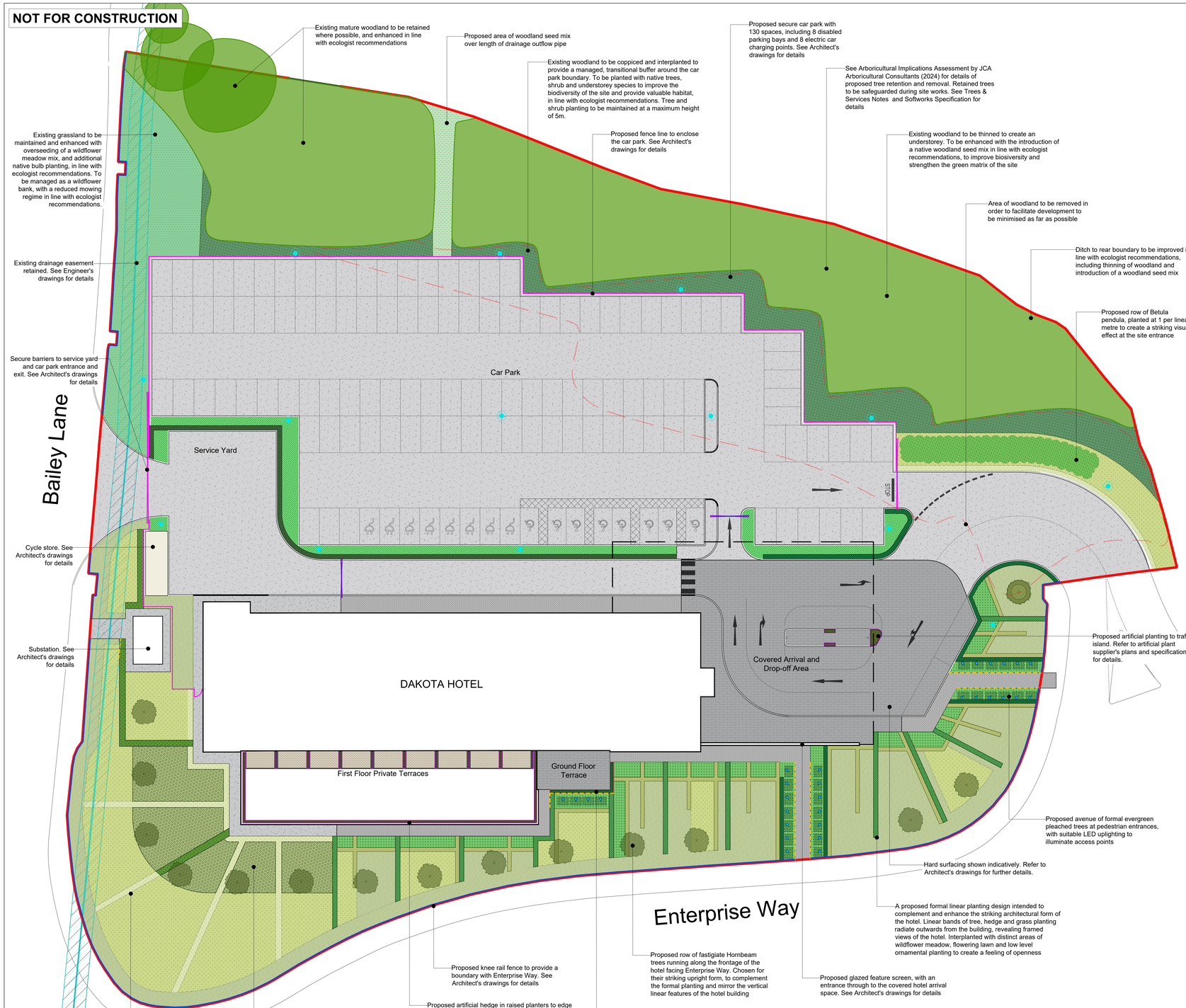
NOT FOR CONSTRUCTION



RAISED PLANTER INDICATIVE PERFORMANCE SPECIFICATION

Qty	Planter dimensions	Location
1	L7800mm x W500mm x H900mm	Ground level installation around the terrace seating area
1	L3600mm x W500mm x H900mm	Ground level installation around the terrace seating area
2	**TOTAL no. raised planters - to securely interlock to create one L-shaped raised planter**	
OPTION 1: POWDER-COATED STEEL RAISED PLANTER		
Steel raised planter finished with double layer of powder coating. Example product: Powder Coated Steel Planters by Iota. Specification, including colour and finish, to be agreed with client and landscape		
OPTION 2: GRP FIBREGLASS RAISED PLANTER		
GRP fibreglass raised planter. Example product: GRP Fibreglass Planters by Iota. Specification, including colour and finish, to be agreed with client and landscape architect		
NOTE: All raised planters to have irrigation systems as agreed with landscape architect, with adequate drainage		

