

**GENERAL NOTES**

- drawing produced for discharge of conditions applications
- relating to application ref. 3/2025/0507 (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.9**

'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.'

# landscaping plan

## scale 1:200

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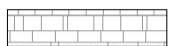






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Do not scale, use figured dimensions only. All dimensions to be checked on site. This drawing should be printed and read at the original size, as stated in this block. Stanton Andrews accept no responsibility for errors that occur as a result of reviewing this drawing at any other size. Stanton Andrews to be notified of any discrepancies before proceeding.

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	date	note
A	12.12.2025	discharge of conditions application

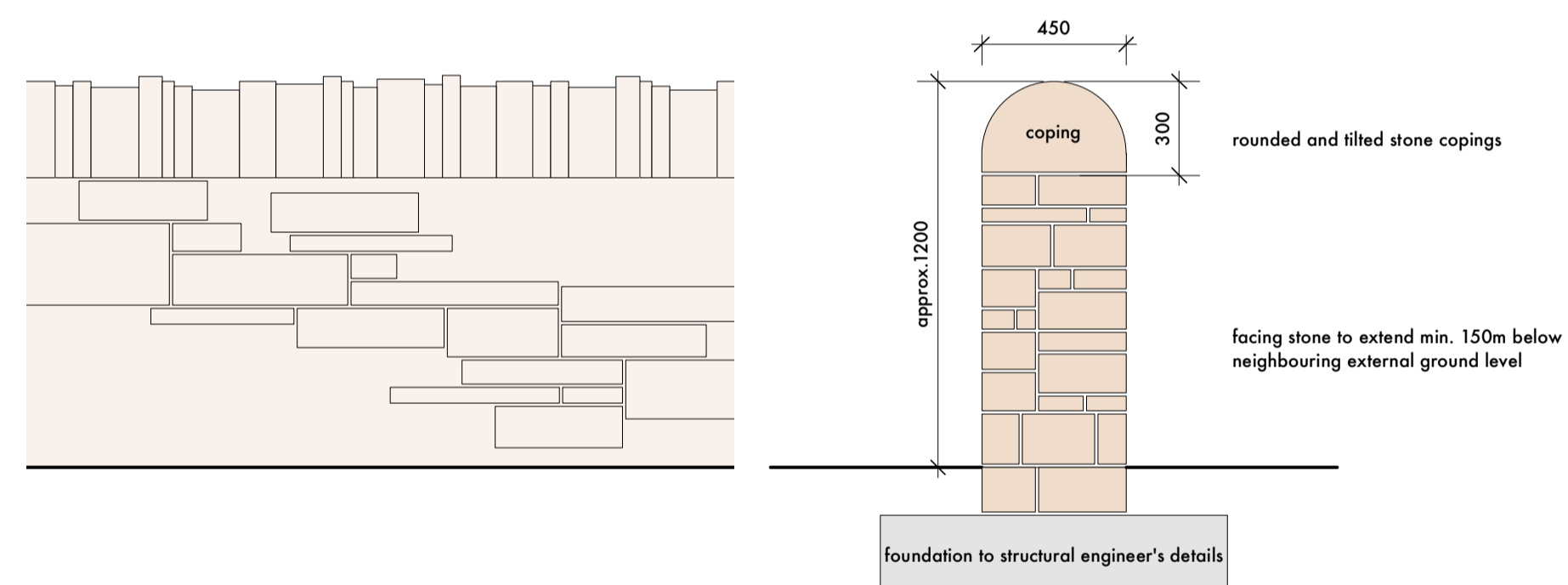
**key**

-  ornamental shrubs (see indicative schedule)
-  existing tree to be retained
-  lawn
-  native meadow mix (EM1 by Emorsgate seeds or similar approved)
-  sawn sandstone paving random lengths (50mm thick)
-  stone sets
-  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

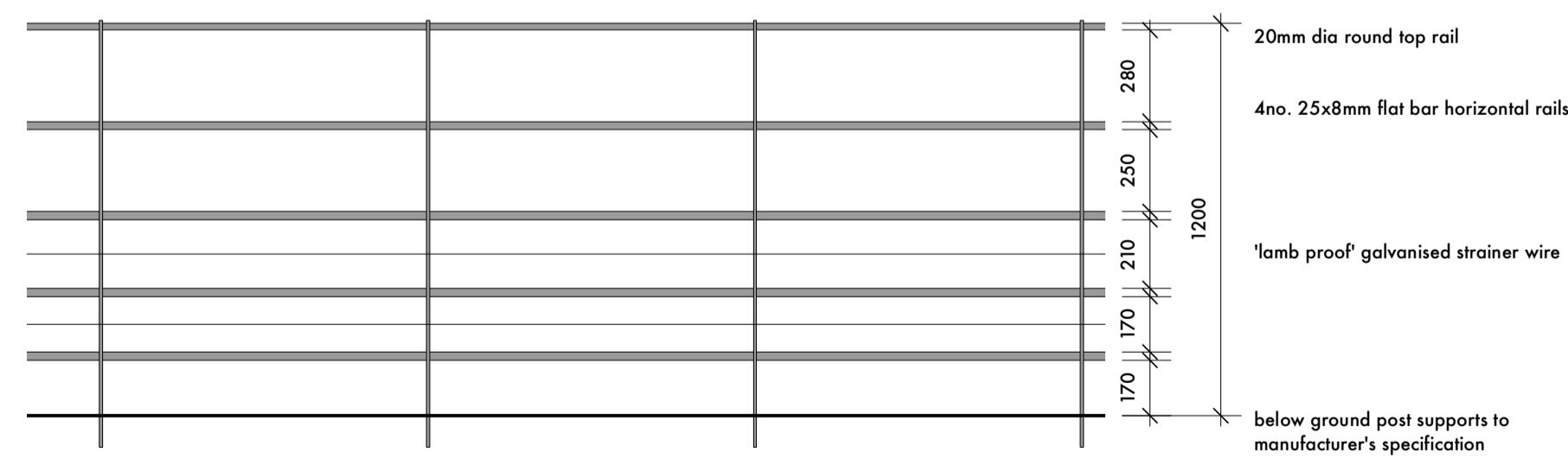
**indicative planting schedule**

ORNAMENTAL SHRUBS	Size (cm)	Pot size (L)
<b>SHRUBS AND HERBACEOUS</b>		
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 Foerste'	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
<b>CLIMBING SHRUBS</b>		
Hydrangea petiolaris	60-80	5
Euonymus fortunei 'Silver Queen'	60-80	10
Wisteria sinensis	200-250	10

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

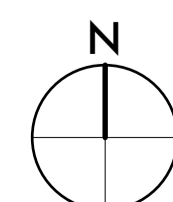
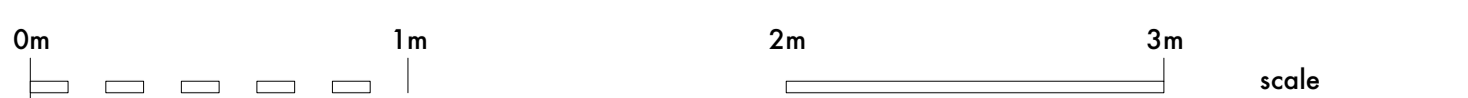


1.2m high standard estate railings available from:-

cotswold decorative ironworkers  
www.cdironworkers.co.uk  
tel: 01608 685134

or similar approved

galvanised and painted black



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project: lower reaps farm - barn  
project number: 24.50

name: proposed - landscaping plan

scale: varies @ A1  
date: december 2025  
status: discharge of conditions

drawing number: dis.21

revision: A