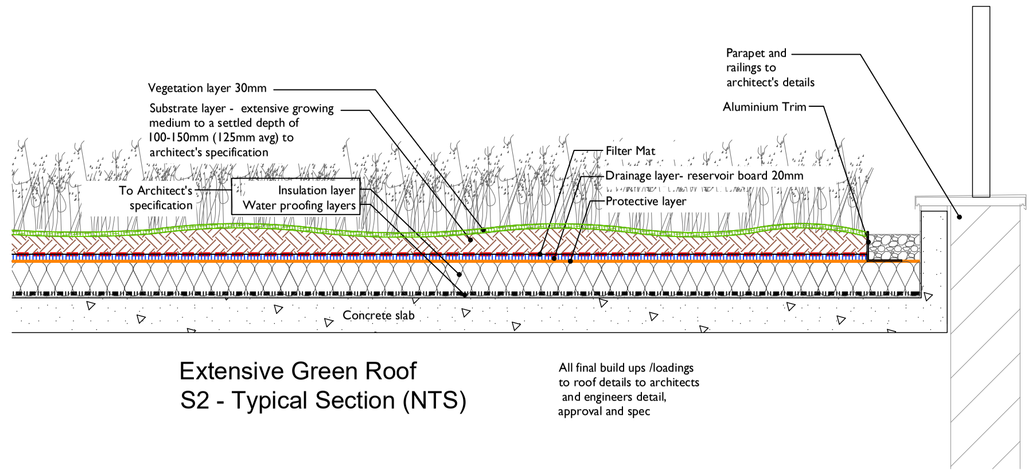


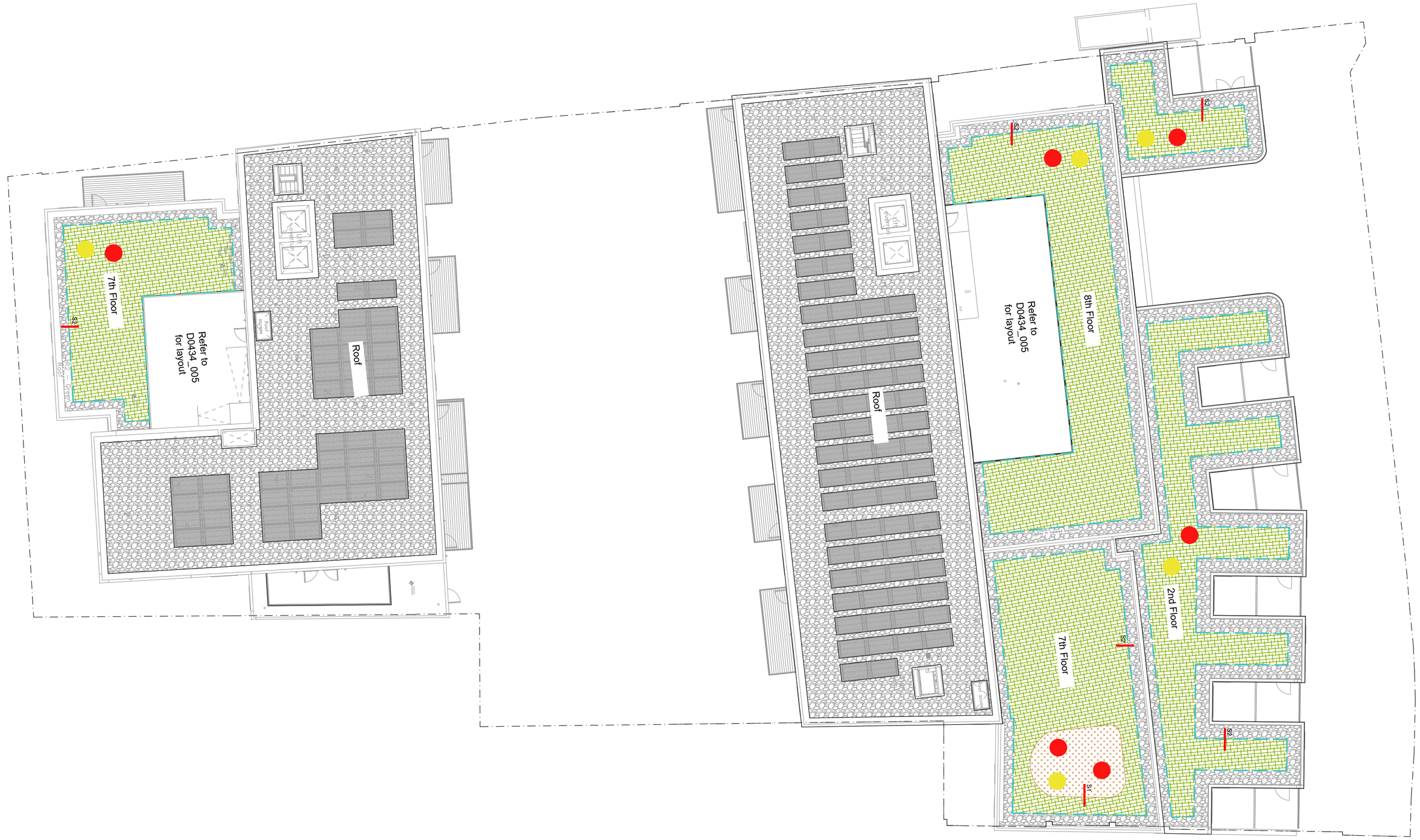
Brown Roof Bare Areas (plant - free, for natural colonization)
S1 - Typical Section (NTS)

