

All PLANTING STOCK SHALL COMPLY WITH the requirements of the British Standards 3936, and shall be healthy, strong with a good shape and strong root system in accordance with the National Plant Specification. The native plants are to be of local providence and be well labeled. The supply and planting of trees to be in accordance BS 8545:2014. 'Trees: from nursery to independence in the landscape'.

Trees and shrubs are to be lifted only between mid-October and mid-March and to handled and transported in accordance with relevant codes of practice, with roots kept moist and wrapped to protect them from adverse weather conditions.

All planting operations shall be carried out in accordance with British Standards 4428. Planting pits are to be dug at a size in excess of the roots to allow the roots to be spread out in the pit. All plants are to be planted at their natural depth as they existed in the nursery.

Imported Topsoil: All imported topsoil is to comply with the current BS3882 (2015), and is to be supplied, stored and spread in accordance with Annex N of the above BS except where otherwise stated in the contract documents. The soil shall be free from perennial weeds, seeds and all foreign matter.

Classification: Topsoil GRADE in accordance with BS 3882:2015 (as above) for all tree and shrub planting and grass areas. It is to be supplied from a named source and named suppliers as approved by the Client's representative. Full certification to be provided for all imported topsoil; If test criteria falls short of the BS3882 2015 the topsoil will be rejected.

Texture: Sandy loam or Sandy clay loam

PH: 6 - 7.5

Contamination: Do not use topsoil contaminated with subsoil, rubbish or other materials that are:

- Detrimental to healthy plant growth
- Corrosive, explosive or flammable
- Hazardous to human or animal life

In all areas to receive topsoil, do not use subsoil contaminated with the above materials.

Depth of topsoil: The following depths of topsoil should be supplied and laid:

i) Tree pits 800mm

ii) Shrub beds 400mm iii)

Grass 150mm

Trees and large shrubs: 40 litres of peat free tree planting compost is to be incorporated in the backfill of all tree pits. Trees are to be staked with double low stakes, 1500mm long, 750mm into the ground and the tree secured by one tree tie. All trees are to be mulched 1 metre diameter round the tree with 75mm deep with medium grade bark mulch.

Hedging and shrub beds: excavate 450mm deep and break up the base of the planting beds. Provide and lay 400mm deep topsoil in accordance with BS 3882. Cultivate to this depth and incorporate 100mm of approved compost. Supply plants in accordance with BS 3936 and plant in accordance with BS 4428. Plant all hedging in double staggered rows, Supply and lay medium grade ornamental bark mulch 75mm deep to all shrub beds.

Grass: cultivate areas and provide topsoil if required for minimal 150mm depth, cultivate to fine tilth. All stones greater than 38 mm in any one dimension shall be carted off site to tip.

Turf: Rectangular cut meadow turf to be supplied in rolls, not dried out or yellowed. Turf will be laid on the day of delivery, to be undamaged and laid from suitably sized a running board. Turf grown on any nylon matting will not be accepted. Lay turf in stretcher bond close butted, and make good joints with screed sand/topsoil. The finished level of the turf to be 50mm higher than hard surfaces. Water in.

Grass seed: is to be spread in two directions at a rate in accordance with the suppliers instruction or if not specified at 50 grams per square metre. Grass seed areas to be lightly raked to ensure seed is evenly incorporated into the upper 10 mm of soil.

Maintenance

All plants are to be maintained until established. Shrub beds are to be kept weed free. Any additional weed growth round the base of the plant removed. The bark mulch is to be topped up annually to 75mm and the planting beds kept free of litter. Face back shrubs overhanging hard surfaces.

Hedging: hedging to be clipped evenly at least once a year and at a consistent height according to species or as directed by client.

