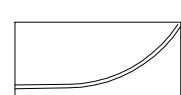
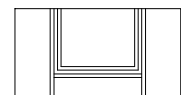




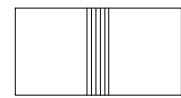
Hardworks



Main Entrance Drive and Communal Drive Areas
Blow down to lie in with existing road surface. Exposed aggregate drive surface e.g. SuperColour® Exposed in 'Gravel' or similar to be approved. Reclaimed gritstone set kerbs. 70mm upstand, joints to be as narrow as possible - no mortar visible.



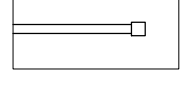
Private Driveways and Parking Areas
Proposed Tegula by Tolernore in 'Cedar' or 'Slater' set with matching timebanding, or similar to be approved. Kerbs to match.



Sett Threshold
Banks of reclaimed gritstone setts, laid flush with adjacent surfacing. Mortar joints to be as narrow as possible.



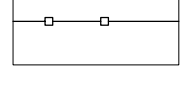
Proposed Paths, Patios and Steps
All to be surfaced with buff, natural stone flags and edged with matching natural stone walls where appropriate. Final panels of square flags (in same material) within patios laid to add interest. Stepping stones if used in same material.



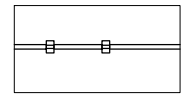
Proposed Garden Walls
Brick walls and piers with stone copings. Brick to be specified by the architect. Stone cope 75mm depth to match building sills. Piers to be 2 brick courses above wall height.



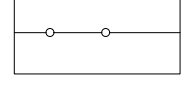
Proposed Garden Retaining Walls
Mix of Lakeland slate dry stone faced walls and hidden tannalised timber retaining walls where necessary. Height to be 150mm above upper soil level. Timber to be stained black.



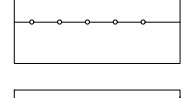
High Timber Fence
1.8m high timber fence to form property divides. Vertical leather edge, close boarded with capping rail. Fence to slope with natural ground gradients - no stepping. Fence to be stained very dark brown. Timber gates to match.



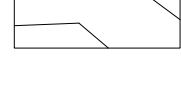
Low Timber Fence
1m high timber fence. Vertical leather edge, close boarded with capping rail. Fence to be stained very dark brown. Timber gates to match.



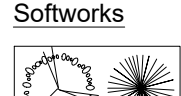
Metal Railing
1.1m high metal estate railings. Railings to be painted to match the colour 'Railings' by Farrow and Ball. Matching posts at terminations and junctions.



Timber Post and Stock Proof Fence
1.1m high round tannalised timber posts with stock proof wire netting.



Attenuation Pond and Drainage Channel
Refer to engineer's details



Softworks

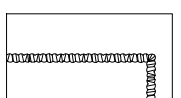
Proposed Trees
Trees selected for seasonal variety, interest and form and tolerant of local conditions. Trees to be selected from the palette below. Nearby trees have been viewed to assess which species and varieties are most likely to tolerate the hillside location. All trees to be double staked and of local provenance.



Proposed Native Planting Mix
150-175mm feathered standards:
30% Acer pseudoplatanus
10% Alnus glaberrima
10% Crataegus mongolica
5% Quercus ilex
5% Quercus petraea
5% Quercus robur
15m high coniferous:
10% Pinus nigra



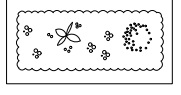
Proposed Hedges
H1 Low Beach Hedge, 90-120cm high, BR, planted at 5.1m in a double staggered row
H2 Low Yew Hedge, 1.2m high, 120-150cm high Yew baccata, RB, planted at 3.5m in a single row



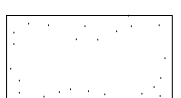
Proposed Box Hedging
Buxus sempervirens, 40-50cm high, planted at a rate of 3.5 per 1m metre in a single row, clipped after planting to form an instant hedge.



