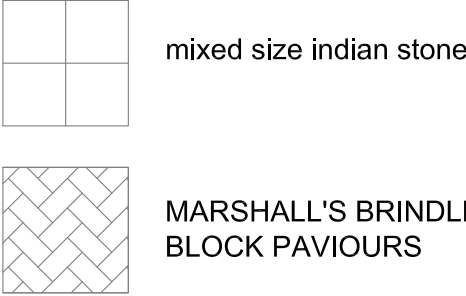
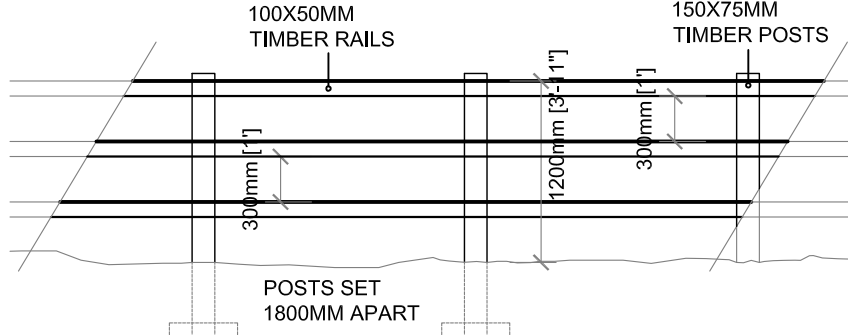
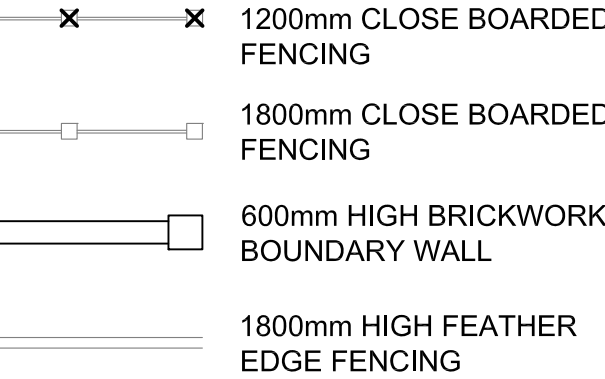


