DAVID MANSOOR CONSULTANTS

4 Frognal Rise,
London,
NW3 6RD

Landscape Implementation, Maintenance and Management Plan

4 FROGNAL RISE, LONDON, NW3 6RD

REV A

December 2024

Discharge of Conditions Application

October 2024

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Planning Application Ref No: 2022/3963/P
Planning Application Grant Date: 30th Dec 2023

Discharge of Condition 11

Part 1: Scaled plans showing all existing and proposed vegetation and landscape features

Part 2: A schedule detailing species, sizes, and planting densities

Part 3: Location, type & materials to be used for hard landscaping & boundary treatments

Part 4: Specifications for replacement trees (and tree pits where applicable), taking into account the standards set out in BS8545:2014.

Part 5: Details of any proposed earthworks including grading, mounding and other changes in ground levels.

Part 6: Management Plan including an initial scheme of maintenance

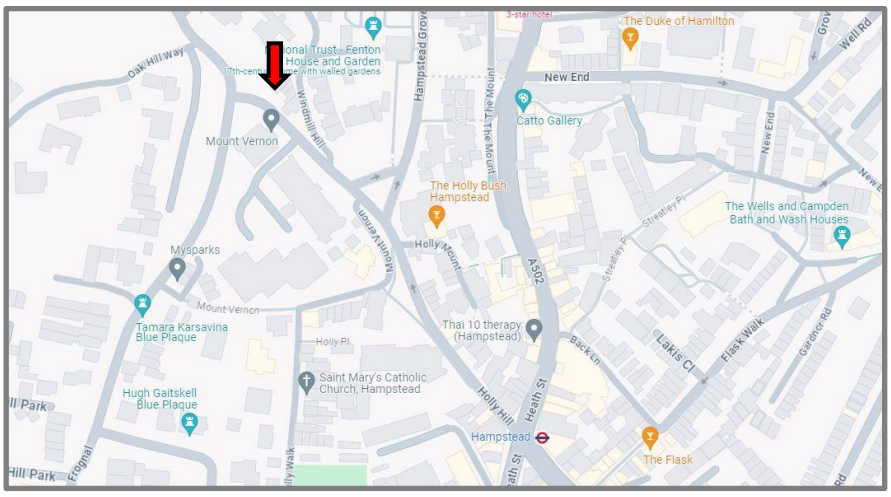

Fig. 1: Map of the local area

Fig. 2: Proposed Site Location Map - 4 Frognal Rise, London, NW3 6RD

Condition 11 - Part 1: Scaled plans showing all existing and proposed vegetation and landscape features

Please refer to the Plan attached, Ref: FRLRS-LD001-Rev A - Proposed Landscape Detail

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Condition 11 - Part 2: A schedule detailing species, sizes, & planting densities

Condition 11 - Part 2, requires the submission of a schedule, detailing species, sizes, & planting densities for this development. Please refer to the Plan attached, Ref: FRLRS-LD001-Rev A - Proposed Landscape Detail.

Condition 11 - Part 3: Location, type & materials

to be used for hard landscaping & boundary treatments

Condition 11 - Part 3, requires the submission of details showing the location, type & materials to be used for hard landscaping & boundary treatments of this development. Please refer to the Plan attached, Ref: FRLRS-LD001-Rev A - Proposed Landscape Detail & Drawing Ref: FRLRS-BT001 - Rev A - Proposed Boundary Treatment.

Condition 11 - Part 4: Specifications for replacement trees

(and tree pits where applicable), taking into account the standards set out in BS8545:2014
[BS 8545:2014 - Trees: from nursery to independence in the landscape]

BS 8545 is a new British Standard to assist those involved in planning, designing, resourcing, producing, planting and managing new trees in the landscape. It describes a process for planting young trees that will result in them achieving 'independence in the landscape'. This means that they are healthy and have every chance of survival.

The purpose of this standard is to explain how new trees can be successfully grown and planted so that they flourish in the landscape without excessive maintenance. The standard promotes the principle that successful new tree planting relies on the integration of careful design, nursery production and planting site management, into one continuous process. All parts of the process are important and need careful consideration if new trees are to successfully achieve independence in the landscape.

As approved under this application, the proposed development secured the removal of one small category C birch (T12) which was noted to be damaging the front boundary wall. A replacement tree (Ginkgo Biloba (T13)) will be planted in a similar location. Refer to the Proposed Tree Schedule, on the attached Proposed Landscape Detail Drawing, Ref: FRLRS-LD001-Rev A.

Replacement Tree:
Ginkgo biloba trees are native to China, where they have been cultivated for centuries. They are considered a living fossil because they are a survivor from an ancient evolutionary branch. The word "ginkgo" comes from the Chinese word yinxing, which means "silver apricot".