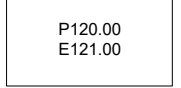
Proposed Topiary
T1 1m diameter Taxus baccata dome, RB
T2 600mm diameter Taxus baccata domecone, RB
T4 1.5m high box aquifolium, ball on stem, 600mm head (minimum), CG



Proposed Shrub Planting
Range of plants selected for seasonal variety, colour and form. See schedule for typical species, sizes and densities.



Proposed Lawn



Proposed Levels
P120.00
E121.00
Existing Levels

122.679

121.543

Existing contours

Schedule of Typical Shrub Species: Plant in single species groups of 2,3 and 5

Shrub Species	Code	Size in cm	C Size	Density/Spacing
Azara decidua	AZA DEC	40-60	C10	250 per m²
Azara japonica	AZA JAP	30-40	C10	350 per m²
Choisya ternata 'Sundance'	CHO SUN	40-60	C10	350 per m²
Cornus 'Elegantissima'	COR ELS	80-100	C10	250 per m²
Eucalyptus 'Silver Queen'	EUC SIL	30-40	C10	350 per m²
Hebe 'Majora'	HEB MAR	40-60	C10	350 per m²
Hydrangea macrophylla 'Lanarth White'	HYD WHI	60-80	C10	250 per m²
Lavandula 'Hidcot'	LAV HID	30-40	C10	350 per m²
Lonchocarpus 'May Green'	LON MAY	40-60	C10	350 per m²
Philomela fulgens	PHI FRU	40-60	C10	350 per m²
Phloxia 'Red Robin'	PHO RED	40-60	C10	250 per m²
Rhododendron 'Yakushimanum'	RHO HYB	40-60	C10	350 per m²
Skimmia japonica rubella	SKO RUB	40-60	C10	350 per m²
Skimmia reevesiana 'Ruby King'	SKO REV	40-60	C10	350 per m²
Skimmia x confusa 'Kew Green'	SKO KEW	40-60	C10	350 per m²
Skimmia japonica 'Goldflame'	SKO GOL	40-60	C10	350 per m²
Viburnum davidii	VIB DAV	40-60	C10	350 per m²

Specimen Shrub Species	Code	Size in cm	C Size	Density/Spacing
Choisya ternata	CI	40-60	C10	150 per m²
Cotinus 'Royal Purple'	CO	100-125	C10	150 per m²
Hydrangea 'White Wave'	HW	40-60	C10	150 per m²
Magrolia stellata	ME	125-150	C20	150 per m²
Phloxia 'Red Robin'	PR	125-150	C20	150 per m²
Pieris 'Forest Flame'	PI	40-60	C10	150 per m²
Prunus laurocerasus	PR	100-125	C10	150 per m²
Viburnum tinus	VI	100-125	C35	150 per m²

Herbaceous Species	Code	C Size	Density/Spacing
Acorus gramineus 'Ogon'	ACO OGO	C5	550 per m²
Euphorbia vuerfii	EUP VUL	C5	550 per m²
Euphorbia robur	EUP ROB	C5	550 per m²
Geranium 'Johnson's Blue'	GER JOH	C5	550 per m²
Hesperis matronalis	HEP MAT	C5	550 per m²
Heuchera 'Marmalade'	HEU PAL	C5	550 per m²
Iris ensata 'Variegata'	IRI VAR	C5	550 per m²
Nepeta 'Six Hills Giant'	NEP SIX	C5	550 per m²
Persicaria affinis	PER AFF	C5	550 per m²
Saxifraga x urbium	SAX URB	C5	550 per m²

Climbers	Code	Size in cm	C Size	Density/Spacing
Cotoneaster horizontalis	COT HOR	60-80	C10	1m centres
Hedera hibernica	HED HIB	60-80	C5	450 per m²
Hydrangea petiolaris	HYD PET	60-80	C5	450 per m²
Parthenocissus tricuspidata	PAR TRI	80-100	C5	450 per m²

Ground Cover	Code	Size in cm	C Size	Density/Spacing
Hedera hibernica	HED HIB	60-80	C5	450 per m²
Hyssopus x rostratus	HYP ROS	60-80	C5	450 per m²

Shrub Species to be Planted against Walls and Fences (no windows): Plant in single species groups of no less than 2, 3, 5No.