- Carpinus betulus: 1.8m

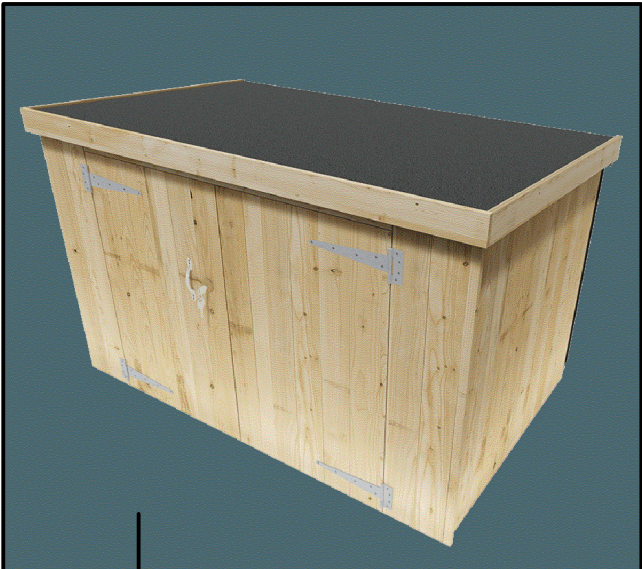
Watering: water mixed planting and hedges in dry periods at a rate of 10 litre per square metre.

Annual Maintenance for Trees:

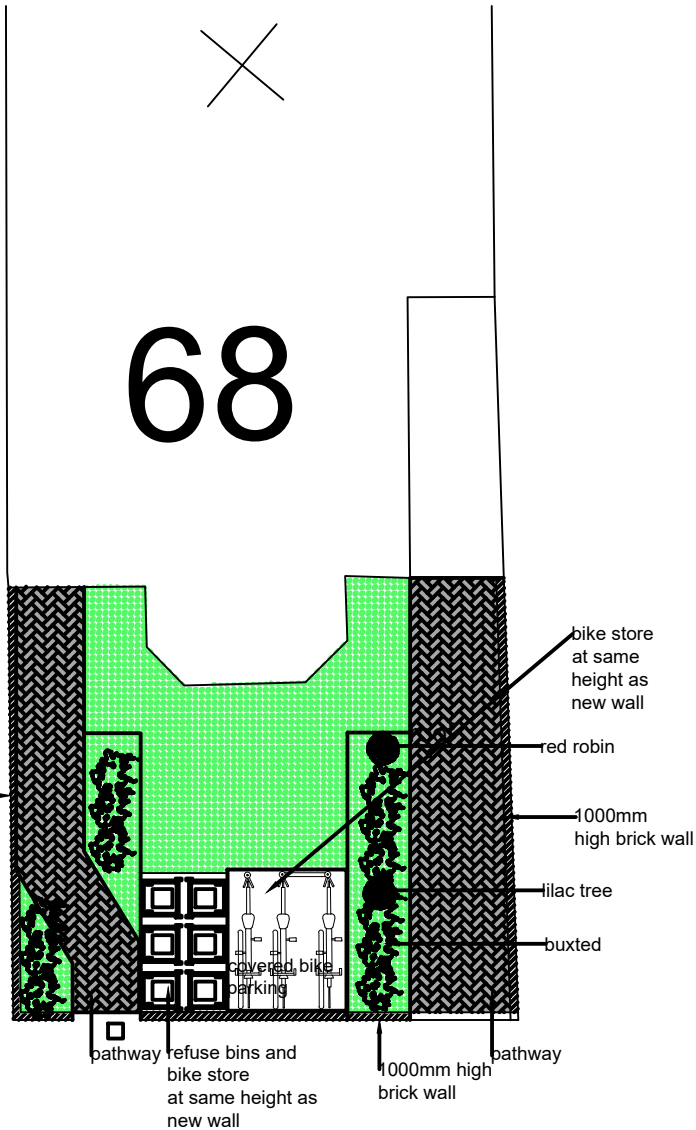
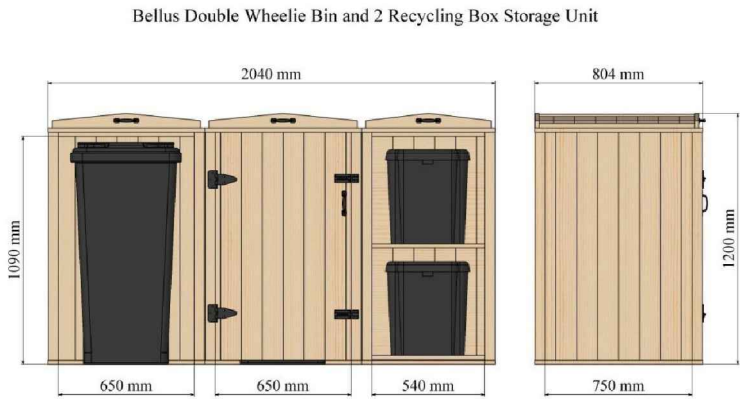
- All plants are to be maintained until established.
- Maintain a 1 metre diameter surround to trees free from grass, weeds and rubbish at all times.
- Newly-planted trees are to be watered during April-September
- The intervals between watering is to be fortnightly with additional visits if there has not been rainfall within a weekly period
- Trees should be watered twice monthly during the summer months for the first 2 years unless there is adequate rainfall to fully hydrate the surrounding ground.
- Fork over panned down areas.
- Maintain mulched areas at specified depth, topping up as necessary to maintain a 75 mm cover.
- Check each stake and tie where fitted and adjust, re-fix or renew as necessary to ensure that no damage occurs to any tree and check each stake is supporting its tree in the intended manner.
- Check that each tree is growing healthily and remove all dead wood, damaged or diseased branches. Remove any suckering shoots growing from the clear stem. Prunings to be removed off site to the contractor's tip.
- Any wounds shall be neatly pared back to sound wood in accordance with BS. 3998: 2010 'Recommendations for Tree Work'. Re-firm trees which have been loosened by the wind or frost.
- Remove all stakes and ties after two years or after the trees have rooted successfully.