Ginkgo biloba are large trees, normally reaching a height of 20–35m (66–115 ft), with some specimens in China being over 50m (165 ft). The tree has an angular crown and long, somewhat erratic branches, and is usually deep-rooted and resistant to wind and snow

damage. Young trees are often tall and slender, and sparsely branched; the crown becomes broader as the tree ages. A combination of resistance to disease, insect-resistant wood, and the ability to form aerial roots and sprouts makes ginkgos durable, with some specimens claimed to be more than 2,500 years old.

Tree Care:
Ensure for the first 6 weeks new plantings are carefully watered

Tree Specification:

Plant Type	Conifers, Trees
Plant Family	Ginkgoaceae
Genus	Ginkgo
Common Names	Maidenhair Tree, Ginkgo Tree
Height	50' – 80' (15.2m – 24.4m)
Spread	30' – 40' (9.1m – 12.2m)
Maintenance	Low
Water Needs	Low, Average
Soil Type	Chalk, Clay, Loa, Sand
Soil Drainage	Well Drained
Garden Styles	Informal and Cottage, Prairie and Meadow, City and Courtyard

The replacement tree, shall be a Ginkgo Biloba (Maidenhair Tree, Ginkgo Tree) of 12/14cm girth circumference at 1m above the base of the stem at the time of planting, planted in the Autumn of 2025/6 in the location marked on the submitted plan.

Specification for replacement tree planting in areas of soft landscape

This British Standard gives recommendations for transplanting young trees successfully from the nursery, through to achieving their eventual independence in the landscape, specifically covering the issues of planning, design, production, planting and management.

INTRODUCTION

The retention of existing trees and landscaping on a development site and the provision of new planting, is fundamental to green infrastructure provision. The proposed development, seeks to retain all existing trees, with the exception of a small category C birch (T12) which was noted to be damaging the front boundary wall, as the existing trees, enhance the environmental and visual amenity of the site. This proposal has therefore considered the site layout and has made space for retaining existing trees, boundary plantings with an allowance for new tree planting – T13 Ginkgo Biloba.

To ensure that trees on a development site are fully considered in the design process, at an early stage a Tree Survey was carried out in accordance with British Standard 5837:2012: Trees in relation to design, demolition and construction – Recommendations and was submitted as part of the original planning approval.

This survey identified trees that merit retention due to their good condition, high visual amenity and potential longevity. These trees are therefore considered constraints in the development and their retention, has informed the site layout. This survey also identified trees in decline, labelling these as category C trees, which should not be considered a material constraint to development. During development retained trees must be protected in accordance with British Standards.

The standard advises that if tree removal is unavoidable, then replacement tree planting will be required. The Specification Notes below, have been prepared to outline the efforts to be taken to ensure the tree planting is carried out to successfully achieve independence in the landscape. Planting methods will take account of conditions and constraints of this specific site.

TOPSOIL

Where possible, the use of in situ soils. Site soils should be protected, managed and handled in accordance with the Construction Code of Practice for the Sustainable Use of Soils on Construction Sites (Defra 2009).

The applicant will select and use plant to minimise disturbance, trafficking and compaction. Do not contaminate with subsoil, stone, hardcore, rubbish or material from demolition work. Handle topsoil in the driest conditions possible. Do not handle during or after heavy rainfall or when it is wetter than the plastic limit as defined by BS 3882, Annex N2.

Sampling & Analysis: Testing is recommended to establish soil texture, organic matter content, nutrient availability and the presence of any contaminants. Analysis should be used to determine if amelioration is required to promote health growth.

Imported Topsoil for Tree Pits: Only use if insufficient suitable in situ soils are available. Imported topsoil to be;

- general purpose grade
- Texture - slightly stoney
- Soil pH 7.0
- Maximum stone size of 50mm in any dimension
- Topsoil to be free from, an excessive amount of weed seeds, roots of perennial weeds, subsoil and extraneous matter

PLANTS AND TREES

All trees and shrubs shall conform to the specification for nursery stock as set out in the National Plant Specification where it applies to trees, shrubs and plant handling and establishment. Advanced Nursery stock trees shall conform to guidance on Handling, planting and establishment of trees; shall be in accordance with BS 8545:2014 Trees from nursery to independence in the landscape: Recommendations.

In accordance with guidance, the replacement tree will be materially undamaged, sturdy, healthy and vigorous, of good shape and without elongated shoots, and free from pests and diseases, discolouration, weeds and physiological disorders. The replacement tree will have been grown in a suitable environment and hardened off. The root system will be to the requirements of the National Plant Specification containing a fully fibrous and balanced, branched system. Containerized or container grown tree will be free from circling or girdled roots.

Tree species selected, will be a Ginkgo Biloba, chosen to replace the removed category C tree felled. The Ginkgo Biloba would be suitable for the soil type and ground conditions present at this site.

This native species, was chosen as it maintains local provenance and many examples can be seen locally.

PREPARATION

Retained Trees: This development, seeks to retain and protect trees T1-T11, as indicated on the submitted drawings, in accordance with BS5837:2012 Trees in relation to design, demolition and construction – Recommendations.

