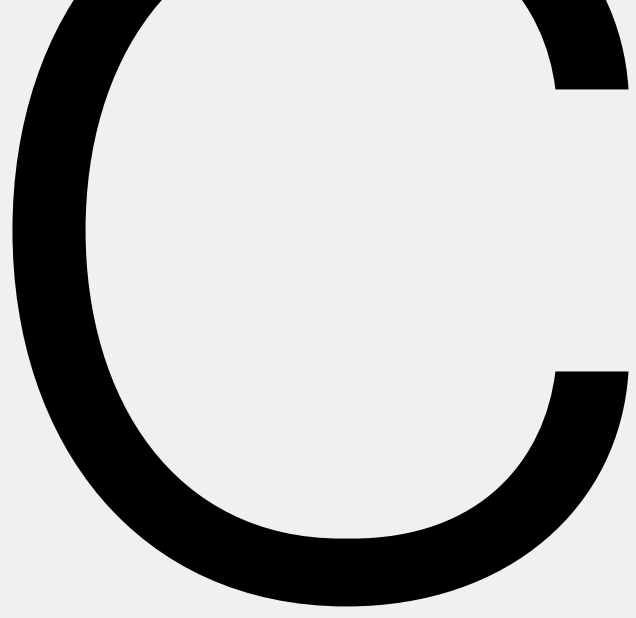
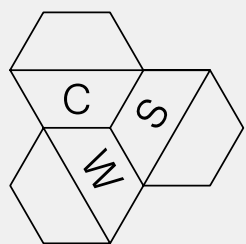




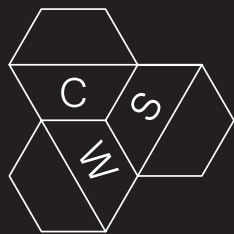
Slate Wharf
Castlefield, Manchester
—
Landscape Proposals

P01_Issued for discharge of planning conditions



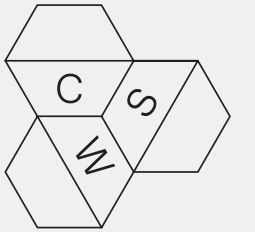
CW Studio
Landscape Architects

Contents



- 01 Brief
- 02 Existing Site
- 03 Precedents
- 04 Hard Landscape Palette
- 05 Planting Strategy
- 06 Schedule of Operations
- 07 Maintenance Conditions
- 08 Tree Management
- 09 Hedge Management
- 10 Meadow Management
- 11 Planting Management
- 12 Maintenance Schedules

01 Introduction



Brief

Slate Wharf is a new residential development within the Castlefield conservation area in central Manchester.

CW Studio have been appointed to design a new pocket park alongside public realm to the entrance of the building.

The Site

The site is set within Castlefield, an area of canal wharfs and railway viaducts, with residential, office and leisure in both converted brick warehouses and more recent new build projects.

Planning Conditions

This document provides details required for the following sections of Planning Condition 12:

Prior to the commencement of development a programme for the submission of final details of the landscape, and private and public realm works shall be submitted and approved in writing by the City Council as Local Planning Authority.

(a) The proposed hard landscape materials, including the materials to be used for the footpaths and for the areas between the pavement and the line of the proposed building;

(c) A strategy providing details of replacement tree planting, including details of overall numbers, size, species and planting specification, constraints to further planting and details of on-going maintenance;

(d) A soft landscape scheme, which shall include details of the proposed plant and tree species, including proposed size, species and planting specification including tree pits and design;

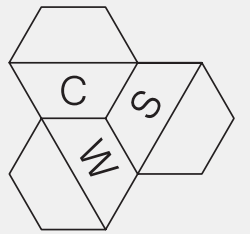
(e) A landscape maintenance schedule;

(f) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and brick, bird boxes and appropriate planting.

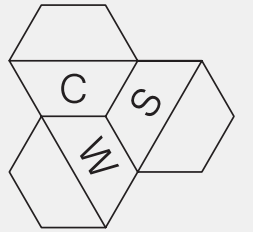


— Location

02 Existing Site



03 Precedents



Entrance & Public Realm

A wide stone paved footpath runs along the northern edge of the the development lined with block evergreen hedges, ornamental grasses and perennials.

Linear slate paving reflects the name of the wharf and is used to clearly define the entrance with granite kerbs.

Two ornamental multistem trees with spring blossom and fiery autumn colour are underplanted with evergreen groundcover and seasonal bulbs.

The entrance to the cycle store is defined in the paving with Sheffield style stands for visitors.



