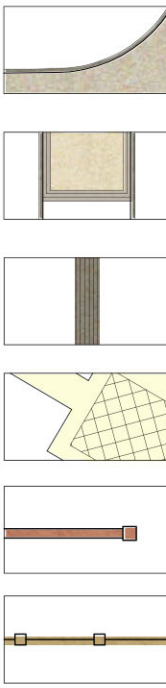


Hardworks



Main Entrance Drive and Communal Drive Areas
Bitmac apron to tie in with existing road surface. Bitmac surface with Manulift Conservation kerbs or similar to be approved.

Private Driveways and Parking Areas
Tegula by Tokemura in 'Guder' with kerbs, frames and threshold in 'Slab', or similar to be approved.

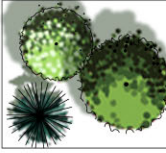
Set Threshold
Bands of retained gritstone setts, laid flush with adjacent surfacing. Mortar joints to be as narrow as possible.

Proposed Paths, Patios and Steps
All to be surfaced with laid, natural stone flags and edged. Inset panels of square flags (in same material) within patios laid to add interest.

Proposed Garden Walls
Brick walls and piers with stone copings as specified by Architects.

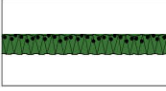
Boundary Treatments
Walls, fences and railings in accordance with Architects proposals

Softworks



Proposed Trees
Trees selected for seasonal variety, interest and form and tolerant of local conditions, trees to be selected from the palette below. Nearby trees have been viewed to assess which species and varieties are most likely to tolerate this geographical location. All trees to be double staked and of local provenance (where possible).

AC - Acer campestre 'Elegant', 16-18cm girth, RB
AP - Acer platanoides, 16-18cm girth, RB
AL - Andromeda 'Limegold' (multi-stem), 2.5m high, CG
AH - Aucuba hypocaustum, 16-18cm girth, RB
BF - Betula 'Fastidiosa', 16-18cm girth, RB
BP - Betula pendula, 16-18cm girth, RB
CB - Carpinus betulus, 16-18cm girth, RB
CS - Castanea sativa, 16-18cm girth, RB
CP - Castanopsis praecox, 16-18cm girth, RB
GS - Gleditsia inaequalis 'Sunburst', 16-18cm girth, RB
MF - Malus floribunda, 16-18cm girth, RB
PU - Prunus umbrata, 16-18cm, RB
PS - Prunus spinosa, 2.2-2.5m high, RB
QF - Quercus palustris, 20-25cm girth, RB
QH - Quercus robur, 16-18cm girth, RB
SE - Sorbus aria, 16-18cm girth, RB
SA - Sorbus aucuparia, 16-18cm girth, RB
TPB - Thuja plicata (small), 2.2-2.5m high, RB
TPB - Thuja plicata (large), 3.3-4m high, RB



Proposed Hedges
Gleditsia tinctoria 90-120cm high, RB, planted at 5ft. m in a single row and maintained at a height of 1m
All hedges to be lightly clipped to sides and tops to achieve final height once planted and promote bushy growth.



Proposed Box Hedging
Buxus sempervirens, 30-40cm high, planted at a rate of 6 per 1m metre in a single row, clipped after planting to form an instant hedge.



Proposed Shrub Planting
Range of plants selected for tolerance to local conditions, seasonal variety, color and form. See schedule for typical species, sizes and densities.



Proposed Lawn

Schedule of Typical Shrub Species: Plant in single species groups of 2,3 and 5

Shrub Species	Code	Size in cm	C Size	Density/Spacing
Azalea deciduous	AZA DEC	40-60	C10	2No per m ²
Azalea japonica	AZA JAP	30-40	C10	3No per m ²
Choisya ternata 'Sundance'	CHO SUN	40-60	C10	3No per m ²
Cornus 'Elegantissima'	COR ELE	80-100	C10	2No per m ²
Euonymus 'Silver Queen'	EYO SIL	30-40	C10	3No per m ²
Hebe 'Marjorie'	HEB MAR	40-60	C10	3No per m ²
Hydrangea macrophylla 'Lanarth White'	HYD WHI	60-80	C10	2No per m ²
Lavandula 'Hidcote'	LAV HID	30-40	C10	3No per m ²
Lonicera pileata 'May Green'	LON MAY	40-60	C10	3No per m ²
Philomía fruticosa	PHL FRU	40-60	C10	3No per m ²
Photinia 'Red Robin'	PHO RED	40-60	C10	2No per m ²
Rhododendron 'Yakushimanum'	RHO HYB	40-60	C10	3No per m ²
Skimmia japonica rubella	SKI RUB	40-60	C10	3No per m ²
Skimmia reevesiana 'Ruby King'	SKI REV	40-60	C10	3No per m ²
Skimmia x confusa 'Kew Green'	SKI KEW	40-60	C10	3No per m ²
Skimmia japonica 'Goldflame'	SKI GOL	40-60	C10	3No per m ²
Viburnum davidii	VIB DAV	40-60	C10	3No per m ²

Specimen Shrub Species	Code	Size in cm	C Size	Density/Spacing
Choisya ternata	CT	40-50	C10	1No per m ²
Cotinus 'Royal Purple'	Cr	100-125	C10	1No per m ²
Hydrangea 'White Wave'	Hw	40-50	C10	1No per m ²
Magnolia stellata	Ms	125-150	C20	1No per m ²
Photinia 'Red Robin'	Pr	125-150	C20	1No per m ²
Pieris 'Forest Flame'	Pf	40-50	C10	1No per m ²
Prunus lusitanica	Pi	100-125	C10	1No per m ²
Viburnum tinus	Vt	100-125	C35	1No per m ²

Shrub Species to be Planted against Walls and Fences (no windows): Plant in single species groups of no less than 2, 3, 5No.

