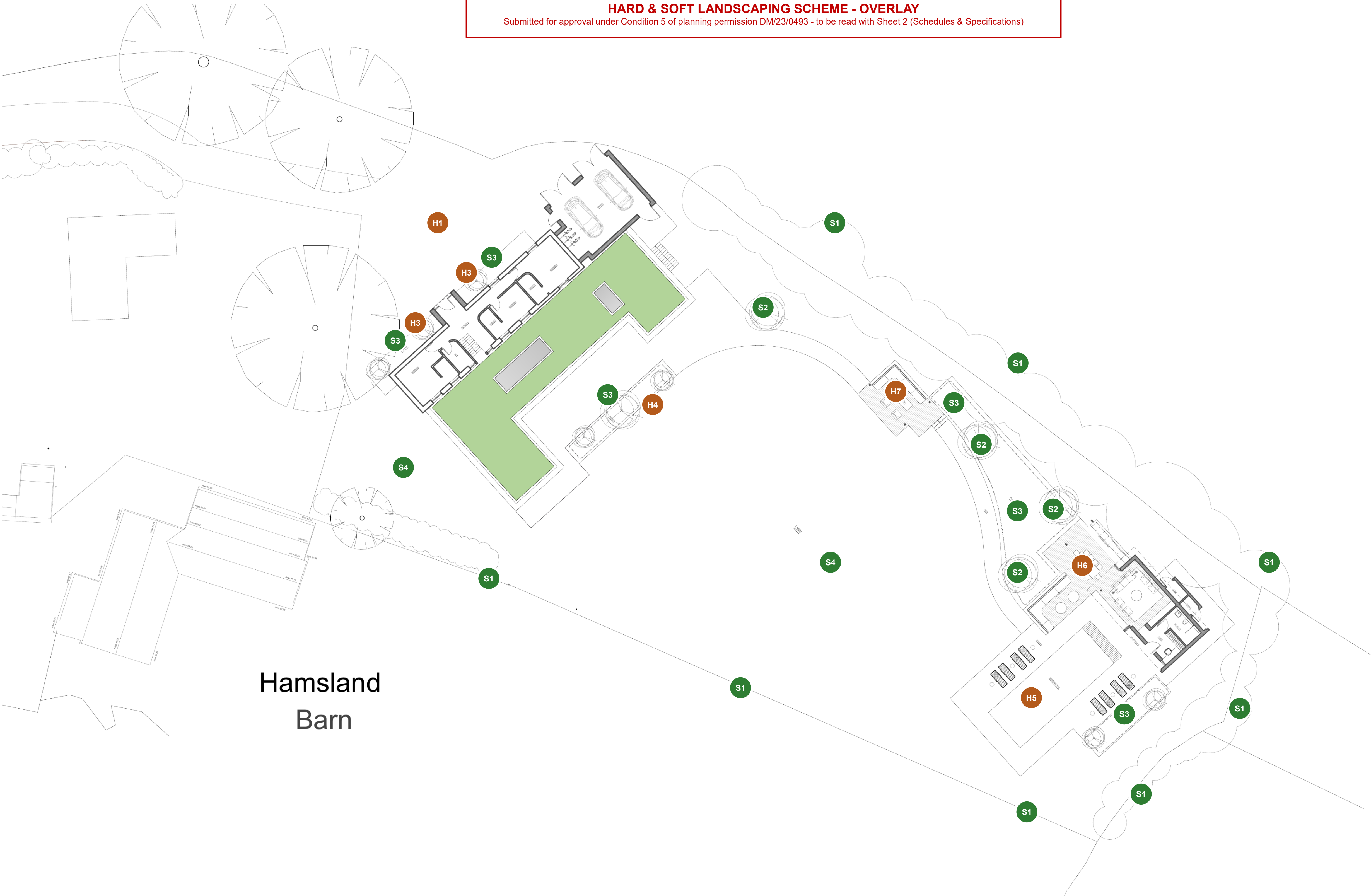
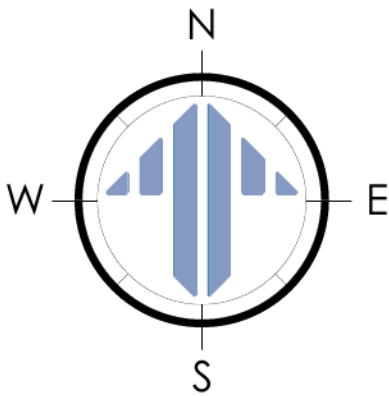


FOR PLANNING
PURPOSES ONLY

NOT FOR CONSTRUCTION

TO BE READ IN CONJUNCTION WITH
STRUCTURAL ENGINEER'S DRAWINGS, DETAILS
AND SPECIFICATIONS



KEY - LANDSCAPING PROPOSALS

Positions indicative - drag markers to adjust

HARD LANDSCAPING

- H1** Driveway & forecourt - existing gravel drive **RETAINED** as current
- H2** Entrance path & steps - sawn sandstone, buff-grey
- H3** Raised planters flanking front door - brick
- H4** Rear terrace & raised planters - sandstone / brick
- H5** Pool terrace - anti-slip porcelain (R11), bullnose coping
- H6** Pool house deck & outside dining - composite hardwood-effect boards
- H7** Pergola / outside dining structure - green oak frame

