

LEGEND

VEGETAL ELEMENTS AND BOUNDARY TREATMENTS (refer to AXI Architects specifications for details)

- Existing traditional stone faced brick plinth boundary wall, with stone coping (stepped in height varying height from approx 700mm ht to 1.2m height), with existing black vertical ball top steel railings to top - overall height of approx 1.6-1.7m above highway path. To be retained, cleaned and made good. 1.8m height native evergreen hedging added behind the wall - to rear garden frontages to create privacy for residents
- Existing traditional stone-faced brick plinth wall to boundary with offices/apartments, with stone coping (stepped height varying height from approx 700mm ht to 1m height), partly retaining wall on east end of Lapwing Lane elevation. To be retained, made good, cleaned & new vertical steel railings added to match existing, to a height of approx 1.6-1.7m above highway path
- Existing traditional stone-faced brick plinth wall, with stone coping to boundary (stepped height varying height from approx 700mm ht to 1m height), partly retaining. To be retained & made good, and cleaned, and new traditional style vertical steel railings added to top to match existing to give an overall height of 1.6-1.7m above the highway footpath. Mature hedging added behind the wall to rear garden boundaries to give privacy for residents
- Existing gate opening with original stone piers - to be retained and cleaned
- Existing Wrought iron gate -replaced with infill stone plinth wall to match existing, & new vertical steel railings added to top. Summerhill stone gate posts retained as feature & cleaned
- Existing 1.7-1.8m ht chevron timber fencing retained and made good, cleaned and re-stained colour TBA
- Existing 1.8m -2m ht concrete post and concrete panel boundary fence to have horizontal concrete panels removed and replaced with vertical feather board timber panels (retaining one concrete panel at base if necessary, as a gravel board)
- Existing red brick boundary wall approx 1.8-2m ht retained to adjacent housing development
- Proposed 1.8m ht vertical feather board timber screen fencing (to replace existing approx 1.8m ht chevron timber fencing)
- Proposed 1.8m ht vertical feather board timber divisional screen fencing between rear gardens
- Proposed low brick faced retaining walls to access ramp to offices, plus handrails to tie in with existing railings/ building vernacular
- Bin store to offices and apartments eg Vertical feather board fenced enclosure 1.8m ht

LIGHTING -Indicative TBA subject to design & detailing by an electrical consultant

- Proposed Bollard Lights approx 1m ht (locations indicative TBA)
- Proposed Wall mounted lights to dwelling entrances eg tubular up/ down lighting fittings

HARD SURFACES/ PAVING (refer to AXI Architects specifications for details)

- Proposed Tegula block paving to estate access road, with flush stretcher course or soldier trim against kerb lines, colour and laying pattern TBA
- Proposed Resin bound paving to driveways, buff colour TBA
- Proposed Marshalls Conservation kerbs, colour TBA to internal access road, inc dropped crossovers to driveways
- Proposed Marshalls Conservation kerbs laid flush as frims across driveways
- Proposed Resin bound paths to dwellings and offices and apartments, buff colour TBA
- Proposed Patio paving eg buff colour flags type TBA
- Proposed rear patio areas and paths within RPA's of existing trees to be laid using 'minimum or no dig' construction, and porous paving as nec- type TBA. Refer to Arb Method Statement
- Grasscrete to central parking zone eg EcoGrid recycled plastic grid system filled with topsoil and seeded

SOFT LANDSCAPE ELEMENTS (refer to Outline Planting Specification notes for planting operations spec)

