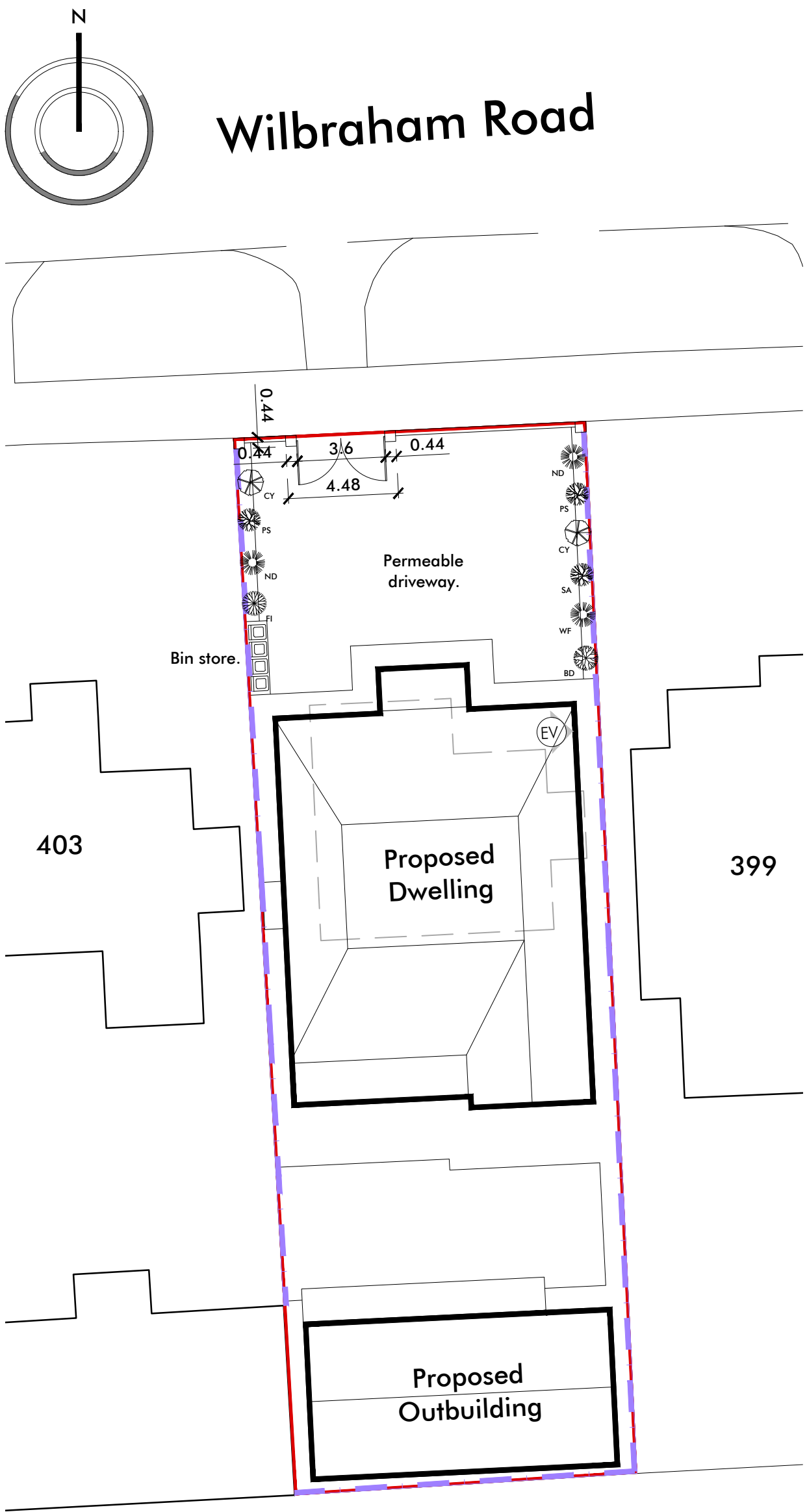
