

ARUNDEL & BALDEWYNE COURT, LANSDOWNE ROAD, N17



Soft & Hard
Landscaping
with Planting &
Implementation
Programme

Issue CON 04
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Details of hard and soft landscaping

Introduction

This Outline 5 Year Landscape Management Plan has been produced to accompany the Landscape scheme in connection with the proposed development of Arundel and Baldewyne Court (known here after as the 'Site'). The landscape scheme is shown on Proposed Site Plan Drawings as part of the conditions applications.

The Site is located in Tottenham, to the west of High Road, and South of the Tottenham Hotspur stadium

The design proposals include: associated parking, refuse collection areas, fencing, hard and soft landscaping.

Along with the landscape scheme, and 5 Year Landscape implementation programme (see Section 5), will form supplementary information to be submitted to Haringey Concil as part of set of documents to help a positive determination of condition 4 for application HGY/2024/1450

SECTION 1 - Existing Site: -

DEMOLITION & ENABLING WORKS:

- Works to set out construction works have been disharged under seperate conditions

SECTION 2 - Soft Landscaping see appendix 2

2.1 Details of Positions and Species Mix

2.1.1 Location of tree and hedge species are indicated on approved condition drawing 1108-CON04, Tree Planting Strategy (Appendix 1).

2.1.2 The proposed shrub & Ground cover species mix is outlined in Table 1 below.

Table 1: Species Mix				
Shrubs and Grondcover	Spread	Height	Spec	Density
Shrub planting mixture of:				
Set out groups (groups of 3,5 or 7 generally) of plants randomly. As noted (as Shrub planting) as noted below on the density coloum.				Approx. 2 sq.m
Ceanothus 'Blue mound' (blue flowers)	0.5m	0.35m	3Lt container	15%
Viburnum Davidii	0.3m	0.3m	3Lt container	15%
Rosmarius Officinalls (Rosemary)	0.5m	0.25m	3Lt container	15%
Liriope muscari	0.3m	0.4m	3Lt container	15%
Thymus Leucotrichus (Thyme)	0.2m	0.2m	3Lt container	10%
Choisya ternata	0.6m	0.6m	3Lt container	15%
Lavandula angustifolia 'hidcote'	0.45m	0.45m	3Lt container	15%

For shrubs and groundcover see Appendix 1

2.2 Plant Sources

- 2.2.1 Plant supply shall be obtained from a nursery that

are members of the Horticultural Trades Association Nursery Certification Scheme and approved by the project and local authority landscape architect.

- 2.2.2 All planting stock shall be of local provenance or if unavailable national provenance. Origin and provenance have the meaning given in the National Plant Specification and grown in the UK.

2.3 Plant Implementation

- 2.3.1 Plant handling and planting operations shall be undertaken in accordance with Horticultural Trades Association "Handling and Establishing Landscape Plants" (Parts I-III).
- 2.3.2 Topsoil for the landscape planting works shall be obtained from site material and imported soils to make up any deficiency. Imported topsoil shall be fertile with maximum 35% clay content and 5% minimum organic content, pH levels between 5.8 - 7.5 and free of perennial weeds, weed seeds and contamination. Existing soil to be ameliorated and/or screened, if necessary, to achieve this specification. Imported topsoil shall be to BS3882: Multi Purpose Grade, from an approved local source and to accord with the above specification.

2.4 Timetable for Implementation

- 2.4.1. The Landscape implementation shall be undertaken by the end of the next available planting season and during the following periods:
- Deciduous trees and shrubs: Late October to late March.
- Container grown plants: At any time if ground and weather conditions are favourable.

SECTION 3 - Boundary Treatments

Boundary treatments are as noted on drawing 1108-CON04 A2,

The landscaping scheme shall where reasonably practicable retain and enhance the existing boundary hedgerows which presently demarcate the site. Where practical where continuation of the hedge will allow

SECTION 4 - Hard Landscaping

- Surface treatments, type, position and scale are as noted in Appendix 4,

SECTION 5 - 5 Year Implementation programme

5.1 This Management Plan has been prepared to provide information upon completion of the landscape scheme. The strategy broadly outlines the steps to be carried out in the aftercare period

and their timing within the overall programme. These include, as appropriate:

- Timing and pattern of vegetation establishment;
- Cultivation practices;
- Secondary treatments;
- Management of soil, fertility, weeds etc.;
- Watering.

5.2. OBJECTIVES

5.2.1. The proposed landscape scheme aims to provide an attractive environment and setting for the new dwelling to blend in with the wider local landscape setting.

5.2.2. The soft landscape scheme comprises:

- Existing trees and Vegetation;
- Specimen tree planting;
- Hedgerow planting;
- Areas of lawn.
- Areas Footpaths and Hard Standing Areas
- Shrubs and ground cover planting;

5.2.3. The maintenance requirements of each landscape component are described in more detail in Section 4. Schedules A to G, located within each section and list the timing of key annual operations for specific landscape areas.

5.3. LANDSCAPE MANAGEMENT

The management of the proposed landscape scheme covers an initial 1-year aftercare period (The landowner will assume responsibility for the next 4 years) & post this time period). Each of the areas described are identified on Drawings 991-CON 15 A3, and Schedules A-G list the timing of the key annual operations. It is recommended that the management requirements and operations continue after this initial 5 year period.

General requirements for each landscape feature and habitat type are provided below:

5.3.1. SITE WIDE MANAGEMENT Refer to "Schedule A" for timing of Site Wide key annual operations

5.3.1.1. Collect and remove from Site all extraneous rubbish not arising from the contract work and detrimental to the appearance of the Site.

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5.3.1.2. Collect fallen leaves from lawns, planting beds,

Schedule A: Site Wide														
	Operation	Frequency	J	F	M	A	M	J	J	A	S	O	N	D
1	Litter Pick	Monthly	x	x	x	x	x	x	x	x	x	x	x	x
2	Removal of fallen Leaves	Twice a year										x		x

5.3.2. EXISTING TREES AND VEGETATION Refer to “Schedule B” for timing of Existing Trees and Vegetation key annual operations

5.3.2.1. Trees on Site were surveyed in 2019 by GHA Trees. Please refer to a separate documents and drawings for details.