01



02



03



04



05



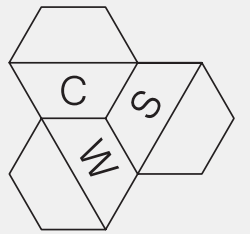
06



07

- 01 Slate paving with a riven finish
- 02 Evergreen block hedges
- 03 Brick wall boundary with stone coping and railings
- 04 Lighting bollard
- 05 Multistem trees
- 06 Ornamental grasses and perennials
- 07 Smooth and textured stone paving to define footpath

03 Precedents



Pocket Park

A green space with lawn and wildflower and bulb swathes, block shrub planting to building facade and trees underplanted with flowering perennials and ornamental grasses.



01



02



03



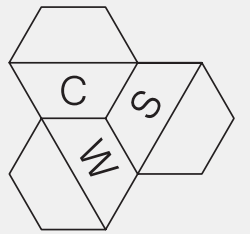
04



05

- 01 Brick wall with stone coping
- 02 Betula nigra, River Birch
- 03 Evergreen hedge, perennials and ornamental grasses
- 04 Evergreen hedge
- 05 Wildflower meadow

04 Hard Landscape Palette



Hard Landscape

The proposed hard landscape materials are chosen to complement the new building alongside the palette of the Castlefield conservation area.



01



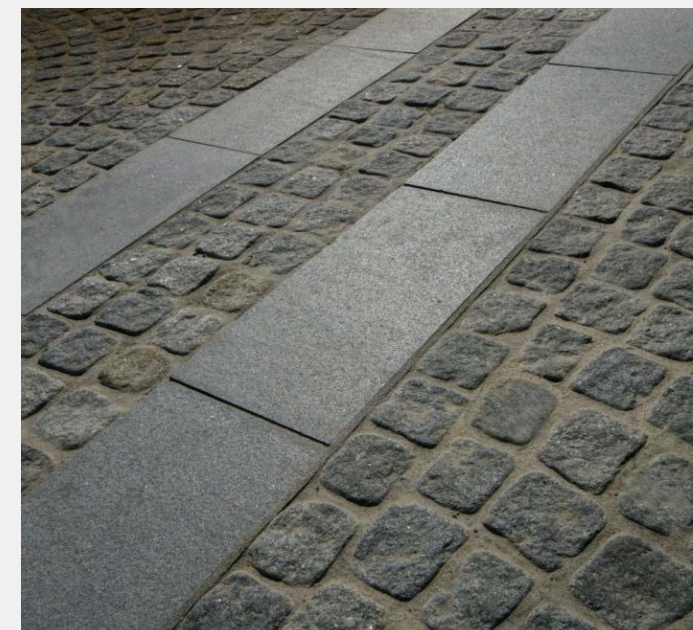
02



03



04



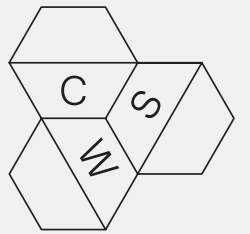
05



06

- 01 Yorkstone paving
- 02 Slate paving
- 03 Granite kerbs and copings
- 04 Flexipave porous surfacing
- 05 Slate paving
- 06 Granite coping

05 Planting Strategy & Specification



Aims

The planting at Slate Wharf aims to provide colour, texture and seasonal change within the development alongside the benefits of increased green infrastructure and biodiversity.

Objectives

Generally, the landscape objectives for the site are:

- to provide and maintain an attractive/visually appealing and landscape setting to the new development
- use of planting to filter views into ground floor dwellings and create defensible space along the facades;
- to contribute to the amount of green infrastructure within the conservation area
- to enhance the ecology of the site and improve local biodiversity;
- to maintain health and safety requirements to all areas of the site for both residents and visitors.

A mix of native and ornamental species is proposed with biodiversity benefits including food in the form of leaves, nectar-rich flowers, berries, fruits and seeds.

The following planting types are proposed:

- trees, standard and multistem
- hedges, evergreen and defensive
- shrubs
- ornamental grasses
- perennials
- bulbs
- wildflowers
- amenity lawn

Trees

Within the proposals 6no. new trees are proposed to replace the 3no. removed as part of the development.

These trees will be a mix of species and forms chosen for their suitability in terms of scale, biodiversity and aesthetic qualities.

- Extra Heavy Standard trees with a minimum girth of 16-18cm, a height of 4-4.5m and clear stem of 2m
- Multi stem trees height 2.5-3m, bushy form with 3 stems minimum

Hedges

Formal evergreen hedges and defensive planting hedges are proposed to create dense formal boundaries to the site and to the building facades. The hedges will be planted as a double staggered row with 5-7 plants per metre. Once established the hedges will be maintained at 90cm.

