Hardworks

Main Entrance Drive and Communal Drive Areas
Bitmac apron to tie in with existing road surface. Exposed agregate drive surface e.g. SuperColour® Exposed in 'Gravel' or similar to be approved.

Private Driveways and Parking Areas
Proposed Hydropave Tegula by Tobermore in 'Cedar' or 'Slate' sett infill with matching trims/banding, or similar to be approved. Kerbs to match.

Sett Threshold
Bands of reclaimed gritstone setts, butt jointed, laid flush with adjacent surfacing. Mortar joints to be as narrow as possible.

Pavement
Fine grade bitmac, minimum 1.8m wide

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.

Footpath
Informal pathway leading from the development out. Rolled stone with concrete edgings.

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.
Properties to have gate piers as per drawing M3508-PA-02

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. Fence to sit on retaining walls between properties where necessary providing a boundary treatment at the upper level of 1.8m high.

Stock Proof Timber Fence
1.1m high timber posts with stock-proof netting

Metal Estate Railing
1.1m high metal estate railing, painted with Dulux estate eggshell paint, colour matched to Farrow & Ball 'Railings'.

Entrance Arrangement
Proposed sandstone piers, based on the design locally found examples. Flanking walls constructed in red sandstone. Gravel trim at base of wall with tanalised timber edging - to form a mowing margin. 2No. 3m high , 1.5m diameter beehives, airpotted, planted in grass. Topiary to be either Beech or Yew (availability dependent)

Softworks

Proposed Trees
Trees selected for seasonal variety, interest and form and tolerant of local conditions. 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
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
GS - Gleditsia 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
CQ - Quercus coccinea, 20-25cm girth, 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
TP(S) - Thuja plicata (small), 2-2.5m high, RB
TP(L) - Thuja plicata (large), 3.5-4m high, RB
TC(L) - Tilia cordata (large), 40-45cm girth (Minimum), Airpotted

Proposed Native Planting Mix
150-175cm feathered standards:
30% Acer pseudoplatanus
10% Betula nigra
10% Crataegus mongoyna
5% Quercus ilex
5% Quercus petraea
30% Quercus robur

1m and 2m high coniferous:
10% Pinus nigra

Trees selected to tolerate coastal / exposed conditions. All to be planted at 2.5m centres with cane and ecostart rabbit guard (check guard is correct way up)

Proposed Hedges
H1: High Holly Hedge, 2m high, 2-2.25m high Ilex aquifolium (A Grade), RB, planted at 2/lin. m in a single row to form an instant hedge
H2: High Beech Hedge, 2m high, 2-2.25m high Fagus sylvatica, BR, planted at 2.5/lin. m in a single row to be used along all spine road boundaries and property frontages
H3: Low Ornamental Hedges, 100-125cm high, Beech or Prunus lusitanica, to be be used on property divides, alongside private driveways and at the front of the Almshouses

All hedges to be lightly clipped to sides and tops to achieve final height once planted and promote bushy growth..
All hedges have been specified at the size and density required to form instant impact hedges at the final height as intended. Hedges to be maintained at heights as planted.
All evergreen hedges to be planted with leaky pipe irrigation to both front and back of hedgerow and connected to an automated watering system for the first two years after planting.

Proposed Native Species Hedge
Planted in Autumn at a rate of 5 per linear metre in a double staggered row, size 40-60cm high, bareroot. Planted in species groups of 3-5 plants across both rows of the hedge. Rabbit guard (with cane) to be used, species and size chosen due to the potentially exposed conditions. Weeds to be controlled in first three years and plants to be checked periodically to check for fallen plants. Lightly trim on a 2-3 year rotation to promote a bushy habit. Plants to be of local provenance.
Crataegus monogyna: 40%
Prunus spinosa: 35%
Rosa canina: 10%
Fagus sylvatica:10%
Lonicera periclymenum: 5%

Proposed 'Box Style' Hedging
Euonymus 'Jean Hughes', 40-50cm high, planted at a rate of 3.5 per lin metre in a single row, clipped after planting to form an instant hedge.

