Hardworks

Main Entrance Drive and Communal Drive Areas
Bitmac apron to tie in with existing road surface. Exposed aggregate drive surface e.g. SlopeConcrete® Exposed in 'Cream' or similar to be approved. Reclaimed gritstone setts kerbs, 70mm sunland, joints to be as narrow as possible - no mortar visible.

Private Driveways and Parking Areas
Proposed Tegula by Tobermore in 'Cedar' or 'Slate' set stitt with matching trimes/banding, or similar to be approved. Kerbs to match.

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 with matching natural stone setts where appropriate. Inset panels of square flags (in same material) within patios laid to add interest. Stepping stones if used in same material.

Proposed Garden Walls
Brick walls and piers with stone copings. Brick to be specified by the architect. Stone cope 75mm depth to match building sills. Piers to be 2 brick courses above wall height. Retaining walls to be 150mm above upper soil level, walls to be floated with hogging or shrub planting where possible.

Proposed Walls and Piers along Roadside
Red sandstone wall of local vernacular with piers to match, max 2m high, retaining walls to be 150mm above upper soil level

High Timber Fence
1.8m high timber fence to form property divides. Vertical feather 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. Fences to steps down to 1.8m high where possible, e.g when on top of retaining wall and towards to the rear of rear gardens

Timber Post and Stock Proof Fence
1.1m high round tanalised timber posts with stock proof wire netting.

Softworks

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 the Hillside location. All trees to be double staked and of local provenance.
AC - Acer campestre 'Elegant', 16-18cm girth, RB
AP - Acer platanoides, 16-18cm girth, RB
AL - Amelanchier Lamarkii (multi-stem), 2.5m high, CG
BF - Betula 'Fascination', 16-18cm girth, RB
CB - Carpinus betulus, 16-18cm girth, RB
CF - Crataegus prunifolia, 16-18cm girth, RB
GS - Gleditsia triacanthos 'Sunburst', 16-18cm girth, RB
MF - Malus floribunda, 16-18cm girth, RB
PP - Prunus padus, 16-18cm girth, RB
PS - Prunus sylvestris, 2-2.25m high, RB
QP - Quercus palustris, 20-25cm girth, RB
QR - Quercus robur, 16-18cm girth, RB
SE - Sorbus aria, 16-18cm girth, RB
SA - Sorbus aucuparia, 16-18cm girth, RB

Proposed Hedges
All hedges to be Griselinia littoralis (unless annotated at Native Species Hedge) due to the exposed, coastal location.
1m high, 3 per linear metre planted in a single line. CG

Proposed Low Hedging
Ilex crenata 'Green Gloy', 30-40cm high, planted at a rate of 5 per lin metre in a single row, clipped after planting to form an instant hedge.

Proposed Shrub Planting
Range of plants selected for seasonal variety, colour and form. See schedule for typical species, sizes and densities.

Proposed Lawn

Proposed Levels / **Existing Levels**
P123.00
E121.00

Visibility splays

Metres
05 10 15 20 25 30 35 40 50
SCALE 1:500

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 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 minimum of 450mm in shrub borders + 150mm in turfed 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 4428 (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

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 f2 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.

Schedule of Typical Shrub Species: Plant in single species groups of 2,3 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	3No per m²
Lavandula 'Hidcote'	LAV HID	30-40	C10	3No per m²
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 YYB	40-60	C10	3No per m²
Skimmia japonica rubella	SKI RUB	40-60	C10	3No per m²
Skimmia reevesiana 'Ruby King'	SKI REV	40-60	C10	3No per m²
Skimmia x confusa '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	Ch	40-50	C10	1No per m²
Cotinus 'Royal Purple'	Cr	100-125	C10	1No per m²
Hydrangea 'White Wave'	Hw	40-50	C10	1No per m²
Magnolia stellata	Ms	125-150	C20	1No per m²
Photinia 'Red Robin'	Pr	125-150	C20	1No per m²
Pieris 'Forest Flame'	Pf	40-50	C10	1No per m²
Prunus lusitanica	Pl	100-125	C10	1No per m²
Viburnum tinus	Vt	100-125	C25	1No per m²

Herbaceous Species	Code		C Size	Density/Spacing
Acorus gramineus 'Ogon'	ACO OGO		C5	9No per m²
Euphorbia wulfenii	EUP WUL		C5	5No per m²
Euphorbia robbiae	EUP ROB		C5	5No per m²
Geranium 'Johnson's Blue'	GER JOH		C5	5No per m²
Hesperis matronalis	HES MAT		C5	5No per m²
Heuchera 'Marmalade'	HEU PAL		C5	5No per m²
Iris sibirica 'Perlegrella'	IRI VER		C5	5No per m²
Nepeta 'Six Hills Giant'	NEP SIX		C5	5No per m²
Persicaria affinis	PER AFF		C5	5No per m²
Sedirage x ulicinum	SAX URS		C5	5No per m²

Climbers	Code	Size in cm	C Size	Density/Spacing
Cotoneaster horizontalis	COT HOR	60-80	C10	1m centres
Hedera hibernica	HED HIB	60-80	C5	4No per m²
Hydrangea petiolaris	HYD PET	60-80	C5	
Parthenocissus tricuspidata	PAR TRI	60-100	C5	

Ground Cover	Code	Size in cm	C Size	Density/Spacing
Hedera hibernica	HED HIB	60-80	C5	4No per m²
Hypericum x moserianum	HYP MOS		C5	4No per m²

Shrub Species to be Planted against Walls and Fences (no windows): Plant in single species groups of no less than 2, 3, 5No.

