MEDIUM
25 No. Hebe rakaiensis
19 No. Echinacea purpurea
13 No. Allium giganteum
6 No. Pittosporum tenuifolium 'Tom Thumb'
9 No. Perovskia atriplicifolia 'Blue Spire'
LOW
13 No. Stipa tenuissima
13 No. Geranium macrorrhizum 'Spessart'
19 No. Pachysandra terminalis 'Green Carpet'

Feature Shrub
3 No. Hydrangea arborescens 'Annabelle'

MEDIUM
5 No. Luzula sylvatica
11 No. Alchemilla mollis
19 No. Euonymus fortunei 'Emerald Gaiety'
LOW
10 No. Liriope muscari
10 No. Cornus canadensis
40 No. Hyacinthoides non-scripta

1 No. Prunus 'Amanogawa'

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Low Hedge
17 No. Lavandula ar

1 No. Prunus 'Amanogawa'

Low Hedge
10 No. Lavandula angustifolia

HIGH
13 No. Anemone hybrida 'Queen Charlotte'
5 No. Rosa 'Kent'
4 No. Sarcococca confusa
6 No. Ligustrum vulgare
MEDIUM
14 No. Skimmia confusa 'Kew Green'
7 No. Deschampsia cespitosa 'Goldtau'
LOW
13 No. Luzula sylvatica
19 No. Vinca minor
20 No. Liriope muscari
23 No. Colchicum autumnale
19 No. Hyacinthoides non-scripta

HIGH
27 No. Anemone hybrida 'Queen Charlotte'
10 No. Rosa 'Kent'
8 No. Sarcococca confusa
12 No. Ligustrum vulgare
MEDIUM
29 No. Skimmia confusa 'Kew Green'
14 No. Deschampsia cespitosa 'Goldtau'
LOW
27 No. Luzula sylvatica
37 No. Vinca minor
40 No. Liriope muscari
45 No. Colchicum autumnale
38 No. Hyacinthoides non-scripta

1 No. Prunus avium 'Plena'

Refuse Store

Service/Staff Entrance

Smoking Shelter

1 No. Prunus 'Amanogawa'

MEDIUM
5 No. Luzula sylvatica
6 No. Alchemilla mollis
9 No. Euonymus fortunei 'Emerald Gaiety'
LOW
5 No. Liriope muscari
5 No. Cornus canadensis
40 No. Hyacinthoides non-scripta

Feature Shrub
1 No. Cornus sanguinea 'Midwinter Fire'

Native Woodland Mix (@1m ctrs)
13 No. Cornus sanguinea 5%
33 No. Corylus avellana 13%
33 No. Crataegus monogyna 13%
26 No. Cytisus scoparius 10%
26 No. Ilex aquifolium 10%
26 No. Prunus spinosa 10%
31 No. Rosa canina 12%
31 No. Rubus fruticosus 12%
26 No. Ulex europaeus 10%
13 No. Viburnum opulus 5%

1 No. Betula albosinensis 'Fascination'

Native Understorey Planting
13 No. Ilex aquifolium
4 No. Viburnum opulus
6 No. Hedera helix
8 No. Luzula sylvatica
13 No. Anemone nemorosa
8 No. Corylus avellana
3 No. Cornus sanguinea
39 No. Primula vulgaris

3 No. Corylus avellana

1 No. Carpinus betulus

1 No. Corylus avellana

2 No. Prunus avium 'Plena'

1 No. Quercus robur

Granary Building
on staddle stones

Note: Exact position of boundary fence to be confirmed

3 No. Betula pendula

1 No. Pinus sylvestris

2 No. Betula utilis

Native Woodland Mix (@1m ctrs)
8 No. Cornus sanguinea 5%
21 No. Corylus avellana 13%
21 No. Crataegus monogyna 13%
16 No. Cytisus scoparius 10%
16 No. Ilex aquifolium 10%
16 No. Prunus spinosa 10%
19 No. Rosa canina 12%
19 No. Rubus fruticosus 12%
16 No. Ulex europaeus 10%
8 No. Viburnum opulus 5%

1 No. Betula utilis

1 No. Prunus avium 'Plena'

1 No. Betula utilis

0 2 4 6 8 10m

1 : 100

NOTES:

1. This drawing is to be read in conjunction with all relevant contract drawings and specifications with any conflicting information to be brought to the attention of Deacon Design before works commence on site.