Site Clearance: The proposed development, will seek to remove rubbish, concrete, metal, glass, decayed vegetation and contaminated topsoil, before any replacement tree works commence. Remove stones with largest dimension exceeding 75mm. Substances injurious to plant growth including subsoil, rubble, fuel and lubricants etc.

Planting Conditions: Deciduous trees and shrubs: Replacement to be carried out, during the season November - March. Container grown material may be planted outside the planting season and when the soil is in a friable condition, but only with provision for supplementary watering.

This proposal will seek to carry out preparations and planting while the soil and weather conditions are suitable. The replacement tree will not be planted in periods of wet weather when working the soil would result in a loss of structure, or during periods of heavy frost or strong winds.

Watering: Trees will be watered prior to planting and backfilled planting pits watered to full depth of topsoil after planting. Watering will be applied evenly and without damaging or displacing plants or soil. Water as necessary to ensure establishment and continued thriving of planting.

MATERIALS

Backfilling Medium: The backfill medium will be as close as possible in texture and structure to the soil excavated from the tree pit. By preference soils excavated from the tree pit will be used as backfill, replaced to replicate the natural soil profile.

If soil analysis indicates that modifications to the soil are necessary, soil ameliorants may be used sparingly. Tree planting compost will be entirely free of peat; proprietary products based on composted straw, manure or coir are acceptable, but products based on wood chips or bark will not be used. Recycled compost material will comply with BS PAS100.

Root Deflectors/Root Barriers: Root deflectors / geotextile root barriers will not be used, unless there is a specific requirement to inhibit root growth. If required, these will be used in accordance with the manufacturer's recommendations.

Mulch: A 50mm - 100mm depth layer of Medium Grade bark mulch will be applied to the surface of the weed free tree pit after planting and watering. Bark mulch will be free of pests, disease, fungus and weeds.

PLANTING

Planting Pits: The tree pit size, will be at least 150mm wider and approximately the same depth as the tree root system when fully spread. Where space permits the planting pit will splay out towards the top to maximise potential development of the rooting zone in the top 200-300mm of the tree pit. The base of the tree pit will be left undisturbed unless drainage problems are apparent or soil smearing or pans are evident. Break up pans if present, loosen

base of pit if required. Tree pit size may need to be increased if poor conditions are encountered.

The tree planter will seek to roughen any smooth sides to the pit. Soils excavated from planting pit, separated as subsoil and topsoil, will be used for backfill, unless unsuitable due to contaminants. Backfill will as far as practicable, replicate the existing soil profile, though topsoil depth will be increased to 200mm - 300mm if existing topsoil is shallower. Where soils have high clay or silt content, the addition of sand in the lower layers of the backfill will help to improve drainage.

The tree pit would typically be expected to have the following approx. min dimensions:

	Diameter (mm)	**Depth (mm)**
Feathered	450 x 450	300
Standard (up to 10-12cm girth)	500 x 500	400
Heavy (up to 12-14cm girth)	600 x 600	500
Extra Heavy	700 x 700	500

a) Bare root Stock:
Slight mounding of the base of the tree pit under bare root trees provides support against shrinkage and ensures correct planting depth, but soils at the base of the pit should not be compacted or impede drainage. Spread friable mixed topsoil/compost backfill over the roots in successive layers, working plant up and down between each layer to ensure a distribution of soil between all roots and an intimate contact between roots and soil particles. Firm the soil by treading with the heel and add more soil if necessary to bring the surface level to that of adjacent areas and also to the mark on the plant stem which indicates the nursery planted level. Water, and apply mulch after planting.

b) Container grown and rootballed stock:
Excavate topsoil to a sufficient depth to accommodate the container/root ball and a minimum of 300mm wider. Install a proprietary irrigation pipe system such as RootRain or similar, to facilitate watering where soil resource and natural water availability is limited.

Tree Support: The proposal will use softwood timber stakes unless underground methods are desirable due to the nature of the environment. Stakes will be hammered into the ground before the tree is positioned in the pit.

Bare root stock: (Feathered, Standard and Selected Standard trees)
Support with one tree stake. The overall length of the stake shall be sufficient to ensure that they are firm when driven into the soil and that the top of the stake extends above ground level to approx. one third of the tree's height. Stakes will be whole sections of softwood timber 50mm. to 75mm, top diameter, peeled and pressure treated in accordance with BS 4072. Use ties with a spacer and of a type that can be adjusted as the tree grows. Position one tree tie approx. 50mm from the top of the stake to hold the tree, ensuring that tree and stake do not touch in any place.

Container grown and rootballed stock (Selected Standard Heavy standard trees) Support with two tree stakes and a cross spar. The overall length of the stakes shall be sufficient to ensure that they are firm when driven into the soil and that the top of the stake extends above ground level to approx. one third of the tree's height. Stakes will be whole sections of softwood timber of 75mm top diameter. Drive stakes into the tree pit before positioning the tree. Fix a 100mm x 30mm section cross to the posts with galvanised nails. The tree tie should

utilise a rubber collar to ensure that tree and stake do not touch in any place. All timber shall be peeled and pressure treated in accordance with BS 4072.

