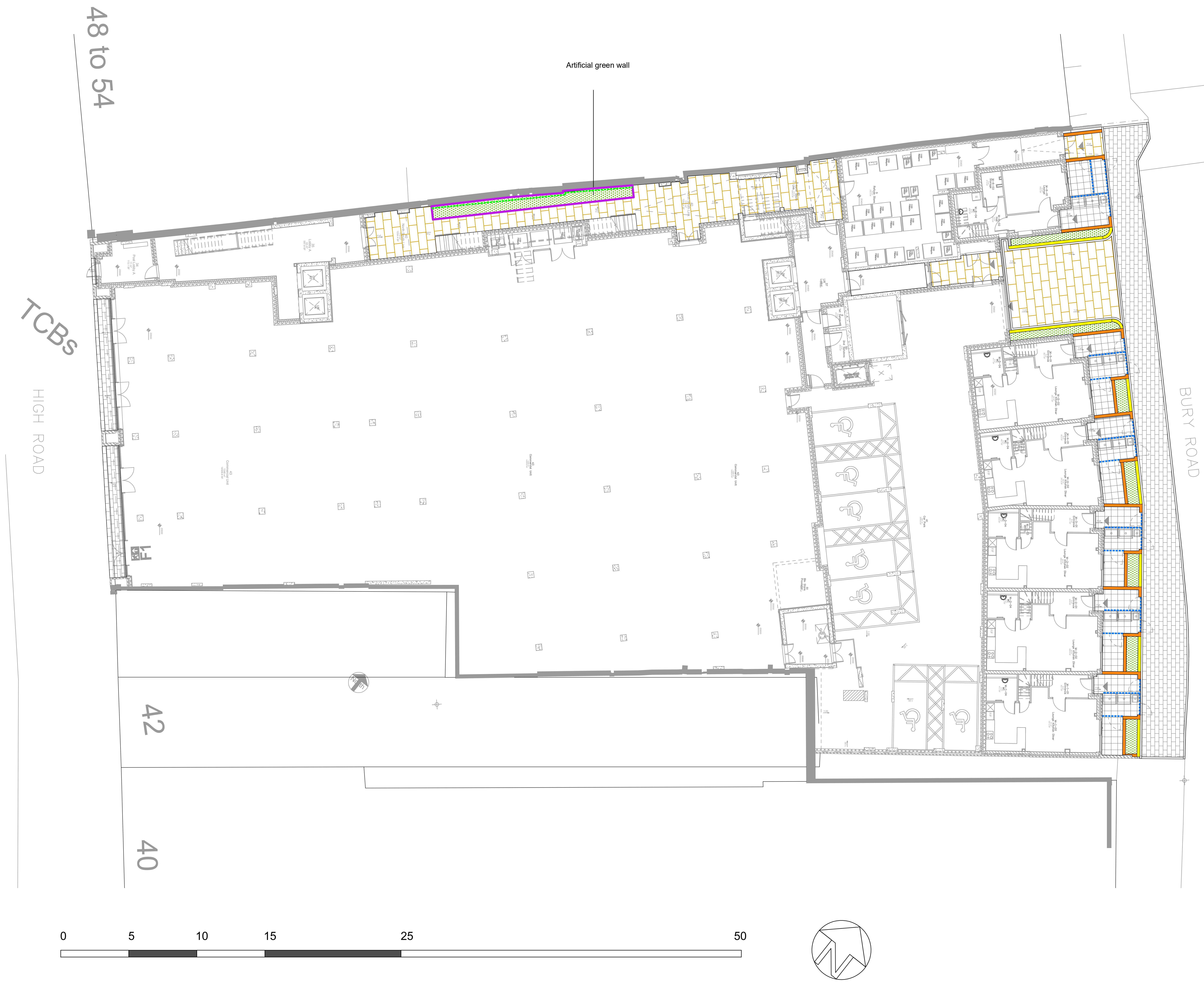

## Softworks

| | |
|---|---|
| 🟩 | Planting to building frontages and raised planters - Evergreen tough drought/shade resistant herbaceous, shrub and groundcover -<br>Planted in groups of 3, 5 and 7. 450mm topsoil to BS 3882.<br>Mulch all areas with fine composted bark to 50mm depth.<br>3L pots bushy plants (6/m2)<br>Total area approximately 35m2<br>Species to include: |

Shrub and Groundcover

| | |
|---|---|
| 10% | Alchemilla mollis |
| 5% | Allium Globemaster |
| 5% | Iris 'Royal Purple' |
| 10% | Luzula nivea |
| 10% | Pachysandra terminalis |
| 20% | Rosmarinus officinalis |
| 30% | Skimmia Japonica 'Rubella' |
| 10% | Vinca minor |

Bulbs

Anemone blanda 50/m2
Galanthus nivalis 80/m2
Hyacinthoides non-scripta 20/m2
To be distributed throughout planting

Legend

## Hardworks

| | |
|---|---|
| ▦ | Tobermore Block Paving -<br>Colour Mid Grey - 2 sizes:<br>600 x 300/ 300 x 200mm, Random course |
| ▦ | Paving to match existing |
| ▦ | Paving to private entrances<br>Concrete paving flags 450 x 450 x 50mm, natural colour, with standard kerbs and edgings, laid half lap bond. |
| 🟨 | Low raised brick wall 0.6m height<br>Brick to match proposed building |
| 🟧 | Tall brick wall 1.0m height<br>Brick to match proposed building |
| ┆ | Timber close board fence and gates<br>1.0m height |
| ⊔ | Raised steel planter<br>Polyester Powder Coated Planter system<br>https://www.kinley.co.uk/ osa |
| ┄ | Artificial green wall<br>Easigrass Easi-Wall, colour Jade Green<br>Installation to suppliers details<br>https://www.easigrass.com/ osa |

**Summary:**

This drawing has been prepared to accompany a planning submission for 44-46 High Road, Wood Green.

