

LANDSCAPE DESIGN

252 FINCHLEY ROAD

REV. B



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1.1 LEVELS
EXISTING SITE CONDITION



SCALE 1:200 @ A3

--- Site Boundary

1.2 LEVELS
PROPOSED SITE CONDITION

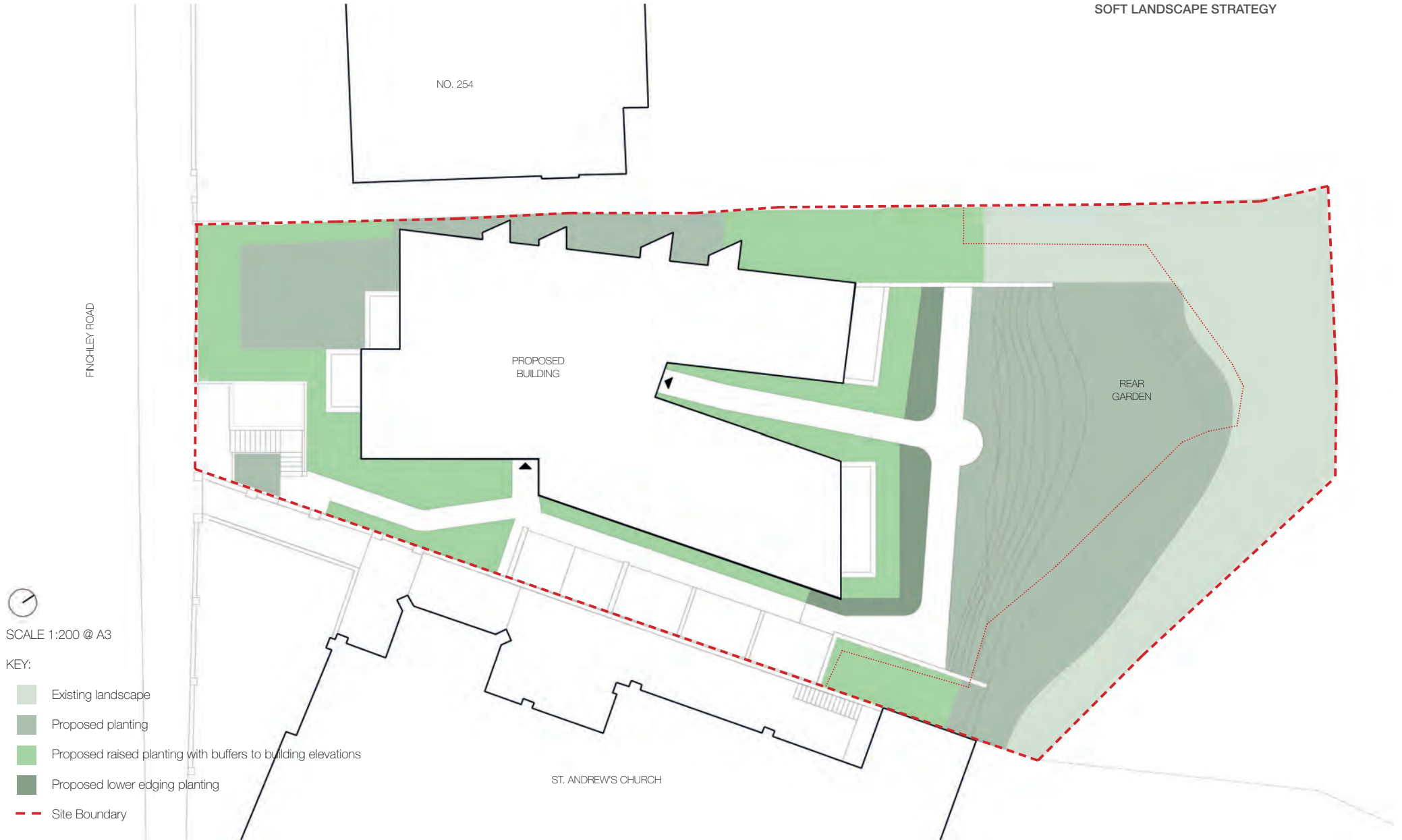




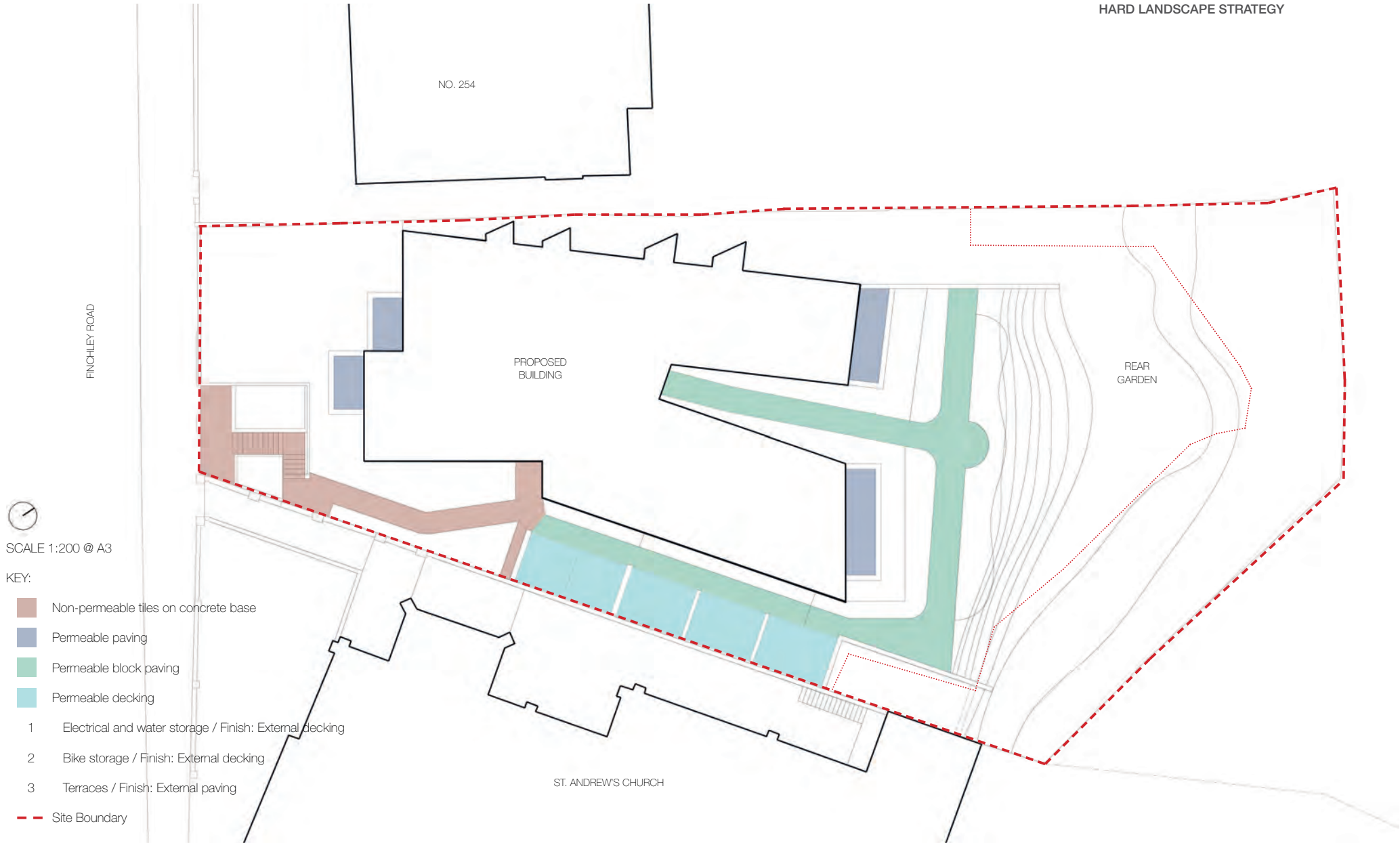
SCALE 1:200 @ A3

- KEY:
- Residential Access & Circulation
 - Garden Access & Circulation
 - Site Boundary

