

LEGEND

VERTICAL ELEMENTS AND BOUNDARY TREATMENTS (refer to AXI Architects specifications for details)

- Existing traditional stone faced brick plinth boundary wall, with stone coping (stepped in height varying height from approx 700mm ht to 1.2m height), with existing black vertical ball top steel railings to top -overall height of approx 1.6-1.7m ht above highway path. To be retained, cleaned and made good, 1.8m height native evergreen hedging added behind the wall -to rear garden frontages to create privacy for residents
- Existing traditional stone faced brick plinth wall to boundary with offices/apartments, with stone coping (stepped height varying height from approx 700mm ht to 1m height), partly retaining wall on east end of Lapwing Lane elevation. To be retained, made good, cleaned & new vertical steel railings added to match existing, to a height of approx 1.6-1.7m above highway path
- Existing traditional stone faced brick plinth wall, with stone coping to boundary (stepped height varying height from approx 700mm ht to 1m height), partly retaining. To be retained & made good, and cleaned, and new traditional style vertical steel railings added to top to match existing to give an overall height of 1.6-1.7m above the highway footpath. Mature hedging added behind the wall to rear garden boundaries to give privacy for residents
- Existing gate opening with original stone piers -to be retained and cleaned
- Existing Wrought Iron gate -replaced with Infill stone plinth wall to match existing, & new vertical steel railings added to top. Summerhill stone gate posts retained as feature & cleaned
- Existing 1.7-1.8m ht chevron timber fencing retained and made good, cleaned and re-stained colour TBA
- Existing 1.8m -2m ht concrete post and concrete panel boundary fence to have horizontal concrete panels removed and replaced with vertical feather board timber panels (retaining one concrete panel at base if necessary as a gravel board)
- Existing red brick boundary wall approx 1.8-2m ht retained to adjacent housing development
- Proposed 1.8m ht vertical feather board timber screen fence (to replace existing approx 1.8m ht chevron timber fencing)
- Proposed 1.8m ht vertical feather board timber divisional screen fencing between rear gardens
- Proposed 1.8m ht vertical feather board timber gates to rear gardens
- Proposed low brick faced retaining walls to access ramp to offices, plus handrails to tie in with existing railings/building vernacular
- Bin store to offices and apartments eg Vertical feather board fenced enclosure 1.8m ht

LIGHTING -Indicative TBA subject to design & detailing by an electrical consultant

- Proposed Bollard Lights approx 1m ht (locations indicative TBA)
- Proposed Wall mounted lights to dwelling entrances eg tubular up/ down lighter fittings

HARD SURFACES/ PAVING (refer to AXI Architects specifications for details)

- Proposed Tegula block paving to estate access road, with flush stretcher course or soldier course trim against kerb lines, colour and laying pattern TBA
- Proposed Resin bound paving to driveways, buff colour TBA
- Proposed Marshalls Conservation kerbs, colour TBA to internal access road, inc dropped crossovers to driveways
- Proposed Marshalls Conservation kerbs laid flush as trims across driveways
- Proposed Resin bound paths to dwellings and offices and apartments, buff colour TBA
- Proposed Patio paving eg buff colour flags type TBA
- Proposed rear patio areas and driveways occurring within RPAs of existing trees to be laid in using 'no dig' construction and porous paving - type TBA
- Proposed rear patio areas and hard standings occurring within the peripheral areas of RPAs of existing trees to be laid using 'minimal dig' construction methods - type TBA
- Grasscrete to central parking zone eg Ecogrid recycled plastic grid system filled with topsoil and seeded

SOFT LANDSCAPE ELEMENTS (refer to Outline Planting Specification notes for planting operations spec)

- Existing trees and hedges retained and protected during works in accordance with Godwins Arboricultural Impact Assessment Inc. proposed protective fencing during construction works & any special measures re construction methods within the roof protection areas RPA's
- Existing selected areas of mature shrubbery to be retained & protected during works
- Proposed extra heavy standard trees planted in 1.5m x 1.5m x 700mm depth clean imported topsoil pits, double stake & cross bar tie. Native trees where space permits, and compact ornaments of value to wildlife where space limited
- Proposed culinary Apple trees
- Proposed native Hornbeam pleached trees where space restricted
- Proposed specimen shrubs
- Proposed wall shrubs to fence lines
- Proposed single species evergreen screen hedges (yew; and holly)
- Proposed mixed native hedge
- Proposed low hedges/ edging plants -species dependant upon location
Eg re space/ sightlines / aspect etc - inc Christmas Box, dwarf Holly, Lavender
- Proposed shrubs, & groundcover and herbaceous planting inc species of value to wildlife, fruit, berries, plants for pollinators
- Proposed grass lawn areas to be turfed with a shade tolerant turf
- Grasscrete eg Ecogrid, topsoiled and seeded with durable grass seed mix
- Dwarf spring bulbs to selected communal grass areas

