer 1m	5	47
Penstemon pinifolius (w)	3l	10cm	Evergreen shrub up to 20cm	7	26
Saxifraga 'Pink Haze' (n)	3l	5cm	Evergreen, spreading, spoon-shaped leaves pink flowers in summer 50cm	7	22
Saxifraga umbrosa (n)	3l	5cm	Evergreen, spreading, spoon-shaped leaves white flowers in summer 50cm	7	25

(Sedum) Hylotelephium spectabile 'Autumn Joy' (w)	3l	20-30cm	Late summer red flowers 70cm	5	25
(Sedum) Hylotelephium telephium (w)	5l	20-30cm	Late summer succulent leaves purple flowers 50cm	5	25
(Sedum) Hylotelephium 'Pool Party' (w)	5l	20-30cm	Late summer succulent pink tinged leaves red flowers 45cm	5	25
(Sedum) Hylotelephium 'Beach Party' (w)	3l	20-30cm	Late summer succulent leaves pink flowers 20cm	5	47
Stachys byzantina (w)	3l	20-30cm	Vigorous evergreen carpet sensory plant with soft leaves up to 60cm	7	32
Thymus polytrichus (n)	2l	10cm	Wild Thyme - Aromatic, creeping creeping, mat-forming 10cm	5	47
Veronica prostrate (n)	2l	20cm	Semi-evergreen perennial with purple flowers in summer 50cm	7	47

Bulbs: Native = (n); wildlife friendly = (w); multi-stemmed (MS)					
Name	Pot Size	Mature Height	Habit	Density per sqm	Number
Allium oreophilum (w)	loose bulb	10cm	Pink flower in spring/summer	16	236
Crocus 'Snow Bunting' (w)	loose bulb	10cm	Crocus naturalise in grass or borders white in spring	16	60
Colchicum autumnale 'Album' (w)	loose bulb	8cm	Crocus naturalise in grass or borders white in Autumn	16	176
Cyclamen coum (w)	loose bulb	5cm	Early pink spring flower	16	176
Cyclamen hederifolium var. hederifolium f. albiflorum (w)	loose bulb	10cm	Early white spring flower	16	60

Ground level

Trees - Selected Standard: Native = (n); wildlife friendly = (w); multi-stemmed (MS)				
Name	Girth	Root condition	Habit	Number
Amelanchier laevis 'Snowflake' (w)	MS (4m ht)	CG	Smooth Serviceberry - white spring flowers and good autumn colour, suitable for coppicing, Small tree up to 8m,	2
Prunus x bliriana (w)	40-55cm (5m ht)	CG or root balled	Blireana ornamental plum - double pink blossoms in spring up to 4m	1

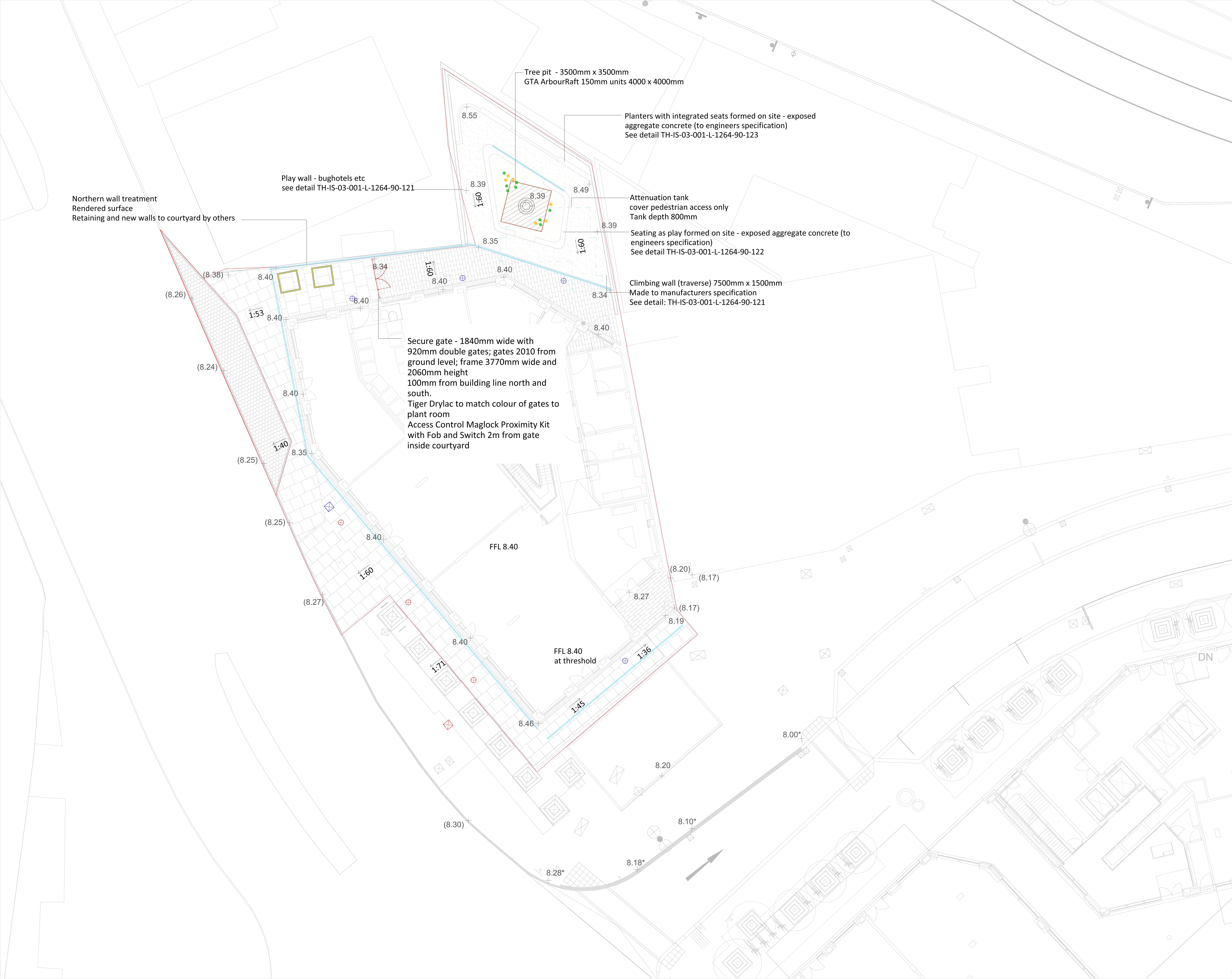
Shrubs and Perennials: Native = (n); wildlife friendly = (w); multi-stemmed (MS)

