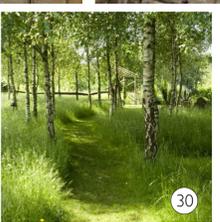


**Notes**

1. Pedestrian Path - 10mm traditional 'driveway' gravel with steel edging to retain gravel. Steel edging to be 5 x 100mm mild steel with angle iron stakes placed at 0.75m centres. Path entrance to be defined with a single row of natural stone cobble paving (Black Limestone setts 200 x 100 x 50mm proposed). Pedestrian path gate to be an Oak 5 bar 1.2m wide. Gate to be mounted to Oak posts 150 x 150mm with rounded tops. Steel edging quantity - Included in item 4. Path/ Gravel Area - included in item 4. Sett Area - 0.12 sqm.
2. Front Boundary - Privet hedge to be used to define front boundary combined with timber post and rail fencing (1.2m high). Boundary to be set back from highway to ensure visibility splay in both directions. Post and Rail linear metres (front garden) - 97.2m
3. Entrance - Oak gate posts 250 x 250mm with rounded tops to support a pair of 5 bar Oak timber gates. Gateway opening 4.4m (post to post). From the gateway up to the highway will be laid with natural stone cobble (Black Limestone setts 200 x 100 x 50mm proposed), providing a low maintenance bound surface. Paving area - 20 sqm.
4. Driveway - 10mm traditional 'driveway' gravel with steel edging to retain gravel against planting and lawn areas. Edging to be 5 x 100mm mild steel with angle iron stakes placed at 0.75m centres. Steel edging quantity - 168.5m. Gravel Area - 446 sqm.
5. Side Access & Path - 5 Bar timber gate for access to rear garden (2.9m wide gate shown) mounted onto treated softwood timber gate posts (200 x 200mm). Leading into the rear garden surface to be 10mm traditional 'driveway' gravel with steel edging to retain gravel against lawn and planting areas. Edging to be 5 x 100mm mild steel with angle iron stakes placed at 0.75m centres. Gravel area & Steel Edging qty - Included in item 4.
6. Bin Store - Located at the side of the garage hidden from view, an enclosed triple bin store such as 'British Bins Deluxe Wheelie Bin Enclosure' will be located on paving.
7. House Entrance - Natural stone cobbles will be installed to create a bound paving surface at the entrance to the property. Black Limestone setts 200 x 100 x 50mm proposed. Paving area - 3.75 sqm.
8. Planting Beds - Surrounding the new property will be planting areas which will support a range of nectar rich shrub and perennial plants. Planting beds to be prepared to a depth of 400mm with any large (over 75mm) or unwanted material to be picked off. Organic compost to be incorporated into the planting areas at a rate of 50 litres per sqm. Front Planting Areas - 112 sqm. Rear Planting Areas - 138sqm. Compost required - 12m<sup>3</sup>.
9. Side Path - 10mm traditional 'driveway' gravel with steel edging to retain gravel. Steel edging to be 5 x 100mm mild steel with angle iron stakes placed at 0.75m centres. Gravel area & Steel Edging qty - Included in item 4.
10. Front Lawn - Open lawn area with range of new trees. Soil to be prepared to a depth of 150mm to relieve compaction and create a level seed bed. Any large (over 75mm) or unwanted material to be picked off. Lawn to be seeded with good quality amenity grass seed. Lawn areas (front garden) - 430 sqm.
11. Boundary Fencing - The fencing will vary around the site but will include Hit and Miss Fencing (1.8m) for the formal garden, Post and Rail (1.2m) for the front boundary & meadow area and Stock Fencing (1.2m) for the meadow area West boundary. Please see fencing key below. Linear metres below:  
Hit & Miss Fencing Total - 59 m  
Stock Fencing Total (excluding Productive Area Item 24) - 74m  
Post & Rail Fencing (excluding Front Garden Item 2) - 67.5m
12. Bulb Walk - An avenue of Betula (Silver Birch) with underplanting of spring bulbs. Fencing dividing the front and rear garden to be Post & Rail (1.2m high) with 5 bar wooden gate (4ft wide) mounted on 200 x 200mm treated softwood posts. Post & Rail linear metres - Included in Item 2.
