



**General Notes**

- ALL EXISTING LEVELS TO BE RETAINED
- ALL BOUNDARY HEIGHTS TO BE RETAINED
- ALL BOUNDARIES TO BE RETAINED

REFER TO TOPOGRAPHICAL PLANS FOR DETAILED EXISTING SITE LEVELS

DRAWING TO BE READ IN CONJUNCTION WITH THE FOLLOWING LANDSCAPE DRAWINGS:

DO NOT SCALE: ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER.

ALL WORK MUST COMPLY WITH THE CURRENT BUILDING REGULATIONS AND LOCAL BY-LAWS.

NO MATERIALS ARE TO BE USED OR METHOD OF WORKMANSHIP EMPLOYED UNLESS CONFORMITY WITH THE CURRENT CODES OF PRACTICE & BRITISH STANDARDS IS ENSURED.

COPYRIGHT OF THIS DRAWING AND CONTENTS REMAIN WITH SHEILA JACK LANDSCAPES.

**KEY**

	Clay pavers (porous surfacing)
	Limestone paving
	Planting (Herbaceous)
	Planting (Woodland)
	Planting (Topiary)
	Lawn
	Existing tree
	Proposed tree
	Proposed hedge
	No dig, tree root protection area

**Maintenance Notes**

- The maintenance requirements of the garden will include regular weeding throughout the establishment period. Each year the shrubs will need to be pruned to maintain the right size and character. The foliage of the perennial plants will need to be cut back after winter and compost replenished to improve the fertility of the soil as well as providing a layer of mulch. The maintenance gardener will need to monitor the automated irrigation system to ensure the plant beds are not receiving too much or too little water. A hand soil auger will be used to monitor soil moisture levels on a regular basis to 450mm depth without disturbing the roots of the proposed trees and shrubs.

- An automated irrigation system will be installed to all areas of planting (excluding the green roofs). The irrigation system will be designed to apply water uniformly to all areas of planting using a computer controlled automatic irrigation system; dripline and emitters will be spaced evenly to ensure uniform application of water to a level that is equal to peak daily evapotranspiration i.e. varying up to 4mm per m<sup>2</sup> per day. The system will consist of dripline irrigation laid out at 500mm centers within ground cover planting. Individual dripline collars will be fitted around each tree and shrub. These collars will have a tap fitting at the connection point to the lateral pipes to enable the gardeners to manually exclude any given tree or shrub from the automated watering should they need to dry out for a period after extended periods of wet weather.
- Any planting on the site that fails within 2 years of completion will be replaced as part of the maintenance contract.

**Notes**

\* Please note there are less trees than original consent as larger sizes are specified

A 22.10 PLANNING		SJ	
Issue	Date	Description	Chk
<p><b>Sheila Jack Landscapes</b>          45 Benbow Road          London W6 0AU          +44 (0)7867 801435          www.sheilajack.com          sheila@sheilajack.com</p>			
<p>Project          16 Avenue Road          London          NW8 6BP</p>			
<p>Title          Proposed Planting Plan</p>			
Scale	Date	PLANNING Drawing Number	Issue
1:100@A3	OCT24	A 0133 002	A