

NOTES:
FOR CONSTRUCTION, all dimensions to be confirmed on site.
Based on layout drawing - L051-PWP-XX-EX-00-D-L-003001_PROPOSED SITE PLAN_A
by KPP Architects.

For additional information please refer to individual drawing notes and annotations along with the project drawing issue sheets. If in any doubt, please contact Landscape Architect for clarification.

The drawing is to be read in conjunction with the following drawings:

- L051-PWP-12-EX-00-D-L-004002_Planning Plan and Schedules 02 of 02
- L051-PWP-12-EX-00-D-L-001001_Soft Landscape Setting Out Plan 01 of 02
- L051-PWP-12-EX-00-D-L-001002_Soft Landscape Setting Out Plan 02 of 02
- L051-PWP-90-EX-00-D-L-004011_Typical Soft Landscape Details
- L051-PWP-XX-EX-00-T-L-005003_Landscape Management and Maintenance Plan
- L051-PWP-XX-EX-00-T-L-005001_Designer's Risk Assessment
- L051-PWP-XX-EX-00-T-L-005002_Soft Landscape Specification

Please note this list is not intended to be a comprehensive list of all details and their references. It is intended to be used for ease of navigation and information finding purposes only. For a full and up to date list of ALL current drawing information, please refer to the latest drawing register.

All foundation and build ups as per engineer's / supplier's specification.

Refer to engineer's drawings for site levels, drainage, hard landscape and lighting layout.

Contractor to be fully satisfied with locations of services prior to excavations.

Trees & Services

Where paths and hard surfacing is proposed within close proximity to trees all construction is to be in accordance with BS 5837: 2012.

As-built surveys required for all utilities prior to tree planting to ensure sufficient offsets are provided.

Root barriers / root protection measures are to be incorporated where required in accordance with guidelines where existing and proposed trees and vegetation are within 2m of proposed building or trees are in close proximity to services (details to be agreed).

Contractor to ensure tree and shrub planting proposed within drainage / utility easements is approved by local water authority or relevant utility providers. Planting to incorporate root protection measures around services or planting pits to ensure the utilities is resistant to tree root ingress in accordance with the current Code for Design.

Contractor shall comply with NUG publication, volume 4 'Guidelines For The Planning, Installation And Maintenance Of Utility Services In Proximity To Trees' together with BS 5837:2012 Trees in Relation to Construction. Where conflict arises refer to the British Standard.

All raised planters will require an integrated irrigation system. Details to be provided by M&E Engineers / soft landscape contractor.

Substation. See Architect's drawings for details

Cycle Store and Condenser Compound. See Architect's drawings for details

Dakota Hotels Native Shrub Mix
20nr Blechnum spicant
30nr Carex divisa
10nr Cornus sanguinea
3nr Corylus avellana
30nr Deschampsia cespitosa
7nr Dryopteris filix-mas
20nr Molinia caerulea
20nr Salix lanata

Dakota Hotels Native Shrub Mix
21nr Blechnum spicant
31nr Carex divisa
6nr Cornus sanguinea
6nr Cornus sanguinea
4nr Cytisus scoparius
17nr Deschampsia cespitosa
4nr Dryopteris filix-mas
1nr Molinia caerulea
1nr Salix lanata

Dakota Hotels Native Shrub Mix
1nr Blechnum spicant
1nr Carex divisa
6nr Cornus sanguinea
2nr Corylus avellana
6nr Cytisus scoparius
16nr Deschampsia cespitosa
4nr Dryopteris filix-mas
1nr Molinia caerulea
1nr Salix lanata

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1nr Blechnum spicant
1nr Carex divisa
6nr Cornus sanguinea
2nr Corylus avellana
6nr Cytisus scoparius
16nr Deschampsia cespitosa
4nr Dryopteris filix-mas
1nr Molinia caerulea
1nr Salix lanata

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1nr Blechnum spicant
1nr Carex divisa
6nr Cornus sanguinea
2nr Corylus avellana
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1nr Salix lanata

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1nr Molinia caerulea
1nr Salix lanata

Bailey Lane

Enterprise Way

NOTE:
Soft landscaping (including the timber edges) to be set out on site and approved in advance of installation.

NOTE:
For details of the ornamental planting beds to the frontage of the hotel, please refer to drawing L051-PWP-12-EX-00-D-L-004002_Planning Plan and Schedules 02 of 02 for further details.

