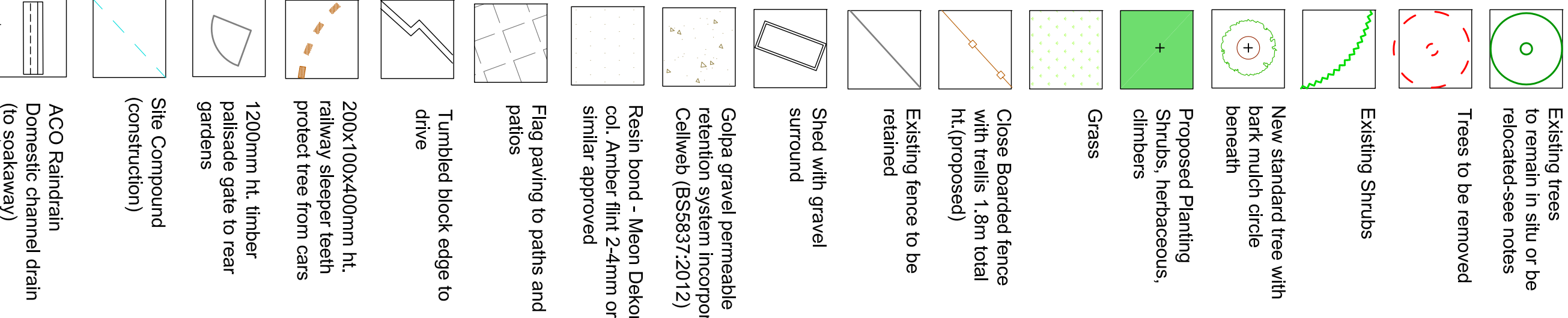


KEY



Project:	3 Southdown Road
Drawing Title:	Landscaping Proposals & Planting Plan
Purpose:	Planning
Dwg. No.	1022-5300
Scale:	1:100 @ A1
Date:	20-May-2017

Specification:
Landscaping Implementation Guidelines.
The planting scheme for the whole site shall be carried out prior to occupation of the building or during the first planting season following the full completion of building works, whichever is sooner.

All planting and landscaping operations should comply with the requirements specified in BS 3936 (1992) Nursery Stock Part One, BS 4428 (1989) Code of Practice for General Landscaping Operations (excluding hard surfaces) and BS8545 Trees from nursery to independence in the landscape.

Any plant species shown on the approved landscaping scheme which within a period of 5 years from the completion of the development dies, is removed or in the opinion of the LPA becomes seriously damaged or diseased shall be replaced in the same place in the next planting season with identical species unless the LPA gives written consent to any variation.

Proposed Tree Planting:

Garden tree to be supported using softwood stakes @ 5cm diameter @ 180cm length and should be driven into the ground to knee-height with ties and horizontal cross support.

Tree pit size to conform to BS8545 'Trees from Nursery to Independence in the Landscape' dug to adequately accommodate root ball.

Proposed Shrub Planting:

Shrub planting to be planted in 450mm depth planting beds, smaller shrubs 400mm depth or to easily accommodate pot depth, comprising minimum of 150mm topsoil, 250mm clean subsoil, plus 20-75mm organic compost mulch, adjust as necessary. Ensure circular area around trees and specimen shrubs in lawns to be mulched.

NB Cultivation of plant beds beneath tree canopy to be carefully dug by hand with soil amelioration carried out that does not raise soil levels over existing

Proposed Seeding / Turfing

Seeding and turfing to be carried out in the first available seeding / turfing season following the occupation of the building or the completion of the development (whichever is sooner) in a minimum 150mm depth of clean topsoil.

Additional Notes:

Allow for removal and maintenance including watering of plant stock to be used as part of new scheme.

Planting Proposals - Vision

The planting scheme aims to provide additional planted enhancements to what is already an attractive setting for the proposed dwellings. At the front there is an existing Tulip tree which is located to the north of Plot 2, some shrub planting to the site and front of the dwellings have been selected to flower in shelter conditions. Small shrub beds at the side of the driveway and in the rear gardens contain fragrant, drought resistant planting with long flowering seasons and interesting mostly evergreen foliage and attractive seed heads.

