Agenda item 6

Appendix 1

2026/0122/DET

Plans

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REV	DESCRIPTION	DR	CH	DATE
P11	UPDATED TO REFLECT PLANNING COMMENTS.	JS	JF	13.10.26



NORTH

- Removed Existing Tree
- Retained Existing Tree
- New Footpath
- New Car Parking Spaces
- New Landscaping
- Proposed Building Footprint
- Site Boundary
- Demolished Buildings Footprint
- Existing Ground Line
- Retained And Reinstated Stone Boundary Wall 0.8-1.2m With Railings Added

SCALE BAR 1:200
0 1 2 4 6 8 10.0m

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ABERDEENSHIRE

SITE LAYOUT

DATE/DRAWN:	SCALE/SIZE:
03.03.26 / JS	1:200 / A0

DOCUMENT REFERENCE:
25150-EMA-XX-XX-DDG-A-050001

ISSUE PURPOSE:	SUITABILITY:	REV:
PLANNING	S1	P11

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REV	DESCRIPTION	DRAWN	CHKD.	DATE
P07	UPDATED TO REFLECT PLANNING COMMENTS.	JS	JF	15.10.26



NORTH / REAR ELEVATION



SOUTH / FRONT ELEVATION

SCALE BAR 1:100

0 0.5 1 2 3 4 5.0m

9 No. Swift Nesting Bricks & 9 No. Bat Bricks to Elevations.

- Roof Mounted Solar Panels Dark in colour
- Slate Roof - Reclaimed Welsh or Scottish slate. Or new slate of similar colour / thickness. Subject to sample
- Locally Sourced Granite Stone Window & Door Surrounds to Match Surrounding Area Materials
- Locally Sourced Granite Stone Walls with Naturally Hydraulic Lime Mortar
- White Timber Fascias
- White Timber Windows
- Grey Timber Door
- Black Aluminium Rain Water Goods

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ELEVATIONS 1 OF 2

SCALE / SIZE	DATE / DRAWN	PROJ. TYPE	SHEET No. / No. SHEETS
1:100 / A3	19.03.26/JS		1 / 1

DRAWING REFERENCE
25150-EMA-XX-XX-DDG-A-050100

ISSUE PURPOSE	WORK STAGE
COMMENT	PLANNING
FILE CLASSIFICATION	FILE REFERENCE

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REV	DESCRIPTION	DRAWN	CHKD.	DATE
P05	UPDATED TO REFLECT PLANNING COMMENTS.	JS	EG	30.07.26



EAST / END ELEVATION



WEST / END ELEVATION

SCALE BAR 1:100

0 0.5 1 2 3 4 5.0m

6 No. Swift Nesting Bricks & 3 No. Bat Boxes to Elevations.

- Roof Mounted Solar Panels Dark in colour
- Slate Roof - Reclaimed Welsh or Scottish slate. Or new slate of similar colour / thickness. Subject to sample
- Locally Sourced Granite Stone Window & Door Surrounds to Match Surrounding Area Materials
- Locally Sourced Granite Stone Walls with Naturally Hydraulic Lime Mortar
- White Timber Fascias
- White Timber Windows
- Grey Timber Door
- Black Aluminium Rain Water Goods

