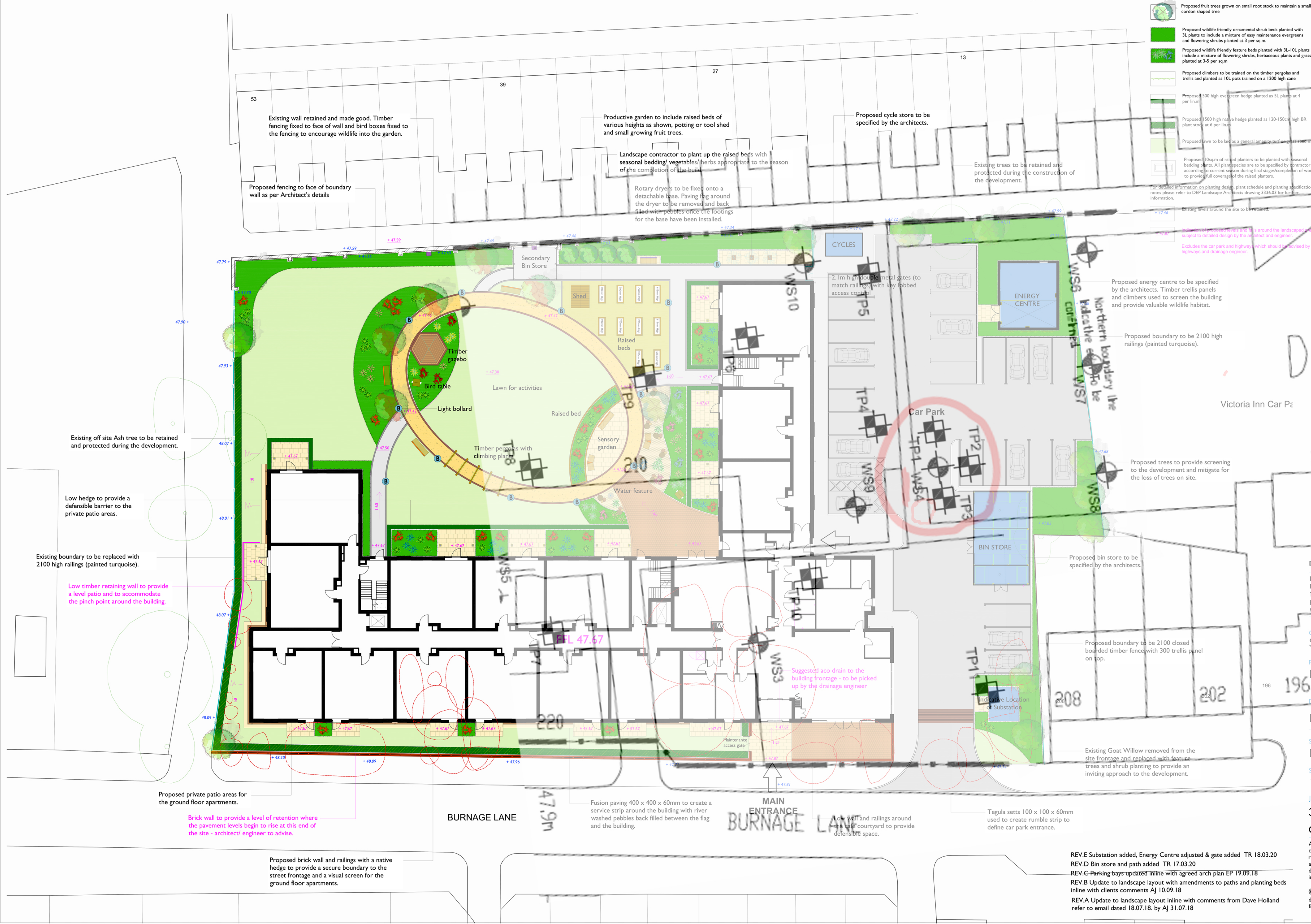

Existing wall retained and made good. Timber fencing fixed to face of wall and bird boxes fixed to the fencing to encourage wildlife into the garden.

Proposed fencing to face of boundary wall as per Architect's details

Productive garden to include raised beds of various heights as shown, potting or tool shed and small growing fruit trees.

Landscape contractor to plant up the raised beds with seasonal bedding/ vegetables/ herbs appropriate to the season of the completion of the build.

Rotary dryers to be fixed onto a detachable base. Paving flag around the dryer to be removed and back filled with pebbles once the footings for the base have been installed.

Proposed cycle store to be specified by the architects.

Existing trees to be retained and protected during the construction of the development.

2.1m high double metal gates (to match railings) with key fobbed access control

Proposed energy centre to be specified by the architects. Timber trellis panels and climbers used to screen the building and provide valuable wildlife habitat.

Proposed boundary to be 2100 high railings (painted turquoise).

Proposed trees to provide screening to the development and mitigate for the loss of trees on site.