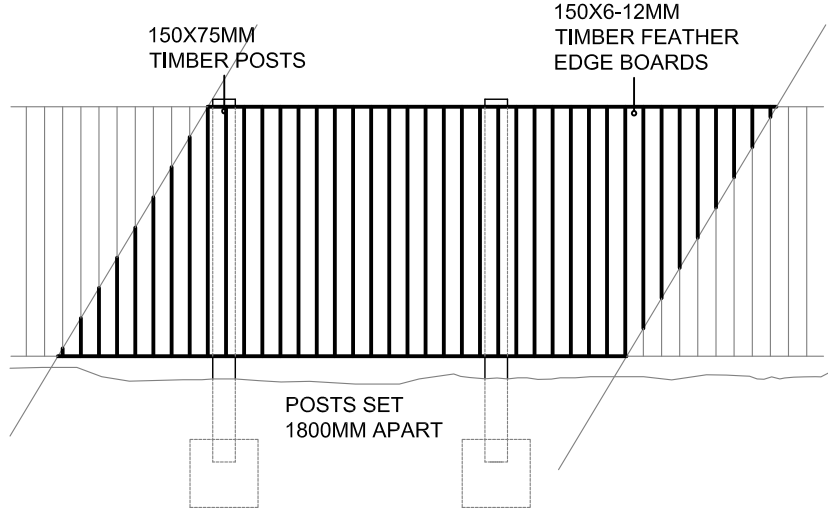
hard landscape materials



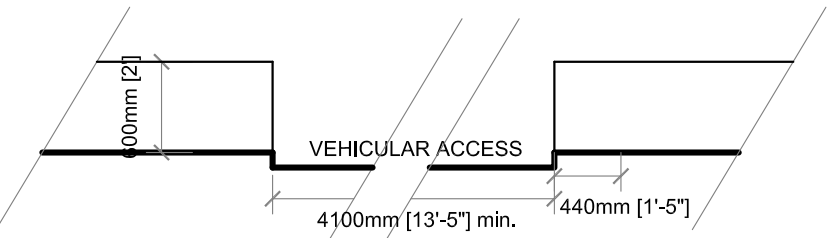
fencing



1200mm high post and rail fencing



1800mm high feather edge fencing

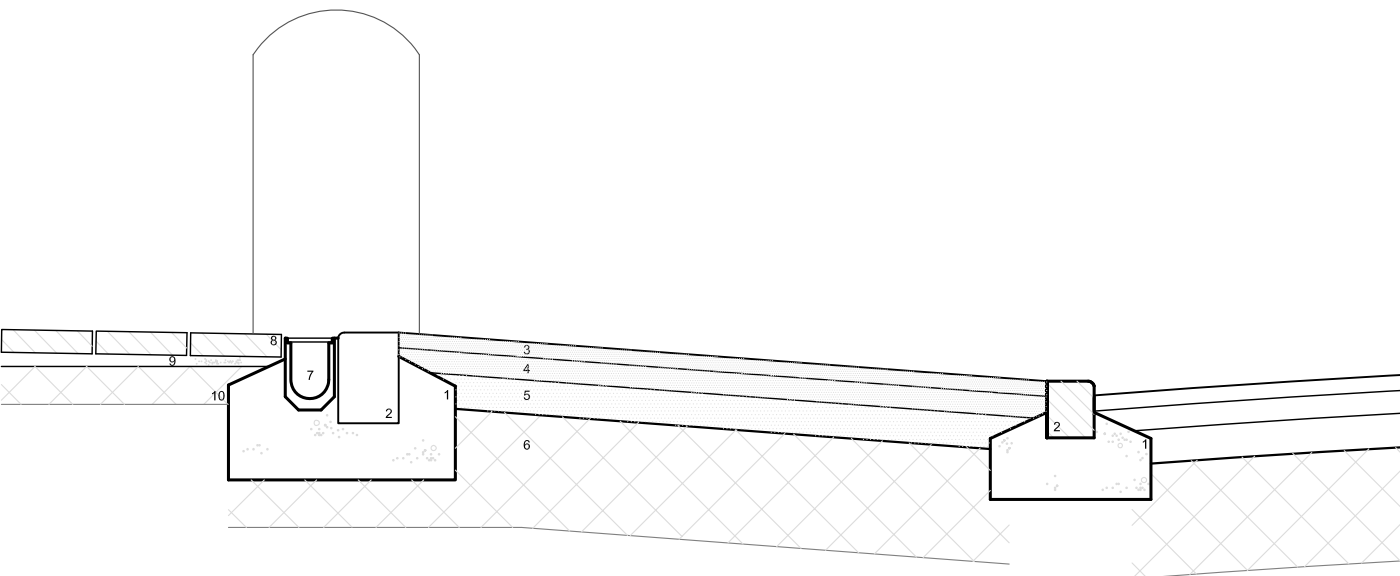


600mm high stone boundary wall

rev a- amendments to landscaping plan		
further to arboriculturalist's comments	HLC	03.09.12
rev b- amendments to landscaping plan		
further to arboriculturalist's comments	HLC	21.09.12
rev c- amendments to landscaping plan incl. addition of hazel and pear and notes	HLC	02.10.12
rev d- amendments to landscaping plan further to client comments	HLC	03.10.12