Trees to be Relocated and Protected

All fruit trees to be retained - a re-sapplied (see above). The Tulip tree (T1) is to be retained and protected during the construction phase of the project in accordance with BS5837:2012. As the RPA of this tree is in a large proportion of the parking area to the front of the houses, it is proposed that a gravel filled grid system of surfacing is used as a permanent permeable surface to the front of the house. All other trees on site are to be retained with softwood stakes carried out prior to occupation of site in accordance with BS3998:2010 with some crown lifting and thinning of the canopy of the Tulip tree to be carried out by a qualified arboriculturalist.

Existing Trees to be Relocated and Protected
All fruit trees to be retained - a re-sapplied (see above). The Tulip tree (T1) is to be retained and protected during the construction phase of the project in accordance with BS5837:2012. As the RPA of this tree is in a large proportion of the parking area to the front of the houses, it is proposed that a gravel filled grid system of surfacing is used as a permanent permeable surface to the front of the house. All other trees on site are to be retained with softwood stakes carried out prior to occupation of site in accordance with BS3998:2010 with some crown lifting and thinning of the canopy of the Tulip tree to be carried out by a qualified arboriculturalist.

Existing Trees to be Relocated and Protected
The only tree to be relocated in the ornamental Acer that is unfortunately in conflict with Plot 2

Tree Protection Method
See drawing No. 1022 - 5400 Tree Protection Plan

PLANT SCHEDULE

Species	Specification and Pot Size.	No.
Tree Planting: Amelanchier lamarckii Robin Hill	14-16cm girth semi-mature, 3-3.5m height, RB or CG	As shown 1
Fruit Tree: Apple - 'Braeburn'	'Stepover'	10 IL CG 1
Shrub Planting: Abelia xgrandiflora Cistus xpurpureus Cytisus praecox 'Albigold' Cytisus praecox 'Lena' or 'Goldfinch' (orange/red) Euonymus fortunei Emerald 'n Gold'	30-40cm, well developed, bushy 20-30cm, well developed, bushy 30-40cm, well developed, bushy 30-40cm, well developed, bushy 30-40cm, well developed, bushy 15-20cm, well developed, bushy	3 IL CG 2 2 IL CG 11 2 IL CG 11 2 IL CG 10 2 IL CG 10
Hypericum xindorum 'Elsiead'	20-30cm, well developed, bushy	2 IL CG 11
Lonicera nitida Baggesse's Gold'	15-20cm, well developed, bushy	2 IL CG 4
Pittosporum 'Tom Thumb' Potentilla 'Red Robin'	15-20cm, well developed, bushy 30-40cm, well developed, bushy	2 IL CG 8 2 IL CG 10
Ribes sanguineum Skimmia japonica Rudbeckia	25-30cm, well developed, bushy 10-20cm, well developed, bushy	3 IL CG 7 2 IL CG 10
Herbaceous: Achimillea mollis Bergenia cordifolia Geranium macrorrhizum Heuchera 'Palace Purple' Liriope muscari	1 IL CG 7 1 IL CG 16 1 IL CG 7 1 IL CG 7 1 IL CG 7	
Climbers: Vitis vinifera 'Purpurea'	60-90cm, caned, 2 breaks lower 15cm	As shown 1

MATERIALS SPECIFICATION

Driveway to be surfaced with DekoGrip resin bound materials in cool. Haybale from parking court to be surfaced with Gola gravel retention system (600x330x38mm) with gravel infill - 6-10mm angular (to depth of 38mm) laid over 25mm depth sharp sand, and Cellweb 75-200mm (depth to be confirmed) Cellweb base, using clean angular stone Type 4 / 20 www.geosyn.co.uk