Shrubs

A mix of flowering evergreen species shrubs are proposed to provide structure amongst the perennial planting in winter months. Minimum pot size 2L and planted at 5 plants per m² in groups of groups of 3-5. Larger pot sizes required for defensive planting along development boundaries.

Ornamental Grasses

Deciduous and ornamental grasses provide movement, texture and lower layer for flowering perennials to appear through. Minimum pot size 2L and planted at 7 plants per m² in groups of 3-5.

Perennials

Flowering perennials will provide colour from spring until autumn. Minimum pot size 2L and planted at 7 plants per m² in groups of n groups of 5-7.

Bulbs

Swathes of spring bulbs are proposed within the wildflower and lawn areas to provide colour. Bulb specification to be 'top size' for all varieties and planted at 20 per m².

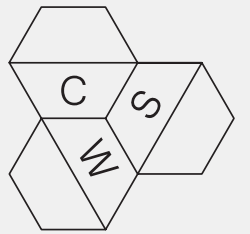
Wildflowers

Native annual meadow species in swathes within the amenity lawn area. Mix to be a minimum of 20% wildflowers and maximum of 80% native grasses established via wildflower turf.

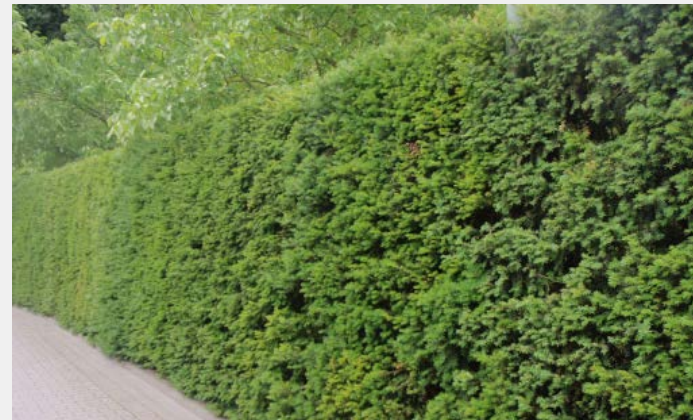
Amenity lawn

A robust grass seed mix suitable for public spaces with intense usage with 80% perennial ryegrass and 20% strong creeping red fescue. Sown at 25-35g per m².

05 Indicative Planting Palettes



Entrance & Public Realm



01



02



03



04



05



06



07



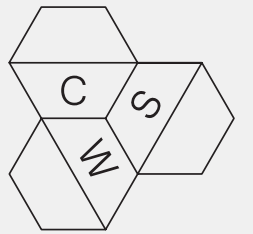
08



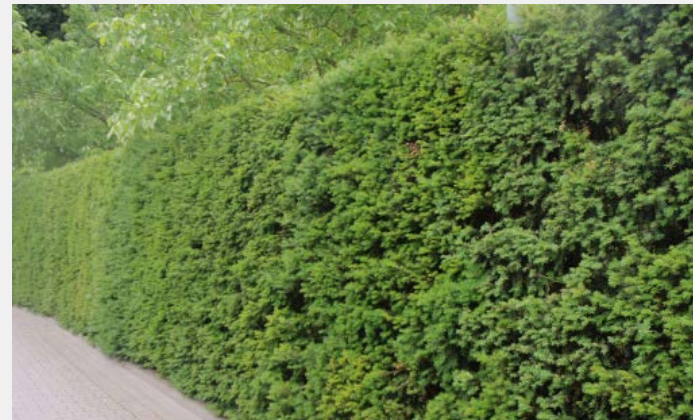
09

- 01 *Taxus baccata*
- 02 *Hydrangea paniculata* 'Grandiflora'
- 03 *Sarcococca humilis*
- 04 *Anemone x hybrida* 'Honorine Jobert'
- 05 *Amelanchier lamarckii*
- 06 *Leucojum aestivum* 'Gravetye Giant'
- 07 *Astrantia major* 'Large White'
- 08 *Stipa arundinacea*
- 09 *Liriope muscari* 'Monroe White'