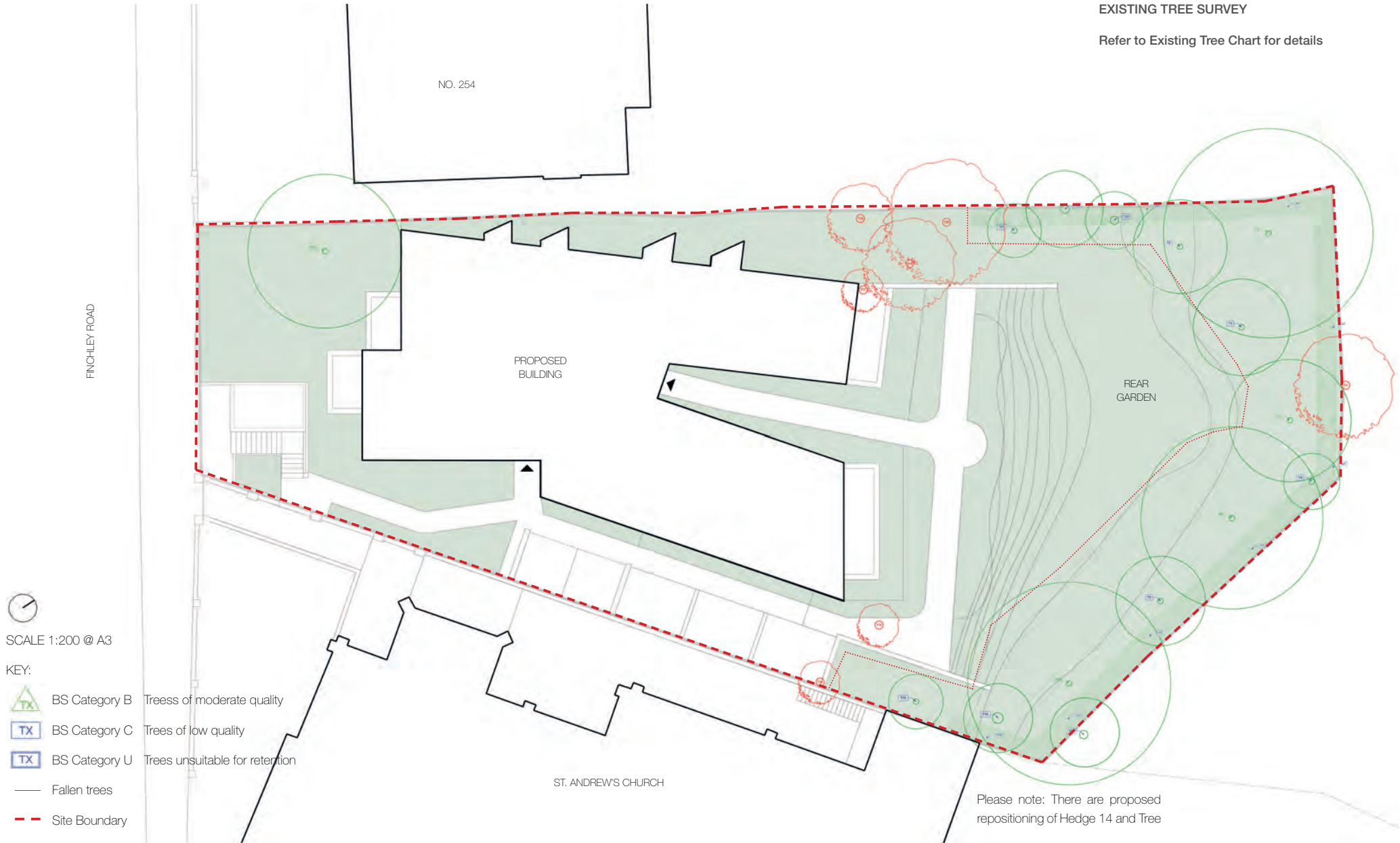
3.1 LANDSCAPE STRATEGY
SOFT LANDSCAPE STRATEGY



3.2 LANDSCAPE STRATEGY
HARD LANDSCAPE STRATEGY



4.1 TREE DIAGRAMS & CHARTS
EXISTING TREE SURVEY
 Refer to Existing Tree Chart for details



SCALE 1:200 @ A3

KEY:

- BS Category B Trees of moderate quality
- BS Category C Trees of low quality
- BS Category U Trees unsuitable for retention
- Fallen trees
- Site Boundary

