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PLANNING CONDITION 15 (LANDSCAPING)

BEECH HILL LODGE, 42 BEECH HILL, BARNET EN4 0JP

CONDITION 15 (LANDSCAPING)

DELEGATED REPORT PLANING ASSESSMENT

THE LPA'S TREE OFFICER HAS BEEN CONSULTED ON THE DISCHARGE OF CONDITION 15. THE SUBMITTED DOCUMENTS DO NOT MEET PLANNING CONDITION 15 IN THE FOLLOWING WAYS:

- A NUMBER OF PROPOSED TREES ARE SHOWN VERY CLOSE TO RETAINED MATURE TREES. THERE IS INSUFFICIENT SPACE FOR THEIR ESTABLISHMENT AND EXCAVATION FOR PLANTING, (IDENTIFIED IN DOCUMENT ENTITLED 'NOTES') WILL SEVER RETAINED TREE ROOTS (FOR EXAMPLE, T20 OAK AND T24-T26 LIME).
- OTHER PROPOSED TREES ARE TOO LARGE FOR THE AVAILABLE SPACE.
- OTHER SITE PREPARATION WORKS DESCRIBED IN 'NOTES' WILL ALSO DAMAGE RETAINED TREES.
- NO INFORMATION ON PROPOSED HARD SURFACES HARD SURFACED AMENITY AREAS
- UNDERGROUND DRAINAGE STORAGE IS PROPOSED WITHIN THE ROOT PROTECTION AREA OF T20 MATURE OAK AND WILL SEVER TREE ROOTS.

RECOMMENDATIONS:

- REVIEW TREE PLANTING DESIGN AND SPECIFICATION TO CROSS REFERENCE WITH INFORMATION PROVIDED IN THE TREE REPORT.

SEE DRAWING NO. EG-LP-01: NOTES: TREE PLANTING DESIGN AND DRAWING NO. EG-N-00: TREE PLANTING SPECIFICATION.

- RE-SUBMITTED PLANTING PLAN TO SHOW CANOPY SPREAD OF RETAINED TREES (WHERE OVERHANG GARDEN) AND THE EARLY MATURE CANOPY OF PROPOSED TREES (E.G. CANOPY AT 20 YEARS) IN ORDER TO DEMONSTRATE THE RELATIONSHIP OF PROPOSED TREES WITH BUILDINGS AND RETAINED TREES.

SEE DRAWING NO'S. EG-LP-01 AND EG-N-00: TREE PLANTING SPECIFICATION AND PLANTING NOTES.

- REVIEW BS8545:2014 TREES: FROM NURSERY TO INDEPENDENCE IN THE LANDSCAPE - RECOMMENDATIONS TO INFORM TREE PLANTING SPECIFICATION.

SEE DRAWING NO. EG-N-00: TREE PLANTING SPECIFICATION.

- REVIEW SPECIFICATION OF GROUND PREPARATION AND SOFT LANDSCAPING SO IT IS COMPATIBLE WITH RETAINED TREES.

SEE DRAWING NO. EG-N-00: GENERAL NOTES.

- RESUBMITTED PLAN TO CONFIRM THAT NEW TREE PLANTING WILL BE COMPATIBLE WITH DRAINAGE AND OTHER UTILITIES.

SEE DRAWING NO. EG-LP-02: NOTES: PROPOSED TREE DESIGN AND DRAINAGE.

- RESUBMITTED PLAN TO CONFIRM THAT AND THAT PROPOSED BUILDING FOUNDATIONS WILL ACCOMMODATE LONG TERM REQUIREMENTS OF NEW TREES

SEE DRAWING NO. EG-LP-01: NOTES: TREE PLANTING DESIGN.