Shrub Species	Code	Size in cm	Size	Density/Spacing
Cotoneaster horizontalis	COT HOR	60-80	10L	3/m2
Elaeagnus ebbingei 'Limelight'	ELE EBB	60-80	10L	3/m2
Euonymus 'Emerald and Gold'	EYO GOL	30-40	10L	3/m2
Hydrangea macrophyllum 'Blue Wave'	HYD BLU	60-80	10L	2/m2
Hydrangea macrophyllum 'Lanarth White'	HYD WHI	60-80	10L	2/m2
Euonymus 'Silver Queen'	EYO SIL	30-40	10L	3/m2
Euonymus japonicas	EYO AUR	60-80	10L	3/m2
'Aureomarginatus'	GRI LIT	60-80	10L	3/m2
Griselinia littoralis	ILE AQU	60-80	10L	3/m2
Ilex aquifolium	PHO RED	60-80	10L	3/m2
Photinia 'Red Robin'	PHO RED	60-80	10L	3/m2
Pyracantha 'Orange Glow'	PYR ORA	80-100	10L	3/m2
Viburnum tinus 'Eve Price'	VIB EVE	40-60	10L	3/m2

Herbaceous Species: Plants in groups of 3 and 5	Code	C Size	Density/Spacing
Euphorbia wulfenii	EUP WUL	C5	5No per m ²
Euphorbia robias	EUP ROB	C5	5No per m ²
Geranium 'Johnson's Blue'	GER JOH	C5	5No per m ²
Hesperis matronalis	HES MAT	C5	5No per m ²
Heuchera 'Marmalade'	HEU PAL	C5	5No per m ²
Nepeta 'Six Hills Giant'	NEP SIX	C5	5No per m ²

Climbers	Code	Size in cm	C Size	Density/Spacing
Cotoneaster horizontalis	COT HOR	60-80	C10	1m centres
Hedera hibernica	HED HIB	60-80	C5	4No per m ²
Hydrangea petiolaris	HYD PET	60-80	C5	
Parthenocissus tricuspidata	PAR TRI	80-100	C5	

Ground Cover	Code	Size in cm	C Size	Density/Spacing
Hypericum x moserianum	HYP MOS		C5	4No per m ²

PLANTING NOTES

This landscaping plan shall be implemented in full accordance with the approved scheme within the first planting season following the occupation of the buildings or completion of the approved development, whichever is the sooner, or in accordance with a programme first agreed in writing with the Local Planning Authority. Any trees, shrubs or hedges planted in accordance with this condition which are removed, die, become severely damaged or become seriously diseased within five years of planting shall be replaced within the next planting season by trees, shrubs or hedging plants of similar size and species to those originally required to be planted.

Do not substitute species, variety and form or reduce the specified size and number of plants without prior agreement. Note sizes shown are minimum.

Topsoil to be premium grade topsoil to BS 3882 (most recent). Topsoil depth to be minimum of 450mm in shrub borders + 150mm in lawned areas.

All planting to be watered as required immediately after planting. We advise all evergreen hedges and semi-mature trees are linked to a heavy pipe watering system.

All plants to be free from pests and disease. All plants to be good specimens and characteristic of the species. Do not plant anything in the rain shadow under a roof overhang.

Allow for the preparation of tree pits for new trees. Pits to be adequate in size to take tree rootballs. Pits to be backfilled with 20% clean stone as drainage layer and 80% clean topsoil.

Semi mature and Extra Heavy Standard trees to be secured by underground guying. Selected Standards to be secured with a single timber round stake with appropriate rubber tie. All trees and hedges to be checked periodically to check stakes are sufficient to keep plants and trees upright.

At completion carefully spread PAS100 composted green waste to an even and uniform depth of 50mm to all planted areas, including hedges.

All trees, hedging, shrubs and plants to comply with BS 3936 (most recent) specification for nursery stock.

All site preparation, planting and maintenance to comply with BS 4429 (most recent).

All new trees to be positioned in accordance with requirements of table 2 BS 5837 (most recent)

All new turf to be fine quality from Lindum or equivalent and laid in accordance with BS 3869 (most recent).

Ongoing management of the site

LEAF COLLECTION IN YEAR 1 AND 2

It will be important to ensure that the bulk of leaf litter is collected during the first two Autumn periods after ground flora establishment as the grass will not be strong enough to resist the smothering effect of leaf cover.