Project:
Dakota Hotel, Manchester Airport

Client:
Dakota Hotels

Drawn:
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Revision:
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SOFT LANDSCAPING KEY

Refer to planting schedule and specification for planting details

- Existing Woodland to be Retained**
To be underseeded with Woodland Seed Mix in line with Ecologist recommendations
- Existing Woodland to be Coppiced & Interplanted**
To be interplanted with native Woodland Mix and underseeded with Woodland Seed Mix in line with Ecologist recommendations.
- Existing Trees to be Removed**
Refer to Arboricultural Implications Assessment by JCA Arboricultural Consultants (May 2024) for further details
- Existing Grassland to be Retained and Overseeded**
To be enhanced with overseeding of wildflower meadow seed mix and planting of native bulbs in line with Ecologist Recommendations
- Stand of Native Trees**
Betula pendula. Densely planted in a single row to create a striking visual feature at the site entrance
- Feature Trees**
Carpinus betulus 'Fastigiata'. Extra Heavy Standard. Height 425-600cm. Girth 14-16cm. Min 200cm clear stem
- Coniferous Avenue Trees**
Thuja occidentalis 'Smaragd'. Cone Shaped. Height 300-350cm. Min girth 35-40cm. Min cone dia 80-90cm at ground level. Min rootball dia 70-80cm
- Coniferous Feature Trees**
Thuja occidentalis 'Smaragd'. Multistem. Height 600-700cm. Canopy width 140-170cm. Girth 30-45cm min. 100cm min clear stem. Rootball dia min 140-160cm

- Evergreen Instant Hedge**
Clipped to maintain a tidy appearance
- Low Evergreen Instant Hedge**
Clipped to maintain a tidy appearance
- Low Evergreen Hedge**
Species and height to match Low Evergreen Instant Hedge. Clipped to maintain a tidy appearance
- Single Species Native Hedge**
Maintained in line with best ecological practice
- Native Shrub Mix**
Maintained in line with best ecological practice
- Structural Planting**
Mixed ornamental planting with a high percentage of structural evergreen species
- Ornamental Planting**
A mix of herbaceous plants, shrubs and bulbs
- Structural Grass**
Linear rows of single species grasses to complement the geometric planting design

- Wildflower Meadow Seeding**
Maintained in line with best ecological practice, with a mown margin to paths where required
- Flowering Lawn Seeding**
To be hydroseeded. Maintained with a mown margin to paths where required
- Woodland Seed Mix to Drainage Outflow**
To area covering drainage outflow pipe. Refer to Arboricultural Implications Assessment by JCA Arboricultural Consultants (May 2024) for further details
- Raised Planters with Artificial Planting Installation**
Positions and sizes shown indicatively. See artificial plant supplier's details and architects drawings for details
- Root Barrier**
See L051-PWP-XX-EX-00-T-L-005002 Soft Landscape Specification for further details
- Section Lines**
See drawing L051-PWP-90-EX-00-D-L-004011 for further details
- Planning Application Boundary**
Dakota Hotel, Manchester Airport

PLANTING SCHEDULES

All planting to be installed as per specification. Any substitutions of species, varieties and size to be approved by landscape architect prior installation. See Soft Landscape Specification L051-PWP-XX-EX-00-T-L-005002 and Landscape Management Plan L051-PWP-XX-EX-00-T-L-005003 for further details.

Trees									
Qty	Abb	Name	Form	Age	Container	Girth	Height	Cir/stem	Notes
22	Be pen	Betula pendula	Standard (Heavy)	3x	RB	12-14cm	350-425cm	175-200cm	Betula Pendula's to be planted at 1m spacings to create a dense single row of trees
16	CabF	Carpinus betulus 'Fastigiata'	Standard (Extra Heavy)	3x	RB	14-16cm	425-600cm	min 200cm	Specimens must be fine example of type with strong pyramidal shape. Canopy must be symmetrical in shape with full leaf cover without gaps
16	Th o S	Thuja occidentalis 'Smaragd'	Specimen	5x	RB	35-40cm	300-350cm	—	Specimens must be fine example of type with dense, symmetrical cone shape canopy to ground level, min dia 80-90cm, without gaps or upward branches. Min Rootball dia 70-80cm
5	Th o S MS	Thuja occidentalis 'Smaragd' Multistem	Specimen	5x	RB	35-40cm	600-700cm	min 100cm	Specimens must be fine examples of type, minimum of 3 no. breaks. Minimum 1m clear stem with dense full canopy, width 140-170cm without gaps or upward branches. Min height 600-700cm. Min Rootball dia 140-160cm

Trees to be planted as per specification. Root protection measures to be incorporated where appropriate. All trees require visual approval/lagging by landscape architect (virtual or physical to be agreed by the client) in the nursery prior to ordering and delivery to site.