13. Dining Area and Pergola - Paving to be natural stone paving slabs laid as shown. Paving to be edged with a natural stone cobble. Pergola to be constructed from Oak with posts to be 150 x 150mm and rafters/beams to be 150 x 50mm. Slats to be installed over structure to provide sun shading; wooden slats to be 50 x 25mm Western Red Cedar. All timbers to be left untreated to age naturally. All fixings to be stainless steel. Pergola to be constructed with 2.3m clearance above paving level.
14. Rear Terrace - Paving slabs to be natural stone laid as shown. Drainage channel (french drain) to run around the rear of the property to capture any surface run off from paving. Paving area - 75 sqm.
15. Water Feature - Bowl or Sphere water feature above ground to act as a focal point from the house and main lawn. Suggest 60-70cm diameter feature with water to drain into 90cm (150 litre) circular sump below. Sump to have metal grid to support water feature covered with decorative pebbles. Oase Aquarius Universal 1000 pond pump to be used to circulate water.
16. Feature Boulders - Large boulders provide a feature to view from the house/ dining area as well as being interactive for children. Boulders to be Glacial boulders 600-800mm and surrounded by decorative pebbles 10-14mm & 20-30mm. 5 boulders required total. Pebble area - 7 sqm.
17. Water Rill - The rill will be constructed from a solid concrete blocks and fibreglass lined. Rill to be 17.9 x 0.2 x 0.2m. A single 15cm step in the water course will follow the level change from the decking to the paving level. Brick wall chamber to be 11 brick courses high above decking level, constructed from red brick matching the house. Brick chamber to have natural stone coping (matching the main terrace paving). Water fall from brick chamber to be Stainless steel 28mm pipe positioned 40cm above rill level. Access across the centre of the rill will be provided by a galvanised metal grate 2m x 0.2m. Rill to have bottom drain installed with 'dry' water pump setup. Pump and filter to be positioned below raised decking in an enclosed inspection chamber. Pump proposed Oase Aquarius 3000 and Oase FiltoClear filter.
18. Sett Detail - Laid into the lawn surface and around the central section of the rill water feature (Item 15) will be a natural stone cobble detail. Cobble paving area - 2.5 sqm.
19. Decking Areas - Raised lounge area and area around surrounding Rill to be hardwood decking constructed with hidden fixing system (such as Camo hidden fasteners using stainless steel screws). Decking to be untreated to naturally silver. Lounge decking area to be raised 150mm above paving level. Decking to be 'picture framed' with a single board. Decking riser to be clad with single decking board. Decking Area (inc side faces) - 35 sqm.
20. Stepping Stones - Leading through the planting bed to the lawn will be natural stone paving slabs matching the main terrace laid with 75mm gaps between each slab. Please note soil to be placed between paving slabs, so foundation material must not join. Paving area - 1.25 sqm.
21. Play Area - Edged with hardwood railway sleepers 2.4 x 0.2 x 0.1 with a play bark surface laid at 75mm depth. Bark to be laid on a geotextile membrane. Bark mulch area - 45 sqm. Railway sleepers required @ 2.4m length - 13 no.
22. Rear Lawn - Family lawn area to have soil prepared to a depth of 150mm to relieve compaction and create a level seed bed. Any large (over 75mm) or unwanted material to be picked off. Lawn to be seeded with good quality amenity grass seed. Lawn area (rear garden) - 747 sqm.
23. Meadow and Formal Garden Boundary - To create a clear distinction between the formal garden and wild meadow area a continuous weave willow fence will be installed at 0.6m rising to 1m to meet the gate posts. There will be timber field gates installed as shown to enclose the formal garden; gates required will be 1 x 2.1m wide with 6" posts and two pairs of 2.7m field gates installed with 8" timber posts. Willow fencing required - 28.6 linear metres.