5.3.2.2. Generally existing trees and vegetation are spread throughout the Site, however are more focussed at the boundaries and edges of built areas. The trees were found to be of mixed condition and age providing a variety of amenity benefits

5.3.2.3. Through the development of the design proposals a number of existing trees and areas of vegetation will be required to be removed. However, where possible, existing trees and vegetation will be retained.

5.3.2.4. It should also be noted that a number of trees were identified in the survey for felling for health and safety, cultural, aesthetic, or structural reasons.

5.3.2.5. All retained trees and vegetation on Site is to be protected throughout any adjacent maintenance works: If any planting, digging, storing of materials or changing of surface levels are to be carried out within the Root Protection Area (RPA) of existing trees, a methodology defining the conditions for protection shall be prepared. This methodology shall be in accordance with BS5837: 2012 Trees in Relation to Construction and BS 3998:1989 Recommendations for Tree Work; • The RPA shall be based upon table 2 of BS5837: 2012; • Any excavation or cultivation within the RPA should be carried out carefully by hand; and • No vehicles, machinery, spoil, debris, chemicals, fuels etc. are to be stored within the area of the RPA. .

5.3.2.6. Existing trees and vegetation shall be regularly inspected for damage and disease each season. Professional advice shall be sought if any trees appear damaged, dangerous or diseased.

5.3.2.7. No pruning to Trees with TPOs should occur without an approved Tree Works Application. Pruning to trees without a TPO should be carried out, if necessary following inspection, in keeping with good horticultural practice and avoiding the breeding bird season. Professional advice shall be sought prior to carrying out any works to trees.

All tree works shall be to BS 3998:2010 Recommendations for Tree Work:

- Prune in accordance with good horticultural and arboricultural practice:
- Do not damage or tear the stem or bark when removing branches

- Keep wounds as small as possible and cut cleanly back to sound wood.

- Make cuts above and sloping away from an outward facing healthy bud, angled so that water will not collect on cut area.

- Prune larger branches neither flush nor leaving a stub, but using the branch bark ridge or branch collar as a pruning guide.

- Thin, trim and shape each specimen appropriately to species, location, season, and stage of growth, leaving a well-balanced natural appearance.

- Use clean sharp secateurs, hand saws or other approved tools. Trim off ragged edges of bark or wood with a sharp knife.

- Do not use growth retardants, fungicide or pruning sealant unless instructed.

5.3.2.8. Existing vegetation should not be left to cause obstruction/hazard or obscure sight lines for pedestrians, cyclists or vehicles. Any tree limbs removed from pruning may be retained and utilised within the Site to create habitat piles; and

5.3.2.9. Existing trees and vegetation shall be kept free of litter and weeds. Cut ground vegetation layer (weeds and grasses) to achieve tidy appearance. Cut to 100mm twice within growing season and remove arising from Site.

5.3.3. SPECIMEN TREE PLANTING Refer to “Schedule C” for timing of Specimen Tree Planting key annual operations

Schedule B: Existing Trees and Vegetation														
	Operation	Frequency	J	F	M	A	M	J	J	A	S	O	N	D
1	Tree inspection for damage and disease	Twice a year						x					x	
2	Weed Control to all hedgerows	Three visits from March to October					x		x			x		
3	Pruning (subject to Site assessment)	Annually												x

5.3.3.1. Water newly planted trees thoroughly during drought periods. As a guide: • Each tree to receive 40L of water at each visit. Trees of the stock size proposed (10-12cm girth) require approx. 20-25L at the weekly visits specified in Schedule C. • Ensure trees are well irrigated in dry conditions and soil moisture is appropriate to species planted; • Carry out crown spraying during evening hours if required.

5.3.3.2. Check stability of trees, especially after severe winds and firm as necessary (at least 4 inspections per year). • Replace loose, broken or decayed stakes to original specification. • If longer than half of clear tree stem height, cut to this height in spring. Re-tie to tree firmly but not tightly with a single tie. • Adjust, re-fix or replace loose or defective ties, allowing for growth and to prevent chafing. Where chafing has occurred, reposition or replace ties to prevent further chafing. • Stakes should be no higher than one third of the height of a tree. • Stakes and ties shall be removed after 3-5 growing seasons once the tree is established. Fill stake holes with lightly compacted soil.

5.3.3.3. Maintain a 1m radius around each tree free from weeds is to be maintained (topped up twice a year as per Schedule C) which should help prevent weeds, and hand weeding should take place within this zone to avoid any harm from herbicides.

5.3.3.4. Re-firm trees after strong winds, frost heave and other disturbances. • Tread around the base until firmly bedded. • Collars in soil at base of tree stems created by tree movement shall be broken up by fork, avoiding damage to roots. Backfill with topsoil and re-firm.

5.3.3.5. Apply Multi-purpose plant food and soil improver fertiliser each season in March or April. • Spread evenly. • Carefully lift and replace any mulch materials. Apply at manufacturer’s recommended rate.

5.3.3.6. Replace any trees that have failed with like for like (unless otherwise agreed in writing with LPA) between 1 November and 31 March.

5.3.3.7. Carry out annual check for signs of disease and undertake treatment as required.

5.3.3.8. In regards to newly planted trees, carry out pruning as and when necessary to maintain natural habit of the tree, in keeping with good horticultural practice: • Before starting work agree which trees, are to be pruned. Avoid damage to neighbouring trees, plants and property. • All works to be to BS 3998:2010 Recommendations for Tree Work, and Health & Safety Executive (HSE) ‘Forestry and arboriculture safety leaflets’ • Cut branches as Arboricultural Association Leaflet ‘Mature tree management’. • Cut vertical branches similarly, with no more slope on the cut surface than is necessary to shed rainwater. • Leave trees with a well-balanced natural appearance. • Operatives must hold a Certificate of Competence for Chain saw work. • All tree work is to be carried out by an approved member of the Arboricultural Association. • Use appropriate, well maintained and sharp tools • For final pruning cuts: o Do not use chainsaws on branches of less than 50 mm diameter. o When using handsaws, form a smooth cut surface. o Do not use anvil type secateurs. • Removing branches: Do not damage or tear the stem. • Wounds: Keep 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. • Cut at a fork or at the main stem to avoid stumps wherever

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possible. • Remove large branches in small sections and lower to ground with ropes and slings. • Dead branches and stubs: When removing, do not cut into live wood. • Remove epicormic shoots and potentially weak forks that could fail in adverse weather conditions.

