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LANDSCAPING SPECIFICATION

Keepers Cottage, Northcote Road, Lango, BB6 8BD

ABSTRACT

This document supports the outline planning application for the erection of three holiday chalets to land adjacent to Keepers Cottage, Lango. The following pages demonstrate the landscaping proposal and maintenance needed for the scheme.

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1. Purpose

The following document supports the approved outline planning consent at Keepers Cottage, Northcote Road, Lango. The application requires for the proposed landscaping details of the site to be specified.

2. Site Location

The site is located at the junction of Northcote Road and Old Lango, the proposal is to be in the land adjacent to Keepers Cottage, to the south-east.



3. Context

The proposal is for the construction of three holiday chalets; the proposal will include the removal of existing hedging to allow the formation of a new entrance off Northcote Road. The access will serve all three holiday chalets by opening up to car parking to the north of the site.

4. Author

This paper was produced by Roger Hines; an Architectural Technologist & Landscape Designer, whom specialises in the integration of the built environment with nature.

5. Plant Schedule

Plant Schedule

	SIZE	QTY	NOTES
TREES			
SHRUBS			
PERENNIALS			
CLIMBERS			
BAMBOOS			
GRASSES			
Grass seed where needed			
FERNS			

6. Planting - Material

6.1 Existing Planting

The existing hedge row to the perimeter of the proposed site is to remain as is. A portion of the hedge row (H2) siding Northcote Road will be removed to form the new access point. Reference drawing – Tree Impact Plan (Arboricultural Impact Assessment).

6.2 Proposed Planting

The proposal requirements only extend to the making good of turfed areas within the site boundaries. No proposed planting of hedge row or trees is proposed within the proposal.

7. Planting – Workmanship

7.1 Implementation

The approved scheme shall be implemented in its entirety within the first planting season following the substantial completion of the development. Any tree or other planting that is lost, felled, removed, uprooted, dead, dying or diseased, or is substantially damaged within a period of five years thereafter shall be replaced with a specimen of similar species and size, during the first available planting season following the date of loss or damage.

All planting shall take place in periods of mild, frost free weather when soil conditions are suitable. Planting works shall be suspended when weather or ground conditions are unsuitable, e.g. in periods of drought or when the ground is frozen, snow covered or waterlogged, or during persistent drying cold winds.

The client reserves the right to suspend all planting operations.

8. Planting – Maintenance

The planting maintenance plan shall be followed before, during and after completion of the planting.

8.1 Trees - Existing

All of the existing trees that reside within the proposal site shall be protected with temporary protective fencing, this is to ensure the Route Protection Area is maintained

Guidance from the Arboricultural Impact Assessment must be followed in regard to the carparking no dig surfacing.

8.2 Hedges – Existing

The existing hedge row to the south-west of the site bordering Northcote Road is to have a section removed. The remainder of the hedge row is to be trimmed to 2m in height and maintained throughout the year.

9. Hard Landscaping – Material

9.1 Proposed Car Park

The proposed car park surfacing is to utilise CellWeb TRP System, the system is to laid in accordance with the manufactures specifications. The system will be topped with a gravel finish.

9.2 Proposed Access to Holiday Chalets

The proposed access to the holiday chalets will be a gravel finish to match the car parking area, this will provide a permeable surface finish. The construction of the pathway will consist of the following from the top downwards:

- 30mm Gravel finish
- Geotextile membrane
- 150mm compacted DpT1
- Consolidated ground

10. Hard Landscaping – Workmanship

10.1 Implementation

All works shall be suspended in adverse weather conditions e.g. heavy rain, cold weather (below 2 degrees) or in prolonged periods of heat.

All works shall be carried out in accordance in line with all manufacturers specifications unless otherwise stated.

The client reserves the right to suspend all construction operations.

11. Hard Landscaping – Maintenance

11.1 Driveway, Car Park and Access Paths

Remove debris on a regular basis such as leaves, stick and other greenery that may fall.

Fill in all exposed area with gravel to ensure a 30mm coverage.

Apply fresh gravel at least every two years.