- Existing trees and hedges retained and protected during works in accordance with Godwins Arboricultural Impact Assessment inc. proposed protective fencing during construction works & any special measures re construction methods within the root protection areas RPA's
- Existing selected areas of mature shrubbery to be retained & protected during works
- Proposed extra heavy standard trees planted in 1.5m x 1.5m x 700mm depth clean imported topsoil pits, double stake & cross bar tie. Native trees where space permits, and compact ornamentals of value to wildlife where space limited
- Proposed culinary Apple trees
- Proposed native Hornbeam pleached trees where space restricted
- Proposed specimen shrubs
- Proposed wall shrubs to fence lines
- Proposed single species evergreen screen hedges (yew; and holly)
- Proposed mixed native hedge
- Proposed low hedges/ edging plants -species dependant upon location eg re space/ sightlines/ aspect etc - inc Christmas Box, dwarf Holly, Lavender
- Proposed shrubs, & groundcover and herbaceous planting inc species of value to wildlife, fruit, berries, plants for pollinators
- Proposed grass lawn areas to be turfed with a shade tolerant turf
- Grasscrete eg EcoGrid, topsoiled and seeded with durable grass seed mix
- Dwarf spring bulbs to selected communal grass areas

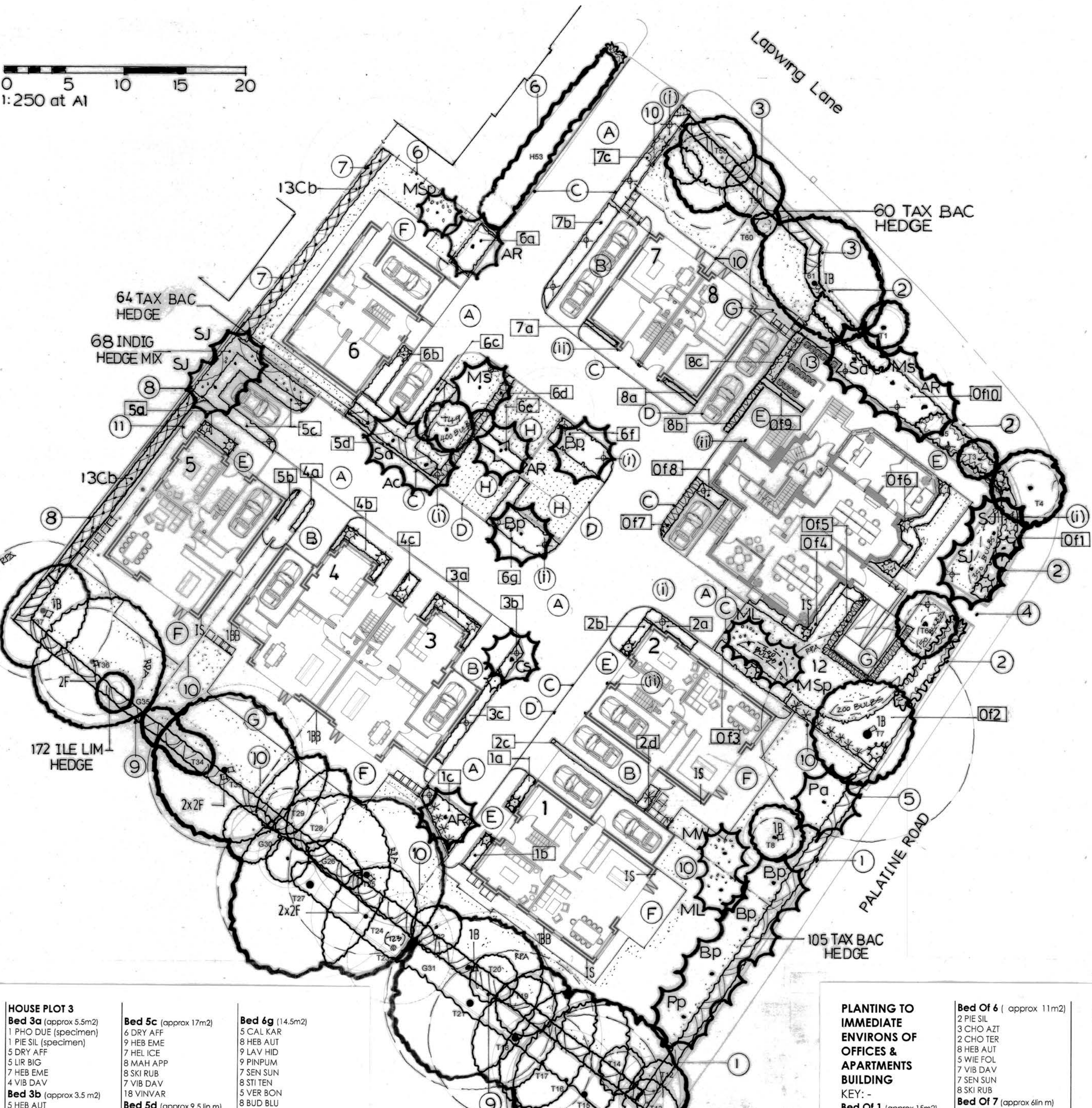
BAT & BIRD BOXES

Types & Locations indicative TBA with Ecologist and Architect

- 6 x building integrated bat bricks eg 'Istock enclosed bat box' - Size 'Large'. Finish TBA eg Smooth Red to houses or 'Smooth Cream' to Existing building. 215mm wide x 290mm ht x 105mm depth. To be integrated into the external building walls ideally located just below the eaves of the roof apex, installed in accordance with manufacturers recommendations, available from NHBS.com. <https://www.nhbs.com/istock-enclosed-bat-box-c> Ref: # 208936 Red; #210556 Cream
- 6 x building integrated swift boxes eg Istock Eco habitat for swifts - colour TBA eg Red Brick to houses or Buff Brick to existing building extension 326 x 140 x 140mm. To be located close to eaves in an easterly direction wherever feasible available from NHBS.com. <https://www.nhbs.com/istock-eco-habitat-for-swifts>. Ref: #201574 Red; #234896 Buff
