Notes

This drawing is based upon the site masterplan produced by AWW Architects and submitted for planning.

The purpose of this drawing is to provide supplementary information on the broad planting strategy for the site which has been introduced within the Design and Access Statement and referred to within the Landscape and Visual Impact Assessment.

It is not intended to replace full planting plans for the site. These will follow the principles described and illustrated on this drawing.

Planting notes

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The species, cultivars and plant associations chosen for the site are informed by the immediate locality, the soil and drainage conditions, site aspect and microclimate, neighbouring woodland and the architectural concept.

The soil is taken to be a free slightly acidic and free-draining sandy loam. There is little topsoil on the site for re-use and imported topsoil should be sourced locally to a specification which closely matches the soils found immediately neighbouring the site. Where a close match cannot be sourced, the soil structure and properties may need to be controlled through the addition of ameliorants and proportions of sand, silt, and clay content together with suitable organic matter.

Existing Trees

Existing trees to be retained and protected during construction are shown on the drawings. These have been checked at all detailed design stages in the development of the architectural proposals with close attention to avoiding any construction works within the root protection areas. For full details, reference should be made to both the architectural drawings and the arboricultural report.

Approximately 19 large trees, smaller trees and tree groups are shown for removal totalling 29 trees. (Refer Tree Protection Plan 1122-P-13).

Proposed trees

20 large and advanced nursery stock conifer trees, 28 mid-sized conifers and 86 smaller broadleaved trees are proposed, totalling 134 trees.

The intention is to develop a mix of Scots pine (Pinus sylvestris) and downy birch (Betula pubescens) as the main tree associations throughout the site.

Large, advanced nursery stock trees are shown in two key locations to provide immediate impact and to filter views from viewpoints south of the site and when travelling along Ferry Road. These are located south of the southern car park and in front of the proposed northern accommodation block. The proposed sizes can be up to 6m in height, but wider availability of semi-mature pines is around 4-5m high. The larger trees will require underground anchoring systems.

Within the courtyard, pine trees will be planted at around 3m high.

Birch trees will be planted at between 3-4m high in the courtyard and in front of south-facing elevations to create instant impact. These are shown as individual trees, but in practice could be multi-stem tress or trees planted close together to mimic a multi-stem form and habit.

The remaining trees will be planted as feathered nursery stock between 1.5 and 2.5m high. The intention is to develop a natural appearance rather than a more formal arrangement.

Oak (Quercus robur), sweet chestnut (Castenea sativa), silver birch (Betula pendula) and whitebeam (Sorbus aria) are also included. Other native and semi-native species may be used, especially along the western boundary of the site.

Heathland courtyard

The large planting beds within the courtyard, separated by a winding network of paths, will be shallow mounded to achieve good drainage with the trees planted on the tops of the mounds. These tree groups will be under-planted with the same matrix of heathland plants but recognising that, over time, they will compete for light.

The planting matrix comprises species found in the adjacent heathland. Dorset heath (Erica ciliaris) is included in the mix, but may be difficult to source in large numbers. Heather (Calluna vulgaris), cross-leaved heath (E. tetralix), and bell heather (E. cinerea) form the main species with the heathland matrix, supplemented by dwarf gorse (Ulex galii) and bilberry (Vaccinium myrtilis). If it is possible to source plants or seeds the mix will be supplemented with tussock sedge (Carex paniculata), sheep's bit (Jasione montana), bird's foot trefoil (Lotus corniculatus), purple moor grass (Molinia caerulea) and tormentil (Potentilla erecta).

The matrix will be planted using small plants (P9 or 1L) and arranged in drifts or randomly to develop a natural planting association.

Ornamental planting within the courtyard

The ornamental species and cultivars within the courtyard compliment the central heathland concept. This area will be dry and predominantly sunny, but with some more shady areas requiring a subtle change in species composition.

Here the planting is more variable with a leaning towards garden plant combinations and favouring a greater variety of height, texture, form, flower colour and scent. Plants will be 1L, 2L, 5L and larger shrub specimens to create a rhythm and flow within the planting beds as well as seasonal interest.

Ornamental planting elsewhere

The choice of species and cultivars elsewhere throughout the site will be dictated by the architecture, aspect, microclimate and the need to create spaces and divisions between identifiable areas within the site. The strategy is to create height and space as well as colour, texture and form.

Winter interest will also be important within the planted borders. Plants will be 1L, 2L, 5L and larger shrub specimens to create a rhythm and flow within the planting beds as well as seasonal interest.

