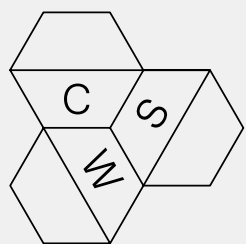


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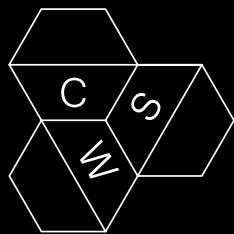
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Former VASA Club
White Moss Lane, Charlestown
—
Soft Landscape Proposals P02



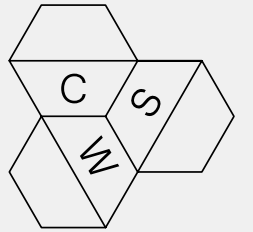
CW Studio
Landscape Architects

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- 02 Precedents
- 03 Green & Blue Infrastructure
- 04 Soft Landscape Proposals
- 05 Indicative Planting Palettes
- 06 Schedule of Operations
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- 09 Hedge Management
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01 Existing Site & Proposals



The Site

The site is located in Charlestown, north Manchester and is bounded by White Moss Road and Rochdale Road. To the north is Blackley Fire Station and to the south Damhead Medical Centre and offices of Northward Housing Association.

The site was previously the home of the VASA Working Men's Club.

The Proposals

A new residential development is proposed with:

- 20no. 4 Bed Townhouses
- 8no. 2 Bed Duplexes
- 8no. 1 Bed Apartments

The development is laid out as five blocks which face out towards White Moss and Rochdale Roads. The majority of residential parking is located within the centre of the site alongside a cycle store.

Landscape Approach

CW Studio have been appointed to produce soft landscape proposals to support the planning application alongside a statement of approach for the green and blue infrastructure proposals and management and maintenance strategy for the site.

The aims of the landscape approach are:

- planting of trees, hedges, shrubs, perennials and bulbs for improvements to biodiversity and aesthetic qualities;
- setting out of management and maintenance of the planting elements to ensure establishment; and
- contribution of soft landscape towards the management of water within the site (SuDS)

The proposals in this document are taken from the recommendations of the

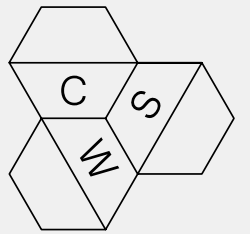
- Preliminary Ecological Appraisal by JCA
- Site Tree Report and Appraisal by Rowbottom's Tree Services

The soft landscape proposals also follow the principles of 'Secured By Design' with regards to scale of planting and species choices.

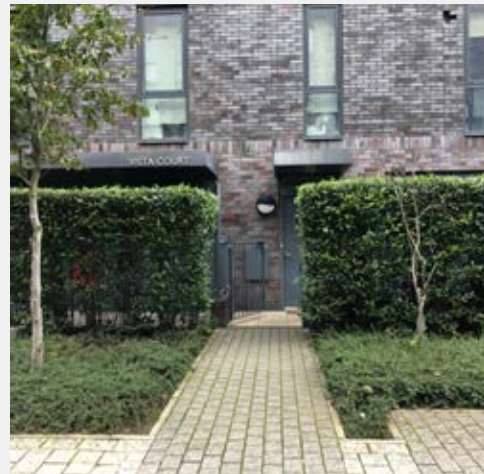


— Aerial View of Site

02 Precedents



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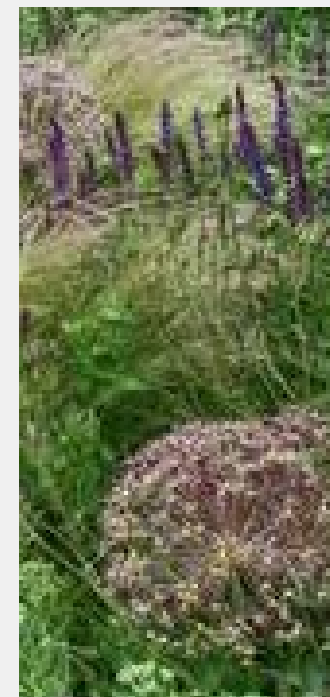


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|----|--------------------------------------|----|-----------------------------|
| 01 | Bulb swathes | 06 | Green Roof to Cycle Store |
| 02 | Layered hedge planting | 07 | Perennial and bulb planting |
| 03 | Evergreen hedges to front boundaries | 08 | Garden Trees |
| 04 | Native Hedgerow | 09 | Street Trees |
| 05 | Rain Gardens | | |



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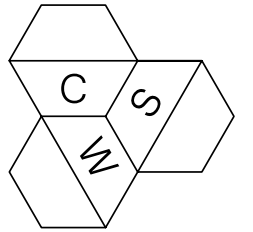


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03 Green Infrastructure & SuDS



The site is currently a mix of hard standing and grassland with a single storey building.