Replacement Planting

Replace any tree or plant within a five-year period that fails to thrive or is below specification. Any grass area that fails shall be re-turfed or re-seeded in accordance with the specification.



timber cycle store with green roof



Bin Sizes for domestic dwelling
General Waste-140 litres in capacity
Recycling-240 litres in capacity
Garden Waste-240 litres in capacity
Food waste-23 litres in capacity
see plan location

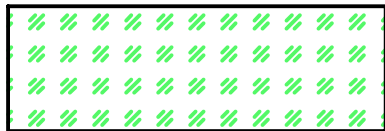
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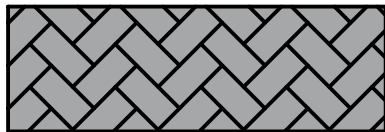
The Contractor, and all specialist Sub-contractors are to check all levels, dimensions and features on site prior to performing any element of work or installations. Any and all discrepancies are to be reported immediately to MD Designs for decision.

PLANNING & BUILDING CONTROL PERMISSION TO BE OBTAINED PRIOR TO COMMENCEMENT OF WORK ON SITE CLIENT & CONTRACTOR TAKE FULL RESPONSIBILITY FOR WORK COMMENCED PRIOR TO LOCAL AUTHORITY APPROVAL

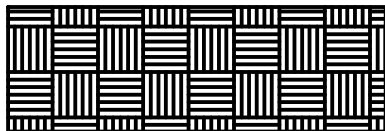
DO NOT SCALE FROM THIS DRAWING



plant area



CARRIAGEWAY
Porous tegular priora block paving 120/160mm gauge 45 degree herringbone bond. colour: pennant grey (marshalls tegular range 2 no courses stretcher course blocks as flush edge



paved area

marshalls 600x600 symphony tiles

					Date:	20 December 2023		Rev	Details	Date
					Scale:	A3@1:100		MD DESIGNS UNIT 6-7 EAST LODGE VILLAGE, EAST LODGE LANE, ENFIELD, EN2 8AS 01992 630 520		
					Dwg:	78/20	1			
					Drawn by:	MD				
05m 1:100 Scale		Where new work is on/near boundary line/party wall the property owner is to serve party wall notice to the adjoining property/land owner in accordance with the requirements of the 'Party Wall etc.' Act 1996.		CLIENT	Mr T Thomas	Proposal	conditions			
02m 1:50 Scale				LOCATION	68 upper Palmerston Road London N22 8RF					