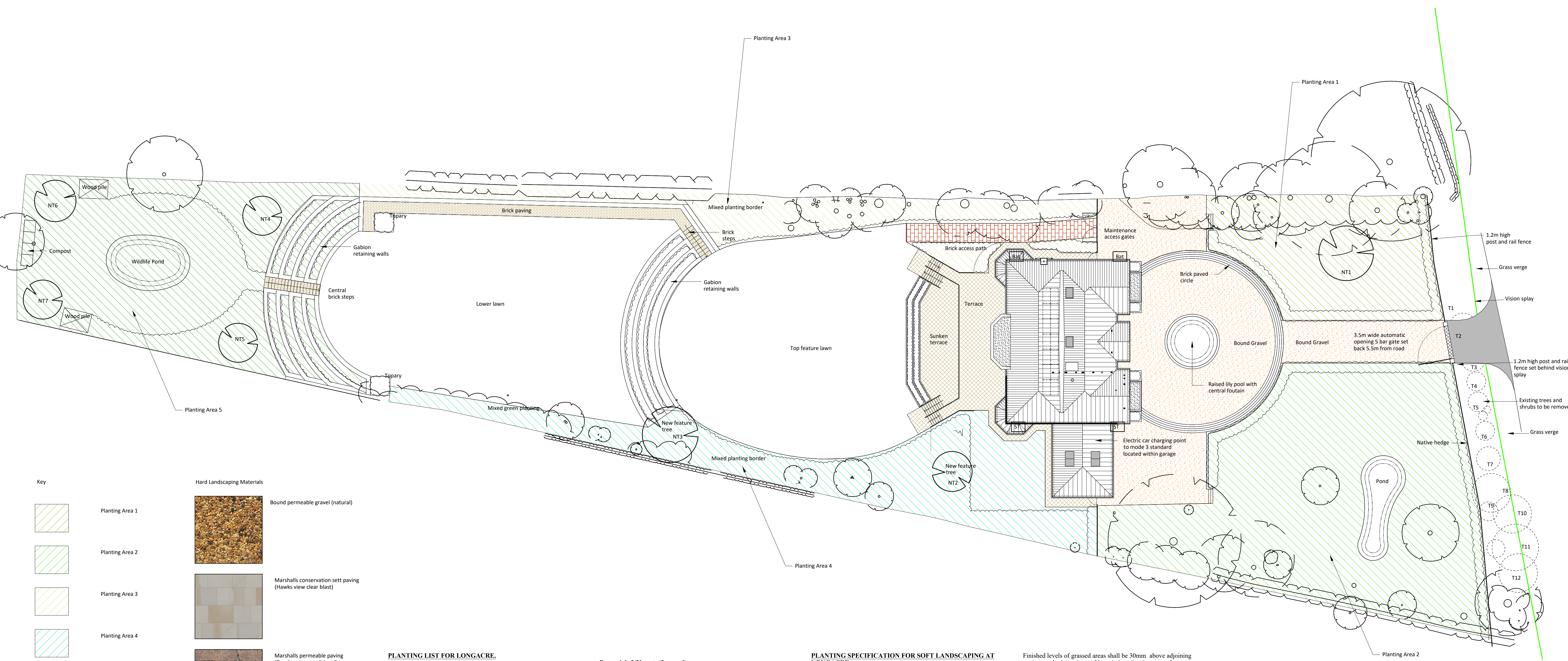




Key

Planting Area 1

Planting Area 2

Planting Area 3

Planting Area 4

Planting Area 5

Macadam

Granite rumble strip

Bound permeable gravel

Marshall's conservation sett paving

Brick sett paving

Hard Landscaping Materials

Bound permeable gravel (natural)

Marshall's conservation sett paving
(Hawks view clear blast)

Marshall's permeable paving
(Tegula priora traditional)

PLANTING LIST FOR LONGACRE.

PLANT LIST FOR AREAS 1-5 PLUS HEDGES.
Please note: these are only indicative and will be subject to final levels, light and soil (P.H) conditions.

A.FRONT GARDEN (AREAS 1 AND 2 PLUS HEDGES.

- i. Native hedge (to road boundary) will be a mix of potted (2/3L) Crataegus 'Monogynia', Prunus 'Spinosa', Acer 'Campestre', Rosa 'Canina' and Carpinus 'Betulus' all mix planted at 5 per linear metre.
- ii. Yew Hedging (to drive) will be using potted (7.5L) Taxus 'Baccata' (60/80cm) planted at a rate of 3 per linear metre.
- iii. (NT1) Specimen tree will be Magnolia 'Soulangeana' in 25L pot.

B.REAR GARDEN (AREAS 3-4).

- i. (NT2) will be Acer Griseum (25L pot).
- ii. (NT3) will be Amelanchier Lamarckii (25L pot).
- iii. Borders 3 and 4 will be planted using an indigenous palette of Nursery Stock to include the following:

Shrubs 5/10L pots (1 per m²).

Abelia
Buddleja
Camellia
Chaenomeles
Choisya
Cistus
Contins
Hydrangea
Ilex
Lavandula
Malvaceae
Philadelphus
Pittosporum
Rosmarinus
Salvia
Santolina
Sarcococca
Skimmia
Viburnum
Vinca
Weigela

Perennials 2/3L pots (3 per m²).

