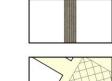
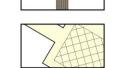
Main Entrance Drive and Communal Drive Areas Bitmac apron to tie in with existing road surface. Bitmac surface with Marshall's Conservation kerbs or similar to be approved.



Private Driveways and Parking Areas Tegula by Tobermore in 'Cedar' with kerbs, frames and threshold in 'Slate', or similar to be approved.



Sett Threshold
Bands 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. Inset panels
of square flags (in same material) within patios laid to add interest.



Proposed Garden Walls Brick walls and piers with stone copings as specified by Architect.



Boundary Treatments Walls, fences and railings in accordance with Architects proposals

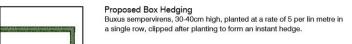


Proposed Trees
Trees selected for seasonal variety, interest and form and tolerant of local conditions, trees to be selected from the palette below. Nearby trees have been viewed to assess which species and varieties are most likely to tolerate this geographical location. All trees to be double staked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

AC - Acer campestre 'Elegant', 16-18cm girth, RB
AP - Acer platanoides, 16-18cm girth, RB
AL - Amelanchier Lamarkii (multi- stem), 2.5m high, CG
AH - Aeculus hippocastanum, 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
CS - Castanea sativa, 16-18cm girth, RB
CP - Crataegus prunifolia, 16-18cm girth, RB

CS - Castanea sativa, 16-18cm girth, RB
CP - Crataegus prunifolia, 16-18cm girth, RB
GS - Gleditisia triacanthus 'Sunburst', 16-18cm girth, RB
MF - Malus floribunda, 16-18cm girth, RB
PU - Prunus umineko, 16-18cm, RB
PP - Prunus padus, 16-18cm girth, RB
PS - Pinus sylvestris, 2-2.25m high, RB
QP - Quercus palustris, 20-25cm girth, RB
QR - Quercus palustris, 20-25cm girth, RB
SE - Sorbus aria, 16-18cm girth, RB
SA - Sorbus aria, 16-18cm girth, RB
TP(S) - Thuja plicata (small), 2-2.5m high, RB
TP(L) - Thuja plicata (large), 3.5-4m high, RB







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 pert planting season by trees, shrubs or hedging plants of 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

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

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

All new turf to be fine quality from Lindum or equivalent and laid in accordance with BS

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.

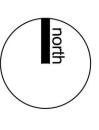
TREE INSPECTIONS
The trees should be inspected for disease and decay by a qualified arboriculturalist every 5 years.

MACCHACHACHACHACHACHACHACHACHACHACHACHACH	Proposed Box Hedging Buxus sempervirens, 30-40cm high, planted at a re a single row, clipped after planting to form an inste
	Proposed Shrub Planting

for tolerance to local conditions, seasonal

Proposed Lawn				
Schedule of Typical Shrub Speci	os: Plant in single	s species group	oc of 2.2 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
Choisya ternata 'Sundance'	CHO SUN	40-60	C10	3No per m²
Cornus 'Elegantissima'	COR ELE	80-100	C10	2No per m²
Euonymus 'Silver Queen'	EUO SIL	30-40	C10	3No per m²
Hebe 'Marjorie'	HEB MAR	40-60	C10	3No per m²
Hydrangea macrophylla 'Lanarth White'	HYD WHI	60-80	C10	2No per m²
Lavandula 'Hidcote'	LAV HID	30-40	C10	3No per m ²
Lonicera pileata 'May Green'	LON MAY	40-60	C10	3No per m²
Phlomis fruticosa	PHL FRU	40-60	C10	3No per m²
Photinia 'Red Robin'	PHO RED	40-60	C10	2No per m²
Rhododendron 'Yakushimanum'	RHO HYB	40-60	C10	3No per m²
Skimmia japonica rubella	SKI RUB	40-60	C10	3No per m²
Skimmia reevesiana 'Ruby King'	SKIREV	40-60	C10	3No per m²
Skimmia x confuse '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	Code	Size in cm	C Size	Density/Spacing
Choisya ternata	Ct	40-50	C10	1No per m ²
Cotinus 'Royal Purple'	Cr	100-125	C10	1No per m²
Hydrangea 'White Wave'	Hw	40-50	C10	1No per m ²
Magnolia stellata	Ms	125-150	C20	1No per m ²
Photinia 'Red Robin'	Pr	125-150	C20	1No per m ²
Pieris 'Forest Flame'	Pf	40-50	C10	1No per m ²
Prunus lusitanica	PI	100-125	C10	1No per m ²
Prunus lusitanica				
Prunus lusitanica Viburnum tinus	PI Vt	100-125 100-125	C10 C35	1No per m² 1No per m²
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DWG TITLE.

LANDSCAPE LAYOUT
PROJECT TITLE.
Highstile Gardens
DATE.
DRAWN BY.
12.2020 RC

DWG NO.
M3252-PA-01-V2
CLIENT.
G and MA Lawson
WORK STAGE. SCAL