05 Indicative Planting Palettes



Pocket Park



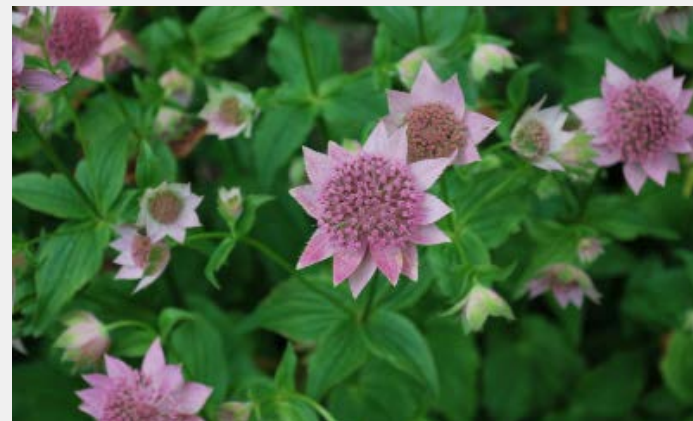
01



02



03



04



07



05



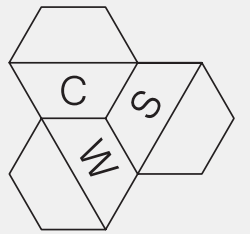
06



08

- 01 Taxus baccata
- 02 Pennisetum alopecuroides 'Hamel'
- 03 Echinacea purpurea
- 04 Aстранtia maxima
- 05 Salvia x sylvestris 'Mainacht'
- 06 Narcissus Thalia
- 07 Betula nigra
- 08 Stipa arundinacea
- 09 Stipa tenuissima

05 Indicative Planting Palettes



Defensive Planting Boundary

Mix of flowering shrubs which provide a dense and thorny barrier where required.



01



02



03



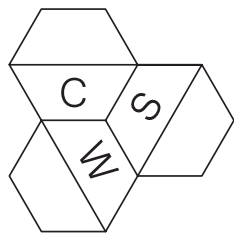
04



05

- 01 Chaenomeles speciosa 'Nivalis'
- 02 Crataegus monogyna
- 03 Elaeagnus angustifolia
- 04 Prunus spinosa
- 05 Ilex aquifolium

06 Schedule of Operations



Proposed Specimen Trees

Proposed tree planting complements the character of each space within the landscape scheme, and is suitable in size and form for its location and the species suits the climatic conditions present on site.

The tree strategy follows the principles below:

- Includes native species which provides greatly increased biodiversity, wider range of habitats and resilience to climate change; and
- Uses the principle of ‘right-tree, right-place’ using species which are appropriate in their eventual form, size and vigour so that they will achieve maturity without complications or the requirement for significant pruning.

Management aims

Visual:

- to create visual interest, structure, focal points, movement, seasonal and horticultural interest (e.g. flowers, fruits, texture, shape etc)

Biodiversity:

- to extend and enhance habitat diversity

Shrubs and Herbaceous Planting

The shrub and herbaceous planting is proposed to the entrance and public realm and the edge of the Pocket Park.

Management aims

Visual:

- to create colour and interest in all seasons

Biodiversity:

- to establish and maintain species-rich planting of differing character, which will support a range of invertebrates and flowers that attract pollinators at different times of year

Wildflower Meadow

Designed as visually exciting meadow areas, the areas of perennial wildflower meadow will have a mix of ornamental and native species (including grasses). These will increase biodiversity as well as create visual interest.

Management aims

Visual:

- to provide high quality amenity areas

Biodiversity:

- to establish and maintain species-rich swards, including plants that support invertebrate larvae and flowers that attract pollinators at different times of year

Hedges

The formal single-species hedges provide containment, wildlife habitat and an ecological corridor.

Management aims

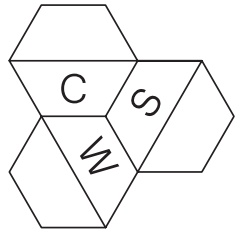
Visual:

- to create structure in the landscape

Biodiversity:

- provision of habitat; and
- wildlife corridor

07 Maintenance Conditions



Introduction

The works consist of the maintenance and management of the new high quality planting, including trees, hedges, shrubs, herbaceous planting and wildflower meadow.

