



- 1** PERMEABLE PAVING FOR DRIVEWAYS
- 2** BONDED GRAVEL FOR PARKING AREAS
- 3** PERMEABLE PAVING FOR PATHWALKS / PATIO
- 4** ASHP ACOUSTIC ENCLOSURE
- 5** EXTENSIVE GREEN ROOF
- 6** SOLAR PANEL ON GREEN ROOF
- 7** TIMBER BIN & CYCLE STORAGES
- 8** TIMBER FENCE
- 9** INDIVIDUAL PER PARKING BAY EV CHARGERS
- 10** RIVER ROCKS FOR BORDERING PATHWALKS
- 11** STEEL RAILING ALONG LIGHT WELLS
- PLANTS; SHRUBS AND LOW HEDGING
- GROUND-COVERING GRASSLAND
- COMB. OF NEW AND EXISTING SMALL TREES



A | **LANDSCAPE PLAN**
14

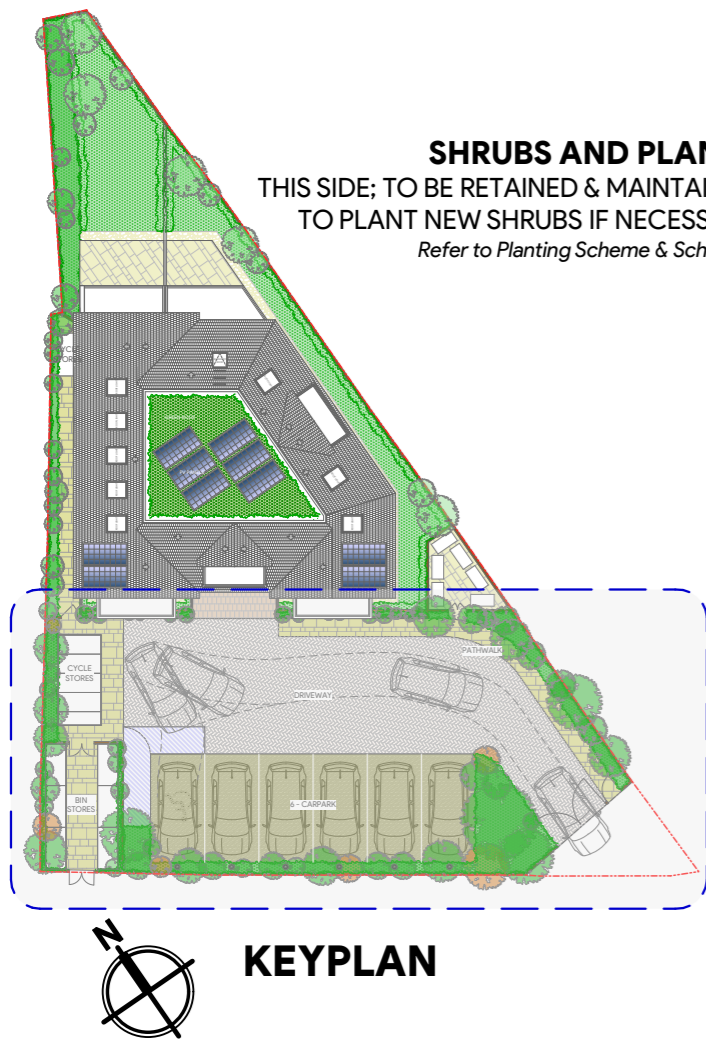


PURPOSE OF ISSUANCE : FULL PLANNING APPLICATION

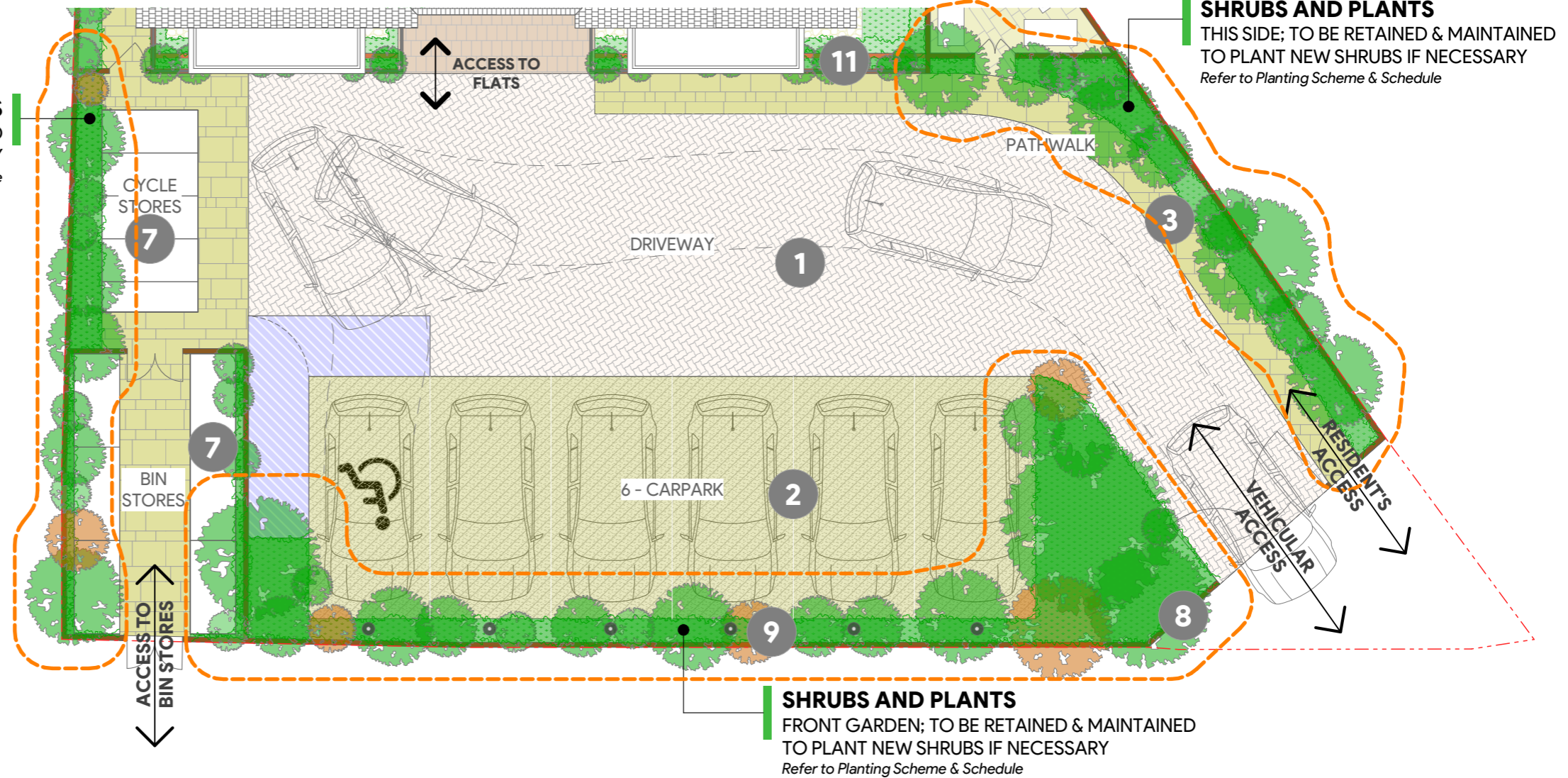
DEMOLITION OF EXISTING SINGLE DETACHED BUNGALOW AND ERECTION OF A
2 STOREY, DETACHED HOUSE
 W/ ACCOMMODATION IN THE ROOF AND BASEMENT
 260 COOMBE LANE, LONDON, SW20 0RW, UK

SHEET CONTENTS	ALL MEASUREMENTS ARE TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.		REVISION	DATE	SUBJECT	DESIGNED	CHD	SHEET NO.	
	LANDSCAPE PLAN	ALL DISCREPANCIES ARE TO BE IMMEDIATELY REPORTED TO THE ARCHITECTS / PROJECT MANAGERS.					DRAWN	MCV	A-14
		THIS DRAWING IS THE PROPERTY OF OWNER AND CANNOT BE REPRODUCED WITHOUT WRITTEN CONSENT					APPROVED		
						REVISED			

A3 PAPER SIZE



SHRUBS AND PLANTS
THIS SIDE; TO BE RETAINED & MAINTAINED
TO PLANT NEW SHRUBS IF NECESSARY
Refer to Planting Scheme & Schedule



