



DESIGN, ACCESS & HERITAGE STATEMENT

Proposed Front Garden Landscape Improvements

7 Eastern Avenue
Reading
RG1 5RU

Landscape Scheme Pursuant to Condition 8 – Planning Permission PL/26/0943

Prepared by Dream Gardens Ltd
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This report has been updated specifically to respond to the landscaping requirements of Condition 8 of planning permission PL/26/0943. It addresses hard-surface treatment; means of enclosure and mammal permeability; planting species, sizes and spacing; tree and tree-pit requirements; establishment and long-term maintenance; replacement planting; and the relationship of planting to highway visibility.

Purpose of this Landscape Submission

1. Introduction

This updated Design, Access and Heritage Statement and Landscape Report has been prepared by Dream Gardens Ltd to support the discharge of Condition 8 attached to planning permission PL/26/0943 for the change of use of 7 Eastern Avenue, Reading RG1 5RU from C3 (Dwellinghouse) to C2 (Residential Care Home). It provides the detailed hard and soft landscape information required by the condition and should be read in conjunction with the approved Landscape Plan and Visibility Plan NJC-001 Eastern Avenue.

The proposal seeks to transform the existing frontage into a carefully designed landscape that accommodates modern residential requirements while preserving and enhancing the architectural and historic character of the surrounding streetscape. The scheme introduces high-quality hard and soft landscaping, sympathetic boundary treatments, ornamental planting and sustainable drainage measures to create an attractive and functional front garden that respects the significance of the Conservation Area.

Dream Gardens Ltd is a Berkshire-based landscape design and construction company specialising in residential landscape architecture, heritage-sensitive garden design and planning-led landscape development. Our work combines traditional design principles with modern construction techniques, ensuring that every project enhances both the property and its wider setting. We work closely with homeowners, architects and planning authorities to develop landscape proposals that are aesthetically pleasing, environmentally responsible and fully integrated with their surroundings.

The objective of this proposal is not simply to provide off-street parking, but to create a landscape-led frontage where planting, traditional materials and carefully considered design remain the dominant visual elements. Parking has therefore been integrated into the overall composition rather than becoming its principal feature.

2. Site Description

The application site comprises a detached Victorian dwelling located on the northern side of Eastern Avenue within Reading's South Park Conservation Area. The property is set back from the highway behind a generous front garden which forms an important part of the character of the street.

Eastern Avenue is characterised by substantial late Victorian and Edwardian houses set within spacious plots, mature planting, clipped hedges and traditional brick boundary walls. These features create an attractive suburban streetscape with a strong sense of openness and greenery.

The existing front garden currently provides limited visual cohesion and does not make the most effective use of the available space. While the property requires practical off-street parking to meet contemporary residential needs, it is recognised that the introduction of hardstanding within a Conservation Area must be carefully balanced against the need to preserve its historic character.

The proposal therefore retains significant areas of planting while introducing a more coherent landscape structure that complements both the architecture of the dwelling and the wider streetscape.

3. The South Park Conservation Area

The property lies within the South Park Conservation Area, one of Reading's most distinctive residential neighbourhoods. The Conservation Area was designated because of its special architectural and historic interest, characterised by substantial Victorian and Edwardian houses, mature tree-lined streets and well-defined front gardens enclosed by traditional boundary walls and hedging.

Unlike many modern residential developments, the front gardens within the Conservation Area are not simply incidental open spaces but form an integral component of the historic townscape. Their generous proportions, mature vegetation and carefully detailed boundary treatments contribute significantly to the area's distinctive identity.

Traditional materials such as red multi-stock brick, natural stone detailing, clay roof tiles, painted timber joinery and ornamental planting establish a consistent architectural language throughout Eastern Avenue. Mature trees and landscaped frontages soften the built form and provide seasonal variation, biodiversity and an attractive setting for the historic buildings.

Planning policy seeks to ensure that any alterations within the Conservation Area preserve or enhance these characteristics. Consequently, proposals that result in excessive hardstanding, removal of planting or the loss of traditional boundary treatments are generally discouraged. Conversely, schemes that retain generous planting, use appropriate materials and reinforce the historic character of the streetscape are positively encouraged.

The proposed landscape design has therefore been developed specifically to respond to these conservation objectives.

4. Design Philosophy

The overarching design philosophy is founded upon four key principles:

Respect for Heritage

The design reinforces the Victorian character of the property through the use of traditional materials, sympathetic detailing and planting appropriate to the period setting.

Landscape First

Although off-street parking is required, the proposal has been designed so that landscaping rather than parked vehicles remains the dominant visual feature when viewed from the public highway.

Environmental Sustainability

Permeable surfaces, generous planting areas and sustainable drainage principles have been incorporated to reduce surface water runoff, improve biodiversity and contribute positively to the local environment.

High Quality Design

Every element of the proposal—from the brick boundary walls to the planting palette—has been selected to create a cohesive and enduring landscape that will mature gracefully over time.

5. Proposed Landscape Design

The proposed layout has been carefully organised to balance functionality with visual quality.

Three off-street parking spaces are provided in a logical arrangement that allows safe vehicle manoeuvring whilst minimising the visual dominance of hardstanding. Rather than occupying the entire frontage, the parking area is framed by generous planting beds, clipped hedging and a traditional boundary wall, ensuring that the appearance remains predominantly green.