A green and blue infrastructure strategy has been developed for the site to:

- replace existing trees removed to facilitate the development
- increase biodiversity with new planting types
- allow for majority of the new hard standing for access to the site to be permeable to manage rainfall

The proposal includes private gardens and a courtyard for parking with cycle storage. The private spaces within the development include street trees, garden trees, lawns to rear gardens, hedges to the front gardens and a mix of shrub and perennial planting. A new native hedgerow with hedgerow trees is proposed along the northern boundary.

Tree Removal

As part of the site clearance, 12no. trees will be removed facilitate the development. Three of these trees are Category U and nine Category C. Further details can be found within the Site Tree Report and Appraisal completed by Rowbottom's Tree Services.

Proposed Trees

Thirty nine new trees are proposed within the development planted within the front and rear gardens and the Courtyard and northern boundary of the development.

13no. Street Trees – larger ornamental / native specimens suitable for public realm

5no. Hedgerow Trees – native species suitable for planting within hedgerows

21no. Garden Trees – smaller ornamental / native species suitable for gardens

Outline green infrastructure strategy:

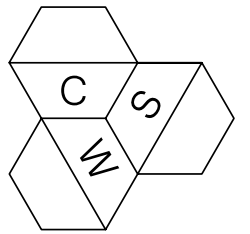
- Protection of retained trees on site in line with BS 5837 (2012) – Trees in Relation to Design, Demolition and Construction
- Planting of removed trees with 1:3 replacement ratio
- Planting palette focuses on native and wildlife beneficial species
- 'Right plant, right place' approach to design and specification
- Species chosen with climate change and minimal watering in mind
- Management plan to ensure establishment of new planting

Outline sustainable drainage strategy:

- Permeable paving to parking spaces e.g. reinforced gravel paving or permeable paver system
- Planting areas to Courtyard to have gaps between kerbs to allow for run off to be directed into the planting
- Rainwater collection pipes directed into water butts and planting areas, e.g. rain gardens and trees with an overflow to underground soakaway/attenuation crate system should drainage calculations require it.
- External structures such as cycle and bin stores to have green sedum roofs to reduce surface water run-off

Detailed design work to be in collaboration with specialist Drainage Engineers and adapted to specific local site conditions.

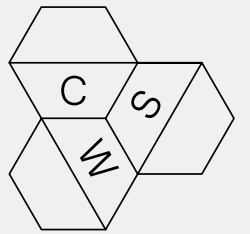
04 Soft Landscape Proposals



Key

- 01 Existing trees retained
- 02 Existing trees removed
- 03 Green Roof to Cycle Store
- 04 Street Trees
- 05 Hedgerow Trees
- 06 Garden Trees
- 07 Native Hedgerow
- 08 Formal Hedges
- 09 Shrub Planting
- 10 Rain Garden Planting
- 11 Ornamental Garden Planting
- 12 Bulb Planting
- 13 Lawn

05 Indicative Planting Palettes



Residential Frontage & Rear Gardens

Formal evergreen hedges to front gardens alongside multistem and standard garden trees underplanted with seasonal bulbs

Layered hedge and shrub planting to screen bin stores.

Specimen garden trees to larger front and rear gardens for seasonal interest.



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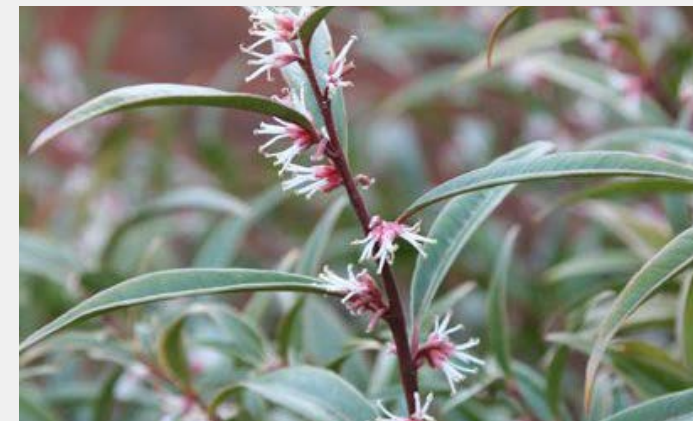
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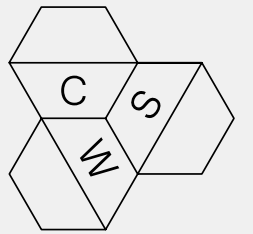
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- 01 *Prunus lusitanica*
- 02 *Hydrangea quercifolia*
- 03 *Viburnum tinus* 'Eve Price'
- 04 *Chaenomeles* x *superba* 'Crimson and Gold'
- 05 *Sarcococca confusa*
- 06 *Amelanchier lamarckii*
- 07 *Prunus avium* 'Plena'
- 08 *Galanthus nivalis*
- 09 *Narcissus* 'Thalia'

05 Indicative Planting Palettes



Courtyard

Communal space for residents car and bike parking. Standard trees alongside shrub, bulb and perennial planting suitable for rain gardens.