Proposed Topiary
T1 1m diameter Taxus baccata dome, RB
T2 2m high Prunus lusitanica 'bullet' or 'beehive', depending on nursery availability, RB
T3 600mm diameter Taxus baccata dome, RB
T4 1.5m high Ilex aquifolium, ball on stem, 600mm head (minimum), CG

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

Proposed Lawn

P120.00 — Proposed Levels
E121.00 — Existing Levels

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 1ernate '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 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 HYB	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 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 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	C35	1No per m²
Herbaceous Species	**Code**		**C Size**	**Density/Spacing**
Acorus gramineus 'Ogon'	ACO OGO		C5	5No 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 ensata 'Variegata'	IRI VAR		C5	5No per m²
Nepeta 'Six Hills Giant'	NEP SIX		C5	5No per m²
Persicaria affinis	PER AFF		C5	5No per m²
Saxifraga x urbium	SAX URB		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	80-100	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
Eleagnus 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 japonicas 'Aureomarginatus'	EUO AUR	60-80	10L	3/m2
Griselinia littorais	GRI LIT	60-80	10L	3/m2
Ilex aquifoliu	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	40-60	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	3/m2
Ligustrum ovalifolium 'Aureum'	LIG AUR	60-80	10L	1/m2
Philadelphus 'Belle Etoile'	PHI 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
Eucryphia glutinosa	EUC GLU	30-40	7.5L	3/m2
Ilex aquifolium	ILE AQU	60-80	10L	3/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

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

PLANTING NOTES

This landscaping plan shall be implemented in full accordance as agreed in writing with the Local Planning Authority.

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 lawned 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. All evergreen hedges and treepits to be connected to a positive drainage system.

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 4429 (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).

NOTES: ECOLOGY & BNG
The landscape proposals have been assessed in tandem with the existing site situation by Whistling Beetle and Rubecula Ecologists (the project ecologists). Due to the required uplift of BNG, the land required within the red line boundary is deemed insufficient. Therefore, land within the blue line is capable of providing the land area required for the necessary BNG units.

Phase 1 Requirement
Onsite: in addition to the proposed landscape elements within the housing development, an area of neutral grassland as identified by the project ecologists is to be created and managed as part of the HMMP. Areas of reedbed in the south of the site are to be planted with species in accordance with the project ecologists report and surrounded by native hedges to be managed as part of the HMMP. Areas of reedbed in the northwest of the site are to be planted with species in accordance with the project ecologists report and surrounded by scrub and species rich grassland, these are to be managed as part of the HMMP.
Off-site: Due to insufficient BNG units being attainable within the red line boundary, off-site uplifts to the BNG are required, this can be achieved within an area of the blue line boundary. This consists of an area of proposed mixed scrub and other neutral grassland (species rich grassland) as specified by the project ecologists and subject to a HMMP.

Phase 2 Requirement
Onsite: In addition to the proposed landscape elements within the housing development, the land required within the red line boundary to achieve the necessary uplift in BNG is deemed insufficient. Therefore, land within the blue line is capable of providing the land area required for the necessary BNG units. The survey and analysis carried out by the project ecologists informs there is still sufficient remaining land within the blue line boundary to accommodate the necessary Phase 2 BNG uplift proposals. This uplift will take the form of the creation of species rich grassland (species as specified by the project ecologists). All enhancements and habitat creations will be subject to a HMMP.

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CLIENT. JOHN SWIFT HOMES
WORK STAGE. DESIGN
SCALE. 1:500 @A0
DWG TITLE. LANDSCAPE LAYOUT
PROJECT TITLE. SUMMERGROVE, CUMBRIA
DATE. 04.2025
DRAWN BY. AC
CHECKED BY. RC

REV V04 - Amends to plots 50-52 (04.08.25) HB
REV V03 - Attenuation ponds updated. (23.06.25) RC
REV V02 - BNG requirements for both Phase 1 and Phase 1 included in accordance with Whistling Beetle and Rubecula Ecology reports. (12.06.25) RC

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