A clearly defined pedestrian route connects the public pavement to the principal entrance using stepping stones and traditional paving materials, reinforcing the hierarchy between pedestrian and vehicular movement.

The entrance sequence has been designed to provide an attractive arrival experience through the use of ornamental planting, seasonal colour and carefully positioned feature trees.

The proposed side boundary fencing has been recessed behind the principal frontage to reduce its visual prominence from the street.

6. Boundary Treatment and Materials

The proposed boundary wall has been designed as a contemporary interpretation of traditional Victorian frontage walls found throughout Eastern Avenue.

The wall will be constructed using high-quality Victorian red multi-stock facing bricks selected to complement the existing dwelling. Mortar joints will be finished in a light buff lime-based mortar to reflect traditional construction methods.

Blue engineering brick coping has been proposed to provide durability while maintaining a traditional appearance.

Low brick piers articulate the boundary wall at regular intervals, reflecting the rhythm commonly found along neighbouring frontages.

Behind the wall, clipped evergreen hedging provides additional screening, softens the appearance of the masonry and contributes to the verdant character of the street.

Together these elements create a boundary treatment that is both functional and sympathetic to the Conservation Area.

7. Reinforced Grass Driveway (Permeable System)

The main driveway area will be constructed using a reinforced grass paving system (also known as a Grass Reinforcement System or Cellular Grass Grid). This permeable solution provides stable vehicular access and parking while maintaining a soft landscaped appearance in keeping with the character of the South Park Conservation Area.

The reinforced grass system allows grass to grow through a honeycomb grid structure, supporting vehicle loads while significantly reducing surface water runoff. This approach preserves the green character of the frontage, softens the visual impact of the parking area and supports the site's Sustainable Drainage System (SuDS) principles.

Key benefits:

- Permeable surface that significantly reduces surface water runoff and supports groundwater recharge.
- Maintains a natural green appearance in keeping with the landscaped setting of Eastern Avenue.
- Suitable for cars, SUVs and light vans, subject to the selected manufacturer's specification and installation requirements.
- Supports Sustainable Drainage System (SuDS) principles.
- Lower visual impact than impermeable surfaces such as block paving or asphalt.
- Supports biodiversity and helps reduce the urban heat island effect.
- Appropriate in a conservation-area context where preservation and enhancement of landscape character is a priority.

Typical construction build-up:

1. Grass grid system – 40–50 mm deep HDPE cellular grid.
2. Bedding layer – 30–40 mm of 2–6 mm angular grit.
3. Sub-base – 180–200 mm of Type 3 open-graded aggregate.
4. Geotextile membrane – non-woven permeable separator.
5. Subgrade – compacted existing ground.

6. Rootzone – 40–50 mm free-draining sand/topsoil mix.
7. Grass seed – perennial ryegrass, strong creeping red fescue and chewings fescue mix.

The use of a reinforced grass driveway is consistent with the Conservation Area's emphasis on preserving green frontages, minimising hardstanding and maintaining the landscaped character of the street. This approach provides the required parking while ensuring that the forecourt continues to appear as a planted garden space.

4.0 PROPOSED LANDSCAPE AND DRIVEWAY DESIGN

4.6 Reinforced Grass Driveway (Permeable System)

The main driveway area will be constructed using a reinforced grass paving system (also known as a Grass Reinforcement System or Cellular Grass Grid). This permeable solution provides stable vehicular access and parking while maintaining a soft landscaped appearance in keeping with the character of the South Park Conservation Area.

The reinforced grass system allows grass to grow through a honeycomb grid structure, supporting vehicle loads while significantly reducing surface water runoff. This approach preserves the green character of the frontage, softens the visual impact of the parking area and contributes to the site's Sustainable Drainage strategy.

This system offers the following key benefits:

- Permeable surface that significantly reduces surface water runoff and supports groundwater recharge.
- Maintains a natural green appearance in keeping with the landscaped setting of Eastern Avenue.
- Suitable for cars, SUVs and light vans with appropriate sub-base construction.
- Environmentally responsible and SuDS compliant.
- Lower visual impact than impermeable hard surfaces such as block paving or asphalt.
- Supports biodiversity and reduces urban heat island effect.
- Appropriate for use within Conservation Areas where preservation and enhancement of landscape character is a priority.

4.6.1 System Description

The reinforced grass driveway will be constructed using a high-strength HDPE cellular grass grid system, filled with a free-draining rootzone and seeded with a hard-wearing turf mix. A typical build-up for a domestic driveway is as follows:

1. **Grass grid system** – 40–50 mm deep HDPE cellular grid.
2. **Bedding layer** – 30–40 mm of 2–6 mm angular grit.
3. **Sub-base** – 180–200 mm of Type 3 open-graded aggregate.
4. **Geotextile membrane** – Non-woven permeable separator.
5. **Subgrade** – Compacted existing ground.
6. **Rootzone** – 40–50 mm free-draining sand/topsoil mix.
7. **Grass seed** – Perennial ryegrass, strong creeping red fescue and chewings fescue mix.

This construction provides excellent load-bearing capacity for cars and light vehicles while allowing water to infiltrate naturally through the surface into the sub-base. The system is robust, long-lasting and easy to maintain with regular mowing.