Native Shrub Mix

Dakota Hotels Native Shrub Mix						
Qty	%	Name	Height	Root	Cntr	Density per m ²
76	10.00	Blechnum spicant	—	C	1L	3.00
26	10.00	Cytisus scoparius	50-60cm	C	2L	1.00
26	10.00	Dryopteris filix-mas	—	C	1L	1.00
76	10.00	Molinia caerulea	—	C	1L	3.00
76	10.00	Salix lanata	25-30cm	C	2L	3.00
114	15.00	Cornus divisa	—	C	1L	3.00
38	15.00	Cornus sanguinea	50-60cm	C	2L	1.00
114	15.00	Deschampsia cespitosa	—	C	2L	3.00
12	5.00	Corylus avellana	80-100cm	BR	—	1.00
558						

To be underseeded with Wildflower Meadow Seed Mix to provide groundcover during establishment period (see schedule below for details). Cornus sanguinea to be managed to prevent berry production

Woodland Mix

Dakota Hotels Woodland Mix						
Qty	%	Name	Height	Root	Cntr	Density per m ²
21	10.00	Betula pendula	60-80cm	BR	—	0.50
43	10.00	Corylus avellana	80-100cm	BR	—	1.00
43	10.00	Cytisus scoparius	—	C	2L	1.00
21	10.00	Fagus sylvatica	80-100cm	BR	—	0.50
43	10.00	Salix lanata	—	C	2L	1.00
191	15.00	Asplenium scolopendrium 'Vulgare'	—	C	1L	3.00
63	15.00	Dryopteris filix-mas	—	C	1L	1.00
85	20.00	Blechnum spicant	—	C	1L	1.00
510						

The above Woodland Mix to be interplanted with the existing coppiced woodland. To be underseeded with Wildflower Meadow Seed Mix (see schedule below for details).

EVERGREEN INSTANT HEDGE

Qty	Species	Spec.	Height (cm)	Notes	TOTAL Length (m)
115	Griselinia littoralis	Trough/Readybag	140/160	Instant hedge L100cm x W40/50cm. Plant at 1/1m	115

LOW EVERGREEN INSTANT HEDGE

Qty	Species	Spec.	Height (cm)	Notes	TOTAL Length (m)
112	Euonymus japonicus 'Jean Hugues'	Trough	50/60	Instant hedge. L100cm x W20/30cm. Plant at 1/1m	112

LOW EVERGREEN HEDGE

Qty	Species	Spec.	Height (cm)	Notes	TOTAL Length (m)
560	Euonymus japonicus 'Jean Hugues'	C/BR	50/60	Plant at 7/1m in a single row	80

SINGLE SPECIES NATIVE HEDGE

Qty	Species	Spec.	Height (cm)	Notes	TOTAL Length (m)
217	Carpinus betulus	C/BR	90/120	Plant at 5/1m in a double staggered row	43.5

Hedges to be planted as per specification. Hedges to be maintained to specified heights. For heights see Landscape Management Plan for further details. Evergreen hedges to be clipped to maintain a formal appearance. Hedges adjacent to vehicle routes to be maintained below 0.6m to preserve visibility plays

SEEDING AND TURF SCHEDULES

See Soft Landscape Specification and Landscape Management Plan for further details on seeding / hydroseeding / turf instructions and maintenance. The following seed / turf types have been used:

- Woodland Seed Mix - Seeded
- Flowering Lawn Seed Mix - Hydroseeded
- Wildflower Meadow Seeding - Seeded

FLOWERING LAWN SEED MIX

John Chambers Flowering Lawn 80% Grass Seed Wildflower Mix
Sowing rate: 5g/m²
Low Maintenance Grass Seed, Cat's Ear, Germander Speedwell, Bulbous Buttercup, Daisy, Common Field-speedwell, White Clover
Total area: 630m²
Flowering Lawn Seed Mix to be hydroseeded. Contractor to submit methodology which outlines phasing / timings for the hydroseeding in relation to the rest of the soft landscape installation.

WILDFLOWER MEADOW SEED MIX

John Chambers Heritage Dual Purpose 80/20 Wildflower Seed Mix
Standard sowing rate: 5g/m². Under/Overseeding Rate: 8g/m²
Main Species included in the mix: Concomitile, Field Poppy, Cornflower, Teasel, Wild Marjoram, Common Knapweed

WOODLAND SEED MIX

Emorsgate Seeds EW1 Woodland Mixture
Underseeding rate 4g/m²
80% slow growing grasses; 20% native wild flowers
Total area: 2291m²
Woodland Seed Mix to be sown under areas of coppiced and retained woodland. Sowing rate of woodland seed mix may vary in these areas depending on amount of understorey planting which is suitable for retention.

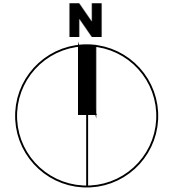
WILDFLOWER MEADOW SEED MIX

John Chambers Heritage Dual Purpose 80/20 Wildflower Seed Mix
Standard sowing rate: 5g/m². Under/Overseeding Rate: 8g/m²
Main Species included in the mix: Concomitile, Field Poppy, Cornflower, Teasel, Wild Marjoram, Common Knapweed

Total area of new wildflower meadow seeding: 976m²
Total area of existing grassland to be overseeded: 346m²
Mix to be overseeded to areas of existing retained grassland to improve species diversity in line with ecologist recommendations.

Any substitutions with a similar mix to be approved by Landscape Architect prior to installation.

Scale 1:200



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DESIGN