

Rear Extension Works — 83–95 Wendover Road, Manchester M23 9EG

1. Hard Landscaping Strategy

1.1 Car Parking & Access Roads

- New **tarmacadam surfacing** to all extended parking areas and vehicular circulation routes.
- **Construction build-up:**
 - 40mm SMA wearing course
 - 60mm binder course
 - 150mm Type 1 MOT sub-base
- **Kerb treatment:**
 - Precast concrete HB2 kerbs to define parking bays and protect soft landscape pockets.
- **Drainage:**
 - Falls directed to existing gullies where feasible.
 - New linear ACO channels installed where level changes require additional drainage.

1.2 Existing Concrete Surfaces

- Existing concrete hardstanding to be **retained where structurally sound**.
- **Repairs:**
 - Defective areas cut out and reinstated with C35 concrete.
 - Broom-finish applied for slip resistance..

1.3 Pedestrian Routes

- Pedestrian access paths in tarmac or concrete with contrasting edging for visual clarity.
- Gradients designed to meet **DDA accessibility requirements**.

2. Soft Landscaping Strategy

Given the constrained nature of the rear service area and the dominance of parking/servicing, soft landscaping is necessarily limited but focused on improving visual amenity and softening the hard edges.

2.1 Lawned Areas

- Reinstall **lawned strips** along boundaries and between parking bays where space allows.
- **Turf specification:**
 - Amenity turf mix with dwarf ryegrass and fescue for durability and shade tolerance.
- **Soil preparation:**
 - 150mm depth of BS3882-compliant topsoil.
 - Light cultivation and raking to achieve a level, even finish.

2.2 Shrub & Groundcover Planting

Low-maintenance, compact species suitable for narrow beds:

- **Evergreen structure:**
 - *Euonymus fortunei* 'Emerald Gaiety'
 - *Sarcococca confusa*
- **Groundcover:**
 - *Vinca minor*
 - *Cotoneaster dammeri*
- Chosen for year-round interest, low water demand, and tolerance of urban conditions.

2.3 Boundary Softening

- Retain existing fencing where possible.
- Repair or Replace any damaged sections in matching materials.

3. Tree Planting (If Space Permits)

Where pockets allow, introduce small ornamental species:

- *Amelanchier lamarckii*
- *Prunus* 'Amanogawa' (columnar form)
- Root barriers installed adjacent to hardstanding.

✍ 4. Maintenance & Management Plan

- **Watering:** Regular watering during first 12 months.
- **Weeding:** Monthly during growing season.
- **Turf:** Maintain at 35–50mm height.
- **Replacement:** Any failed plants replaced in the next planting season.
- **Hard surfaces:** Annual inspection for cracking, settlement, or drainage issues.

5. Summary

- Landscaping reflects the **limited scope** available due to parking and servicing requirements.
- Hard landscaping comprises **new tarmac parking areas**, repaired concrete, and defined pedestrian routes.
- Soft landscaping includes **lawned areas**, **low-maintenance shrubs**, and optional small trees.
- The scheme enhances visual amenity while remaining **practical, durable, and low-maintenance**.