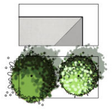
KEY & NOTES



Buildings
Refer to drawings by Alpha Design Architects

Proposed Trees and Specimen Shrubs
Trees selected for seasonal variety, interest and form and tolerant of local conditions. Nearby trees have been viewed to assess which species and varieties are most likely to tolerate the coastal location. All trees to be double staked and of local provenance where possible.
AP - Acer platanoides, 12-14cm girth, RB, 1No.
APG - Acer platanoides Gobosum, 12-14cm girth, RB, 1No.
APS - Acer pseudoplatanus, 14-16cm girth, RB, 1No.
AG - Alnus glutinosa, 14-16cm girth, RB, 3No.
BP - Betula pendula, 12-14cm girth, RB, 3No.
CB - Carpinus betulus, 14-16m girth, RB, 3No.
CS - Castanea sativa, 14-16cm girth, RB, 2No.
CM - Crataegus monogyna, 10-12cm girth, BR, 3No.
CP - Crataegus prunifolia, 16-18cm girth, RB, 9No.
GS - Gleditsia triacanthus 'Sunburst', 16-18cm girth, RB, 3No.
MF - Malus floribunda, 16-18cm girth, RB, 5No.
PC - Prunus cerasifera, 14-16cm girth, RB, 6No.
PS - Pinus sylvestris, 2-2.25m high, RB, 10No.
PP -Pinus pinaster, 2-2.25m high, RB, 6No.
QP - Quercus petraea, 14-16cm girth, RB, 4No.
QP(L) - Quercus petraea, 20-25cm girth, RB, 2No.
QR - Quercus robur, 16-18cm girth, RB, 2No.
SA - Sorbus aria, 16-18cm girth, RB, 2No.
SU - Sorbus aucuparia, 16-18cm girth, RB, 4No.
RT - Rhus typhina, 1.5m high, CG, 2No.

Existing Hedge to be Retained

Proposed Hedges
Griselinia littoralis, 90cm high, CG, 3.5 per linear metre in a single row, plants to be clipped after planting on tops and sides to promote bushy growth. To be maintained thereafter at 1.1m high.

Proposed Native Species Hedge
Planted in Autumn at a rate of 5 per linear metre in a double staggered row, size 40-60cm high, bareroot. Planted in species groups of 3-5 plants across both rows of the hedge. Rabbit guard (with cane) to be used. Species and sizes chosen due to the exposed site conditions. Weeds to be controlled in first three years and plants to be checked periodically to check for fallen plants. Lightly trim on a 2-3 year rotation to promote a bushy habit. Plants to be of local provenance where possible.
Crataegus monogyna: 40%
Prunus spinosa: 35%
Rosa canina: 10%
Ligustrum vulgare:10%
Acer campestre: 5%

Proposed Ornamental Shrub Border

Lawn

Entrance Arrangement
Location, alignment and visibility splays as previously approved. Metal estate railings set behind visibility splay, ornamental hedge planted to rear with a pair of semi-mature feature trees

Proposed Communal Drive

Proposed Private Drives

Proposed High Timber Fences
1.8m high timber fence, horizontal board, hit and miss, with 20mm gaps between boards due to high wind conditions. Additional posts set between main posts for extra support. Capping rail. Fences to be stained very dark brown.

Proposed Low Timber Fences
1.2m high timber fence, horizontal board, hit and miss, with 20mm gaps between boards due to high wind conditions. Additional posts set between main posts for extra support. Capping rail. Fences to be stained very dark brown.

Proposed Railing
1.1m metal estate railings, painted black, straight top with matching posts

Indicative Paths

30.34 — Levels in accordance with Alpha Design Proposals

Metres
0 5 10 15 20 25 30 35 40 50
SCALE 1:500

NOTES:

Preparation of Ground Flora Areas
Rubbish, concrete, metal, glass and decayed vegetation are to be removed and disposed of off site.
Stones with the largest dimension exceeding 75mm are to be removed from planting beds and disposed of off site.
Substances injurious to plant growth including subsoil, rubble, fuel and lubricants should be removed and disposed of off site.
Existing scrub and weed layer to be removed from site or chopped up to be incorporated during cultivation.
Move soil around site to create required levels. Levels to be agreed on site.
Control of 'weeds' by repeated applications of a herbicide (e.g. glyphosate) over the growing season and/or repeated cultivation to exhaust weeds (fallowing).
Unwanted vegetation can be cut back and removed from site or chopped up to be incorporated during cultivation.

