

Planting maintenance programme

A detailed maintenance programme will be implemented to secure the successful establishment of all new planting. This will include:

- Watering: Regular irrigation during the establishment period, with increased frequency in prolonged dry weather for the first three growing seasons.
- Weed control: Manual or approved chemical methods to maintain weed-free planting beds.
- Mulching: Replenishment of mulch to conserve moisture and suppress weeds.
- Soil care: Light cultivation to prevent compaction and maintain soil structure.
- Plant health monitoring: Routine inspection for pests, diseases, and nutrient deficiencies, with remedial action as required.
- Formative pruning: Undertaken at appropriate times to encourage strong, healthy growth.
- Replacement of failures: Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority

All maintenance operations will be carried out in accordance with best horticultural practice to ensure robust establishment and long-term success.

KEY

- 130mm x 130mm min. mammal gap to aid wildlife movement and habitat connectivity to be labelled "mammal/hedgehog gaps" to prevent future blocking.
- ▨ Porous 10mm shingle areas
- ▨ Indian sandstone paving

Dilapidated garage roof reconstructed with Bauder Extensive Lightweight XF301 28mm Sedum planting layer over 20mm drainage mat with 40mm edge trim over waterproof system with an overall saturation weight of 45 kg/m². Planting includes 14-17 sedum species alongside some mosses and grasses all engineered for low maintenance. Blankets to be fully saturated immediately after installation with regular watering at 4 week intervals thereafter, reducing by September in preparation for winter. Annual inspections to be carried out in Spring to include removal of weeds, topping up substrate if required, and checking edges and vegetation barriers

New 5ft fence and access gate with mammal holes

Wall mounted Project EV Apex7s 32amp untethered electric car charge point

Existing tarmac driveway to be cleared and re-dressed

Existing protected trees to be retained

Existing entrance

Apex7s untethered 144x190x320 high

Post 60x120x1200 high

Project EV Apex7s charge point on Apex-Spost

Existing 5ft close board fencing

Timber bin stores

Existing gravel footpath to be cleared by hand and re-topped with fresh shingle

5ft close board fencing positioned 10m from building

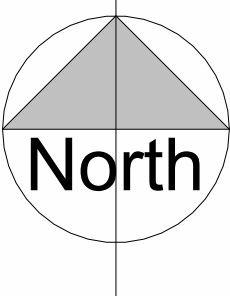


Pressure treated 5ft close board fencing to match existing



1.1m high softwood post and rail fencing

5ft timber close board fencing to match existing with mammal gaps as indicated. Fence post holes to be hand dug and relocated if roots of 25mm in diameter or above are found, and that impermeable liners will be used when installing concrete fence posts within RPAs



New pathway in Indian sandstone mixed sized slabs

Area top-soiled and laid to lawn

Private garden area 1 Chelford Close

1.1m high timber post and rail fence

New hedging 60-80cm mixed wildlife conservation hedge for biodiversity of 50% Hawthorn, 10% each of other native species (dependant on availability) including: Blackthorn, CrabApple, Dog Rose, Common Dogwood or Red Dogwood, Field Maple, Guelder Rose, Hazel, Spindle, Sweet Briar Rose of Wayfaring Tree.

Size 60-80cm, spaced 33cm apart

Total number of each as required to meet the above criteria

Project EV Apex7s 32amp untethered electric car charge point on Apex-Spost

New porous 10mm shingle laid within grid system to reduce migration for parking area

Ornamental planting beds as per Bed Planting Schedule

New pathway & bin collection area to be finished in Indian sandstone mixed sized slabs

New hedging 60-80cm mixed wildlife conservation hedge for biodiversity of 50% Hawthorn, 10% each of other native species (dependant on availability) including: Blackthorn, CrabApple, Dog Rose, Common Dogwood or Red Dogwood, Field Maple, Guelder Rose, Hazel, Spindle, Sweet Briar Rose of Wayfaring Tree.

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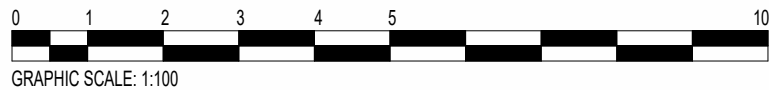
Open post and rail fence

Area top-soiled and laid to lawn

BED PLANTING SCHEDULE

Size / Name / Density

Mixture for front beds
2ltr / Cistus Corbariensis - 3/m²
5ltr / Euonymus Fortunei "Silver Quenn" - 2/m²
5ltr / Fatsia Japonica - 3/m²
2 ltr / Hebe "Nicola's Bush" - 3/m²
5ltr / Hebe rakaiensis - 2/m²
2ltr / Viburnum Davidii - 3/m²



Mark Borthwick

Chartered Architectural Technologist
Passive House Designer



NOTES

Rev	Description	Date
A	First issue	Nov 24
B	Garden size increased	Dec 24
C	Updated for BNG	Jan 25
D	Revert to split application	Mar 25
E	Details updated for Planning conditions	Jan 26
F	Fence and Hedge to H1 updated to enclose garden	Mar 26
G	Condition release notes	Apr 26

PROJECT

92 Albert Road, Caversham, RG4 7PL
Conversion to semi-detached dwellings

CLIENT

Widbrook Property Developments Ltd

TITLE

Landscape Plan

DRAWING NUMBER

PR11.5-104

DRAWN BY

MB

DATE

Nov 24

SCALE (@ A1)

1 : 100

REVISION

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