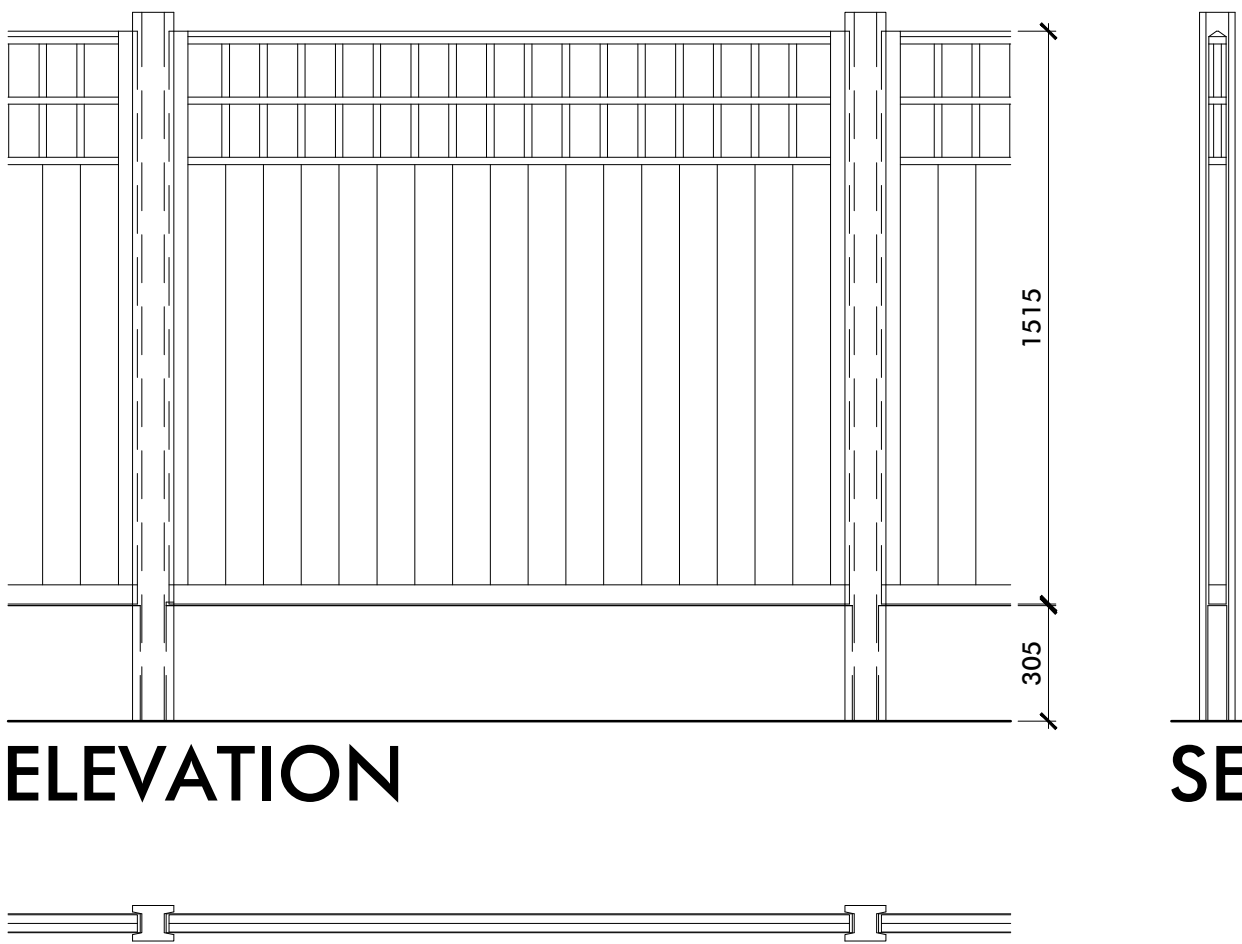