Figure 3: Example of Reinforced Grass Driveway in Use



Figure 4: Close-up of Grass Grid System with Grass Growth

4.6.2 Relevance to the Conservation Area

The use of a reinforced grass driveway is consistent with the Conservation Area's emphasis on preserving green frontages, minimising hardstanding and maintaining the landscaped character of the street. This approach provides necessary parking while ensuring that the forecourt continues to appear as a soft, planted garden space, thus preserving and enhancing the character and appearance of the South Park Conservation Area in accordance with national and local planning policy.

Figure: Reinforced grass driveway system and technical specification.

8. Planting Strategy

Planting forms a defining component of the proposed landscape design and has been developed to reinforce the established green character of Eastern Avenue while providing year-round structure, seasonal interest and enhanced biodiversity.

The proposed planting incorporates ornamental trees, evergreen and deciduous shrubs, herbaceous perennials, climbers and traditional hedging. Species have been selected having regard to their mature size, suitability for the site, seasonal characteristics, wildlife value and compatibility with the historic residential character of the South Park Conservation Area.

The principal tree planting comprises *Malus 'Evereste'* (Crab Apple) and *Magnolia × soulangeana* (Saucer Magnolia). Together they provide spring blossom, seasonal structure, fruit and habitat value while remaining appropriate in scale for a residential front garden. Tree positions have been selected to provide visual structure without creating inappropriate conflict with the dwelling, pedestrian route, driveway or highway visibility as the trees mature.

The shrub and perennial palette combines evergreen structure with native and wildlife-friendly flowering species, including *Sarcococca*, *Viburnum*, *Ribes*, *Lavandula*, *Hebe*, *Pyracantha*, shrub rose, *Digitalis*, *Geranium*, *Salvia* and *Verbena*. Climbers include Star Jasmine, native Honeysuckle, climbing Rose and Wisteria, providing vertical greening and seasonal interest.

The planting palette provides a succession of flowering periods and includes nectar- and pollen-producing plants together with berry- and fruit-producing species, providing resources for pollinating insects and birds throughout the year.

The proposed Green Privet hedge (*H1 – Ligustrum ovalifolium*) will reinforce the traditional planted boundary character of Eastern Avenue. It will be maintained as a dense hedge with a natural, gently formed profile rather than an excessively rigid geometric form.

Full species information, planting specifications, establishment requirements and short- and long-term maintenance provisions are provided within Appendix A – Planting Schedule and Maintenance Specification. The coded planting plan should be read in conjunction with that appendix.

9. Sustainability and Biodiversity

The proposal seeks to improve the environmental performance of the site through the integration of sustainable landscape design principles.

Hard surfaces will be formed using permeable construction wherever practicable, allowing rainfall to infiltrate naturally into the ground and reducing pressure on the public drainage network.

Surface water will be directed towards planting areas and permeable sub-base construction in accordance with Sustainable Drainage System (SuDS) principles.

The increased planting significantly enhances biodiversity through the introduction of flowering shrubs, ornamental trees, hedging, climbers and pollinator-friendly perennial planting. These measures provide habitat, seasonal food sources and ecological connectivity within the urban environment.

9.1 Biodiversity and Wildlife Measures

The landscape design incorporates practical measures intended to support urban wildlife and strengthen ecological connectivity across the frontage. These measures include:

- Dense hedge and shrub planting to provide shelter, foraging opportunities and potential nesting habitat.
- An extended flowering season with nectar- and pollen-rich species for bees, butterflies and other pollinating insects.

- Fruit- and berry-producing species that provide seasonal food resources for birds and other wildlife.
- Where boundary construction allows and where safe and appropriate, dedicated ground-level mammal access openings (MG1), approximately 150x100 mm, shall be provided to facilitate movement of hedgehogs and other small mammals between gardens. The location(s) of MG1 should be identified on the final landscape/planting plan and kept permanently unobstructed.
- Avoidance of unnecessary pesticide and herbicide use, with non-chemical or targeted methods preferred wherever practicable.
- Inspection of hedges and dense shrubs before pruning, with works postponed where an active bird nest could be disturbed.

The proposal therefore delivers environmental improvements that extend beyond the boundaries of the site and contribute to the wider network of residential gardens and green infrastructure within the Conservation Area.

10. Heritage Impact Assessment

The proposed development has been designed to preserve and enhance the character and appearance of the South Park Conservation Area.

The traditional brick boundary wall reflects the established pattern of enclosure found throughout Eastern Avenue, while clipped hedging and generous planting reinforce the verdant character of the streetscape.

The proposal avoids the creation of an extensive open parking court by ensuring that hardstanding is visually softened through landscape design. Planting beds remain a significant component of the frontage, and ornamental trees contribute vertical structure consistent with neighbouring properties.

The materials palette has been selected to complement the existing Victorian dwelling, ensuring that the new landscape appears as a natural extension of the property's historic architecture.

Overall, the proposal represents a sensitive enhancement that reinforces rather than diminishes the special qualities of the Conservation Area.

11. Planning Policy Compliance

The proposed development has been prepared having regard to the principles of the National Planning Policy Framework, the Reading Borough Local Plan, the South Park Conservation Area Appraisal and relevant design guidance.

The scheme:

- preserves and enhances the character and appearance of the Conservation Area;
- employs traditional materials that complement the existing architecture;
- retains substantial soft landscaping and mature planting character;
- incorporates sustainable drainage measures;
- improves biodiversity through new planting and practical wildlife measures;
- provides practical residential parking without allowing vehicles to dominate the streetscape; and
- contributes positively to the quality of the public realm.