Name	Pot Size	Height	Habit	Density per sqm	Number
Asplenium scolopendrium (w)	5l	40-60cm	Harts Tongue Fern - Evergreen shade tolerant with dark leaves to 100cm	7	12
Brunnera macrophylla (w)	2l	20-30cm	Bugloss - Shade tolerant perennial with blue summer flowers 50cm	8	18
Dryopteris aemula (n)	5l	30-40cm	Buckler - Semi evergreen fern 60cm	7	12
Dryopteris filix-mas (n)	5l	30-40cm	Male Fern - Semi evergreen native fern 1.2m	7	12
Epimedium x rubrum (w)	2l	10-20cm	Red Barrenwort - deciduous ground cover 30cm	8	18
Osmunda regalis (n)	5l	30-40cm	Royal fern - deciduous fern, damp conditions, up to 2.5m	7	12

6 Ecological Enhancement schedule

Habitat Boxes Product: Bat box Schwegler 1WQ summer and winter roost box Dimensions: 580mm (h) x 380mm (w) x 120mm (d) Pattern: NA Colour/ Finish: 'Natural' Supplier: NHBS (or equal & approved)	
Product: Bird box Schwegler 1SP Sparrow Terrace Dimensions: 245mm (h) x 430mm (w) x 200mm (d) Pattern: NA Colour/ Finish: brown Supplier: NHBS (or equal & approved)	
Product: Vivara Pro Madrid Swift Nest Box Dimensions: 220mm (h) x 380mm (w) x 260mm (d) Pattern: NA Colour/ Finish: NA Supplier: NHBS (or equal & approved)	
Product: Schwegler Clay and Reed Bug box Dimensions: 290mm (h) x 225mm (w) x 205mm (d) Pattern: NA Colour/ Finish: pink and yellow Supplier: NHBS (or equal & approved)	

APPENDIX 1



LEGEND (HARD WORKS)

- Marshalls: Modal concrete slab paving 200mm x 300mm and 400mm x 300mm 50% midgrey granite textured and 50% light grey granite textured 80mm thick slabs; anti stain treatment before use
- BBS Granite Concepts Ltd: Large unit granite paving Alpendurada grey Light Blocks with Bush Hammered Finish. Mix of 400mm x 300mm and 300mm x 200mm; foundations suitable for occasional vehicle traffic
- Hardscape: granite sett; grey (to match existing parking bay Station Rd); 200 x 100 x 80mm
- BBS Granite Concepts Ltd: Preto Perola Granite pavers; bush hammered; Grey (or similar approved) 100mm various lengths; edging around building
- Soft surfaces: Two colours, earth yellow and eggshell; Surfacing requirements corresponding to a fall height of $\leq 2000\text{mm}$ Playsmart 'Rubbersmart' (or similar)
- Streetlife: Shrub Tube Square 2000 x 2000mm; Anthracite powder coated finished (or similar)
- Tree grille: Carmel Tree Surround 1350mm frame (or similar)
- Tree pit: Green Blue Urban RootSpace or GTA ArbourRaft
- Playground Rubber Stepping Stones
- Cylindrical play forms of variable sizes: 250mm (w) and 200mm (h) or 400mm (h); 150 to 250mm apart; colours green and yellow (or available colours)
- Marshalls: Dexus Slot Duo D400 with End Outfall/Inspection chamber at end of each run for rodding and maintenance
- Attenuation tank - installed
- Wrekin: Block paving recessed cover C291M/060060 SW
- Wrekin: Ductile recessed cover B125 450mm SW (where possible)
- Wrekin: Block paving recessed cover C291M/060060 FW
- Wrekin: Block paving recessed cover B125 450mm FW (where possible)
- Water source - Bib tap
- Sheffield hoops bicycle storage

Notes
Plan to be read in conjunction with the engineer and landscape drawings.

No measurements to be scaled off drawing. Worked from figured dimensions only.

All dimensions shown on drawing are shown in millimetres unless otherwise stated.

All dimensions and levels to be checked on site. Landscape Architect to be notified immediately of any discrepancies prior to the commencement of works.