The works shall be maintained by the responsible Landscape Contractor from practical completion for the Defects liability as follows;

- Trees - 24 months from practical completion
- Shrubs/Herbaceous Planting - 12 months from practical completion
- Wildflower meadows - 12 months from practical completion

Actions:

- Leave the works in a clean tidy condition at completion and after any maintenance operations;
- Keep all beds clear of litter and rubbish;
- Remove arisings from hard surfaces and grassed areas and compost off or on site;
- All leaves to be collected and composted off site in Autumn;
- Maintain all planting beds to be weed free (note exceptions where plants are expected to propagate through self-sown seedlings). In order to limit non-target effects on animal species provision should be made to reduce the amount of herbicide and pesticide used within regular maintenance regimes. Wherever practicable, manual weeding techniques should be employed and non-toxic solutions to pest control should be considered;
- Ensure that sufficient water is applied to maintain healthy growth, using a fine rose sprinkler until full depth of topsoil is saturated. Allow for at least 30 watering visits per year. Water newly planted trees at least once a week during the growing season when the weather is dry – review and increase frequency during a drought, thoroughly soaking the soil to full planting depth;
- For any plants/trees/ shrubs that have failed to thrive replace to match size of adjacent or nearby plants of same species or match original specification, whichever is the greater;
- Timing of making good: unless otherwise instructed they must be replaced in the next appropriate planting season;
- in spring evenly spread slow release fertiliser, carefully incorporating below mulch materials; and
- In spring top up mulch to full depth 50mm in areas where it is depleted.

Machines and tools are to be used that are suitable for the site conditions and the work to be carried out. Use hand tools around trees, plants and in confined spaces where it is impracticable to use machinery.

Planting Components

In the next section the management plan describes the management for each of the soft components:

- Trees
- Hedge
- Shrubs, Ornamental Grasses & Perennials
- Wildflower Meadow, Bulbs & Lawn

Protected species

Birds - All work to trees and shrubs should be outside the bird nesting season 1st March to 31 August. Where this is not possible an inspection should be made of all trees / scrub, prior to management, by a suitably qualified person to establish whether nesting birds are present.

Hedgehogs - Precautionary measures are required during the clearance work of any vegetation with sensitive timing avoiding period where hedgehogs are breeding between April and August inclusive

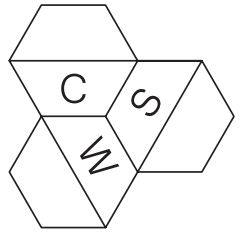
Before removing vegetation, debris on the ground is to be checked for sheltering animals which must be captured and placed in vegetation in the woodland away from any works.

The existing biodiversity will be strengthened through the introduction of bat roosting and bird nesting boxes, insect shelters, log piles which could be reviewed annually within the ongoing maintenance.

Invasive species

No known presence of invasive species on site.

08 Tree Management



Ensure regular inspections are undertaken by qualified arboriculturist, the frequency as recommended by them.

Where necessary formative pruning to be carried out by a qualified arboriculturist.

Tree work generally: To BS 3998 and Health & Safety Executive (HSE) 'Forestry and arboriculture safety leaflets' and carried out by an approved member of the Arboricultural Association.

- Removing branches: Cut as Arboricultural Association Leaflet 'Mature tree management'. Cut vertical branches similarly, with no more slope on the cut surface than is necessary to shed rainwater. Defective, diseased, unsafe or weak parts of trees additional to those scheduled for attention: Give notice if detected.
- Appearance: Leave trees with a well-balanced natural appearance.
- Chain saw work: Operatives must hold a Certificate of Competence.
- Crown reduction / shaping / thinning - Reduce crown by 15% by cutting back selectively to lateral or sub lateral buds or branches to retain flowing branch lines without leaving stumps and make no cuts of more than 25 mm diameter.
- Crown lifting - Remove branch systems to give clearance adjacent to paths to a height of 2.4 m Remove whole branches back to the stem, or cut lower portions of branches back to lateral or sub lateral buds or branches. Do not leave stumps.
- Removing trees, shrubs and hedges standards: To BS 3998, Appendix A and Health & Safety Executive (HSE)/ Arboricultural and Forestry Advisory Group Safety Leaflets. Existing services: Check for below and above ground services. Give notice if they may be affected.
- Tree stumps: Removal: Remove mechanically to a minimum depth of 300 mm below ground level. Protection: Avoid damage to neighbouring trees, plants and property.
- Annually - Bird boxes to be cleaned out in autumn, removing debris. Unhatched eggs in the box, can only be removed legally between August and January - and must then be disposed of. Refer to RSPB guidance for further details.

New trees to be managed according to the arboriculture assessment and recommendations Newly planted trees and specimen shrubs to be monitored year round to ensure canopy form (with central leader or as a multi-stemmed) is healthy and typical of species and remains free from pest and

diseases. Where necessary formative pruning to be carried out by a qualified arboriculturist. All aspects of installation, including moisture content in rootballs, underground guys or stakes and aeration tube caps to be inspected on a regular basis.