12. Landscape Implementation and Management

All soft landscape works will be implemented in accordance with the approved landscape plan and the planting specifications contained within Appendix A. Planting will be undertaken during the appropriate planting season wherever practicable, with container-grown material planted outside periods of frozen, waterlogged or excessively dry ground.

Planting and seeding shall be carried out in the first planting and seeding seasons following first occupation of the development, or in accordance with an alternative timetable agreed in writing with the Local Planning Authority prior to first occupation, in accordance with Condition 8.

12.1 Soil Preparation and Planting

Before planting, planting areas will be cleared of construction debris, perennial weeds and unsuitable material. Compacted soil will be loosened and cultivated to provide suitable rooting conditions. Where required, appropriate organic matter or ameliorants will be incorporated having regard to existing soil conditions and the requirements of the proposed species. Plants will be installed at the correct nursery depth, thoroughly watered-in and mulched following planting. Tree pits, stakes, ties and supports will be appropriate to the size and form of the specified stock.

12.1.1 Tree Pit and Tree Establishment Specification

Tree pits shall be excavated sufficiently wide to accommodate the rootball without distortion and shall generally be no deeper than the rootball, with the root flare maintained at finished soil level. Compacted or glazed pit sides and bases shall be loosened to encourage rooting into surrounding soil. Suitable excavated topsoil shall be reused where appropriate and improved only where site conditions require it. Trees shall be thoroughly watered following planting and supported with stakes and flexible ties appropriate to the size and form of the stock. A 50–75 mm organic mulch layer shall be maintained over the rooting area, kept clear of the trunk. Stakes and ties shall be inspected regularly, adjusted to prevent constriction and removed once the tree is securely established.

12.2 Establishment Period

Newly planted trees, hedges, shrubs, climbers and herbaceous planting will be maintained during the establishment period through appropriate watering, weed control, mulching, formative pruning, training and inspection of stakes and ties. Particular attention will be given during the first two growing seasons and during prolonged dry weather.

12.3 Replacement Planting

Any tree, shrub, hedge plant or other plant forming part of the approved landscape scheme which, within a period of five years from the date of planting, dies, is removed, or becomes seriously damaged or diseased shall be replaced during the next available planting season with a plant of the same species and similar size, unless otherwise agreed in writing with the Local Planning Authority.

12.4 Long-Term Management

Following establishment, the landscape will be managed in accordance with the long-term maintenance recommendations contained within Appendix A so that the intended landscape character, biodiversity value and visual contribution to the Conservation Area are retained. Management will include hedge trimming, shrub and tree pruning where required, climber training, perennial maintenance, weed management, mulching and periodic review of plant health and balance within the scheme.

12.5 Highway Visibility

Planting located within or adjacent to the approved visibility splays shown on Visibility Plan NJC-001 Eastern Avenue shall be selected, pruned and maintained so that the visibility splays remain free from obstruction exceeding 0.6 metres above carriageway level, in accordance with Condition 9 of planning permission PL/26/0943. Planting shall not be permitted to encroach into or compromise the approved visibility envelope.

13. Supporting Landscape Documents

This statement should be read in conjunction with the approved or submitted landscape drawings and supporting landscape information. The final submission package should include, as applicable:

- Landscape / Planting Plan – drawing number and revision as shown on the submitted plan.

- Appendix A – Planting Schedule and Maintenance Specification.
- Any separate hard-landscape, boundary-treatment or construction-detail drawings submitted as part of the application.

Plant codes shown on the landscape / planting plan should correspond directly with the codes used in Appendix A (T = tree, H = hedge, S = shrub, P = herbaceous perennial and C = climber).

14. Conclusion

The proposed landscape improvements at 7 Eastern Avenue have been developed with a clear understanding of the architectural significance of the South Park Conservation Area and the planning policies that seek to preserve its special character.

Rather than introducing a conventional parking court, the proposal creates a high-quality landscaped frontage in which planting, traditional boundary treatments and carefully selected materials remain the defining features of the design. The introduction of ornamental trees, mixed shrub planting, clipped hedging, climbers, herbaceous planting and permeable surfaces enhances biodiversity, supports sustainable drainage and reinforces the verdant character that distinguishes Eastern Avenue.

The proposed brick walls, constructed in materials selected to complement the existing Victorian dwelling, together with traditional paving and sensitive landscape detailing, ensure that the development sits comfortably within its historic context. By balancing modern functional requirements with a strong commitment to heritage, environmental sustainability, wildlife connectivity, implementation quality and long-term management, the scheme represents an enhancement to both the property and the wider Conservation Area.

For these reasons, it is respectfully submitted that the proposal preserves and enhances the character and appearance of the South Park Conservation Area and accords with national and local planning policy. Approval of the application is therefore respectfully requested.

Appendix A – Planting Schedule and Maintenance Specification

The following detailed planting and maintenance specification forms an integral part of the landscape design and should be read in conjunction with the coded planting plan and Sections 8, 9 and 12 of this report.