2. Do not scale from this drawing, (except for planning application purposes only) always work to noted dimensions.

3. All given dimensions in mm.

KEY

Application Site boundary

Soft Landscape

Existing trees to be retained. Redline denotes Root Protection Area (Refer Arboricultural Report)

Existing trees to be removed

Proposed native woodland planting mix
Future maintenance will favour biodiversity & screening density to be actioned by appointed management company for long-term retention

Proposed Tree Planting / Hierarchy
Large Tree (10> metres from building)
Street Tree (7> metres from building)
Small / Garden Tree (3> metres from building)

Proposed specimen shrub / small tree planting

Proposed native / ornamental planting mix

Proposed hedge planting

Proposed native understorey planting

Regularly cut flowering lawn for informal walks, pathway edges and verge areas - Emorsgate EL1 flowering lawn mixture or similar and approved

Proposed manicured lawn to care home and private front and rear gardens - Rolawn Medallion or similar an approved

Root barriers

Root barrier provision to proposed services (full extent to be determined and agreed on site with services engineer).
To be installed alongside service trench works.
Refer to Engineers drawings for root barriers proposals.
If tree pit is within 3000mm of underground services or kerbs - GreenBlue Urban ReRoot 600 for kerb protection and ReRoot 1000 for services or similar and approved

Tree planting above attenuation crates to be in raised beds to provide additional soil depth - refer to engineers details and tree pit detail for depths. Root barrier to be installed above crates – to engineer's specification. Final design, levels, and construction details to be developed at technical stage

Refer to dwg. no. DD393L09 for Planting Schedule

Location Plan
Not to scale

FINAL

DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY
28.10.25	VE	Attenuation crates amended following Client's comments	D	MM
25.06.25	VE	Revised RLB and repositioned Granary Building	C	MM
15.04.25	VE	Omitted patios to south bedrooms - clients comments	B	MM
09.04.25	MM	Site layout changes - client comments & southern crate	A	MM

DRAWING STATUS
FOR PLANNING

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PROJECT TITLE :
Old Clayton Kennels
Washington

PROJECT NUMBER : DD393
PLOT DATE : 21.03.25
DRAWING SCALE : 1:100
APPROVED BY : MM
PAPER SIZE : A1
DRAWN BY : VE

DRAWING TITLE :
Detailed Planting Plan
Page 6 of 7

DRAWING NUMBER : DD393L11
REVISION LETTER : D

DRAWING FILE LOCATION :
Z:\Deacon Design Ltd Dropbox\03 PROJECTS 300+\DD393 Old Clayton Kennels, Washington\04-Drawings\Autocad\L-Landscape Dwgs\DD393L06-L12_Detailed Planting Plan.dwg

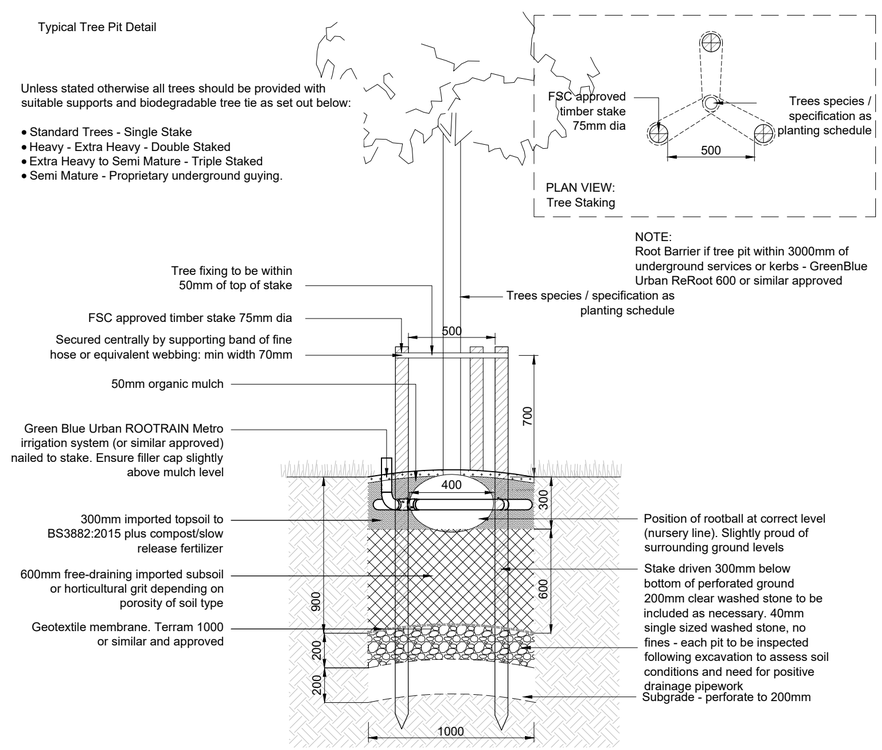
DD Plot Planting Plant Guide:

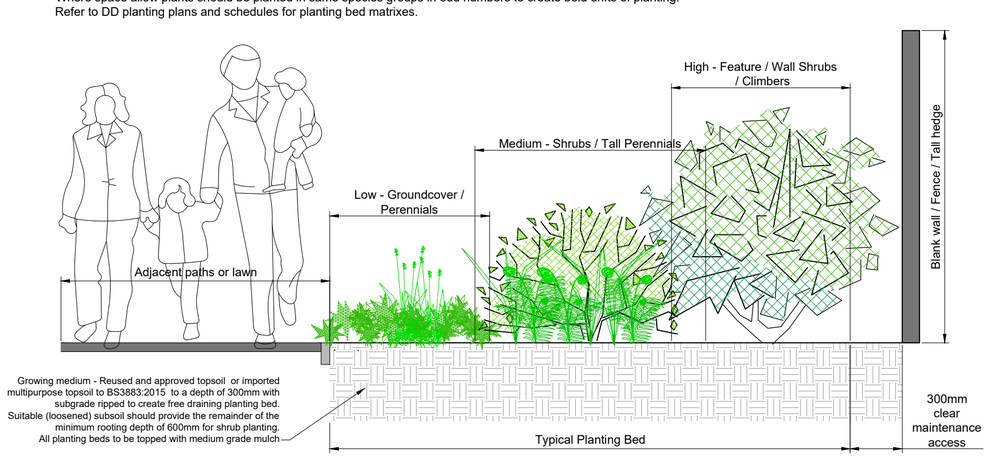
(High, Medium, Low)
The mix of plants for each plot has been divided based on height and position within the border.
Plants in the low category should be planted in the front of the bed, plants in the medium category in the mid area and the high category in the rear area against blank walls or in the middle of any island beds.
Where space allow plants should be planted in same species groups in odd numbers to create bold drifts of planting.
Refer to DD planting plans and schedules for planting bed matrixes.

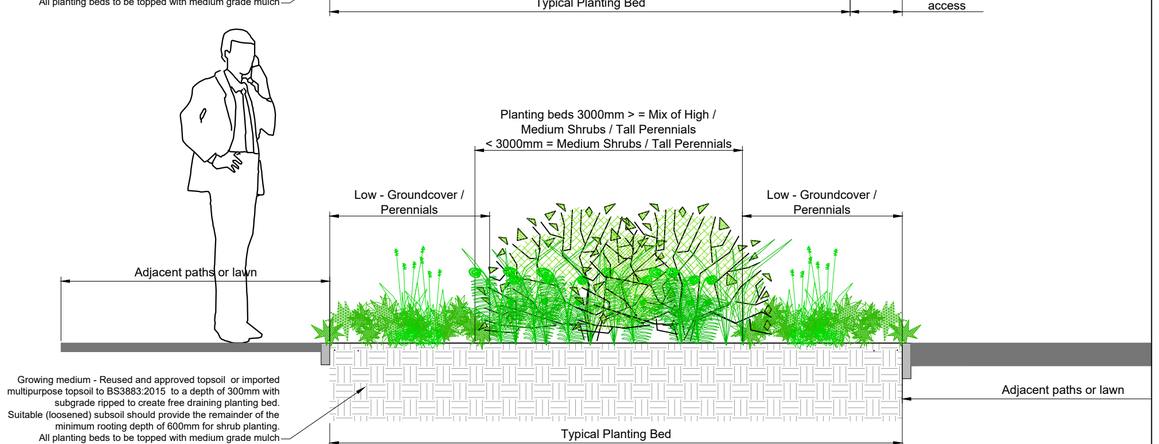
Typical Tree Pit Detail

Unless stated otherwise all trees should be provided with suitable supports and biodegradable tree tie as set out below:

- Standard Trees - Single Stake
- Heavy - Extra Heavy - Double Staked
- Extra Heavy to Semi Mature - Triple Staked
- Semi Mature - Proprietary underground guying.







NOTE 1 The functioning of topsoil within a landscape depends not only on the quality of the topsoil but also on the care given to the preparation of the receiving area, which will often have been compacted by the passage of vehicles or storage of materials.
NOTE 2 It is particularly important that the topsoil is not over-compacted during spreading. Over-compaction prevents plant root growth and function, and reduces water attenuation and the ability of excess water to drain away. It is one of the most common reasons for plant failures in landscape schemes, and it increases the risk of erosion and runoff. Placement of soil by tracked hydraulic excavators working in strips from ground not yet loosened (the "loose-tipping" method) is a way to avoid this.