WATERING AND MAINTENANCE

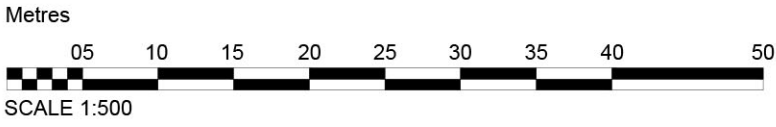
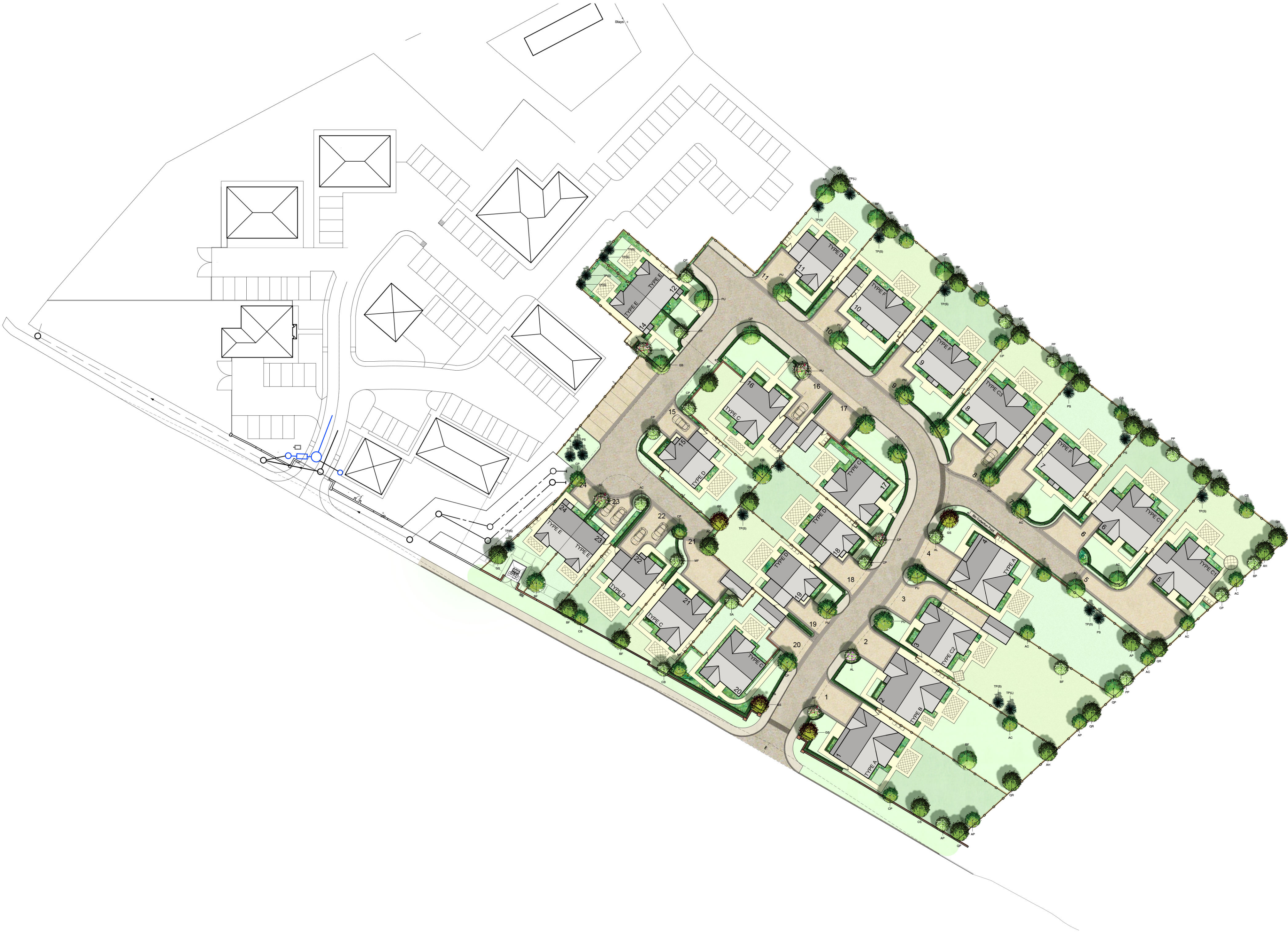
All the newly planted stock shall be watered during dry spells.

GRASS CARE

Grass shall be treated with 2 no spring and summer feeds and one autumn feed.

TREE INSPECTIONS

The trees should be inspected for disease and decay by a qualified arboriculturalist every 5 years.



REV V3 - Plot 8 changed at request of LPA (22.09.22) JC

DWG TITLE
LANDSCAPE LAYOUT
PROJECT TITLE
Highstile Gardens

DWG NO.
M3252-PA-01-V3
CLIENT
G and MA Lawson

Unit 6, Longley Lane
Northenden, Manchester
M22 4WT
T: 0161 946 0808
E: design@barneswalker.co.uk
W: www.barneswalker.co.uk

bw
BARNES
WALKER

CHECKED BY:
BWL

DRAWN BY:
RC

DATE:
12.2020
SCALE:
1:500@A1

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