Sharon Hosegood
ASSOCIATES

Soft Landscaping Scheme

PURSUANT TO PARTIAL DISCHARGE CONDITION 2 of 19/1341/FUL

SITE:

Kumud Darshan,

Barham Avenue,

Elstree,

WD6 3PW

CLIENT:

Mrs Diti Kotecha

Sharon Durdant-Hollamby
FICFor FArborA BSc (Hons) Tech Cert (ArborA)

DATE: 17 April 2020
OUR REF: SHA 981

OUR CONTACT DETAILS: 01245 210 420
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Executive summary

This report provides information in accordance with soft landscaping related planning conditions 2 of 19/1341/FUL for '*Demolition of existing house and construction of replacement 2 storey, 6 bed dwelling to include accommodation within the roof space, with integral garage, parking provision and ancillary external works'* at Kumud Darshan, Barham Avenue, Elstree, Hertfordshire, WD6 3PW.

This report addresses the soft landscaping requirement of the planning condition. The hard landscaping and earthworks are dealt with by The RM Partnership.

This document contains the following:

- A soft landscaping scheme reference SHA 981 LS
- A soft landscaping specification.

Note that the hard landscaping will be provided by others. It is essential that the foundation design takes into account the future mature growth of trees and shrubs.

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1.0 Introduction

1.1 This report supplies details of soft landscaping at Kumud Darshan, Barham Avenue, Elstree WD6 3PW.

1.2 Condition 2 of 19/1341/FUL

NO DEVELOPMENT (including any demolition, earthworks or vegetation clearance) SHALL TAKE PLACE BEFORE a scheme of landscaping, phased in relation to any phasing of the development, which shall include details of both hard and soft landscape works and earthworks, has been submitted to, and approved in writing by, the Local Planning Authority. The scheme as approved shall be carried out in the first planting season following the completion of each development phase. Any trees, shrubs or plants that die within a period of five years from the completion of each development phase, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species, unless the Local Planning Authority gives prior written permission for any variation.

Note – this document and associated plans only deals with soft landscaping. The hard landscaping and earthworks are dealt with by the RM Partnership.

2.0 Plant specification

2.1 <u>Plant stock compliance</u>

All plant stock, plant handling and planting to be undertaken in accordance with the following British Standard Specifications and Code of Practice:

BS 3936 Nursery Stock (Parts 1 – 10). Specification for Trees and Shrubs
BS 4428: 1989 Code of practice for general landscape operations (excluding hard surfaces)
BS 4043: 1989 Recommendations for transplanting root-balled trees
BS 5837:2012 Trees in relation to design, demolition and constructions: Recommendations
BS 8545: 2014 Trees from nursery to independence in the landscape. Recommendations.

2.2 Plant stock

Plant stock to be supplied in accordance with the size and description specified on the plant schedule. Plant stock shall be healthy, vigorous, and free from pests and diseases and suitable hardened off for the proposed situation of planted, and lifted at a time in accordance with good nursery practice. Woody plant stock shall have a well formed fibrous root system and be free from perennial weeds.

All young trees should have a clearly defined strong leader. All lateral branches should be subordinated to the leader and should never be more than 25% of the diameter of the main stem at the branch union. All formative pruning wounds should exhibit healthy and continuous bark occlusion with all pruning cuts made leaving he branch collar clearly visible and intact on the main stem. All branches which are poorly attached, are inward growing or cross and rub other branches should be removed or subordinated to the central stem. All young trees should exhibit a clearly defined stem taper appropriate to the species and evident from crown tip through to foot flare. All young trees should have a proportionate and balanced height/stem girth ratio appropriate to the species. At the point of dispatch call trees should being wholly self-supporting and free from any extraneous canes or ties in the crown.

2.3 Plant handling

All plant materials shall be lifted, bundled, labelled, packaged and transported, temporarily stored and planted in accordance with the procedures and methods illustrated in the publication 'Plant Handling' (Horticultural Trades Association).

3.0 Site preparation

3.1 Topsoil

The topsoil is to conform to BS 3882:2007 Specification for Topsoil and Requirements for Use. Topsoil shall be multi-purpose grade, of medium texture, with a high proportion of fertile loamy material. It shall be free from subsoil, rubbish, rubble, contamination, roots of perennial weeds and other materials, injurious to plant growth. The maximum stone content of the soil shall be 20%, with the maximum size of stone 25mm in any one dimension. All topsoil shall be stacked in heaps, not exceeding 2m high. During storage, topsoil heaps shall be kept free from compaction, contamination and weeds. Topsoil to be free from rocks larger than 50mm diameter, pernicious weeds, wire and bricks.

3.2 Excavation

Excavation shall not be undertaken with in the root protection areas of any existing trees or shrubs to be retained. Unless otherwise indicated, areas to be planted/seeded shall be cleared of all debris and dug down as follows. Note that this cannot take place during very wet of frozen conditions:

Tree pits: 1000 x 1000 x 800mm

Shrub and hedges: 450mm deep

Grass: 300mm deep

The base of excavated areas shall be forked, or otherwise cultivated, to a depth of 150mm to facilitate drainage and all bricks/stones etch over 75mm to be removed. Areas compacted during construction to be ripped to 150 – 300mm to relieve compaction.

All levels to be flush with any adjacent hard standing or kerbs, and not less than 150m below the damp proof course of adjacent buildings

Assess the likelihood of underground services by looking at underground services plans and carrying out a CAT scan prior to digging. Do not dig if in doubt.

3.3 Backfilling with subsoil

Where excavated areas are lower than the required depth, excavations shall be backfilled with selected subsoil and lightly consolidated to make up levels. Selected subsoil shall be friable, second quality topsoil or similar and be free of rubbish, roots, stones over 75mm in any one dimension, perennial weeds or other materials injurious to plant growth.

3.4 Backfilling with topsoil

Tree, shrub and hedge pit/trench excavations shall be backfilled, in layers, with clean topsoil and mixed with planting compost at the proprietary rate. An approved tree and shrub fertilizers shall be added to topsoil prior to backfilling tree pits. Suitable products are found at Carbon Gold.

3.5 Cultivation

Cultivated to the following depths, but had or machine, (outside of root protection areas of trees to be retained).