Please note: There are proposed repositioning of Hedge 14 and Tree

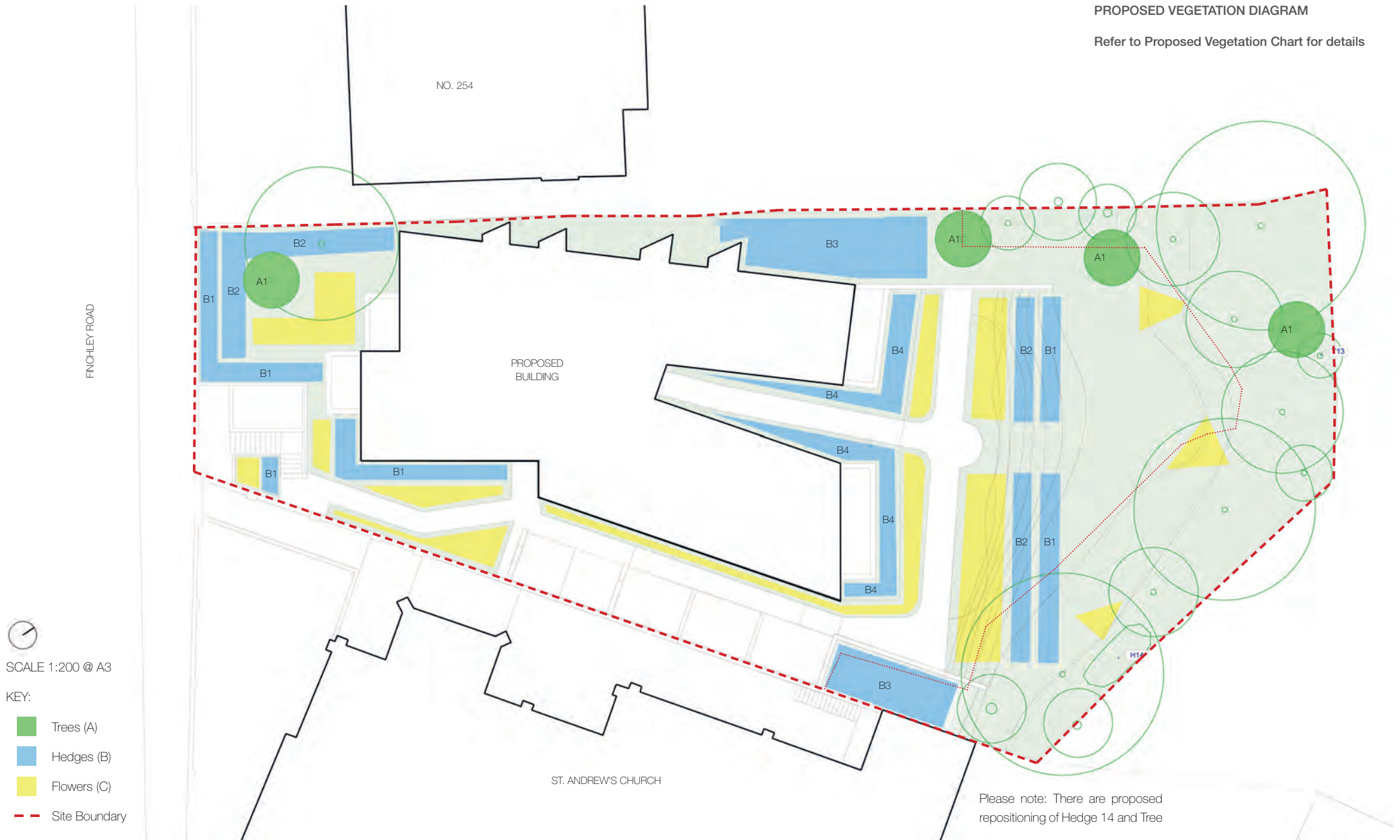
4.2 TREE DIAGRAMS & CHARTS
EXISTING TREE CHART

Ref	Species	Category	RPA Radius	Notes
T1	Birch	B	6.6	
T2	Purple plum	C	3-3	
T3	Weeping birch	C	3	
T4	Pear	U	4.8	Fell for management
T5	Pear	B	2.4	
T6	Elder	C	2.4	
T7	Leyland Cypress	C	1.2	
T8	Pear	B	6	
T9	Pear	C	3	
T10	Ash	B	7.2	
T11	Fruit	U	3.6	
T12	Oak	C	0.6	
T13	Rhododendron	C	1.2	
T14	Leyland Cypress	C	1.8	
T15	Rhododendron	C	1.2	Fell
T16	Laurel	C	3	Fell
T17	Crab Apple	C	2.4	Fell
T18	Pear	C	3.6	Fell
T19	Pear	C	4.2	Fell
T20	Birch	C	6.6	
T21	Pyracantha	C	3	
T22	Yew	C	3	
T23	Cherry	C	2.4	
T24	Oak	B	8.4	

4.3 VEGETATION DIAGRAMS & CHARTS

PROPOSED VEGETATION DIAGRAM

Refer to Proposed Vegetation Chart for details



4.4 VEGETATION DIAGRAMS & CHARTS
PROPOSED VEGETATION CHART

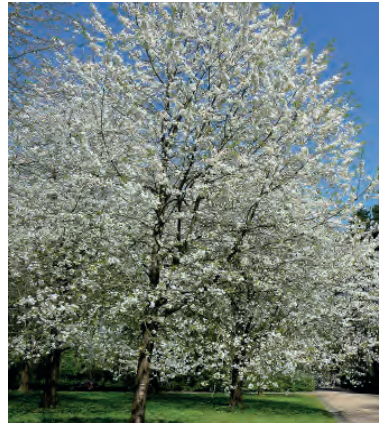
Ref	Species	Root Condition	Height & Clear Stem	Density
Trees				
A1	Prunus Avium-Plena	RB	15-18cm & 2m	6/8 LitreArea
Hedges				
B1	Hornbeam Hedging	CB	10 (L) & 1.5 (H)	3/4 per metre
B2	Rosa Canina	CB	5 (L) & 40-60cm	3/5 per metre
B3	Lonicera nitida	CB/RG	5-5.5 L	4 per m2
B4	Aucuba Japonica 'Variegata'	CB	1.5 - 2.5m	3/5 per metre
Flowers				
C1	Leucojum aestivum	INTERPLANTED IN NATURAL DRIFTS		2 per m2
C2	Bluebell aka Hyacinthoides non-script			60 per m2
C3	Anemone Blanda			1/2 sqm = 10 Bulbs
C4	Verbena Bonariensis	CB	2 - 3	5 per m2
C5	Fritillaria Meleagris	Bulbs	INTERPLANTED IN NATURAL DRIFTS	1/2 sqm = 10 Bulbs
C6	Persicaria Amplexicaulis Firetail	CB	1 - 1.5m	5 per m2
C7	Alliaria Petiolata	1 g/m2	To be over seeded into existing grass area	60 P/m2
C8	Primula Veris	4 g/m2		4 P/m2



