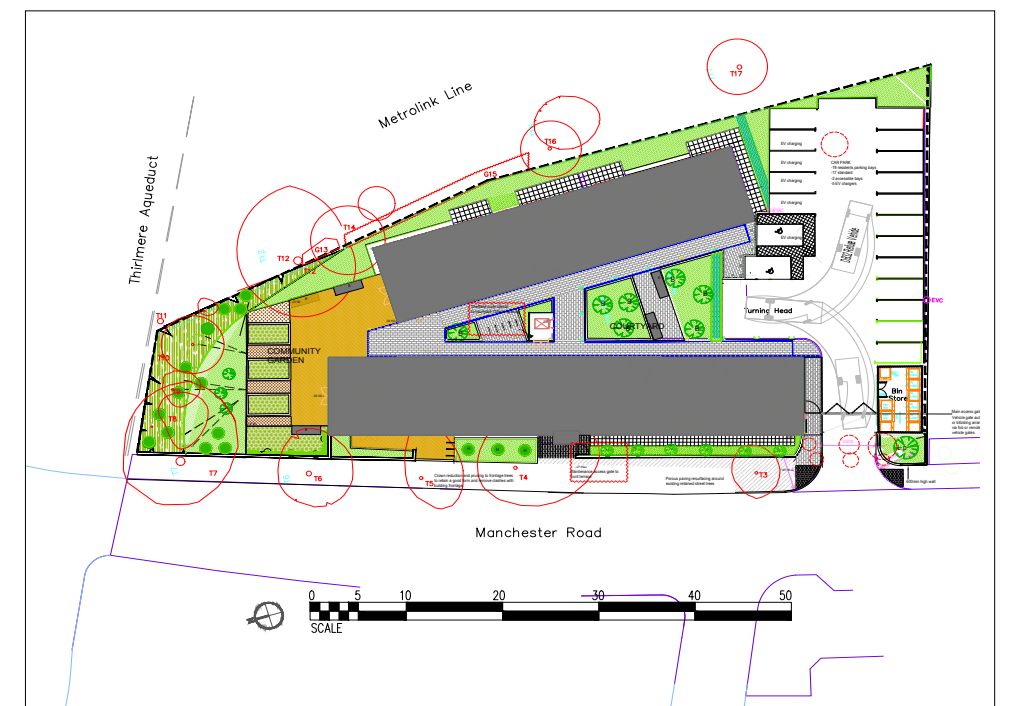




CONTENTS

1.0 Introduction /Existing site conditions

2.0 Landscape design general arrangement

3.0 Planting proposals

4.0 Furniture and Paving and boundary proposals

1.0 Introduction /Existing site conditions

SMLA were appointed in early 2023 and have worked closely with the project team at Buttress to develop the proposals for the project.

The site is located on Manchester Road Chorlton, currently occupied by the disused Chorlton Baths/Leisure Centre. To the east of the site is the metrolink line between Rochdale, East Didsbury and Manchester Airport and providing links to Manchester city centre. The north of the site is bounded by the Thirlmere water pipeline and to the south is a large Organic food retail store with car parking.

The frontage on Manchester Road contains several mature street trees which are to be retained. There are also several mature trees around the site ;most of which are to be retained subject to crown reduction and raising recommended in the arboricultural report. The arboricultural survey has been carried out by Lally Tree Management

In particular the street trees are seen as important to the character of the area and additional street trees are proposed. These include a London Plane at the southern end of the site to highlight the entrance to the site and some shade tolerant Holly and Amelanchiar planting in the front gardens at the southern end of the site.

The proposal is for a five storey residential building with two wings enclosing a courtyard and accessed on the inside with walkways looking into the courtyard at each level with a lift tower located in the courtyard.