Cellweb in Root Protection Area of Tulip Tree - in accordance with BS5837:2012

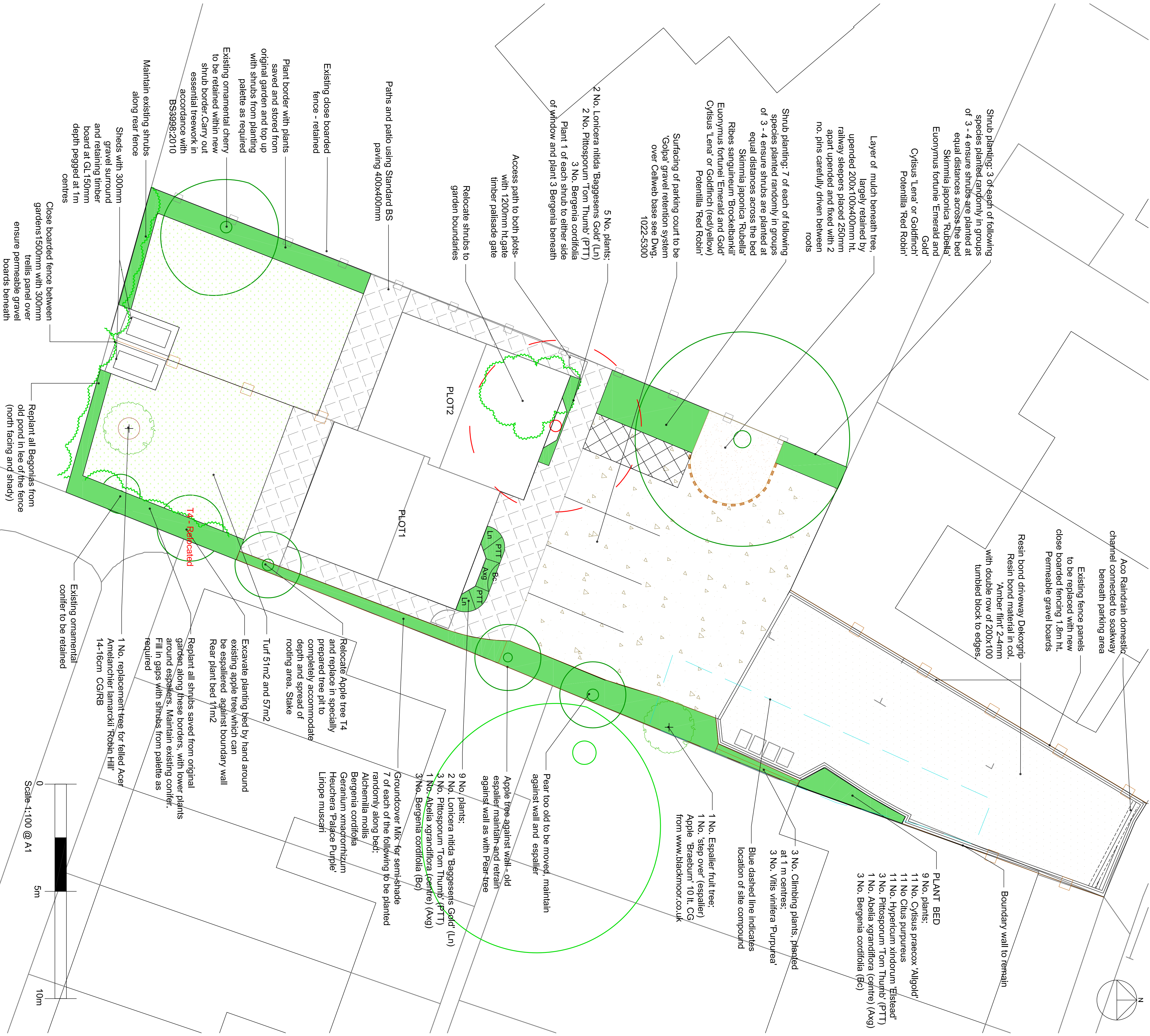
Standard BS 400mmx400mm flag paving in cool beige.

Turned block such as Marshalls 'Tregul' 100x200 to be laid to edges of driveway in double row

Protective edge to stem of tulip tree to prevent conflict with reversing vehicles; semi-circular form comprising upended railway sleepers (200x100mm tanalised softwood sleepers) cut to 400mm lengths and fixed into ground using 2 no. ss pins, inserted into Cellweb to a min. depth of 200mm-sleepers to be placed 350-400mm apart in semi-circular formation.

Close boarded fencing to 1500mm ht. with 300mm trellis tops with permeable gravel boards to allow free movement of small mammals and birds.

