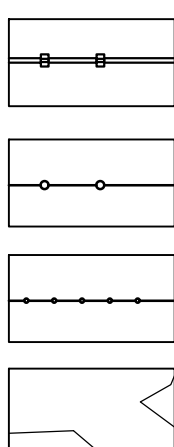
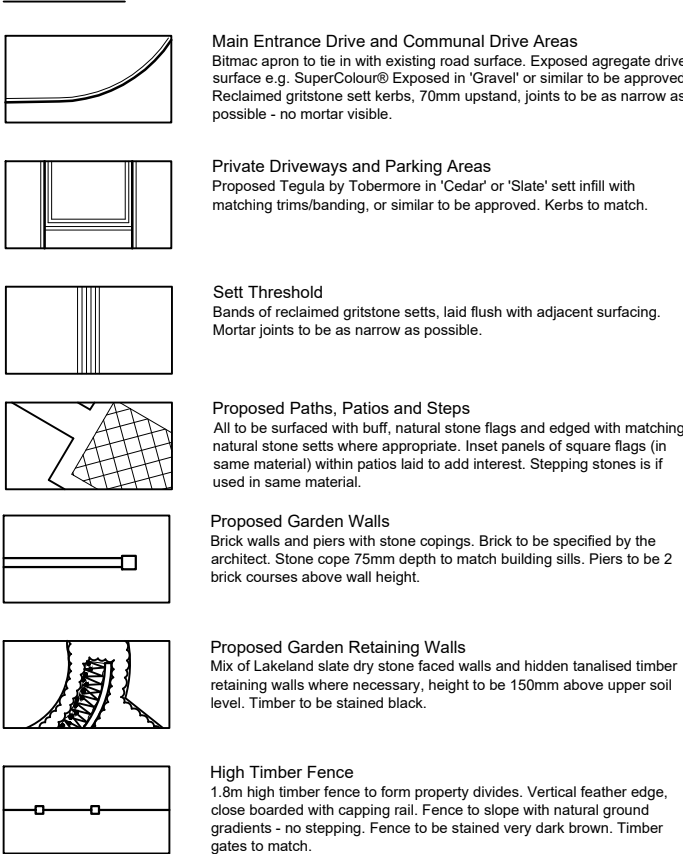




122.679



#### Hardworks

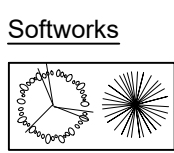


**Low Timber Fence**  
1m high timber fence. Vertical leather edge, close boarded with capping rail. Fence to be stained very dark brown. Timber gates to match.

**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 tanalised timber posts with stock proof wire netting.

**Attenuation Pond and Drainage Channel**  
Refer to engineer's details.



**Softworks**

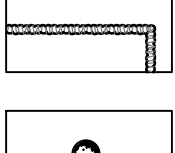
**Proposed Trees**  
Trees selected for seasonal variety, interest and form and tolerant of local conditions. Trees to be selected from the palette below. Nearby trees have been viewed to assess which species and varieties are most likely to tolerate the site location. All trees to be double stated and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

AC - Acer composite 'Elegant', 16-18cm girth, RB  
AP - Acer palmatum, 16-18cm girth, RB  
AL - Alnus incana, 16-18cm girth, RB  
AH - Aesculus hippocastanum, 16-18cm girth, RB  
BP - Betula pendula, 16-18cm girth, RB  
CB - Carpinus betulus, 16-18cm girth, RB  
CS - Castanea sativa, 16-18cm girth, RB  
CP - Cotoneaster paniculatus, 16-18cm girth, RB  
GS - Gleditsia triacanthos 'Sunburst', 16-18cm girth, RB  
MF - Malus floribunda, 16-18cm girth, RB  
PU - Prunus umbellata, 16-18cm girth, RB  
PP - Prunus padus, 16-18cm girth, RB  
PS - Prunus sibirica, 2.2-2.5m high, RB  
QP - Quercus pedunculata, 20-25cm girth, RB  
QR - Quercus robur, 16-18cm girth, RB  
SE - Sorbus aria, 16-18cm girth, RB  
SA - Sorbus aucuparia, 16-18cm girth, RB  
TP(S) - Thuja plicata (small), 2.2-2.5m high, RB  
TP(L) - Thuja plicata (large), 3.5-4m high, RB

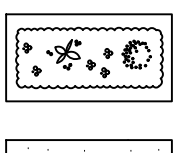


**Proposed Native Planting Mix**  
150-175cm feathered standards  
30% Acer pseudoplatanus  
10% Alnus glutinosa  
5% Crataegus monogyna  
5% Quercus ilex  
5% Quercus petraea  
30% Quercus robur  
1.5m high conifers:  
10% Pinus nigra

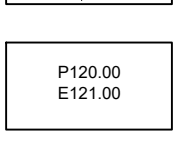
Trees selected to tolerate coastal / exposed conditions. All to be planted at 2.5m centres with cane and ecostart rabbit guard (check guard in correct way up).



