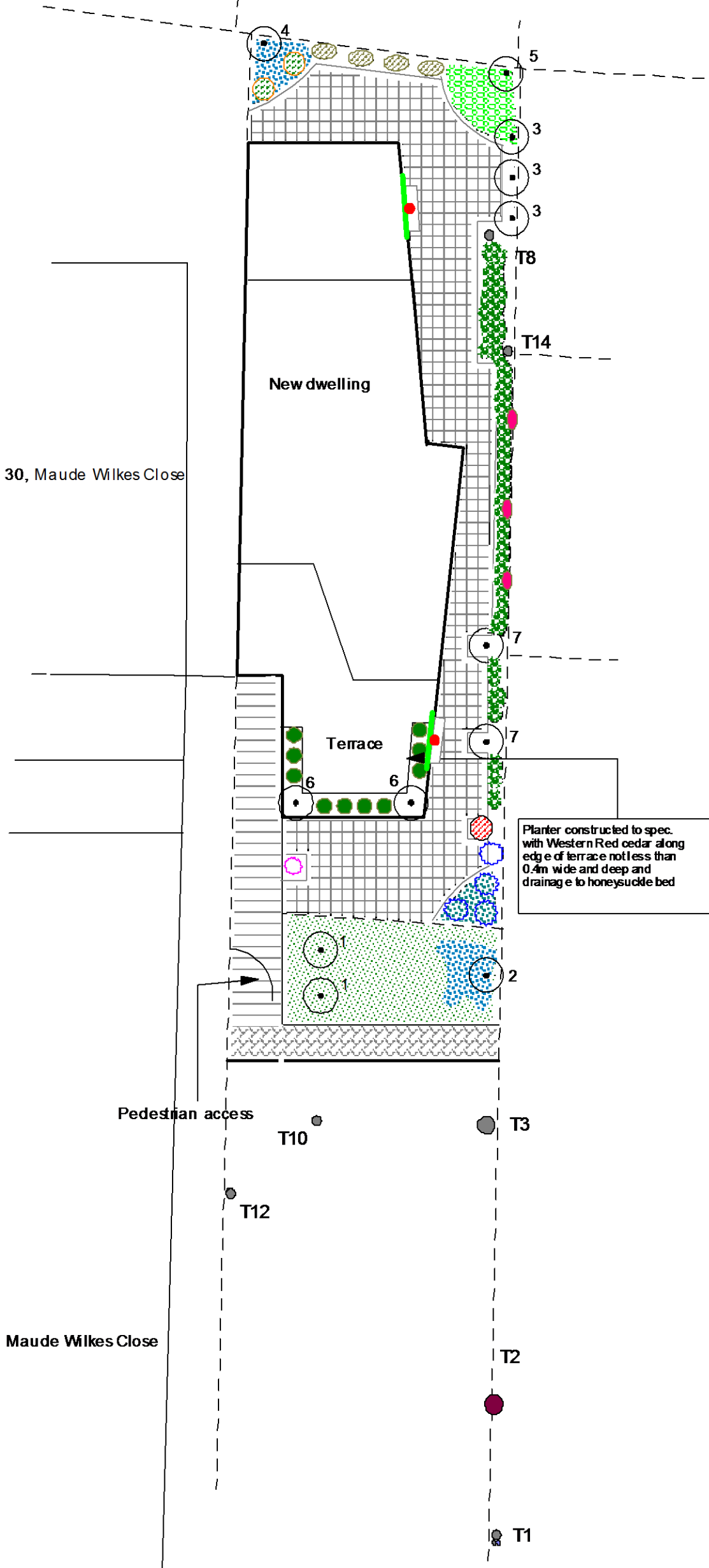


- 1) Plants to comply with BS 3936 (1992)
- 2) Landscape operations to comply with BS 4426 (1989) & BS 8545 (2014)
- 3) Soils to comply with BS 3882 (2015)



Trees 12-14 cm Standard

- 1 Prunus x subhirtella "Autumnalis"
- 2 Sorbus torminalis
- 3 Ilex aquifolium
- 4 Betula pendula
- 5 Gleditsia triacanthos
- 6 Olea europaea
- 7 Pyrus communis