SITE LAYOUT 1:200



PLAN

1.8M TIMBER SCREE FENCE 1:20



EV - Electric vehicle charging point
(Pod Point Home EV Charger or similar approved)



Bin store (suitable to house/screen four refuse bins)

PLANTING KEY	
	BD - Buddleja Davidi Pink
	CY - Ceanothus Yankee Point
	FI - Forsythia x Intermeda Spectabius
	SA - Spiraea Arguta
	WF - Weigela x Florida Bristol Ruby
	PS - Photinia Serratifolia Pink Crispy
	ND - Nadino Domestica

Landscaping Proposals and Specification

Ground Preparation
Topsoil to be broken up by hand, heavy rotator or alternative equipment to ensure surface is broken up to a depth of 150mm with all extraneous matter removed. Subsoil to be graded after completion of the above with large areas handled by a tractor or mechanical grader and small areas by hand. No heavy machinery to traverse the land following subsoiling / topsoiling process. Should subsoil be used to raise the ground level, it should be prepared for topsoil and any imported material should be free from metal, concrete or organic material. Topsoil to be inspected and comply with BS 3882: 2015 and free of weeds, roots, pests. diseases, debris, subsoil or any other extraneous matter and should be capable of being broken down as required. Any temporary storage of topsoil is to minimise the risk of potential damage to existing grass, plants or other landscaped areas and should be housed on protected ground. Prior to any topsoil replacement, the ground level is to be cleared of any debris or extraneous matter with topsoil to be 100mm thick for for all seeded and turfed areas and 400mm thick for planted areas spread evenly and cleared of all debris and levelled approximately 25mm above any hardstanding areas.

All plants to be British grown nursery stock in accordance with B.S. 3936 (Part 1) 1980, planted in accordance with B.S. 4428. Plants to be kept covered up, with roots in a moist environment at all times between lifting in the nursery and planting. All to be well watered in after planting.

Ground Cover
Container size 2 litres planted at a density of 5 per sq.m.

Shrubs
Container size 3 litres planted at a density of 3 per sq.m.

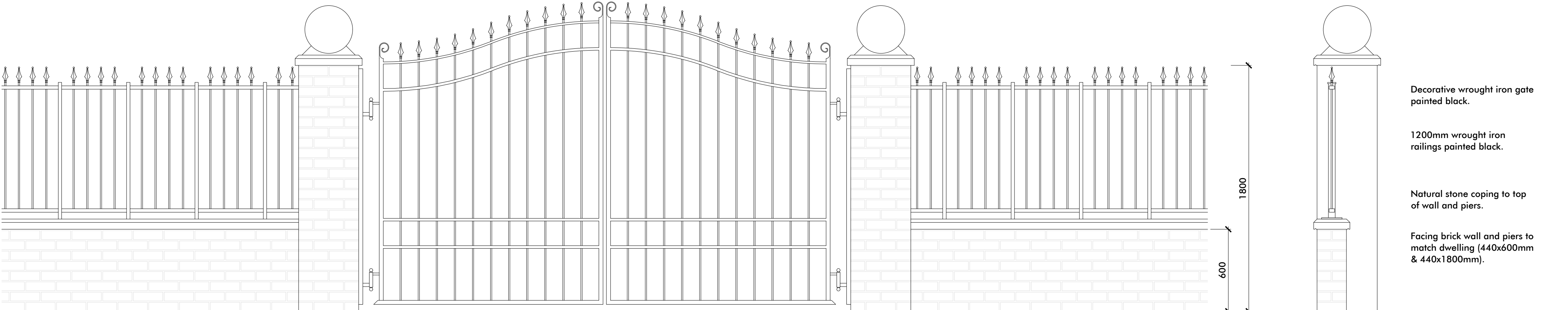
Grass
British seed houses A2 quality rapid establishing lawn mixture

Maintenance
All maintenance to be carried out up to the handover of the property to the householder from the date of planting and turfing to ensure successful establishment. All dead, diseased or damaged plants to be replaced during this time. Thereafter the responsibility for maintenance will be transferred to the householder for the remainder of the minimum maintenance term stated in the planning approval notice which in this instance is 5 years from planting.