NO.	SWATCH	DESCRIPTION	NO.	SWATCH	DESCRIPTION
1		PERMEABLE PAVERS FOR DRIVEWAYS REFERENCE : Marshalls Driveline Piora® https://www.marshalls.co.uk/gardens-and-driveways/product/driveline-piora-permeable-block-paving SIZE : 200mm x 100mm x 60mm COLOR : (BRA) BRACKEN FINISH : TEXTURED; PERMEABLE; IN 45 DEG HERRINGBONE PATTERN	3		PERMEABLE PAVERS FOR PATHWALK REFERENCE : Forterra Formpave Chartres Block Paving https://www.terra.co.uk/wp-content/uploads/2020/12/Chartres%20Block%20Paving_datasheet_download.pdf SIZE : 50mm THICK, 250 x 150mm, 150 x 150mm, 150 x 100mm COLOR : TRADITIONAL FINISH : OLDEN FINISH
2		RESIN BOUND GRAVEL FOR PARKING AREAS REFERENCE : OLTCO'S Resin Bound Driveway https://www.oltco.co.uk/residential/services/resin-bound-gravel-driveways/ SIZE : AREA FOR 6 - CARPARK COLOR : CORNISH EMERALD FINISH : FINISHED TO A SMOOTH SURFACE	7		TIMBER BIN & CYCLE STORAGE REFERENCE : Refer to Cycle & Bin Storage Details SIZE : VARIES (Refer to details) COLOR : NATURAL TIMBER FINISH : TREATED WITH NATURAL STAIN

GROUND LEVEL
A | **LANDSCAPE PLAN (FRONT GARDEN)**
15

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W/ ACCOMMODATION IN THE ROOF AND BASEMENT
260 COOMBE LANE, LONDON, SW20 0RW, UK

SHEET CONTENTS LANDSCAPE PLAN (FRONT GARDEN)	ALL MEASUREMENTS ARE TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.	REVISION	DATE	SUBJECT	DESIGNED	CHD	SHEET NO. A-15 A3 PAPER SIZE
	ALL DISCREPANCIES ARE TO BE IMMEDIATELY REPORTED TO THE ARCHITECTS / PROJECT MANAGERS.				DRAWN	MCV	
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					REVISED		



A | BASEMENT LEVEL
16 | **LANDSCAPE PLAN (REAR GARDEN)**

NO.	SWATCH	DESCRIPTION
8		TIMBER FENCE BOUNDARY TREATMENT REFERENCE : Refer to Perimeter Fence Details SIZE : VARIES (Refer to Details) COLOR : NATURAL, TO MATCH EXISTING FINISH : PRESSURE / DIP-TREATED
9		INDIVIDUAL PER PARKING BAY UPSTAND EV CHARGERS REFERENCE : Rolec Wallpod Intelligent EV ChargingUnit https://www.rolecerv.com/ev-products/WALLPOD SIZE : 179mm x 367mm x142mm COLOR : AS PER PRODUCT (WHITE / GREY / BLACK) FINISH : INSTALLED ON AN UPSTAND POLE, PAINTED GREY
10		INDIVIDUAL PER PARKING BAY UPSTAND EV CHARGERS REFERENCE : Rolec Wallpod Intelligent EV ChargingUnit https://www.rolecerv.com/ev-products/WALLPOD SIZE : 179mm x 367mm x142mm COLOR : AS PER PRODUCT (WHITE / GREY / BLACK) FINISH : INSTALLED ON AN UPSTAND POLE, PAINTED GREY
11		STEEL RAILING ALONG LIGHT WELLS REFERENCE : Refer to Material Specification SIZE : HEIGHT @ 1100 mm COLOR : CHARCOAL GREY FINISH : POWDERCOATED; SATIN / MATTE
5		EXTENSIVE GREEN ROOF REFERENCE : <i>Subject for detailed system design of installer / contractor</i> SIZE : FLAT PORTION OF THE ROOF (Approx. 30 sq.m) COLOR : - FINISH : -
6		SOLAR PV PANEL ON ROOF REFERENCE : <i>Subject for detailed system design of installer / contractor</i> SIZE : 1200mm x 2400mm (varies) COLOR : AS PER PRODUCT FINISH : AS PER PRODUCT

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						REVISED		A3 PAPER SIZE



