

DWG NO. M2821.01I(iii)

**KEY & NOTES** 



Bitmac aprons to tie in with existing road surface. Exposed aggregate drive surface e.g. SuperColour® Exposed in 'Gravel' or similar to be approved. Reclaimed gritstone sett kerbs, 70mm upstand, joints to be as narrow as possible (butt-jointed)- no mortar visible. Private Driveways and Parking Areas
Proposed Tegula by Tobermore in 'Cedar' or 'Slate' sett infill with



Large Private Driveways e gravel with reclaimed gritstone sett kerbs, 70mm upstand.



Bands of reclaimed gritstone setts, laid flush with adjacent surfacing. Mortar joints to be as narrow as possible.
CG - Cattle grids to be laid at all junctions with the highway.



Pavement in Parking Areas



Proposed Paths, Patios and Steps
All to be surfaced with natural stone flags/setts 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 is if used in same material. Stone to be a minimum of 30mm thick in pedestrian areas and 70mm thick in vehicular areas (Village Square, Barns Courtyard and Village Hall)

Informal pathways to be Breedon Gravel Hoggin (or similar to be



achievable in narrow areas. Fogbrook gravel laid over weed suppressan fabric. Paths to be edged with tanalised timber where necessary. Metal edging to be used within the Barns Courtyard to edge gravel margins.

approved) surface with tanalised timber edging.



close boarded with capping rail. Fence to slope with natural ground gradients - no stepping. Fence to be stained very dark brown. Timber

Metal edging to be charcoal powder coated metal edges from Everedge

1.8m high timber fence to form property divides. Vertical feather edge,



1.1m high straight top, lamb proof metal estate railings, painted with Dulux estate eggshell paint, colour matched to Farrow & Ball 'Railings'. Gates to match where necessary.



Walls are to be either brick or slate depending on their location: W1 - High brick wall with buff stone coping, 1.8m high. Bricks to be Weinerberger 'Retro Barn Stock' or similar to be approved, piers to match. (Weinerberger: Helen Levell 07738 548745) W2 - High slate wall: 1.4m high tumbled natural Lake District slate with split face, stacked slate copings, piers to match, see image 1 W3 - High slate wall: 1.1m high tumbled natural Lake District slate with

split face, stacked slate copings, piers to match, see image 1 W4 - Low slate wall: 600mm high tumbled natural Lake District slate with split face, riven slate copings 50mm thick, piers to match.
W5 - 1.8m rendered wall (to match houses) with sawn slate copings W6 - 1m high rendered retaining wall with slate coping and estate railing on top (wall height to be 150m above upper ground level if retaining)
All piers to be 200mm above copings of adjacent walls or 200mm above height of adjacent hedge height unless labeled as below.
P1 - Pier: Circular feature piers/columns located in focal points, piers to be 1.4m high with a riven stone disc cap. P2 - Pier: Brick piers with buff sandstone caps. 75mm thick. Bricks to match high walls. Piers to be 1.2m high.
P3 - Pier: 2m high tumbled natural Lake District slate with split face, 75m

P4 - Pier: 1.4m high tumbled natural Lake District slate with split face, 75m thick riven slate cap



Existing Trees
To be retained



rees selected for seasonal variety, interest and form and tolerant of local conditions. 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.

AC - Acer campestre 'Elegant', 16-18cm girth, RB AL - Amelanchier Lamarkii (multi- stem), 2.5m high, CG AP - Acer platanoides, 16-18cm girth, RB BF - Betula 'Fascination', 16-18cm girth, RB BP - Betula pendula, 16-18cm girth, RB CB - Carpinus betulus, 16-18cm girth, RB CP - Crataegus prunifolia, 16-18cm girth, RB

CS - Castanea sativa, 16-18cm girth, RB GS - Gleditsia triacanthus 'Sunburst', 16-18cm girth, RB MF - Malus floribunda, 16-18cm girth, RB MS - Magnolia soulangeana, 2.5m, RB PCC - Pyrus calleryana 'Chanticleer', 20-25cm girth, RB PP - Prunus padus, 16-18cm girth, RB PPL - Prunus padus, 20-25cm girth, RB PU - Prunus umineko, 16-18cm, RB PT - Prunus 'Tai Haku', 20-25cm girth, RB