**Arborterra Ltd**

Landscape Architect jo@arborterra.co.uk

Date	Reason for revisions	By
09.02.2023	Wall location and play features	JW

Client
HG Construction Ltd

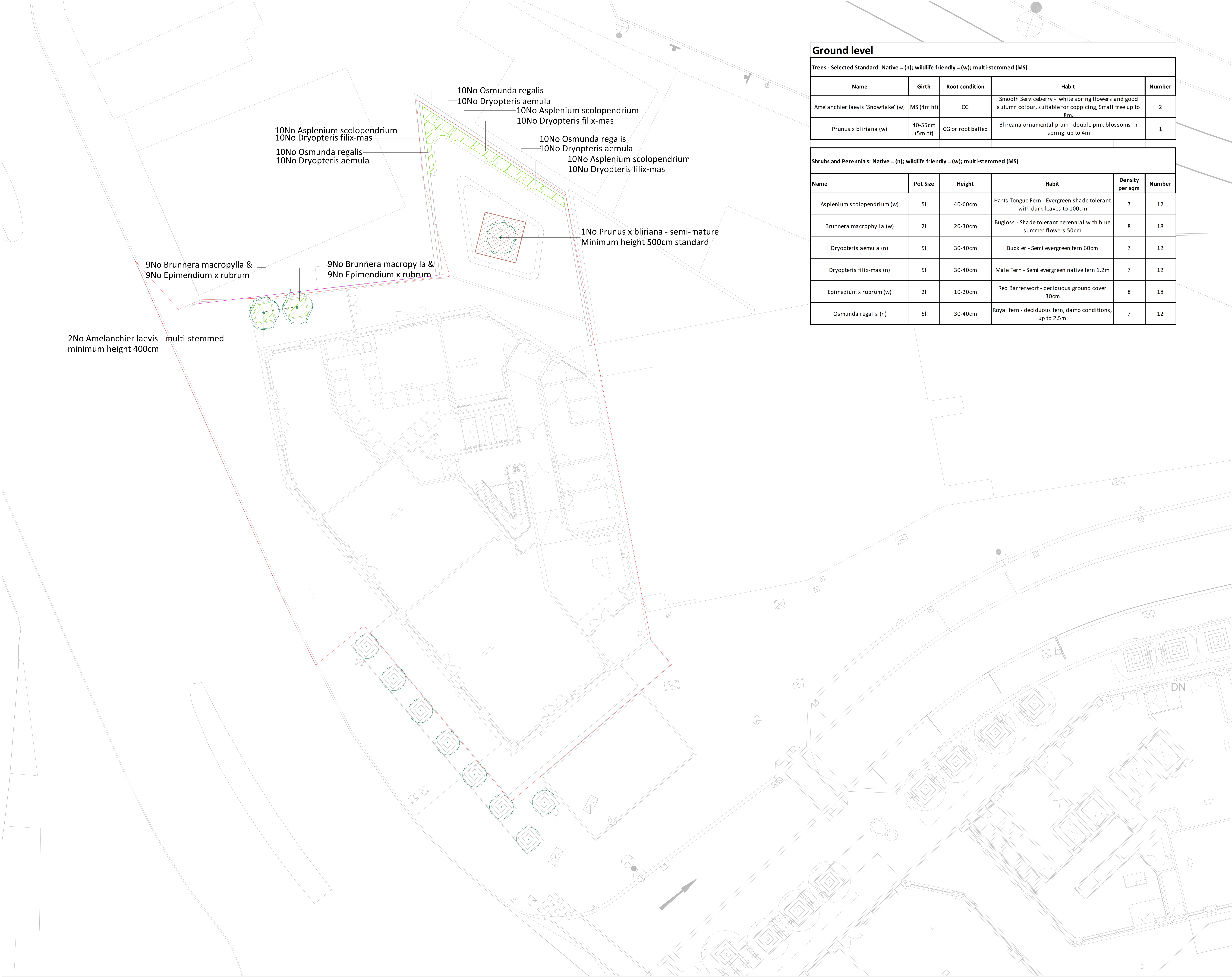
Project
North Island, Tottenham Hale, N17 9LR

Drawing Title
Hard works

Scale: 1:100 @ A0 Date: October 2021

Drawing Number: TH-IS-03-001-L-1264-90-100 Revision Number: 008

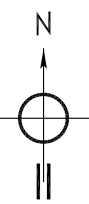
APPENDIX 2



Ground level

Trees - Selected Standard: Native = (n); wildlife friendly = (w); multi-stemmed (MS)				
Name	Girth	Root condition	Habit	Number
Amelanchier laevis 'Snowflake' (w)	MS (4m ht)	CG	Smooth Serviceberry - white spring flowers and good autumn colour, suitable for coppicing. Small tree up to 8m.	2
Prunus x bliriana (w)	40-55cm (5m ht)	CG or root balled	Blireana ornamental plum - double pink blossoms in spring up to 4m	1

Shrubs and Perennials: Native = (n); wildlife friendly = (w); multi-stemmed (MS)					
Name	Pot Size	Height	Habit	Density per sqm	Number
Asplenium scolopendrium (w)	5l	40-60cm	Harts Tongue Fern - Evergreen shade tolerant with dark leaves to 100cm	7	12
Brunnera macrophylla (w)	2l	20-30cm	Bugloss - Shade tolerant perennial with blue summer flowers 50cm	8	18
Dryopteris aemula (n)	5l	30-40cm	Buckler - Semi evergreen fern 60cm	7	12
Dryopteris filix-mas (n)	5l	30-40cm	Male Fern - Semi evergreen native fern 1.2m	7	12
Epimedium x rubrum (w)	2l	10-20cm	Red Barrenwort - deciduous ground cover 30cm	8	18
Osmunda regalis (n)	5l	30-40cm	Royal fern - deciduous fern, damp conditions, up to 2.5m	7	12



The planting shall be carried out in the first planting (seeding) season following completion of the development (between December and March inclusive).

All plant stock, plant handling and planting to be undertaken in accordance with the following British Standard Specifications and Code of Practice:

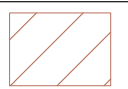
- BS 3936:1992 Part 1 Nursery Stock - Specification for trees and shrubs;
- BS 3936:1998 Part 10 Nursery Stock - Specification for ground cover plants;
- BS 4428:1989 - Code of Practice for General Landscaping Operations (excluding hard surfaces);
- BS 8545:2014 Trees from Nursery to Independence in the Landscape;
- The Code of Practice for Plant Handling 2002 (Horticultural Trades Association).

Within 5 years of completion of the development all dead, dying and vandalised plant stock to be replaced at the end of each growing season throughout the maintenance period.

LEGEND (SOFT WORKS)

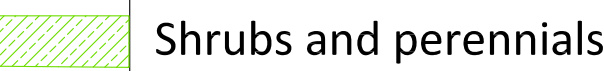


New tree



Tree pits

See drawing TH-IS-03-001-L-1264-90-121 for tree pit details



Shrubs and perennials

See drawing TH-IS-03-001-L-1264-90-121 for planter details

Notes
Plan to be read in conjunction with the engineer and landscape drawings.

No measurements to be scaled off drawing. Worked from figured dimensions only.

All dimensions shown on drawing are shown in millimetres unless otherwise stated.