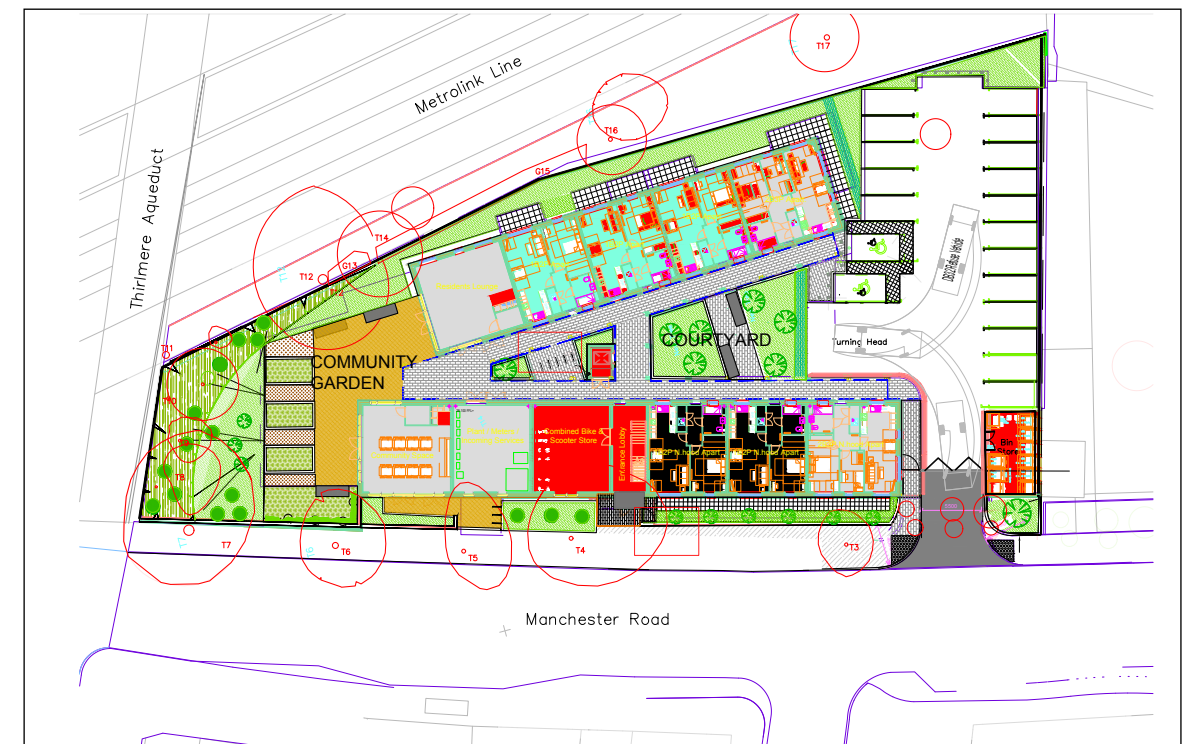
At ground floor level at the northern end of the building is a residents lounge and a community space accessed from Manchester Road which face out onto a community garden with a growing area containing herb and fruit tree planting with raised beds for the use of residents. The fruit tree planting includes local varieties and the herb beds will be both aromatic and attractive for pollinating insects.



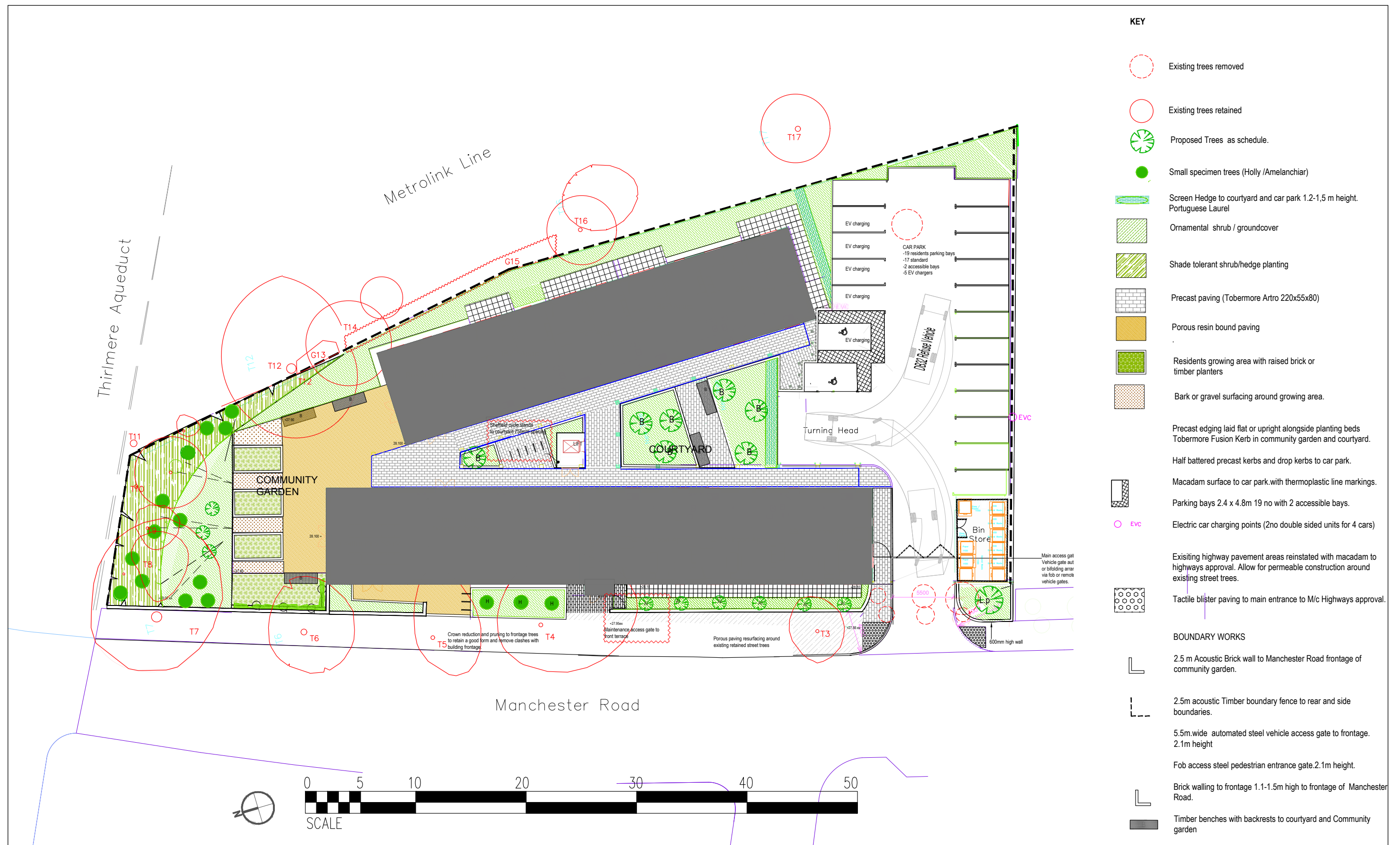
View along Manchester Road showing existing Chorlton Baths/Leisure Centre and street trees.