Shrub Species	Code	Size in cm	Size	Density/Spacing
Cotoneaster horizontalis	COT HOR	60-80	10L	3/m2
Elaeagnus ebbingei 'Limelight'	ELE EBB	60-80	10L	3/m2
Euonymus 'Emerald and Gold'	EUO GOL	30-40	10L	3/m2
Hydrangea macrophyllum 'Blue Wave'	HYD BLU	60-80	10L	2/m2
Hydrangea macrophyllum 'Lanarth White'	HYD WHI	60-80	10L	2/m2
Euonymus 'Silver Queen'	EUO SIL	30-40	10L	3/m2
Euonymus japonicus 'Aureomarginatus'	EUO AUR	60-80	10L	3/m2
Griselinia littoralis	GRI LIT	60-80	10L	3/m2
Ilex aquifolium	ILE AQU	60-80	10L	3/m2
Photinia 'Red Robin'	PHO RED	60-80	10L	3/m2
Pyracantha 'Orange Glow'	PYR ORA	80-100	10L	3/m2
Viburnum tinus 'Eve Price'	VIB EVE	40-60	10L	3/m2

Communal Areas Shrub Mix: Plant in single species groups of 3, 5 and 7

Shrub Species	Code	Size in cm	C Size	Density/Spacing
Amelanchier lamarckii	AME CAN	80-100	10L	1/m2
Aucuba japonica	AUC JAP	40-80	10L	1/m2
Cornus alba 'Elegantissima'	COR ELE	80-100	10L	1/m2
Cornus sericea 'Flaviramea'	COR SER	80-100	10L	1/m2
Cotinus coggygria	COT COG	40-60	10L	1/m2
Elaeagnus ebbingei 'Limelight'	ELE EBB	60-80	10L	1/m2
Griselinia littoralis	GRI LIT	60-80	10L	1/m2
Hydrangea 'Annabelle'	HYD ANA	60-80	10L	1/m2
Hydrangea Paniculata 'Vanille Fraise'	HYD PAN	60-80	10L	1/m2
Hypericum Hidcote	HYP HID	60-80	10L	1/m2
Ligustrum ovalifolium 'Aureum'	LIG AUR	60-80	10L	1/m2
Philadelphus 'Belle Etoile'	PH BEL	60-80	10L	1/m2
Photinia 'Red Robin'	PHO RED	60-80	10L	1/m2
Prunus laurocerasus 'Rotundifolia'	PRU LAU	100-125	10L	1/m2
Prunus lusitanica	PRU LUS	60-80	10L	1/m2
Viburnum plicatum 'Mariesii'	VIB PLI	60-80	10L	1/m2
Viburnum tinus	VIB TIN	40-60	10L	1/m2
Viburnum x carlcephalum	VIB CAR	60-80	10L	1/m2

Evergreen Shrub Mix to be Planted on Sloped Ground: Plant in single species groups of no less than 5No.

Shrub Species	Code	Size in cm	Size	Density/Spacing
Azalea Japonica	AZA JAP	30-40	7.5L	3/m2
Azalea mollis	AZA MOL	40-50	10L	1/m2
Camellia japonica in variety	CAM JAP	40-50	10L	1/m2
Eucrypha glutinosa	EUC GLU	30-40	7.5L	3/m2
Ilex aquifolium	ILE AQU	60-80	10L	1/m2
Pieris japonica	PIE JAP	40-50	10L	1/m2
Ribes sanguineum	RIB SAN	30-40	7.5L	3/m2
Rhododendron hybrids	RHO HYB	60-80	10L	1/m2
Viburnum tinus 'Eve price'	VIB EVE	40-60	10L	3/m2

Rev V08: 2m footpath added along main road (29.06.23) EL
Rev V05: Plots 4-8 changed to bungalows (27.05.22) RC
Rev V04: Semi-detached houses duplicated, plots re-numbered. (01.02.22) RC
Rev V03: Minor amends to boundary treatments (06.01.21) RC
Rev V02: Boundary treatment adjusted to Plot 7 moved back to wholly outside the visibility splay (04.01.22) RC

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north

DWG TITLE.
LANDSCAPE LAYOUT

PROJECT TITLE.
LAND TO THE NORTH OF HARRAS ROAD, WHITEHAVEN

DATE.
05.2022

DRAWN BY.
RC/HB

CHECKED BY.
RC

SCALE.
~~1:500@A1~~

WORK STAGE.
PLANNING

CLIENT.
JOHN SWIFT HOMES

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· CONSTRUCTION COMPOUND PLAN ·
· ALPHA DESIGN MARK-UP ·
· 14/05/2024 ·
· N.T.S. ·