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address

42 BEECH HILL

drawing name

CONDITIONS

drawn by

JC

drawing number

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job number

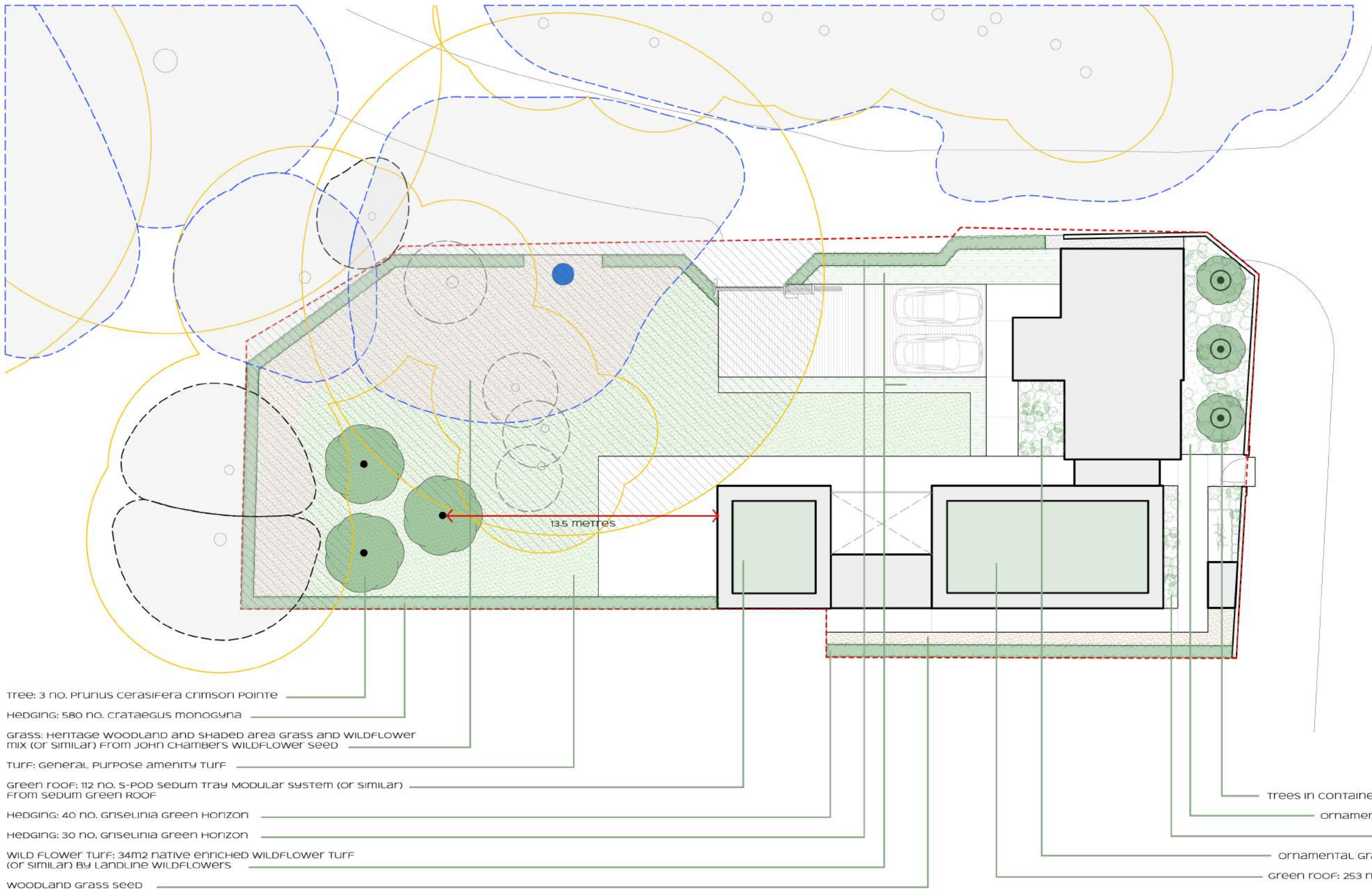
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
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-  PLANTING MIX
-  GREEN ROOF
-  WILD FLOWER TURF
-  GENERAL AMENITY TURF
-  WOODLAND GRASS SEED
-  GRAVEL
-  NATIVE HEDGING / MIXED HEDGEROW
-  RESTRICTED DIG WITHIN RPA
-  PROPOSED TREE IN CONTAINER WITH TREE CANOPY SHOWN AT 20 YEARS
-  PROPOSED TREE IN LANDSCAPE WITH TREE CANOPY SHOWN AT 20 YEARS
-  RETAINED SHRUB GROUP
-  MODERATE VALUE (RETAINED TREES)
-  LOW VALUE (RETAINED TREES)
-  ROOT PROTECTION AREA
-  BOUNDARY
-  BOUNDARY WALL