A

Proposed Trees

A1 - Prunus Avium-Plena



B

Proposed Hedges

B1 - Hornbeam Hedging

B2 - Rosa Canina

B3 - Lonicera nitida

B4 - Aucuba Japonica 'Variegata'



2



3



4



C

Proposed Flowers

C1 - *Leucojum aestivum*

C2 - Bluebell aka *Hyacinthoides non-scripta*

C3 - *Anemone Blanda*

C4 - *Verbena Bonariensis*

C5 - *Fritillaria Meleagris*

C6 - *Persicaria Amplexicaulis* Firetail

C7 - *Alliaria Petiolata*

C8 - *Primula Veris*

C1



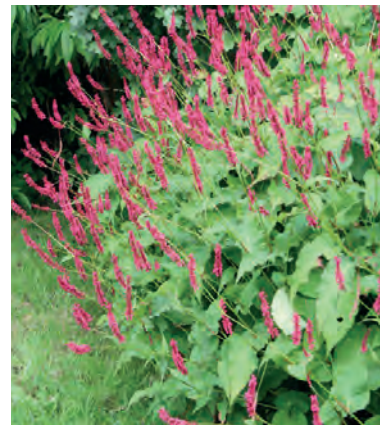
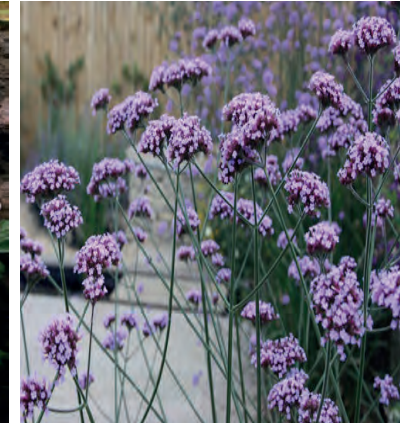
2



3



4



5

6

7

8

6.0 MATERIAL SCHEDULE
PROPOSED MATERIALITY FOR HARD
LANDSCAPE

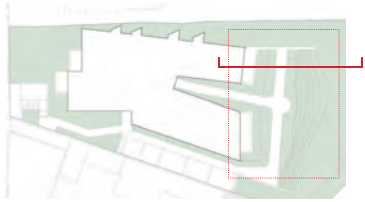
Refer to Hard Landscaping Page

Proposed Materials

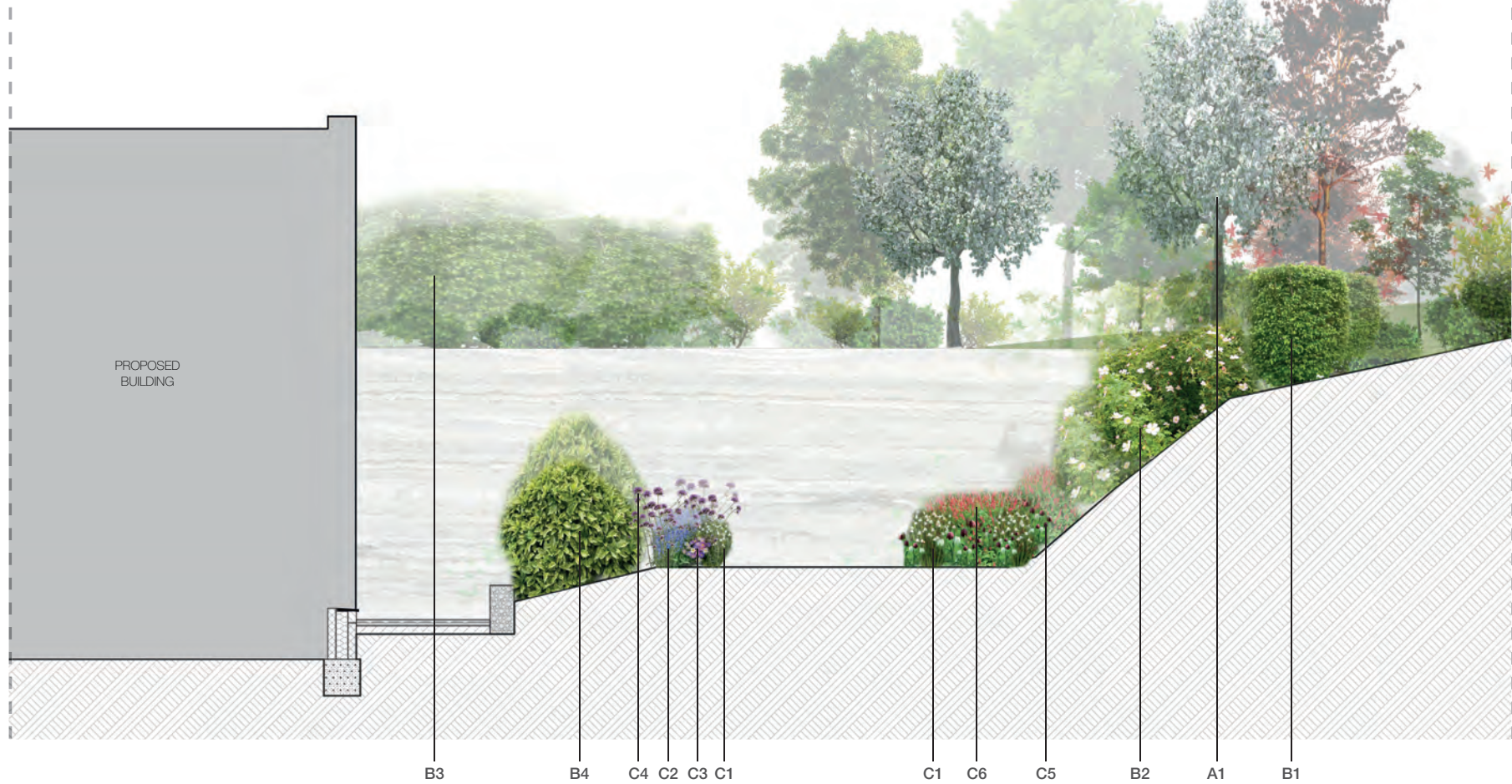
- 1 - Non-permeable tiles
- 2 - Permeable Paving
- 3 - Permeable Block Paving
- 4 - Grey decking