- P1** x 08 Pittosporum Tenuifolium - "Variegatum"
- P2** x 09 Phormium Tenax - "New Zealand Flax"
- P3** x 05 Photinia x Fraseri - "Red Robin"
- P4** x 03 Teucrium Fruticans - "Tree Germander"
- P5** x 03 Philadelphus - "Dainty Lady"
- P6** x 14 Fargesia Demissa - "Gerry"
- P7** x 17 Ilex Crenata - "Sky Pencil", "Japanese Holly"
- T1** x 01 Laurus Nobilis - "Bay Leaf Tree"
- T2** x 01 Prunus Domestica - "Plum Tree"



A | **PLANTING SCHEME @ GROUND LEVEL**
17

PURPOSE OF ISSUANCE : FULL PLANNING APPLICATION

DEMOLITION OF EXISTING SINGLE DETACHED BUNGALOW AND ERECTION OF A
2 STOREY, DETACHED HOUSE
W/ ACCOMMODATION IN THE ROOF AND BASEMENT
 260 COOMBE LANE, LONDON, SW20 0RW, UK

SHEET CONTENTS	ALL MEASUREMENTS ARE TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.	REVISION	DATE	SUBJECT	DESIGNED	CHD	SHEET NO.
PLANTING SCHEME @ GROUND LEVEL	ALL DISCREPANCIES ARE TO BE IMMEDIATELY REPORTED TO THE ARCHITECTS / PROJECT MANAGERS. THIS DRAWING IS THE PROPERTY OF OWNER AND CANNOT BE REPRODUCED WITHOUT WRITTEN CONSENT				DRAWN	MCV	A-17 A3 PAPER SIZE
					APPROVED		
					REVISED		



- P9 x 11 Lonicera Caprifolium - "Honeysuckle"
- H1 Buxus Sempervirens - "Common Box"
- T3 x 05 Chamaecyparis Lawsoniana - "Lawson Cypress"
- T4 x 05 Amelanchier x lamarckii - "Juneberry"
















A | **PLANTING SCHEME @ BASEMENT LEVEL**
18

PURPOSE OF ISSUANCE : FULL PLANNING APPLICATION

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SHEET CONTENTS	ALL MEASUREMENTS ARE TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.		REVISION	DATE	SUBJECT	DESIGNED	CHD	SHEET NO.	
	PLANTING SCHEME @ BASEMENT LEVEL ALL DISCREPANCIES ARE TO BE IMMEDIATELY REPORTED TO THE ARCHITECTS / PROJECT MANAGERS. THIS DRAWING IS THE PROPERTY OF OWNER AND CANNOT BE REPRODUCED WITHOUT WRITTEN CONSENT						DRAWN	MCV	A-18
							APPROVED		
							REVISED		A3 PAPER SIZE