- Planting areas 300mm deep cultivated to medium tilth

- Grass seeding areas: 150mm deep cultivated to fine tilth raked to a smooth, evenly firmed bed
- Turf areas: 150mm deep cultivation to medium tilth raked to a smooth, evenly firmed bed

4.0 Planting

4.1 Planting season is between 1 October and 31 March for bare root stock, and any time for container grown stock.

4.2 Setting out

Plants shall be laid out in accordance with drawing number SHA 981 and measured from fixed points. The supervisor is to check that all beds conform to the plan, prior to cultivation. Failure to do so may result in rejection of the work by the client, making good with be at the contractor's own cost.

4.4 Hedge planting

The beech hedges to be planted in a staggered row. Dead, damaged or straggly branches to be removed after planting. The intention is that the hedge will be kept low, between 1.3 – 1m and be neatly clipped into a strong rectangular shape. The client could purchase an instant hedge if preferred.

The box hedge can be planted in a double staggered row, or purchased as a low instant hedge. The intention is that the box hedge will be kept low, between 0.3 – 0.5m high and be clipped as a neat box shape.

The beds are to be mulched to 75mm deep with high grade bark chippings, of 16 – 65mm nominal particle size, dark matured woodchip mulch, ensuring that the lower branches are not smothered.

The roadside instant hedge will be supplied as ready grow at either 1.2m high for Carpinus betulus (hornbeam) or 1.8m high for Hedera helix 'Woerner' (ivy) or Euonymus fortune 'Dart's Blanket'. Three options are given to the client's and Local Authority discretion. This will create a narrow, but dense, screen. The ivy is the only true evergreen, but the other two have some leaf cover during the winter. There are a number of suppliers available including:

https://www.mobilane.com/app/uploads/2018/05/ArchitectmapMobilane-Green-ScreenENGUK.pdf

The screen will need cutting back every autumn to maintain shape.

An information sheet is found at appendix 3.

4.7 Tree planting

Trees to be container grown.

The trees are to be planted in a tree pit 1m square and 500mm deep. Before digging, a check must be made by the contractor to make sure that there are no underground services or hazards under the pit. The excavated soil is to be temporarily stored on tarpaulin and the top soil and sub soil separated. The pit is to be square in shape and the sides roughened with a fork. Two peeled sweet chestnut stakes are to be driven into the hole, far enough apart to accommodate the container tree root ball. The tree container will be removed and the trees placed carefully in the hole up to the nursery mark. A proprietary tree fertilizer to be added.

The soil is to be added in and backfilled. The pits are to be filled up to ground level. The stakes will be attached to the trunk at a height not greater than one-third of the trunk by a proprietary rubber sling system. The rubber slings should be tight enough to secure the tree, whilst allowing for some swaying to develop a good root flare. Water to field capacity.

All nursery tags and any snapped twigs to be removed.

The beds are to be mulched to 75mm deep with high grade bark chippings, of 16 – 65mm nominal particle size, dark matured woodchip mulch, ensuring that the lower branches are not smothered.

4.8 Turf

Turf shall accord to BS 3969:1998 and be good quality meadow/cultivated, amenity turf, free from weeds and be laid on ground prepared in accordance with this document in suitable warm, moist weather. Pre-turfing fertilizer shall be applied to manufacturer's specifications and turf shall be laid in accordance with BS 4428:1989. Turf shall be laid with broken joints butted together, working from timber planks to prevent damage.

5.0 **Maintenance**

For the first three years:

- Water all new plants to field capacity. If the weather is exceptionally hot and dry, this must increase to twice a week.
- Firm up plants
- Remove any dead or defective branches
- Manage appropriately any pest or disease, seeking advice as necessary
- Loosen stakes and ties as appropriate and re-wrap any spiral guards in necessary
- Top up mulch every March.

Replacement planting

Any failed plants will be replaced. They will be replaced the forthcoming planting season to the same size and cultivar.

6.0 Conclusions

6.1 The scheme has been designed to replace trees which are approved for removal by virtue of planning consent 19/1341/FUL. The trees to be removed on the western (rear) boundary include ash, one oak, horse chestnut and yew, many of these were low quality, including some which were classified as unsuitable for retention. The same species have not been chosen due to the more formal and symmetrical design of the house garden design, but the birch and maple are medium to large trees. The two birches, with the central cherry, will form a focal point when looking from the house and up the patio steps. Collectively the trees will provide screening and softening between the garden and the land to the west. A range of tree species have been chosen to ensure resilience in the landscape against host specific pests and diseases, and to provide visual interest.

6.2 The instant screen on the road side will provide greenery and particulate pollution mitigation from traffic.

6.2 This report and plan provides information for partial discharge of condition 2.

Sharon Durdant-Hollamby FICFor FArborA BSc (Hons) Tech. Cert. (Arbor A)

Director

Sharon Hosegood Associates Ltd

Appendix 1

Planting schedule

Kumud Darshan

Abbreviation	Name	Sizes	Number of Plants
Trees			
AcLRS	Acer campestre Louisa Red Shine (ornamental field maple)	18 - 20cm girth	1
AaRH	Amelanchier arborea Robin Hill (Service berry)	10 -12cm girth	1
BaF	Betula albosinensis Fascination (Chinese birch)	18 - 20cm girth	2
CbFF	Carpinus betulus Fastgiata Frans Fontaine (Fastigiate hornbeam)	18 - 20cm girth	2
Ms	Magnolia Susan (Small magnolia)	10-12cm girth	1
Ps	Prunus shirofugen (flowering cherry)	10-12cm girth	1
Tm	Tilia mongolica (Mongolian lime)	18-20cm girth	1
Hedging			
Bs	Buxus sempervirens (box)	2lt pot (minimum)	50
Fs	Fagus sylvatica (beech)	60 - 90cm whips or instant hedge	50
Living green screen		1.8m tall in units	
	Option 1 - Euonymus fortunei 'Dart's Blanket'	1.2m wide	22m length
		1.2m tall in units	
	Option 2 - Hedera helix 'Woerner' (ivy)	1.2m wide	22m length
		1.8m tall in units	
	Option 3 - Carpinus betulus (hornbeam)	1.2m wide	22m length