All final build ups /loadings to roof details to architects and engineers detail, approval and spec



Extensive Green Roof
S2 - Typical Section (NTS)

All final build ups /loadings to roof details to architects and engineers detail, approval and spec



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.

- Planted areas 300mm +150mm subsoil = 450mm total
- All turfed/grassed areas 150mm topsoil with 150mm subsoil to give 300mm total

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 litres 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 30mm 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.

Legend

Hardworks

Aluminium edging as part of architects specified roof system to separate soil areas from ballast maintenance areas

Ballast surfacing to non-soil roof /service areas to architects specification and roofing suppliers details

Ballast surfacing to non-soil roof /service areas to architects specification and roofing suppliers details

Softworks

Biodiverse Green Roof Mix
Total area approx. 402m2
Substrate layer to a settled depth of 100 to 150mm (av 125mm)
Wildflower green roof blanket system
http://www.egr.co.uk/
EGR Wildflower Blankets WB
Sheep's Fescue
Slender Creeping Red Fescue
Crested Dogstail
Autumn hawkbit
Betony
Birdsfoot Trefoil
Bladder Campion
Catsear
Common Knapweed
Common Sorrel
Common St Johns Wort
Common toadflax
Common Vetch
Cowslip
Daisy
Field Scabious
Lady's Bedstraw
Meadow Buttercup
Meadow Cranesbill
Meadowsweet
Musk Mallow
Ragged Robin
Red Campion
Red Clover
Rhinant Plantain
Rough Hawkbit
Salad Burnet
Selfheal
Tufted Vetch
White Campion
Wild Carrot
Wild Marjoram
Yarrow
Yellow Rattle

Biodiversity enhancements

Brown Roof Bare Areas (Plant-free)
Total area approx 20m2
Substrate layer to a settled depth of 80 to 150mm (av. 100mm),
Substrate surface is left to self-vegetate from windblown and bird lime seed dispersal. To replicate exactly the wild urban spaces that are found at ground level. Similar plants will colonise the area.
Rotting tree stumps, stones and rocks to be introduced into the area to encourage insects and other wildlife.
Waste material from the construction process, such as cleaned rubble, to be introduced into the substrate where practical.

Large flat stone / boulder up to 300mm wide refugia for invertebrates- 5 No

Log pile - 6 No
Logs at least 100mm thick with bark still attached.
Use a mixture of wood and different size logs such as ash, oak, beech, birch secured to each other to engineer approval

Management
Access will only be permitted for maintenance, repair or escape in an emergency.
Extensive roof to receive two maintenance visits per year by a suitably qualified contractor.
Management considerations:
- Artificial irrigation is not required, however, the roof to be thoroughly watered after installation;
- Inspection of roof drainage outlets to ensure that they are not obstructed or blocked;
- Removal of unwanted plants which may colonise the roof (e.g. Buddleia);
- Removal of vegetation from unwanted areas on the roof e.g. the roof perimeter;
- Habitat management includes wildflower meadow management such as cutting, re-creation of bare ground areas where vegetation has encroached and providing additional habitat features such as woodpiles and stone refugias for invertebrates.
- Invertebrate monitoring is useful in order to determine which species are using the roof. The information gathered to be used to inform future management, and to study how roof design influences biodiversity.

Watering
- The Main Contractor / Management Organisation must allow for weekely watering of all planted areas during the summer period and at any other times when dry conditions are experienced. (By irrigation system, or by hand using a watering point)

REV.	DESCRIPTION	APP.	DATE
K	Plant removed from level 7	JB	25.08.23
J	Additional notes to condition 26	JB	15.08.23
I	Minor amendments to notes	JB	26.07.23
H	Gravel areas added	JB	23.03.23
G	Biodiversity elements added	JB	20.03.23
F	Communal terraces moved to separate drawing	JB	03.03.23
E	Gravel strip omitted, Green roof updated	JB	22.02.22
D	Paving type updated	JB	18.02.22
C	Private terrace paving removed	JB	25.01.22
B	Minor amendments	JB	21.10.21
A	Paving updated	JB	24.09.21

London
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44–46 High Road, Wood Green

Landscape Roof Plan

DATE	August 2021	DRAWN	JB
SCALE	1:150@A1	CHECKED	NT
STATUS	Planning	APPROVED	NT
DWG. NO	D0434_003 K		

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K CAD

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