NO.	SWATCH	DESCRIPTION		NO.	SWATCH	DESCRIPTION			
P1		Pittosporum Tenuifolium "Variegatum" FOLIAGE : EVERGREEN ULTIMATE HEIGHT : 2.50 to 4.00 meters ULTIMATE SPREAD : 1.50 to 2.50 meters PLANTING SPACING : 1.20 to 1.50 meters	An evergreen shrub, forming a bushy, upright, oval-shape. Dark stems contrast with variegated, grey-green and creamy-white margined leaves. Flowers from May-June, bearing honey-scented dark purple flowers	QTY : 08					
P2		Phormium Tenax "New Zealand Flax" FOLIAGE : EVERGREEN ULTIMATE HEIGHT : 2.50 to 4.00 meters ULTIMATE SPREAD : 1.50 to 2.50 meters PLANTING SPACING : 1.20 to 1.50 meters	P. tenax is a robust evergreen perennial making a medium-sized clump of dark grey-green, strap-shaped leaves. Tubular, dull red flowers about 4cm in length, in a panicle to 4m in height.	QTY : 09	P9		Lonicera Caprifolium "Honeysuckle" FOLIAGE : EVERGREEN ULTIMATE HEIGHT : 4.00 to 8.00 meters ULTIMATE SPREAD : 1.50 to 2.50 meters PLANTING SPACING : 4.00 to 6.00 meters	A strong-growing, twining deciduous shrub making a large climber with oval, blue-green leaves, the upper perfoliate. Flowers to 5cm in length, scented, creamy-white, in terminal clusters. Berries orange-red.	QTY : 11
P3		Photinia x Fraseri "Red Robbin" FOLIAGE : EVERGREEN ULTIMATE HEIGHT : 4.00 to 8.00 meters ULTIMATE SPREAD : 2.50 to 4.00 meters PLANTING SPACING : 2.00 to 2.50 meters	Evergreen shrub or small tree to about 6m tall, with an erect habit, and glossy, elliptic leaves to 10cm in length, bright red when young, later dark green. Clusters of creamy-white flowers appear in spring if left unpruned.	QTY : 05	H1		Buxus Sempervirens "Common Box" FOLIAGE : EVERGREEN ULTIMATE HEIGHT : 4.00 to 8.00 meters ULTIMATE SPREAD : 4.00 to 8.00 meters PLANTING SPACING : (See planting scheme)	A large, evergreen shrub or small tree to 5m tall, with glossy, dark green leaves to 3cm long, and small, yellowish flowers in clusters, produced in the leaf axils during spring.	QTY : -
P4		Teucrium Fruticans "Tree Germander" FOLIAGE : EVERGREEN ULTIMATE HEIGHT : 1.00 to 1.50 meters ULTIMATE SPREAD : 1.00 to 1.50 meters PLANTING SPACING : 1.00 to 1.50 meters	T. fruticans is an evergreen shrub with white hairy stems bearing small, dark green leaves, white beneath, and light blue flowers 2.5cm long in summer.	QTY : 03	T1		Laurus Nobilis "Bayleaf Tree" FOLIAGE : EVERGREEN ULTIMATE HEIGHT : 8.00 to 12.00 meters ULTIMATE SPREAD : 8.00 meters and up PLANTING SPACING : (See planting scheme)	A large, erect, evergreen shrub with aromatic, narrowly ovate, leathery, glossy leaves up to 10cm long and 2-4cm wide. Flowers are 5mm small, pale greenish-yellow, in dense clusters. Fruits are oval berries 1.5 cm in diameter, glossy black when ripe.	QTY : 1
P5		Philadelphus "Dainty Lady" FOLIAGE : EVERGREEN ULTIMATE HEIGHT : 1.50 to 2.50 meters ULTIMATE SPREAD : 1.50 to 2.50 meters PLANTING SPACING : 1.00 to 1.50 meters	A deciduous shrub to about 2m, the branches upright in their first year then arching over in bloom in their second. The flowers are very fragrant with white petals opening from a dark red calyx. The stems are red-brown in winter.	QTY : 03	T2		Prunus Domestica "Plum Tree" FOLIAGE : DECIDUOUS ULTIMATE HEIGHT : 2.50 to 4.00 meters ULTIMATE SPREAD : 2.50 to 4.00 meters PLANTING SPACING : (See planting scheme)	A small, twiggy, deciduous tree generally with arching or drooping branches. It has white blossom in early spring followed in late summer or early autumn by plum fruits with golden or greenish-yellow flesh and black, blue, purple, red or yellow skin.	QTY : 1
P6		Fargesia Demissa "Gerry" FOLIAGE : EVERGREEN ULTIMATE HEIGHT : 2.00 to 3.00 meters ULTIMATE SPREAD : 1.00 to 1.50 meters PLANTING SPACING : 0.50 to 1.00 meters	An evergreen, clump-forming bamboo which is upright when young and moderately arching when mature. It grows to a maximum height of 3m. New canes emerge bright green.	QTY : 14	T3		Chamaecyparis Lawsoniana "Lawson Cypress" FOLIAGE : EVERGREEN ULTIMATE HEIGHT : 12.00 meters and up ULTIMATE SPREAD : 4.00 to 8.00 meters PLANTING SPACING : (See planting scheme)	The aromatic, scale-like, dark green to glaucous green leaves, each 3-5mm long, are borne in flattened sprays. Small, globular male cones, 3-4mm long, are a reddish-pink in spring whilst the larger female seed cones are green maturing to brown.	QTY : 5
P7		Ilex Crenata "Japanese Holly" FOLIAGE : EVERGREEN ULTIMATE HEIGHT : 4.00 to 8.00 meters ULTIMATE SPREAD : 1.00 to 1.50 meters PLANTING SPACING : 0.50 to 1.00 meters	Slow-growing, variable, evergreen shrub or small tree to 5m tall, with tiny, glossy scalloped dark green leaves to 3cm long and nearly 2cm wide. Small white flowers, borne in summer, are followed by shiny black fruits.	QTY : 17	T4		Amelanchier x lamarckii "June Berry" FOLIAGE : DECIDUOUS ULTIMATE HEIGHT : 8.00 to 12.00 meters ULTIMATE SPREAD : 4.00 to 8.00 meters PLANTING SPACING : (See planting scheme)	A large erect deciduous shrub or small tree of open habit, with bronze-tinged young leaves turning orange and red in autumn. White flowers appear in short, lax racemes as the leaves unfurl. Fruits are red to dark purple-black berries, eaten by birds.	QTY : 5