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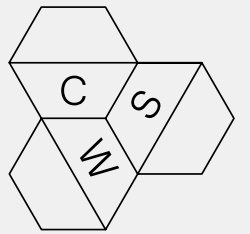
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- 01 Carpinus betulus 'Frans Fontaine'
- 02 Betula albosinensis 'Fascination'
- 03 Echinacea purpurea 'White Swan'
- 04 Deschampsia cespitosa 'Goldtau'
- 05 Camassia leichtlinii
- 06 Artemisia 'Powis Castle'
- 07 Rosmarinus officinalis
- 08 Galanthus nivalis
- 09 Nectaroscordum siculum

05 Indicative Planting Palettes



Hedgerow & Hedgerow Trees

A mix of native species which mesh together to create a dense hedge suitable for further securing boundaries along the edge of a development with biodiversity and wildlife beneficial features.



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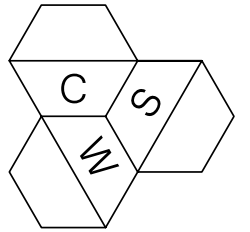
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- 01 Betula pendula
- 02 Crataegus monogyna
- 03 Acer campestre
- 04 Sorbus torminalis
- 05 Corylus avellana
- 06 Ilex aquifolium
- 07 Prunus spinosa
- 08 Viburnum opulus
- 09 Rosa canina

06 Schedule of Operations



Proposed Specimen Trees

Proposed tree planting is chosen for its visual and biodiversity characteristics, 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 a range of 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 in a variety of different areas

Shrubs, Perennial and Bulb Planting

The shrub, perennial and bulb planting is proposed to the edges around the Courtyard and to some of the private gardens.

Management aims

Visual:

- to create colour and interest in all seasons; and
- to allow for evergreen and flowering structure planting.

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

Hedges & Hedgerow Trees

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

Management aims

Visual:

- to create visual interest and seasonal variety; and
- to create structure in the scheme

Biodiversity:

- provision of habitat; and
- wildlife corridor

Amenity Lawn

Areas of lawn to frontage of development and to rear gardens

Management aims

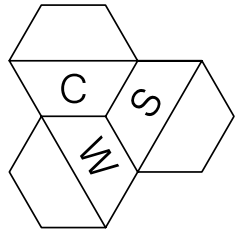
Visual:

- to create healthy lawn within amenity spaces within the development
- managed to allow for planting of bulbs for seasonal interest

Biodiversity:

- provision of habitat; and
- permeable surfacing

07 Maintenance Conditions



Introduction

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

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, Perennial and Bulb Planting - 12 months from practical completion
- Amenity Lawn

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 - existing mature trees / conifers, established newly planted trees / conifers and new planted trees.

Hedgerows – new native mixed and single species

Shrub, perennial, and bulb planting

Amenity lawn – new lawns

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

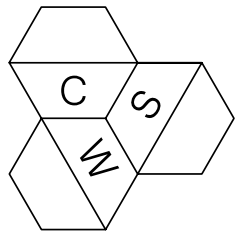
Before removing vegetation, debris on the ground is to be checked for sheltering animals which must be captured and placed in vegetation in the woodland away from any works.

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.

Monitor status of trees and undertake work where appropriate to maintain their longevity and/or as required for safety reasons.

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

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.
- Retain dead wood where appropriate stacking neatly away from paths and retained in situ.

New trees and conifers to be managed according to the arboricultural 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 arboriculturalist. 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 & Conifers

- 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:

Street Trees

- Carpinus betulus 'Frans Fontaine'
- Betula albosinensis 'Fascination'

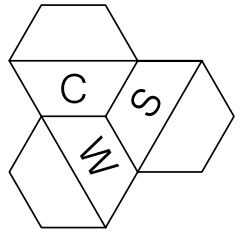
Hedgerow Trees

- Betula pendula
- Sorbus torminalis
- Crataegus monogyna

Garden Trees

- Amelanchier lamarckii
- Magnolia species
- Prunus serrula 'Tibetica'

09 Hedge Management



Proposed native mixed hedgerow and single species formal hedge

Mixed species hedgerow to northern boundary of site to be maintained to provide an established perimeter.

New formal hedge to be maintained to provide a healthy hedge to front gardens and within Courtyard.

- 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:

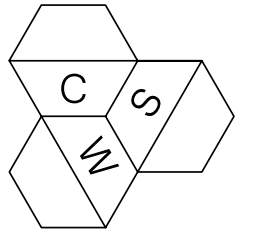
Native Species Hedgerow

- *Viburnum opulus*
- *Prunus spinosa*
- *Ilex aquifolium*
- *Corylus avellana*
- *Crataegus monogyna*

Formal Hedge

- *Prunus lusitanica*

10 Planting Management



Proposed native woodland edge and ornamental planting

Native and ornamental shrub, perennial and bulb planting is proposed within the formal garden and to the edges of the existing woodland.

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

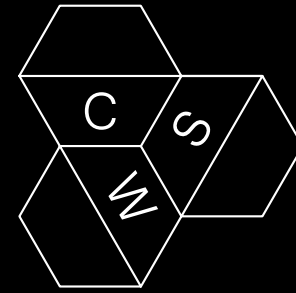
Bulbs

- 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 on site.
- 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 on site.
- Fertiliser application: As per manufacturer’s instructions

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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

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