Appendix 2

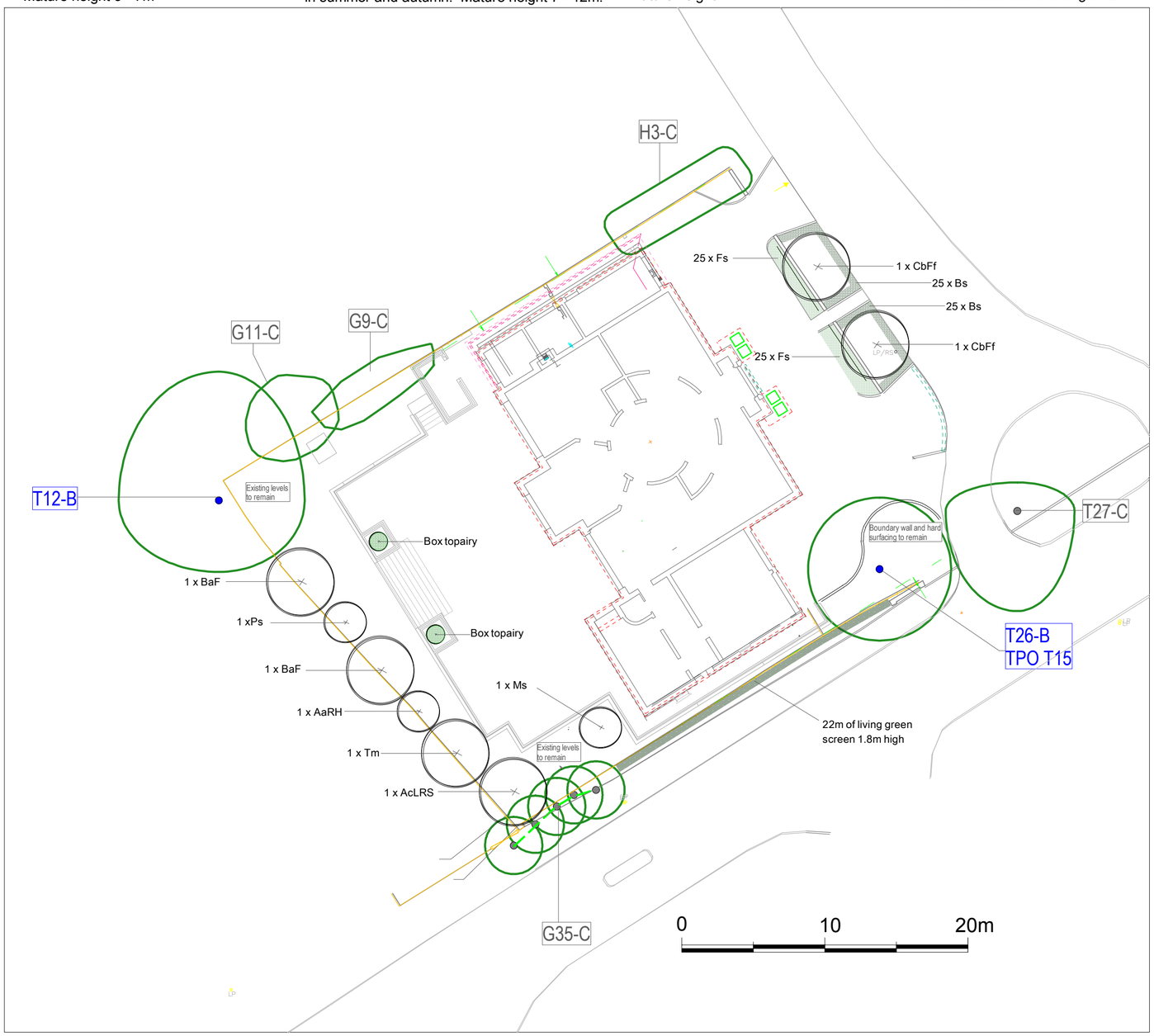
Plan SHA 981 LS

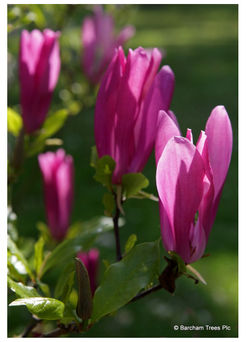
Amelanchier arborea Robin Hill in spring
Mature height 5 - 7m

Acer campestre Louisa Red shine
in summer and autumn. Mature height 7 - 12m.

Betula albosinsis Fascination.
Mature height 12- 17m.

Carpinus betulus Fastigiata Frans Fontaine
in autumn. Mature height 12 - 17m. Very slender.





Magnolia Susan
Mature height 3 - 8m.

Prunus shirofugen in spring.
Mature height 3 - 8m.

All tree photos from Barcham Trees

Tilia mongolica mature height 7/12m

Green screen for the road side - 3 options. All 1.8m high, except hornbeam which is 1.2m high.

Euonymus fortunei 'Dart's Blanket'

Hardy, yellowish green scarlet leaves with beautiful colours in the autumn and winter: the top of the sheet is deep bronze and the bottom purple. Tolerates extensive pruning.

Hedera helix 'Woerner'

Very strong winter hard ivy, 4-6 cm lar dark green leaves, variable leaf shape In winter, slightly changes colour to reddish-brown. Evergreen.

Carpinus betulus (Hornbeam)

Winter hardy hornbeam. Many veined leaves with a double serrated edge. In the summer the leaves are dark green on the upper side and lighter on the reverse side. In winter the dull brown leaves remain partly on the hedge.

https://www.mobilane.com/

Kumud Darshan

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Notes

1. Contractors to check all dimensions on site
2. Discrepancies must be reported to the Arboricultural Consultant before proceeding
3. The original of this drawing was produced in colour, a monochrome copy should not be relied upon.
4. It is the responsibility of the contractor to ensure necessary consents for tree works are in place
5. This drawing is copyright © Sharon Hosegood Associates Ltd

Existing trees

Existing groups

Rev :	Description :	Authorized : SMD-H

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Site Address
Barham Avenue, Elstree.