Schedule C: Proposed Specimen Trees															
	Operation	Frequency	J	F	M	A	M	J	J	A	S	O	N	D	
1	Tree inspection for damage and disease	Annually						x							
2	Assessment of dead/missing trees	Annually								x					
3	Replace dead/missing trees	Annually												x	
4	Weed Control to all tree surrounds	Monthly from March to October			x	x	x	x	x	x	x	x			
5	Watering	Weekly from April to October				x	x	x	x	x	x	x			
6	Spray Crown	As instructed in spells of dry weather during the evening (First two years after planting only)													
7	Re-firming	Monthly	x	x	x	x	x	x	x	x	x	x	x	x	
8	Pest & disease control	When required	x	x	x	x	x	x	x	x	x	x	x	x	
9	Check tree support (adjust & replace as required)	Monthly	x	x	x	x	x	x	x	x	x	x	x	x	
10	General pruning (subject to species)	As instructed												x	
11	Fertilizer	One application annually			x	x									
12	Mulching - topping up	Twice a year				x					x				

5.3.4. HEDGEROWS Refer to “Schedule D” for timing of Native Hedgerows key annual operations

5.3.4.1. Water new planting thoroughly during drought periods. As a guide: • Water weekly from April to October. • Ensure full depth of topsoil is thoroughly wetted to aid plant establishment.

5.3.4.2. Plant guards or supports (if installed) are to be straightened and ties checked during each inspection (at least 4 inspections during the year) and adjust to avoid chaffing and other damage. Guards or supports (if installed) are to be removed at the appropriate time, typically during 4th or 5th year, dependant on the mammal population.

5.3.4.3. Until established, all plants will be kept free of competing weed growth by treatments of Glyphosate applied during the growing season (0.5m strip on each side of the hedgerow, 2 to 3 applications per year). Any weed growth within guards to be removed by hand during each visit.

5.3.4.4. Re-firm plants after strong winds, frost heave and other disturbances. Tread around the base until firmly bedded.

5.3.4.5. Apply Multi-purpose plant food and soil improver fertiliser each season in March or April. • Spread evenly. • Carefully lift and replace any mulch materials. • Apply at manufacturer’s recommended rate.

5.3.4.6. Replace any plants that have failed (between 1 November and 31 March).

5.3.4.7. Carry out annual check for signs of disease and undertake treatment as required.

5.3.4.8. If required in planting areas, top up mulch (with same type) to 50mm thickness. Sweep and replace mulch spill on adjacent areas, if not contaminated with weeds and rubbish, return to planted area;

5.3.4.9. New hedgerows will be pruned for the first 2 to 3 years to encourage dense bushy growth, in keeping with good horticultural practice. Allow to reach planned dimensions only by gradual degrees, depending on growth rate and habit.

5.3.4.10. Plant guards or supports (if installed) will be removed at appropriate time, typically during 4th or 5th year, dependant on the mammal population and size of plants.

Schedule D: Hedgerow Planting															
	Operation	Frequency	J	F	M	A	M	J	J	A	S	O	N	D	
1	Assessment of dead/missing plants	Annually									x				
2	Replace dead/missing plants	Annually												x	
3	Weed Control to all plants	Monthly from March to October			x	x	x	x	x	x	x	x			
4	Watering	Weekly from April to October				x	x	x	x	x	x	x			
5	Re-firming	Monthly	x	x	x	x	x	x	x	x	x	x	x	x	
6	Pest & disease control	Once during growing season				x	x	x	x	x					
7	Check plant guards (adjust & replace as required)	Quarterly		x			x			x				x	
8	Formative pruning	When required								x				x	
9	Fertilizer	One application annually (in March or April)			x	x									

5.3.5. LAWN AREAS Refer to “Schedule E” for timing of Lawn Areas key annual operations

5.3.5.1. Maintain grass areas in a manner appropriate to the intended use. • Maintain a healthy vigorous sward, free from disease, fungal growth, discolouration, scorch or wilt. • Prevent waterlogging and compaction. • Repair damage from trampling, abrasion or scalping. • Maintain grass areas so as to be reasonably free from moss, excessive thatch, weeds, frost heave, worm casts and mole hills. • Edges to be kept neat and well defined, in clean straight lines or smooth flowing curves. • Remove Litter and fallen leaves regularly to maintain a neat appearance.

5.3.5.2. Maintenance of lawn areas to be carried out to BS 7370-3. Carry out maintenance appropriate to each category of turf, as follows: • To achieve maintenance objectives to BS 7370-3, table 6. • To a maintenance programme to BS 7370-3, clause 11. • Using appropriate mowing methods to BS 7370-3, table 3.

5.3.5.3. Before mowing lawns remove litter, rubbish and debris. Finish to be neat and even, without surface rutting, compaction or damage to grass. Leave edges neat and well defined. Neatly trim around obstructions. Adjoining hard areas are to be swept clear and arisings removed. Maintain grass height: between 25 and 50 mm. Use Mulching mower to allow cut and drop of arisings.

5.3.5.4. Apply approved appropriate lawn fertiliser each Spring and Autumn: • Spread evenly. • Apply at manufacturer’s recommended rate.

Schedule E: Lawn Areas															
	Operation	Frequency	J	F	M	A	M	J	J	A	S	O	N	D	
	Weed Control	Twice a year			x						x				
		Two applications annually (in April or September)		x							x				
	Fertilizer application														
	Mowing	Weekly from March to October			x	x	x	x	x	x	x	x			
		Monthly from March to October			x	x	x	x	x	x	x	x			
	Trim/re-form edges	Monthly from March to October			x	x	x	x	x	x	x	x			
	Thatch/moss removal	Annually			x										

5.3.6. FOOTPATHS AND HARD STANDING Refer to “Schedule F” for timing of Footpaths and Hard Standing key annual operations

5.3.6.1. All footpaths and hard standing areas are to be maintained free from litter and fallen leaves;

5.3.6.2. Any encroachment by weeds or grasses are to be strimmed back or treated using approved chemical means; and

5.3.6.3. Spray all weeds on footpaths and hard standing with an appropriate herbicide a minimum of three times per year.

Schedule F: Footpaths and Hard Standing Areas															
	Operation	Frequency	J	F	M	A	M	J	J	A	S	O	N	D	
	Litter collection, sweeping paths	When required	x	x	x	x	x	x	x	x	x	x	x	x	
	Weed killing, paving, tarmac	Annually				x	x	x							

5.3.7. SHRUBS AND GROUND COVER Refer to “Schedule G” for timing of Native Hedgerows key annual operations

5.3.7.1. Water new planting thoroughly during drought periods. As a guide: • Water weekly from April to October. • Ensure full depth of topsoil is thoroughly wetted to aid plant establishment.

