



Species rich wildflower meadow adjacent to the retained tall redural vegetation to enhance the natural habitat

Biodiversity enhancement achieved through species rich wet meadow and emergents

Sewer easement accommodated within wildflower meadow. No trees or shrubs

Native tree planting adds to the natural landscape design for the POS area

Trees flanking the footpath link create an attractive route with daffodils in the mown grass margins

turfed front garden

turfed rear garden

1800mm high featherboard timber fence

600mm wide concrete paving with gravel margin

block paving driveway

Smaller feature shrubs close to the houses and low groundcover adjacent to the paths and car door opening zones

Evergreen flowering hedges delineate the front gardens with avenue trees

Existing hedge retained and protected with gaps infilled

Informal Alder tree groups in the wet meadow to the SuDS margins

Native hedge and trees extended with mixed species to extend the linear habitat

North section of hedge overgrown as tree line with large gaps. Gaps infilled to restore continuous hedge

Small canopy trees combine to create an avenue to the access road streetscape

Low flowering shrubs closer to the houses with emergent specimens

Narrow canopy fastigate Hornbeam flank the entrance to the shared drive to add a sense of semi-privacy to plots 18 and 19

Ornamental flowering hedge creates an attractive boundary

Landscape feature with bold flowering shrubs and central specimen

Flowering shrubs to fence line

Wildflower grass in front of native hedge for habitat diversity

Existing hedge extended with native trees

Native Hawthorn and mixed species hedge to create a natural boundary and extend the linear habitat

Avenue of Whitebeam trees creates a distinct sense of place for the housing area and frames the view to the landscape feature

Mown grass with band of Daffodils to the rear and species rich wildflower grass behind adjacent to the native hedgerow to diversify the ecology

Arc of emergent specimen shrubs with flowering shrubs beneath to create a bold entrance feature

Junction sightlines accommodated with mown grass frontage and arc of Daffodils to the rear to add Spring colour