Drawing Title	Orientation	Drawn	Authorized
Soft landscape Plan		SMD-H	SMD-H
Date	**Drawing Number**	**Scale**	**Drawing Status**
16.04.20	SHA 981 LS	1:250@A2	For Issue

Revision

Appendix 3

Specification sheet from Mobaline Screen (other suppliers are available). See website for full specification sheet

3.1.1

3.1.2

3.1.3

Mobilane Green Screen

This patented ready-made green system consists of individual screens completely covered with various species of climbing or hedging plants. Within one growing season it creates a dense, fully covered screen.

The plants are supported by an extremely strong metal frame and grown in potting soil in a biodegradable coconut planter. This planter is formed by coco fibres that are held together by natural latex. After installation of the Mobilane Green Screen the coconut planter will biodegrade completely in the soil within one or two years and the plants will root in the surrounding soil.

The benefits

- Instant privacy
- Minimal maintenance
- Installed all-year-round, except during periods of frost
- Durable and attractive way of dividing outdoor space
- Significant pollution reduction
- Uses wide range of plant species
- Improved acoustics
- Positive impact on biodiversity
- Maximum green impact in minimum space
- Extendable in both length and height

3.1.4

3.1.5

3.1.6

3.1.7

3.1.8

Plant Range

Mobilane Green Screen - Plant Species and Varieties

Hedera helix 'Woerner'

Very strong winter hard ivy, 4-6 cm large dark green leaves, variable leaf shapes. In winter, slightly changes colour to reddish-brown. Evergreen.

Hedera helix 'Glacier'

Hard Ivy species with grey-green, three-lobed leaves, white edges and silver-grey inside. Evergreen.

Hedera helix 'Goldchild'

Ivy with dense growth, grey-green leaves with a yellow edge. Evergreen.

Hedera helix 'Green Ripple'

Average growing ivy with dark green, 5-lobed leaves, 5-10 cm long. Stems are well branched. Evergreen.

Hedera helix 'White Ripple'

Average growing ivy grey-green, five-lobed leaves and a grey-white border. Evergreen.

Hedera hibernica

Winter hard ivy. 4-6 cm large shiny leaves with deeply lobed leaf edges. When planted in coastal environments completely winter hardy. For inland locations, choose Hedera helix 'Woerner'.

Carpinus betulus (Hornbeam)

Winter hardy hornbeam. Many veined leaves with a double serrated edge. In the summer the leaves are dark green on the upper side and lighter on the reverse side. In winter the dull brown leaves remain partly on the hedge.

Pyracantha 'Dart's Red'

Winter hardy Firethorn with red (non-poisonous) berries. Rich blooming with white umbrella-shaped flowers in spring. This strain is resistant to fire blight. Keeps leaves in winter. Suitable as a defensive plant.

Euonymus fortunei 'Dart's Blanket'

Hardy, yellowish green scarlet leaves with beautiful colours in the autumn and winter: the top of the sheet is deep bronze and the bottom purple. Tolerates extensive pruning.

Available Sizes*

Sizes in cm (WxH)	120 x 100	120 x 155	120 x 180	120 x 220	120 x 300
Hedera helix 'Woerner'	●		●	●	●
Hedera helix 'Glacier'			●		
Hedera helix 'Goldchild'			●		
Hedera helix 'White Ripple'			●		
Hedera helix 'Green Ripple'			●		
Hedera hibernica			●		
Carpinus betulus (Haagbeuk)	●	●			
Pyracantha 'Dart's Red'	●	●			
Euonymus fort. 'Dart's Blanket'			●		

** Other sizes are available on request*

Accessories

Steel posts, green powder coating

Available in:
Ø 4.8 x 175 cm
Ø 4.8 x 260 cm
Ø 4.8 x 310 cm

Hardwood post

Available in:
5.9 x 5.9 x 275 cm (LxWxH)
5.9 x 5.9 x 305 cm (LxWxH)

Bracket for hardwood post

Installation: Mobilane Green Screen

- To achieve a level, straight fence, a wire is pulled from a starting point to the corner – or end point of the screen. A laser measurement instrument can also be used instead of a wire.

- Mark the location of the posts and place them at a distance of 130 - 132 cm apart (centre to centre posts). Depending on the subsoil and wind load, the posts are grounded in a concrete foundation. This foundation must be at least 30 x 30 x 60 cm. NOTE: The top of the foundation must, because of the placement of the root system, be between 25 - 30 cm below ground level.

- Place the posts so that the top side of the post is at the same height with the screen. NOTE: must be placed vertically aligned!

- Dig a trench 40 cm wide and 40 cm deep.

- Loosen the soil at the bottom of the trench, and water the trench before planting.

- Fill the trench with compost and / or fertilized garden soil so that it shows a depth of approx. 20 cm. Press this earth slightly so the screen can rest on it.

- Place the Mobilane Green Screen in the trench, and make sure that the top of the biodegradable cocopot is kept at ground level. There should not be any coconut fibers visible.

- Screw the brackets on the posts and place the screen into the cut-outs in the brackets. The screens of 180 cm should be 25 cm below the upper edge (on the second highest horizontal wire), and in the middle, attached to both sides with the brackets.

- Assemble the bracket so that the upper bracket is pushed from below the grid, and the lower bracket from the top part of grid. This way the screen is well secured in both directions. Make sure no shoots or stems from the screens plant are caught or restricted by frame or brackets.

- Fill the rest of the trench around the coco pot (root system) using the soil from the trench, mixed with compost and garden soil.

- Press the soil firmly around the coco pot with compost or potting soil so that the screen makes contact with the soil.

- Water regularly after installation.

Mobilane ENG1_2018

Things to consider

Normally, plants grow out just as wide beneath the surface as they do above the ground. Make sure the roots are not impeded by obstacles (e.g. pieces of concrete, rubble or other disruptive layers). Roots growing in a space that is too small and confined may cause damage to the plant, in particular during periods of heat and frost.

If the screens are placed in a paved environment (for example, in or around a patio) the fall of the ground should be properly checked to make sure the Mobilane Green Screen will get enough water.

The screen should not be planted too deep where it can drown. If the area is boggy and insufficiently drained problems may occur. The screen should not be placed at the highest point because then dehydration may be caused due to the fact that all the rainwater is drained.

Example: planting Mobilane Green Screen 120 x 180 cm with steel posts and brackets.

