GENERAL NOTES

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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.

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

Blue hatch denotes areas which require Permeable Block Paving due to location within Root Protection Areas. Paving to be Omega Flow, 215x115x60mm by Brett or similar approved. In Brindle colour. Area to be built in line with NO DIG construction method.

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

Blue hatch denotes areas which require Permeable Block Paving due to location within Root Protection Areas. Paving to be Omega Flow, 215x115x60mm by Brett or similar approved. In Brindle colour. Area to be built in line with NO DIG construction method.

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.

BOUNDARIES TO ARCHITECTS DETAILS

Existing boundary to be retained
Wall in the site frontage.

Proposed 2.1m High Close Boarded Screen Fence

Proposed 1.8m High Close Boarded Fence

Proposed Locations of 130x130mm Opening in Fence

Proposed 1.5m high Trellis Screen Fence Around Patios

Proposed 1.8m high Timber Gate to be fob access with fire alarm override

Proposed 1.8m high Timber Latch Gate

Proposed 1.8m high double gate for maintenance access

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

TPM Ref
3712

Scale @ A1	Drawn	Checked	Date
1:250	TJ	DC	20.08.20

Drawing number
NW-2697-05-LA-101

Revision
Q

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