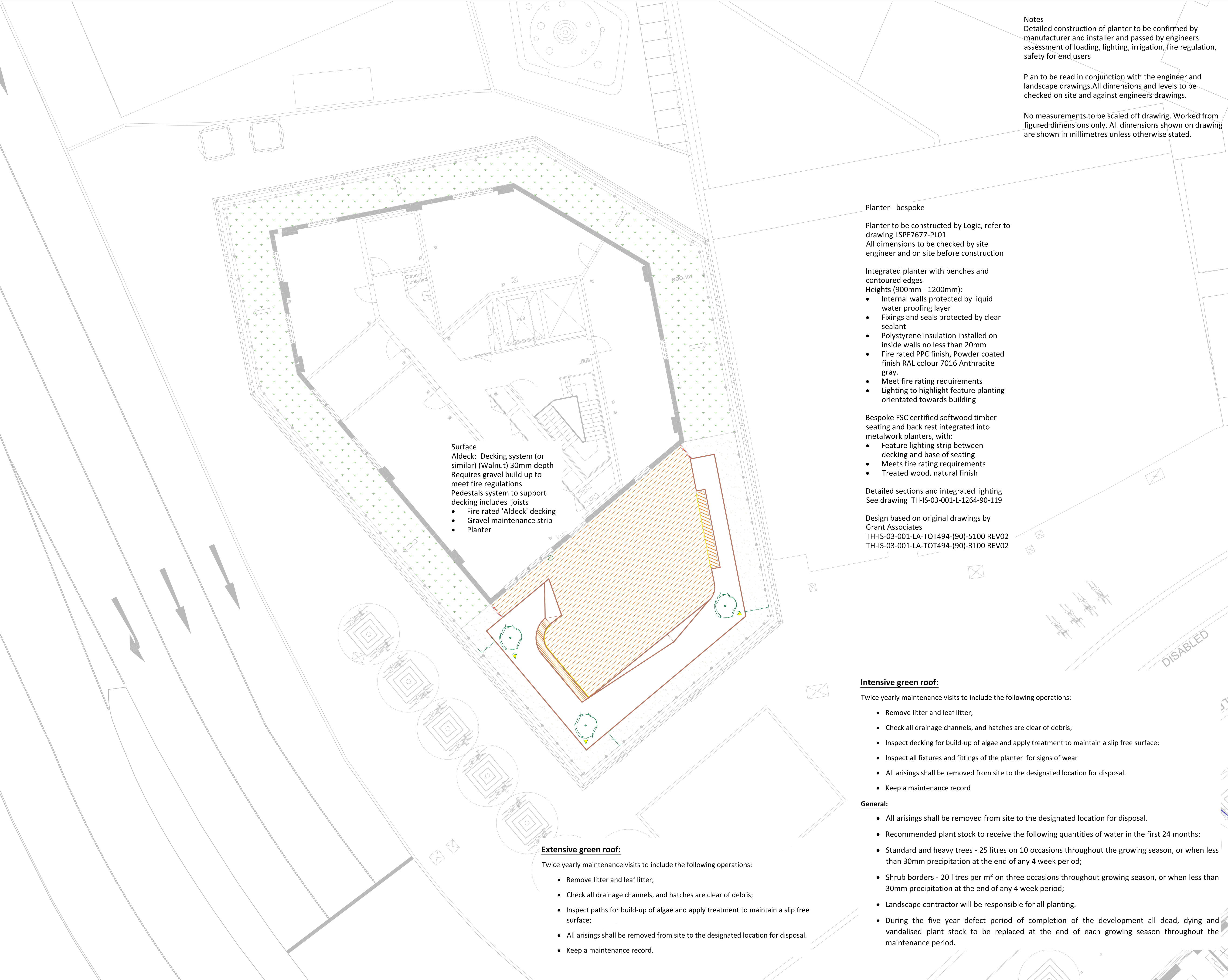
All dimensions and levels to be checked on site. Landscape Architect to be notified immediately of any discrepancies prior to the commencement of works.



Landscape Architect: jo@arborterra.co.uk

Date	Reason for revisions	By
09.03.2023	New wall locations, adjust planter	JW
Client	HG Construction Ltd	
Project:	North Island, Tottenham Hale, N17 9LR	
Drawing Title:	Soft works	
Scale:	1:100 @ A0	Date: October 2021
Drawing Number:	TH-IS-03-001-L-1264-91-100	Revision Number: 007

APPENDIX 3



Notes
Detailed construction of planter to be confirmed by manufacturer and installer and passed by engineers assessment of loading, lighting, irrigation, fire regulation, safety for end users

Plan to be read in conjunction with the engineer and landscape drawings.All dimensions and levels to be checked on site and against engineers drawings.

No measurements to be scaled off drawing. Worked from figured dimensions only. All dimensions shown on drawing are shown in millimetres unless otherwise stated.

Planter - bespoke

Planter to be constructed by Logic, refer to drawing LSPF7677-PL01
All dimensions to be checked by site engineer and on site before construction

- Integrated planter with benches and contoured edges
Heights (900mm - 1200mm):
- Internal walls protected by liquid water proofing layer
 - Fixings and seals protected by clear sealant
 - Polystyrene insulation installed on inside walls no less than 20mm
 - Fire rated PPC finish, Powder coated finish RAL colour 7016 Anthracite gray.
 - Meet fire rating requirements
 - Lighting to highlight feature planting orientated towards building

- Bespoke FSC certified softwood timber seating and back rest integrated into metalwork planters, with:
- Feature lighting strip between decking and base of seating
 - Meets fire rating requirements
 - Treated wood, natural finish

Detailed sections and integrated lighting
See drawing TH-IS-03-001-L-1264-90-119

Design based on original drawings by Grant Associates
TH-IS-03-001-LA-TOT494-(90)-5100 REV02
TH-IS-03-001-LA-TOT494-(90)-3100 REV02

Intensive green roof:

Twice yearly maintenance visits to include the following operations:

- Remove litter and leaf litter;
- Check all drainage channels, and hatches are clear of debris;
- Inspect decking for build-up of algae and apply treatment to maintain a slip free surface;
- Inspect all fixtures and fittings of the planter for signs of wear
- All arisings shall be removed from site to the designated location for disposal.
- Keep a maintenance record

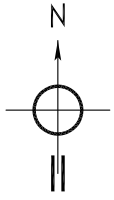
General:

- All arisings shall be removed from site to the designated location for disposal.
- Recommended plant stock to receive the following quantities of water in the first 24 months:
- Standard and heavy trees - 25 litres on 10 occasions throughout the growing season, or when less than 30mm precipitation at the end of any 4 week period;
- Shrub borders - 20 litres per m² on three occasions throughout growing season, or when less than 30mm precipitation at the end of any 4 week period;
- Landscape contractor will be responsible for all planting.
- During the five year defect period of completion of the development all dead, dying and vandalised plant stock to be replaced at the end of each growing season throughout the maintenance period.

Extensive green roof:

Twice yearly maintenance visits to include the following operations:

- Remove litter and leaf litter;
- Check all drainage channels, and hatches are clear of debris;
- Inspect paths for build-up of algae and apply treatment to maintain a slip free surface;
- All arisings shall be removed from site to the designated location for disposal.
- Keep a maintenance record.