The steel posts provide stability. They are placed in a concrete foundation.

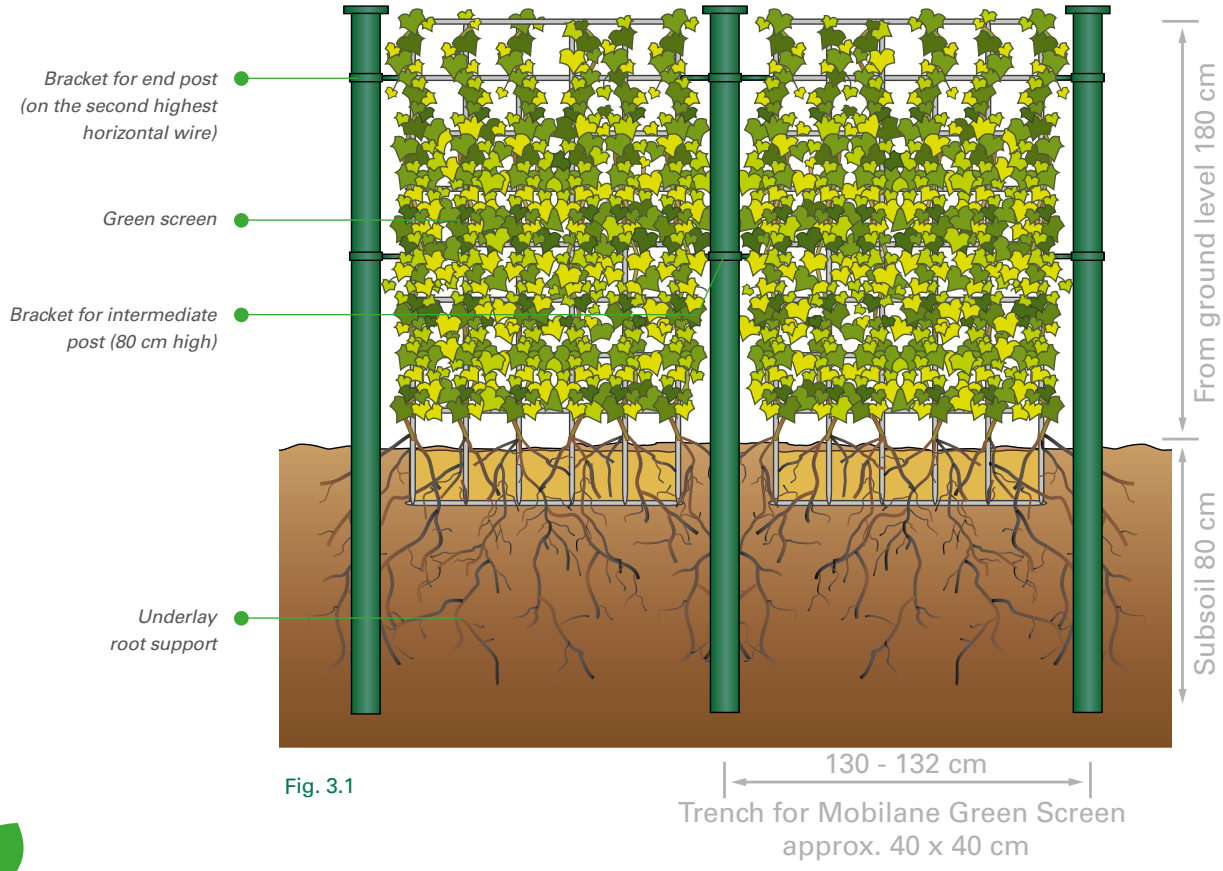

Fig. 3.1

Installation Guide

Placing steel posts with concrete foundation

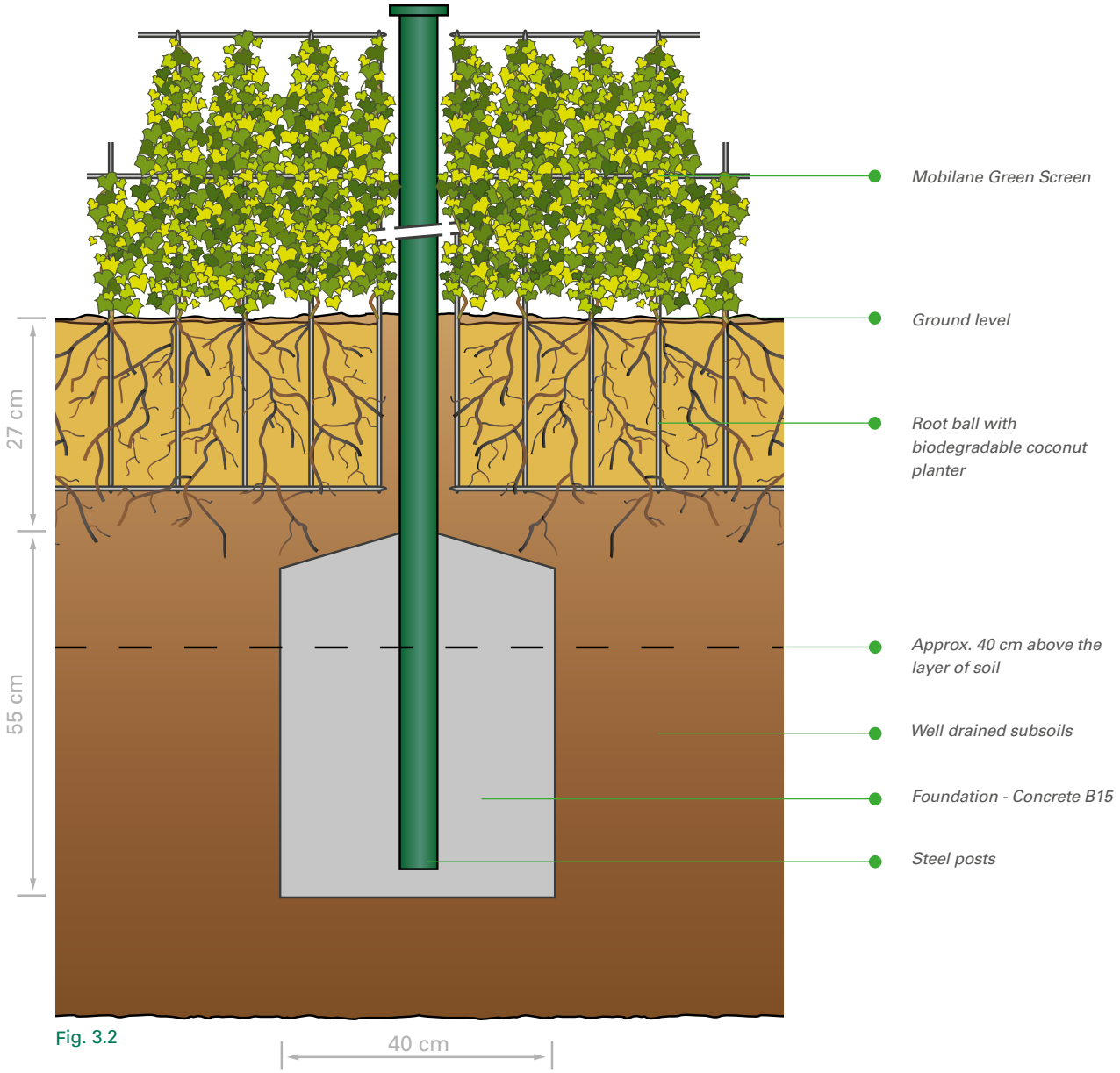

Fig. 3.2

Installation Guide

Placing wooden posts

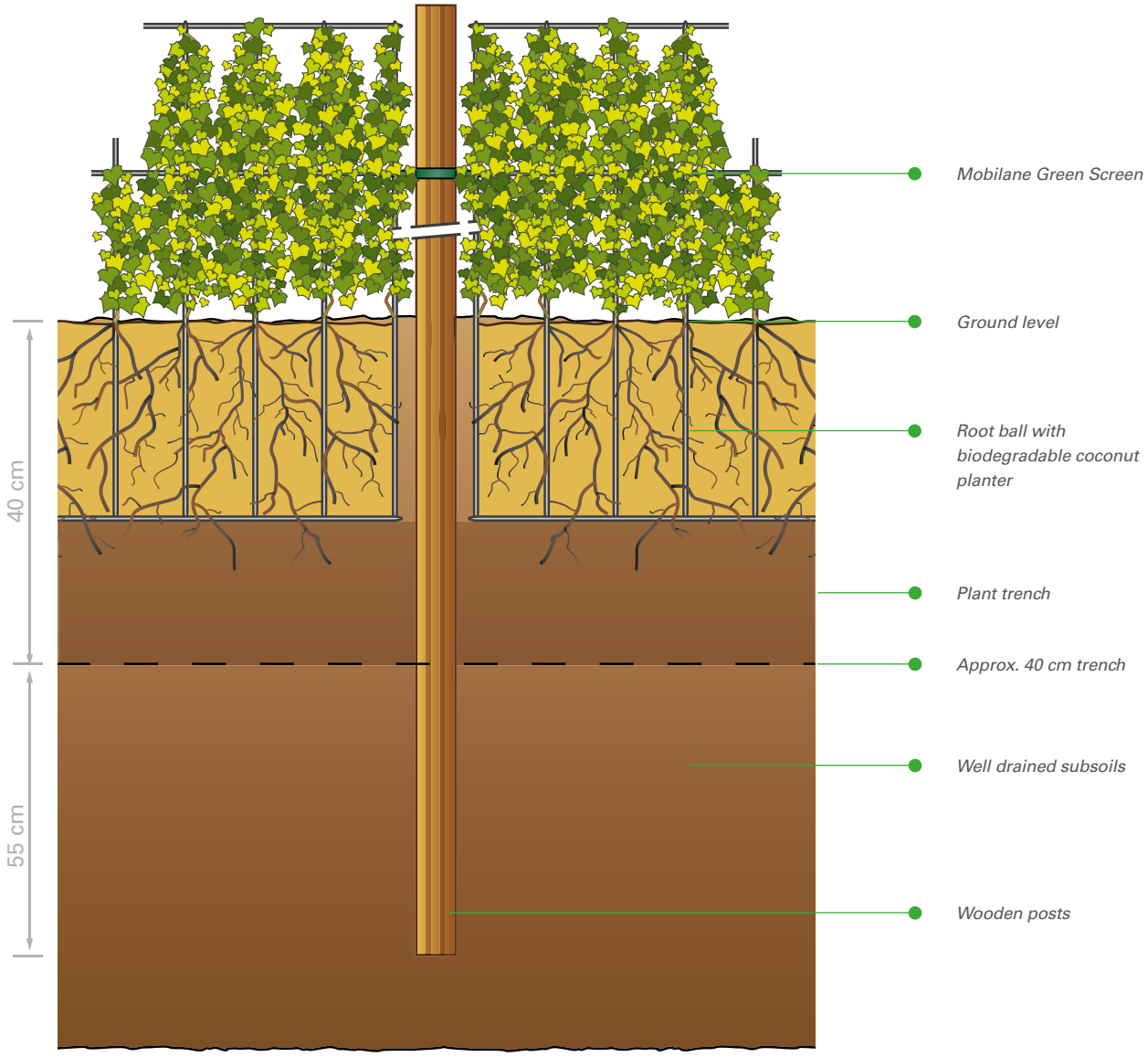

Fig 3.3

Installation Guide

Placing Iron posts

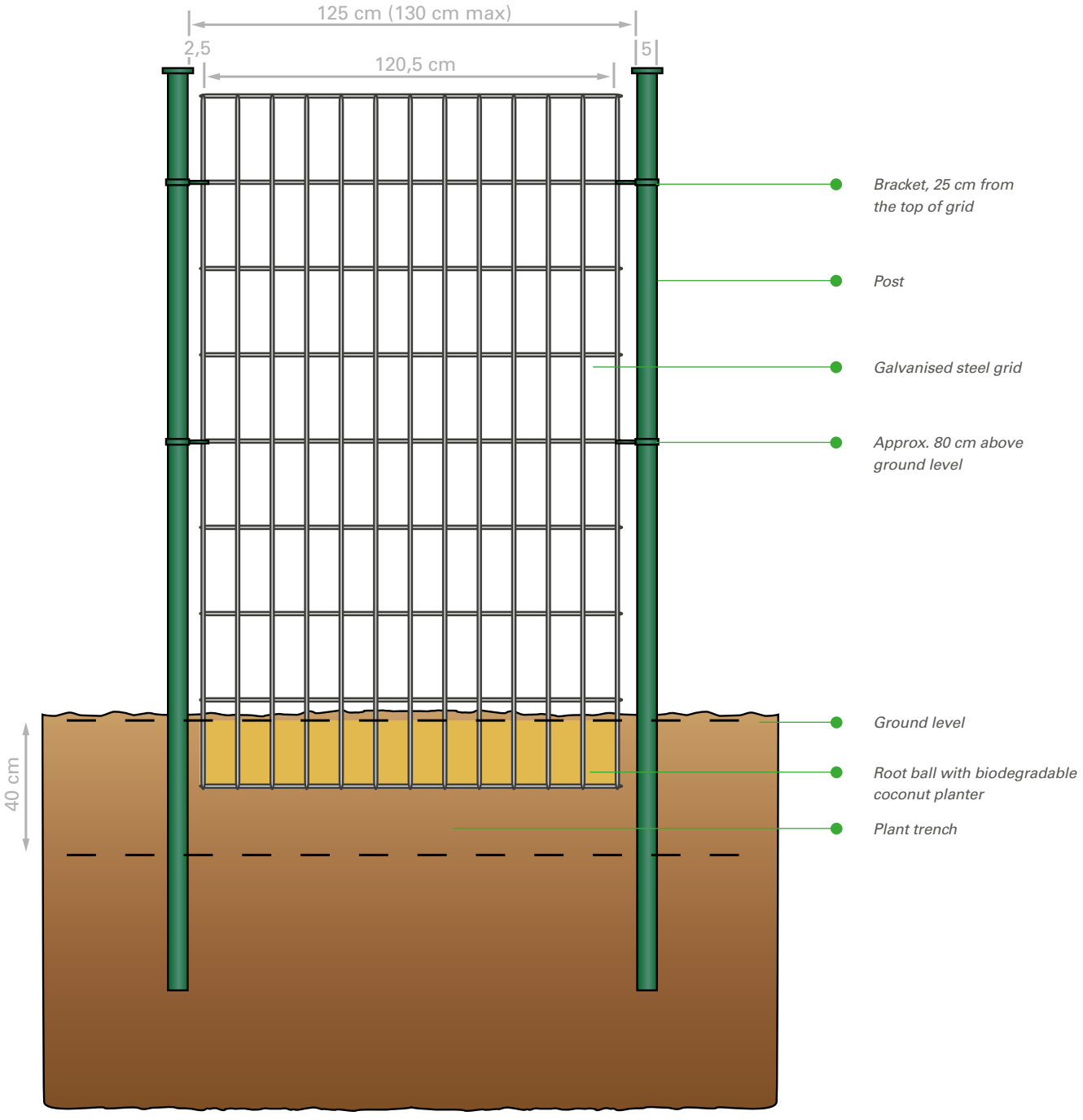

Fig. 3.4

Installation Guide

Installation paving

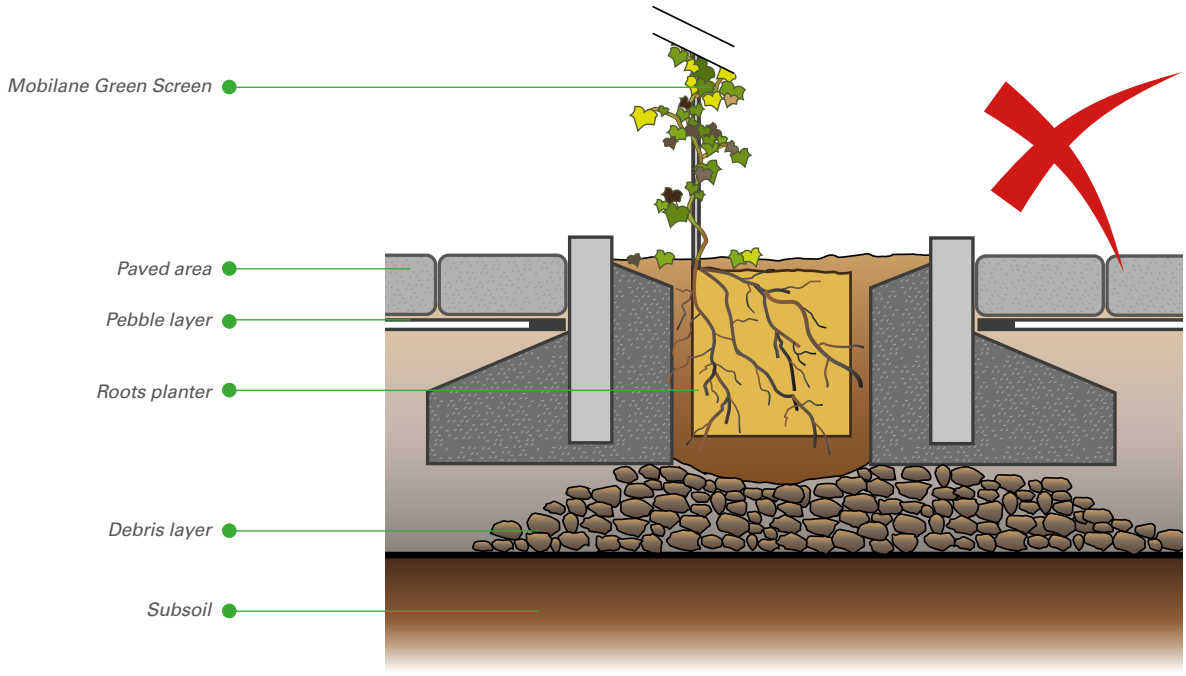

Fig 3.5 a

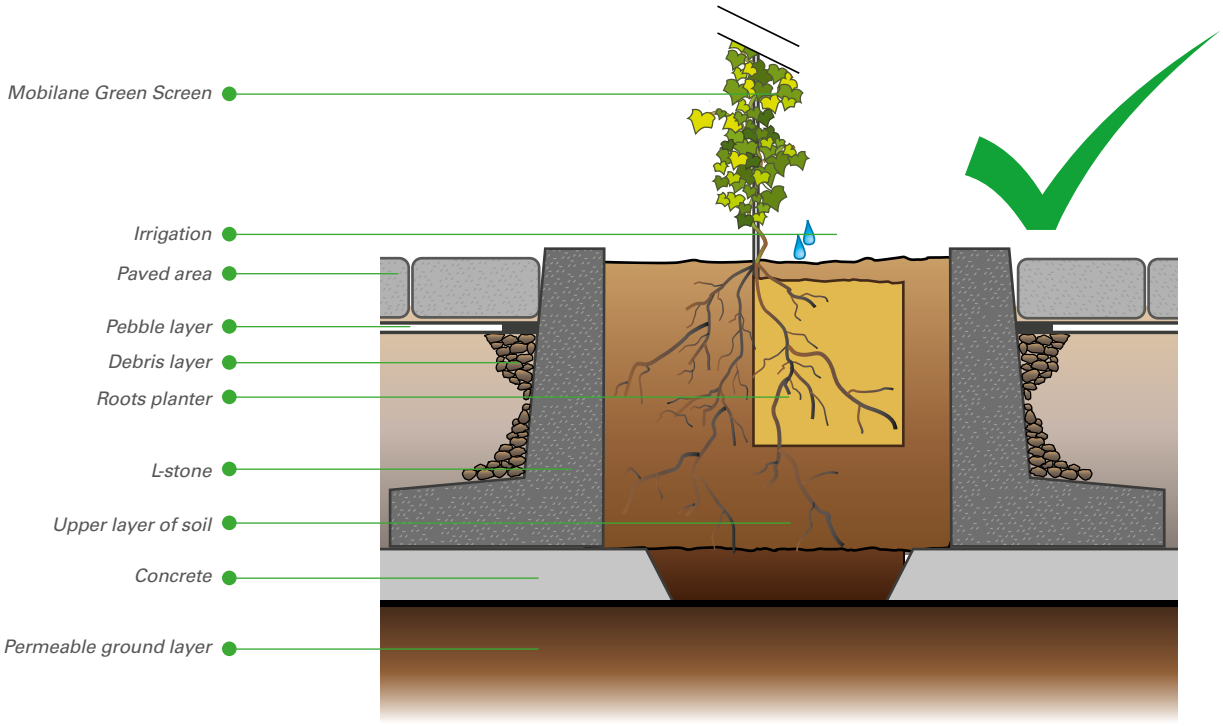

Fig 3.5 b

3.3.1

3.3.2

3.3.3

Maintenance: Mobilane Green Screens

Pruning

- Depending on how wide you want the hedge, you can prune the hedge once or twice a year. The best months for pruning are April/May and September/October. Thus, the new shoots can still grow and harden off for winter. You only need to prune the new shoots.
- To make the hedera grow more densely, first let vines grow and do not prune during the initial period. Then you must trail the new hedera shoots through the grid.

Root growth

- Plants develop both above and below the surface. The growth of roots is not to be hampered by, for example, disruptive layers or concrete elements.

