

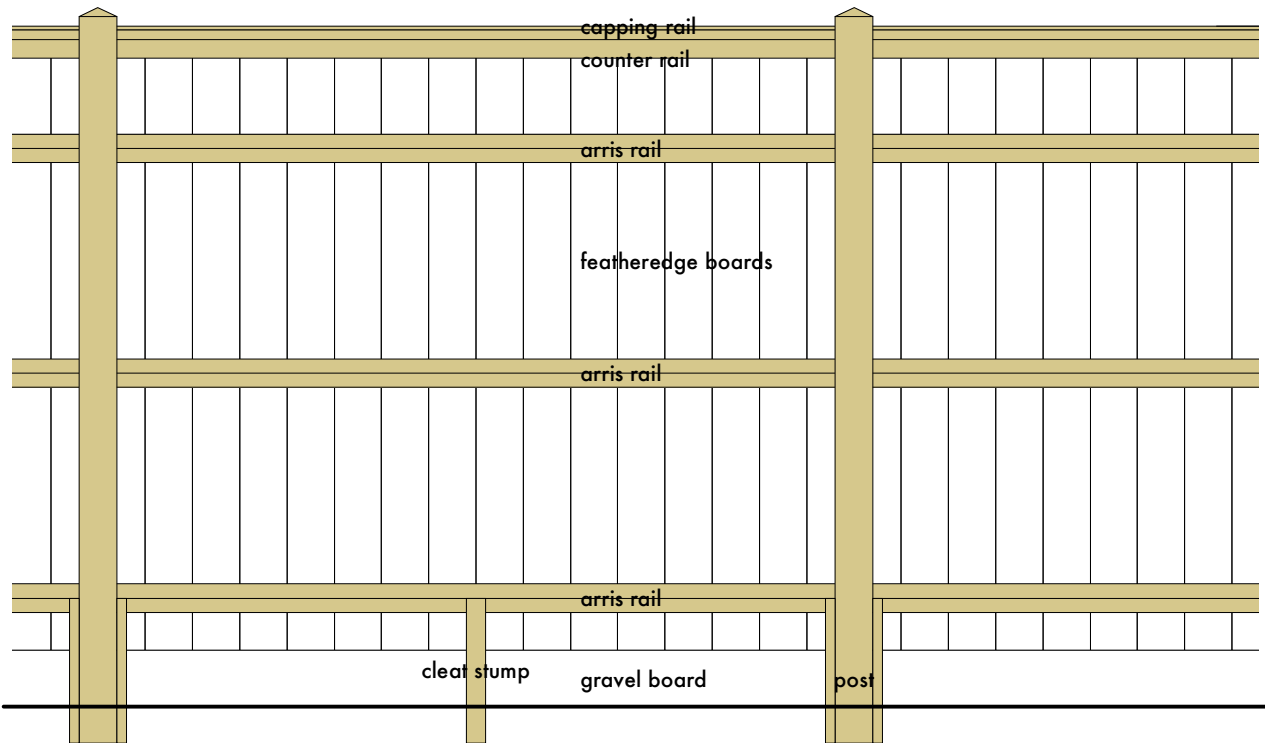
GENERAL NOTES

- drawing produced for discharge of conditions applications
- relating to application ref. 3/2022/1165 (planning) and 3/2022/1166 (LBC), should not be considered 'working drawings' or tender drawings unless explicitly stated otherwise by stanton andrews.