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ELEVATIONS 2 OF 2

SCALE / SIZE	DATE / DRAWN	PROJ. TYPE	SHEET No. / No. SHEETS
1:100 / A3	19.03.26/JS		1 / 1

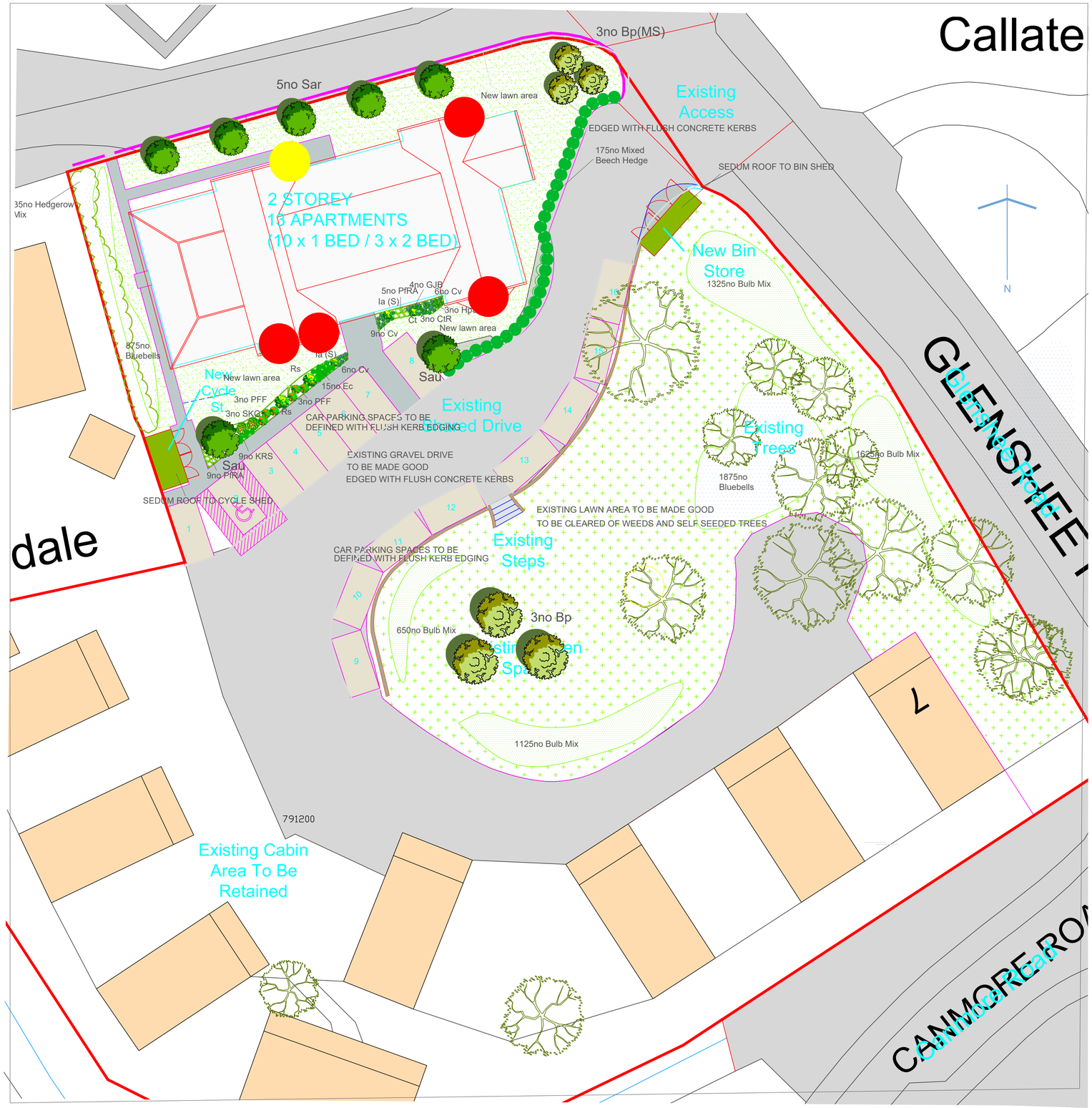
DRAWING REFERENCE
25150-EMA-XX-XX-DDG-A-030101

ISSUE PURPOSE	WORK STAGE
COMMENT	PLANNING
FILE CLASSIFICATION	FILE REFERENCE

Optimum Planting/ Sowing times

	January	February	March	April	May	June	July	August	September	October	November	December
Rootballed /Container grown trees												
Shrubs / Hedge(Container grown)												
Hedge(Bare root)												
Herbaceous Perennial												
Grass seeding												
Wildflower seeding												
Bulbs- Daffodils /Bluebells												
Bulbs- Snowdrops/Autumn Crocus												

The timetable shows optimal planting times. If planting/ sowing has to be done outwith these times, measures should be taken to ensure that the planting will establish. Ie watering in times of drought. In prolonged dry periods, all planting to be watered on a daily basis. Care must be taken however to protect all newly planting areas and existing vegetation to be retained during the construction phase.



MAINTENANCE

To aid establishment, the following maintenance regime should be adopted:

Grass:

a.Fine grass cut 12 times per year, (Weather dependent)*all arisings removed from the site.* This should be carried out in the growing season between the months of April and October. Where bulbs are planted into grass, grass to be left uncut until the leaves og the bulbs die back and cutting can resume as normal.

shrubs/ herbaceous:

a. The shrub beds shall be kept clear of weeds, mechanically .
b. Shrubs shall be pruned only of dead wood or if encroaching pathways.
c. In the first year all dead and dying shrubs should be replaced by shrubs of similar size and species to those originally planted

Trees:

a. An area 1m diameter at the base of the trees shall be kept clear of weed and grass mechanically.
b. All dead and diseased branches, or those broken due to malicious action or wind damage should be cleanly removed and the scar cleaned up.
c. All trees which have been removed or which are found to be dying, severely diseased or damaged will be replaced by trees of similar size and species to those originally planted. These should be replaced as soon as seasonal weather conditions allow.