Acanthus
Achillea
Agapanthus
Alchemilla
Anemone
Echinacea
Echinops
Erigeron
Euphorbia
Geranium
Helleborus
Hemerocallis
Iris
Kniphofia
Lamium
Leucanthemum
Nepeta
Paeonia
Penstemon
Rudbeckia
Sedum
Stachys
Verbena
Verbascum

C. WILDLIFE GARDEN.

(NT4) Cherry
(NT5) Apple
(NT6) Pear
(NT7) Plum
Please note:

- a) *Planted Areas will be over-seeded with suitable Wild Flower seed mix (subject to testing soil for fertility).
- b) Hedging to terracing will be planted with Taxus 'Baccata' as above.
- c) Planting to surrounds of pond will be using non-invasive Aquatic Marginals.

PLANTING SPECIFICATION FOR SOFT LANDSCAPING AT LONGACRE.

The soft landscaping scheme to be completed during the first planting season following practical completion of the development.

General

All operations to be carried out at approximate weather conditions. All work shall be carried out in accordance with good horticultural practice, and by competent, experienced and skilled work people.

Cultivation

Cultivate all planting areas (except in tree/hedgerow protection zones) to a depth of 300mm removing all stones over 50mm diameter. Other than on areas within identified tree/hedgerow protection zones where the existing topsoil should remain undisturbed, top soil shall be laid by the main contractor to all planted areas (150mm depth). Topsoil shall be free from weeds, roots and stones over 50mm in diameter and all other extraneous matter, and shall be of good quality loam in a workable consistency. Well-rotted farmyard manure shall be used and worked well into the soil during cultivation at the rate of 1m³ per 25m².

Hedgerow Planting

Hedge beds shall be excavated to a width of 600mm and preparation of sub-soil and topsoil, including manure, shall be as described above. Shrubs to be planted at the depth previously grown, with soil up to the branching trunk, well-consolidated and firmly heeled around the plant collar. Water frequently as required and when necessary during later year. Hedges not to exceed 850mm high.

Lawn

Cultivation: break up topsoil to full depth (150mm). Reduce soil to a tilth suitable for blade grading (maximum particle size 10mm) and a crumbly structure. Remove stones and clay balls larger than 20mm in any dimension, roots, turfs of grass, rubbish and debris. Consolidate the soil lightly. The soil should be uniformly graded in dry conditions to the appropriate level and should be left without noticeable depressions or ridges.

Finished levels of grassed areas shall be 30mm above adjoining paving or kerbs, at least 150mm below the damp proof course on buildings, and not more than 75mm above original soil levels adjacent to existing trees and shrubs. New topsoil to be added as necessary. Levels shall be arranged to provide falls for drainage and new topsoiled areas shall be carefully blended with existing retained turf as appropriate.

Turfing: turfs should be of a downland or meadow variety, fibrous and well rooted, and free from perennial weeds. Turfs shall be laid in Autumn or early Winter with minimum possible delay after lifting (3 days maximum), but shall not be laid during frosty or unreasonably dry or wet weather. Deteriorated turf should not be used. Turf shall be laid in rows using appropriate timber boards to support contractors and wheelbarrows. Turfs shall be laid with broken joints and should not be stretched. Irregularities should be adjusted by lifting and raking out or infilling with fine soil and rolling. Edges of turfed areas shall be laid with whole turfs. Turf edges shall be cleanly trimmed to an even line and shall finish 150mm short of buildings, walls and kerbs, and thoroughly watered straight after laying.

Maintenance: grass shall only be cut when it is dry. Newly turfed areas shall be first cut when the grass is between 50mm-75mm in height and shall be lightly rolled 24 hours prior to the first cut. The first cut shall be no more than 30% reduction. During the growing season, (i.e. approximately 20 weeks) grass will be cut at 10 to 14 day intervals to ensure it does not exceed 100mm in height. All rubbish and debris shall be removed before cutting and arisings removed afterwards. Grass shall not be cut shorter than 30mm. Water frequently for the first year after laying and when necessary during later years.

Planting Beds: prepare beds as above.

Planting: All plants have characteristics which encourage birds and insects. Each plant should be firmly backfilled, thoroughly watered in and fine bark mulched. Plants shall be healthy and well rooted and planted at a density as specified above.

Maintenance: Pruning to take place in late Summer and early Autumn. Water frequently for the first year after planting and when necessary during later years.

Proposed 1.2m high post and rail fence elevation
1:100

GSP

Graham Simpkin Planning

2 The Parade, Ash Road, Hartley
Longfield, Kent DA12 8BG

Tel: 01474 703705
www.grahamsimpkinplanning.co.uk
Email: webman@grahamsimpkinplanning.co.uk

Project Title Long Acre, Pear Tree Lane, Shorne Kent DA12 3JT	Job No 3814
Drawing Title Landscaping Conditions Plan	Drawing No 401
Date 24.03.2023	Drawn by MS
Scale 1:200 @ A1	Checked by SC
Note	