Planting & Garden Maintenance Schedule

7 Eastern Avenue, Reading, RG1 5RU

Planting specification, establishment care and long-term maintenance

1. Coding and plan notation

Hedge coding: Yes — the privet hedge should have its own code. Use **H1** for Ligustrum ovalifolium (Green Privet). This keeps hedging distinct from individual shrubs (S), trees (T), perennials (P) and climbers (C), and allows the hedge to be referenced unambiguously on the planting plan and schedule.

Code	Plant category
H1	Hedge – Ligustrum ovalifolium
T1–T2	Trees
S1–S8	Shrubs
P1–P4	Herbaceous / perennial planting
C1–C4	Climbers

2. H1 – Ligustrum ovalifolium (Green Privet Hedge)

Semi-evergreen, dense formal hedge suitable for boundary definition and screening. Some leaf loss may occur in colder winters. Regular formative and maintenance trimming is required to retain a dense, even profile.

Planting specification

- Plant in early autumn where practical. Bare-root stock should normally be planted during dormancy (approximately November–March); container-grown stock may be planted year-round when the ground is neither frozen nor waterlogged.
- Position in sun or partial shade in reasonably fertile, well-drained soil. Remove perennial weeds and loosen compacted ground before planting.
- For typical small hedging stock, plant approximately 30–45 cm apart in a single row, subject to final plant size and nursery recommendations. Maintain a consistent line and spacing.
- Plant at the same depth as previously grown. Firm gently, water thoroughly and apply a 50–75 mm organic mulch layer, keeping mulch clear of stems.

Establishment and maintenance

- Years 1–2: check moisture regularly and water deeply during dry periods. Maintain a weed-free strip around the hedge and replenish mulch annually as required.
- Trim side growth during establishment to encourage basal branching and a dense hedge. Once established, trim generally two or three times during the growing season according to growth rate and the required finish.
- Maintain the hedge slightly wider at the base than at the top to allow light to reach lower foliage.
- Before hedge cutting, check for active nesting birds and postpone work where a nest may be disturbed. Routine hedge cutting should be planned sensitively around the main bird-nesting period.
- Remove dead, diseased or badly damaged material promptly. Replace failed plants during the next suitable planting season so the hedge remains continuous.
- If growth is weak, use a suitable general shrub fertiliser in spring in accordance with the manufacturer's instructions; routine heavy feeding is not required.

2.1 Plant Quantities and Spacing – Drawing Coordination Requirement

Condition 8 requires species, planting sizes, spacing and numbers of trees/shrubs to be specified. The final coded planting plan must therefore state the quantity of each T, H, S, P and C code and the planting centres/density for grouped planting. The species and sizes below form the specification; final quantities and exact positions must match the approved planting plan. No quantities have been invented in this report where they are not evidenced by the submitted plan.

3. Plant schedule

T1 – *Malus 'Evereste'* (Crab Apple)

Small ornamental deciduous tree; abundant white spring blossom opening from pink buds, followed by orange-red fruits persisting into winter. Excellent for pollinators and birds and well suited to a wildlife-friendly front garden. Attractive compact form appropriate for a residential conservation-area setting.

Specification: 10–12 cm girth, approx. 2.5–3.0 m high at planting, container-grown or root-balled; clear stem approx. 1.8 m.

Mature height: approximately 4–7 m, manageable by appropriate pruning.

T2 – *Magnolia × soulangeana* (Saucer Magnolia)

Moderate-sized ornamental deciduous flowering tree; spectacular large pink-and-white, goblet-shaped flowers in spring, providing a strong seasonal feature. Its broad, attractive form complements traditional residential architecture and is appropriate for the proposed front-garden setting.

Specification: 10–12 cm girth, approx. 2.5–3.0 m high at planting, container-grown or root-balled.

Mature height: approximately 5–8 m, with a broad rounded crown.

Position: Full sun to partial shade; sheltered position preferred.

Landscape value: Feature/specimen tree providing spring flowering, structural planting and additional habitat value.

S1 – *Sarcococca confusa* (Sweet Box)

Compact evergreen shrub with glossy dark-green foliage and small, highly fragrant white flowers in winter, followed by dark berries. Particularly suitable for shaded and semi-shaded locations and useful for year-round structure.

Specification: 3–5 L pot, approximately 30–40 cm high at planting.

Mature height: approximately 1.5–2 m.

Spread: approximately 1–1.5 m.

Position: Partial shade to shade; sheltered or moderately exposed locations.

Landscape value: Evergreen structure, winter fragrance, early-season nectar for pollinators and useful low-level wildlife cover.

S2 – *Viburnum opulus* (Guelder Rose)

Native deciduous flowering shrub with clusters of white flowers in late spring/early summer, followed by bright red berries and attractive autumn foliage. Excellent wildlife shrub, providing nectar for pollinators and berries for birds.

Specification: 3–5 L pot, approximately 40–60 cm high at planting.

Mature height: approximately 3–4 m, but can be maintained at 1.5–2.5 m by pruning.

Spread: approximately 2–3 m.

Position: Full sun to partial shade; adaptable to a range of soils.

Landscape value: Native biodiversity planting, seasonal flowering, berries, autumn colour and wildlife cover.

S3 – *Viburnum tinus* (Laurustinus)

Evergreen flowering shrub with dense dark-green foliage and clusters of white to pale-pink flowers from winter into spring, followed by blue-black berries. Excellent for providing year-round structure and screening within the front garden.