SOFT LANDSCAPING

- S1** Existing native hedgerow retained - hawthorn / hazel / holly / laurel
- S2** New specimen trees - birch, amelanchier, crab apple, oak
- S3** Ornamental beds & planters - herbaceous / grasses / lavender
- S4** Amenity lawn – retained / reinstated / seeded following works
- S5** Pool screening - evergreen yew & holly, 1.2-1.5m at planting

HAMSLANDS - SITE PLAN AS PROPOSED
SCALE 1:200 ON AN A1 SHEET

SCALE 1:200 ON AN A1 SHEET

HAMSLAND DAIRY, HORSTED KEYNES, RH17 7DY - HARD & SOFT LANDSCAPING SCHEME

Sheet 2 of 2: Schedules & Specifications | Submitted for approval under Condition 5 of planning permission DM/23/0493 | To be read with Sheet 1 (annotated site plan) and the approved arboricultural report (Condition 4)

A. HARD LANDSCAPING - MATERIALS & FINISHES

H1 Driveway & forecourt - retained

Existing gravel driveway and parking forecourt to the front of the house retained as current. Made good and re-dressed with matching gravel where disturbed by construction works; existing permeable surface maintained.

H3 Raised planters flanking front door

Pair of raised planters either side of the front entrance; facing brick to match dwelling; drainage weeps to gravel; planted per S3 palette.

H4 Rear terrace & raised planters

Sawn sandstone paving to match existing; raised planters in facing brick to match dwelling; integral drainage to adjacent beds; planted per S3 palette.

H5 Pool terrace & coping

20mm porcelain paving, light buff, anti-slip rating R11 within 2m of water's edge; matching bullnose pool coping; movement joints per manufacturer.

H6 Pool house deck / outside dining

Composite decking boards, hardwood-effect finish (e.g. Millboard or similar approved), 176 x 32mm, slip-resistant surface adjacent to pool, on adjustable pedestal / joist system with ventilated void. Low maintenance, no annual treatment required.

H7 Pergola / covered outside dining

Green oak framed pergola as shown on approved drawings; footings clear of retained hedgerow root zones.

B. SOFT LANDSCAPING - PLANTING SCHEDULE

S1 Existing native hedgerow - retained

The established native hedgerow enclosing the garden boundary (hawthorn, hazel, holly, field maple, blackthorn and associated species) is RETAINED in full around the site. Protected during construction with temporary fencing set clear of root zones. Any gaps arising to be planted up in the first planting season with matching native bare-root whips (60-80cm, double staggered row at 5/lin.m).

S2 New specimen trees (garden & pool approach)

Betula pendula (silver birch) 3 no., 12-14cm girth; Amelanchier lamarckii 3 no., multi-stem 2.5-3m; Malus sylvestris (crab apple) 2 no., 10-12cm; Quercus robur 1 no., 12-14cm to field edge. Double staked, tree pits 1m3 with topsoil/compost mix and mulch.

S3 Ornamental beds & raised planters

Mixed herbaceous & shrub planting to raised planters (H3, H4) and beds, 2-3L pots at 5-7/m2: Lavandula 'Hidcote', Salvia nemorosa, Verbena bonariensis, Calamagrostis 'Karl Foerster', Stipa tenuissima, Hydrangea 'Annabelle', Rosmarinus. 75mm bark mulch.

S4 Amenity lawn

Existing lawn areas reinstated following construction; areas disturbed by works cultivated, graded and re-seeded with amenity mix on min. 150mm topsoil to BS 3882, stone-picked and graded to falls.

C. IMPLEMENTATION, MAINTENANCE & GENERAL NOTES

1. Ground preparation

All planting areas cultivated to 300mm, cleared of construction debris and subsoil compaction relieved; imported topsoil to BS 3882 where required.

2. Programme

All hard landscaping completed prior to first occupation/use of the approved extensions and pool. All tree, hedge and shrub planting carried out in the first planting season (November - March) following substantial completion of the development, or such other timetable as agreed in writing with the Local Planning Authority.

3. Maintenance & replacement

All planting maintained for 5 years from completion: watering, weeding, mulch top-up, formative pruning, stake/tie adjustment and removal. Any tree or plant which within 5 years dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with another of the same species and size as originally planted, unless otherwise agreed in writing with the LPA.

4. Protection of retained trees & hedgerow during construction

Works to comply with the approved arboricultural report (Condition 4). Protective fencing to BS 5837:2012 to the retained boundary hedgerow (S1) and any retained trees erected before commencement and kept in place until completion; no fires, mixing, storage, excavation, level changes or vehicle movement within root protection zones. Any retained vegetation damaged during the works to be made good or replaced per note 3.

5. Drainage & sustainability

Existing permeable gravel drive retained; new paths and terraces drain to adjacent planted areas and lawns. Peat-free growing media throughout. Retained native hedgerow and native species selection reinforce the High Weald landscape character and biodiversity.

6. External lighting

Low-level, downward-directed fittings (max 2700K) to paths and terraces only; no uplighting of trees or boundaries, minimising light spill to the adjoining countryside.