Tree: 3 no. Prunus cerasifera crimson pointe

Hedging: 580 no. Crataegus monogyna

Grass: HERITAGE WOODLAND AND SHAPED AREA GRASS AND WILDFLOWER MIX (OR SIMILAR) FROM JOHN CHAMBERS WILDFLOWER SEED

Turf: GENERAL PURPOSE AMENITY TURF

Green roof: 112 no. S-POD SEDUM TRAY MODULAR SYSTEM (OR SIMILAR) FROM SEDUM GREEN ROOF

Hedging: 40 no. Griselinia green horizon

Hedging: 30 no. Griselinia green horizon

WILD FLOWER TURF: 34m2 NATIVE ENRICHED WILDFLOWER TURF (OR SIMILAR) BY LANDLINE WILDFLOWERS

WOODLAND GRASS SEED

Trees in containers: 3 no. Acer palmatum orange dream

Ornamental grass: 108 no. Hakonechola makra

Shrub: 8 no. Hydrangea little lime

Ornamental grass: 15 no. Calamagrostis Karl Foerster

Green roof: 253 no. S-POD SEDUM TRAYS MODULAR SYSTEM (OR SIMILAR) FROM SEDUM GREEN ROOF



TREE PLANTING DESIGN

THE PROPOSED TREE PLANTING DESIGN PLACES ALL NEW PLANTING BEYOND THE CANOPY OF ANY RETAINED ON OR OFF SITE TREES, ENSURING SUFFICIENT SPACE FOR SUCCESSFUL LONG TERM ESTABLISHMENT AND HEALTH.

THE SPECIFICATION IS FOR TREES WITH AN EARLY MATURE CANOPY THAT WILL NOT COMPETE WITH EITHER OTHER NEWLY PLANTED OR RETAINED TREES - EITHER ON OR OFF SITE (SEE PLANTING SCHEDULE).

THE PROPOSED TREE PLANTING DESIGN TO THE SOUTH OF THE BUILDING PLACES ALL NEW PLANTING BEYOND THE GENERALLY RECOGNISED MINIMUM DISTANCE OF 5M OF THE PROPOSED BUILDING FOUNDATION.

THE PROPOSED TREE PLANTING TO THE NORTH ELEVATION PLACES TREES IN LARGE CONTAINERS TO AVOID POTENTIAL LONG TERM ISSUES WITH DRAINAGE AND BUILDING FOUNDATIONS. THESE TREES HAVE BEEN SELECTED FOR THEIR SUITABILITY FOR LONG TERM CONTAINER PLANTING. (SEE PLANTING SCHEDULE).



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address 42 BEECH HILL		
drawing name PROPOSED SOFT LANDSCAPING		
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NOTES

Ground Preparation

THE FOLLOWING APPLIES TO ALL SOFT LANDSCAPING WITHIN THE ROOT PROTECTION AREAS AS SHOWN HATCHED ON DRAWING NO. EG-LP-01, CROSS REFERENCE WITH TREE REPORT S817-J1-IA-1 (PAGE 26 OF 26).

