

GENERAL NOTES

1. This drawing is the copyright of tpm landscape Ltd and cannot be reproduced in any form without the consent of the company.
2. This drawing is to be read in conjunction with detail landscape drawings, details and specification.
3. This drawing is to be read in conjunction with all relevant Architects', Engineer's, Specialists, Bills of Quantities and Specifications.
4. The insertion of any firm or proprietary brand on this drawing is an indication of the class or quality required and does not exclude the use of alternative materials that are equal in performance, quality and appearance, provided that they have been approved in writing by the Landscape Architect.
5. The Contractor is responsible for accurately ascertaining the position of underground services and responding to all relevant service easement requirements.
6. All dimensions are in millimetres unless stated otherwise, for the purposes of construction this drawing must not be scaled and only written dimensions used. Written and scaled dimensions to be checked on site, any discrepancies reported prior to work commencing. IF IN DOUBT PLEASE ASK.
7. All work and materials are to be in accordance with the relevant British Standards and Code of Practice.
8. All Proprietary products are to be used strictly in accordance with the manufacturer's instructions and details.

Existing vegetation to be tie in with proposed planting along the southern boundary'

Native understorey planting below existing retained trees to create a strong buffer screen between the development and neighbouring properties

Pergola to be planted with climbers at the base

Row of leyland cypress to be retained and trimmed back if necessary

Existing tree proposed for removal due to proposed car park

Existing wall to be retained

Existing tree roots to be protected during development of car park. Proposed car parking bays within Root Protection Area are to be surfaced with a permeable tarmac surface (subject to approval) and to be built in line with NO DIG construction detail.

Paving and surfaces to allow water to access existing tree roots. Careful attention to be applied to excavation through use of hand dig tools and, if required, to be supervised by a qualified aboriculturalist.

Existing shrubs to be retained and trimmed back

Existing hedge to be removed.

1:3 batter from the new fence line internal to the site to reach 1m high

Proposed tree planting to soften the eastern boundary against Lancaster Road

Proposed structural evergreen shrub planting to be set on the new batter

Permeable paving to the footpath within RPA of existing trees. Path to be built in line with NO DIG construction method

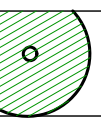
1:3 batter from the new fence line internal to the site to reach 1m high

Replacement tree to mitigate for loss of T33

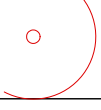
T33 proposed for removal

LEGEND

SOFT LANDSCAPE



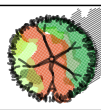
Existing Trees and Hedges to be Retained
Trees to be retained and protected in line with BS5837:2012. Please refer to Keen Consultants Arboricultural Survey for more information.



Existing Trees and Hedges to be Removed
To avoid disturbance to breeding birds, any woody vegetation will be removed prior to the bird-breeding season (March to August inclusive). If this is not possible, the site will be checked prior to removal or other ground works that may disturb breeding species (e.g. dunnocks in hedgerows) by an experienced ecologist. If active nests are found, areas will be left untouched and suitably buffered from works until all birds have fledged. Specific advice will be provided prior to undertaking the clearance.



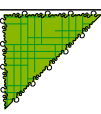
Proposed Medium Trees
Trees to be planted as 14-16cm girth, Extra Heavy Standard, 5.5-6m high with 2m clear single stem. Trees to be double staked and secured with suitable rubber ties.



Proposed Small Ornamental Tree
To be 3-3.5m high specimen.



Proposed Ornamental Planting
Proposed shrubs and flowering herbaceous to be planted as 3-5L pots at 3-5 per sq.m. and enhanced by feature specimens in 10-20L pots.



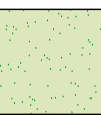
Proposed Native Shrub Mix
Bare root stock, 60-80cm, planted at 2p/m2 and planted in groups of 3-5. Plants to be protected with spiral guards where necessary.



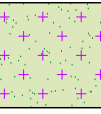
Proposed Evergreen Hedge
Evergreen hedge, 100-120cm high, to be planted at 3 plants per lin.m.



Proposed Native Hedge
Native hedge, 100-120cm high, to be planted at 3 plants per lin.m.
Species: Fagus sylvatica

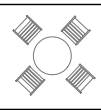


Proposed Grass
To be turf.

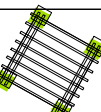


Proposed Woodland Bulbs
To provide seasonal interest.

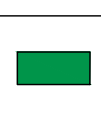
FEATURES



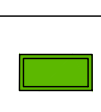
Proposed Table and Chair Set
Rattan Furniture.