LEGEND (HARD WORKS)

-  Aldeck: Decking system (or similar) ; colour 'Walnut'; 30mm depth
Requires gravel build up to meet fire regulations
Pedestals system to support decking includes joists. Detailed design, manufacture, and implementation to be confirmed by supplier in conjunction with site engineer
-  Gravel maintenance strip light grey - transition between gravel and green roof is permeable Green Roof Edging with 100mm upstand
-  Water source - bib tap
-  Lighting - see TH-IS-03-001-E-20016-63-118
- 
-  Contraworx Ltd - drawing CWP 587 01_01 for maintenance gates (or similar approved)



Landscape Architect jo@arborterra.co.uk		
Date 13.02.2023	Reason for revisions Extend maintenance period	By JW
Client HG Construction Ltd		
Project: North Island, Tottenham Hale, N17 9LR		
Drawing Title: Hard works Roof terrace		
Scale: 1:100 @ A1	Date: June 2022	
Drawing Number: TH-IS-03-001-L-1264-90-118	Revision Number: 005	

APPENDIX 4

Trees - Selected Standard: Native = (n); wildlife friendly = (w); multi-stemmed (MS)				
Name	Girth	Root condition	Habit (Height in 20+ years)	Number
Acer tataricum subsp. Ginnala (w)	MS 2m height	CG	Amur maple - multistemmed good autumn colour up to 8m, maintain at 2m	1
Pinus parvifolia 'Tempelhof' (w) 2m tree MS break at 300mm from base	MS 2m height	100 litre CG	Japanese white pine - conifer up to 3m, maintain at 2m	2

Bulbs: Native = (n); wildlife friendly = (w); multi-stemmed (MS)					
Name	Pot Size	Mature Height	Habit	Density per sqm	Number
Allium oreophilium (w)	loose bulb	10cm	Pink flower in spring/summer	16	236
Crocus 'Snow Bunting' (w)	loose bulb	10cm	Crocus naturalise in grass or borders white in spring	16	60
Colchicum autumnale 'Album' (w)	loose bulb	8cm	Crocus naturalise in grass or borders white in Autumn	16	176
Cyclamen coum (w)	loose bulb	5cm	Early pink spring flower	16	176
Cyclamen hederifolium var. hederifolium f. albiflorum (w)	loose bulb	10cm	Early white spring flower	16	60

Shrubs and Perennials: Native = (n); wildlife friendly = (w); multi-stemmed (MS)					
Name	Pot Size	Height	Habit	Density per sqm	Number
Aubrieta 'Audrey Purple' (w)	2l	5cm	Perennial spreading, sun tolerant perennial with purple spring flowers 10cm	7	22
Aubrieta 'Regado White' (w)	2l	5cm	Perennial spreading, sun tolerant perennial with white spring flowers 10cm	7	25
Geranium dalmaticum (w)	2l	5cm	Summer flowers pink clump forming 10cm	7	47
Festuca amethystina (w)	5l	20-30cm	Evergreen green ornamental grass up to 60cm	5	12
Festuca glauca 'Elijah Blue' (w)	5l	20-30cm	Evergreen blue glaucous grass up to 40cm	5	14
Helictotrichon sempervirans (w)	5l	20-30cm	Blue Oat Grass - evergreen ornamental blue grass up to 1.2m	5	21
Liatris spicata (w)	2l	20-30cm	Blazing Star - good for dry conditions purple summer spikes to 1m	7	25
Panicum 'Purple Breeze' (w)	5l	20-30cm	Ornamental grass going to purple over summer 1m	5	47
Penstemon pinifolius (w)	3l	10cm	Evergreen shrub up to 20cm	7	26
Saxifragan 'Pink Haze' (n)	3l	5cm	Evergreen, spreading, spoon-shaped leaves pink flowers in summer 50cm	7	22
Saxifragan umbrosa (n)	3l	5cm	Evergreen, spreading, spoon-shaped leaves white flowers in summer 50cm	7	25
(Sedum) Hylotelephium spectabile 'Autumn Joy' (w)	3l	20-30cm	Late summer red flowers 70cm	5	25
(Sedum) Hylotelephium telephium (w)	5l	20-30cm	Late summer succulent leaves purple flowers 50cm	5	25
(Sedum) Hylotelephium 'Pool Party' (w)	5l	20-30cm	Late summer succulent pink tinged leaves red flowers 45cm	5	25
(Sedum) Hylotelephium 'Beach Party' (w)	3l	20-30cm	Late summer succulent leaves pink flowers 20cm	5	47
Stachys byzantina (w)	3l	20-30cm	Vigorous evergreen carpet sensory plant with soft leaves up to 60cm	7	32
Thymus polytrichus (n)	2l	10cm	Wild Thyme - Aromatic, creeping creeping, mat-forming 10cm	5	47
Veronica prostrata (n)	2l	20cm	Semi-evergreen perennial with purple flowers in summer 50cm	7	47

Planting area 3sqm
Plant singly

3No Festuca amethystina
3No Panicum 'Purple Breeze'
3No Penstemon pinifolius

Plant in drifts
7No Aubrieta 'Audrey Purple'
7No Geranium dalmaticum
7No Saxifragan 'Pink Haze'
7No (Sedum) Hylotelephium 'Beach Party'
7No Stachy Byzantine
7No Thymus vulgaris
7No Veronica prostrata

Bulb planting
16No Allium oreophilium
16No Colchicum autumnale 'Album'
16No Cyclamen coum

Planting area 4sqm
Plant singly
7No Helictotrichon semperivens
7No Panicum 'Purple Breeze'

Plant in drifts
5No Aubrieta 'Audrey Purple'
5No Geranium dalmaticum
5No Saxifragan 'Pink Haze'
5No (Sedum) Hylotelephium 'Beach Party'
5No Thymus vulgaris
5No Veronica prostrata

Bulb planting
20No Allium oreophilium
20No Crocus 'Snow Bunting'
20No Cyclamen hederifolium var. hederifolium f. albiflorum

Planting area 7sqm
Plant singly
7No Festuca glauca 'Elijah Blue'
7No Panicum 'Purple Breeze'
7No Penstemon pinifolius

Plant in drifts
7No Aubrieta 'Regado White'
7No Geranium dalmaticum
7No Liatris spicata
7No Saxifragan umbrosa
7No (Sedum) Hylotelephium spectabile 'Autumn Joy'
7No (Sedum) Hylotelephium telephium
7No (Sedum) Hylotelephium 'Pool Party'
7No Stachy Byzantine
7No Thymus vulgaris
7No Veronica prostrata