- GROUND PREPARATION WITHIN THE RPA SHOULD BE DONE WITH HAND TOOLS ONLY. HAND HELD POWER TOOLS MAY BE USED.
- HAND BARROWS ONLY. NO WHEELED OR TRACKED PLANT TO BE USED
- NO REDUCTION OR RAISING OF FINISHED GROUND LEVELS SHALL TAKE PLACE
- NO MECHANICAL COMPACTION OF SOIL. MINIMAL CONSOLIDATION AND LEVELLING BY HAND, FOOT OR BOARD ONLY.
- NO GROUNDWORKS OR SOIL MOVEMENT TO BE CARRIED OUT DURING HEAVY RAIN, OR FOR 3 DAYS THEREAFTER

WOODLAND GRASS SEED

- CLEAR AND LEVEL SOIL (HAND TOOLS ONLY), REMOVING ALL WEED AND DEBRIS AND RUBBLE OVER 20MM CARE SHOULD BE TAKEN WITH ALL ROOTS OVER 20MM
- RAKE TOP 100MM TO FINE TILTH
- MIX SEED WITH DRY SAND AND BROADCAST
- WALK OVER TO ESTABLISH CONTACT. WATER IN
- SEE: [HTTPS://WWW.JOHNCHAMBERSWILDFLOWERS.CO.UK/WILDFLOWER-SEEDS-MIXES/80-GRASS-SEED-MIXES/HERITAGE-WOODLAND-AND-SHADED-AREAS-80-GRASS-SEED-WILDFLOWER-MIX](https://www.johnchamberswildflowers.co.uk/wildflower-seeds-mixes/80-grass-seed-mixes/heritage-woodland-and-shaded-areas-80-grass-seed-wildflower-mix)

WILD FLOWER TURF

- CLEAR AND LEVEL SOIL WITH HAND TOOLS, REMOVING ALL WEED AND DEBRIS AND RUBBLE OVER 20MM CARE SHOULD BE TAKEN WITH ALL ROOTS OVER 20MM
- RAKE TOP 100MM TO FINE TILTH
- LAY TURFS, WATER AFTER LAYING AND EACH DAY FOR 2-3 WEEKS
- SEE: [HTTPS://BESTALL.CO/From-the-garden/Laying-wildflower-turf/](https://bestall.co.uk/From-the-garden/Laying-wildflower-turf/)

AMENITY TURF

- CLEAR AND LEVEL SOIL (WITH HAND TOOLS ONLY WITHIN THE RPA), REMOVING ALL WEED AND DEBRIS AND RUBBLE OVER 20MM CARE SHOULD BE TAKEN WITH ALL ROOTS OVER 20MM
- LOOSEN SOIL TO DEPTH OF 250MM (HAND DIG ONLY WITHIN RPA), AND RAKE TO FINE TILTH
- SPREAD PROPRIETARY LAWN DRESSING TO A MAXIMUM DEPTH OF 10MM TAKING CARE NOT TO RAISE THE FINISHED GROUND LEVELS WITHIN THE RPA
- LAY TURF, AND TAMP WITH BOARDS TO ESTABLISH ROOT CONTACT WITH SOIL
- WATER AFTER LAYING AND THEREAFTER 1-2 TIMES PER DAY UNTIL ESTABLISHED
- SEE: [HTTPS://WWW.RHS.ORG.UK/LAWNS/LAWNS-FROM-TURF](https://www.rhs.org.uk/lawns/lawns-from-turf)

HEDGING

- CRATAEGUS MONOGYNA BARE ROOT HEDGING TO BE PLANTED @ 5 PER METRE, STAGGERED IN DOUBLE LINES
- PLANTING HOLES TO C/3 LARGER THAN THE ROOTBALL @ 200MM CENTRES (HAND DIG ONLY WITHIN RPA)
- BACK FILL WITH SOIL THAT WAS REMOVED FROM HOLE, TREAD IN TO SECURE THE PLANT, WATER IN WELL
- WRAP WITH TREE GUARD
- GRISELINIA GREEN HORIZON CONTAINERISED TO BE PLANTED @ 2 PER METRE
- EXCAVATE PLANTING TRENCH TO 500MM DEEP X 450MM WIDE. (HAND DIG ONLY WITHIN RPA) FORK OR SCRAPE THE SIDES AND BASE OF THE TRENCH
- LAY 200MM DRAINAGE GRAVEL TO BASE, COVER WITH GEOTEXTILE WOVEN FABRIC
- PLANT AT 500MM CENTRES AT NURSERY LINE
- WATER IN WELL AND AS REQUIRED UNTIL ESTABLISHED
- BACKFILL WITH TOPSOIL TO BS3882:2014
- FINE BARK MULCH ALL HEDGING TO 100MM