BAT & BIRD BOXES

Types & Locations Indicative TBA with Ecologist and Architect

- 6 x building integrated bat bricks eg Iststock enclosed bat box - Size 'Large', Finish TBA eg Smooth Red to houses or 'Smooth Cream' to Existing building, 215mm wide x 290mm ht x 105mm depth. To be integrated into the external building walls ideally located just below the eaves of the roof apex, installed in accordance with manufacturers recommendations, available from NHBS.com, <https://www.nhbs.com/iststock-enclosed-bat-box-c> Ref: # 208936 Red; #210556 Cream
- 6 x building integrated swift boxes eg Iststock Eco habitat for swifts - colour TBA eg Red Brick to houses or Buff Brick to existing building extension 326 x 140 x 140mm. To be located close to eaves in an easterly direction wherever feasible available from NHBS.com, <https://www.nhbs.com/iststock-eco-habitat-for-swifts>. Ref: #201574 Red; #234896 Buff
- 6 no Schwegler 2F Bat Boxes; attached to selected suitable existing mature trees. Boxes to be located to a height of 4-7m, painting in different aspects on each tree, to be hung from a branch near to trunk, or fixed using 'tree friendly' aluminium nails, available from www.nhbs.com, <https://www.nhbs.com/2f-schwegler-bat-box-general-purpose>. Ref #174814. Locations Indicative TBA with Ecologist
- 6 no. 1B Schwegler Closed Front Bird Nest Boxes (with 32mm hole, hung from existing trees or fixed to trunk using tree friendly aluminium nails, in sheltered positions /aspect Locations indicative - TBA with Ecologist.

NOTES

- This drawing to be read in conjunction with:-
 - A4 Outline Planting Specification notes.
 - Godwins Arboricultural Ltd - Arboricultural Impact Assessment with Tree Protection Measures Ref AIA 13448.01 28.03.22, & associated Tree Constraints Plan TCP 13448.01, and Tree Protection Plan -TPP 13448. 01, (or latest revs) - for existing tree protection measures, including temporary protective fencing, special 'no dig' and 'minimum dig' construction locations and methods, and where existing site levels must be retained during & post development within the RPAs
 - Extended Phase 1 Habitat Survey and Daytime Bat Survey, Jan 21- Rachel Hacking Ecology and any subsequent Ecology Reports.
 - AXI Proposed Site Layout, Sections and Elevations etc
 - Any relevant Drainage and M&E drawings
- This drawing is intended for planning submission purposes and is based on information available at the time and may be subject to further site survey/ investigation work eg re existing and proposed statutory services & existing & proposed drainage locations, that may affect precise locations of proposed trees.



PLANTING TO HOUSES & CAR PARK ZONES

KEY - [1a] [1b]

HOUSE PLOT 1 & COMMUNAL BED

Bed 1a (approx 3.5m2)

1 PIE SIL (specimen)

2 HEL ICE

3 LIR BIG

4 LIR BIG

5 SKI RUB

6 LIR BIG

7 SAR CON

8 SKI RUB

9 SKI RUB

10 LIR BIG

11 LIR BIG

12 LIR BIG

13 LIR BIG

14 LIR BIG

15 LIR BIG

16 LIR BIG

17 LIR BIG

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HOUSE PLOT 3

Bed 3a (approx 5.5m2)

1 PHO DUE (specimen)

2 HEL ICE

3 LIR BIG

4 LIR BIG

5 SKI RUB

6 LIR BIG

7 SAR CON

8 SKI RUB

9 SKI RUB

10 LIR BIG

11 LIR BIG

12 LIR BIG

13 LIR BIG

14 LIR BIG

15 LIR BIG

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32 LIR BIG

33 LIR BIG

HOUSE PLOT 5

Bed 5a (approx 3.5m2)

1 PHO DUE (specimen)

2 HEL ICE

3 LIR BIG

4 LIR BIG

5 SKI RUB

6 LIR BIG

7 SAR CON

8 SKI RUB

9 SKI RUB

10 LIR BIG

11 LIR BIG

12 LIR BIG

13 LIR BIG

14 LIR BIG

15 LIR BIG

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HOUSE PLOT 6 & COMMUNAL BEDS

Bed 6a (approx 3.5m2)

1 PHO DUE (specimen)

2 HEL ICE

3 LIR BIG

4 LIR BIG

5 SKI RUB

6 LIR BIG

7 SAR CON

8 SKI RUB

9 SKI RUB

10 LIR BIG

11 LIR BIG

12 LIR BIG

13 LIR BIG

14 LIR BIG

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HOUSE PLOT 7

Bed 7a (approx 3.5m2)

1 PHO DUE (specimen)

2 HEL ICE

3 LIR BIG

4 LIR BIG

5 SKI RUB

6 LIR BIG

7 SAR CON

8 SKI RUB

9 SKI RUB

10 LIR BIG

11 LIR BIG

12 LIR BIG

13 LIR BIG

14 LIR BIG

15 LIR BIG

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HOUSE PLOT 8

Bed 8a (approx 3.5m2)

1 PHO DUE (specimen)

2 HEL ICE

3 LIR BIG

4 LIR BIG

5 SKI RUB

6 LIR BIG

7 SAR CON

8 SKI RUB

9 SKI RUB

10 LIR BIG

11 LIR BIG

12 LIR BIG

13 LIR BIG

14 LIR BIG

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HOUSE PLOT 9

Bed 9a (approx 3.5m2)

1 PHO DUE (specimen)

2 HEL ICE

3 LIR BIG

4 LIR BIG

5 SKI RUB

6 LIR BIG

7 SAR CON

8 SKI RUB

9 SKI RUB

10 LIR BIG

11 LIR BIG

12 LIR BIG

13 LIR BIG

14 LIR BIG

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PLANTING TO IMMEDIATE ENVIRONS OF OFFICES & APARTMENTS BUILDING

KEY - [01] [02]

1 HAM MOL (approx 15m2)