Woodland edge along the western and northern boundaries

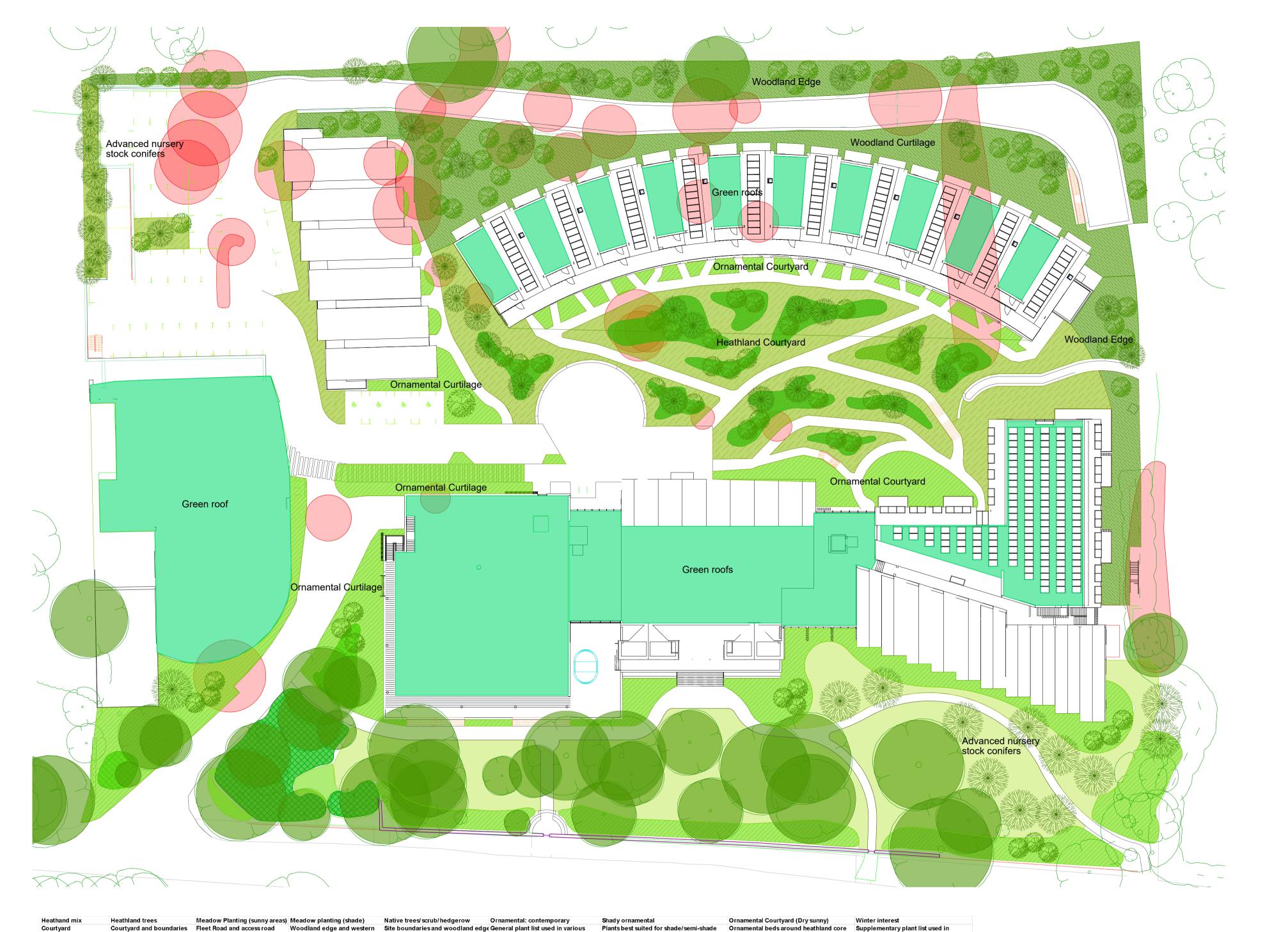
To achieve instant impact and biodiversity gains, the area west of the buildings will be sown with a woodland wildflower seed mix. This area will be inter-planted with shade and semi-shade loving plants favouring native species closer to the woodland edge. The approach here is less ornamental although closer to the buildings some more garden-type plants may be introduced.

Ferry Road frontage

In addition to the new trees proposed between Ferry Road and the buildings, the area will comprise a mix of mown grass, sunny wildflower edges and low evergreen shrub planting to create a soft transition between the road and the building. Some of this exists on site and the large shrubs will be retained.

The idea is to balance views from the building towards the sea, with filtering views into the site from the travelling public along Ferry Road. This area will favour larger nursery stock shrubs to provide an instant effect post planting.

Mowing regimes under existing trees will be eased through the introduction of ground cover planning areas although the characteristic pine trees in grass will be retained where appropriate.



