



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.

Soft Landscape Key

- Retained trees protected to BS 5837. For Root Protection Area (RPA) extents / protection details refer Arboricultural Report & Tree Protection Plan
- Retained site vegetation to be enhanced with native under planting.
- Proposed replacement tree planting
- Proposed native tree & underplanting for landscape mitigation, via biodiversity & screening benefit
- Proposed wetland seed mix, Emorsgate EM8 Meadow Mixture for Wetlands.
- Proposed climbing plants to screen fence / facades & contribute supplementary wildlife benefit
- Proposed native hedgerow to define
- Proposed shrub & herbaceous plants for front gardens
- Proposed amenity lawn to front & back gardens using high quality turf - Rolawn Medallion or similar
- Proposed species-rich seeding for verges & communal areas - Emorsgate EM3 Special General Purpose Meadow Mixture or similar

Hard Landscape

- Proposed permeable paving (charcoal) to driveways and entrance area
- Proposed permeable paving (brindle) to plot access
- Proposed flagstones to pathways to properties

Boundary Treatments

- BT1 - 1.2m height timber post & rail fence with stockproof mesh
- BT2 - 1.8m height close board fencing with hedgehog gaps between gardens
- BT3 - Cleft rail fencing around pond and along hedgerow site entrance
- WS - Wooden stile set

Existing trees retained & new native planting is to be managed as woodland habitat for screening density & biodiversity gain.

- Improve age-species diversity by selective thinning every 5 years to remove any declining specimens for space to replant / regenerate native tree growth.
- Annually enhance shrub & field layer understorey by: rotational coppicing, selective reduction of dominant species and replanting for species diversity.
- Install bat / bird boxes & keep felled arisings neatly stacked as log hibernacula for reptiles, amphibians & invertebrates.

FINAL

DATE	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY
03.06.26	VE	Amendments to boundary treatments and changes to address LPA comments	F
25.03.23	MG	Hard surfacing coordination change	E
22.02.23	MG	Fencing & hard surfacing updates	D
10.02.23	MG	Fencing coordination for RPA's	C
31.01.23	OD	Layout updates to accord with new site layout	B
31.08.22	MG	Layout coordination updates to address LPA comments	A

DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY
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DRAWING STATUS

FOR PLANNING



DEACON DESIGN
Landscape Architecture | Masterplanning | Urban Design
12a The Square, Wickham, Hampshire PO17 5JQ
www.deacondesign.co.uk | info@dacondesign.co.uk
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PROJECT TITLE:

DD578 Cockpit Barn, Knowle Lane, Fair Oak

DRAWING NUMBER:

DD578

PLOT DATE:

28.11.25

DRAWING SCALE:

1:400

PAPER SIZE:

A1

DRAWING TITLE:

Landscape Strategy and Boundary Treatment Plan

DRAWING NUMBER:

DD578L01

DRAWING FILE LOCATION:

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