- 6 no. Schwegler 2F Bat Boxes; attached to selected suitable existing mature trees. Boxes to be located to a height of 4-7m, pointing in different aspects on each tree. To be hung from a branch near to trunk, or fixed using 'tree friendly' aluminium nails, available from www.nhbs.com. <https://www.nhbs.com/2f-schwegler-bat-box-general-purpose>. Ref # 174814. Locations indicative TBA with Ecologist
- 6 no. 1B Schwegler Closed Front Bird Nest Boxes (with 32mm hole) hung from existing trees or fixed to trunk using tree friendly aluminium nails, in sheltered positions /aspect Locations Indicative - TBA with Ecologist.

NOTES

- This drawing to be read in conjunction with:-
 - A4 Outline Planting Specification notes.
 - Godwins Arboricultural Limited Tree Survey and Arboricultural Impact Assessment -latest revision
 - Extended Phase 1 Habitat Survey and Daytime Bat Survey, Jan 21- Rachel Hacking Ecology and any subsequent Ecology Reports.
 - AXI Proposed Site Layout, Sections and Elevations etc
 - Any relevant Drainage and M&E drawings
- This drawing is intended for planning submission purposes and is based on information available at the time and may be subject to further site survey/ investigation work eg re existing and proposed statutory services & existing & proposed drainage locations, that may affect precise locations of proposed trees.



PLANTING TO HOUSES & CAR PARK ZONES

KEY:-

HOUSE PLOT 1 & COMMUNAL BED

Bed 1a (approx 3.5m²)
1 PIE SIL (specimen)
5 HEB EME
2 HEL ICE
4 LIR BIG
5 SKI RUB

Bed 1b (approx 3.5m²)
1 PIE SIL
5 HEB EME
3 EUO EME
4 LIR BIG
5 SKI RUB

Bed 1c (approx 11.5m²)
2 KER PLE (to fence line)
2 PIE FOR (to fence line)
1 VIB EVE (to fence line)
6 BER COR
6 DRY AFF
6 HEL ICE
5 LIR BIG
7 MAH APP
8 VIB DAV

Bed 2a (approx 3.5m²)
5 DRY AFF
3 HEL ICE
5 LIR BIG
4 MAH APP
5 SKI RUB

Bed 2b (approx 3.5m²)
5 BER COR
3 SKI RUB
4 VIB DAV
5 VIN VAR

Bed 2c (approx 9.1m²)
45 EUO EME
Bed 2d (approx 2m²)
2 PIE FOR
3 MAH APP
5 VIN VAR