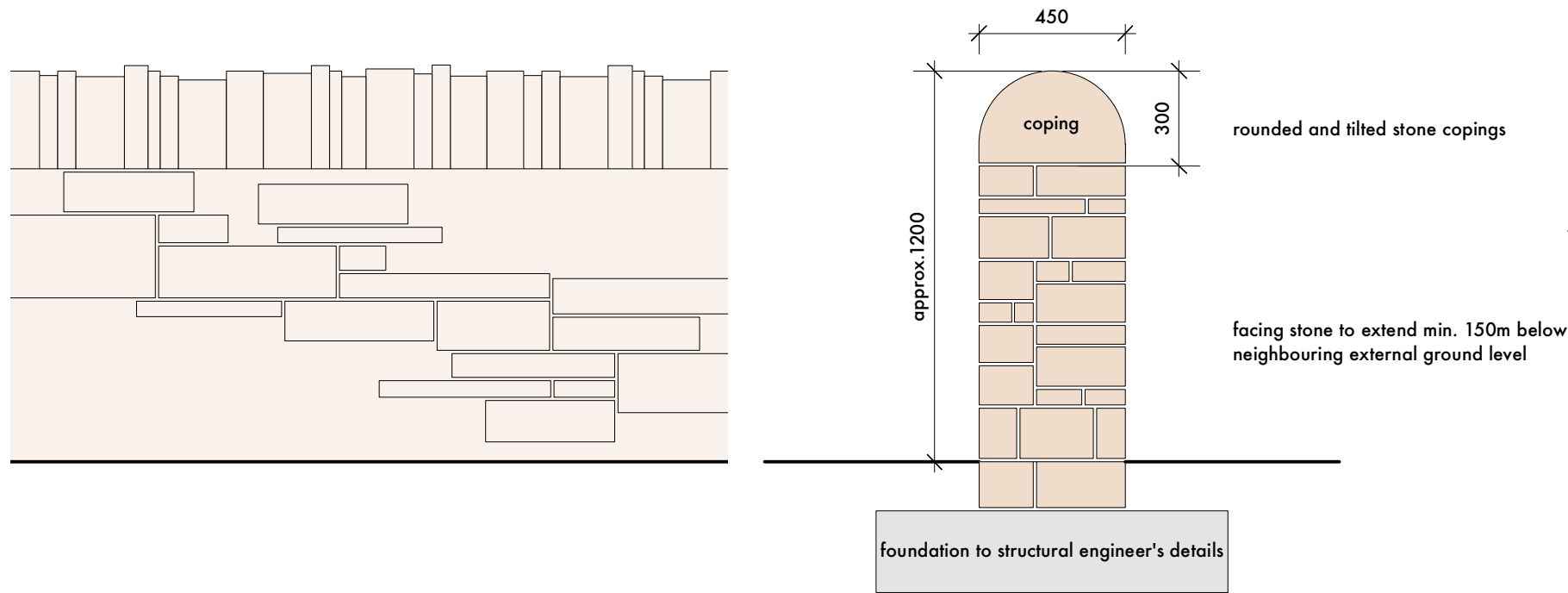
PLANNING CONDITION no.13 and LBC CONDITION no.3

'The development hereby permitted shall not be commenced until details of the landscaping of the site, including the retention of existing trees, have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.'

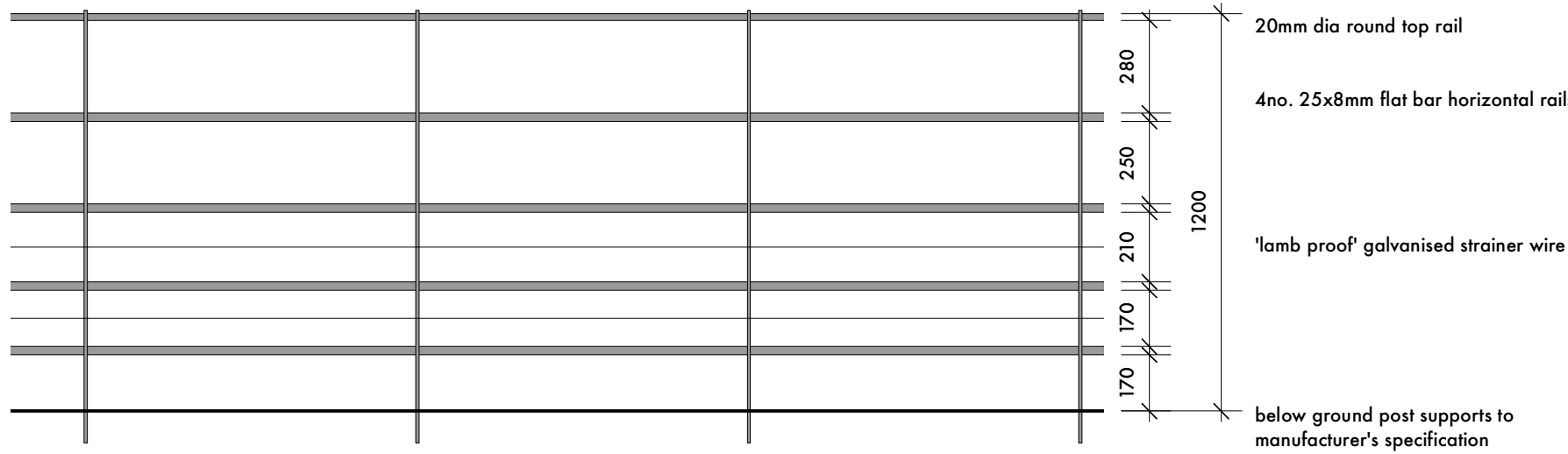
1.8m high close boarded timber fence
typical elevation
scale 1:20