5.3.7.2. Until established, all plants will be kept free of competing weed growth by treatments of Glyphosate applied during the growing season, 2 to 3 applications per year). or to be removed by hand during each visit.

5.3.7.3. Re-firm plants after strong winds, frost heave and other disturbances. Tread around the base until firmly bedded.

5.3.7.4. Apply Multi-purpose plant food and soil improver fertiliser each season in March or April. • Spread evenly. • Carefully lift and replace any mulch materials. • Apply at manufacturer’s recommended rate.

5.3.7.5. Replace any plants that have failed (between 1 November and 31 March).

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5.3.7.6. Carry out annual check for signs of disease and undertake treatment as required.

5.3.7.7. If required in planting areas, top up mulch (with same type) to 50mm thickness. Sweep and replace mulch spill on adjacent areas, if not contaminated with weeds and rubbish, return to planted area;

Appendix 1 - Landscaping Plans

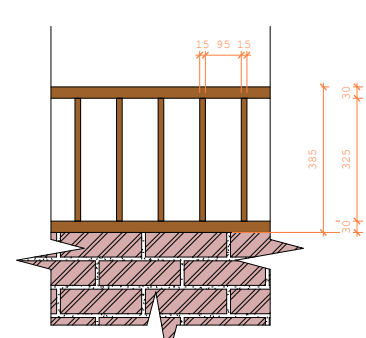
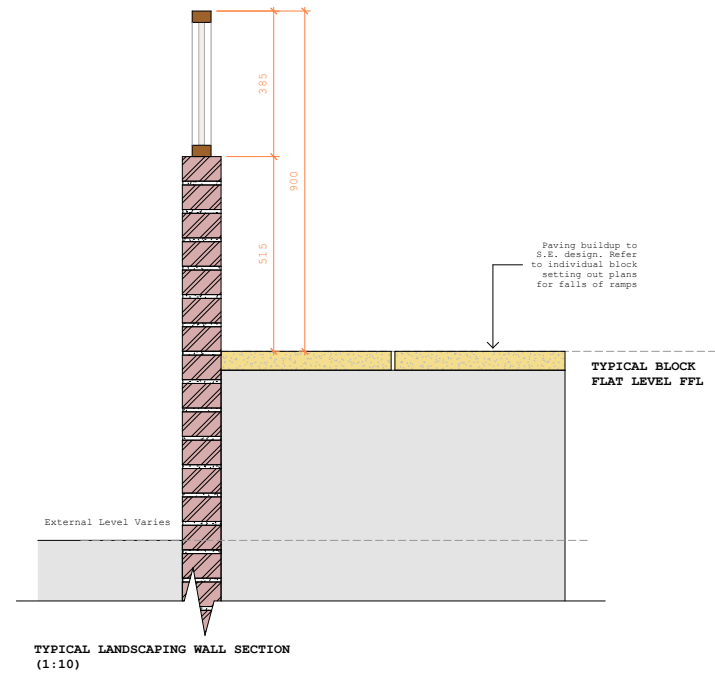
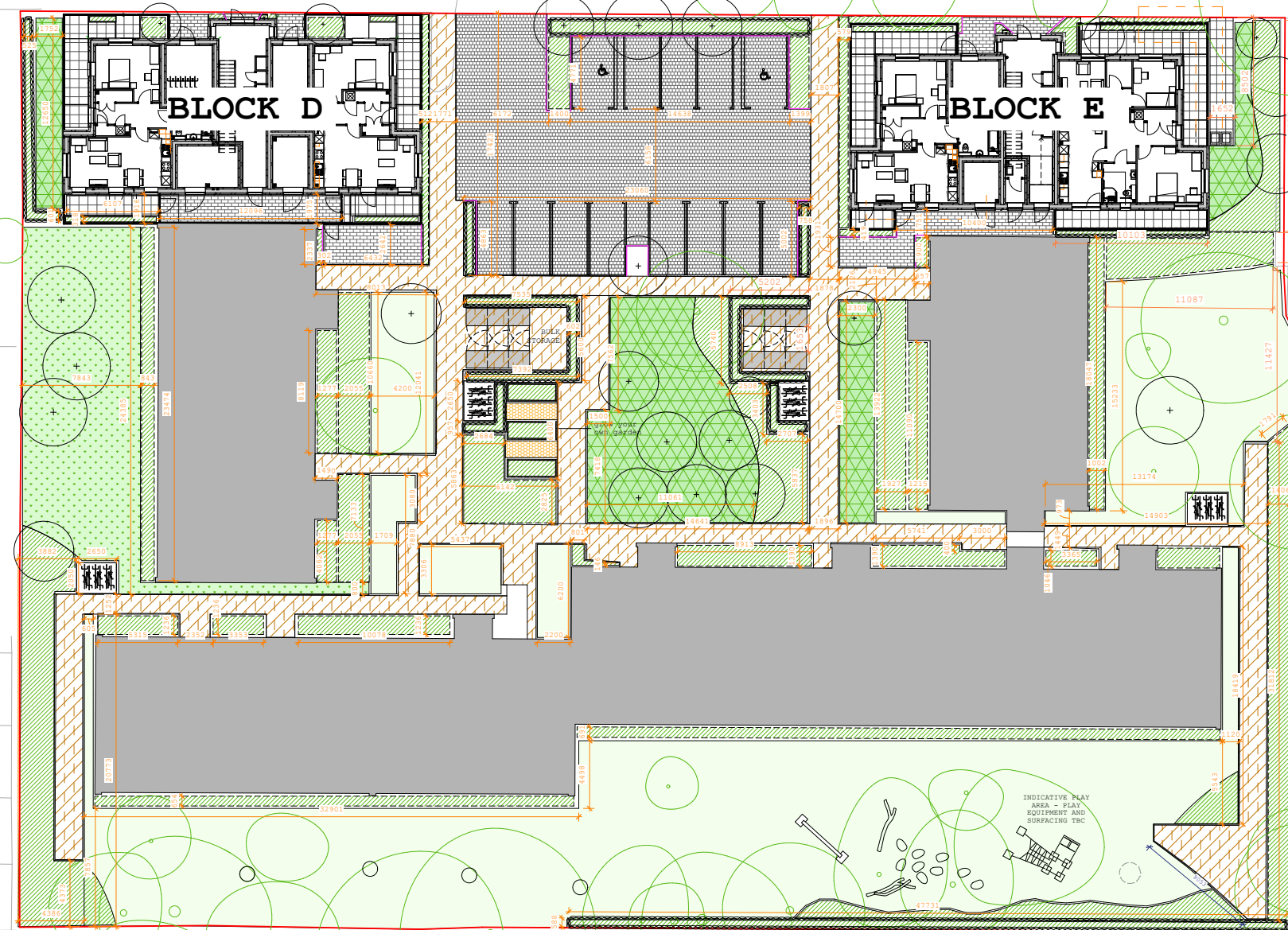
Appendix 2 - Block Levels Plans