HOUSE PLOT 3

Bed 3a (approx 5.5m²)
1 PHO DUE (specimen)
1 PIE SIL (specimen)
5 DRY AFF
5 LIR BIG
7 HEB EME
8 MAH APP
8 SKI RUB
4 VIB DAV
18 VIN VAR

Bed 3b (approx 3.5m²)
5 HEB AUT
7 LAV HID
5 PIN PUM

Bed 3c (approx 10m²)
1 MAG STE (specimen)
5 CHO SUN
6 MAH APP
7 SAR CON
6 SKI RUB
5 WIE FOL

Bed 3d (approx 9.5m²)
38 VIN VAR

HOUSE PLOT 4

Bed 4a (approx 2.7m²)
1 PHO DUE (specimen)
1 PIE SIL (specimen)
5 HEL ICE
5 HEB EME
5 SEN SUN
5 SKI RUB

Bed 4b (approx 5.5m²)
1 PHO DUE (specimen)
1 PIE SIL (specimen)
5 HEL ICE
6 LIR BIG
5 DRY AFF
7 VIB DAV

Bed 4c (approx 3m²)
1 CHO TER
5 BER COR
5 VIN VAR
4 SKI RUB

HOUSE PLOT 5 & COMMUNAL BEDS

Bed 5a (approx 3.5m²)
1 PHO DUE (specimen)
1 PIE SIL (specimen)
5 EUO EME
5 LIR BIG
6 VIB DAV

Bed 5b (approx 2.7m²)
3 SKI RUB
6 VIN VAR

HOUSE PLOT 6 & COMMUNAL BEDS

Bed 6a (approx 8m²)
8 BUD BLU
5 CHO SUN
6 MAH APP
10 HEB AUT
10 HEB AUT
10 HEB AUT

Bed 6b (approx 7m²)
1 PHO DUE
6 BER COR
6 HEB AUT
6 MAH APP
5 SEN SUN
5 SKI RUB

Bed 6c (approx 8m²)
6 DRY AFF
6 HEB EME
7 LIR BIG
10 VIN VAR

Bed 6d (approx 11m²)
55 LAV HID
Bed 6e (approx 5.5m²)
22 PIN PUM

Bed 6f (approx 11m²)
7 CEA REP
8 HEB AUT
9 LAV HID
5 HEB MID
6 SAN-CHA
6 SEN SUN
8 STI TEN

HOUSE PLOT 7

Bed 7a (approx 3.1m²)
15 LAV HID

Bed 7b (approx 10m²)
7 HEB AUT
7 HEB AUT
7 MAH APP
10 SKI RUB
9 VIB DAV

Bed 7c (approx 10m²)
3 CHO TER (between lights)
5 VIN VAR (in vis. splay)
10 SAR CON
10 SKI RUB
9 VIB DAV

HOUSE PLOT 8

Bed 8a (approx 3.1m²)
15 LAV HID

Bed 8b (approx 4.5m²)
23 EUO EME

Bed 8c (approx 6m²)
3 CHO TER
2 PIE FOR
6 SAR CON
6 SKI RUB
6 VIN VAR

PLANTING TO IMMEDIATE ENVIRONS OF OFFICES & APARTMENTS BUILDING

KEY:-

Bed Of 1 (approx 15m²)

1 HAM MOL (specimen)
1 MAG STE (specimen)
3 CHO TER
3 CHO AZT

Bed Of 2 (approx 22m²)
1 HAM MOL (specimen)
2 KER PLE (to fence line)
2 MAH WIN (to fence line)
2 VIB EVE (to fence line)
3 PIE FOR (to fence line)
13 BER COR
8 CHO SUN
10 DRY AFF
6 EUO EME
12 MAH APP
10 SKI RUB
13 VIB DAV

Bed Of 3 (approx 7.5m²)
1 PIE SIL (specimen)
1 VIB EVE (to fence line)
8 CHO SUN
10 SKI RUB
1 VIB DAV