Soft Landscaping

Refer to planting schedule and specification for planting details

Existing Woodland to be Retained
To be underseeded with Woodland Seed Mix in line with Ecologist recommendations

Existing Woodland to be Coppiced & Interplanted
To be interplanted with native shrub species and underseeded with Woodland Seed Mix in line with Ecologist recommendations

Existing Trees to be Removed
Refer to Arboricultural Implications Assessment by JCA Arboricultural Consultants (May 2024) for further details

Existing Grassland to be Retained and Overseeded
To be enhanced with overseeding of wildflower meadow seed mix and planting of native bulbs in line with Ecologist Recommendations

Stand of Native Trees
Betula pendula. Densely planted in a single row to create a striking visual feature at the site entrance

Feature Trees
Carpinus betulus 'Fastigiata'. Extra Heavy Standard. Height 425-600cm. Girth 14-16cm. Min 200cm clear stem

Pleached Avenue Trees
Quercus ilex. Heavy Standard. Height 350-425cm
Girth 12-14cm. Min 180cm clear stem. 150cm x 150cm frame

Evergreen Instant Hedge
Height 140-160cm, instant hedging
Single species. Clipped to maintain a tidy appearance

Low Evergreen Instant Hedge
Height 50-60cm, instant hedging
Single species. Clipped to maintain a tidy appearance

Low Evergreen Hedge
Species and height to match Low Evergreen Instant Hedge. RB/C at 7/lm single row. Clipped to maintain a tidy appearance

Single Species Native Hedge
Height 90-120cm, RB/C at 5/lm double staggered
Single species. Maintained in line with best ecological practice

Native Scrub Mix
Underseeded with wildflower meadow seed mix. Maintained in line with best ecological practice

Structural Planting Mix
Mixed ornamental planting with a high percentage of structural evergreen species

Ornamental Planting Mix
Mixed ornamental planting with a high percentage of evergreen species

Structural Grass Mix
Linear rows of single species grasses to complement the geometric planting design

Wildflower Meadow Seeding
Maintained in line with best ecological practice, with a mown margin to paths where required

Flowering Lawn Seeding
Maintained with a mown margin to paths where required

Woodland Seed Mix to Drainage Outflow
To area covering drainage outflow pipe. Refer to Arboricultural Implications Assessment by JCA Arboricultural Consultants (May 2024) for further details

Hard Landscaping

See Architect's drawings for further details

Tarmac Surface
To main vehicle access routes, car park and secondary maintenance routes

High Quality Granite Block Paving
To car park drop-off area and ground level terrace

High Quality Granite Block Paving
To primary pedestrian walkways

High Quality Porcelain Paving
To first floor roof terraces. Colour to complement interior flooring

Concrete Surface
To cycle storage area

Proposed Low Wall with Balustrade
To separate roof terrace patio areas. See architects drawings for details

Other Features and Furniture

Raised Planters
To enclose ground floor terrace seating area, planted to provide screening. See indicative performance specification for details

Raised Planters with Artificial Planting Installation
Positions and sizes shown indicatively. See artificial plant supplier's details and architects drawings for details

Knee Rail Fence
See Architect's drawings for details

Car Park Boundary Fence
See Architect's drawings for details

Sliding Entrance Gate
To match Car Park Boundary Fence. See Architect's drawings for details

Car Park Barriers
See Architect's drawings for details

Root Barrier
To prevent tree and hedge root ingress, as required. Extents shown indicatively

Tree Up-lighters
LED in-ground uplighters. Indicative design only

Lighting Columns
Shown indicatively. See lighting engineer's drawings for details

Existing drainage easement
See engineer's drawings for further details

Planning Application Boundary

Dakota Hotel, Manchester Airport

NOTES:

Trees & Services

- Where paths and hard surfacing is proposed within close proximity to trees all construction is to be in accordance with BS 5837: 2012
- Root barriers / root protection measures are to be incorporated where required in accordance with guidelines where existing and proposed trees and vegetation are within 2m of proposed building or trees are in close proximity to services (details to be agreed).
- Tree and shrub planting proposed within drainage easements to be approved by local water authority. Planting to incorporate root protection measures around services or planting pits to ensure the sewer system is resistant to tree root ingress in accordance with the current Code for Design.
- Contractor shall comply with NJUG publication, volume 4 'Guidelines For The Planning, Installation And Maintenance Of Utility Services In Proximity To Trees' together with BS 5837:2012 Trees in Relation to Construction. Where conflict arises refer to the British Standard.
- All areas of planting to incorporate rabbit proof fencing and/or individual guards with cane supports where required. All items are to be plastic free and biodegradable
- All raised planters will require an integrated irrigation system. Details to be confirmed by M&E Engineers

Indicative Planting Specifications

All planting to be undertaken as per the Softworks Specification (PWP 872 002)

Species to be selected from schedules included. Schedules provide an indicative but not exhaustive list of species. Quantities to be based on the below densities and assuming an approximately even % of each species listed, where % Mix is not specified.

