











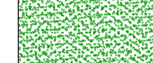













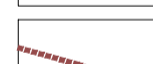
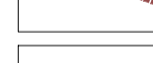


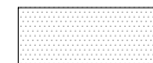


KEY

-  Existing trees, hedges and vegetation to be retained
-  Existing trees, hedges and vegetation to be removed
-  Proposed Extra heavy standard (14-16cm girth) tree
-  Proposed heavy standard (12-14cm girth) tree
-  Proposed selected standard (10-12cm girth) tree
-  Proposed fruit tree within Community Orchard area
-  Proposed Beech hedging
-  Proposed evergreen flowering hedge
-  Proposed native hedge
-  Proposed ornamental shrub planting
-  Proposed native scrub planting
-  Proposed turf
-  Rear gardens
-  Proposed species rich grass for variable mowing regime
-  Proposed close mown amenity grass to Public Open Space
-  Proposed wildflower meadow grass mix
-  Proposed 1800mm high close boarded timber fence with lattice (detailed by others)
-  Proposed 1100mm high vertical/horizontal metal railing (subject to site levels and detailed by others)
-  Proposed 1100mm height post and wire fence with mesh panels detailed by others
-  Proposed timber trellis fence with varying height across development (detailed by others)
-  Proposed retaining wall of varying heights faced with art stone (detailed by others)
-  Proposed retaining walls of varying heights in coursed art stone or similar approved (detailed by others)
-  Proposed earth bank system retaining wall (detailed by others)
-  Proposed 450mm height timber knee rail detailed by others
-  Proposed tegula sett paving detailed by others
-  Proposed tarmac detailed by others
-  Proposed tarmac with block paving edge strip detailed by others
-  Proposed Indian stone paving to front paths detailed by others
-  Proposed concrete paving slabs to rear patios detailed by others
-  Proposed swathes of different bulbs naturalised within grassed areas to give seasonal colour
-  Proposed indicative steps up to upper rear garden areas formed from timber sleepers



NOTES
PROTECTION OF EXISTING VEGETATION
 Existing vegetation to be retained on site shall be protected where necessary during works by 2300mm high mesh panel fencing secured to a scaffold tubing framework with fluorescent tape to the top rail. Protective fencing shall be erected on the canopy drip line wherever possible. Laminated, waterproof A4 signs shall be fixed to the fence posts at 10m intervals bearing the words 'PROTECTED TREE ZONE - NO STORAGE OR OPERATIONS WITHIN FENCED AREA'.
 Tracking of machinery, storage of chemicals and building materials shall not be permitted within the protected area. Leaks or spills should be removed immediately and the contaminated soil replaced. No bonfires shall be lit within 5m of the canopy spread. Any excavation work beneath the canopy spread shall be carried out by hand.
 All works affecting trees within the development shall be subject to BS 5837:2012.

TREE PLANTING
 Planting of trees throughout the development will supplement the areas of existing trees, adding structure to the site and an extensive canopy on maturity, breaking up the building line from outside the site. Planting of extra heavy standard trees along the access road will give early structure and maturity to the scheme.
 Foundation design of new buildings shall accommodate proposed tree planting in accordance with NHBC guidelines.
 Species to be chosen from the following indicative list:

Acer campestre (Ac)	Carpinus betulus 'Frans Fontaine' (CbFF)
Acer campestre 'Elsrijk' (AcE)	Pyrus calleryana 'Chanticleer' (PcC)
Acer rubrum (Ar)	Pyrus calleryana 'Redspire' (PcR)
Betula pendula (Bp)	Sorbus 'Joseph Rock' (SJR)
Betula utilis var. jacquemontii (BuJ)	Tilia cordata 'Green Spire' (TcGS)

SHRUB PLANTING
 A contemporary planting scheme utilising evergreen and deciduous shrubs and ornamental grasses will be planted throughout the site to give year round interest through form, foliage and colour.
 Medium/large species will be planted against screen fences and walls and medium/low mixes will be planted into front gardens, cul de sacs and around parking areas.
 Species to be selected from a palette that includes the following: () density/m2
 Anemonehe lessoniana (5), Berberis frikartii 'Amstelveen' (5), Bergenia cordifolia 'Silberlicht' (6), Ceanothus thrysiliflorus repens (4), Chaenomeles superba 'Jet Trail' (4), Cornus alba 'Sibirica' (2), Cornus stolonifera 'Flaviramea' (2), Cytisus 'Algold' (4), Elaeagnus pungens 'Maculata' (3), Escallonia 'Apple Blossom' (4), Euonymus fortunei 'Emerald Gaiety' (6), Euphorbia griffithii 'Freglow' (5), Festuca spp (6), Geranium 'Johnson's Blue' (4), Hebe albicans 'Red Edge' (4), Hebe 'Autumn Glory' (4), Hypericum x moserianum (4), Juniperus sabina 'Tamariscifolia' (3), Lavandula 'Hidcote' (6), Miscanthus spp. (4), Nepeta faassenii (4), Perovskia 'Blue Spire' (6), Phormium var. Potentilla 'Red Ace' (5), Prunus laurocerasus 'Zabeliana' (3), Rubus x 'Betty Ashburner' (4), Spiraea 'Gold Flame' (4), Viburnum tinus 'Eve Price' (3)

Planting will be fully detailed on subsequent detail sheets.
HEDGE PLANTING
 Planting of Beech and Evergreen hedges to the frontage of selected properties around the entrance to the development and along Abbey Road, will give structure to the scheme. Hedges to be planted as a double staggered row of 60-80cm high hedging plants. Evergreen hedging to be planted as container grown shrubs 40-60cm high.

POS AREAS
 The Public Open Space creates a place of refuge for the residents. Seating is provided as well as an area of community orchard planting. Native scrub is utilised on the steeply banked areas wildflower grasses are underplanted beneath the fruit trees to both enhance the biodiversity on the site and provide a wildlife space to be enjoyed. Swathes of bulbs to be naturalised within the amenity grassed areas. To be detailed on subsequent drawings.

HIGHWAYS
 All tree to be planted a minimum of 1.2m back from adoptable surfaces

Refer to Bowman Riley Drawing: 8834-BOW-A0-DR-A-0157-P12 Enclosures plan for boundary treatments

TO BE READ IN CONJUNCTION WITH THE MOST RECENT REVISION OF PLANTING DETAIL DRAWING R/2446/9

Revision C: Tree codes and shrub bed numbers added (CS) Sep 25
 Revision B: Drawing amended to revised site layout. Enclosures adjusted (CS) Sep 25
 Revision A: Amendments to client requests (CS) Aug 25

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	project	Residential Development Phase 2 ABBAY ROAD, SHEPLEY	
	drawing title	LANDSCAPE LAYOUT	
scale	date	drwn by	drawing no
1:500/A2	Aug 25	CS	R/2446/5C