Appendix 3 - Proposed Shrubbery

Appendix 4 - Mixed Native Hedging

Appendix 5 - Proposed Tree Types

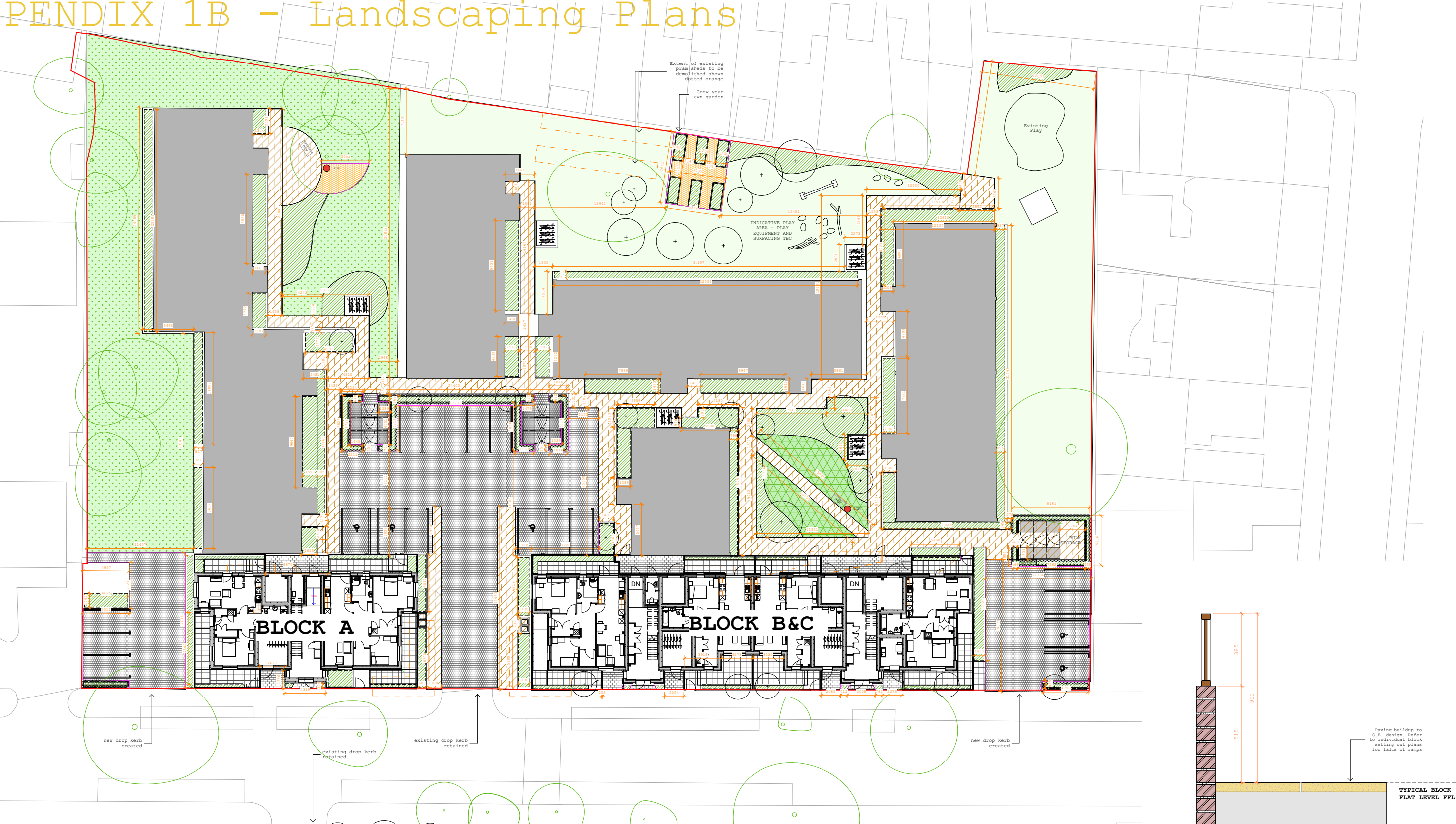
APPENDIX 1A - Landscaping Plans



- LEGEND**
- PERMEABLE TEXTURED CONCRETE BLOCKS TO CURB PASE:** "Regia Priora" pre-cast concrete sett paving; Colour: Charcoal; sizes: 200x100x50mm; Manufacturer: Marshalls - www.marshalls.co.uk or equivalent
 - TEXTURED PERMEABLE CONCRETE LINEAR FLAG - TO CORONAL ENTRANCES:** 200 x 300mm x 80mm Marshalls 'Modal Priora'; Colour: Mid-grey; www.marshalls.co.uk - or equivalent
 - PRE-CAST CONCRETE FLAG - TO PRIVATE GARDENS:** 450 x 450mm x 35mm; "Orken Texture"; Colour: Buff - Or equivalent
 - INAG BOUND GRAVEL:** Hydraulically-bound gravel; "Faisky Golden Gravel"; Colour: Golden Amber; www.lmg.co.uk - or equivalent
 - EXISTING CONCRETE FOOTPATHS WITH EXTENDED PATHS TO MATCH**
 - CONCRETE KERBS & EDGINGS:** 120x210 Half Battened Kerb & Flat Top Edging 50x150x914; Colour: Grey
 - RAISED PLANTERS:** "Grow your own" planters. Made with railway sleepers.
 - LITTER BINS:** Eco Steel Litter Bin; Product Code: BSA3 2541; Manufacturer: Broxap (www.broxap.com; tel: 01782 564411) - or equivalent approved
 - BENCHES:** Riverside Seat; Product Code: BK 2041-BP; Manufacturer: Broxap www.broxap.com; tel: 01782 564411 - or equivalent approved
 - OUTDOOR GYM EQUIPMENT (4 PIECES):** Supplier: The Great Outdoor Gym Company; www.tgocg.com - or equivalent approved
 - PLAY EQUIPMENT:** A range of "Natural" elements and proprietary equipment; Supplier: Timberplay www.timberplay.com - or equivalent approved
 - PLAY BOULDER:** Caledonian mixed glacial boulders - to BS EN 12424-1:1978; Size: 100mm max. length x 60mm max. height; Manufacturer: Playbase; www.playbase.co.uk - or equivalent
 - EXISTING LAWN:** To be made good where required
 - HANDHEARING LAWN:** To private gardens
 - PROPOSED WILDFLOWER MEADOW**
 - PROPOSED ORNAMENTAL PLANTING, SHRUBS & GROUNDCOVERS - REFER TO LANDSCAPING DOCUMENT FOR SPECIES MIX**
 - PROPOSED HEDGES - REFER TO LANDSCAPING DOCUMENT FOR SPECIES MIX**
 - PROPOSED TREES - REFER TO LANDSCAPING DOCUMENT FOR SPECIES MIX**
 - EXISTING TREES RETAINED**
 - EXISTING TREES REMOVED**
 - APPLICATION BOUNDARY**
 - Acro Drain - refer to Civil Engineers plans for reference. Also see door threshold detail**