Bed Of 4 (approx 13m²)
3 CHO AZT
2 CHO TER
1 CEA DAR
6 CHO SUN
1 VIB DAV
4 CEA BLU
6 HEB MID
8 SEN SUN
6 HEB MID
8 SEN SUN
5 WIE FOL
4 VER BON

Bed Of 5 (approx 16.5m²)
83 LAV HID

Bed Of 6 (approx 11m²)

2 PIE SIL
3 CHO AZT
2 CHO TER
8 HEB AUT
5 WIE FOL
7 VIB DAV
7 SEN SUN
8 SKI RUB

Bed Of 7 (approx 6m²)
24 SAR CON

Bed Of 8 (approx 4.2m²)
6 SKI RUB (against wall)
10 VIN VAR

Bed Of 9 (approx 4.1m²)
3 HEL ICE
5 LIR MUS
6 EUO EME

Bed Of 10 (approx 10.4m²)
15 AUJ REP
10 DRY AFF
13 EUO EME
6 HEL ICE
11 MAH APP
12 SKI RUB
10 SAR CON
12 VIB DAV
15 VIN VAR

PLANTING NOTES:

Shrubs & Groundcovers to be planted in blocks of each species. Species to be feathered / swathed into each other rather than formal rectangular blocks, with smaller height species eg Lavender, Santolina, Bergenia, smaller Hebe's located at fronts or ends of plant beds. Plants with prickly stems or foliage eg Rosa and Mahonia to be planted away from paths or parking bay edges. Wall Shrubs to be planted at 1-2 per linear metre to walls or fences