Bulb planting
38No Allium oreophilium
38No Colchicum autumnale 'Album'
38No Cyclamen coum

Transition between gravel and green roof
Green Roof Edging 100mm upstand

1No Pinus parvifolia

1No Acer ginnola MS

Planting area 4sqm
Plant singly
7No Helictotrichon semperivens
7No Panicum 'Purple Breeze'

Plant in drifts
5No Aubrieta 'Audrey Purple'
5No Geranium dalmaticum
5No Saxifragan 'Pink Haze'
5No (Sedum) Hylotelephium 'Beach Party'
5No Thymus vulgaris
5No Veronica prostrata

Bulb planting
20No Allium oreophilium
20No Crocus 'Snow Bunting'
20No Cyclamen hederifolium var. hederifolium f. albiflorum

Planting area 15sqm
Plant singly
9No Festuca amethystina
9No Panicum 'Purple Breeze'
9No Penstemon pinifolius

Plant in drifts
10No Aubrieta 'Regado White'
10No Geranium dalmaticum
10No Liatris spicata
10No Saxifragan umbrosa
10No (Sedum) Hylotelephium spectabile 'Autumn Joy'
10No (Sedum) Hylotelephium telephium
10No (Sedum) Hylotelephium 'Pool Party'
10No Stachy Byzantine
10No Thymus vulgaris
10No Veronica prostrata

Bulb planting
80No Allium oreophilium
80No Colchicum autumnale 'Album'
80No Cyclamen coum

Transition between gravel and green roof Green Roof Edging 100mm upstand

1No Pinus parvifolia

Planting area 8sqm
Plant singly
7No Festuca glauca 'Elijah Blue'
7No Panicum 'Purple Breeze'
7No Penstemon pinifolius

Plant in drifts
8No Aubrieta 'Regado White'
8No Geranium dalmaticum
8No Liatris spicata
8No Saxifragan umbrosa
8No (Sedum) Hylotelephium spectabile 'Autumn Joy'
8No (Sedum) Hylotelephium telephium
8No (Sedum) Hylotelephium 'Pool Party'
8No Stachy Byzantine
8No Thymus vulgaris
8No Veronica prostrata

Bulb planting in drifts
42No Allium oreophilium
42No Colchicum autumnale 'Album'
42No Cyclamen coum

Planting area 4sqm
Plant singly
7No Helictotrichon semperivens
7No Panicum 'Purple Breeze'

Plant in drifts
5No Aubrieta 'Audrey Purple'
5No Geranium dalmaticum
5No Saxifragan 'Pink Haze'
5No (Sedum) Hylotelephium 'Beach Party'
5No Thymus vulgaris
5No Veronica prostrata

Bulb planting
20No Allium oreophilium
20No Crocus 'Snow Bunting'
20No Cyclamen hederifolium var. hederifolium f. albiflorum

Extensive green roof:

Twice yearly maintenance visits to include the following operations:

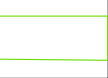
- Remove large self-seeded woody shrubs and trees and build-up of dead and decaying material;
- Remove 30% dead herbaceous material on a three year rotation to ensure self- seeding and over wintering populations of invertebrates are conserved;
- Reseed if required;
- All arisings shall be removed from site to the designated location for disposal;
- Keep a maintenance record.

Intensive green roof:

Twice yearly maintenance visits to include the following operations:

- Remove large self-seeded woody shrubs and trees and build-up of dead and decaying material;
- Remove 30% dead herbaceous material on a three year rotation to ensure self- seeding and over wintering populations of invertebrates are conserved;
- Re-firming Trees and Shrubs - shall be carried out after strong winds, frost heave and other disturbances;
- Maintain tree between 2 and 3m in height to reduce impact of high winds;
- Top up mulch when required;
- All arisings shall be removed from site to the designated location for disposal;
- Recommended plant stock to receive the following quantities of water in the first 24 months:
 - Planters - 20 litres per m² on ten occasions throughout growing season, or when less than 30mm precipitation at the end of any 4 week period;
 - 1kg of slow release fertiliser per 300 square metres onceper year at beginning of growing season
- Landscape contractor will be responsible for all planting.
- During the five year defect period of completion of the development all dead, dying and vandalised plant stock to be replaced
- Keep a maintenance record.

LEGEND (SOFT WORKS)

-  New tree
-  Shrubs and perennials
Greentech - Green-tree Intensive Roof
Garden Substrate 500mm maximum
Greentech - Green roof light weight
subsoil, varying depths
-  Extensive roof designed, Radmat by others, see drawing
TH-IS_03_001_A_16092_(27)_601

Notes
Plan to be read in conjunction with the engineer and landscape drawings.

No measurements to be scaled off drawing. Worked from figured dimensions only.

All dimensions shown on drawing are shown in millimetres unless otherwise stated.