Proposed bin store to be specified by the architects.

Proposed boundary to be 2100 closed boarded timber fence with 300 trellis panel on top.

Existing Goat Willow removed from the site frontage and replaced with feature trees and shrub planting to provide an inviting approach to the development.

Tegula setts 100 x 100 x 60mm used to create rumble strip to define car park entrance.

Low wall and railings around the cafe courtyard to provide defensible space.

Fusion paving 400 x 400 x 60mm to create a service strip around the building with river washed pebbles back filled between the flag and the building.

Suggested aco drain to the building frontage - to be picked up by the drainage engineer

Existing off site Ash tree to be retained and protected during the development.

Low hedge to provide a defensible barrier to the private patio areas.

Existing boundary to be replaced with 2100 high railings (painted turquoise).

Low timber retaining wall to provide a level patio and to accommodate the pinch point around the building.

Proposed private patio areas for the ground floor apartments.

Brick wall to provide a level of retention where the pavement levels begin to rise at this end of the site - architect/ engineer to advise.

Proposed brick wall and railings with a native hedge to provide a secure boundary to the street frontage and a visual screen for the ground floor apartments.

KEY - Soft landscape

○	Existing trees to be retained and protected during the construction phase of the development inline with BS5837:2012
◌	Existing trees to be removed outside of the bird nest season (1st March-31st August) and inline with the ecologists recommendations
●	Proposed native trees to be planted as 14-16cm Extra Heavy Standards with a 2m clear stem
●	Proposed garden ornamental trees to be planted as 12-14cm Heavy Standards with a 2m clear stem
●	Proposed feature mult-stemmed trees to be planted as 3m high containerised speciemen's with min 3 stems
●	Proposed fruit trees grown on small root stock to maintain a small cordon shaped tree
🟩	Proposed wildlife friendly ornamental shrub beds planted with 3L plants to include a mixture of easy maintenance evergreens and flowering shrubs planted at 3 per sq.m.
🟩	Proposed wildlife friendly feature beds planted with 3L-10L plants to include a mixture of flowering shrubs, herbaceous plants and grasses planted at 3-5 per sq.m
▭	Proposed climbers to be trained on the timber pergolas and trellis and planted as 10L pots trained on a 1200 high cane
▬	Proposed 500 high evergreen hedge planted as 5L plants at 4 per lin.m
▨	Proposed 1500 high native hedge planted as 120-150cm high BR plant stock at 6 per lin.m
▭	Proposed lawn to be laid as a general amenity turf or grass seed mix
▭	Proposed 10sq.m of raised planters to be planted with seasonal bedding plants. All plant species are to be specified by contractor according to current season during final stages/completion of work to provide full coverage of the raised planters.

For detailed information on planting design, plant schedule and planting specification notes please refer to DEP Landscape Architects drawing 3336.03 for further information.

+ 47.46	Existing levels around the site to be retained.
+ 47.87	Indication of proposed levels and falls around the landscaped areas subject to detailed design by the architect and engineer. Excludes the car park and highways which should be advised by the highways and drainage engineer.

