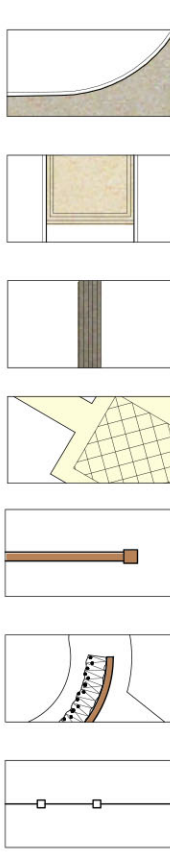


#### Hardworks



**Main Entrance Drive and Communal Drive Areas**  
Ultimate apron to be in with existing road surface. Exposed aggregate drive surface to be SuperCurburel Exposed in 'Silver' or similar to be approved. Reclaimed gritstone set kerbs, 75mm upstand, joints to be as narrow as possible - no motor visible.

**Private Driveways and Parking Areas**  
Proposed Tegula by Tolomere in 'Cedar' or 'Slate' set still with matching ironbanding, or similar to be approved. Kerbs to match.

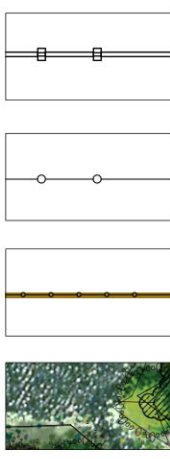
**Set Threshold**  
Bands of reclaimed gritstone setts, laid flush with adjacent surfacing. Motor joints to be as narrow as possible.

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

**Proposed Garden Walls**  
Block 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 ballasted timber retaining walls where necessary. Height to be 100mm above upper rail level. Timber to be stained black.

**High Timber Fence**  
1.8m high timber fence to form property divides. Vertical feather 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.

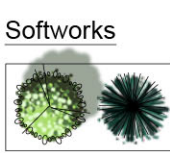


**Low Timber Fence**  
1m high timber fence. Vertical feather edge, close boarded with capping rail. Fence to be stained very dark brown. Timber gates to match.

**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 tapered timber posts with stock proof wire netting.

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



**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.

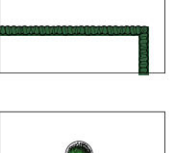
**Proposed Native Planting Mix**  
150-175cm feathered standards:  
30% Acer pseudoplatanus  
10% Alnus glutinosa  
10% Crataegus monogyna  
5% Quercus ilex  
30% Quercus robur  
10% Pinus nigra



**Proposed Hedge**  
H1: Low Beech Hedge, 90-120cm high, BR, planted at 5.0m, m in a double staggered row.  
H2: Low Yew Hedge, 1.2m high, 125-150cm high Taxus baccata, RB, planted at 3.5m, m in a single row.  
(Glossed liberals to be used where wind exposure prevents Yew or Beech establishing)

**Proposed Box Hedging**  
Boxus 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 100mm diameter Taxus baccata domecone, RB  
T4 1.5m high box aqueduct, ball on stem, 600mm base (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**  
P120.00  
E121.00