AFTERCARE

A 5-year aftercare period is required, during which time the replacement tree will be maintained regularly to ensure establishment. The trees condition will be assessed annually at the end of each growing season and should the tree die or become badly misshapen by dieback, disease or damage, it shall be replaced during the planting season in the year the fault was identified. Replacement tree will be of the same size and species as that originally placed.

Monthly maintenance visits through the growing season will include:

a) Weeding
Efforts to keep planting beds clear of weeds by use of suitable herbicides or hand weeding & maintain an area of clean ground 1m in diameter around the base of tree.

b) Watering
Water as necessary to promote establishment

c) Stakes, Trees & Ties
All stakes and trees will be maintained in firm positions within the ground and with all ties securely fixed and adjusted to allow for the increase in stem girth.

d) Mulch
Mulches will be hand weeded as necessary and replenished to their original depth at least once annually.

e) Pruning
Remove all dead wood and diseased tissue from all planted material at the end of each growing season, and all stem growths from standard trees immediately before the completion of the maintenance period. Prune tree crowns if necessary to encourage development of good shape.

Condition 11 - Part 5: Details of any proposed earthworks

including grading, mounding and other changes in ground levels.

Please refer to the Levels Plan attached, Ref: FRLRS-LL001 - Proposed Land Levels, showing the details of the proposed earthworks as part of this proposal, including grading, mounding and other changes in ground levels.

It is noted that the land levels to the rear of the site, set within the rear garden level, are to remain as existing, with no changes proposed. Land level changes are apparent to the side elevation of the host dwelling only, where the gradient of the land, slopes downwards towards the proposed basement level.

Condition 11 - Part 6: Landscape Management Plan

Implementation & Maintenance

Location: 4 Frognal Rise, London, NW3 6RD

Brief description of works: Erection of part two storey part first floor side and rear extension, excavation of a new basement level and front lightwell, alterations to front boundary wall and front forecourt area, including new bicycle and bin store all in connect with the existing single family dwellinghouse (Class C3 use).

Section 1: INTRODUCTION

- The proposal seeks to introduce new hard and soft landscape works, in conjunction with the approved development for the erection of a part two-storey part first floor side and rear extension and the excavation of a new basement level plus front lightwell, with alterations to front boundary wall and front forecourt area.
- It is proposed to retain the mature trees, plants and shrubs that make up the majority of the landscape within the existing raised rear garden, to be protected behind tree protection barriers, as noted below.
- The proposal will seek to redesign the hard and soft landscaping to the front forecourt areas, to provide an external amenity space (front garden) for use by the proposed occupants of the host dwelling, utilizing fine materials and appropriate plantings.

Section 2: LONG TERM DESIGN OBJECTIVES:

- To undertake planting following the completion of the proposed development in order to create a sympathetic setting for the dwelling.

Section 3: MANAGEMENT RESPONSIBILITIES:

- The owner of the property will be responsible for regular maintenance, such as watering during establishment, weeding, mowing, pruning, replanting failed plants etc.

Section 4: PLANTING AND ESTABLISHMENT (FIRST YEAR):

New tree planting:

- All trees (where applicable) to be 12-14cm girth.
- Trees, shrubs and plants to be planted between November and March in position as per Proposed Landscape Detail Plan - Ref: FRLRS-LD001 - Rev A - Proposed Landscape Detail.

- Tree pits (where required) to be dug 150mm larger than the root-ball all round and soil at the base to be loosened. Excavated soil to be improved with good quality tree and shrub compost and used to backfill. Double stakes to be used to support the trunk.
- Trees to be mulched with a 75mm layer of mushroom compost to reduce weed growth and protect from damage with spiral guards.
- Trees to be watered after planting and at one – two-week intervals during extended dry periods until the following autumn.
- Any trees, which die, are to be replaced during the next available planting season.

Shrub and Herbaceous Planting:

- All garden shrubs and herbaceous plants to be in 3 litre pots.
- Preparation of planting beds to include spraying off with a systemic weed-killer and enhancement of the soil with conditioner.
- All garden shrubs and herbaceous plants to be mulched with a 75mm layer of mushroom compost to reduce weed growth.
- All garden shrubs and herbaceous plants to be watered after planting and at one-two week intervals during extended dry periods until the following autumn.
- Any garden shrubs or herbaceous plants which die, to be replaced during the next available planting season.

Lawns:

- Lawns (where implemented) established by laying turf over pre prepared ground.
- Water well until established.
- Maintain height of sward between 25mm and 50mm by regular cutting, and remove fallen leaves in autumn.

