

LANDSCAPE MANAGEMENT PLAN OUTLINE

The following items will be considered in creating a detailed management plan for the site:

IRRIGATION

Irrigation may be by hand or via an installed irrigation system. In either scenario, new planting should be monitored and watered on a regular basis for at least the first two years until planting becomes fully established.

If installing an irrigation system, irrigation controllers, pipework, pumps will all be subject to routine maintenance on a regular basis to ensure that there are no failures resulting in plant losses. To this end all controllers should be mains powered. Smart controller technology will be used to ensure that plants receive the correct amount of water at the correct time. This will ensure best growth outcomes, avoiding over-watering and subsequent “leggy” growth.

PLANT NUTRITION

A site-wide mulching regime will be offered. Where planting is within smaller planting spaces it will be important to augment mulching with slow-release fertilizers / liquid seaweed feeds in order to replace elements taken out of soil by plants.

PLANT MAINTENANCE REGIME

This will cover proposals for regularity of maintenance over the year, specific seasonal tasks as well as notes for the maintenance requirements of individual species to include notes on pruning, dividing and cutting back.

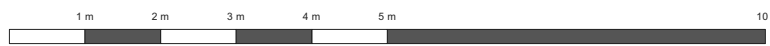
TREE MANAGEMENT

Regular management including canopy shaping / thinning, remedial pruning will ensure longevity within limited planting spaces within a podium environment. This will also ensure that enough light can penetrate to underplanting.

All newly planted trees should be either staked or underground guyed.

GENERAL LANDSCAPE MAINTENANCE REGIME

All landscaped areas will be kept tidy, leaf fall and detritus regularly removed. Guidelines for maintenance / cleaning of landscape finishes will also be offered.



NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY

ALL EXISTING DIMENSIONS, LEVELS, DRAIN RUNS AND SITE CONDITIONS ARE TO BE CHECKED PRIOR TO CONSTRUCTION OR COMMENCEMENT OF SHOP DRAWINGS

ALL DISCREPANCIES OR OMISSIONS ARE TO BE REPORTED TO THE DESIGNER

INFORM THE DESIGNER BEFORE ANY WORK STARTS IF THE DRAWINGS EXCEED THE QUANTITIES IN ANY WAY

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Project name
107, Lynton Grange

Client
Capstone Group

Drawing name
Landscape Plan

Drawing number
100L

Scale
1:100 @ A1

Date of issue
28/10/2022

Drawn by
TK

Revision

Revision date

Revision notes

FOR PLANNING APPLICATION

Hardscape

Paving

P1- Paving Type 01
Fully SUDs compliant permeable block paving by Hydro lineo. Setts to be laid onto a sharp sand bed over a granite grit sand layer and then MOT Type 3. Joints to be filled with granite grit sand.

P2- Paving Type 02
Hydro Lineo grasscrete, fully SUDs compliant, permeable paving over MOT Type 3 sub base. To be bounded by steel edgings / kerbs where required.

Miscellaneous

F1- FenceType 01
Timber slatted fence with concrete gravel boards to retain adjacent higher level

F2- Fence Type 02
Double sided hit and miss slatted timber fencing

F2- Fence Type 03
Close board boundary fencing to rear of site

LF1- Bike Store
Timber bike stores in allocated areas with green roof

Softscape

PL1- Perennial Planting
Planting to consist of shrubs and perennials for a mixture of sun and shade. Height: 400-800mm

PL2- Perennial Planting
Planting to consist of shrubs and perennials for a mixture of sun and shade. Height: 100-400mm

PL3- Climbing Planting
Planting to consist of climbing plants

PL4- Hedge Type 1
Planting to consist of dense hedging for screening Height: 2000mm

PL5- Hedge Type 2
Planting to consist of dense hedging Height: 1200mm

PL6- Grass
Species poor grass

PL7- Green Roof
Extensive green roof with substrate of minimum settled depth of 80mm. It consists of shrubs and perennials for a mixture of sun and shade.

DESIGN STATEMENT

One of our main challenges with this site has been to create a central communal courtyard area which accommodates all access requirements, feels natural and informal and is also soft and green. A single SUDs compliant paving system has been cleverly utilised to satisfy all hard landscape ground treatments on the site with subtle gradation from driveway to planted space.

By also developing the private amenity spaces and driveway area we have managed to attain a UGF factor of 0.4 creating a unified and natural feeling environment within a context which realistically is tight and awkward.