QP - Quercus palustris, 30-35cm girth, RB QR - Quercus robur, 20-25cm girth, RB SA - Sorbus aucuparia, 16-18cm girth, RB SE - Sorbus aria, 16-18cm girth, RB



Proposed Pleached Trees - PT Four year pleached heads, Carpinus betulus, 20-25cm girth, 2m clear



150-175cm feathered standard 0% Crataegus mongoyna 5% Quercus ilex

30% Quercus robur

1.5m high coniferous: 10% Pinus nigra

All to be planted at 4m centres with cane and ecostart rabbit guard (check guard is correct way up)

H1: High Yew Hedge, 2m high, 2-2.25m high Taxus baccata (A Grade), RB, planted at 2/lin. m in a single row
H2: Low Yew Hedge, 1.2m high, 125-150cm high Taxus baccata, RB, planted at 3.5/lin. m in a single row H3: High Beech Hedge, 1.5m high, 1.5-1.75m high Fagus sylvatica, BR, planted at 2.5/lin. m in a single row, front with estate railings where hedge H4: Low Prunus lusitanica Hedge, 80-100cm high, 10L/RB, planted at 2.5/lin. m in a single row
H5: Low Beech Hedge, 90-120cm high, BR, planted at 5/lin. m in a
double staggered row

All hedges to be lightly clipped to sides and tops to achieve final height once planted and promote bushy growth..

All hedges have been specified at the size and density required to form instant impact hedges at the final height as intended. Hedges to be maintained at heights as planted.

All evergreen hedges to be planted with leaky pipe irrigation to both front and back of hedgerow and connected to an automated watering system for the first two years after planting. Due to exposure, all Taxus hedges are to be sprayed with an anti-dessicant spray after first clipping to



Proposed Native Species Hedge Planted in Autumn at a rate of 5 per linear metre in a double staggered row, bareroot. Planted in species groups of 3-5 plants across both rows of the hedge. Rabbit guard (with cane) to be used, species and size chosen due to the potentially exposed conditions. Weeds to be controlled in first three years and plants to be checked periodically to check for fallen plants. Lightly trim on a 2-3 year rotation to promote a bushy habit. Plants to be of local provenance. Crataegus monogyna, 100-125cm : 60% Prunus spinosa, 40-60cm: 10% Rosa canina, 40-60cm: 10% Ligustrum vulgare, 40-60cm:10% Corylus avellana, 100-125cm: 10%

Proposed Box Hedging
Buxus sempervirens, 40-50cm high, planted at a rate of 3 per lin metre in a single row, clipped after planting to form an instant hedge.



T1 1m diameter Taxus baccata dome, RB Ta 2.5m high Taxus baccata, 2m diameter, 'bullet' or 'beehive', depending on nursery availability, RB T3 600mm diameter Taxus baccata dome, RB T4 1.5m high llex aquifolium, ball on stem, 600mm head (minimum), CG T5 1m square Taxus baccata cube, RB

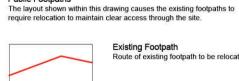
Range of plants selected for seasonal variety, colour and form.



Proposed Levels

Existing Levels

NOTE: Floor levels are subject to confirmation as part of the detailed Site Boundary



P120.00

E121.00

Proposed Footpath Route of new proposed alignment of relocated footpath

Existing Footpath
Route of existing footpath to be relocated



## 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

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.

Allow for the preparation of tree pits for new trees. Pits to be adequate in size to take

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 flora establishment as the grass will not be strong enough to resist the smothering effect

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

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.

## SUPERVISION OF WORKS AND APPROVED SAMPLE

**PLOTS** 

Detailed planting plans giving guidance an details of plant groupings, arrangements and planting practice will be drawn up with direct reference to this plan. The landscape contractor will plant the scheme in accordance with these

The landscape contractor will contact the Landscape Architect after the first 5 plots have been planted. Reasonable notice must be given. The Landscape Architect will visit the site to inspect the completed works. The approved plots will serve as a guide for the remaining works. Works should not proceed until this approval has been confirmed.