PLANTING SCHEDULE

TOTAL KEY	SPECIES	%	SPECIFICATION	NO/M2
DECIDUOUS NATIVE TREES (WHERE SPACE PERMITS)				
1	Ac	Acer campestre (Native Field Maple)	Extra Heavy Standard	
5	Bp	Betula pendula (Native Silver Birch)	16-18 cm girth, 4.5-6.25m ht	
1	Ml	Malus sylvestris (Native Crab Apple)	2.1m clear stem, wire root balled	
1	Pa	Prunus avium (Native Wild Cherry/ Gean)	(N.B.Container grown or Air Pot	
1	Pp	Prunus padus (Native Bird Cherry)	If planted April to October	
2	Sa	Sorbus aucupara (Native Rowan)	1.5m x 1.5m x 700mm pits	
SMALLER AND ORNAMENTAL, OR COMPACT CROWNED SPECIES RE MORE RESTRICTED SPACE (OF VALUE TO WILDLIFE)				
4	AR	Amelanchier lamarckii Robin Hill (Juneberry variety)	Extra Heavy Standard	
1	Cm	Crataegus monogyna Stricta (Fastigiate Hawthorn)	16-18 cm girth, 4.5-6.25m ht	
4	SJ	Sorbus Joseph Rock (Small Rowan Variety)	2.1m clear stem, wire root balled	
PROPOSED CULINARY APPLE TREES TO REAR GARDEN (NORTH WEST HARDY VARIETIES)				
Fruit Half Standards-Apple varieties				
2	ML	Malus Lord Lambourne Apple (Group 3) (Hardy Eating Apple)	6-8cm girth+, 1.2-1.5m clear stem	
2	MSP	Malus Spartan (Group 3) (Hardy Eating Apple)	2.5-3.0m ht Vase shaped crown	
1	MW	Malus Worcester Permain Apple (Group 3) (Hardy Eating Apple)	C.G. 25-50L MM106 Rootstock	
PROPOSED NATIVE PLEACHED TREES (WHERE SPACE RESTRICTED)				
26	Cb	Carpinus betulus (Native Hornbeam)	16-18cm girth, 70-120l pot	
EVERGREEN HEDGES TO REAR GARDENS ADJOINING ONTO HIGHWAY FRONTAGE AND TO SHADY SOUTHERN BOUNDARY				
172	ILE LIM	Ilex aquifolium Limslil (Hedging Holly variety with berries)	1.8-2m ht bushy RB	2.5/ lin m
165	TAX BAC	Taxus baccata (Native Yew) (screen hedge to boundaries)	1.8-2m ht RB bushy	3/ lin m
64	TAX BAC	Taxus baccata (Native Yew) (lower hedge to central zone)	80cm - 1m ht bushy	4/ lin m
NB Density of hedging/ number per lin metre dependant upon how bushy stock size is.				
If planted outside Oct- March planting season hedge plants need to be container grown				
NATIVE MIXED HEDGE PLANTING TO SELECTED OPEN ASPECT SITE BOUNDARIES				
4	Ac	Acer campestre (Field Maple)	5% BR or RB 120-150cm	
4	Corylus avellana	(Hazel)	5% BR or RB 120-150cm	Planted at
8	Crataegus monogyna	(Hawthorn)	15% BR or RB 120-150cm	4/ lin m
4	INDIG	Euonymus europaeus (Spindle)	5% 3L 60-80cm	In random
14	HEDGE	Fagus sylvatica (native Beech)	25% BR or RB 120-150cm	mix of 1-3
14	MIX	Ilex aquifolium (Holly)	25% BR or CG 120-150cm of a spp plus	
4	Lonicera periclymenum	(Wild Honeysuckle)	5% RB or CG 120-150cm stakes	
4	Rosa arvensis	(Field Rose)	5% BR or 2L 60-90cm	as necessary
4	Rosa carolina	(Dog Rose)	5% BR or 2L 60-90cm	
4	Viburnum opulus	(Quelder Rose)	5% BR 120-150cm	
4	To	To be maintained to a height TBA eg 1.8-2m ht x 1 m wide		
NB Bare Root (BR) and Rootballed (RB) plants must be planted between Nov- March. If planted outside this season to be Container grown (CG) and put on order well before end of the planting season				
SPECIMEN SHRUBS				
2	HAM MOL	Hammamelis mollis Pallida (Wych Hazel)	50L 150- 175cm Multi stem	
2	MAG STE	Magnolia stellata (Star Magnolia)	50L 150- 175cm Multi stem	
5	PHO DUE	Phormium Duet (New Zealand Flax Variety)	15L 60-80cm	
1	VIB DAV	Viburnum bodanense Dawn	15L 60-80cm	
WALL SHRUBS TO BOUNDARY FENCES WHERE SPACE PERMITS				
2	CEA DAR	Ceanothus Dark Star (Ceanothus variety)	10-15L 40-80cm	
1	CHA SPE	Chaenomeles speciosa Simonini (Quince variety)	10-15L L 40-80cm	
9	CHO AZT	Choisya Aztec Pearl Mexican Orange Variety)	10-15L 40-60cm	