Shrub Species	Code	Size in cm	Size	Density/Spacing
Cotoneaster horizontalis	COT HOR	60-80	10L	3m2
Elaeagnus ebbingei 'Limegold'	ELE EBB	60-80	10L	3m2
Eunonymus 'Emerald and Gold'	EUN GOL	30-40	10L	3m2
Hydrangea macrophyllum 'Blue Wave'	HYD BLU	60-80	10L	2m2
Hydrangea macrophyllum 'Lanarth White'	HYD WHI	60-80	10L	2m2
Eunonymus 'Silver Queen'	EUN SIL	30-40	10L	3m2
Eunonymus japonicus 'Aureomarginatus'	EUN AUR	60-80	10L	3m2
Grisselinia littoralis	GRI LIT	60-80	10L	3m2
Ilex aquifolium	ILE AQU	60-80	10L	3m2
Phloxia 'Red Robin'	PHO RED	60-80	10L	3m2
Pyracantha 'Orange Glow'	PYR ORA	60-100	10L	3m2
Viburnum tinus 'Eve Price'	VIB EVE	40-60	10L	3m2

PLANTING NOTES

This landscaping plan shall be implemented in full accordance with the approved scheme within the first planting season following the occupation of the buildings or completion of the approved development, whichever is the sooner, or in accordance with a programme first agreed in writing with the Local Planning Authority. Any trees, shrubs or hedges planted in accordance with this condition which are removed, die, become severely damaged or become seriously diseased within five years of planting shall be replaced within the next planting season by trees, shrubs or hedging plants of similar size and species to those originally required to be planted.

Do not substitute species, variety and form or reduce the specified size and number of plants without prior agreement. Note sizes shown are minimum.

Topsoil to be premium grade topsoil to BS 3882 (most recent). Topsoil depth to be minimum of 450mm in shrub borders + 150mm in lawned areas.

All planting to be watered as required immediately after planting. We advise all evergreen hedges and semi-mature trees are linked to a leaky pipe watering system.

All plants to be free from pests and disease. All plants to be good specimens and characteristic of the species. Do not plant anything in the rain shadow under a roof overhang.

Allow for the preparation of tree pits for new trees. Pits to be adequate in size to take tree rootballs. Pits to be backfilled with 20% clean stone as drainage layer and 80% clean topsoil.

Semi mature and Extra Heavy Standard trees to be secured by underground guying. Selected Standards to be secured with a single timber round stake with appropriate rubber tie. All trees and hedges to be checked periodically to check stakes are sufficient to keep plants and trees upright.

At completion carefully spread PAS100 composted green waste to an even and uniform depth of 50mm to all planted areas, including hedges.

All trees, hedging, shrubs and plants to comply with BS 3936 (most recent) specification for nursery stock.

All site preparation, planting and maintenance to comply with BS 4429 (most recent).

All new trees to be positioned in accordance with requirements of table 2 BS 5837 (most recent)

All new turf to be fine quality from London or equivalent and laid in accordance with BS 3969 (most recent).

Ongoing management of the site

LEAF COLLECTION IN YEAR 1 AND 2

It will be important to ensure that the bulk of leaf litter is collected during the first two Autumn periods after ground flora establishment as the grass will not be strong enough to resist the smothering effect of leaf cover.

WATERING AND MAINTENANCE

All the newly planted stock shall be watered during dry spells.

GRASS CARE

Grass shall be treated with 2 no spring and summer feeds and one autumn feed.

TREE INSPECTIONS

The trees should be inspected for disease and decay by a qualified arboriculturalist every 5 years.