GENERAL MIX/ORNAMENTAL GRASS

- EXCAVATE PLANTING BEDS TO DEPTH OF 400MM
- BACKFILL WITH TOPSOIL TO BS3882:2014 TO 100MM BELOW SURROUNDING HARD SURFACING
- PLANT ALL PLANTS AT NURSERY LINE
- WATER IN WELL AND AS REQUIRED UNTIL ESTABLISHED
- FINE BARK MULCH TO 100MM
- GREEN ROOF:
- REFER TO SPECIALIST MANUFACTURER

TREE PLANTING SPECIFICATION

- TREE PITS SHOULD BE MINIMUM 150MM WIDER AND SAME DEPTH AS THE TREE ROOT SYSTEM (HAND DIG ONLY FOR THOSE WITHIN THE RPAS)
- THE BASE AND SIDES OF TREE PITS TO BE FORKED TO A MINIMUM OF 250MM
- TREE PITS TO BE BACKFILLED AFTER PLANTING WITH TOPSOIL TO BS3882:2015 MIXED WITH 5% BIOCHAR TO A MAXIMUM DEPTH OF .45M WITHIN 1.3M OF EACH TRUNK
- ALL TREES PLANTED AT NURSERY LINE AND MULCHED WITH 100MM OF PROPRIETARY MULCH
- ALL TREES TO BE SECURED USING A SHORT STAKE AND PROPRIETARY TREE TIE
- ALL TREE PLANTING IN ACCORDANCE WITH BS8545:2014 "TREES: FROM NURSERY TO INDEPENDENCE IN THE LANDSCAPE - RECOMMENDATIONS".
- CROSS REFERENCE WITH TREE REPORT S817-J1-IA-1

PROPOSED PLANTING SCHEDULE

TYPE	Name	HEIGHT / Area	GIRTH	SPREAD AT 20yrs	ROOT	CTR'S	TOTAL
Tree	Prunus cerasifera CRIMSON POINT	4.5-5.5 metre	18-20	4 metre	C	-	3
Tree	Acer palmatum ORANGE DREAM	2.0 metre	9L	2.5 metre	C	-	3
Hedge	Crataegus monogyna	80 cm	-	-	BR	10 Per metre	580
Hedge	Griseulinia green HORIZON	1.75 metre	-	-	C	2 Per metre	70
SHRUB	Hydrangea LITTLE LIME	-	5L	-	C	-	8
ornamental grass	HACKONECHOLA MAKRA	-	2L	-	C	-	108
ornamental grass	Calamagrostis acutiflora KARL FOERSTER	1.8-3.0 metre	-	-	C	2 Per m2	15
WILD FLOWER TURF	NATIVE ENRICHED WILDFLOWER TURF	34 m2	-	-	-	-	34 ROLLS
WOODLAND GRASS MIX	WOODLAND AND SHADED AREA GRASS AND WILDFLOWER MIX	193 m2	-	-	-	-	965G
TURF	GENERAL PURPOSE AMENITY TURF	225 m2	-	-	-	-	225 ROLLS
GREEN ROOF	S-POD SEDUM TRAY 490 X 460 X 75MM	-	-	-	C	-	365 TRAYS