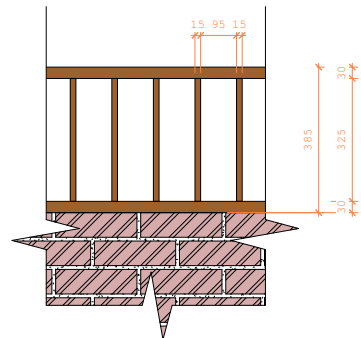
NOTE: REFER TO INDIVIDUAL BLOCK SETTING OUT PLANS FOR DETAILS OF RAMPS & LEVELS

APPENDIX 1B - Landscaping Plans

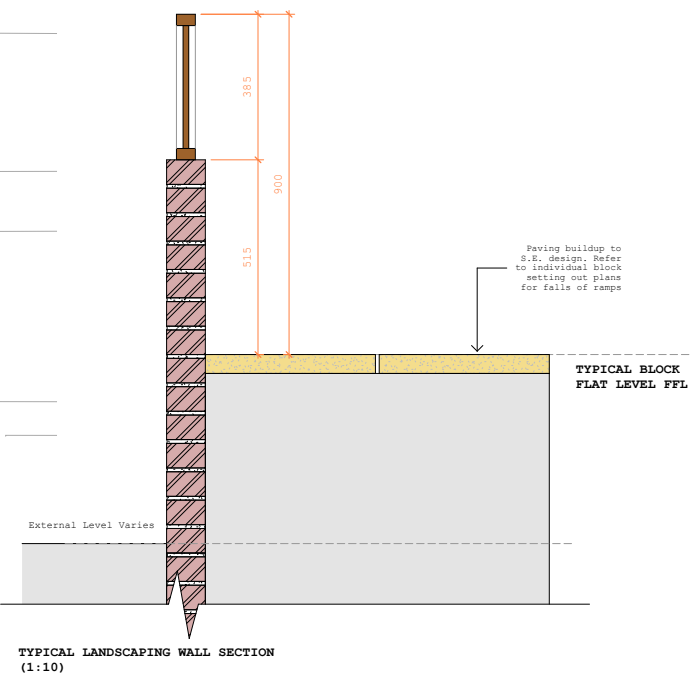


LEGEND	PERMEABLE TEXTURED CONCRETE BLOCKS TO CAR PARK "Regia Prima" pre-cast concrete sett paving; colour: Charcoal; sizes: 200x100x80mm; Manufacturer: Marshalls - www.marshalls.co.uk - or equivalent	TEXTURED PERMEABLE CONCRETE LINEAR PAVING - TO COMMERCIAL ENTRANCES 200 x 300mm x 80mm; Marshalls "Modal Prima"; Colour: Mid-grey; www.marshalls.co.uk - or equivalent	PRE-CAST CONCRETE FLAGS - TO PRIVATE GARDENS 450 x 450mm x 35mm; "Orben Textured"; Colour: Buff - Or equivalent	20MM BOUND GRAVEL Hydraulically-bound gravel; "Kalsky Golden Gravel"; Colour: Golden Amber; www.hdg.co.uk - or equivalent	EXISTING CONCRETE FOOTPATHS WITH EXTENDED PATHS TO MATCH	CONCRETE KERBS & EDGINGS 125x250 Half Battened Kerb & Flat Top Edging 50x150x74; Colour: Grey	RAISED PLANTERS "Grow your own" planters. Made with railway sleepers.	LITTER BINS Bio Steel Litter Bin; Product Code: B045 2562; Manufacturer: Brosep (www.brosep.com; tel: 01782 564411) - or equivalent approved	BENCHES Riverside Seat; Product Code: BX 2041-BP; Manufacturer: Brosep www.brosep.com; tel: 01782 564411 - or equivalent approved	OUTDOOR GYM EQUIPMENT (4 PIECES) Supplier: The Great Outdoor Gym Company; www.tgogc.com - or equivalent approved	PLAY EQUIPMENT A range of "Natural" elements and proprietary equipment; Supplier: Timberplay; www.timberplay.com - or equivalent approved	PLAY BOULDER Coladonian mixed glacial boulders - to BS EN 12176; Size: 1200mm max. length x 600mm max. height; Manufacturer: Playdais; www.playdais.co.uk - or equivalent	EXISTING LAWN To be made good where required	HARDWEARING LAWN To private gardens	PROPOSED WILDFLOWER MEADOW	PROPOSED ORNAMENTAL PLANTING, SHRUBS & GROUNDCOVERS - REFER TO LANDSCAPING DOCUMENT FOR SPECIES MIX	PROPOSED HEDGES - REFER TO LANDSCAPING DOCUMENT FOR SPECIES MIX	PROPOSED TREES - REFER TO LANDSCAPING DOCUMENT FOR SPECIES MIX	EXISTING TREES RETAINED	EXISTING TREES REMOVED	APPLICATION BOUNDARY	Acro drain - refer to Civil Engineers plans for reference. Also see door threshold detail
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NOTE: REFER TO INDIVIDUAL BLOCK SETTING OUT PLANS FOR DETAILS OF RAMPS & LEVELS