Seed bed cultivation:
Cultivate the soil to 150mm depth to alleviate compaction, then rake or harrow and roll to produce a fairly fine, firm surface.
Finished seedbed should be firm enough to walk on without leaving impressions and be free of obstructions (e.g. large stones or bricks), and from deep ruts or ridges, due to future mowing requirements.
Use "stale seedbed technique" to address issue with annual weeds whose seeds will remain in the soil after clearance - i.e. once seedbed has been prepared, delay sowing seed mixture until after flush of weed seed germination has been killed (by spraying or shallow cultivation). Seedbed is now "stale" and has a reduced weed seed burden.
Note: Soil cultivation around established trees and hedges can be very damaging to tree and shrub roots - only surface treatments are safe here.

Sowing:
Seed sowing in August - September or March-April following preparation as set out above.
Seed Mix to be sown at a rate of 2-5g/m2 to allow an extended period of establishment with room for both fast growing grasses and slower germinating flower seeds.

Protection of Ground Flora areas:
Once seeded, all reasonable precautions shall be taken to ensure that pedestrian and other traffic does not cross areas ground flora during cultivation, seeding or establishment.

Seed bed cultivation:
All areas to be seeded are to be cultivated to create a well broken seed bed, forming a minimum tilth of 25mm which crumbles easily. Stones larger than 70mm in any dimension are to be picked and disposed of in a suitable manner.
All cultivation works are to be undertaken in late summer prior to the seed being sown.
If necessary, the cultivated subsoil should be sprayed with a suitable non-selective herbicide to control emerging weeds prior to seeding.

Preparation of Planting Beds
Rubbish, concrete, metal, glass and decayed vegetation are to be removed and disposed of off site.
Stones with the largest dimension exceeding 75mm are to be removed from planting beds and disposed of off site.
Substances injurious to plant growth including subsoil, rubble, fuel and lubricants should be removed and disposed of off site.
Remove any existing weed growth.
Areas of large root are to be grubbed up without undue disturbance of surrounding soil and adjacent areas.
All site preparation, planting and maintenance to comply with BS 4429.

Topsoil
All topsoil to be of good quality in accordance with BS 3882.2015. Depth for planting beds 450mm minimum, and for turf 150mm minimum.

Plants/Trees General
To be materially undamaged, sturdy, healthy and vigorous in condition.
To be of good shape without elongated shoots and characteristic of the species.
To be grown in a suitable environment in order to be fully hardy.
To be free from pests, discolouration, weeds and physiological disorders.
Budded or grafted plants to be bottom worked.
All trees, hedging, shrubs and plants to comply with BS 3936 specification for nursery stock.
Species will be true to name and of British origin/provenance where appropriate.
Do not substitute species, variety and form, or reduce the specified number/density of plants without prior agreement. Note: sizes shown are minimum.
Read with drawings and reports by Arboricultural Consultant.
Do not plant within rainshadow under a roof overhang.
All planting to be watered as required immediately after planting
All new trees to be positioned in accordance with the requirements of Table A.1, BS5837:2012.
All new turf to be fine quality e.g. Festival by AllTurf or equivalent and laid in accordance with BS 3969 1998 + A1:2013.
Any works to existing trees to be carried out in accordance with the guidance set out in BS3998:2010.

Mulch
At completion carefully spread a general purpose mulch - prepared in accordance with PAS 100 - to an even depth of 5cm to all ornamental planted areas (sample supplier Green Tech Tel: 01423 332100)

Native Hedges
Native hedging plants to be protected from rabbits using rabbit guards.
To be kept free of weeds during establishment using secured mulch matting.
Bare root plants to be notch planted to depth of root collar in accordance with BS4428
Container grown plants to be planted to depth of original root collar in accordance with BS4428
All plants planted into mulch mats to be planted with appropriate long release fertiliser pellets (e.g. Osmocote Tel: 01282 873333), applied in accordance with the manufacturer's recommendations and directions.
Selective thinning for long term management to be undertaken every 5 to 7 years until woodland structure attained.

Tree Stakes
Stakes to be 65mm diameter tanalised softwood and pointed at one end. Top of stake to be 600mm above ground level and fixed to tree with 1 No suitable rubber tie. Stake to be firm in ground, position stake at time of planting.

SCHEDULE OF IMPLEMENTATION

The landscape works shall be carried out within 12 months from the date when building works are complete or as agreed with the LPA.

Bare root and rootballed stock to be planted within the winter planting season (October to March).
Seeding to be undertaken in Spring.
Trees and large stock plants to be planted first.

These seasons are subject to variation and timing should be clarified prior to planting in accordance with advice from the Horticultural Trades Association Tel: 0118 9303132

north

REV V02 - Roadside boundary treatment of Plot 1 changed. (01.04.21) RC

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DWG TITLE. LANDSCAPE STRUCTURE PLAN
PROJECT TITLE. Land to North East of 'Seabreeze', Nethertown
DATE. OCT 2020
DRAWN BY. RC
CHECKED BY. BWL
DWG NO. M3332-PA-01-V02
CLIENT. Mr & Mrs N. Kay
WORK STAGE: PLANNING
SCALE. 1:300@A2

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