Courtyard	Courtyard and boundaries	Fleet Road and access road verges	boundary	Site boundaries and woodland edg	General plant list used in various locations	Plants best suited for shade/semi-shade locations	Ornamental beds around heathland core	various locations to provide winter interest
		EM7F Meadow Mixture for Sandy	•					
Calluna vulgaris	Betula pendula	Soils	EW1 Woodland Mixture	Acer campestre	Acanthus spinosus	Ajuga reptans	Agapanthus varieties	
Cytisus scoparius	Betula pubescens			Cornus sanguinea	Achillea 'Credo'	Alliaria petiolata	Achillea 'Credo'	Alchemilla mollis
Erica ciliaris	Castenea sativa			Crataegus monogyna	Agapanthus varieties	Anemone 'Honerine Jobert'	Anagalis tenella 'Studland'	
Erica cinerea	Pinus sylvestris			llex aquifolium	Allium sphaerocephalon	Asarum europaeum	Artemesia Iudoviciana 'Slver Queen'	Bergenia 'Bressingham Beauty'
Erica tetralix	Quercus robur			Rosa canina	Astrantia 'Ruby Star'	Campanula lactiflora	Calamagrostis x acutiflora 'Karl Foester'	Betula albo-sinensis 'Septentrionalis'
Juniperus communis	Sorbus aria			Prunus spinosa	Calamagrostis x acutiflora 'Karl Foester	Cenolophium denudatum	Centaurea cyanus	Betula utilis 'Jacquemontii'
Ulex galii				Ulex galii	Carex x elata 'Aura'	Chelidonium majus	Cistus salvifolius 'Prostratus'	Chaenomeles speciosa
Vaccinium myrtillus					Choisya ternata	Cornus alba 'Eegantissima'	Cistus x heterocalyx	Daphne odora 'Marginata'
					Dianthus carthusianorum	Deschampsia cespitosa	Convolvulus cneorum	Galanthus nivalis
Carex paniculata					Echinacea 'Pallida'	Digitalis purpurea f. albiflora	Foeniculum 'Giant Bronze'	Hammamelis x media (varieties)
Jasione montana					Geranium 'Patricia'	Epimedium x youngianum 'Niveum'	Geranium sanguinium	Lonicera fragrantissima
Lotus corniculatus					Hemerocallis varieties	Geranium phaeum 'Album'	Hakonechloa macra	Mahonia 'Winter Sun'
Molinia caerulea					Kniphofia 'Little Maid'	Geranium x oxonianum 'Wargrave Pink'	Hebe 'Midsummer Beauty'	Rubus 'Goldenvale'
Potentilla erecta					Miscanthus 'Ferner Osten'	Gilenia trifoliata	Helichrysum italicum	Rubus phoenicolasius
					Miscanthus 'Red Meister'	Helleborus argutifolius	Hippophae rhamnoides	Sarcococca hookeriana
					Miscanthus 'Starlight'	Heuchera sanguinea 'White Cloud'	Juniperus prostratus	Viburnum x bodnantense
					Panicum 'Heavy Metal'	Hydrangea Little Lime	Kniphofia 'Little Maid'	
					Pennisetum x 'Hamelm'	Ligularia dentata 'Desdemona'	Lavandula x intermedia	Winter and spring bulbs
					Penstemon 'Raven'	Persicaria Desdemona	Miscanthus 'Ferner Osten'	Willief and spring builds
					Phlomis russellana	Persicaria bistorta 'Superba'	Miscanthus 'Red Meister'	
						Philadelphus	Miscanthus sinensis 'Graziella'	
					Pittosporum tobira	·		
					Pittosporum 'Tom Thumb'	Polystichium munitum	Miscanthus 'Starlight'	
					Potentilla 'Primrose Beauty'	Polystichum setiferum	Nepeta x fassenii	
					Sedum matrona	Primrula vulgaris	Panicum 'Heavy Metal'	
					Sisyrinchium striatum	Prunus Iusitanica (shapes)	Pennisetum x 'Hamelm'	
					Veronicastrum 'Pink Glow'	Pulmonaria 'Sissing hurst White'	Pennisetum x 'HameIm'	
						Pulmoneria 'Blue Ensign'	Persicaria amplexicaulis 'Alba'	
						Rodgersia	Persicaria bistorta 'Superba'	
						Sarcococca confusa	Phillyrea latifolia	
						Sarcococca hookeriana var. humilis	Phlomis 'Amazone'	
						Viburnum 'Eve Price'	Phlomis russeliana	
						Viburnum opulus	Pittosporum 'Tom Thumb'	
							Potentilla fruticosa Marian Red Robin	
							Rosmarinus officanalis 'Prostratus'	
							Salvia 'Amistad'	
							Sanguisorba 'Joni'	
							Santolina chamaecyparisus 'Silver Queen'	
							Santolina x lindavica	
							Scabiosa 'Ichwit'	
							Sesleria autumnalis	
							Sisyrinchium striatum	
							Stachys byzantina	
							Stachys officinalis 'Hummelo'	
							Stipa arundinacea	
							Stipa barbata	
							Stipa gigantea 'Gold Fontaene'	
							Tanacetum densum	
							Teuchrium fruticans	
							Thymus 'Lilac Time'	
							Thymus serphyllum albus	
							Thymus 'Silver Posie'	
							Verbena bonariensis	
							Verbena rigida	
							Veronicastrum 'Pink Glow'	

New conifers (advanced nursery stock)

New broadleaved trees (advanced stock)

Heathland open position

Ornamental shrubs and herbaceous

Woodland and shade ground cover

New conifers

New broadleaved trees

Existing shrubs

Existing trees retained

Existing trees removed

FOR INFORMATION

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PROJECT
KNOLL HOUSE HOTEL
LANDSCAPE WORKS

DRAWING TITLE
Planting Strategy

CLIENT
Kingfisher Resorts Ltd
Dwg No: KHH001
Scale: 1:350 @ A1

Checked: HA

Date: 10th February 2023