KEY - Hard landscape

▦	Fusion exposed granite aggregate paving 400 x 400 x 60mm in Sandstone colour from Tobermore or equal approved. To be laid on a compacted sand bed with sand filled joints inline with manufacturers laying guidelines.
▦	Fusion exposed granite aggregate paving 600 x 300 x 60mm in Sandstone colour from Tobermore or equal approved. To be laid on a compacted sand bed with sand filled joints inline with manufacturers laying guidelines.
▦	Shannon smooth surface block paving 208 x 173 x 50mm in Heather colour from Tobermore or equal approved. To be laid on a compacted sand bed with sand filled joints inline with manufacturers laying guidelines. * Edge restraint to be formed with the same Shannon block laid flush with the paving and concrete haunched into position.
▣	Mastertint coloured asphalt in Buff colour from Tarmac or equal approved manufacturer. To be laid as a smooth continuous surface with a contrasting cobble edge laid flush to the asphalt (see below for specification).
▣	Tarmacadam to be laid as a smooth continuous surface from Tarmac or equal approved manufacturer. To be laid as a smooth continuous surface with cobble edge laid flush to the tarmac (see below for specification).
▣	Self binding gravel in Golden Amber from Breedon Aggregates or equal approved manufacturer. To be laid as a compacted 50mm depth continuous surface with a contrasting cobble edge laid flush (see below for specification).
☰	Tegula setts 100 x 100 x 60mm from Tobermore or equal approved manufacturer. To be laid as a double cobble edge on a mortar bed and concrete haunched into position. Heather colour to be used around the Mastertint path and Natural colour used around the Tarmac paths.
▨	Pea gravel 10mm size to be laid to a depth of 75mm on a fabric weed suppressing liner. Large glacial boulders 200-400mm to be placed in mixed groups of 3no from Specialist Aggregates Ltd or equal approved local supplier.
▭	Car park and paths to be surfaced in non-permeable tarmacadam and edges to be formed in standard grey concrete kerbs 125mm upstands and pin kerb edge to back of paths/planting beds. Parking bays to be demarcated with white thermoplastic paint as indicated.
▭	Proposed raised timber planter to be constructed from new softwood pressure treated timber sleepers fixed into position with steel pins at min 1m intervals (set in 300 x 300 concrete footing). Planters to be lined and back filled with 100mm depth free draining gravel at the base and full depth of topsoil and compost mix. Raised timber planter heights to vary in size as specified below: 3No of 800 x 2000 x 615mm high 5No of 800 x 2000 x 700mm high 2No of 800 x 2000 x 900mm high
▭	Connaught teak curved benches with back and arm rests 2200 x 650mm supplied by www.cyan-teak-furniture.co.uk 020865 6240 or equal approved. (4no)
▭	Companion teak seats with two single seats combined 1700 x 700mm supplied by www.cyan-teak-furniture.co.uk 020865 6240 or equal approved. (2no)
▭	Ascot teak garden bench 1800 x 650mm supplied by www.cyan-teak-furniture.co.uk 020865 6240 or equal approved. (1no)
▭	Proposed single bay timber pergolas to be pressure treated, smooth sawn softwood. Bays to be 1830mm wide with 2000mm clearance height, supplied by Jacksons-fencing.co.uk 01829 770776. (5no)
▭	Gothic timber bird tables with roof to be made from FSC certified timber and have min 1300 high feeding station to avoid cat predation. Supplied by RSPB www.rspb.org.uk or equal approved. (2no)
▭	Apex classic nest boxes and Apex open nest boxes to be made from FSC certified timber and fixed to the back garden wall, 500mm from the top. Supplied by RSPB www.rspb.org.uk or equal approved. (4no)
○	Natural stone rainbow sphere 600mm diameter, pre-drilled with a hole in the middle supplied by www.stoneworld.co.uk or local supplier. Stone to be fitted onto a sunken water feature reservoir and connected to a pump supplied by www.landscapeplus.com 01666 577 577 or similar approved.
⬡	Brompton timber gazebo with a 2.4m diameter with no base. Surface underneath to be installed using Shanon smooth surface block paving 208 x 173 x 50mm in Heather colour with a 100 x 100 x 60mm Tegula sett edge laid flush to the level of the path. Gazebo to be supplied by www.heartofenglandgardenbuildings.co.uk or equal approved and should include the bench set and timber rails.
▭	Proposed premier smooth timber trellis panels 1450mm wide x 1830mm long with 100mm square panels supplied by Jacksons-fencing.co.uk 01829 770776. Panels to be fitted to the side of the stores with 30mm spacers at the back to keep the trellis off the wall. (7no)
▭	Heavy duty 4 arm rotary dryer to be fitted onto a detachable base which should be fixed into the ground with a concrete footing. (3no)
B	Dura silver lighting bollards 60W IP65, E27 to be supplied by www.exteriorlightsuk.co.uk 01689 606342 or equal approved product. All lighting to be fitted by a qualified electrical engineer. (15no)

For further information on the lighting (including the car park and any security lighting requirements) please refer to S.I.Sealy & Associates Ltd drawing reference 12344-E60-EX01 for further details. Please note that all lighting MUST be detailed designed and approved by a qualified lighting engineer.

For all boundary treatments please refer to Pozzoni architects drawing P3725_801 for locations and detailed information on boundary types.

REV.E Substation added, Energy Centre adjusted & gate added TR 18.03.20
REV.D Bin store and path added TR 17.03.20
REV.C Parking bays updated inline with agreed arch plan EP 19.09.18
REV.B Update to landscape layout with amendments to paths and planting beds inline with clients comments AJ 10.09.18
REV.A Update to landscape layout inline with comments from Dave Holland refer to email dated 18.07.18. by AJ 31.07.18

DEP LANDSCAPE ARCHITECTURE LTD
BLACKFRIARS HOUSE, PARSONAGE
MANCHESTER, M3 2JA
T: 0161 2419878
E: info@dep.co.uk
W: www.dep.co.uk

Client
SOUTHWAYS HOUSING TRUST

Project
BURNAGE LANE EXTRA CARE

Description
LANDSCAPE LAYOUT

Status
FOR TENDER

Scale		Drawn	
1:200@A1		EP	
Job number	**Drawing number**	**Revision**	**Date**
3336	02	E	04/11/15

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All levels and dimensions to be checked on site by contractor prior to commencement; Any variations to be reported to the client. This drawing is to be read in conjunction with all others relating to the project and all information derived accordingly; any anomolies to be reported to the client. Do not scale from this drawing. Use figured dimensions only. Work shown on this drawings to be carried out in accordance with current British Standards and Codes of Practice.

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