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SHEET CONTENTS
PLANTING SCHEME SCHEDULE

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REVISION	DATE	SUBJECT	DESIGNED	CHD	SHEET NO.
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			APPROVED		
			REVISED		

LANDSCAPE SPECIFICATIONS

260 COOMBE LANE, LONDON, SM20 0RW

All landscape works to be carried out broadly in accordance with the relevant current British Standards as applicable. Any deviation from the British Standard should be approved by the project manager first.

A.) TOPSOIL

Importation:

- Provide as necessary to make up any deficiency of topsoil existing on site and to complete the work. Any imported soil should be to BS 3882.

Handling:

- Ensure that any aggressive weeds are removed from site – do not cut or distribute.
- Select and use plant to minimize disturbance, trafficking and compaction.
- Do not contaminate topsoil with subsoil, stone, hardcore, rubbish or material from building works.
- Alleviate any compaction of the soil prior to planting or turfing and do not handle topsoil in wet conditions or after heavy rainfall.

B.) PLANTING

Seeding & Turfing:

- Ensure that there is a healthy, vigorous grass sward, free from the visible effects of pests, weeds and disease.
- The final sward should form a closely knit, continuous ground cover of even density, height and colour.

Watering:

- As and when required to ensure healthy establishment of plants.

Site Clearance:

- Remove rubbish, concrete, metal, glass, decayed vegetation and contaminated topsoil.

Soil Conditions:

- Soil for cultivating and planting must be moist, friable and not waterlogged.
- No planting to take place if soil is frozen or snow covered and any plants waiting to be planted should be given additional root protection.
- Prevent planting pit sides and bases and backfill materials from freezing.

LANDSCAPE SPECIFICATIONS

Plants:

- Plant names, forms, dimensions and other criteria: To be labelled as per the applicable section of BS 3936.
- Frost: Protect plants from frost and handle plants with care. Protect from mechanical damage and do not subject to shock, e.g. by dropping from a vehicle.
- Planting: Upright or well balanced with best side to front, well firmed in and evenly spaced.
- Trees to be staked with a single low stake at 45degrees to the stem and tied with an adjustable rubber tie.
- Shrubs to be protected with a mesh guard 600mm tall and fixed to a 1m stake fixed firmly into the ground.

Timing:

- Planting to be undertaken as soon as the main construction works are complete in the next available planting season (early October to late March).

Cultivation:

- Compacted topsoil to be broken up to full depth. Cultivate, aerate and break up soil a few days before planting when weather and ground conditions are suitably dry, leaving the surface regular and even.
- Any undesirable material brought to the surface including visible weeds, roots and large stones to be removed.

Weeding of planted areas:

- All areas to be checked regularly and kept free of invasive weeds. Either remove by hand (root included) or spot treated with a non-residual herbicide in accordance with the Manufacturer's instructions.

Mulching:

- Well- rotted bark mulch, free of pests, disease, fungus and weeds to be applied 50mm thick to be applied to all planting areas.

Spot treatment of weeds:

- Weeding of planted areas to be undertaken on a regular basis to ensure that the plants are given a fair chance to establish. Care to be taken to ensure that invasive and aggressive weeds do not become a problem and impact on the overall planting scheme. Where necessary, spot treatment of weeds in planted and grassed areas would be undertaken to ensure that they do not seed and establish elsewhere.

LANDSCAPE SPECIFICATIONS

- Regular tidying of the planting beds – including:
 - removal of leaf litter and any other debris
 - shrubs and trees to be regularly pruned in order to maintain healthy growth and vigour. Any dead, diseased or dying trees or shrubs to be taken away or affected limbs removed.

C.) MANAGEMENT

Inspection Timetable:

- The planting will be subject to an annual inspection each summer for the first 3 years to ensure that any dead, dying or diseased plants are removed. Those removed will be replaced with the same size or species as per the planting specification. Management of the overall scheme will incorporate regular reviews to check that the scheme is establishing well and any concerns highlighted and an appropriate professional consulted in order to address any issues.