1.2m high natural stone wall
typical elevation and section
scale 1:20



1.2m high estate railings with strainer wire
typical elevation
scale 1:20

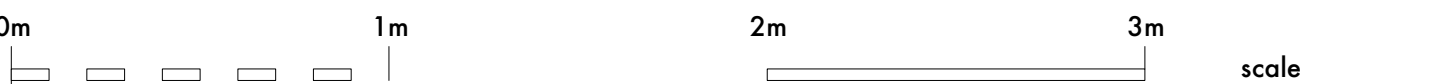


1.2m high standard estate railings available from:-

catswold decorative ironworkers
www.cd-ironworkers.co.uk
tel: 01608 685134

or similar approved

galvanised and painted black



landscaping plan scale 1:200



Stanton Andrews do not accept liability for any loss or degradation of information held in the drawing resulting from the translation from the original file format to any other file format or from the recipient's reading of it in any other programme or on any other version of the programme. Stanton Andrews accepts no liability for use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.

Do not scale, use figured dimensions only. All dimensions to be checked on site. This drawing should be printed and read at the original size, as stated in this block. Stanton Andrews accept no responsibility for errors that occur as a result of reviewing this drawing at any other size. Stanton Andrews to be notified of any discrepancies before proceeding. Drawing is to be read in conjunction with all relevant consultants and specialists drawings. 'As existing' drawings based on information provided by others - no measured survey of the property has been undertaken by the architect. This drawing is subject to copyright.

revision
A

date
31.03.2025

note
discharge of conditions application

key

- ornamental shrubs (see indicative schedule)
- existing tree to be retained
- proposed tree (see schedule)
- proposed native mixed hedge
- lawn
- native meadow mix (EM1 by Emorsgate seeds or similar approved)
- sown sandstone paving random lengths (50mm thick)
- stone setts
- resin bonded gravel or similar approved
- loose gravel in stabilising grid
- existing stone walling
- proposed 1.2m high natural stone wall with timber access gates
- proposed 1.2m high estate railing fencing with strainer wire
- proposed 1.8m close boarded timber fencing

indicative planting schedule

ORNAMENTAL SHRUBS	Size (cm)	Pot size (L)
SHRUBS AND HERBACEOUS		
Achillea millefolium	40-60	10
Aster var	20-30	3
Bergenia cordifolia	30-40	5
Euonymus 'Gaiety'	30-40	10
Euphorbia amygdaloides var. robbiae	30-40	5
Euphorbia amygdaloides 'Purpurea'	30-40	5
Geranium x oxonianum 'Wargrave Pink'	30-40	5
Heuchera villosa 'Palace Purple'	30-40	5
Hydrangea arborescens 'Annabelle'	60-80	10
Kalamagrostis 'Karl Foerster'	30-40	5
Lavandula angustifolia 'Hidcote'	30-40	10
Liriope muscari	30-40	5
Polystichum aculeatum	30-40	5
Persicaria affinis	30-40	5
Pennisetum alopecuroides 'Little Bunny'	40-60	5
Polystichum polyblepharum	30-40	5
Tiarella cordifolia	30-40	5
Sedum spectabile	30-40	5
Skimmia japonica 'Rubella'	40-60	10
Skimmia x confusa 'Kew Green'	40-60	10
Spirea japonica 'Goldflame'	40-60	10
Stachys byzantia	30-40	5
Viburnum davidii	40-60	10
Viburnum ti nus 'Eve Price'	60-80	10
CLIMBING SHRUBS		
Hydrangea petiolaris	60-80	5
Euonymus fortunei 'Silver Queen'	60-80	10
Wisteria sinensis	200-250	10

Ref. no.	Trees	Common name	Size (cm)
T1	Carpinus betulus	Hornbeam	14-11
T2	Acer campestre	Field Maple	14-12
T3	Betula pendula	Silver Birch	10-12

Ref. no.	Hedges	Size (m)	Root condition	Notes
H1	Native mix hedge; Crataegus monogyna (30%), Corylus avellana (20%), Rosa canina (20%), Prunus spinosa (10%). Double staggered row, 1.25m BR whips	1.25	Root ball	24 linear metres

SA stanton andrews
architects

44 york street clitheroe BB7 2DL
t. 01200 444490 e. mail@stantonandrews.co.uk w. stantonandrews.co.uk

project
lower reaps farm

project number
24.48

name
proposed - landscaping plan

scale
varies @ A1

date
february 2024

status
discharge of conditions



dis.02

revision
A