| Type | Key | Specification | No/SQ.M. |
|---|---------|----------------------|----------|
| TREES | | | |
| Betula pendula | BP | RB 8-10cm | N/A |
| Carpinus betulus Fastigiata | CB | RB 8-10cm | N/A |
| Crataegus prunifolia | CP | RB 8-10cm | N/A |
| Malus Red Sentinel | MR | RB 8-10cm | N/A |
| Prunus avium | PA | RB 8-10cm | N/A |
| Prunus 'Pink Perfection' | PP | RB 8-10cm | N/A |
| Sorbus aria Lutescens | SA | RB 8-10cm | N/A |
| SPECIMENS | | | |
| Amelanchier lamarckii | AL | C10 | N/A |
| Phormium tenax Variegata Sundowner | PS | C10 | N/A |
| Phormium Yellow Wave | PY | C10 | N/A |
| Eleagnus pungens Maculata | EP | C10 | N/A |
| Euonymus Green Spire | EG | C10 | N/A |
| Pinus mugo | PM | C10 | N/A |
| Syringa vulgaris | SV | C10 | N/A |
| SHRUBS & HERBACEOUS | | | |
| For all C2 read C2 or C3 | | | |
| Berberis Atropurpurea Nana | Ba | C2, 20-30cm | 3 |
| Bergenia cordifolia | Bc | C2, 20-30cm | 5 |
| Ceanothus 'Autumnal Blue' | Ca | C2, 30-40cm | 3 |
| Cistus Silver Pink | Cs | C2, 30-40cm | 3 |
| Cornus alba Elegantissima | Ce | C2, 20-30cm | 3 |
| Cotoneaster lacteus | Cl | C2, 30-40cm | 3 |
| Cytisus praecox 'All Gold' | Cy | C2, 20-30cm | 3 |
| Euonymus fortunei 'Emerald Gaiety' | Ee | C2, 20-30cm | 5 |
| Euonymus Blundy | Eb | C2, 20-30cm | 5 |
| Escallonia 'Red Elf' | Er | C3, 30-40cm | 4 |
| Hebe sutherlandii | Hs | C2, 20-30cm | 3 |
| Hebe 'Autumn Glory' | Hg | C2, 20-30cm | 3 |
| Hebe 'Blue Gem' | Hb | C2, 20-30cm | 3 |
| Hebe marjorie | Hm | C2, 20-30cm | 3 |
| Heuchera mic. 'Palace Purple' | He | C2, 20-30cm | 5 |
| Lonicera nitida 'Maigreen' | Ln | C2, 20-30cm | 3 |
| Potentilla Elizabeth | Pe | C2, 20-30cm | 5 |
| Rosemary officinalis prostratus | Ro | C2, 20-30cm | 3 |
| Senecio sunshine | Ss | C2, 20-30cm | 3 |
| Skimmia Rubella | Sr | C2, 20-30cm | 3 |
| Spiraea japonica 'Goldflame' | Sj | C2, 20-30cm | 3 |
| Viburnum davidii | Vd | C2, 20-30cm | 3 |
| Vinca minor Atropurpurea | Vm | C2, 20-30cm | 4 |
| ORNAMENTAL HEDGE | | | |
| Eleagnus ebbingei | EEH | C3, 30-40cm | 4/m |
| Ligustrum ovalifolium Aurea | LOH | C3, 30-40cm | 4/m |
| NATIVE HEDGE | | | |
| | NBH | 5lin. m. double row | % MIX |
| Prunus spinosa | Pru spi | BR, 45-60cm | 13 |
| Crataegus monogyna | Cra mon | BR, 45-60cm | 70 |
| Ilex aquifolium | Ile aqu | C3, 45-60cm | 5 |
| Corylus avellana | Cor ave | BR, 45-60cm | 5 |
| Rosa canina | Ros can | BR, 45-60cm | 5 |
| Lonicera periclymenum | Lon per | C2, 60-90cm | 2 |
| HEDGEROW AND SUDS AREA TREES | | | |
| Ainus glutinosa | AG | BR, 2-2.5m feathered | N/A |
| Acer campestre | AC | BR, 2-2.5m feathered | N/A |
| Sorbus aucuparia | SAU | BR, 2-2.5m feathered | N/A |
| BULBS | | | |
| Narcissus King Alfred or similar (Daffodil) | N | | As Shown |

MARGINALS

Iris pseudacorus 9/ sq.m. % MIX

Filipendula ulmaria 9cm plugs 70

Filipendula ulmaria 9cm plugs 20

TOPSOIL CULTIVATION In accordance with BS 3882. Apply glyphosate herbicide prior to cultivation and allow the recommended period before further action. Ensure ground is free draining by breaking up subsoil and installation of drainage as required. Do not work the soil in frozen or waterlogged condition. Remove any debris and stones greater than 50mm from surface and cultivate to suitable till for planting. Rake surface to achieve required level flush with adjacent paving for turf and 50mm below for planting to allow for mulch layer and smooth flowing contours for open space areas without hollows or soft areas. Topsoil depths to be minimum 150mm for grass and 450mm for planting and at least 300mm of suitable subsoil beneath the topsoil layer. Site topsoil to be supplemented with imported topsoil in accordance with BS 3882. Shrub beds in grass areas to be neatly cut to layout shown.