Discolouring of the leaves

- During the winter, discolouration of the leaves makes for a reddish/copper appearance. Hedera species "Woerner" will typically display this leaf discolouration when the colder weather arrives. The lower temperatures cause the leaf cells to produce a defence mechanism against the cold, making the leaves turn a different colour. When temperatures rise, the substances used for leaf discolouration are again reduced and the leaf turns green.

Mobilane ENG1_2018

Planning for your Green Screen's first winter

- Plant the Mobilane Green Screen as long before the winter as possible, and make sure it is well watered to achieve a good root system before the winter.
- If a longer period of frost is predicted, make sure the Mobilane Green Screen is well watered. In frozen soil the plants cannot absorb water, but it will still lose moisture by evaporation through its leaves.
- During periods of light snow or frosty surface the screens can be watered as normally.
- Carpinus betulus must be watered intermittently in the winter.

If you want a beautiful, densely grown hedge in your garden, regular watering, fertilizer and pruning are required. Note the following treatment guidelines:

Irrigation

- The Mobilane Green Screen should be watered throughout the year. This is especially important during the first year and in hot / dry periods. The screens require regular sufficient water (about 30 litres per screen).
- However, the screens should not be over watered or remain too wet for too long, as the roots could rot away. Regular watering is required, but the soil must be dry in between watering.
- Your screen also needs water in the winter! When the sun shines in the winter, Hedera leaves lose water through evaporation. When the soil is dry in winter and frost-free, it is advisable to water regularly.
- If the Mobilane Green Screen is placed in a planter, do not let the soil get too wet. Make sure the planter has sufficient drainage. This can be done by drilling holes in the planter or a adding water platform with water measure.
- If you do not want to water the screens regularly with a watering can or garden hose, you can create a drip hose with an automatic irrigation controller. Regularly check if the hose for blockages or leaks.

Fertilizing

- It is necessary to regularly fertilize the Mobilane Green Screen to encourage good growth and leaf development. It is preferable to use slow-release fertilizers. Fertilize at least once a year, in the spring. If planting screens before August 15th, fertilize the screens one month after installation. If planted after August 15th, only fertilize the screens in the spring.

The type of fertilizer to use depends on the nutritional level of the soil. On poor or exhausted soils additional fertilizer is needed. If you are unsure as to the nutritional level of the soil or which fertilizer to use, a soil sample can be analyzed by a soil testing laboratory.

Fencing

3.6.1

3.6.2

3.6.3

Appendix 4

Caveats & Exclusions

Specific report caveats

1. At the time of writing, the exact soil type and foundation depth of dwellings is not known. It is essential that the foundation depth takes into account of the impact of the future mature height of trees and shrubs to be planted.
2. The tree information is from the time of the survey. Some pests, diseases and fungi only appear seasonally, therefore it is possible not all issues that may affect the health of the trees could be observed.

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Sharon Hosegood
ASSOCIATES

Soft landscaping scheme

PURSUANT TO PARTIAL DISCHARGE CONDITION 2 of 19/1341/FUL

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