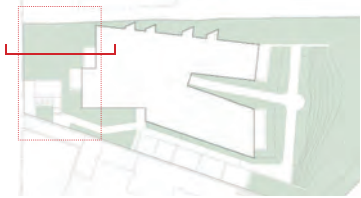
7.0 LANDSCAPE SECTIONS
REAR GARDEN



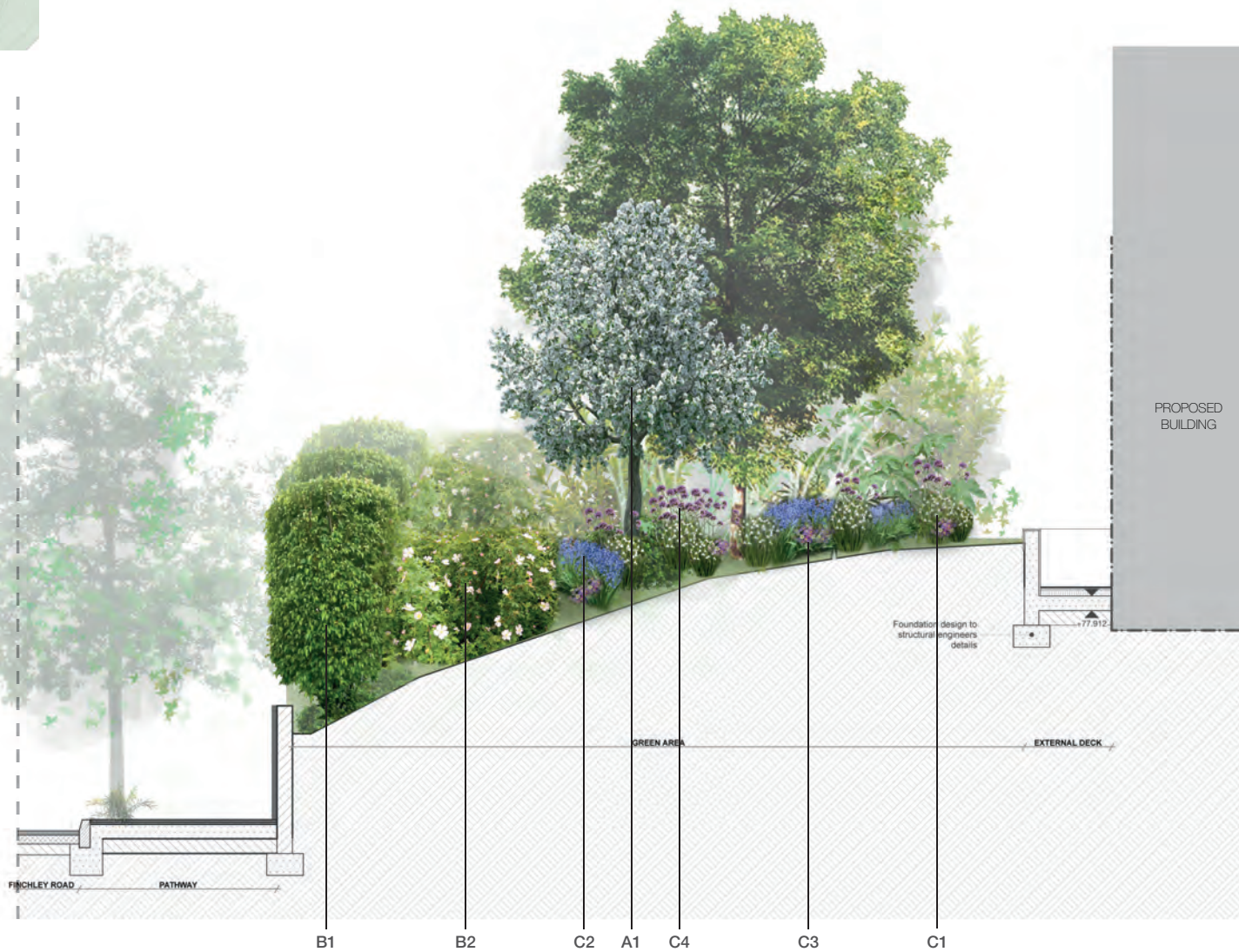
KEY PLAN

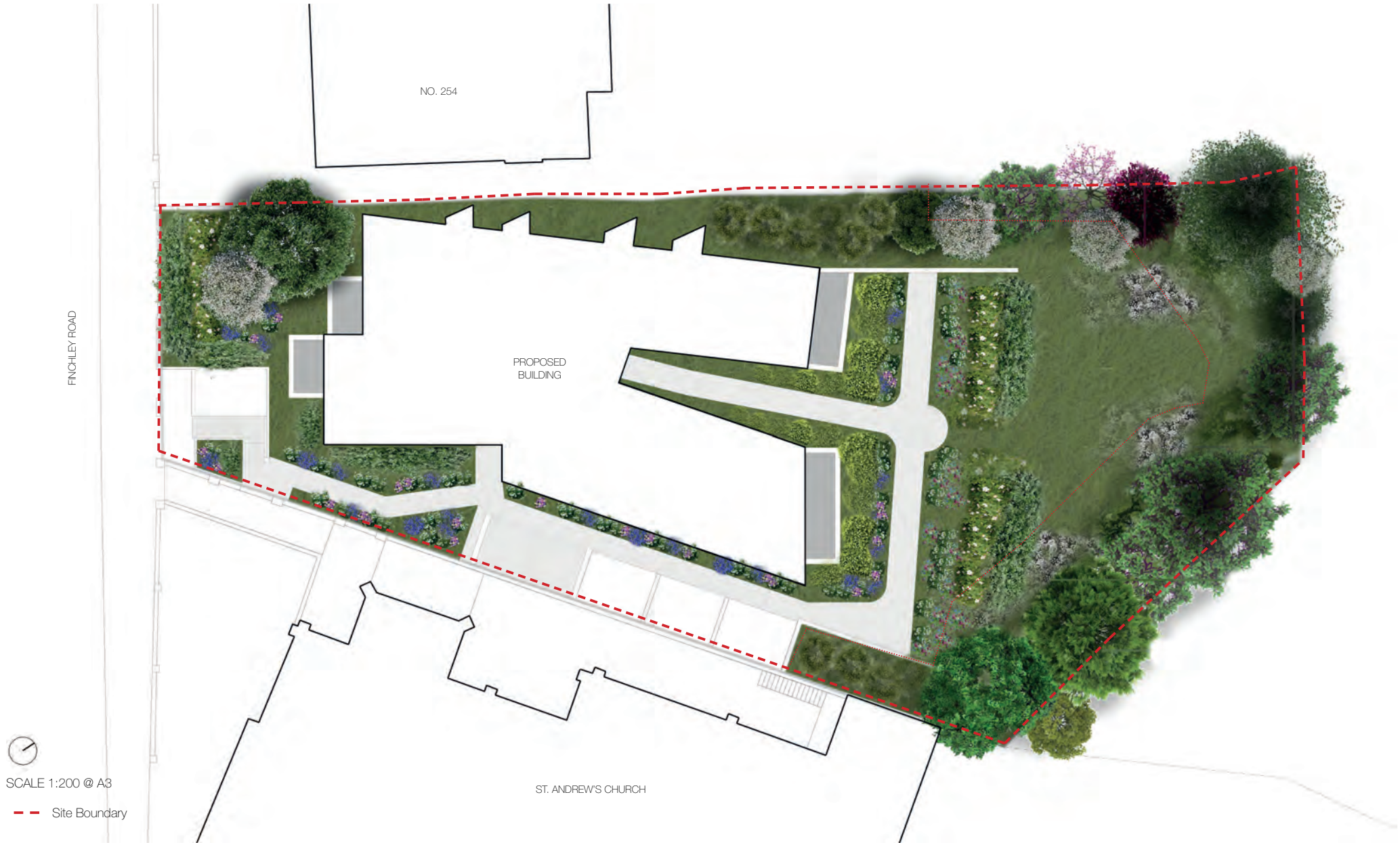


7.0 LANDSCAPE SECTIONS
FRONT GARDEN



KEY PLAN





Landscape Management Plan_Maintenance, Environmental Sustainability and Conservation and Heritage

1.0 MANAGEMENT PLAN - Objectives

A -

To ensure the successful planting operations, establishment and continued healthy growth through to maturity of the Trees, Shrubs and Grass.