Section 5: MAINTENANCE SCHEDULES FOR ALL LANDSCAPE AREAS:

- All surfaces to be kept free of moss and algae during the winter months.
- The new tree/s should be staked during the first five years, and ties should be checked regularly and loosened as the trees grow. Maintain a one metre diameter circle free of grass and weeds around each tree to reduce competition. Mulch annually.
- All shrubs and herbaceous plants to be pruned as required, to promote healthy growth and shape as required. Remove any dead, dying or reverted growth. Water regularly in dry periods. Top up mulch in beds annually and keep free of weeds by regular hand weeding.
- Mow lawns (where applicable), maintaining the sward at 25 – 50mm in height throughout the growing season. Rake off dead leaves on dry days in autumn.
- Replant dead or dying plants during the following planting season.

Section 6: LANDSCAPE IMPLEMENTATION SCHEDULE:

Autumn / Winter 2025/6:

- Construct sub hardstanding to service the main dwelling (4 Frognal Rise), enclosing dedicated soft landscaping flower beds/garden;
- Lay paving to create new side garden patio, driveway and path at street level;
- Surface areas: Install new parking paved area to front driveway;
- Create and prepare borders/planters, ready for planting;
- Undertake shrub and tree planting;
- Sow lawns (where applicable);

Section 7: METHOD STATEMENT:

Method Statement:

By providing this information, the applicant looks to assist in addressing the Condition requirements of Condition Eleven (11) Part 6: '*Landscape Management Plan'* of the development at 4 Frognal Rise, London, by outlining the key elements in relation to setting out the management and maintenance responsibilities for all hard and soft landscape areas within the development, to ensure a satisfactory standard of development and to safeguard the amenities of the surrounding area, plus the preservation and protection of the trees in close proximity to the development site. These works will also be in line with the British Standard BS 8545: 2014 - Trees: from nursery to independence in the landscape & BS5837 (Trees in relation to design, demolition and construction).

Areas of concern for the common damage to trees during development are;

- Abrasion of bark and wounds that leave wood tissue exposed
- Crushing of roots by vehicles/plant equipment and/or storage of materials
- Severing and removal of roots by excavation
- Broken branches leaving wood tissue exposed
- Poisoning of roots from spillage or storage of fuel, oil, chemicals and any other potentially noxious materials
- Changes in soil levels around trees resulting in root death
- Installation of impermeable surfaces

The part of the tree most susceptible to damage is the root system because the roots cannot be seen and their extent is not realized.

Therefore, it is common for arboricultural reports to identify various Root Protection measures within their Method Statements and Procedures for Development Works.

Tree Protection Plan:

Trees can be damaged during construction activities. Tree roots can also be damaged indirectly, often inadvertently, through soil compaction, which disrupts soil structure and can lead to root death through the development of anaerobic soil conditions. Spillage of toxic materials (e.g. oil or diesel) can also result in root damage and ultimately the death of a tree.

To mitigate this harm, a Tree Protection Plan has been proposed, to delineate the level of protection offered to the trees on site. The proposed Tree protection will comprise of 2m tall fencing installed in the positions shown on the attached (updated) Tree Protection Plan – see Ref: FRLRS-TP001-Rev A.

The fencing will consist of a scaffold framework, well braced to resist impacts, with vertical tubes spaced at a maximum interval of 3m. (Please refer to Fig. 3 below). Onto this frame, will be a welded mesh panel or 2m high shuttering boards, securely fixed with wire or scaffold clamps.

The Extract from BS5837, entitled **Temporary Protective Fencing**, outlines the British Standard temporary tree protection method, to be employed in instances where trees are to be protected, during development works.

Arboricultural Specialists advise in relation to Tree Protection and maintenance matters, *'It is essential for the future health of the trees to be retained on site, that all development activity*

is undertaken outside the root protection zone of these trees, whenever this is practical. The position of the fence is to be marked out with biodegradable marker paint on site and agreed with appropriate representatives and the contractor. The fencing will be erected prior to any works in the vicinity of the trees and removed only when all development activity is complete. The protective fencing will be as (or similar and fit for purpose) that shown in BS 5837.

