

Landscape Specification & Maintenance Notes

General Landscape Approach

The landscape design seeks to enhance the setting of the proposed dwelling through a combination of structured and naturalistic planting. The scheme integrates trees, shrubs, perennials, bulbs and ornamental grasses to create a layered and seasonally varied landscape. Planting will generally follow a naturalistic approach, with more formal arrangements used where required around the entrance, terraces and key architectural elements.

Existing vegetation that contributes positively to the character of the site will be retained wherever possible. Existing trees will be pruned, thinned, or managed where necessary to improve their long-term health and structural integrity.

Hard Landscape Specification

Terraces and Paved Areas

All terrace and patio areas shall be finished in buff indian stone project pack paving laid on a suitable sub-base and mortar bed in accordance with manufacturer recommendations.

Driveway

The main driveway shall be constructed using permeable tarmacadam to allow for surface water infiltration and reduce surface water runoff.

Entrance Wall and Railings

A new curved stone entrance wall will be constructed using natural stone to complement the character of the dwelling. The wall will be finished with metal railings above to provide definition to the entrance while maintaining visual openness.

Boundary Treatments

The site perimeter will be defined with new post and rail fencing where appropriate to maintain a rural character and allow views through the landscape.

Retaining Walls and Steps

Where level changes occur, retaining walls will be constructed in natural stone and finished with cut stone coping. External steps will also be formed from cut stone to provide a robust and visually coherent finish.

Bin Storage Area

The bin storage area will be paved with indian stone flags and enclosed with feather-edged timber boarding to provide a discreet and practical service area.

Soft Landscape Specification

The planting scheme will include a combination of:

- native and ornamental trees
- structural shrubs
- perennial planting
- ornamental grasses
- seasonal bulb planting

This layered approach will provide year-round interest while supporting biodiversity and habitat creation.

A wildflower meadow area will be established within suitable areas of the site to promote biodiversity and reduce long-term maintenance requirements.

Existing grassed areas will be improved and re-seeded to form maintained lawn areas around the dwelling.

Landscape Maintenance

All planting will be maintained in accordance with good horticultural practice to ensure successful establishment.

Maintenance will generally include:

- watering of new planting during establishment periods
- seasonal pruning of shrubs and perennials
- selective pruning of trees to maintain healthy growth
- mowing and maintenance of lawn areas
- annual management of wildflower meadow areas through seasonal cutting
- removal of weeds and replacement of failed plants where necessary

All soft landscaping shall be maintained for a minimum period of 12 months following planting, during which time any failed plants will be replaced during the next available planting season.

General

All landscape works shall be carried out in accordance with good horticultural practice and in line with relevant British Standards including:

BS 3836 – Nursery Stock

BS 4428 – Code of Practice for General Landscape Operations

BS 8545 – Trees from Nursery to Independence in the Landscape

NOTES:

The contractor shall be responsible for the design and specification of all temporary works necessary for the execution of the permanent works shown on the drawings.

The contractor shall be responsible for the design and specification of any temporary works necessary to maintain the safety of existing structures (both on and off site) unless noted otherwise.

All work and materials must comply with recent and up to date health and safety legislation. All works to be executed in accordance with the general requirements of BS 5800 with respect to workmanship and tolerances.

Refer to Structural Engineers drawings for full structural information.

Timing and sequencing of works required to be to specialist design and shall specify to provide insurance bonded security to all works.

All dimensions are in millimetres unless otherwise stated.

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

Where proprietary products are specified, if the component is sourced from an alternative manufacturer the contractor is responsible for ensuring the replacement is the equal and equivalent of the specification.

For works in the vicinity of a party wall (including its foundations) or floor, the advice of competent Party Wall Surveyor should be sought at the earliest opportunity to assess the specific requirements of the Party Wall Act in relation to the works.

All dimensions are in millimetres unless otherwise explicitly shown otherwise.

Any discrepancies or unforeseen obstructions are to be reported to the Designer.

The Designer is in no way liable for work undertaken prior to full Planning Consent and/or Building Regulations approval.