Shrubs/Herbaceous

- Choisya ternata
- Mahonia x media "Charity"
- Buddleja x weyeriana
- Daphne odora Aureo-marginata
- Sarcococca hookeriana @ 3/m².
- Ceanothus "Autumnal Blue.
- Lavendula angustifolia "Hidcote" @ 5/m.
- Hydrangea petiolaris
- Lonicera periclymenum

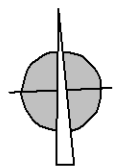
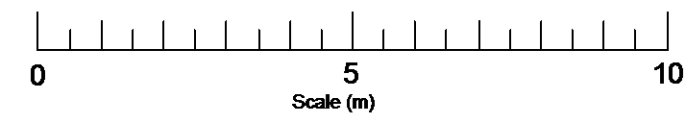
Shrubs 5L
Herbaceous 1L

Area planting

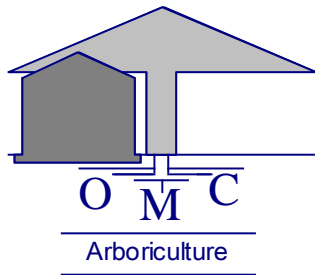
- Helleborus orientalis @4/m², Bergenia cordifolia @ 5/m², Anemone blanda @ 50/m²
- Bulb mix at 40/m to include Galanthus nivalis, Crocus, Scilla sp., Chinodoxa sp., Puschkina sp., Narcissus sp. & Hyacinthoides non-scripta

Natural sandstone flags with drainage into side bed

Trellis



OMC ASSOCIATES T: 01223842253 www.omc-associates.co.uk		
SITE:	R/O 27 Leighton Road, London, NW5	
OUR REF:	01073SL	
CLIENT REF:		
SCALE:	1:200 on (on A3 -Subject to pdf distortion)	
DATE:	20 September 2016	
Soft Landscape Plan		



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Details for the discharge of Condition 6 of 2016/4072/P

Site: 27 Leighton Road, London, NW5, 2QG

Date: 22 June 2017

Contents

- 1 Boundary treatment
- 2 Bin and bike store
- 3 Hard surfaces
- 4 Landscape management regime



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Condition 6 - 2016/4072/)

1.0 BOUNDARY TREATMENT

1.1 West boundary wall with 30 Maud Wilkes Close:

This low garden wall (in the Landscape plan between points E and F) is leaning badly into the site, and will be taken down. As many bricks as possible will be re-used on site after cleaning them. The new west wall of the house will be built up as a structural timber frame and clad in brick skin and zinc and replaces all the existing wall along the side of 30 Maud Wilkes Close.

1.2 West wall to the rear north patio:

This wall (shown in the Landscape plan between points D and E), is a 2260mm high brick wall in reasonable condition that is to be retained as much as possible. In order to accommodate the new building's north west wall it will be necessary to remove approximately 325mm of the wall and repair its end face with re-use of cleaned recycled bricks with mortar to match as closely as possible the original.

1.3 North wall:

This wall (shown in the Landscape plan as between points C and D) is an original brick wall and the oldest on site (see Heritage statement by specialist included in the D+A Statement). This wall is to be retained with no change made to it, as it is in reasonable condition. It is approximately 2450mm high and affords a high standard of privacy to the neighbouring gardens on the northern boundary.

1.4 East wall :

This wall (shown in the Landscape plan between points C and B) creates a garden boundary to several neighbours' gardens and steps at various points to heights between 600mm and 2450mm. Tree T14 has grown into the wall and is to be removed the wall repaired. Furthermore along the entire length of this boundary the old wall will be repaired using cleaned bricks reclaimed on site. In order to match the existing height of the wall close to tree T8, the new repaired wall will increase where necessary to a uniform height of 1550mm. Above that height, and to take the new boundary up to 2000mm a woven willow strip fence will be fixed to the top to increase privacy and to be more economic on the use of solid brick.

The existing wall is overgrown with climbing plants and there is an abundance of greenery. The new repaired wall is to have trellis to allow for climbing plants to be trained up to soften the boundary line.