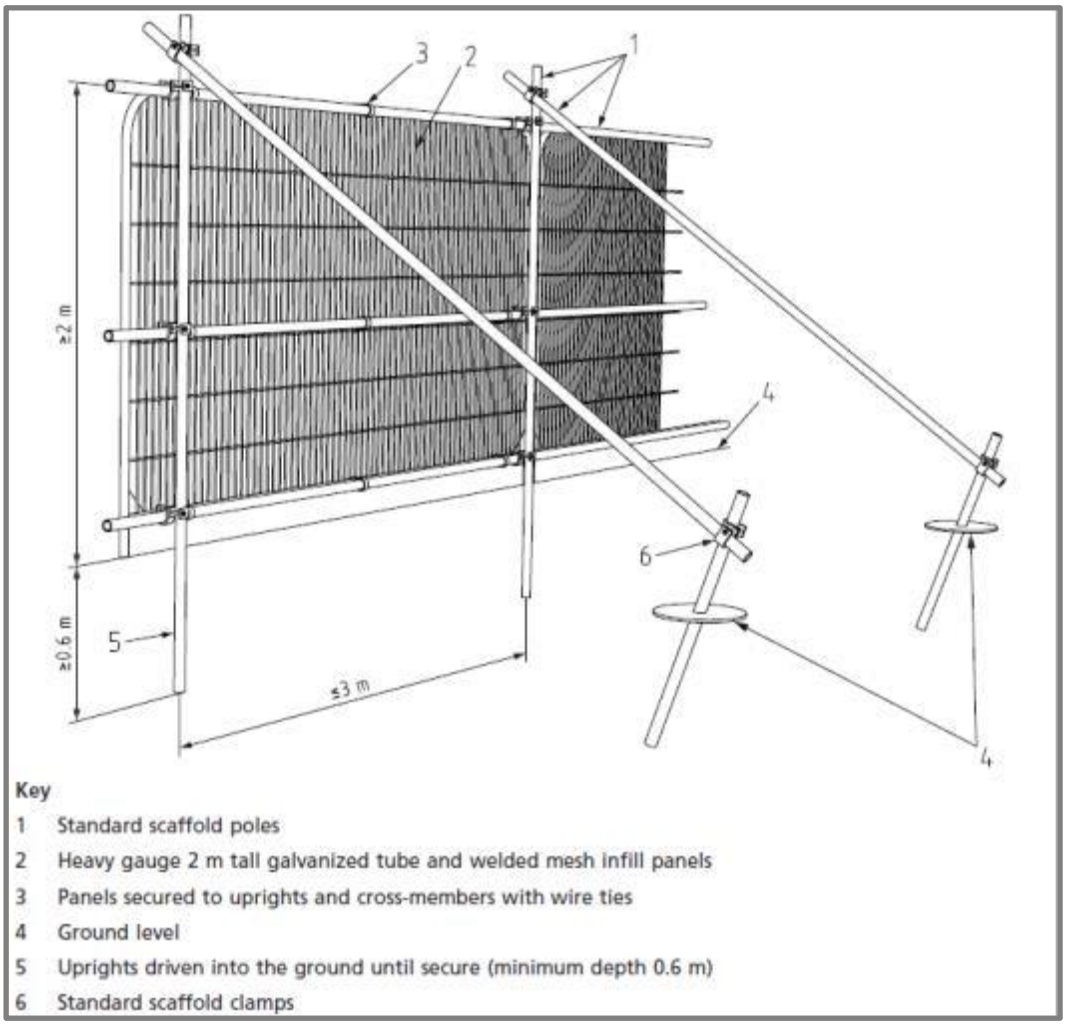

Fig. 3: Illustration showing design of protective fencing with scaffolding anchored to the ground

High visibility all weather notices will be securely attached to the barrier around each protection zone with wording as shown in Fig. 4 below. Where long lengths of barrier are erected, a sign will be attached at intervals of no less than 6m.

Fig. 4: Wording to be included in high visibility all-weather sign attached to protective fencing