TREE SCHEDULE

Qty	Abb	Species	Size	Height (cm)	Girth (cm)	Spec.
24	Bp	Betula pendula	Heavy Standard	350-425	12-14	RB. Min 200cm clear stem
15	CbF	Carpinus betulus 'Fastigiata'	Extra Heavy Standard	425-600	14-16	RB. Min 200cm clear stem
31	Qi	Quercus ilex	Pleached (Heavy Standard)	350-425	12-14	C. Min 180cm clear stem. 150cm x 150cm frame
70	**Total no. trees**					

Betula pendula planted at 1/lm to create a dense single row of trees
Root protection measures to be used where required. See Masterplan for indicative locations

EVERGREEN INSTANT HEDGE

Qty	Species	Container	Size (cm)	Spec.	TOTAL Length (m)
115	Griselinia littoralis	Trough/ Readybag	140/160	Instant hedge L100cm x W40/50m. Plant at 1/lm	115

LOW EVERGREEN INSTANT HEDGE

Qty	Species	Container	Size	Spec.	TOTAL Length (m)
108	Euonymus japonicus 'Jean Hughes'	Trough	50/60	Instant hedge. L100cm x W20/30cm. Plant at 1/lm	108

LOW EVERGREEN HEDGE

Qty	Species	Container	Size	Spec.	TOTAL Length (m)
609	Euonymus japonicus 'Jean Hughes'	C/BR	50/60	Plant at 7/lm in a single row	87

SINGLE SPECIES NATIVE HEDGE

Qty	Species	Container	Size	Spec.	TOTAL Length (m)
230	Carpinus betulus	C/BR	90/120	Plant at 5/lm in a double staggered row	46

Hedges to be maintained to specified heights. Evergreen hedges to be clipped to maintain a formal appearance. Hedges adjacent to vehicle routes to be maintained below 0.6m to preserve visibility splays

COPPICED & INTERPLANTED WOODLAND MIX

Qty	% Mix	Species	Size (cm)	Spec.	Density per m²
170	15	Asplenium scolopendrium		C, 1L	3/m²
19	10	Betula pendula	60/80	BR, sapling	0.5/m²
76	20	Blechnum spicant		C, 1L	1/m²
19	10	Corylus avellana	80/100	BR, feathered	0.5/m²
38	10	Cytisus scoparius		C, 2L	1/m²
57	15	Dryopteris filix-mas		C, 1L	1/m²
19	10	Fagus sylvatica	80/100	BR, feathered	0.5/m²
38	10	Salix lantana		C, 1-2L	1/m²
436	**(Total area 378.7m²)**				

To be under-seeded with Woodland Seed Mix (80% native grasses, 20% native wildflowers). See schedule below for details. Woodland and scrub to be managed in line with best ecological practice.

NATIVE SCRUB MIX

Qty	% Mix	Species	Size	Spec.	Density per m²
77	10	Blechnum spicant		C, 1L	3/m²
116	15	Carex divulsa		C, 1L	3/m²
39	15	Cornus sanguinea		C, 2L	1/m²
13	5	Corylus avellana	80/100	BR, feathered	1/m²
26	10	Cytisus scoparius		C, 2L	1/m²
116	15	Deschampsia cespitosa		C, 1L	3/m²
77	10	Dryopteris filix-mas		C, 1L	3/m²
77	10	Molinia caerulea		C, 1L	3/m²
77	10	Salix lantana		C, 1-2L	3/m²
617	**(Total area 257m²)**				

To be underseeded with Wildflower Meadow Seed Mix to provide groundcover during establishment period (see schedule below for details). Coppiced woodland to be maintained under 5m height. Cornus sanguinea to be managed to prevent berry production

STRUCTURAL PLANTING MIX

Qty	Species	Pot Size	Spec.	Density per m²
218	Carex divulsa	3L	C	7/m²
94	Hebe rakaiensis	3L	C	3/m²
156	Lavandula angustifolia 'Hidcote'	3L	C	5/m²
218	Pachysandra terminalis 'Green Carpet'	3L	C	7/m²
94	Pittosporum 'Golf Ball'	3L	C	3/m²
780	**(Total area 156m²)**			