1.5 South wall:

This wall (shown in the Landscape plan as between points B and A) forms the newly created boundary to 27 Leighton Road. It is a new brick wall to the height of 1550mm to match the east side boundary. Reclaimed brick from the site will be used for this new wall and a three bicycle storage container will be incorporated on the north side of the wall, together with storage for garden implements and tools.



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2.0 Bin and Bike Store

A combined bin and bike store made of hardwood and constructed by Garden Trellis Co. will be erected against the southern boundary.

It measures 4900mm long, 900mm wide and 1300mm high



3.0 Hard Surfaces

All hard surfaces will be porous or contoured in such a way as to divert into planted areas.

All hard surfaces to be "flush level" (level with all doors for wheelchair access)

A new 900mm wide ramped concrete surface with non slip surface will be constructed

Natural sandstone flags will be used for the internal courtyards.

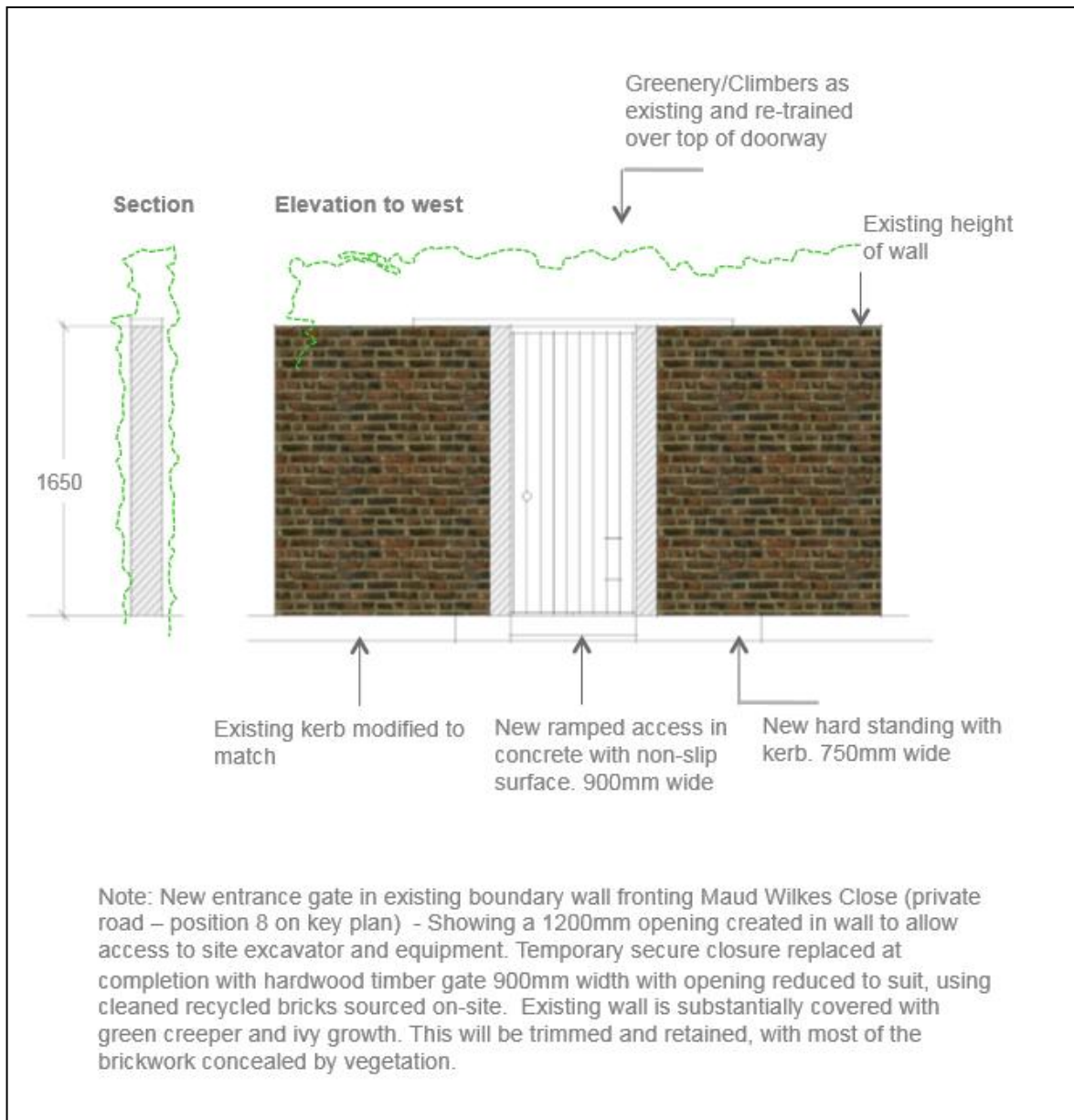
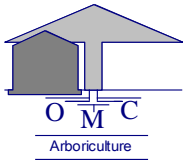