**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**  
11m diameter Taxus baccata dome, RB  
12.500mm diameter Taxus baccata dome, RB  
14.15m high box aquilum, 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

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
Azalea deciduous	AZA DEC	40-60	C10	2No per m²
Azalea japonica	AZA JAP	30-40	C10	3No per m²
Choysya ternata 'Sundance'	CHO SUN	40-60	C10	3No per m²
Cornus 'Elegantissima'	COR ELE	60-100	C10	2No per m²
Euonymus 'Silver Queen'	EUO SIL	30-40	C10	3No per m²
Hebe 'Majestic'	HEB MAJ	40-60	C10	3No per m²
Hydrangea macrophylla 'Lanarth White'	HYD WHI	60-80	C10	2No per m²
Lavandula 'Hidcot'	LAV HID	30-40	C10	3No per m²
Leucosora plicata 'May Green'	LOM MAY	40-60	C10	3No per m²
Philomela fruticosa	PHL FRU	40-60	C10	3No per m²
Phlox 'Red Robin'	PHO RED	40-60	C10	2No per m²
Rhododendron 'Yakushima'	RHO HYB	40-60	C10	3No per m²
Skimmia japonica rubella	SKI RUB	40-60	C10	3No per m²
Skimmia reevesiana 'Ruby King'	SKI RED	40-60	C10	3No per m²
Skimmia x confusa 'Kew Green'	SKI KEW	40-60	C10	3No per m²
Skimmia japonica 'Goldflame'	SKI GOL	40-60	C10	3No per m²
Viburnum davidii	VIB DAV	40-60	C10	3No per m²
Specimen Shrub Species				
Shrub Species	Code	Size in cm	C Size	Density/Spacing
Choysya ternata	CT	40-60	C10	1No per m²
Cotinus 'Royal Purple'	CO	100-125	C10	1No per m²
Hydrangea 'White Wave'	HW	40-60	C10	1No per m²
Magnolia stellata	MA	125-150	C20	1No per m²
Philomela 'Red Robin'	PR	40-60	C20	1No per m²
Pieris 'Forest Flame'	PI	40-60	C10	1No per m²
Prunus laurocerasus	PR	100-125	C10	1No per m²
Viburnum tinus	VT	100-125	C35	1No per m²
Herbaceous Species				
Herbaceous Species	Code	Size in cm	C Size	Density/Spacing
Acorus gramineus 'Ogon'	ACO OGO		CS	5No per m²
Euphorbia wulfenii	EUP WUL		CS	5No per m²
Euphorbia robur	EUP ROB		CS	5No per m²
Geranium 'Johnson's Blue'	GER JOH		CS	5No per m²
Hesperis matronalis	HEB MAT		CS	5No per m²
Heuchera 'Marmalade'	HEU PAL		CS	5No per m²
Iris ensata 'Variegata'	IRI VAR		CS	5No per m²
Nepeta 'Six Hills Giant'	NEP SIX		CS	5No per m²
Panicum 'Silver Queen'	PER AFF		CS	5No per m²
Saxifraga x urtum	SAX URB		CS	5No per m²
Climbers				
Climbers	Code	Size in cm	C Size	Density/Spacing
Cotoneaster horizontalis	COT HOR	60-80	C10	1m centres
Hedera hibernica	HEH HIB	60-80	CS	4No per m²
Hydrangea petiolaris	HYD PET	60-80	CS	4No per m²
Parthenocissus tricuspidata	PAR TRI	80-100	CS	4No per m²
Ground Cover				
Ground Cover	Code	Size in cm	C Size	Density/Spacing
Hedera hibernica	HEH HIB	60-80	CS	4No per m²
Hypericum x malarianum	HYP MOS		CS	4No per m²
Shrub Species to be Planted against Walls and Fences (no windows): Plant in single species groups of no less than 2, 3, 6No.				
Shrub Species	Code	Size in cm	C Size	Density/Spacing
Cotoneaster horizontalis	COT HOR	60-80	10L	3/m²
Elaeagnus ebbingei 'Limelight'	ELE EBB	60-80	10L	3/m²
Euonymus 'Emerald and Gold'	EUO GOL	30-40	10L	3/m²
Hydrangea macrophyllum 'Blue Wave'	HYD BLU	60-80	10L	2/m²
Hydrangea macrophyllum 'Lanarth White'	HYD WHI	60-80	10L	2/m²
Euonymus 'Silver Queen'	EUO SIL	30-40	10L	3/m²
Euonymus japonicus	EUO AUR	60-80	10L	3/m²
Aucuba japonica	AUC JAP	60-80	10L	3/m²
Gratiola littoralis	GRI LIT	60-80	10L	3/m²
Ilex aquifolium	ILE AQU	60-80	10L	3/m²
Phlox 'Red Robin'	PHO RED	60-80	10L	3/m²
Pyracantha 'Orange Glow'	PYR ORA	80-100	10L	3/m²
Viburnum tinus 'Eve Price'	VIB EVE	40-60	10L	3/m²

#### 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 water 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 Lindum 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 floor 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.