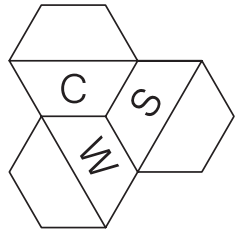
Year 2-5: Newly planted Trees

- Check stakes and underground guys etc to standard management requirements;
- Prune any low branches that may cause health and safety issues. Water as required to ensure healthy growth. Particular attention should be paid to trees planted on steep gradients. In winter remove any crossing, weak, dead, diseased, damaged and dying branches;
- Bi-annually – adjust / loosen tree ties as the tree girth expand; and
- Remove stakes and ties in year 4-5 providing tree is judged stable. Prune any low branches that may infringe headroom.

List of proposed trees to be planted:

- Amelanchier lamarckii (multistem)
- Betula nigra (extra heavy standard)

09 Hedge Management



Proposed mixed defensive hedge and single species formal hedge

Mixed species thorny hedgerow to be maintained to provide an established defensive hedge.

- Formative pruning during establishment (Year 2-3) In Feb and September trim sides of hedge lightly to encourage bushing out. Only cut leaders when it has reached desired height of hedge. Prune back only the terminals and laterals as needed to begin the desired tapered form.
- General maintenance (Year 4+) Trim hedge in summer and possibly again in early autumn if to maintain a neat appearance and to encourage bushy new growth. Trimming best while hedge is actively growing.
- The top of the hedge should be trimmed to have a tapered profile allowing sunlight to reach the lower branches. An overall base width of 70-80cm and an upper width of 50-60cm should be encouraged.
- Hedges can be kept vigorous by annually thinning out a third to a fourth of the oldest branches with hand pruners or pruning saws. In addition to regular shearing, cut these branches back to the parent stem at the ground or to a lateral, or side, branch in the spring before growth starts
- When using powered hedge trimmer, protective gear including gloves and goggles are required.
- When maintenance operations occur within bird nesting season (1st March to 31 August) an inspection should be made of all hedges, prior to works, by a suitably qualified person to establish whether nesting birds are present.

List of proposed species to be planted:

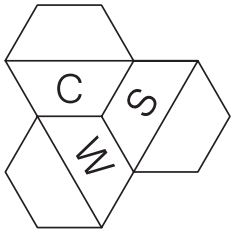
Formal Hedge

- *Taxus bacata*

Defensive Planting Boundary Hedge

- *Chaenomeles speciosa* 'Nivalis'
- *Prunus spinosa*
- *Ilex aquifolium*
- *Elaeagnus augustifolia*
- *Crataegus monogyna*

10 Meadow Management



Proposed Management

Proposed meadow area to be established using meadow turf

The mixes will include:

Wildflowers (80%):

Yarrow (*Achillea millefolium*), common knapweed (*Centaurea nigra*), lady's bedstraw (*Galium verum*), oxeye daisy (*Leucanthemum vulgare*), birdsfoot trefoil (*Lotus corniculatus*), ribwort plantain (*Plantago lanceolata*), cowslip (*Primula veris*), selfheal (*Prunella vulgaris*), meadow buttercup (*Ranunculus acris*), yellow rattle (*Rhianthus minor*), common sorrel (*Rumex acetosa*), red clover (*Trifolium pratense*)

Grasses (20%):

Slender creeping red fescue (*Festuca rubra litoralis*), crested dogstail (*Cynosurus cristatus*) and sheeps fescue (*Festuca ovina*)

This species mix (Traditional Meadowmat) is available from turf growers.co.uk

Management of areas sown with wildflower mix:

Preparation works for areas to be sown:

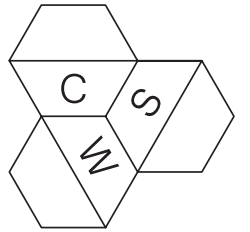
- Soil should be cleared of weeds and any existing vegetation.
- Dig over or rotovate the soil to at least 100mm depth, remove large stones, roots or clods of earth.
- If imported soil is required to make up levels a low fertility topsoil is required. Soil to be free draining and not compacted.

Laying Turf:

- Wild flower turf should be laid on the day of delivery.
- Turf should not be left on pallet overnight and should not be covered with tarpaulin etc or watered when in the roll as this can damage the turf.
- Do not overlap the joined edges and ensure all joints are butted up to prevent weeds growing up between the turf.
- Once laid water the turf thoroughly ensuring the water has soaked through to the soil beneath newly laid turf

Aftercare:

- During the establishment period do not allow turf to dry out.
- Dig out any weed perennials, such as dock.
- Meadows to be cut in autumn once the plant species have set and shed their seed. Arisings need to be collected and removed off site to ensure soil enrichment is prevented.



