

320200159

**Landscaping Scheme Document
to coincide with Drawing Number 002**

For

Land Off Ribblesdale view Chatburn

Application Number 3/2019/0763

Condition Number 5

Condition 5 as stated in application 3/2019/0763

Notwithstanding the submitted details no dwelling shall be occupied until a scheme for the hard and soft landscaping of the site shall be submitted to and approved in writing by the local planning authority. The scheme shall indicate, as appropriate, the types and number of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any level or landform and the types and specifications of all retaining structures. The approved soft landscaping shall be implemented in a period to be agreed in writing by LPA and no longer than the first planting season following occupation.

References Plan Drawing 002 (Enclosed)

(All Images for illustration purposes only)

Landscaping Key



shrubby



perimeter boundary



Trees



Timber Post, Rail &
Panel Fence



Natural Sand Stone Walls

Shrubbery

All areas marked on drawing number 002 will be planted within the first planting season prior to occupation and will consist of a mix of the follow low growing ground shrubs that have been chosen to suit the ground conditions and local weather condition to ensure a health plant covering all year round.

Buxus Sempervirens (common box hedging) an evergreen shrub or small tree with simple leathery opposite leaves and clusters of small pale yellow flowers followed by pale green and brown fruits.



Lavandula Angustifolia (English Lavender) A compact, bushy shrub with a narrow aromatic grey green leaves. In mid- and late summer it produces long unbranched stalks carrying short, dense spikes of fragrant, pale to deep purple flowers.



Ceanothus 'Gloire de Versailles' a vigorous medium sized shrub of rounded habit with broadly oval light green leaves and large panicles of scented powder blue flowers.



Trees

All trees have been selected due to the ground condition and to ensure small root balls to future proof against root damage to surrounding structures.

Photinia Red Robin an evergreen tree with simple leaves and panicles of small white flowers usually followed by red berries



Prunus Avium Kanzan (Flowering Cherry) can be a deciduous or evergreen tree with showy flowers in spring and often good autumn foliage colour. Some species can also have ornamental bark.



Turf

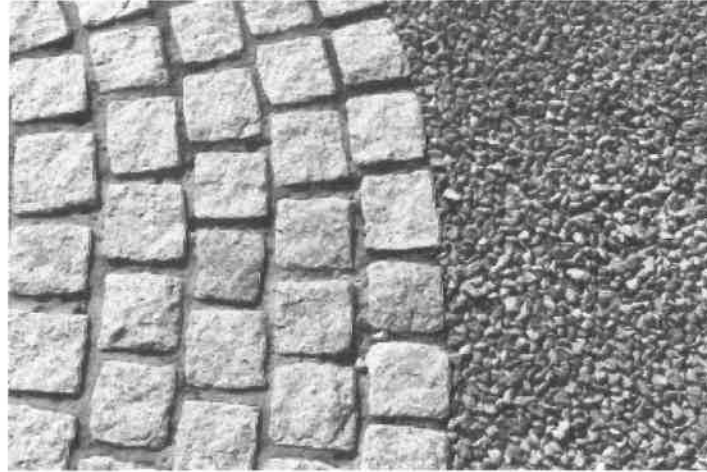
All areas indicated as turf on drawing 002 will be laid to good quality amenity turf.

The area will be prepared by dressing with 150mm top soil with good quality turf laid on top



Access Road and Driveways

Both the driveways and access roads will be built up of permeable Asphalt to allow rain water to soak away naturally into the lime stone ground below to avoid overwhelming the surface water drains. The traffic areas will have a weed mesh laid, then a base layer of 150mm type 3 open grade aggregate with a further top layer of 200-250mm permeable asphalt. All traffic areas will have kerb edging and drop kerbs to all access areas. Also limestone sets to match with its surround local area will be laid to delineate boundaries.



Site Frontage (Against Ribblesdale View)

This will be natural sand stone wall matching the four properties with metal decorative railings where required, for line of sight in visibility splay while providing security for residents of Plot D. To the eastern end of the site there is a pedestrian foot path to go in which will also be made up of permeable Asphalt with the required kerb edging and drop kerbs.



Western Boundary

The Western boundary will be defined by a double sided vertical board fence with timber posts to 1.8 metres high. This will allow complete privacy to neighbours and residents however is best placed for weather conditions to allow wind to pass through instead of closed boards. All timber will be tanted to ensure longevity of the fence.



Eastern Boundary

Due to the triangular nature of the site where the eastern and western boundary meet to the point where the eastern and northern boundary meet will be constructed out of 1.2m high block and render wall with the block being laid to a vertical position to act as a retaining wall then with a sand stone capping and K-Rend rendering finish and a timber double sided vertical board fence on top to 600mm creating in total a 1800mm trespass proof fence.



Pathways and Patio Areas

All areas stated on drawing number 002 as pathways and patio areas will be laid to flagstone and pointed with a sand and cement mix with a gravel edging to allow for natural drainage.

