

KEYPLAN

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EXISTING

- Root Protection Zone. Existing tree to be retained and protected during construction.
- Proposed allignment of 1.2 m wide footpath (to be undertaken by local Planning Authority)
- Easement on Approved Planning Drawing. Area set aside for future footpath connection
- Existing vegetation to be retained
- 40 — Standard car parking bay (2400x4800mm) vp - visitor space

PROPOSED HARD LANDSCAPE TREATMENT

- Bitumen macadam road surface with standard and dropped kerbs where required. Colour: black
- Bitumen macadam pedestrian surface with conservation pin kerb Colour: black
- Concrete block surfacing to domestic drives and parking areas. 200x100x80mm, laid herringbone. Colour: Red brindle.
- Concrete block surfacing to access road and parking courts. 200x100x80mm, laid herringbone. Colour: Purbeck
- Concrete slab paving to paths and patios. 600x600, 600x400 and 400x400mm. Colour: Buff. Riven finish
- Sett paved rumble strip. Granite 'conservation' setts. 100 x100mm laid stack bond. Colour: silver grey

PROPOSED BOUNDARY TREATMENT

- 1.8m ht. vertical close-board timber fence with matching single gate. Timber treated. Fences to have labeled 'hedgehog holes' approx. 13cm/13cm to allow interconnectivity between gardens.
- 400mm high softwood timber knee rail. To protect communal grass areas
- 1.2m high timber post and rail fence Sussex Cleft Chestnut left natural
- 1.8m ht. brick wall with gates as per architect's detail. Walls screened with climbing plants on wire supports.
- 0.6m ht. brick wall as per architect's detail

PROPOSED PLANTING

- Specimen Tree 12-14cm girth. Refer to tree planting schedule for species and size.
- Specimen Tree 14-16cm girth. Refer to tree planting schedule for species and size.
- Native shrub planting. Refer to planting schedule for details
- Ornamental shrubs & ground cover bed. Refer to planting schedule for details
- Specimen shrub / multi-stem for accent. Refer to planting schedule for species and size
- Climbing plants to screen walls/ fences. Supported by canes or wires as necessary. Refer to planting schedule for species and size

HEDGES

- 1.2m ht. native hedgerow
- 1.2m ht. evergreen hedge, clipped to form a neat, compact hedge

GRASS SEEDING

- Turf — Turf to BS3969 (Medalllion 125 or similar) Refer to Planting Plan for turf specification / laying.
- A2 — Quality Lawn seeding (A2, Germinal or similar)
- A6 — Amenity Grass (A6 Supreme Shade, Germinal or similar)
- A18 — Road Verge (A18, Germinal or similar)
- EM4 — Wildflower grass seeding (ecological mitigation). Emorsgate EM4 - Meadow mixture for clay soils.
- Bulb — Bulbs planting to create naturalistic drifts under and around existing trees in POS. Grass under existing trees to be managed and cut to promote wildflower (bulb) establishment. Refer to planting schedule for bulb species mix.

EXTERNAL LIGHTING SCHEME

- 900mm -1m ht. low level lighting bollards (with directional deflectors in accordance with ecologist recommendations): External lighting scheme shall be developed by lighting designer and fixtures / lux levels agreed with Ecologist.

NOTES:

This plan to be read in conjunction with the following documents:

- 1896-TF-00-00-DR-L-3001 and 3002 Planting Plans

Design

- Position of new trees have been checked against engineers drainage and services layout (ducts, pipe work and cables).Tree positions fixed to avoid conflict and further advice be obtain should a change of position be proposed during construction.
- All new tree planting pits to contain root barrier (e.g. Green Blue Urban's RootDirector unit RD1050 or similar). 300mm wide maintenance strip to be included against building where grass or planting abuts walls
- All paving levels set to 1:40 cross falls for drainage; all drainage channels, gulleys and service covers shall be installed to match paving direction (perpendicular to building facade). Individual covers shall be set within soft or within hard landscape - locally adjust paving to avoid any partially set covers.
- Soft landscape slope gradients shall not exceed 1:3 gradient for safe future maintenance
- External watering points shall be installed at appropriate locations for future cleaning & maintenance.
- Structural & civil aspects of all paving, walls, fences, railings, balustrade guarding and other features to be designed and calculated by an appropriate engineer

north 0m 5m 10m

rev.	date	by	chk	notes
P03	15.12.17	AC	KB	Drawing issued for planning submission.
P02	02.11.17	AC	KB	Drainage Layout incorporated, New tree / shrub planting adjusted to avoid clashes.
P01	03.10.17	AC	AG	Preliminary layout, First issue.

drawing notes	Do not scale from this drawing. Figure dimensions only to be taken from this drawing. All dimensions to be checked on site. The original version of this drawing was produced in colour - monochrome copies should not be relied upon to accurately reflect all drawing elements. **This drawing has been prepared for planning purposes only and should not be used for quantification, tender or construction.**
purpose of issue	PLANNING, CONDITION 21
project	CRAYFERN HOMES, 251 PAGHAM ROAD & LAND R/O, PAGHAM. HAMPSHIRE
drawing title	Landscape General Arrangement (West)
drawing no.	1896-TF-00-00-DR-L-1001 P03

scale	1:250 @ A1	date	28.09.17	drawn by	AC	checked by	AG

terrafirma LANDSCAPE ARCHITECTS
Address: Cedar Court, 5 College Street, Petersfield, Hampshire GU31 4AE
Tel: +44 (0)1730 262 060 Fax: +44 (0)1730 262 050
Web: www.terrafirmaconsultancy.com
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