Hedgerow Mix:

a. The base of the hedgerow shall be kept clear of weeds, mechanically.

hedges:

a. All hedges are to be pruned back to an even hedge line to encourage thickening twice within the first growing season after planting
b. Base of hedges shall be kept clear of weed and grass mechanically

Hardsurface:

a. Six visits per year to remove weeds from shrub beds and between paviours by hand or mechanically and within other hard standing areas. All weeds are to be removed from the site.

WATERING NEWLY PLANTED TREES,SHRUBS AND HEDGES

- New plants should be watered in when planted, and at the point of bud burst in the spring and should be continued throughout the spring and summer until the leaves have fallen in autumn (for deciduous trees and shrubs).
- Watering is advised for the first 2 summers after planting, further to this, the plants should be able to access water from the surLaureling soil.
- During the height of summer, water should be applied at a rate of 2 domestic bucket fulls (or 20 litres of water) every other day. Less for shrubs. This figure is the aim to reach during the height of summer and can be gradually increased to this in the spring and decreased before ceasing watering in the autumn.
- newly planted trees and shrubs **do** need watering, even if it has been raining! Rain is useful in slowing up the volume of water needed by a newly planted tree, as it is often cooler during such periods, however it is the root-ball/ roots that needs watering and often rainfall will not fall this close to the base of the tree, due to the width of the canopy
- Ensure that water is draining well away after 10 minutes of application of water.

GREEN ROOF MAINTENANCE REQUIREMENTS

Inspect the Sedum roof at least twice a year for weeds carried in by the wind and remove the unwanted vegetation by hand. Preferably perform this maintenance in the spring and autumn. In addition, check whether the rainwater drain(s) is/are functioning properly. Remove any leaves blown into the gutters and drains.and remove leaves and tree fruits from the roof and from the rainwater drain(s).

Feed using appropriate nutrient feed twice a year on the green roof at the end of April and the beginning of September.

Water lightly during establishment period as per instructions from the manufacturer. A well-rooted Sedum roof usually does not require additional water. Only under very dry conditions it is necessary to irrigate the roof.

- BAT ROOST BOXES
- SWIFT BOXES

Bat roosts boxes are better to be generally south facing, although other aspects can be used.
Swift boxes must be generally north facing

for location and numbers refer to EMA elevation drawing 25150-EMA-xx-xx-DDG-A-050100

PLANTING SPECIFICATION

NB.The planting specification sets out the preparation for each planting element and must be adhered to, as badly cultivated soil is the main reason for plant failures. Plants are living organisms and require basic needs to aid establishment and to ensure plant health and longevity. If site topsoil is to be used it must be suitable with the correct texture, structure and fertility. If this is not, it must be improved by adding organic material or imported topsoil used as an alternative.

GRASS MIX

1. The grassed area is to be carefully checked to ensure that the soil is appropriate and free from rubble, stones, weeds and other deleterious material. If not appropriate, it should be replaced with quality material or the Landscape Architect should be advised.

   (Note: It is the responsibility of the contractor to ensure that he is planting into the correct quality of material)
2. Where topsoil is to be added the subsoil should be fully broken up to ensure adequate drainage and a layer not less than 150mm deep applied.
3. The topsoil should be cultivated to a fine, even tilth with no undulations or bumps.
4. All grass areas are to be turfed in accordance with guide-lines set out in BS 4428: Code of Practice for general landscape operations: 1989.
5. All areas are to be turfed with approved, good quality turves.The soil shall be of loam texture and free from stones over 15mm in any one direction. Open spaces are to be either turfed or seeded, as specified, with an approved proprietary mix applicable to the location.

HEDGES

1. Hedge planting should be as for the shrubs, set out above. However, the planting bed should be established by using the line of the hedge as the length. The width will be the planted line of the hedge plus 300mm either side. (ie a single line of hedge will be 600mm wide and a double, 500mm apart, will be 1100mm wide.
2. After achieving the correct quality topsoil and, with the base broken up, if topsoil is imported, the soil shall be cultivated to ensure a ridge, into which the hedge is planted, set 150mm above the edge of the bed.
3. Thereafter all of the above, fertiliser shall be applied and the hedge well watered in.
4. After planting the hedge should be trimmed back to an even line, to encourage growth, with the amount of trimming dependent on species.