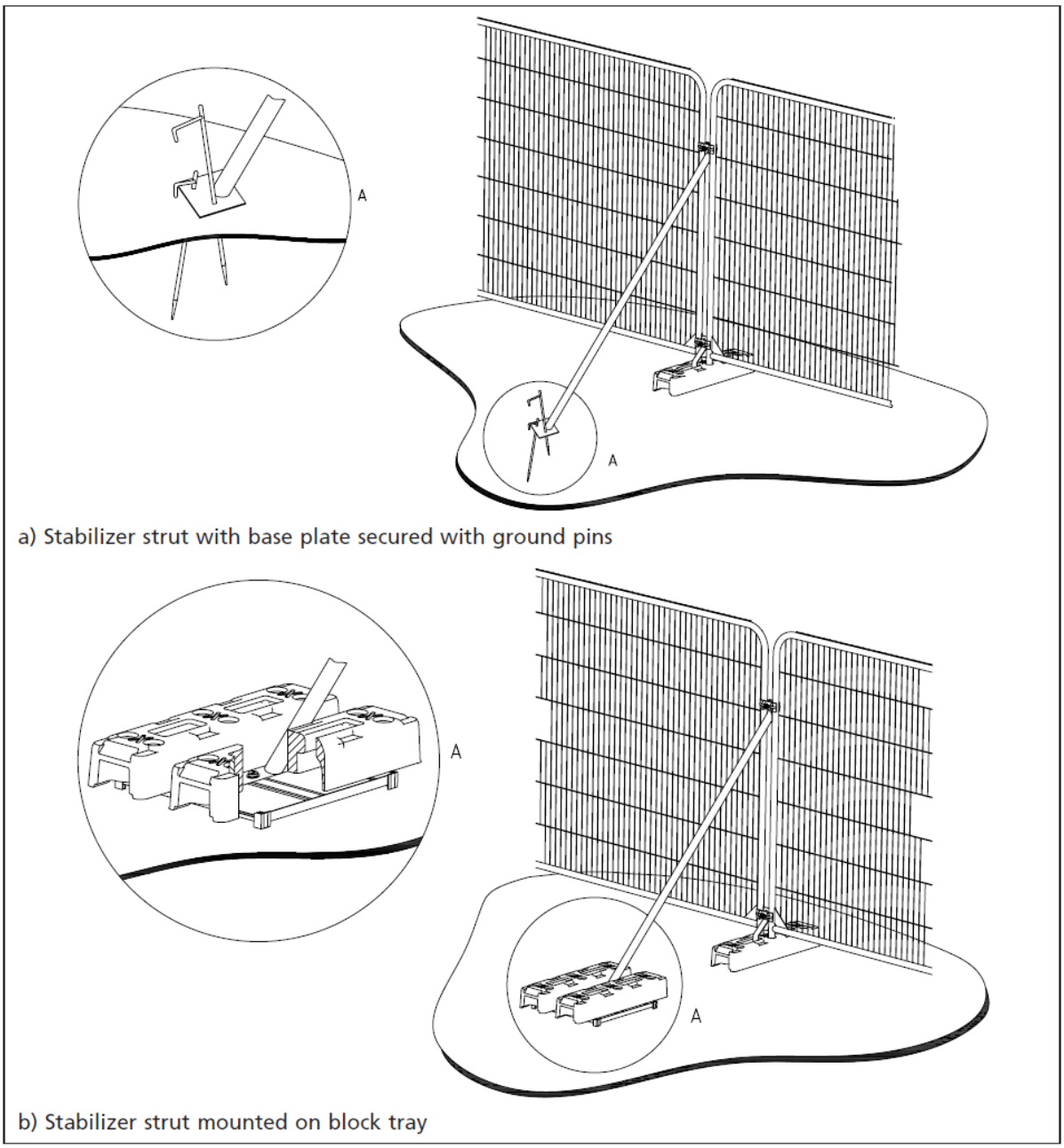

Fig. 5: Illustration showing alternative method of protective fencing

Fig. 6: Photograph to illustrate proposed protective fencing to be employed

Trees can very easily be damaged during construction activities through their branches being broken by construction traffic passing close to the canopy or by root severance during the digging of foundation or service trenches. The majority of roots are to be found in the upper

600 mm of soil and so even relatively shallow trenches can sever the majority of roots growing across the direction of the trench. Similarly, the diameter of tree roots tapers sharply within a few metres of the trunk of a tree, so that what might seem to an uninitiated site worker to be an insignificant root (perhaps only a couple of centimetres in diameter) may actually be highly important.

Tree roots can also be damaged indirectly, often inadvertently, through soil compaction, which disrupts soil structure and can lead to root death through the development of anaerobic soil conditions. Spillage of toxic materials (e.g. oil or diesel) can also result in root damage and ultimately the death of a tree.

Tree protection will comprise of 2 m tall fencing installed in the positions shown on the Proposed Landscape Detail Plan - Ref: FRLRS-LD001 - Rev A before materials are delivered to site or construction commences. The fencing will consist of a scaffold framework, well braced to resist impacts, with vertical tubes spaced at a maximum interval of 3m.

Where the working zones are located within the RPA's of retained trees, temporary ground protection will be used to prevent soil compaction or damage to existing roots.

In order to allow access for construction workers and piling rig around the perimeter of the development it is proposed that part of the RPA will be protected by ground protection. The area hatched purple on the Proposed Tree Protection Plan (FRLRS-TP001-Rev A) will be covered by heavy duty plywood boards (See Fig. 7 below) laid over the existing paving slabs. Once laid, the plywood sheeting will be secured in place by wooden battens screwed into adjacent sheets. The existing paving will provide a platform from which the piling rig and site workers can operate without causing compaction of the underlying soil.

Fig. 7: Illustration of ground protection using plywood over existing paving slabs

During construction operations, the site compound will be situated within an area of existing hard standing that does not encroach within any RPA of any existing trees on adjacent land. With the use of protective fencing and temporary ground protection as noted above, where areas of existing hard standing are absent, the adjacent trees can be successfully protected. Access routes to the development area would be direct from the public pavement to the front of the site and would therefore not need to be delineated and would not come into contact with any Trees. Please refer to the attached (updated) Proposed Landscape Detail Plan - Ref: FRLRS-LD001 - Rev A. The development has been designed to avoid the RPA and crown spread of all trees.

Fencing and ground protection will not be removed under any circumstances during construction until such time as the external works, are complete. Once construction has demonstrably finished, fencing may be removed in order to allow final landscaping to be undertaken. Landscaping will not involve any changes in soil levels, digging of any trenches or construction of masonry or retaining walls within root protection areas.

Burning of waste:
No fires will be lit on site within 3m of root protection due to the danger of scorching of leaves and branches of overhanging trees.

Space for machinery, parking of vehicles, storage of materials and site huts:
All machinery required on site will operate outside of root protection areas or from the ground protection. Site huts will be located outside root protection areas.

Delivery vehicles will park in the drive or off site and storage of materials will be outside root protection areas.

Services:
New services and drainage runs will be installed outside root protection areas.

Boundary Treatments:
No boundary treatments are proposed that will impact retained trees.