Location and neighbourhood features.



Site Plan showing groundfloor accomodation





SEMI-ORNAMENTAL HEDGE

To provide screening and security with shade tolerant species under existing tree canopies.
Typical species:Holly ;Dog Rose ;Blackthorn:Portuguese Laurel



COMMUNITY GARDEN AND GROWING AREA

Permanent planting of edible herbs and espallier fruit trees Brick or timber edge. Bark or gravel surface finish.



COURTYARD

Native Birch trees (*Betula pubescens*)
connecting with upper walkways but allowing light to filter down.
Providing bark highlights in winter.
Low evergreen groundcover grasses and bulbs providing seasonal
variation and colour.

GENERAL PLANTING PHILOSOPHY AND OBJECTIVES

1. To safeguard and retain existing street trees-recognizing their importance to the urban character of the site.
2. To encourage bio-diversity through flowering plants and trees.
3. To encourage engagement; healthy living and economy for residents.in the growing area through:
 - Native and locally distinctive varieties of fruit trees.
 - Herb planted areas
 - Growing areas-possibly run by a residents gardening club.
 - Social spaces relating to the residents lounge and community space.

PLANTING SCHEDULE

TREES

Species	Stock type	Spacing	Quantity	Notes
Betula pubescens (Hairy Birch) B	16-18cm, girth 4-5m h. rootballed/underground guyed	2.5-4m.	7	Courtyard
Platanus x acerifolia Pyramidalis (London Plane) LP	semi mature 25-30cm girth cm height 4-5m. Rootballed/ underground guyed.	as shown	1	Main entrance
Amelanchiar lamarckii A	multi stemmed 3-4stems 3.5m height rootballed/underground guyed.	3-5m	15	Frontage garden areas and residents gaeden
Ilex aquifolium (Holly) H	80-100 cm. container grown low staked	3m	14	Hedgerow/Shrub mix
Ilex aquifolium Pyramidalis (Fastigiate Holly)	2-2.5m wire rootballed Feathered form.	4m.	3	Specimen planting to frontage bed

ESPALLIER TREES TO GROWING AREA

Species	Stock type	Spacing	Quantity	Notes
ESPALLIER APPLES Malus ribston Pippin Mrp Malus Discovery Md Pyrus domestica Pd	Espallier trees 2 tier. m106bare rooted trained and tied to cable support fixed to posts as detail. Porposed suppliers R.V Rodger Pickering TEL 01751 472226 email sales@rvroger.co.uk	2m. 2m. .		To courtyard and front garden beds

Groundcover /Herbaceous planting / Edible Herbs (Community Garden Area)