Trellis wires 'Gripole Support System' from Harrod International www.harrodhorticulture.com to support espaliered fruit trees and climbers along wall to boundary of Plot 1



Aco Raindrain domestic channel connected to soakway beneath parking area

Existing fence panels to be replaced with new close boarded fencing 1.8m ht. Permeable gravel boards

Resin bond driveway DekoGrip Resin bond material in cool. Amber flint 2-4mm with double row of 200x100 tumbled block to edges.

Boundary wall to remain

PLANT BED
9 No. plants:
11 No. Cytisus praecox 'Albigold'
11 No. Cytisus purpureus
11 No. Hypericum xindorum 'Elsiead'
3 No. Pittosporum 'Tom Thumb' (PTT)
1 No. Abelia xgrandiflora (Axx)
3 No. Bergenia cordifolia (Bc)

3 No. Climbing plants, planted at 1 m centres:
3 No. Vitis vinifera 'Purpurea'

Blue dashed line indicates location of site compound

1 No. Espalier fruit tree:
1 No. 'step over' (espalier) Apple 'Braeburn' 10 IL CG from www.blackmoor.co.uk

Pear too old to be moved, maintain against wall and espalier

Apple tree against wall - old espalier maintain and retain against wall as with Pear tree

9 No. plants:
2 No. Lonicera nitida Baggesse's Gold (Ln)
2 No. Pittosporum 'Tom Thumb' (PTT)
1 No. Abelia xgrandiflora (Axx)
3 No. Bergenia cordifolia (Bc)

Groundcover mix - for semi-shade 7 of each of the following to be planted randomly along bed:
Achimillea mollis
Bergenia cordifolia
Geranium xmacrorrhizum
Heuchera 'Palace Purple'
Liriope muscari

Relocate Apple tree T4 and replace in specially prepared tree pit to completely accommodate depth and spread of rooting area. Stake

Excavate planting bed by hand around existing apple tree which can be espaliered against boundary wall

Rear plant bed 17m2

Relocate all shrubs saved from original garden, along these borders, with lower plants around espaliers. Maintain existing conifer. Fill in gaps with shrubs from palette as required

1 No. replacement tree for felled Acer Amelanchier lamarckii 'Robin Hill' 14-16cm CG/RB

Existing ornamental conifer to be retained

Relocate all Begonias from old pond in lee of the fence (north facing and shady)

Close boarded fence between gardens 1500mm with 300mm trellis panel over ensure permeable gravel boards beneath

Sheds with 300mm gravel surround and retaining timber board at GL 150mm depth pegged at 1m centres

Plant border with plants saved and stored from original garden and top up with shrubs from planting palette as required

Existing ornamental cherry to be retained within new shrub border. Carry out essential tree work in accordance with BS3988:2010

Maintain existing shrubs along rear fence

Shrub planting: 3 of each of following species planted randomly in groups of 3 - 4 ensure shrubs are planted at equal distances across the bed
Skimmia japonica 'Rubella'
Euonymus fortunei 'Emerald and Gold'
Cytisus 'Lena' or 'Goldfinch'
Potentilla 'Red Robin'

Layer of mulch beneath tree, largely retained by upended 200x100x400mm ht. railway sleepers placed 250mm apart upended and fixed with 2 no. pins carefully driven between roots

Shrub planting: 7 of each of following species planted randomly in groups of 3 - 4 ensure shrubs are planted at equal distances across the bed
Skimmia japonica 'Rubella'
Ribes sanguineum 'Brookbankii'
Euonymus fortunei 'Emerald and Gold'
Cytisus 'Lena' or 'Goldfinch' (red/yellow)
Potentilla 'Red Robin'

Surfacing of parking court to be Gola gravel retention system over Cellweb base see Dwg. 1022-5300

2 No. Lonicera nitida Baggesse's Gold (Ln)
2 No. Pittosporum 'Tom Thumb' (PTT)
3 No. Bergenia cordifolia
Plant 1 of each shrub to either side of window and plant 3 Bergenia beneath

Access path to both plots - with 1200mm ht. gate timber palisade gate

Relocate shrubs to garden boundaries

Paths and patio using Standard BS paving 400x400mm

Existing close boarded fence - retained