

Grass areas

Typical Grass Seed Mixture
 15% Greenway dwarf amenity ryegrass – Lolium perenne
 15% Greenfair dwarf amenity ryegrass – Lolium perenne
 20% Broadway smoothstalked meadowgrass – Poa pratensis
 30% Helena slender creeping red fescue – Festuca rubra litoralis
 20% Calliope chewings fescue – Festuca rubra commutata

Ground preparation and sowing for grassed areas.

Clear the ground of any weeds before sowing by using a systemic weed killer & or cultivate it organically by tilling the soil repeatedly during the dry summer months. To prepare the ground, kill and remove all weeds grass and stones.

Make the seedbed firm, when walked on.
 Sand can be spread on clay soil.

Bury seed to 3mm on dry soils.
 After sowing wildflower seed, rake the soil very lightly and follow with a light rolling to barely cover the seeds.

Sowing mid March to late May or into July if wet and again in late August to late September.

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Shrub Planting

A mix of evergreen and deciduous shrubs, that are of known wildlife value, will be planted within front gardens and communal car park areas to create an attractive streetscene with all year round colour and interest. A mix of medium/low shrubs will be planted to shrub beds with medium/large varieties used against walls and fences.

Species to be selected from : @ 3/4 density per sq.m.

Berberis media 'Parkjuweel' - 30-45cm @ 3 sq.m
 Cotoneaster conspicuus 'Decorus' - 30-40 dia @ 3 sq.m
 Hebe albicans - 20-30 dia @ 4 sq.m
 Hebe 'Mrs Winder' - 20-30 dia @ 4 sq.m
 Prunus laurocerasus 'Otto Luyken' 30-40cm @ 3 sq.m
 Pyracantha rogersiana - 60-80 cm @ 2 sq.m
 Senecio 'Sunshine' - 20-30 cm @ 3 sq.m
 Spiraea japonica 'Goldflame' - 20-30cm @ 3 sq.m
 Viburnum davidii - 20-30cm @ 4 sq.m

Proposed Tree Planting Schedule

Trees - (Average Height / Average Spread / Growth Rate) ***Suitability for Hedgerows

- 01 - Alder (Common) *Alnus Glutinosa* (6-15m / 56m / Fast)
- 02 - Alder (Common) *Alnus Glutinosa* (6-15m / 56m / Fast)
- 03 - Silver Birch *Betula pendula* (6-15m / 56m / Fast) *
- 04 - Holly *Ilex Aquifolium* (6-15m / 56m / Fast)
- 05 - Hawthorn *Crataegus Monogyna* (6-15m / 56m / Fast)
- 06 - Hawthorn *Crataegus Monogyna* (6-15m / 56m / Fast)
- 07 - Maple *Acer campestre*(≥15m / 6-15m / Fast) **
- 08 - Hawthorn *Crataegus Monogyna* (6-20m / 56m / Fast)
- 09 - Holly *Ilex Aquifolium* (6-15m / 56m / Fast)
- 10 - Hawthorn *Crataegus Monogyna* (6-15m / 56m / Fast)
- 11 - Cherry (Wild) *Prunus Avium* (6-15m / 56m / Fast)
- 12 - Common Beech *Fagus Sylvatica* (≥16m / 6-15m / Mod)
- 13 - Silver Birch *Betula pendula* (6-15m / 56m / Fast) *
- 14 - Maple *Acer campestre*(≥15m / 6-15m / Fast) **
- 15 - Maple *Acer campestre*(≥15m / 6-15m / Fast) **
- 16 - Maple *Acer campestre*(≥15m / 6-15m / Fast) **
- 17 - Holly *Ilex Aquifolium* (6-15m / 56m / Fast)
- 19 - Holly *Ilex Aquifolium* (6-15m / 56m / Fast)
- 20 - Alder (Common) *Alnus Glutinosa* (6-15m / 56m / Fast)
- 21 - Holly *Ilex Aquifolium* (6-15m / 56m / Fast)
- 22 - Holly *Ilex Aquifolium* (6-15m / 56m / Fast)
- 23 - Silver Birch *Betula pendula* (6-15m / 56m / Fast) *
- 24 - Maple *Acer campestre*(≥15m / 6-15m / Fast) **
- 25 - Silver Birch *Betula pendula* (6-15m / 56m / Fast) *

Tree Planting

Extra heavy and heavy standard trees will be planted within key focal points of the development. This will create instant visual impact and serve to break up built mass. Within front gardens selected standard and standard trees will be used, planted in locations to soften the streetscene. Larger native tree species to be planted in the open space.

INDIVIDUAL TREES

Individual trees shall be planted as follows:
 Trees should be planted in areas previously cleared of all weeds, grass and vegetation.

The trees are to be of 'Selected Standard' size, 10-12 cm girth, 2.75-3.0 metres tall, bareroot or rootballed and healthy and vigorous.
 Trees should be planted in planting holes 1.2m x 1.2m x 900mm deep, with the topsoil mixed with a minimum of 20 litres of suitable tree planting compost and replaced carefully around the roots and lightly compacted every 150mm layer.

Trees should be supported with a treated timber stake and rubber ties and protected from both rabbit and stock damage. This may require the construction of sufficiently robust timber guards of a size appropriate for the type of stock kept in the field.

It is recommended that an area at the base of each tree of 1.5 metre diameter in area is maintained weed free for a period of 3 years following planting.

- Trees in open space to be heavy standard
- Trees in other space to be standard
- All trees to have straight stems and well shaped heads
- Trees to be planted in accordance with BS4428 (1989)
- Shrubs to be planted in drifts of - 3 for large shrubs / 7 for smaller shrubs - - in accordance with BS4428 (1989)

Tree Protection

The following to be read in conjunction with the tree report on the approved outline permission. All work to be undertaken by qualified and certified Tree Surgeons in accordance with BS:2998:2010.
 Existing trees to be protected on site during site works by a tree protective barrier, secured to a scaffold tubing framework with fluorescent tape to top rail. Protective fencing to be erected on the canopy drip line where possible. Laminated signs to be fixed to posts at 10m intervals with the words : 'PROTECTED TREE ZONE - NO STORAGE OR OPERATIONS WITHIN PROTECTED AREA.'
 No fires to be lit within 5m of tree canopy spread. Any excavation work beneath tree canopy to be carried out by hand.



KEY

- existing tree retained
- existing line of trees and bushes cut back and thinned
- proposed heavy standard (12-14 cm girth) and selected standard (10-12 cm girth) tree
- proposed standard (8-10 cm girth) and light standard (6-8 cm girth) tree
- front garden shrub planting
- proposed amenity grass seed
- block paving to private drives and communal parking areas
- tarmac roadways
- border shrub planting

Notes:

All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices.

All work and materials should comply with Health and Safety legislation and to be approved by the Local Authority Planning / Building Control Officer.

All dimensions are in millimetres unless where explicitly shown otherwise.

The contractor should check and clarify all dimensions as work proceeds and notify the design team of any discrepancies.

Do not scale off the drawings, if in doubt ask.

Avalon Chartered Town Planning are not liable for work undertaken prior to Full Planning Consent and/or Building Regulations Approval



Avalon

Architectural Design & Planning

Town Planning - Architectural Design - Building Regulations

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LANDSCAPE PLAN	
Site: Three Rivers Caravan Park West Bradford Clitheroe BB7 3JG	
Client: Three Rivers Caravan Park	
Date: 05.01.23	Scale: 1:500 @ A0
Project No: TAP04 / Dwg LP	Drawn: BS
Amendments:	