Specification: 3–5 L pot, approximately 40–60 cm high at planting.

Mature height: approximately 2–3 m, readily maintained at 1.5–2 m by pruning.

Spread: approximately 2–3 m.

Position: Full sun to partial shade; suitable for sheltered urban locations.

Landscape value: Evergreen structure, winter flowering, pollinator resource, berries for birds and year-round wildlife cover.

S4 – *Ribes sanguineum* (Flowering Currant)

Deciduous flowering shrub producing attractive clusters of pink to deep-pink flowers in early to mid-spring, followed by dark berries. A robust shrub particularly useful in wildlife-friendly and informal mixed planting.

Specification: 3–5 L pot, approximately 40–60 cm high at planting.

Mature height: approximately 2–2.5 m.

Spread: approximately 1.5–2.5 m.

Position: Full sun to partial shade; tolerant of typical urban garden conditions.

Landscape value: Excellent early-season nectar source for bees and other pollinators, with berries providing additional wildlife value.

S5 – *Lavandula angustifolia* (English Lavender)

Compact evergreen/semi-evergreen flowering shrub with aromatic grey-green foliage and fragrant purple-blue flower spikes in summer. Particularly suitable for sunny borders and along driveway edges.

Specification: 2–3 L pot, approximately 20–30 cm high at planting.

Mature height: approximately 0.5–0.8 m.

Spread: approximately 0.5–0.8 m.

Position: Full sun; prefers well-drained soil.

Landscape value: Excellent nectar source for bees, butterflies and other pollinators; aromatic, low-maintenance and suitable for repeated planting along the front garden.

S6 – *Hebe* spp. (Hebe)

Compact evergreen flowering shrub with dense foliage and attractive flower spikes, typically in shades of white, pink, purple or blue, flowering mainly from summer into autumn. Suitable for mixed borders and low structural planting.

Specification: 3–5 L pot, approximately 30–40 cm high at planting.

Mature height: approximately 0.6–1.2 m, depending on cultivar.

Spread: approximately 0.6–1.2 m.

Position: Full sun to partial shade; prefers well-drained soil and a reasonably sheltered position.

Landscape value: Provides year-round evergreen structure and a valuable nectar source for bees, butterflies and other pollinators, particularly during late summer.

S7 – *Pyracantha* spp. (Firethorn)

Dense evergreen flowering and berry-producing shrub with glossy dark-green foliage, clusters of small white flowers in late spring and abundant red, orange or yellow berries in autumn and winter. Particularly useful against walls, fences and boundaries.

Specification: 3–5 L pot, approximately 40–60 cm high at planting.

Mature height: approximately 2.5–4 m, readily maintained at 1.5–2.5 m by pruning.

Spread: approximately 2–3 m.

Position: Full sun to partial shade; adaptable to most well-drained soils and tolerant of urban conditions.

Landscape value: Excellent wildlife plant, providing nectar for pollinators, berries for birds and dense protective cover for nesting and shelter. Thorny growth also provides useful security along boundaries.

S8 – *Rosa* ‘Olivia Rose Austin’ (English Shrub Rose)

Medium-sized deciduous flowering shrub rose with a naturally rounded habit and abundant, fragrant soft-pink rosette flowers, repeat-flowering from early summer into autumn. Suitable for mixed shrub borders and traditional front-garden planting.

Specification: 4–5 L container-grown plant, approximately 40–60 cm high at planting.

Mature height: approximately 1.0–1.2 m.

Spread: approximately 1.0–1.2 m.

Position: Full sun to light partial shade; fertile, moisture-retentive but well-drained soil.

Landscape value: Provides a long flowering season, fragrance and nectar resources for pollinating insects. Its traditional form and soft flower colour complement the character of the conservation-area property.

P1 – *Digitalis purpurea* (Common Foxglove)

Native herbaceous biennial/short-lived perennial, producing tall spikes of pink-purple tubular flowers in late spring and summer. Particularly suitable for informal wildlife-friendly borders and planting beneath or between shrubs.

Specification: 1–2 L pot, approximately 20–30 cm high at planting.

Mature height: approximately 1.0–1.5 m when flowering.

Spread: approximately 0.3–0.5 m.

Position: Partial shade to sun; prefers moisture-retentive, well-drained soil.

Landscape value: Excellent nectar source for bumblebees and other pollinators; native species with strong biodiversity value and suitable for naturalistic conservation-area planting.

P2 – *Geranium pratense* (Meadow Cranesbill)

Native herbaceous perennial producing attractive blue-violet flowers from early to mid-summer. Excellent for informal planting beneath and between shrubs.

Specification: 1–2 L pot, approximately 20–30 cm high at planting.

Mature height: approximately 0.6–0.9 m.

Spread: approximately 0.5–0.7 m.

Position: Full sun to partial shade; adaptable to most well-drained soils.

Landscape value: Native species providing nectar and pollen for bees and other pollinating insects; creates attractive naturalistic ground-level planting.

P3 – *Salvia nemorosa* ‘Caradonna’ (Woodland Sage)

Clump-forming herbaceous perennial producing upright spikes of rich violet-purple flowers over dark stems from early summer, with repeat flowering when deadheaded.

Specification: 1–2 L pot, approximately 20–30 cm high at planting.

Mature height: approximately 0.5–0.7 m.

Spread: approximately 0.4–0.5 m.