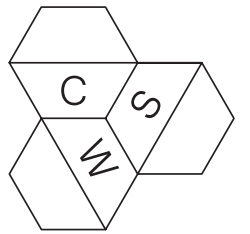
Management of areas retained with existing grassland composition:

Preparation works for areas to be sown:

- To encourage plant diversity, including wildflowers, the meadow will be cut / mow once in August/ September to allow for flowering.
- Leave ‘hay’ or grass arisings on site for at least few days before removal to allow seed to spread and self-sow
- Arisings are not to be left on site as this will result in enrichment.

Action	Time of year	Maintenance requirements	Aim/notes
Aftercare : Wildflower turf			
	Spring or Autumn after site construction.	Spring / Autumn after initial establishment: Sow additional seed where required.	To ensure good coverage of native plant species for wildlife.
Long-term maintenance			
Cutting of wildflower grassland	Late Summer / Autumn	Once per year. Cut material must be raked and removed to prevent nutrient build-up. Leave arisings for a few days to allow seeds to fall.	Grassland to be cut once a year in the Autumn to ensure spread of wildflower seed. Grassland should be cut to approx. 15cm only.

11 Planting Management



Proposed ornamental planting

Native and ornamental shrub, perennial and bulb planting is proposed to pocket park, public realm and within private gardens.

Shrubs

- Selective and formative pruning - Each species group is to be pruned or tended to promote informal natural form and development, maintain healthy growth. Pruning to be carried out as required and described below.
- Year 3 to 5+ - management to assess how planting beds are developing with a process of selective thinning / removal to remove any diseased specimens or poor growth / crowding. No more than one-third of shrubs shall be removed in any one season to ensure that sufficient habitat is retained whilst allowing the remaining shrubs enough canopy space to develop healthy growth and form.
- Evergreen shrubs – Formative pruning for shape or to control size
- Ground covers keep spread in check to within planting bed.
- Larger and slow-growing shrubs generally require very little pruning, except for the removal of unhealthy, dead, diseased and damaged shoots, remove suckers, reverted branches, remove weak / overcrowding wood or to keep size in check.

Ornamental grasses

- Evergreen ornamental grasses – in early spring, wearing gloves, comb or rake off any old, tired or dead leaves and flowers in spring. If needed evergreens can be cut back (by up to half) at almost any time from April to July. Do not cut back in autumn or winter.
- Year 3-5 replace short lived grasses with self-sown seedlings or division as noted.
- Semi-evergreen / Deciduous Ornamental grasses – Cut back stems close to ground level from late February through to the end of March. Cut stems can be left on border as natural mulch or composted.
- Year 3-5 replace short lived grasses by division as noted.

Evergreen and Semi-evergreen Herbaceous perennials including ferns

- in spring comb or rake off any old, tired or dead leaves and flowers. If needed evergreens can be cut back (by up to half) at almost any time from April to July.
- During summer, deadhead spent flowers and fading flower spikes as they fade and carry out formative pruning to maintain vigour. Do not cut back in autumn or winter.
- Year 2+ for short lived plants allow seedlings to grow when in right location so that the plant continues to be present.
- Every 3-5 years – rejuvenate clump forming perennials through division in spring for summer-flowering plants and in summer for spring-flowering plants after flowering.

Deciduous herbaceous perennials including ferns

- Annually Cut back stems close to ground level from late February through to the end of March. Cut stems can be left on border as natural mulch or composted.
- Annually Repeat flowering - During summer, deadhead spent flowers and fading flower spikes as they fade and carry out formative pruning to maintain vigour as noted.
- Annually –at end of May and early June cut back by third (Chelsea chop) as noted.
- Year 2+ Short lived perennials - allow seedlings to grow when in right location so that the plant continues to be present.
- Every 3-5 years – rejuvenate clump forming perennials through division in spring for summer-flowering plants and in summer for spring-flowering plants after flowering

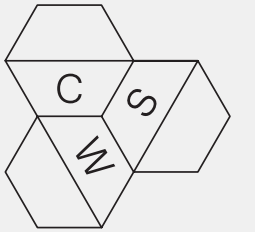
Bulbs

- First cut: Do not do first grass cut of year until a minimum of 6 weeks after the end of flowering.
- Every 4 to 5 years - Propagate by division of clumps in autumn except for snowdrops which should be done in late spring whilst still in the green