24. Productive Area - Productive Area will feature 4 raised growing beds, a timber storage shed and green house. Raised beds to be constructed from hardwood railway sleepers, installed on edge 1 sleeper high (20cm above ground level). Two access gates allow access for lawn mowers/ machinery to the shed. Productive area to have either 10mm traditional gravel paths OR a landscape bark mulch surface laid at 75mm depth. Bark mulch to be laid on a geotextile membrane where as gravel to be laid on a compacted sub base. Gates to be a pair of 4ft 5 bar field gate and single 4ft 5 bar wooden gate. Gates to be mounted to timber posts (100 x 100mm posts). Productive area to be enclosed with hedging and 0.9m high rabbit proof stock fencing. Railway sleepers required @ 2.4m length - 21 no. Bark mulch/ Gravel area - 133 sqm. Stock fence linear metres - 52.5m
25. Meadow Grassland - The lower section of the garden will be retained as a wild and diverse meadow grassland. Mown paths will create access paths around the area, but all other areas will be left to provide a wildlife habitat and cut just once a year. Soil to be prepared to a depth of 150mm to relieve compaction and create a level seed bed. Any large (over 75mm) or unwanted material to be picked off. Lawn to be seeded with a general meadow mix containing slow growing grasses. Suggested seed mix Emorsgate EG1 general purpose meadow mix. Meadow area - 3900 sqm.
26. Orchard - Tree selection here will all have a productive element and give a sustainable food source for the family. In total 17 trees will be installed in this area. Trees to be supported by a single wooden stake driven into the ground at 45 degrees to the main stem and tied with a rubber strap.
27. Insect Hotel - Within the orchard area an insect hotel will be constructed from recycled wooden pallets and other reclaimed and repurposed materials.
28. Meadow Trees - The meadow area of the garden will feature a large range of British native trees (please see Soft Landscaping Plan for species). Trees to be supported by a single wooden stake driven into the ground at 45 degrees to the main stem and tied with a rubber strap.
29. Wildlife Pond - The new wildlife pond will be created to provide a diverse habitat beneficial to a wide range of wildlife. The pond will provide a valuable breeding habitat for amphibians including common toads which are present on site. The banks of the pond will be gently sloped. Pond to be 1.5m deep at its deepest point with shallow areas for marginal and deep marginal plants nearer the banks.
30. Woodland Walk - A wood chip path will create a winding path leading through this small wooded area with a selection of winter and spring flowering ground covering plants such as Galanthus nivalis (Snowdrops) and Hyacinthoides non-scripta (English Bluebell).
31. Banking - Excavated soil from the pond and house construction to be used to create banking around the South and West sides of the new wildlife pond. The banks of the pond will be gently sloped which will allow amphibians access to and from the water and will provide basking locations for reptiles.
32. Reed Bed - Approximate location of existing Reed bed is indicated and this wet area will be replanted with Willow (Salix alba) which will be annually coppiced.
33. Post Mounted Bird Box - Located along the West boundary will be two post mounted bird boxes which will provide an immediate benefit to breeding birds.
34. Post Mounted Bat Box - Located along the West boundary will be a large colony post mounted bat box, produced by the Nestbox Company.



**Fencing Key**

- Post and Rail 1.2m
- Hit and Miss fencing 1.8m
- Stock Fencing 1.2m
- Willow Fencing

**Biodiversity Items**

- Post mounted bat box
- Post mounted bird box
- Insect Hotel

**TRISTEN KNIGHT**  
GARDEN DESIGN CO.

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Project Name: New Development  
Old School Lane  
Upware  
Cambs

Drawn: Hard Landscaping Proposal Rev 02

Project Manager: NA	Project ID: Upware
Drawn By: Tristen Knight	Date: 1:200 @ A1
Reviewed By: NA	Drawn Date: 2.
Date: 15th Oct 2020	of 9
CAD File Name:	