Position: Full sun; prefers well-drained soil.

Landscape value: Excellent long-season nectar source for bees, butterflies and other pollinators. Works particularly well alongside the proposed lavender and roses.

P4 – *Verbena bonariensis* (Purpletop Vervain)

Tall, airy herbaceous perennial producing clusters of small purple flowers on slender stems from summer well into autumn. Its open growth allows other plants to remain visible through it.

Specification: 1–2 L pot, approximately 20–30 cm high at planting.

Mature height: approximately 1.2–1.8 m.

Spread: approximately 0.4–0.6 m.

Position: Full sun; prefers well-drained soil.

Landscape value: Particularly valuable to butterflies, bees and other pollinators, while extending the flowering season into autumn.

C1 – *Trachelospermum jasminoides* (Star Jasmine)

Evergreen climbing shrub; fragrant white flowers; trained on stainless-steel wires/trellis; 3–4 L pot, 60–90 cm high at planting; eventual height approximately 4–6 m, maintained by pruning as required.

C2 – *Lonicera periclymenum* (Common Honeysuckle)

Native deciduous/semi-evergreen climber; fragrant cream-yellow flowers, often flushed pink/red; valuable nectar source for pollinators and moths, with berries providing food for birds. Train on trellis/wire support against boundary fencing or wall. 3–4 L pot, 60–90 cm high at planting; eventual height approximately 4–7 m, maintained by pruning as required.

C3 – *Rosa* ‘New Dawn’ (Climbing Rose)

Vigorous deciduous repeat-flowering climbing rose producing attractive, fragrant soft blush-pink flowers from early summer into autumn. Its traditional appearance is particularly appropriate for the character of the property and complements the proposed Magnolia, Crab Apple and shrub roses.

Specification: 4–5 L container-grown plant, approximately 60–90 cm high at planting.

Mature height: approximately 3–4.5 m, controlled by annual pruning and training.

Spread: approximately 2–3 m.

Position: Full sun to partial shade; fertile, moisture-retentive but well-drained soil. Train onto trellis or horizontal support wires against a wall or suitable boundary.

Landscape value: Long flowering period, fragrance and additional nectar resources for pollinating insects; provides attractive vertical planting and softens walls and boundaries.

C4 – *Wisteria sinensis* (Chinese Wisteria)

Vigorous deciduous flowering climber producing spectacular, fragrant, pendulous clusters of lilac-purple flowers in late spring, often with a lighter second flowering later in summer. Particularly suitable for creating a traditional feature against a substantial wall or pergola.

Specification: 5–7.5 L container-grown plant, approximately 90–120 cm high at planting.

Mature height: approximately 8–10 m or more, but readily controlled by regular pruning and training.

Spread: approximately 4–8 m, depending on management.

Position: Full sun to light partial shade; fertile, moisture-retentive but well-drained soil. Requires a strong permanent support system such as heavy-duty wires, trellis or pergola.

Landscape value: Provides spectacular seasonal flowering, fragrance and nectar for pollinating insects; particularly appropriate to a traditional residential garden setting.

H1 – Green Privet (*Ligustrum ovalifolium*)

Planting and Maintenance Guide

Planting

- * Timing: Early autumn is ideal. Plant bare-root stock during its dormant season, usually November–March. Container-grown plants can be planted throughout the year if the soil is neither frozen nor waterlogged.
- * Position: Choose sun or partial shade and well-drained soil. Avoid areas where water collects.
- * Spacing: For typical small hedging plants, allow approximately 30–45 cm between plants in a single row. Adjust spacing for larger stock and the nursery's recommendations.
- * Preparation: Remove weeds and grass along the hedge line and loosen compacted soil. Dig holes wide enough to accommodate the roots comfortably.
- * Planting depth: Plant at the same soil level as in the nursery or container. Gently firm the soil around the roots and water thoroughly.

Watering and soil care

- * During the first two growing seasons, check soil moisture regularly and water deeply during dry spells. Keep the root area moist without leaving it waterlogged.
- * Once established, water during prolonged drought.
- * Apply approximately 5–7 cm of organic mulch in spring, keeping it clear of the stems. Maintain a weed-free strip beneath the hedge.
- * If growth is weak, apply a suitable shrub fertiliser in spring according to its label; routine heavy feeding is unnecessary.

Pruning

- * During establishment, trim side shoots to encourage branching and a dense hedge.
- * Once established, trim two or three times during the growing season, according to growth and the desired finish.
- * Keep the base slightly wider than the top so light reaches the lower foliage.
- * Check carefully for nesting birds before cutting; postpone work wherever an active nest could be disturbed.
- * An overgrown privet hedge can usually be renovated by hard pruning in late winter.

What to expect

Green privet is semi-evergreen: it may lose some leaves in cold winters. It makes a dense, formal hedge, but regular trimming is needed to keep it tidy.

4. Establishment maintenance – first 24 months

The first two growing seasons are critical. Maintenance should be proactive rather than limited to replacing failed plants.