TYPICAL LANDSCAPING WALL ELEVATION (1:10)



TYPICAL LANDSCAPING WALL SECTION (1:10)

colony

Collaborating with:
AJC

Date:
1108 90-11

Revision:
R4

Drawn By:
JB

Checked By:
IP

Project:
Arundel & Baldwyne
Lansdowne Road, Tottenham

Drawn:
08/2025

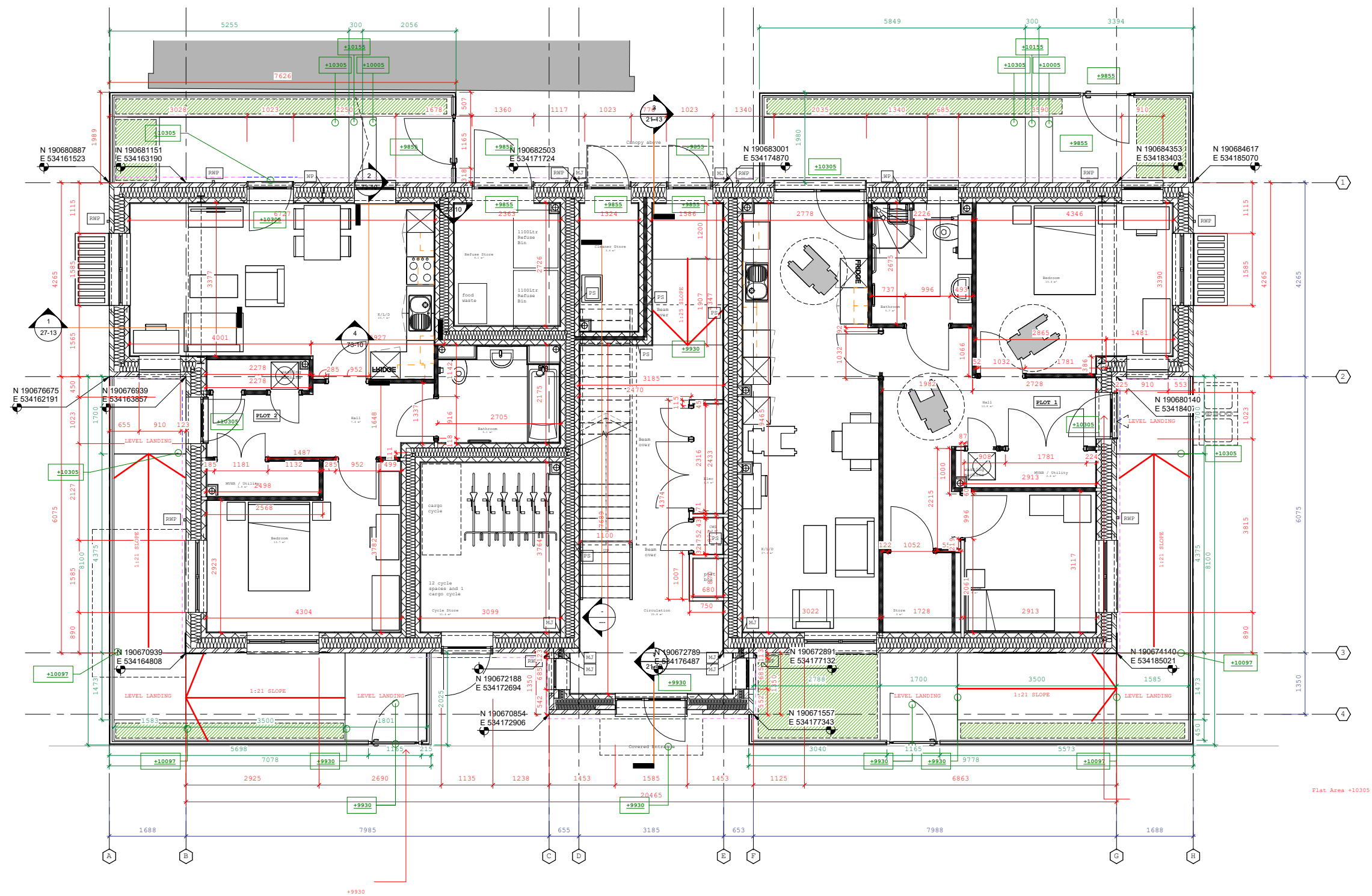
Status:
IP

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APPENDIX 2A - Block A Level Plans



REFER TO ELEVATIONS FOR SETTING OUT OF RECESSED BRICK PANELS

10mm wide, 150mm deep shingle drain where ffl is within 150mm of external gpc to achieve level access

Soil Vent Pipe - Refer to M&E plans for details

Dry Riser - Refer to Fire Plans for details

Acc drain - refer to Civil Engineers plans for reference. Also see door threshold detail

Lintel / Beam over - refer to Structural Engineers plans

RWP Rainwater pipe

WP Windpost

MJ Movement joint

PS Pad stone

SBP Steel bearing plate

1m 2m 3m 4m 5m 1:50

colony

Collaborating with:

AJC

Project:

Arundel & Haldwyne

Landowne Road, Tottenham

Setting Out - Ground Floor

Date:

04/2025

Status:

Drawn By:

JB

Checked By:

JP

Colony Architects Ltd.