Species	Stock type	Spacing	Quantity	Notes
Rosmarinus officinalis Tusacan blue R	3L cg	4/ sq. m.		
Salvia officinalis Purpurea (Purple Sage) S	2L.c.g.	4/ sq. m.		
Lavadula spica Hidcote (Lavender) L	3L. c.g.	4/sq. m.		
Origanum vulgare "Aureum Crispum"(Oregano) Ov	2L. c.g.	300mm		
Verbena bonariensis Vb	2l. c.g.	300mm		
Pleioblastus viridistriatus Pv	3 l. c.g.	4 / sq.m.		
Pachysandra terminalis Pt	2L.c.g	7/ sq. m.		
Allium schoenoprasum (Chives) All	P9	300mm		
Anethum graveolens (Dill) DI	P9	300mm		
Carex elata Aurea	2l.c.g.	4/ sq.m		
Deschampsia caespitosa	2l. c.g.	3/sq. m		

Shrub planting mix @ 3per square metres density
Single species groups of 9-17plants in equal proportions.

Amelanchiar lamarckii

Cornus alba Sibirica

Pyracantha Orange Glow

Viburnum opulus Roseum

Prunus lusitanica

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BULB PLANTING IN GROUND COVER AREAS-

Narcissus Tete a Tete **NTT**
groups of 15 bulbs to residents gardens and community area.

Crocus crisanthus **Cc**
Crocus sieberii **Cs**
groups of 20 bulbs

Hyacinthoides non scripta (Native Bluebell)**Hns**
under mature trees
Groups of 20 bulbs

Tulipa ballerina **Tb**
Tulipa Spring Green **Tbg**
Groups of 20 bulbs
In community garden area

Galanthus nivali **Gn**
Groups of 20 bulbs

GENERAL NOTES

All trees, shrubs and hedge plants supplied shall comply with the requirements of British Standard 3936, Specification -for Nursery Stock. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of British Standard 4428(1989) Code of Practice for General Landscape Operations (excluding hard surfaces).

All new tree plantings shall be positioned in accordance with the requirements of Table A.1 of BS5837:2012 Trees in Relation to Design, Demolition and Construction (Recommendations)

a) Tree pit sizes:
Semi mature 2100x750 depth extra heavy 1200mm diameter x 750mm depth.
Whips/transplants 600x450 depth

300mm approved topsoil or tree soil with 600m approved subsoil lightly compacted in 300mm layers

b) Imported topsoil to comply with BS.3882 general purpose.
Medium texture, stone content less than 10%. Free from weeds, sticks and foreign matter.
400mm depth to shrub planted areas.
Underlaid with 300mm depth approved subsoil with free draining base.

c) Sloping ground - maintain horizontal bases and vertical sides with no less than minimal depth through out.

d) Trees to receive base dressing of slow release fertilizer 70g/ tree pit: Enmaq or similar approved.
Suppliers: Scotts, Paper Mill Lane, Bradford, Ipswich IP8 4BZ Tel: 01473-830492.

e) All tree planting in grassed areas to incorporate 300mm radius circle of bark mulch dressing to base of tree stem.

f) All planted areas to be cultivated to 400mm depth, add imported topsoil & soil improvers eg sand /manure to improve drainage.

g) Planting beds to be raked over and edges defined.

h) All planted areas to be mulched. with 75mm depth coarse Bark Mulch

i) Any debris or stones larger than 50mm to be taken off site.

k) Plants to be watered in as necessary

l) Sow grass seed generally April-October, preferably late summer early autumn. Topsoil depth to be 150mm. Medium texture, stone content less than 10%. Free from weeds, sticks and foreign matter.

MAINTENANCE

Contractor to allow for one year's maintenance post practical completion.
(To encompass at least one full growing season prior to handover)
Allow for adequate watering and weeding control of plant beds.
Ensure beds are kept free from weed growth up to handover.
Dead or stunted plants to be replaced to be replaced by contractor.at the end of the defects period..
Maintenance operation to be as per to be as per detailed project specification.