14	CHO TER	Choisya ternata (Mexican Orange)	10-15L 40-80cm	
4	KER PLE	Kerria japonica Pleniflora (Kerria)	10-15L 40-80cm	
2	MAH WIN	Mahonia Winter Sun	10-15L 40-80cm	
14	PIE FOR	Pieris forrestii Forest Flame (Pieris variety)	10-15L 40-80cm	
8	PIE SIL	Pieris Flaming Silver (compact Pieris var)	10-15L 40-60cm	
4	VIB EVE	Viburnum tinus Eve Price	10-15L 40-80cm	
ORNAMENTAL SHRUB AND GROUNDCOVER PLANTING INCLUDING SPECIES OF VALUE TO WILDLIFE				
25	AJU REP	Ajuga reptans	2L	7/m2
3	BER COR	Bergenia cordifolia (Elephant Ears)	2L	5/m2
14	BUD BLU	Buddleia Blue Chip (Dwarf Butterfly Bush)	3L 30-40cm	4/m2
32	CHO SUN	Choisya ternata Sunshine (Golden Choisya variety)	3L 20-30cm	3/m2
15	CAL KAR	Calamagrostis acutifolia Karl Foerster (Ornamental Grass)	3L	5/m2
7	CEA REP	Ceanothus thyrsiflorus Repens	3L 30-40cm	3/m2
16	CEA BLU	Ceanothus Blue Mound (Low Shrub Ceanothus)	3L 30-40cm	4/m2
53	DRY AFF	Dryopteris affine (Evergreen Fern)	2L	5/m2
37	HEL ICE	Helleborus HGCC Ice n Roses Red	5L	5/ m2
10	ESC RED	Escallonia Red Elf (Dwarf Escallonia)	3L 30-40cm	4/m2
113	EUO EME	Euonymus Emerald Gaiety (Groundcover Euonymus)	3L 20-30cm	5/m2/ lin m
10	GER JOH	Geranium Rozanne (syn Jolly Bee) similar to Johnsons Blue	2L	5/ m2
19	HEB MID	Hebe Midsummer Beauty	3L 30- 40cm	4/ m2
52	HEB AUT	Hebe Autumn Glory (Violet Flowered Hebe)	2L 20-30cm	5/m2
41	HEB EME	Hebe Emerald Green Globe	5L 20-30cm dia	3-4/ m2
193	LAV HID	Lavendula spica Hidcote* (Lavender)	5L 20-30cm	7/m2 5/ linm
72	MAH APP	Mahonia aquifolium Appalo	3L30-40cm	4/m2
49	LIR BIG	Liriope muscari Big Blue (Large flowered Liriope)	2L	6/m2
36	PIN PUM	Pinus mugho Pumila* (Dwarf Pine groundcover	5L 30-40cm	4/m2
5	ROS FRA	Rosa Frau Dagmar hastrop (Groundcover Rose)	3L 30-40cm	4/ m2
6	SAN-CHA	Santolina chamaecyparissus (Cotton Lavender)	2L 20-30cm	5/m2
57	SAR CON	Sarcococca confusa (Christmas box)	3L 30-40cm	3/m2
51	SEN SUN	Senecio Sunshine*	3L 30-40cm	3/m2
16	STI TEN	Stipa tenuifolia (Pony Tail Grass)	2L	5/m2
135	SKI RUB	Skimmia japonica Rubella	2-3L 20-30cm	4/m2
11	VER BON	Verbena bonariensis (Argentinian Vervain)	3L 30-40cm	3/m2
103	VIB DAV	Viburnum davidii (Dwarf Viburnum)	3L 30-40cm	4-5/m2
21	WIE FOL	Wiegella foliis Purpureus (Dwarf Wiegella)	3L 40-60cm	4/m2
123	VIN VAR	Vinca major Variegata (Greater Periwinkle var.)	2L 30-40cm	5/m2
* Senecio, Lavender, Santolina, Pinus Pumila to be compact/ bushy specimens - not leggy				
NATURALISING SPRING BULB MIX - IN SWATHES TO SELECTED LOCATIONS IN GRASS LAWNS (EG UNDER TREES) OR IN FRONTS OF BORDERS TBA				
390		Crocus tomasianus Whitewell Purple (Crocus (Spring flowering)		
145		Galanthus nivalis (Native Snowdrop)		
145	BULB MIX	Iris reticulata (Iris reticulata)		40/m2
100		Fritillaria meleagris (Snakes head fritillary)		
520		Narcissus Tete a Tete (Early dwarf Daffodil)		
PROPOSED AMENITY GRASS AREAS / LAWNS				
Shade tolerant cultivated turf from a reputable turf supplier				

Rev B: Landscape proposals revised (to reflect latest AXI site layout following LPA site layout comments). MT 26.11.21

Rev A: Legend item 9 revised - Existing chevron fencing to southwest boundary replaced with proposed vertical feather board screen fence, as agreed in liaison with adjoining neighbour. MT 29.06.21

LANDSCAPE PROPOSALS

SUMMERHILL, THE GREENFINCH, LAPWING LANE, WEST DIDSBURY

PROPOSED RESIDENTIAL DEVELOPMENT

CLIENT: ANCHORBRIDGE DEVELOPMENTS LTD

ARCHITECTS: AXI

Date: April 21 Scale: 1:250 at A1 Drawn: MT Drwg No. 605.01B

Margaret Twigg Dip LA CMLI

Chartered Landscape Architect