Document Date: 10/03/2025

Document Stage: PLANNING

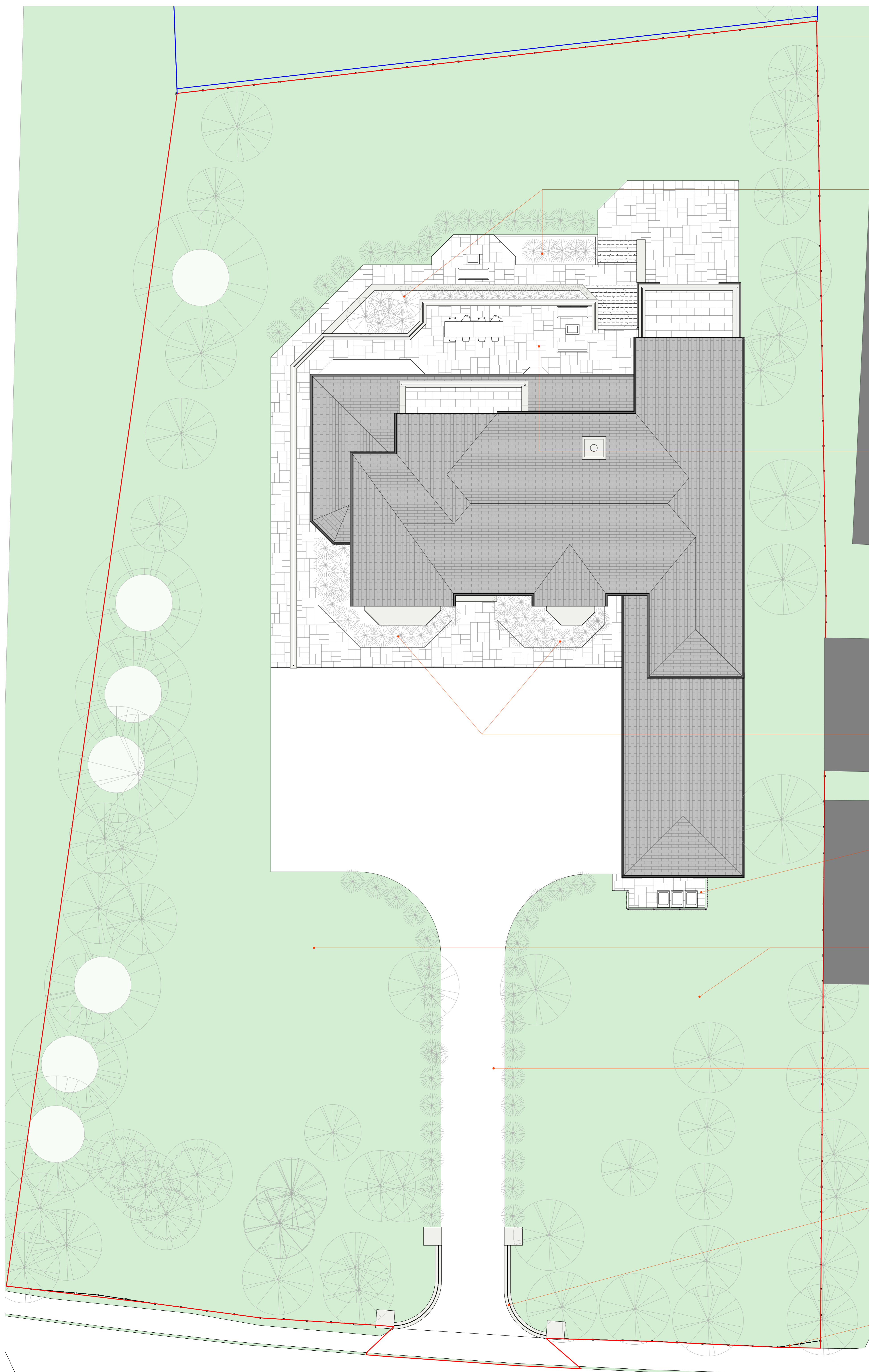
Drawn By: SH

Checked By: SH

Sheet Name: PROPOSED LANDSCAPE PLAN

PL1.08

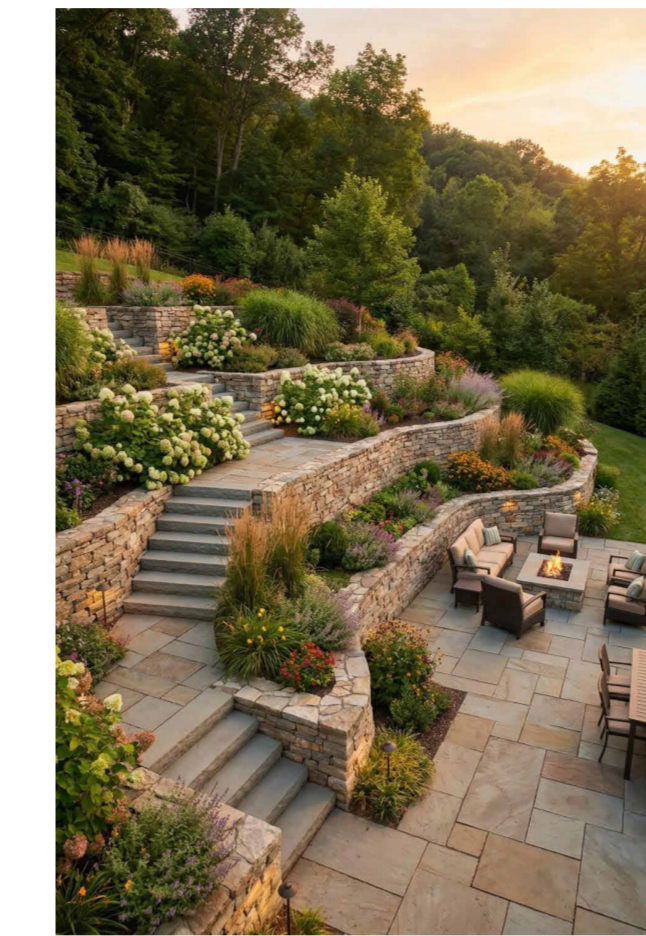
Sheet Size: A0



NEW POST AND RAIL FENCE – RETAIL EXISTING PLANTING



SOFT NATURALISTIC PLANTING TO MINIMISE TERRACED WALLS AND REDUCE ANY VISUAL IMPACT – A MIXTURE OF EVERGREEN AND DECIDUOUS TREES, SHRUBS, PERENNIALS, BULBS AND GRASSES