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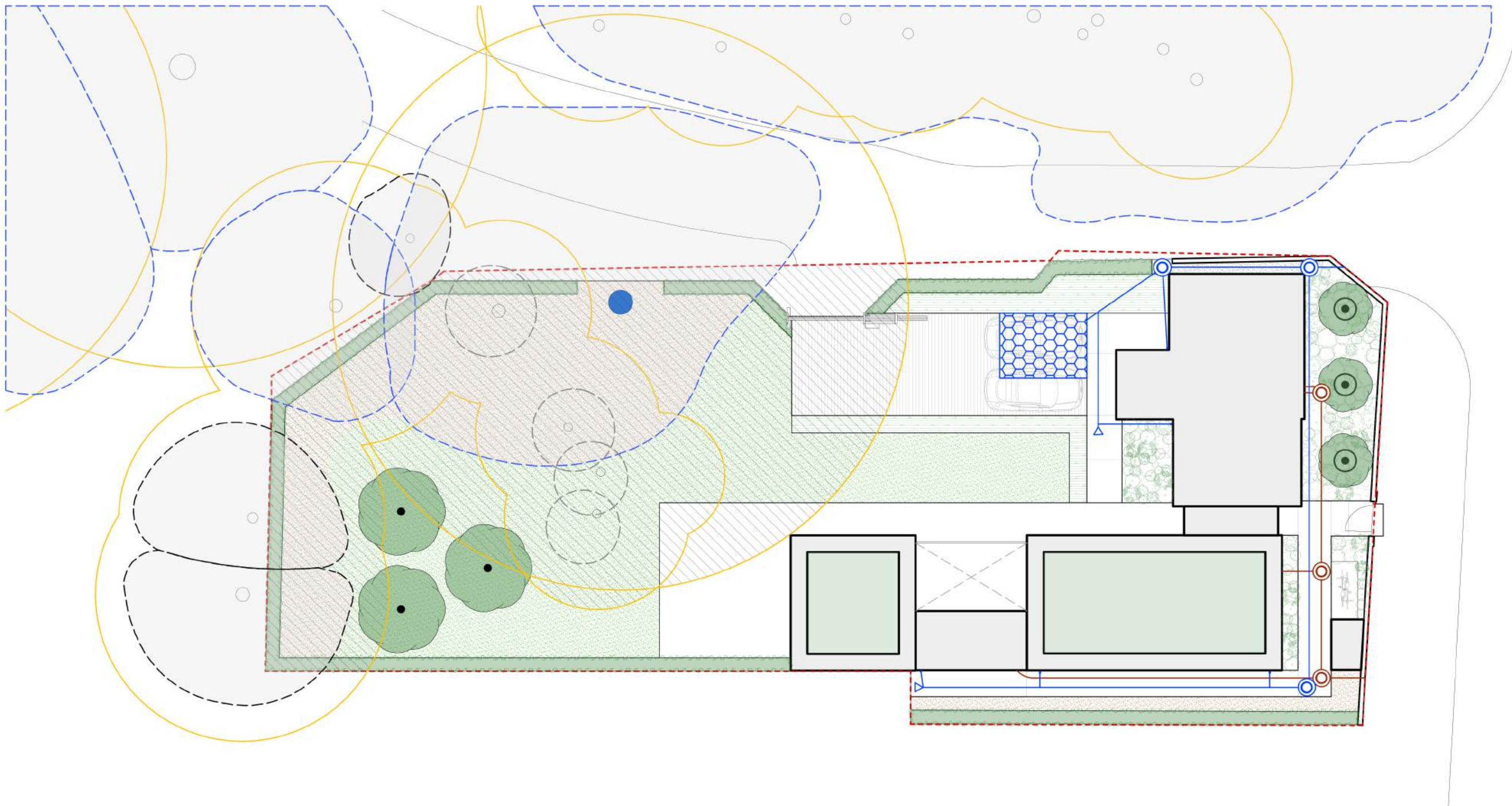
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-  LOW VALUE (RETAINED TREES)
-  ROOT PROTECTION AREA
-  BOUNDARY
-  BOUNDARY WALL
-  FOUL WATER SEWER
-  SURFACE WATER SEWER
-  FOUL WATER INSPECTION CHAMBER
-  SURFACE WATER INSPECTION CHAMBER

PROPOSED Tree Design and Drainage
 THE PROPOSED DRAINAGE PLAN DOES NOT CONFLICT WITH ANY PROPOSED NEW TREE PLANTING.
 THE PROPOSED DRAINAGE PLAN DOES NOT REQUIRE ANY CONSTRUCTION WITHIN THE RPAS.
 FOR FULL DETAIL, REFER TO RCD CONSULTANTS DRAWING NO 1111-2409-CIV-10.

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