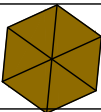
Proposed Pergola and Feston Lighting
Timber pergola size - 2.35x2.35m. Pergola to have climbers planted at the base. Please refer to architect's drawing for details.



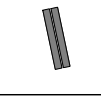
Proposed Timber Sleeper Planter
2.4m long, 1.075m wide, 0.675 high. Planted by residents.



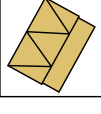
Proposed Large Timber Sleeper Planters
2.4m long, 1.2m wide, 0.8m high. Planted by residents.



Proposed Timber Gazebo
The Buckingham Wooden Gazebo in octagonal shape (with half trellis panels)
Size: H2780mm x W3570mm x D3570mm
Supplier: Gazebo Direct or similar approved.

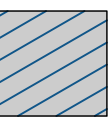


Proposed Timber Bench
Ascot Teak Garden Bench 1.5m long
Dimension: W 1500mm x D 650mm x H 920mm, seat height 450mm. Supplier: Cyan Teak Furniture or similar approved.

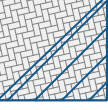


Proposed Potting Shed
Classic Shed by Crane Garden Buildings or similar approved.
Dimension: (W) 1800mm (D) 2400mm (H) 2200mm.

HARD LANDSCAPE



Proposed Permeable Bitmac Surface
To engineers specification. Due to location within Root Protection Areas surface to be permeable. Area to be built in line with NO DIG construction method.



Proposed Block Paving
Product: Omega Classic Standard block paving by Brett (or similar approved)
Dimensions: 200x100x80mm
Colour: Brindle
Laying Bond: Herringbone
Demarcation: Single row of Omega blocks in Charcoal colour



Proposed Block Paving (Front Building Entrance Area)
Material: Omega Classic Standard block paving (or similar approved)
Dimensions: 200x100x50mm
Colour: Buff
Laying Bond: Running Bond

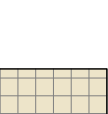


Proposed Flag Paving (Private/ Resident's Patio and around service areas)
Material: Broadway Flag Paving by Brett (or similar approved)
Dimensions: 450 x 450 x 32mm
Colour: Buff
Laying Bond: Stack Bond



Proposed Coloured Asphalt
Buff colour

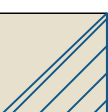
Permeable finish and build up required over RPA's.



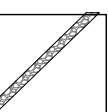
Proposed Gravel
Gravel bed around the proposed building, or next to parking bays.



Proposed Black Tarmac
To engineers specification.



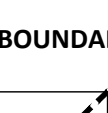
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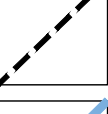
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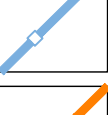
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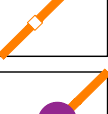
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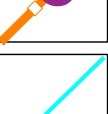
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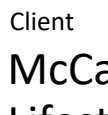
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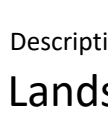
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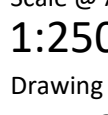
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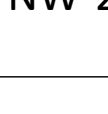
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REVISION NOTES

Rev	By	Description	Date
Q	AJ	T33 removed and replaced	06.06.24
P	EO	Boundary details updated	17.05.24
O	EO	Minor amendments	02.05.24
N	EO	Patios amended, fence line along the Lancaster rd set back into site by 1m	01.05.24
M	CW	Steps removed	23.01.24
L	AJ	Boundary details updated	19.01.24
K	TS	Updated in line with comments (tweaked raised planters and pergola)	29.11.23
J	AJ	Updated in line with comments	21.11.23
I	DC	Eastern boundary proposals amended	20.10.23
H	DC	Updated following design review on 23.06.23	26.06.23
G	AJ	Updated in line with new layout	14.03.23
F	FZ	Added 3no medium trees	02.03.23
E	JW	Updated in line with new layout	19.12.22
D	AJ	Updated in line with new layout	12.12.22
C	FZ	Updated in line with new access road alignment	05.09.22
B	FZ	Updated in line with new layout	31.08.22

Client
McCarthy & Stone Retirement Lifestyles Ltd

Project
Spath Lane, Didsbury

Description
Landscape Layout

Status
For Construction

Scale @ A1

1:250

Drawn

TJ

Checked

DC

Date

20.08.20

Drawing number

NW-2697-05-LA-101

Revision

Q

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