ORNAMENTAL PLANTING MIX

Qty	Species	Pot Size	Spec.	Density per m²
76	Allium 'Purple Sensation'	3L	C	7/m²
76	Anemone 'Honorine Jobert'	3L	C	7/m²
109	Euphorbia char. 'Humpty Dumpty'	7.5L	C	5/m²
229	Hakonechloa macra	5L	C	7/m²
33	Hydrangea arborescens 'Annabelle'	7.5L	C	3/m²
229	Pachysandra terminalis 'Green Carpet'	3L	C	7/m²
65	Pennisetum 'Fairy Tails'	3L	C	3/m²
109	Pittosporum 'Nanum'	7.5L	C	5/m²
55	Rosmarinus officinalis 'Miss Jessop's Upright'	7.5L	C	5/m²
153	Salvia nemorosa 'Caradonna'	3L	C	7/m²
153	Sesleria autumnalis	3L	C	7/m²
1286	**(Total area 218m²)**			

STRUCTURAL GRASS MIX

Qty	Species	Pot Size	Spec.	No. per linear m
185	Calamagrostis x acutiflora 'Karl Foerster'	3L	C	3/lm
308	Deschampsia cespitosa 'Goldtau'	3L	C	5/lm
185	Miscanthus 'Morning Light'	3L	C	3/lm
247	Panicum 'Northwind'	3L	C	4/lm
925	**(Total length 247m²)**			

Planted in rows of single species for visual impact

WOODLAND SEED MIX

Emorsgate Seeds EW1 Woodland Mixture

Sowing rate: 4-g/m²

80% slow growing grasses; 20% native wild flowers: Allium ursinum, Alliaria petiolata, Angelica sylvestris, Antheiscus sylvestris, Arum maculatum, Digitalis purpurea, Eupatorium cannabinum, Filipendula ulmaria, Galium album, Geum urbanum, Hyacinthoides non-scripta, Primula vulgaris, Prunella vulgaris, Ranunculus acris, Silene dioica, Teucrium scorodonia

Total area: 2370m²

Woodland Seed Mix to be sown under areas of coppiced and retained woodland. Sowing rate of woodland seed mix may vary in these areas depending on amount of understorey planting which is suitable for retention.

WILDFLOWER MEADOW SEED MIX

John Chambers Heritage Dual Purpose 80/20 Wildflower Seed Mix

Standard sowing rate: 5 g/m². Under/Overseeding Rate: 3 g/m²

Main Species Included in the Mix: Corncockle, Field Poppy, Cornflower, Teasel, Wild Marjoram, Common Knapweed

Total area of new wildflower meadow seeding: **970m²**
Total area of existing grassland to be overseeded: **333m²**
Total area of native scrub to be underseeded: **257m²**

Wildflower Meadow Seed Mix to be sown across areas of native scrub to provide additional groundcover during the establishment period. Mix to be overseeded to areas of existing retained grassland to improve species diversity in line with ecologist recommendations

FLOWERING LAWN SEED MIX

John Chambers Flowering Lawn 80% Grass Seed Wildflower Mix

Sowing rate: 5-g/m²

Low Maintenance Grass Seed, Cat's Ear, Germander Speedwell, Bulbous Buttercup, Daisy, Common Field-speedwell, White Clover

Total area: 850m²

Seeding to be undertaken as per suppliers recommendations. Any substitutions with a similar mix to approved by Landscape Architect prior to installation.

GRASSLAND BULB MIX

Qty	% Mix	Species	Size in cm	Density
666	20	Colchicum autumnale	13/+	10/m²
3330	50	Narcissi pseudonarcissus	10/12	20/m²
1998	30	Tulipa sylvestris	7/+	20/m²
5994		**(Total area 333m²)**		

Grassland bulb mix to be over-planted into area of retained grassland. To be planted as per supplier and ecologist's recommendations.

Project: Dakota Hotel, Manchester Airport

Client: Dakota Hotels

Title: Landscape Outline Masterplan

Drawn:	Chk'd:	App'd
RD	RW	SH

Drawing Number: PWP 872 001

Revision: P03

Drawing Scale: 1:200@A0

Rev	Date	Detail	Made	Chk'd	App'd
P03	03/06/24	Planning Issue	RD	RW	SH
P02	03/06/24	DRAFT for BNG coordination	RD	RW	SH
P01	23/05/24	DRAFT for client coordination	RD	RW	SH

Notes:
1. Not for construction all dimensions to be confirmed on site.
2. Based on Layout Drawing **3001 Rev.P2 PROPOSED SITE PLAN** by KPP Architects
3. Refer to architects/engineers drawing for site levels, drainage, retaining walls, services and utilities .
4. Build ups/footings to engineers specification.
5. Location of services to be confirmed by contractor prior to installation of any planting.
6. All existing trees to be protected to BS 5837.

Scale 1:200
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