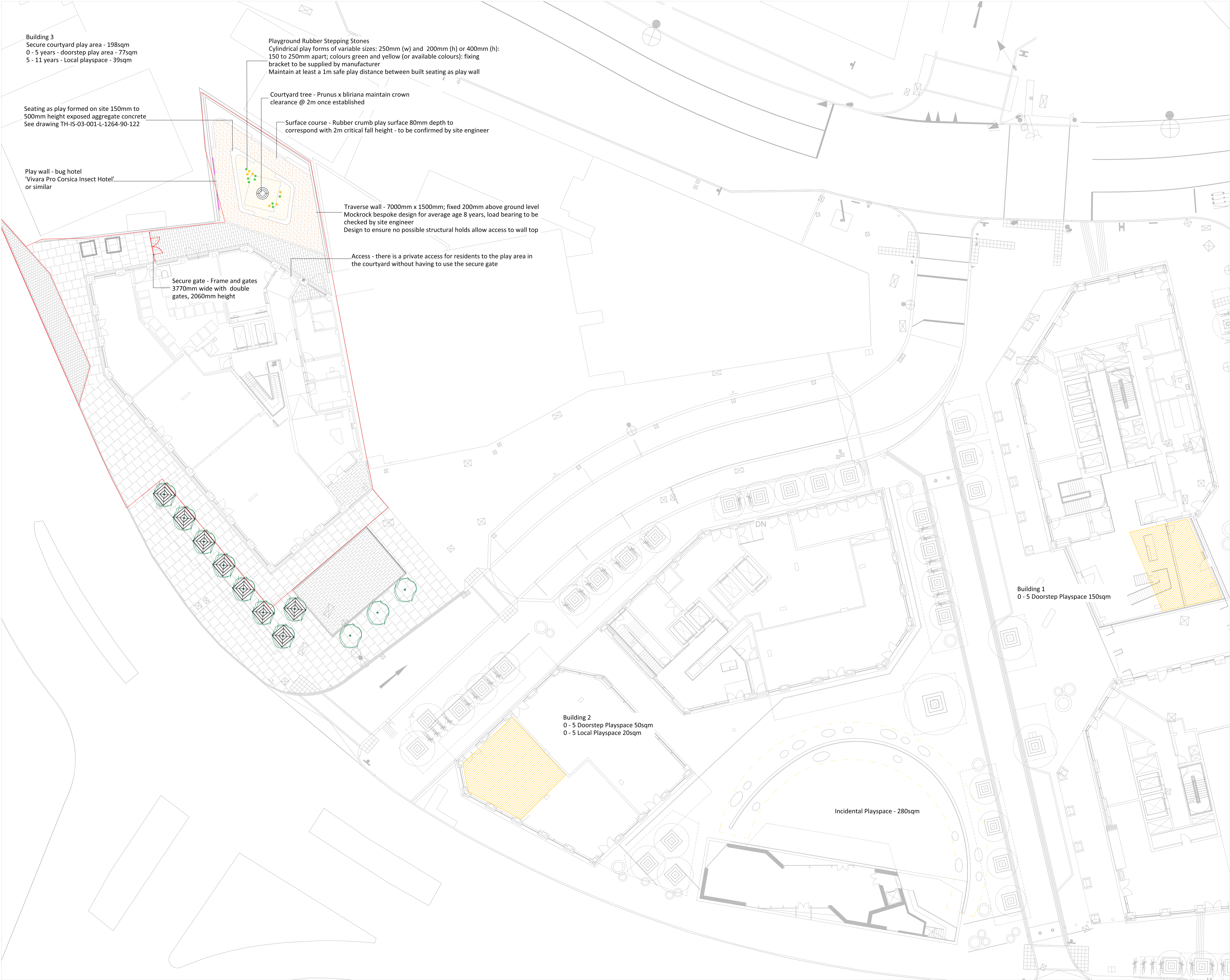
All dimensions and levels to be checked on site. Landscape Architect to be notified immediately of any discrepancies prior to the commencement of works.



Landscape Architect: io@arborterra.co.uk

Date 13.02.2023	Reason for revisions Extend maintenance period	By JW
Client HG Construction Ltd		
Project: North Island, Tottenham Hale, N17 9LR		
Drawing Title: Soft works roof terrace		
Scale: 1:100 @ A1	Date: June 2021	
Drawing Number: TH-IS-03-001-L-1264-91-118	Revision Number: 004	

APPENDIX 5



Building 3
Secure courtyard play area - 198sqm
0 - 5 years - doorstep play area - 77sqm
5 - 11 years - Local playspace - 39sqm

Seating as play formed on site 150mm to 500mm height exposed aggregate concrete
See drawing TH-IS-03-001-L-1264-90-122

Play wall - bug hotel
'Vivara Pro Corsica Insect Hotel'
or similar

Playground Rubber Stepping Stones
Cylindrical play forms of variable sizes: 250mm (w) and 200mm (h) or 400mm (h):
150 to 250mm apart; colours green and yellow (or available colours): fixing
bracket to be supplied by manufacturer
Maintain at least a 1m safe play distance between built seating as play wall

Courtyard tree - Prunus x bliriana maintain crown
clearance @ 2m once established

Surface course - Rubber crumb play surface 80mm depth to
correspond with 2m critical fall height - to be confirmed by site engineer

Traverse wall - 7000mm x 1500mm; fixed 200mm above ground level
Mockrock bespoke design for average age 8 years, load bearing to be
checked by site engineer
Design to ensure no possible structural holds allow access to wall top

Access - there is a private access for residents to the play area in
the courtyard without having to use the secure gate

Secure gate - Frame and gates
3770mm wide with double
gates, 2060mm height

Building 2
0 - 5 Doorstep Playspace 50sqm
0 - 5 Local Playspace 20sqm

Building 1
0 - 5 Doorstep Playspace 150sqm

Incidental Playspace - 280sqm

LEGEND (PLAY SCHEDULE)

Soft surfaces: Two colours, earth
yellow and eggshell; Surfacing
requirements corresponding to a fall
height of ≤ 2000mm
Playsmart 'Rubbersmart' (or similar)

Playground Rubber Stepping Stones
Cylindrical play forms of variable sizes:
250mm (w) and 200mm (h) or 400mm
(h): 150 to 250mm apart; colours
green and yellow (or available colours)

Play wall

Play areas within the Tottenham Hale
wider scheme

LEGEND (HARD WORKS)

Marshall's: Modal concrete slab paving
200mm x 300mm and 400mm x
300mm 50% midgrey granite textured
and 50% light grey granite textured
80mm thick slabs; anti stain treatment
before use

BBS Granite Concepts Ltd: Large unit
granite paving Alpendurada grey Light
Blocks with Bush Hammered Finish.
Mix of 400mm x 300mm and 300mm x
200mm; foundations suitable for
occasional vehicle traffic

Hardscape: granite sett; grey (to
match existing parking bay Station Rd);
200 x 100 x 80mm

BBS Granite Concepts Ltd: Preto Perola
Granite pavers; bush hammered; Grey
(or similar approved) 100mm various
lengths; edging around building

Notes
Plan to be read in conjunction with the engineer and
landscape drawings.

No measurements to be scaled off drawing. Worked from
figured dimensions only.

All dimensions shown on drawing are shown in millimetres
unless otherwise stated.

All dimensions and levels to be checked on site. Landscape
Architect to be notified immediately of any discrepancies
prior to the commencement of works.