B -

To ensure the continued health and vigour of the existing trees and retained elements.

C -

To achieve a clean, tidy condition and appearance of all external areas.

2.0 MAINTENANCE

A -

The freeholders is responsible for the upkeep of the grounds, helping to enhance the outward appearance of the site. The freeholders upon moving in will be introduced to the landscaped areas and they will be asked to be meet on a regular basis to discuss with helping out with priorities at relevant times of the year, such short term items are the clearance of leaves in autumn and cutting of grass in summer. This is solely to maintain the up-keep of the landscaping qualities.

In addition to the short-term annual programme of maintenance requirements mentioned above, a longer-term programme will be put in place to address more-complex issues, such as the replanting of areas and trimming and pruning of hedges and trees to ensure there is no over-Growth.

Specific actions to be carried out to ensure long-term maintenance in place are as follows:

Grass Cutting:

- Walk area prior to cutting, collecting and removing any rubbish, litter, excrement, cigarette ends, etc. and dispose of at an approved/licensed site.
- Remove and place to one side all moveable furniture, pots, benches etc. prior to cutting, and replace on completion of cutting.
- Cut grass to length, as agreed with the Contract Administrator and collect and remove arisings. Cut to a neat, even finish, without rutting or compaction of surface, especially when ground conditions are soft.
- Cut back and trim grass around fixed furniture, planters, pots, inspection chambers, lighting columns, trees etc, and remove arisings.
- Trim and tidy all edges and borders.

Planted Areas & Borders:

- Clear, collect and remove rubbish gathered in or around shrubs and planted areas.
 - Remove all weed growth around established planting by hand weeding.
 - Where necessary and appropriate, apply a suitable foliar acting herbicide to kill re-growth; allow the recommended period before clearing arisings.
 - Carry out pruning as necessary to the top and sides of all hedges to maintain a neat and compact appearance..
 - Prune back excessive growth to hedges, shrubs and bushes to prevent overhangs or encroachments over all grass, hard landscape areas, footpaths, driveways, roads and sightlines.
- Trees:
- Fully maintain trees up to 2 metres in height including lopping, shaping and cutting back as required. This would include removing and disposing of all cuttings.
 - Trim around trees removing ivy and other climbing vegetation that may be growing up the tree.
 - Where ivy is well established, sever at the base to a minimum depth of 150mm and leave to die off before removing at the earliest appropriate opportunity.
 - Maintain tree crowns to a minimum height of three metres above ground level.

3.0 ENVIRONMENTAL SUSTAINABILITY

A -

The client is committed to recognising and reducing any impacts on the environment. Positive developments in environmental awareness and research are making a big difference and are complemented by a comprehensive environmental policy that has been taken into consideration for this proposal.

B -

In September 2015 a bat survey was put in place and an update has put in place this September, meaning that there are no bats. For the sustainability of wildlife there has been put in place bat boxes and sparrow lodges.

3.1 TREES: WATERING AND MAINTENANCE

After Practical Completion of the main contract, the Landscape Contractor appointed shall supply all necessary hose attachments and fittings to keep the infrastructure landscape grass, planting and trees watered. Watering shall be undertaken as necessary to ensure that trees, grass and plants remain healthy, establish and grow.

Quantity: Wet full depth of topsoil.

Application: Even and without damaging or displacing plants or soil.

Frequency: As necessary to ensure the establishment and continued thriving of planting.

3.2 GENERAL TREE MANAGEMENT OBJECTIVES

- Ensure early establishment and healthy growth of all newly planted trees;
- Establish and encourage a well-formed structure and hedgerow characteristics;
- Ensure health and structure to mature trees;
- Watering plants as necessary (with particular attention to trees) to aid establishment during the early years after planting;
- Keeping planting areas generally free from weeds. At all times planted areas shall be kept clear of all litter and debris, and the Contractor shall ensure that all paths are swept clean of arisings. Soil and arisings are to be removed from hard surfaces and grassed areas and removed from the site;
- Leave the works in a clean, tidy condition and after any maintenance operations;
- Appropriate herbicides will be used to control weed growth, in line with standard horticultural practice;
- General pruning and trimming as required ensuring footways, signs etc. are not obscured;
- All plants are to be encouraged to grow to their natural shape unless stated otherwise;
- Fertilising of planting;
- Replacing plants that fail where required;