SHRUBS

1. The whole planting bed is to be carefully set out and the soil checked to ensure that it meets the standards set out in BS 3882: 2015 Specification for Topsoil. If it does not it should be replaced with the appropriate quality material or the Landscape Architect must be advised.

   (Note: It is the responsibility of the contractor to ensure that he is planting into the correct quality of material)
2. If new topsoil is required the subsoil base should be fully broken up to ensure adequate drainage.
3. The bed should be inspected after the subsoil base is broken up and before topsoil cultivation for any signs of flooding. If there are signs and these cannot be resolved the Landscape Architect should be advised.

   (Note: It is the responsibility of the contractor to ensure that he is not planting into a waterlogged bed)
4. Planting should not be undertaken below 2 degrees centigrade, or when the gLaurel is snow covered or frozen.
5. The topsoil should be cultivated throughout the bed to a depth of 300mm. It should be left with a central ridge 150mm above the edges of the bed.
6. When the bed has been fully cultivated and formed, planting holes shall be dug 150mm wider than the root spread. Bare-root plants shall have the roots carefully teased out and pot-grown plants shall have the roots carefully loosened from the soil. 2 to 2.5litres, depending on the size of the plant, of Fison's Peat-Free Planting Compost, or similar approved, shall be worked into the backfill. **The plants shall be planted so that the finished topsoil level is at the nursery level on the stem of the plant**.
7. The plants shall be well firmed in and, after planting, a slow acting fertiliser shall be carefully worked into the top 50mm of soil Laurel each plant taking care to avoid contact with the stem.
8. Immediately after planting the whole bed shall be well watered in.
9. All work shall be carried out in accordance with best horticultural practice.

HEDGEROW MIX (FEATHERED PLANTING)

1. The planting area shall be initially checked for quality of soil and risk of flooding. If there is a problem with either of these, remedial actions shall be taken. **Area to be free of weeds and any other deleterious material.**

   (Note: It is the responsibility of the contractor to ensure that he is planting into the correct quality of material and not into waterlogged soil)
2. Trees shall be planted at the appropriate season, and in line with BS 8545:2014 Trees: from nursery to independence in the landscape.
3. Shrubs are to be planted at 300mm centres or as specified
4. To be watered in and regularly watered to aid establishment.

TREES

1. Trees shall be planted at the appropriate season depending on root-grown or bare-root, and in line with BS 8545:2014 Trees: from nursery to independence in the landscape.
2. Tree pits are to be dug not less than 1m cube and not smaller than 250mm larger than the overall root spread. Care is to be taken to ensure that all sides are permeable and have not been "polished", and that all pits are free draining with 50mm of washed Laurel pea gravel to the base of the tree pits.
3. A pressure-treated timber stake 75 x 75mm shall be used. It shall extend 500mm above the finished soil level, with a proprietary tie set 100mm below the top of the stake.
4. One tie shall be used on standard and feathered trees up to 2m high. Two will be required for Heavy and Extra-Heavy Standard trees up to 18cm girth. Above this three will be required unless an undergLaurel guying system is specified.
5. Backfill for the tree pits is to be 20% Peat-free Compost, Fison's or similar approved.
6. The backfill is to be a raised mound at the top with the centre 150mm above the edges. Care is to be taken to ensure that the finished backfill level is at the nursery level on the tree and that level is at the centre of the mound 150mm above the edges of the pit when the tree has been well firmed in.
7. On completion of the planting the tree shall be well watered in with not less than 10gallons of water. Thereafter it should be watered as required, following periods of any more than three consecutive hot, dry days, until the tree is fully established.

PLANTING SPECIFICATION FOR BULBS

1. The existing sub-soil base is to be cultivated to a depth of 300mm. All grass lumps,weeds, roots, stones greater than 45mm, bricks and other deleterious material are to be removed from site.
2. Randomly scatter the bulbs over the prepared area at 25 per m². Soil is to be turned over or a corer used. Bulbs are to be planted the correct way up at a depth of 20 to 30 cm. Cover with soil or turf.

NB. The choice of planting has been chosen for many reasons such as to minimise bird attraction, aspect, height and spread, increasing bio-diversity, nectar rich to name but a few. Any alternatives should be discussed with the landscape designer, and agreed prior to order. The size specified is to ensure impact from day 1, inferior sized stock should not be acceptable from the suppliers.

PLANTING SCHEDULE

CARE SHOULD BE TAKEN TO ENSURE THAT ALL TREES ARE PLANTED A MINIMUM OF 1M AWAY FROM ALL FOOTPATHS AND SERVICE STRIPS.