Landscape Architect io@arborterra.co.uk

Date	Reason for revisions	By
19.03.2023	Response to LBH comments	JW

Client
HG Construction Ltd

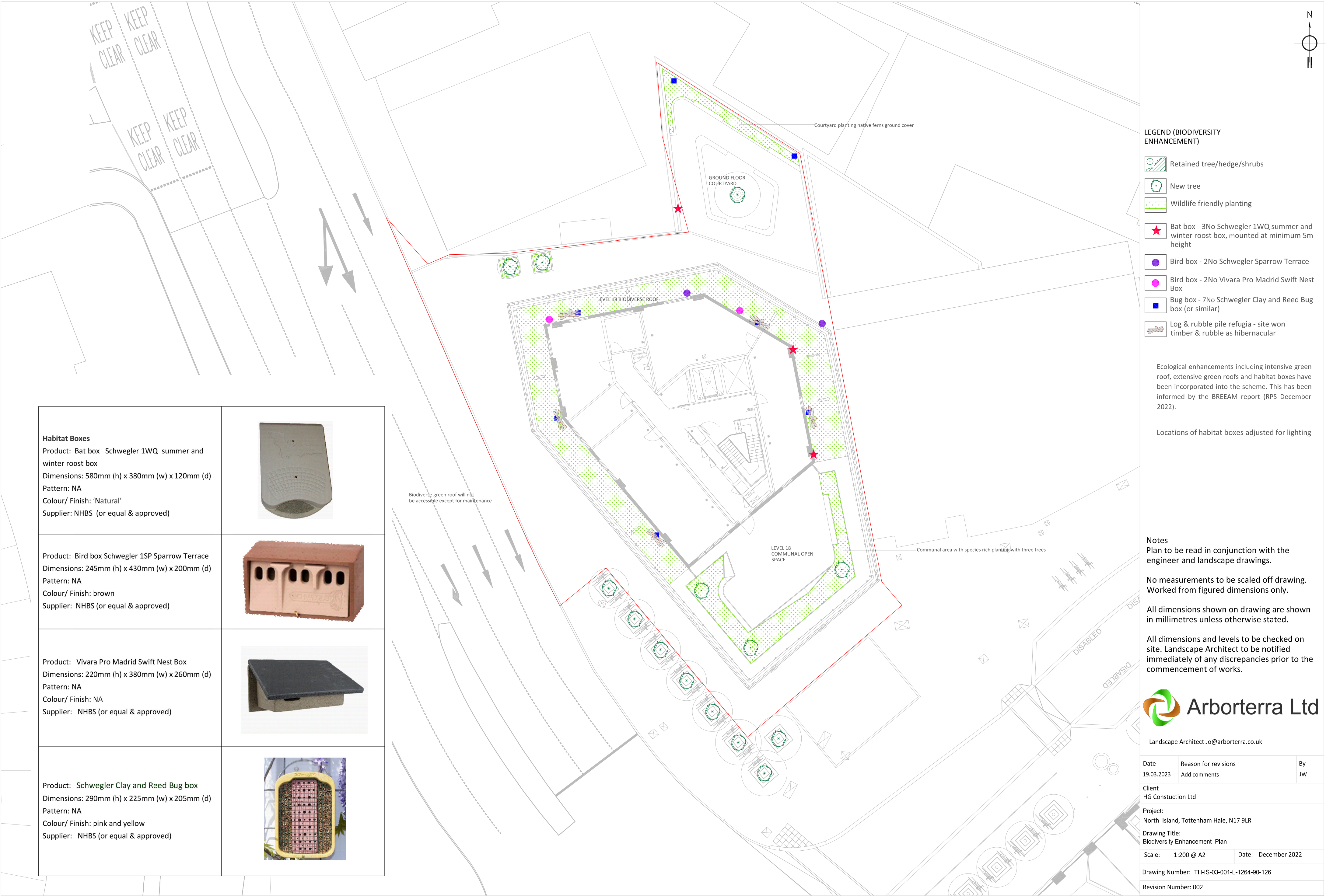
Project:
North Island, Tottenham Hale, N17 9LR

Drawing Title:
Child Play Space Strategy

Scale: 1:200 @ A1
Date: November 2022

Drawing Number: TH-IS-03-001-L-1264-90-125
Rev: 004

APPENDIX 6



Habitat Boxes

Product: Bat box Schwegler 1WQ summer and winter roost box
Dimensions: 580mm (h) x 380mm (w) x 120mm (d)
Pattern: NA
Colour/ Finish: 'Natural'
Supplier: NHBS (or equal & approved)



Product: Bird box Schwegler 1SP Sparrow Terrace
Dimensions: 245mm (h) x 430mm (w) x 200mm (d)
Pattern: NA
Colour/ Finish: brown
Supplier: NHBS (or equal & approved)



Product: Vivara Pro Madrid Swift Nest Box
Dimensions: 220mm (h) x 380mm (w) x 260mm (d)
Pattern: NA
Colour/ Finish: NA
Supplier: NHBS (or equal & approved)



Product: Schwegler Clay and Reed Bug box
Dimensions: 290mm (h) x 225mm (w) x 205mm (d)
Pattern: NA
Colour/ Finish: pink and yellow
Supplier: NHBS (or equal & approved)



LEGEND (BIODIVERSITY ENHANCEMENT)

- Retained tree/hedge/shrubs
- New tree
- Wildlife friendly planting
- Bat box - 3No Schwegler 1WQ summer and winter roost box, mounted at minimum 5m height
- Bird box - 2No Schwegler Sparrow Terrace
- Bird box - 2No Vivara Pro Madrid Swift Nest Box
- Bug box - 7No Schwegler Clay and Reed Bug box (or similar)
- Log & rubble pile refugia - site won timber & rubble as hibernacular

Ecological enhancements including intensive green roof, extensive green roofs and habitat boxes have been incorporated into the scheme. This has been informed by the BREEAM report (RPS December 2022).

Locations of habitat boxes adjusted for lighting

Notes
Plan to be read in conjunction with the engineer and landscape drawings.

No measurements to be scaled off drawing. Worked from figured dimensions only.

All dimensions shown on drawing are shown in millimetres unless otherwise stated.

All dimensions and levels to be checked on site. Landscape Architect to be notified immediately of any discrepancies prior to the commencement of works.



Landscape Architect Jo@arborterra.co.uk

Date	Reason for revisions	By
19.03.2023	Add comments	JW
Client		
HG Constuction Ltd		
Project:		
North Island, Tottenham Hale, N17 9LR		
Drawing Title:		
Biodiversity Enhancement Plan		
Scale:	1:200 @ A2	Date: December 2022
Drawing Number: TH-IS-03-001-L-1264-90-126		
Revision Number: 002		