

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.



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 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 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. Specified by others. Planted by residents.

Proposed Giant Chess Board and Pieces
Dimension 3 x 3m. Specified by others.

Proposed Timber Gazebo
Specified by others.

Proposed Timber Bench
With arm and back rest.

Proposed Bird Boxes
Spec to be confirmed with client

Proposed Bat Boxes
Spec to be confirmed with client

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

Proposed Woodland Path - Compacted Gravel
Footpath to be built in line with NO DIG construction method.

BOUNDARIES

Existing boundary to be retained
Wall in the site frontage.

Proposed 1.8m Timber Fence

Proposed 2.1m Timber Fence

1.5m high Trellis Screen Fence Around Patios

REVISION NOTES

Rev	By	Description	Date
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
A	FZ	Updated in line with new layout	28.07.22

Client
McCarthy & Stone Retirement Lifestyles Ltd

Project
Spath Lane, Didsbury

Description
Landscape Layout

Status
For Approval

Scale @ A1
1:250

Drawn
TJ

Checked
DC

Date
20.08.20

Drawing number
NW-2697-03-LA-101 3712

Revision
E

tpm landscape
chartered landscape architects

address: 4th Floor Studio 10 Little Lever St Manchester M1 1HR
tel: 0161 235 0600 fax 0601 email info@tpmlandscape.co.uk