PLANTING Plant material shall conform to the National Plant Specification and be healthy, vigorous specimens, well rooted but not pot bound, free from pests and disease, hardy and undamaged by transport operations in accordance with HTA 'handling and establishing landscape plants'. Planting and turfing to be in accordance with BS 3936 and 4428. Plant species substitutes will be permitted to accommodate availability and to include stock of particular good quality in nursery provided these are of a similar habit, size, colour, value etc and that they are approved in advance by the Landscape Architect. Native species to be local provenance. Bare root and rootballed plants to be planted between November and March. Backfill of planting holes and tree pits to be excavated topsoil with 25% by volume tree and shrub planting compost. Shrub pits to be generally 300 x 300 x 300mm or 75mm wider and deeper than the root spread. Tree pits to be 900 x 900 x 600mm or 150mm wider than the root spread. Stakes to be two 75mm diameter pointed stakes driven until firm and trimmed to 900mm above G.L. with 50 x 100mm crossbar screwed to stakes. Rubber tree cushion nailed to crossbar and rubber tree belling nailed to secure tree. Single 75mm diameter stake for bare-rooted trees with rubber tree belling with spacer. Apply slow release fertiliser (16:10:10) at rate of 100g/ sq.m. to planting areas and 250g per tree. Thoroughly water planting.

PLANTING DENSITIES/ SETTING OUT Refer to the Planting Schedule for densities. Where a bed is indicated as mixed species on the plan, the area should be divided equally between the species shown and the relevant density for that species applied to that proportion of the bed. Taller species to the rear of the bed and smaller species to the front planted in bold groups of single species and not mixtures unless clearly requested on the plan annotations.

TREE RABBIT GUARDS If rabbit activity is noted in the area and guarding is authorised each bare-rooted native plant hedge plant to receive a 12/14 weight 900mm cane and 60cm clear spiral guard. Trees to receive 90cm spiral guard. If extensive rabbit activity is observed rabbit fencing to ornamental areas will be required as directed by the Landscape Architect.

MULCH Spread 50mm layer of general purpose bark mulch, free from large sticks, and debris over all shrub areas, 800mm wide strips for hedging and 800mm diameter circles for tree pits in grass with neatly trimmed edge.

TURFING Following cultivation preparation specified above supply and lay Rolawn Hailstone turf or similar approved with staggered joints close butted to uniform levels to finish 25mm above adjacent paving levels once well tamped down. Use sharp sand spread on surface to achieve fine tuning of levels. Thoroughly soak turf on completion and ensure regular watering is arranged until the turf has rooted. Do not turf in waterlogged or frozen conditions.

SEEDING AMENITY GRASS. Following cultivation preparation specified above apply Cropwise low maintenance amenity mix or similar approved at a rate of 35gms/ sq.m. and roll with quad or hand drawn ballast grass roller. Apply water with sprinkler hose in dry conditions to ensure germination. Levels to be flush with adjacent paving following firming and settlement of topsoil. Further stone-picking, top-dressing and re-seeding of bare patches to ensure uniform, level grass is established. Re-roll as required at first cut stage.

SEEDING WILDFLOWER GRASS. Preparation as for amenity grass followed by sowing Emergate Seeds mixes at 4 gms/ sq.m. in accordance with suppliers recommendations between March and September and roll. Mix EM8 to the SUDS margins, EM1 for the general meadow areas.

LANDSCAPE MAINTENANCE. Any plants which fall within 5 years to be replaced in the season following failure to the original specification. Check and adjust stakes and ties every month, and remove stakes in year 5 when trees are suitably stable. Prune trees and shrubs once each year - formative prune to encourage good habit. Apply fertiliser once in Spring each year to grass 40gms/ sq.m. Apply fertiliser once in Spring each year to shrubs 20gms/ sq.m - Osmocote slow release. Top up bark mulch to 50mm depth annually. Check for pests and diseases - treat as required. Water as required all landscape areas. Mow grass 18 times annually and remove arisings, trim edges. Apply selective herbicide and moss killer to grass as required. Re-seed, top dress and aerate lawns as required to maintain grass in good condition. Collect rake off wildflower grass twice annually. Collect litter from all landscape areas monthly. Apply Glyphosate herbicide to hard paved areas as required.

Rev B 08.02.24 Layout revised
Rev A 06.02.24 Layout revised

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Washington Homes
Moor Row Whitehaven
Landscape Plan

DRAWING NO: WW/L01 B

SCALE: 1:250 @ A1

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