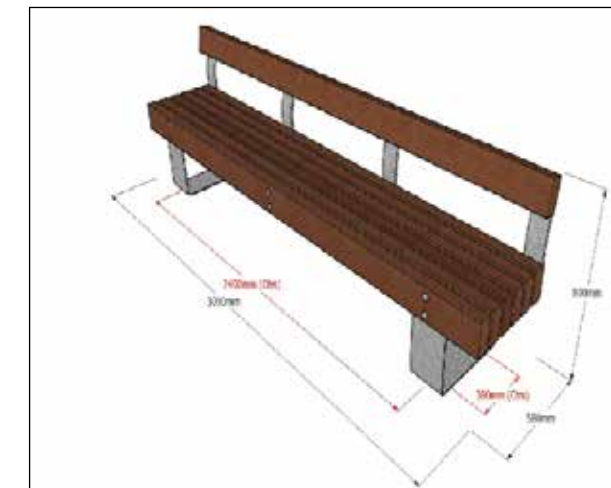
Timber acoustic fence to tramway boundary



PROPOSED PAVING
Tobermore Artro precast
paving 220x55x80mm
to main walkways in courtyard
Porous resin bound paving to
Community Garden (below)



Sterling (photographed on site)



SEATING OPTIONS

QUAY Timber and steel bench by
Factory Furniture.
To inner courtyard and Community
Garden
Cafe style furniture outside Community
space and Residents' lounge

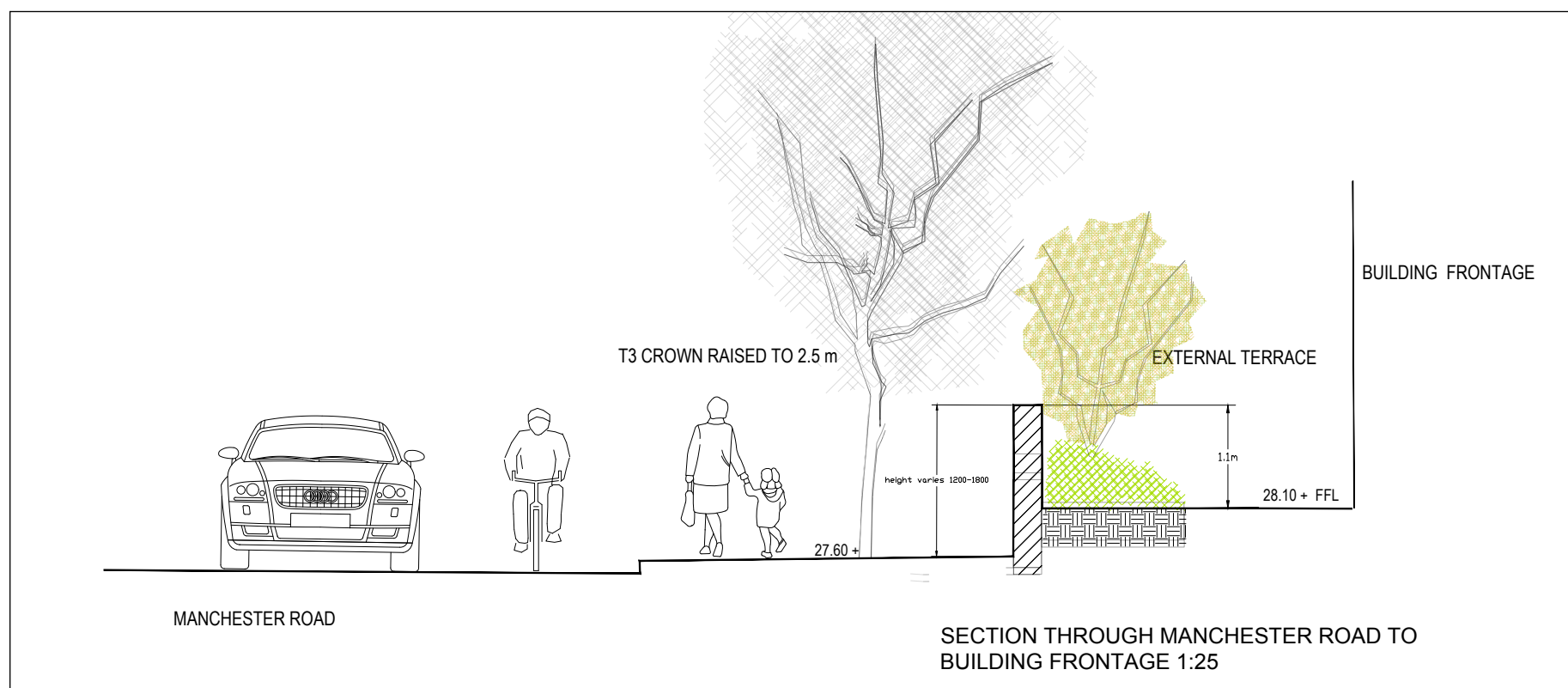
Chorlton Leisure Centre HAPPI

Landscape Design Report

4.0Boundaries Site Furniture and Paving Options



SECTIONAL ELEVATION ALONG MANCHESTER ROAD



SECTION THROUGH MANCHESTER ROAD TO BUILDING FRONTAGE