**Proposed Levels**  
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 decidua	AZA DEC	40-50	C10	250 per m <sup>2</sup>
Azalea japonica	AZA JAP	30-40	C10	350 per m <sup>2</sup>
Choisya 'Lemonade'	CHO SUN	40-60	C10	350 per m <sup>2</sup>
Cornus 'Elegantissima'	COR ELE	80-100	C10	250 per m <sup>2</sup>
Euonymus 'Silver Queen'	EYO SIL	30-40	C10	350 per m <sup>2</sup>
Hebe 'Majora'	HEB MAJ	40-60	C10	250 per m <sup>2</sup>
Hydrangea macrophylla 'Lanarth White'	HYD WHI	60-80	C10	250 per m <sup>2</sup>
Lavandula 'Hidcote'	LAV HID	30-40	C10	350 per m <sup>2</sup>
Lonicera pileata 'May Green'	LON MAY	40-60	C10	350 per m <sup>2</sup>
Philomena 'Lutetia'	PHI LUT	40-60	C10	350 per m <sup>2</sup>
Photinia 'Red Robin'	PHO RED	40-60	C10	250 per m <sup>2</sup>
Rhododendron 'Yakushimanum'	RHO HYB	40-60	C10	350 per m <sup>2</sup>
Skimmia japonica rubella	SKI RUB	40-60	C10	350 per m <sup>2</sup>
Skimmia (reversiana) 'Ruby King'	SKI REV	40-60	C10	350 per m <sup>2</sup>
Skimmia x confusa 'Kew Green'	SKI KEW	40-60	C10	350 per m <sup>2</sup>
Skimmia japonica 'Goldflame'	SKI GOL	40-60	C10	350 per m <sup>2</sup>
Viburnum davidii	VIB DAV	40-60	C10	350 per m <sup>2</sup>
Specimen Shrub Species				
Shrub Species	Code	Size in cm	C Size	Density/Spacing
Choisya ternata	CHO T	40-50	C10	150 per m <sup>2</sup>
Cotinus 'Royal Purple'	CO R	100-125	C10	150 per m <sup>2</sup>
Hydrangea 'White Wave'	HW	40-50	C10	150 per m <sup>2</sup>
Magirola stellata	MA	125-150	C20	150 per m <sup>2</sup>
Photinia 'Red Robin'	PI	125-150	C20	150 per m <sup>2</sup>
Pieris 'Forest Flame'	PI	40-50	C10	150 per m <sup>2</sup>
Prunus laurocerasus	PR	100-125	C10	150 per m <sup>2</sup>
Viburnum tinus	VI	100-125	C35	150 per m <sup>2</sup>
Herbaceous Species				
Herbaceous Species	Code	Size in cm	C Size	Density/Spacing
Acorus gramineus 'Ogon'	ACO OGO	40-50	C5	500 per m <sup>2</sup>
Euphorbia wulfenii	EUP WUL	40-50	C5	500 per m <sup>2</sup>
Euphorbia robur	EUP ROB	40-50	C5	500 per m <sup>2</sup>
Geranium 'Johnson's Blue'	GER JOH	40-50	C5	500 per m <sup>2</sup>
Hesperis matronalis	HES MAT	40-50	C5	500 per m <sup>2</sup>
Heuchera 'Marmalade'	HEU PAL	40-50	C5	500 per m <sup>2</sup>
Impatiens 'Violetta'	IMP VIO	40-50	C5	500 per m <sup>2</sup>
Nepeta 'Six Hills Giant'	NEP SIX	40-50	C5	500 per m <sup>2</sup>
Persicaria affinis	PER AFF	40-50	C5	500 per m <sup>2</sup>
Saxifraga x urbium	SAX URB	40-50	C5	500 per m <sup>2</sup>
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	C5	400 per m <sup>2</sup>
Hydrangea petiolaris	HYD PET	60-80	C5	400 per m <sup>2</sup>
Parthenocissus tricuspidata	PAR TRI	80-100	C5	400 per m <sup>2</sup>
Ground Cover				
Ground Cover	Code	Size in cm	C Size	Density/Spacing
Hedera hibernica	HEH HIB	60-80	C5	400 per m <sup>2</sup>
Hypericum x moserianum	HYP MOS	60-80	C5	400 per m <sup>2</sup>
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	C Size	Density/Spacing
Cotoneaster horizontalis	COT HOR	60-80	10L	3/m2
Elaeagnus ebbingei 'Lunelight'	ELE EBB	60-80	10L	3/m2
Euonymus 'Emerald and Gold'	EYO 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'	EYO SIL	30-40	10L	3/m2
Euonymus japonicus	EYO AUR	60-80	10L	3/m2
Aucuba japonica	AUC JAP	60-80	10L	3/m2
Griselinia littoralis	GRI LIT	60-80	10L	3/m2
Ilex aquifolium	ILE AQU	60-80	10L	3/m2
Photinia 'Red Robin'	PHO RED	60-80	10L	3/m2
Pyracantha 'Orange Glow'	PIR GRA	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 lawn 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 over 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.

#### PRECEDENT IMAGES

