

KEY & NOTES

Communal Drive Areas
Bitmac aprons to be in with existing road surface. Exposed aggregate drive surface e.g. Super-Courtesy Exposed or 'Cravel' or similar to be approved. Reclaimed gabbro set kerbs, 70mm upstand, joints to be as narrow as possible (but practical) - no mortar visible.

Private Driveways and Parking Areas
Proposed Tegula by Tolbomne in 'Ondar' or 'Slate' set infill with matching surroundband, or similar to be approved. Kottis to match.

Large Private Driveways
Loose gravel with reclaimed gabbro set kerbs, 70mm upstand.

Self Threshold
Bands of reclaimed gabbro 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
Fine grade bitmac.

Proposed Paths, Patios and Steps
All to be surfaced with natural stone flagstones and edged with matching natural stone setts where appropriate. Inset panels of square flags (in some instances) within patios laid to add interest. Stepping stones are to be used in narrow areas. Stone to be a minimum of 300mm thick in pedestrian areas and 700mm thick in vehicular areas (Village Square, Barns Courtyard and Village Hall).

Hoggin Footpaths
Informal pathways to be freeform Gravel Hoggin (or similar to be approved) surface with lanalised timber edging.

Public Footpath
2m wide gravelled path for pedestrians only, alignment delineated by a low post and rail fence on each side.

Golden Gravel
Proposed areas of loose gravel used as times and where grass is not achievable in narrow areas. Footpath gravel laid over weed suppressant fabric. Paths to be edged with lanalised timber where necessary. Metal edging to be used within the Barns Courtyard to edge gravel rampages. Metal edging to be charcoal powder coated metal edges from Everedge.

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

Stock Proof Fence
1.1m high lanalised timber post with stock proof wire, erected with Beech hedge on garden side.

Metal Estate Railing
1.1m high straight top, semi proof metal estate railings, painted with Dulux estate eggshell paint, colour matched to 'Arrow & Rail' railings. Gates to match where necessary.

Proposed Walls and Piers
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 Weenewenger Thetis Barn Stock or similar to be approved, piers to match. (Weenewenger - Helen Level 077345146745)
W2 - High state wall, 1.4m high finished natural Lake District slate with split face, stacked slate copings, piers to match, see image 1.
W3 - High state wall, 1.1m high finished natural Lake District slate with split face, stacked slate copings, piers to match, see image 1.
W4 - Low state wall, 600mm high finished natural Lake District slate with split face, even slate copings 500mm thick, piers to match.
W5 - 1.8m rendered wall to match houses with some slate copings 500mm thick.
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 coping of adjacent walls or 200mm above height of adjacent hedge height unless labelled as below.
P1 - Pier: Circular feature with stone pillars, piers to be 1.4m high with a even stone disc cap.
P2 - Pier: Brick piers with buff sandstone caps, 750mm thick. Bricks to match high walls. Piers to be 1.2m high.
P3 - Pier: 2m high finished natural Lake District slate with split face, 75mm thick even slate cap.
P4 - Pier: 1.4m high finished natural Lake District slate with split face, 75mm thick even slate cap.

Existing Trees
To be retained

Proposed Trees
Trees 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 site location. All trees to be double stated and of local provenance.
AC - Acer campestre 'Elegant', 16-18cm girth, RB
AL - Amandorcher Lammal (multi-stem), 2.5m high, CG
BF - Betula 'Fascinator', 16-18cm girth, RB
BP - Betula pendula, 16-18cm girth, RB
CB - Carpinus betulus, 16-18cm girth, RB
CN - Catalpa bignonioides 'Nana', 16-18cm girth, RB
CP - Crataegus pinnatifida, 16-18cm girth, RB
CS - Castanea sativa, 16-18cm girth, RB
CS - Cordelia 'Narcissus' 'Surrender', 16-18cm girth, RB
MF - Malus floribunda, 16-18cm girth, RB
MS - Magnolia soulangensis, 2.5m, RB
PCC - Prunus caryocarpa 'Charlesde', 20-25cm girth, RB
PP - Prunus padus, 16-18cm girth, RB
PPL - Prunus padus, 20-25cm girth, RB
PJ - Prunus 'Tara', 16-18cm girth, RB
PT - Prunus 'Tara', 20-25cm girth, RB
QP - Quercus pedunculata, 30-35cm girth, RB
GR - 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 stems, 1.4m min. wide, RB

Proposed Native Planting Mix
150-175cm feathered standards
30% Acer pseudoplatanus
10% Alnus glutinosa
10% Crataegus monogyna
5% Quercus ilex
5% Quercus petraea
50% Quercus robur
1.5m high conifers:
10% Pinus nigra
All to be planted at 4m centres with cane and ecostart rabbit guard (check guard in correct way up)

Proposed Hedges
H1: High Yew hedge, 2m high, 2.2-2.25m high Taxus baccata (A Grade), RB, planted at 20m in a single row.
H2: Low Yew hedge, 1.2m high, 120-150cm high Taxus baccata, RB, planted at 3.5m in a single row.
H3: High Beech hedge, 1.5m high, 1.5-1.75m high Fagus sylvatica, RB, planted at 2.5m in a single row, front with estate railings where hedge forms roadside boundary.
H4: Low Prunus laurocerasus hedge, 80-100cm high, 10-12m, RB, planted at 2.5m in a single row.
H5: Low Beech hedge, 80-100cm high, RB, planted at 50m in a double staggered row, front with estate railings where hedge forms roadside boundary/public footpath boundary.
All hedges to be lightly clipped to side and top 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 planned.
All evergreen hedges to be planted with leaky pipe irrigation to both front and back of hedges and connected to an automatic watering system for the first two years after planting. Due to exposure, all Taxus hedges are to be sprayed with an anti-desiccant spray after first clipping to minimise moisture loss.

Proposed Native Species Hedge
Planted in Autumn at a rate of 3 per linear metre in a double staggered row, backed. Planted in specific 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: 40%
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 linear metre in a single row, clipped after planting to form an instant hedge.

Proposed Topiary
T1 1m diameter Taxus baccata dome, RB
T2 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 box aquilum, ball or stem, 600mm head (minimum), CG

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

Proposed Lawn

Proposed Levels
P120.00
E121.00
Existing Levels

NOTE: Floor levels are subject to confirmation as part of the detailed road/drainage design

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.

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

As agreed with the management company.

PRECEDENT IMAGES