Bp	Betula pendula (Birch)	3no
Sar	Sorbus aria (Whitebeam)	5no
Sau	Sorbus aucuparia (Rowan)	2no

All of the above trees to be Heavy Standard size (12 to 14cm girth) double short-staked and root balled. Where trees are planted into turf, an area 1m dia, at the base of the tree, should be mounded and kept clear of weeds and grass and other deleterious material.

Bp(MS) Betula pendula (Silver Birch) 3no

All of the above trees to be Multi stemmed(3 to 3.5 m tall) root balled and double short-staked.

PROPOSED SHRUBS

Ct	Choysia ternata 'Sundance'	30 to 40cm 5L	as spec	1no
Cv	Calluna vulgaris	20 to 30cm 3L	as spec	21no
Ec	Erica carnea	20 to 30cm 3L	as spec	13no
Rs	Ribes sanguinea	40 to 60cm 10L	as spec	2no
HpS	Hebe 'Sutherlandii'	30 to 40cm 5L	as spec	3no
CtR	Ceanothus 'Repens'	30 to 40cm 5L	as spec	3no
PfRA	Potentilla 'Red Ace	30 to 40cm 3L	as spec	12no
PFF	Hebe 'Sutherlandii'	40 to 60cm 10L	as spec	6no
SKG	Hebe 'Sutherlandii'	40 to 60cm 10L	as spec	3no

PROPOSED HERBACEOUS PERENNIALS

GJB	Geranium 'Johnstons Blue'	3L pot as spec.	4no
KRS	Kniphophia 'Royal Standard'	3L pot as spec.	9no

PROPOSED TOPIARY

Ia(S)	Ilex aquifolium	.	2no

All of the above to be half standard with clear stems of 80 to 100cm. 15Litre pots.

MIXED BEECH HEDGE (175no)

75%	Fagus sylvatica	100 to 120cm	BR	131no
15%	Crataegus monogyna	100 to 120cm	BR	27no
10%	Acer campestre	100 to 120cm	BR	17no

Beech hedge is to be planted in two alternate rows at 300mm centres. To be trimmed immediately to 900mm. Maintain to the acquired height.

HEDGEROW MIX (35no)

30%	Corylus avellana (Hazel)	150 to 175cm Ht	10no
5%	Crataegus monogyna (Hawthorn)	125 to 150cm Ht	2no
20%	Sambucus nigra(Elder)	100 to 125cm Ht	7no
20%	Rosa canina(Dog Rose)	100 to 125cm Ht	7no
15%	Juniperus officinalis(Juniper)	50to 60cm RB	5no
10%	Lonicera periclymenen(Honeysuckle)	60to 80cm 2l pot	4no

Feathered hedgerow mix is to be planted in groups of 2 to 5 at 1 per 1m². To be single-staked w/ square tree stake & buckle tree tie and spacer. Honeysuckle to be left to ramble through the other species.

PROPOSED BULBS

MIXED BULBS(4725no)

40%	Galanthus nivalis(Snowdrop)	1890no.
40%	Colchicum autumnalis (Crocus)	1890no.
20%	Fritallaria meleagris(Snakes head Fritillery)	945no

BLUEBELLS

25%	Hyacinthoides non-scripta(Bluebell)	2750no.

Randomly scatter the bulbs over prepared area at 25 per m² as per planting specification.

AMENITY GRASS MIX
British Seed Houses A19 (Lawns and Landscaping) available from: http://www.bshamenity.com

MULCHING- shrub beds only

To be multi purpose grade bark, mixed conifer, UK Origin. 8-40mm particle size. To be applied at a depth of 75mm, taking care not to smother low growing plants or to pile up against stems of woody shrubs and trees. To be spread on to cultivated, moist soils, clear of weed (including roots), litter, rubble and any other deleterious materials. Top up mulch annually to required depth in late spring or autumn.

Available from Scotbark or Rolawn or similar approved.

Revision			
B	As per comments	JS	SEPT 2026
A	Bat roost/ swift boxes relocated	JS	OCT 2026

Designing for the present whilst protecting the future
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Drawing: **LANDSCAPE PROPOSALS**
Job: **BRAEMAR LODGE**
Client: **BRAIGH MHARR LIMITED**
No: **787.01.01b**
Date: **AUG 2026** Scale: **1 to 250 @A1** Drawn: **JS** Checked: **AM**

DWA Landscape Architects Ltd