Figure 1 Entrance gate



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4.0 Landscape management regime

4.1 Ground Preparation

- On completion of the construction works the planting areas must be de-compacted to a minimum of 400mm and top soiled in full compliance with Section 4.8 of BS 4428 :1989 "Code of practice for general landscape operations".
- Top soil must be in full compliance with BS 3882 : 2015 "Specification for topsoil "
- Ground levels will not be raised above the pre-existing established ground level.
- Any large stones or construction debris must be manually removed. All areas to be planted with ground cover shrubs will have 'Enmag' slow release fertiliser applied during prior to cultivation at a rate of 100g/m².

4.2 Planting Proposals

- All planting stock will be well grown, disease free and conform to BS 3936 : 1992 "Nursery stock, Parts 1 & 4. Specification for trees and shrubs" and to BS 8545 : 2014 "Trees: from nursery to independence in the landscape – Recommendations".
- Sizes, positions and density to conform with the details on the planting plan.
- All planting operations to conform with Section 7 of BS 4428 :1989 "Code of practice for general landscape operations".

4.3 Mulching

- All planted areas will be mulched to 300mm with suitably composted, non coniferous organic material such as chipped bark. This depth must be maintained, weed free for five years.
- Leaves and other suitable organic material will be raked up and composted on site and used for mulching when suitably decomposed. The use of blowers will be discouraged to avoid atmospheric and noise pollution.
- Grass cuttings will not be piled around plants and trees but composted in dedicated areas.

4.4 Maintenance

- All planting will be maintained for a period of 5 years from the date of final planting - any dead or diseased items to be replaced on a like for like basis.
- All planted areas will be kept free of weeds.
- Irrigation during the first summer after planting will be carried out. Irrigation infrastructure such as trickle/seep hoses and "tree alligators" are strongly recommended. Regularity will be dependent on weather condition but should be a minimum two week cycle during summer.



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- Pruning will be formative and carried out by appropriately skilled horticulturists taking account of pruning requirement for each species.
- All maintenance operations to conform with Section 7 of BS 4428 :1989 "Code of practice for general landscape operations".

4.5 Installation

- The agreed landscaping scheme to be implemented in the first planting season after substantive construction works are complete or, by agreement with the planning authority, no later than the first planting season following completion of the entire scheme.

4.6 Grass

Hard wearing grass mix comprising: 30% GALLEON certified Creeping Ryegrass, 30% NUI certified Perennial Ryegrass, 40% REVERENT certified Strong Fescue at 30g per sq m.

- De-compact, topsoil, level and de-stone areas to be sown area and cover the majority of the seeds with a sprinkling of soil.
- Water with a light sprinkler and repeat while the seeds are germinating and the young seedlings are becoming established unless there is sufficient rainfall.
- When grass is about 5-7.5cm, lightly re-firm the soil ideally with a garden roller.
- Two or three days later, cut the grass down by about one-third of its length. Ideally use a cylinder-bladed mower and ensure the blades are sharp.
- Unless spring sown, no further mowing is usually necessary for until the following spring but for spring-sown grass, maintain to 6-7.5cm.
- Minimise use of lawn during the first season.
- During September top-dress with sieved compost to fill in any irregularities.
- There is no need to feed spring-sown grass in the first autumn b feed autumn-sown lawns the spring following sowing.