Lawns

- Maintained lawn areas to be mown as required maintaining a healthy grass sward (subject to weather conditions) with 'refurbishment works' such as cultivating, reseeding, fertilising and de-compaction to occur at appropriate times.
- First cut: When grass sward reaches 80–100mm high. Cut back to 40mm high.
- Remove arisings after cutting and compost.
- Subsequent cuts: to be to 20-25mm high. Trim all edges.
- To be mown as required, subject to weather conditions, to maintain a closely knit, continuous ground cover sward of even density, height and colour. Height of growth at anytime 50mm.
- 'Refurbishment works' such as cultivating, reseeding and fertilising to occur in March / April, and de-compaction to occur in late September / October.
- Growth and development: Maintain a healthy, vigorous grass sward, free from the visible effects of pests, weeds and disease.
- Areas of settlement: make good.
- Watering: As necessary in particularly hot weather to ensure the establishment and continued thriving of all seeding/turfing
- Stones brought to the surface: remove regularly for stones exceeding size 25mm.
- Remove arisings after cutting and compost.
- Fertiliser application: As per manufacturer's instructions

12 Maintenance Schedules

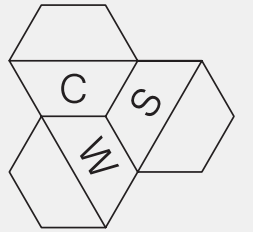


Short Term Maintenance Schedule (Years 2-5)

Operation	J	F	M	A	M	J	J	A	S	O	N	D
1. General												
Cleanliness	For each maintenance visit											
Autumn leaf clear up									1	2	2	
Weed control			1		1		1					
Failure of planting assess & agree replacements		1										
Mulch		1										
2. New Tree Planting												
Annual tree inspection and remedial pruning if required												
Fertiliser application		1										
Formative prune								1		1		
Check / adjust tree supports		1				1						
Remove tree stakes if stable												
Watering as required												
3. Hedgerow												
Fertiliser application		1										
New Hedge - Years 1-3 Formative trim to support establishment		1						1				
New Hedge - Years 4+ Trim if vigour reduced thin third of oldest branches		1							1			
Watering as required												

Note: Numbers in columns denote frequency of visits with each monthly period, review frequency annually

12 Maintenance Schedules

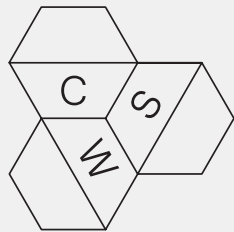


Short Term Maintenance Schedule (Years 2-5) cont.

Operation	J	F	M	A	M	J	J	A	S	O	N	D
4. Planting												
Assess beds development selective removal / thinning / pruning to maintain balance as required		1										
Fertiliser application		1										
Selective prune of shrubs		1		1		1		1		1		1
Evergreen ornamental grasses Early spring remove dead leaves, early summer trim third if necessary, Year 3+ replace short lived		1										
Deciduous ornamental grasses Cut back; Year 3 rejuvenate short lived grasses		1										
Evergreen herbaceous perennials & ferns Spring tidy & trim half if necessary May/June Chelsea chop, summer dead head			1		1		1					
Deciduous herbaceous perennials & ferns Late winter cut back all, May/June Chelsea chop, summer dead head		1										
Year 3 / 4 Clump forming perennials - propagate by division				1		1						
Bulbs To be cut to 50mm once the bulb foliage has died down						1						
Every 4 to 5 years - Propagate by division of clumps in autumn except for snowdrops which should be done in late spring whilst still in the green										1		
Watering as required												

Note: Numbers in columns denote frequency of visits with each monthly period, review frequency annually

12 Maintenance Schedules



Short Term Maintenance Schedule (Years 2-5) cont.

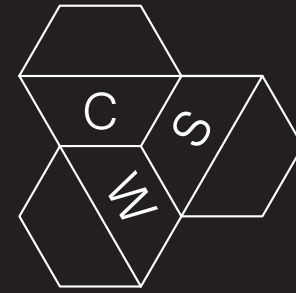
Operation	J	F	M	A	M	J	J	A	S	O	N	D
5. Meadow Areas												
Watering as required												
Meadows, mowing to minimal height of 150mm to protect reptiles and amphibians, cut in September leave cuttings for 3-5 days to allow for re-dispersal of seeds before removal									1			

Note: Numbers in columns denote frequency of visits with each monthly period, review frequency annually

Drawing References

2113-CWS-XX-GF-DR-L-101 Landscape Masterplan
2113-CWS-XX-GF-DR-L-501 Planting Proposals

C



CW Studio
Landscape Architects

S

XYZ Building/ First Floor
2 Hardman Boulevard
Spinningfields
Manchester M3 3AQ

0161 464 3895
info@cwstudio.co.uk
cwstudio.co.uk

W