The Wind Stone, Brewery

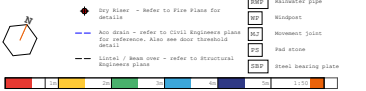
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Block A

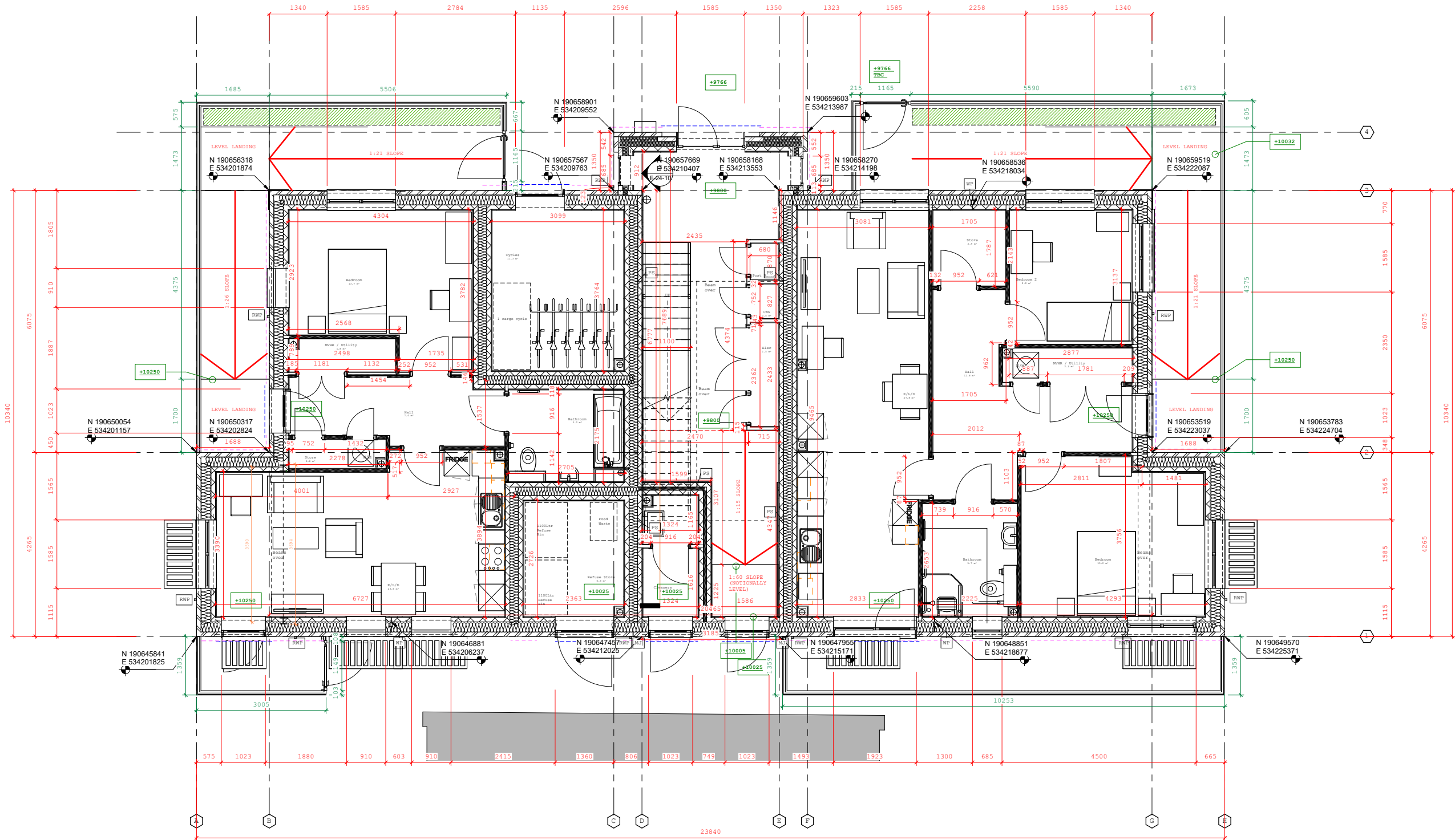


A regular hexagon is shown with a line segment drawn from its center to one of its vertices. The vertex is labeled with the letter *N*.



	Project: Arundel & Baldewyne Landswade Road, Tottenham London, UK Setting Out - Ground Floor	
Collaborating with: AJC	Date: Status: 04/2025 Completed	Colony Architects Ltd. The Mine Studio, Remsey South Cheshire, Warrington, SQT SA2 +44 (0)1218 380 0326 hello@colonyarchitects.com colonyarchitects.com
Job: Drawings: Revisions: 1108 D - 20-10 C4 - C	No. of Yrs: Checked By: JB IP	

APPENDIX 2D - Block E Level Plans



APPENDIX 3 - Proposed Shrubbery



Ceanothus 'Blue mound' (blue flowers)



Viburnum Davidii



Rosmarinus Officinalis (Rosemary)



Liriope muscari



Thymus Leucotrichus (Thyme)



Choisya ternata



Lavandula angustifolia 'hidcote'

APPENDIX 4 - Mixed Native Hedging



Dogwood - 15%



Beech - 20%



Hornbeam - 15%



Hazel - 15%



Hawthorn - 20%



Blackthorn - 15%



Yew

APPENDIX 5 - Proposed Tree types



NT1. Acer Campestre - Field Maple

NT2. Carpinus Betulus 'Fastigata' - Common Hornbeam

NT3. Sorbus Commixta 'Embley' - Japanese Rowan

NT4. Malus sylvestris Crab Apple

NT5. Corylus avellana - Hazel

NT6. Ulmus 'New Horizon' - Elm

NT7. Betula pendula - Silver Birch

Trees	Spread	Spec	Density
Acer Campestre - Field Maple	as plan	Root balled	As Plan (NT1)
Carpinus Betulus 'Fastigata'-Common Hornbeam	as plan	Root balled	As Plan (NT2)
Sorbus Commixta 'Embley'-Japanese Rowan	as plan	Root balled	As Plan (NT3)
Malus sylvestris Crab Apple	as plan	Root balled	As Plan (NT4)
Corylus avellana - Hazel	as plan	Root balled	As Plan (NT5)
Ulmus 'New Horizon' - Elm	as plan	Root balled	As Plan (NT6)
Betula pendula - Silver Birch	as plan	Root balled	As Plan (NT7)