- Water all new trees, shrubs, climbers, hedge plants and perennials thoroughly after planting. During dry weather, provide deep watering at intervals appropriate to soil conditions; avoid frequent shallow watering.
- Maintain planting areas substantially free from competitive weeds. Hand weed around plant crowns and avoid damage from strimmers or herbicide drift.
- Maintain an organic mulch layer of approximately 50–75 mm where appropriate, without burying plant crowns or allowing mulch to touch tree trunks and woody stems.
- Inspect all plants regularly for drought stress, wind-rock, broken stems, pests and disease. Correct staking, ties, supports and climber wires promptly.
- Remove dead or failed plants and replace them with the same species/cultivar and broadly equivalent specification during the next suitable planting season, unless an agreed horticultural reason requires substitution.
- Keep planting beds tidy by removing litter and unwanted self-seeded weeds while retaining desirable naturalistic growth where intended.

5. Plant-category maintenance

Trees – T1 Malus ‘Evereste’ and T2 Magnolia × soulangeana

- Water deeply through the first two growing seasons, particularly during prolonged dry weather. Maintain a mulch circle and keep grass/weeds away from the trunk base.
- Check stakes and ties at least twice annually and after severe weather. Loosen or adjust ties before they constrict the stem; remove stakes once the tree is securely established, normally after about 2–3 growing seasons.
- Prune primarily to remove dead, damaged, crossing or poorly positioned branches. Avoid unnecessary heavy pruning of Magnolia; carry out only limited formative work where required.
- For Malus, light formative pruning may be undertaken to maintain a balanced crown; avoid excessive pruning that removes flowering and fruiting wood.

Shrubs – S1 to S8

- Water during establishment and prolonged drought; mulch and weed annually. Remove dead, diseased and damaged growth as required.
- Prune flowering shrubs according to their flowering habit rather than applying one uniform cutting regime. Maintain natural form and avoid repeated hard clipping unless the design specifically requires it.
- Lavender: lightly trim after flowering and again lightly in spring if needed; avoid cutting hard into old leafless wood.
- Roses: remove dead, weak and crossing stems; prune shrub roses in late winter/early spring and deadhead through the flowering season where repeat flowering is desired.
- Pyracantha: train and prune to its support/boundary while retaining sufficient flowering/berrying growth and checking for nesting birds before cutting.

Herbaceous planting – P1 to P4

- Deadhead selectively to extend flowering, particularly Salvia. Some Digitalis and Verbena seed heads may be retained where self-seeding and winter wildlife value are desirable.
- Cut back dead herbaceous growth in late winter/early spring before new growth develops, unless stems are retained temporarily for winter habitat and structure.
- Divide congested perennial clumps when flowering performance declines. Replace short-lived plants such as foxgloves through natural self-seeding or supplementary planting as required.
- Monitor taller plants such as Verbena for wind damage; discreet staking may be used where necessary.

Climbers – C1 to C4

- Provide secure permanent supports and tie new growth using soft ties. Inspect wires, trellis and fixings annually.
- Star jasmine and honeysuckle: train young shoots to cover the intended area; prune after flowering or as required to control size and remove congested growth.
- Climbing rose 'New Dawn': train principal stems as horizontally as practical to encourage flowering side shoots; prune and tie in annually.
- Wisteria sinensis requires particularly strong support and regular control. As a general regime, shorten long extension growth in summer and prune the resulting spurs again in winter to manage size and promote flowering. Prevent stems from entering gutters, roofs, windows or weak structures.

6. Long-term garden maintenance

- Annually inspect overall plant health, density and balance. Replace losses and thin overcrowded planting where necessary to preserve the intended design.
- Replenish mulch as required, improve soil with organic matter where appropriate, and feed only where plant performance or soil conditions indicate a need.
- Maintain trees at a scale appropriate to the property through good arboricultural practice; avoid indiscriminate topping or severe pruning.
- Maintain the H1 privet hedge at the agreed finished height and width with a dense base and even face. Renovate sections progressively if they become overgrown or sparse.
- Maintain clear sightlines, paths, entrances and driveway edges so vegetation does not obstruct pedestrian or vehicle movement.
- Retain the wildlife value of flowering, fruiting and berry-bearing plants where compatible with safety and the intended garden appearance. Time pruning to minimise unnecessary disturbance to wildlife.
- Review climber supports and boundary interfaces annually, particularly the Wisteria, to prevent structural damage or uncontrolled spread.

7. Seasonal maintenance summary

Season	Typical works
Late winter / early spring	Inspect plants; replace failures; formative pruning where appropriate; shrub-rose pruning; cut back herbaceous material; mulch; check stakes, ties and supports.
Spring	Weed control; watering as required; light feeding only where needed; train climbers; monitor pests/disease and new growth.
Summer	Regular watering in dry periods; deadheading; train climbers; lavender care after flowering; hedge trimming where appropriate

Autumn

after checks for nesting birds.

Best general planting/replacement period for many container plants; continue watering if dry; tidy beds selectively; plant suitable bare-root stock once dormant.

Winter

Bare-root hedge planting during suitable conditions; structural inspection; Wisteria winter pruning; avoid working frozen or waterlogged soil.



This 3D visualization is provided for illustrative purposes only and is intended to communicate the overall landscape character, design intent and anticipated appearance of the proposed front garden. It should not be interpreted as an exact representation of the approved layout, dimensions, planting positions, quantities, materials or construction details. For all definitive design information, specifications and implementation requirements, reference must be made to the approved Landscape/Planting Plan and the accompanying Landscape Design, Planting and Maintenance Statement and its appendices. In the event of any discrepancy, the approved plans and written specifications shall take precedence over this visualization.