The drawings illustrate the soft landscape components and give details of plant stock, sizes and densities to be used. They are not detailed construction drawings and should be used for planning submission purposes only.

The main objectives of the landscape proposals are:

- To create a robust landscape setting for the development.
- To create a distinction between pedestrian and vehicular areas and to provide safe access for all abilities to the entrance.
- To green the boundaries using a range of trees, shrubs and hedging plants of high ecological and amenity value.

**Planting Notes**
For detailed Architectural Layouts please refer to relevant Drawings.

**Storage of Materials**
No materials or plant shall be stored, nor fires lit, within the canopy spread of any tree(s). Topsoil shall only be stripped from beneath the spread of the tree (s) with the prior approval of the Landscape Architect. Generally, operations shall be carried out in accordance with the requirements of BS 5837: 2012 '*Trees in relation to design, demolition and construction - Recommendations*'

It is the responsibility of the Main Contractor to design foundations to accommodate all proposed and any existing tree planting to new building and external works and those to neighbouring site(s).

**Trees**
The Main Contractor shall allow for the supply and installation of proprietary products installed to manufacturer's recommendations to reduce future pavement heave e.g. 'Greenleaf' Root Directors, and to protect existing and proposed services in public footpaths e.g. 'Greenleaf' Reroot 600 & 1000.

**Topsoil to ground level areas**
The Main Contractor is responsible for the careful stripping, storage, protection and/or supply and spreading of good quality topsoil in accordance with BS 3882:2015, Multi- Purpose Grade or better.

Depths required are as follows:
To allow for the required topsoil depths, the Main Contractor shall reduce sufficiently and break up compacted subsoil prior to topsoiling.

- All planted areas minimum 450mm.
- All turfed/grassed areas minimum 200mm.

Topsoiled areas are to be 30mm higher than kerbs, footpaths and adjacent sites after settlement.
Topsoil to be evenly graded and free from subsoil contamination and debris.
- Tree pits to be 1 m x 1 m x 800mm deep for Advance Nursery Stock (ANS) trees
- 1 m x 1 m x 600mm deep for Standard trees.

**Plants and Planting**
All landscape works to be in accordance with British Standard BS 4428:1989 Code of Practice for general landscape operations. All plant material to be supplied to BS 3936:1992 Parts 1-10 and handled in accordance with the Horticultural Trades Association's Code of Plant Handling booklet 1985.
Semi-mature trees to be planted in accordance with the requirements of BS 4043:1989.
All landscaping to be undertaken with reference to the recommendation laid out in BS4428, 1989
All turfing operations to conform to BS3969, 1998
and topsoil BS3882:2015

1. Specimen/EHS trees:
In soft landscape - 900x900x650mm deep pits with aeration/irrigation pipe.
Sides and base of pits broken up , 200mm depth to open subgrade for rooting.
Pits back-filled with loam topsoil ameliorated with 100 lites of planting compost, water retention granules and slow release fertiliser (to manufacturers recommendations).
All planting undertaken from boards to prevent puddling.

2. Staking: all trees supported with high double-stake, min 75mm, 100x30mm cross board and 'Acorn' 35mm heavy duty strap stake to finish maximum 1.6m above ground.

3. Grass: areas to be graded to finish 25mm above hard paving level.

All landscape work to be undertaken according to detailed instructions in the Tree Protection Plan.

The position of services, path, drives etc. may affect and slightly alter the exact position of planting.

**Maintenance to landscaped areas**
All areas grassed and planted by the Main Contractor are to be maintained for a minimum of 12 months after Practical Completion.
The maintenance period will include the following basic operations where appropriate:
- All areas of the fine grass to be cut at regular intervals in order that at no time the grass will be allowed to grow above 50mm.
- All planted areas will have weed growth eradicated, tree ties adjust and pruning and watering and replacement planting carried out as necessary.
- Any trees or plants which die within a period of 5 years from the completion date of the development, are removed or become seriously damaged, or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

**Landscape Management Plan**
Prior to the completion of the 12 months Defects Liability Period, the Main Contractor shall provide an approved Landscape Management Plan which shall include the following;
- project history,
- short, medium and long term design objectives,
- maintenance operations cross-referenced to the planting plan(s).

**This drawing must not be used for boundary definition or conveyancing purposes.**

All topsoils and specialist soils (lightweight for roof planters) to BS 3882 2015 specifications and where required to make up ground levels use suitable subsoils to BS8601 2013 specifications.

| REV. | DESCRIPTION | APP. | DATE |
|---|---|---|---|
| E | Green wall updated | JB | 22.02.22 |
| D | Paving type updated | JB | 22.02.22 |
| C | Updated to Architect's layout | JB | 25.01.22 |
| B | Minor amendments | JB | 21.10.21 |
| A | Trees removed, paving and notes updated | JB | 24.09.21 |

London
T 020 70171786

# 44–46 High Road, Wood Green

## Landscape Plan Level 00

| | | | |
|---|---|---|---|
| DATE | August 2021 | DRAWN | JB |
| SCALE | 1:150@A1 | CHECKED | NT |
| STATUS | Planning | APPROVED | NT |
| DWG. NO | **D0434_001 E** | | |

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X: CAD

No dimensions are to be scaled from this drawing. All dimensions are to be checked on site. Area measurements for indicative purposes only.