BUFF INDIAN SANDSTONE PROJECT PACK PAVING TO ALL TERRACED AREAS

ORNAMENTAL STRUCTURAL PLANTING TO FRONT OF HOUSE WITH SHRUBS, PERENNIALS AND BULBS FOR YEAR ROUND INTEREST



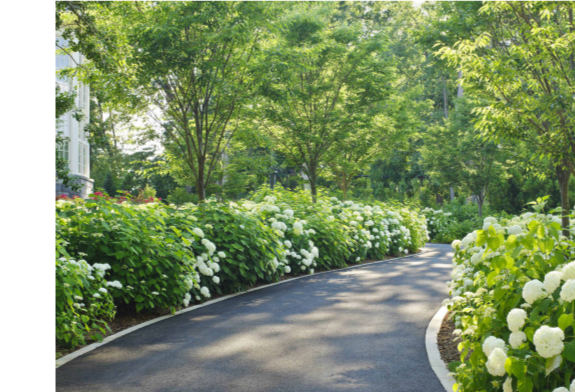
FEATHER EDGE BOARD BIN STORE



WILDFLOWER MEADOW WITH MOWED PATHS WITHIN



DRIVEWAY TO BE PERMEABLE TARMACADAM WITH NATURALISTIC PLANTING WITH FORMAL STRUCTURE.



NEW STONE WALL AND RAILINGS



NEW POST AND RAIL FENCE – RETAIL EXISTING HEDGING