All Root Protection Areas (RPA) along with the stipulated Tree Protection Zone (TPZ) will be adhered to in order that the works as approved, will be carried out in a safe manor.

Hard Landscaping:
As shown on the attached Proposed Landscape Detail Plan - Ref: FRLRS-LD001-Rev A, submitted with this application, appropriate hard landscape materials have been proposed to include Saxon Coping Stones by Marshalls, colour: Buff, to treat the existing low wall detail within the rear garden, alongside the use of porous Sandstone paving slabs (as existing) to be retained, cleaned and re-used as part of this proposal.

Soft Landscaping:
This application proposes a variety of soft landscape plantings to treat the front and side patio amenity areas, to include the placement of a new tree (Ginkgo Biloba T13) to the front of the site, plus various plants and shrubs etc.

Please refer to Drawing Ref: FRLRS-LD001 - Rev A - Proposed Landscape Detail, which includes the Planting Plans, identifying the proposed tree to be introduced as part of this proposal. Proposed Tree **T13 = Ginkgo Biloba**

This application proposes the placement of a new tree on site as part of the soft landscaping works. It is proposed that the tree will support a minimum of 12-14cm girth and to a height of 2m at the time of placement. Ginkgo Biloba trees can reach a maximum height of 30m, if allowed to fully mature.

The Proposed plants and shrubs will include a mix of White and Blue Mophead Hydrangea macrophylla, Wildflowers & Yellow roses to delineate the areas of the front driveway. In addition, all existing plantings, trees and flower beds, within the rear garden, set behind the proposed tree protection line, would be retained and maintained to serve the rear garden as proposed. Please see the landscaping aftercare below.

Landscape Aftercare:
To assist with the longevity of the proposed trees & flower beds, composted woodchip mulch will be added around the base of the plantings to reduce water loss and weed growth.

Mulching – the addition of a one metre diameter circle around the tree, free of grass and weeds, used to ensure the establishment of the tree. This mulching will help to retain soil moisture and reduce evaporative losses as well as suppressing weed growth and making maintenance easier. Mulching will ensure mowers and strimmers will be kept away from the base of the tree which can cause severe damage to soft young bark. Mulch with composted or raw wood chippings, bark or PAS100 green-waste compost. Mulch will be installed to a depth of 50-75mm, with a reduced mulch depth immediately adjacent to the tree trunk, to allow air to circulate. All efforts will be taken to keeping the bark dry to reduce risk of fungal infections.

The proposed soft landscape works will include the use of high-quality soil to allow for root-spread and growth to occur below built surfaces, particularly for trees.

In addition, staking will be used to support the trees and shrubs along with the introduction of watering tubes for added ease of irrigation. Regular maintenance of the tree/s following planting, will ensure the removal of guys, ties and stakes once the trees and shrubs have established themselves.

Maintenance Statement:
It is important to give the trees and shrubs the best start possible. As such, all planted areas will be kept weed free with a circle around the tree for a minimum of 2 years as grasses and herbaceous plants are far more effective at getting moisture from the soil than woody plants. Efforts will be taken to maintain a 1 metre diameter weed free circle, free from the use of mowing machines.

All newly planted tree/s to benefit from inspections at 6 monthly intervals to:
a) firm up any root rocking;
b) check for excessive tightening of tree supports;
c) Security of tree stakes while required; etc.
d) Ensure strimmer guards are still holding (if employed)

Reestablishment:
The applicant is committed to ensuring that the proposed landscape works establish themselves over the years following their installation to the site. The applicant will 'If, within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective, another tree or shrub, or plant of the same

species and size as that originally planted, shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.'

Standards:
All tree work to be undertaken in accordance with standards set out in the British Standard BS 3998:2010.

Section 8: CONCLUSION STATEMENT:

David Mansoor Consultants have provided Maintenance Strategy & Landscape Management Plan that outlines the landscaping details, in accordance with the requirements of Conditions 11 - Hard and Soft Landscaping & Means of Enclosure.

The Management Plan seeks to ensure a reasonable standard of visual amenity for this development, in accordance with the requirements of policies A1 & A3 of the Camden Local Plan 2017.

The Maintenance Strategy details that the planting of the trees, the shrubs and herbaceous planting will take place during the first year of occupation. Furthermore, also in accordance with Condition 11, the Maintenance Strategy states that any trees and shrub planting that die, will be replaced during the next available planting season. A scheme of hard and soft landscaping works, (see FRLRS-LD001-Rev A - Proposed Landscape Detail) is submitted alongside this application. This plan illustrates details of the proposed tree and shrub planting, as well as the positions of where they will be planted.

In light of the above information, we trust that Conditions 11 can be fully discharged in relation to the site.

Additional hard copies of the above documents can be provided upon request.

To comply with the requirements of this condition, it is considered that the landscape management plan, setting out management and maintenance responsibilities for all hard and soft landscape areas within the development, have been suitably designed in accordance with council policy on plantings and streetscape appearance. As such, the attached plan is considered to comply with guidance.