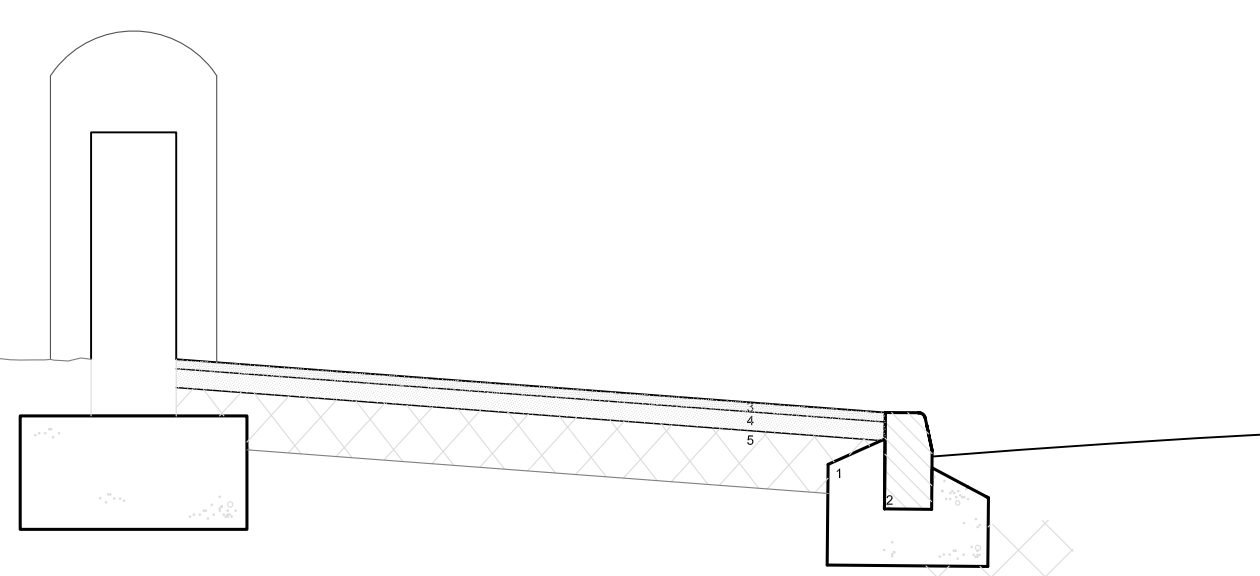


Proposed Landscape Plan
scale 1:200



drop kerb detail 1:20

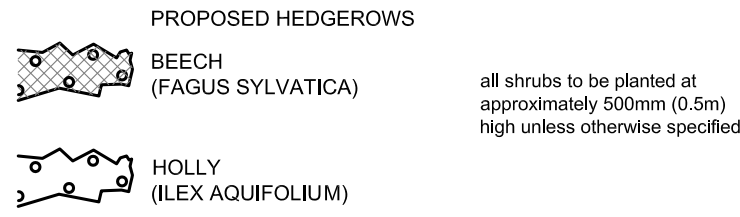
- 1 - 150MM CONCRETE SURROUND GEN1 MIX,
- 2 - MARSHALL'S BRINDLE CONCRETE PAVING SETT TO BS EN 1338:2003
- 3 - 40MM HOT ROLLED ASPHALT WEARING COURSE
- 4 - 60MM DENSE BITUMINOUS MACADAM BASE COURSE
- 5 - 90MM DENSE BITUMINOUS MACADAM ROAD BASE
- 6 - 300MM GRANULAR SUB BASE MATERIAL
- 7 - AC9' N100K CHANNEL DRAIN (OR SIMILAR APPROVED)
- 8 - 60 X 160 X 240MM MARSHALL'S TEGULA PRIORA CONCRETE PAVING SETTS TO BS EN 1338:2003, TRADITIONAL FINISH, INTERLOCKING PRIORA NIB DESIGN JOINTS.
- 9 - 25 MM CONCRETE BED TO GEN1 MIX.
- 10 - 100 MM HARDCORE WELL CONSOLIDATED WITH A 508 KG VIBRATING ROLLER OR EQUIVALENT.



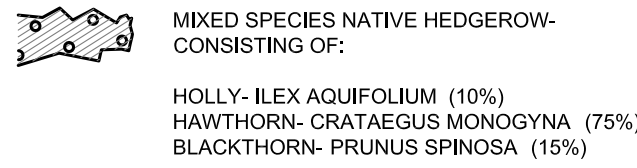
kerb detail 1:20

- 1 - 150MM CONCRETE SURROUND GEN1 MIX,
- 2 - PRECAST CONCRETE KERB TO BS7263 PT.1 TYPE HB2.
- 3 - 20MM DENSE WEARING COURSE MACADAM
- 4 - 40MM DENSE BITUMINOUS MACADAM BASE COURSE
- 5 - SUB BASE OF DOT TYPE 2 HARDCORE OF MINIMUM 150MM THICKNESS OR TO SUIT GROUND CONDITIONS
- 6 - 40MM HOT ROLLED ASPHALT
- 7 - 60MM DENSE BASECOURSE MACADAM
- 8 - 90MM DENSE BITUMINOUS MACADAM ROAD BASE
- 9 - 300MM GRANULAR SUB BASE MATERIAL TYPE 1

soft landscape



shrubs and planting



PROPOSED GRASSED AREA

PROPOSED WILD FLOWER MEADOW

EXISTING WOODED AREA

EXISTING COPPICE STUMP

TREE PLANTING

EAST BOUNDARY -
2No. STRICTA (CRATAEGUS MONOGYNA) 12-14cm AIR POTTED
1No. BETULA NIGRE 12-14cm AIR POTTED

REAR OF PLOT 1 -
1No. APPLE TREE- POT GROWN, READY FRUITING TREE, 75L
1No. BIRCH- FASCINATION BETULA ALBOSINENSIS 12-14cm AIR POTTED
1No. HAZEL - CORYLUS AVELLANA POT GROWN, READY FRUITING TREE, 75L
1No. MALUS SYLVESTRIS POT GROWN, READY FRUITING TREE, 75L

REAR OF PLOT 2 -
1No. APPLE TREE- POT GROWN, READY FRUITING TREE, 75L
1No. HAZEL - CORYLUS AVELLANA POT GROWN, READY FRUITING TREE, 75L
1No. MALUS SYLVESTRIS POT GROWN, READY FRUITING TREE, 75L

REAR OF PLOT 3 -
1No. APPLE TREE- POT GROWN, READY FRUITING TREE, 75L
1No. HAZEL - CORYLUS AVELLANA POT GROWN, READY FRUITING TREE, 75L
1No. MALUS SYLVESTRIS POT GROWN, READY FRUITING TREE, 75L

SPECIFICATION FOR TREES

TOPSOIL
TOPSOIL TO BE PREMIUM GRADE TOPSOIL TO BS 3882:2007.