Maintain all grass areas, shrub beds, edge-mix and hedgerow planting free of litter and excessive weed growth (ie. growth that would be detrimental to the intended planting). Do not allow rubbish, grass cuttings, or other deleterious materials to be deposited on any of the planted areas during the establishment period.

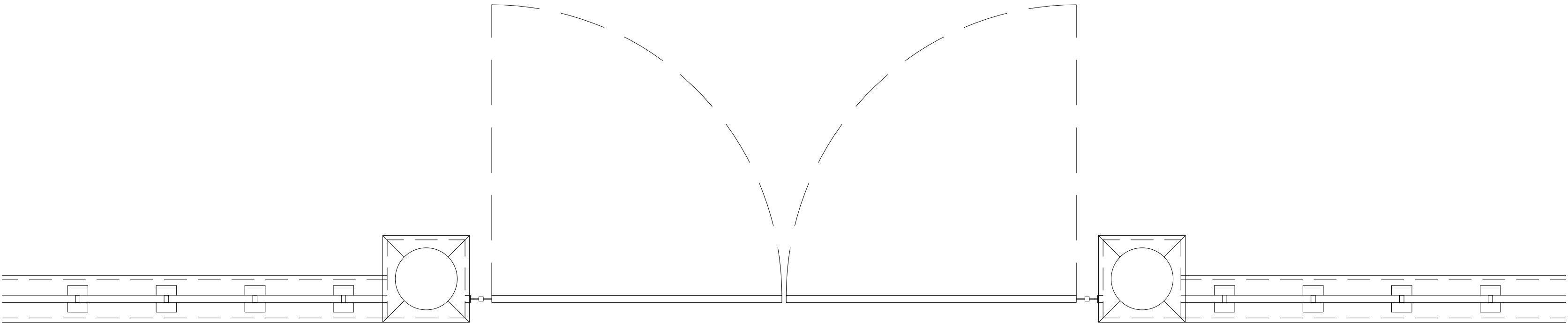
Grass
Maintain grass height between 25-75mm. Maintain grass substantially weed free. Spot treat pernicious weeds as necessary. Spike and scarify periodically to promote free drainage and remove moss and thatch.

Shrub Beds
Apply to all years. Maintain weed free. Replace dead/dying plants. Water in periods of drought 10 litres per shrub per week. Remove deadwood. At the end of year 5, thin shrub beds to allow adjacent plants to achieve their species potential. Trim back shrubs in order that they do not overhang footpaths. Where shrubs have outlived their useful life, remove and replace with similar species.



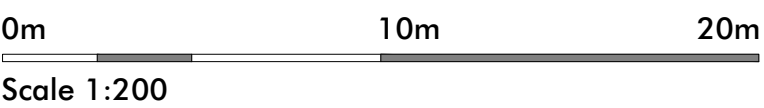
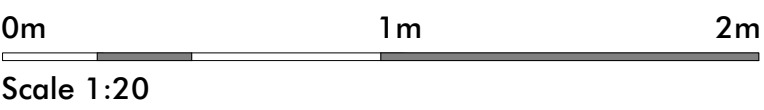
ELEVATION

SECTION



PLAN

FRONT BOUNDARY WALL 1:20



Revision Notes: A: Dwarf wall to front boundary wall reduced from 900mm to 600mm as requested by Local Authority. WA 04/12/25				
CLIENT	Fiaz, Omar			
PROJECT	Proposed Detached Dwelling and Outbuilding at 401 Wilbraham Road, Chorlton, Manchester, M21 0UT			
DRAWING	Proposed External Works			
DRAWN	WA	DATE	07/11/25	NUMBER 24/089/EW01
SCALE	1:200	SHEET	A2	REVISION A



213 Preston Road, Whittle-le-Woods, Chorley, Lancashire, PR6 7PS
Telephone: 01257 261555 | Website: www.lmparchitects.co.uk
Trading name of Lawson Magerison Practice Ltd. Registered in England and Wales No. 5997973 ©