TREE PITS
- TO BE 900-1200MM DIAMETER AND AT LEAST 900MM DEEP. PIT BOTTOMS TO HAVE A SLIGHTLY RAISED CENTER.
- BASE OF PIT IS TO BE COMPACTED WITH A PLATE COMPACTOR.
- 150MM DEPTH LAYER OF CLEAN STONE AT BASE OF PIT AS DRAINAGE LAYER.
- PIT SIDES TO BE SCARIFIED.
- BACKFILL WITH GOOD TOPSOIL TO BS3882:2007
- ENSURE THAT THE SOIL IS LIGHTLY PRESSED DOWN BUT UNCOMPACTED.
- ENSURE THAT THE BASE OF THE TREE IS PLANTED AT NURSERY DEPTH IE THE BASE OF THE TREE IS AT THE SAME SOIL LEVEL THAT IT HAS BEEN GROWN.
- DOUBLE STAKE EACH TREE USING NONE PRESSURE TREATED STAKES AND TIE USING BIODEGRADABLE HESSIAN TREE TIES (GREENLEAF OR SIMILAR).
- PROVIDE IRRIGATION TUBE TO ALL STANDARD SIZED TREES.
- SPREAD 100mm WELL COMPOSED BARK MULCH MIN 1m RADIUS AROUND BASE OF TREE.

MAINTENANCE OF TREES

ALLOW THE FOLLOWING OPERATIONS TO TREES ANNUALLY-

- FERTILISER APPLICATION IN SPRING.
- PRUNE OUT DEAD WOOD.
- REPLACE FAILED PLANTS ANNUALLY DURING THE PLANTING SEASON.
- ADJUST TREE TIES AS PLANTS MATURE.
- ENSURE BASE OF TREE IS FREE FROM WEEDS AND GRASSES AT ALL TIMES.
- BARK MULCH IS TO BE REPLENISHED ANNUALLY FOR THE FIVE YEAR MAINTENANCE PERIOD.

- STAKES AND TIES SHOULD BE REMOVED AFTER TWO GROWING SEASONS. UNLESS THE TREE CANNOT SUPPORT ITSELF, AND THEN IT SHOULD BE RE-TIED AND THEN CHECKED AND REMOVED AS SOON AS THE TREE CAN SUPPORT ITSELF.

(THE ABOVE ASSUMES THAT SITE TOPSOIL IS APPROPRIATE FOR THE PURPOSE- IF THAT IS NOT THE CASE TOPSOIL SHALL BE IMPORTED IN ACCORDANCE WITH BS3882 WHERE SCREENED TOPSOIL OR MANUFACTURED TOPSOIL SHALL NOT BE USED AND WHERE SOILS SHALL BE CHECKED AT SOURCE TO ENSURE THAT THE IMPORTATION OF PERNICIOUS WEEDS IS AVOIDED)

ADDITIONAL NOTES

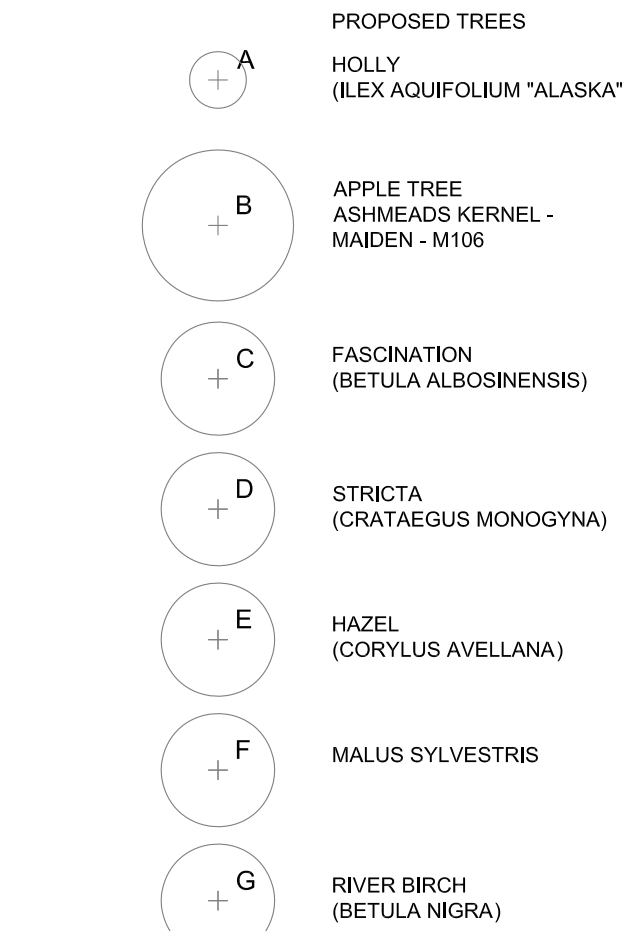
1. STAKING DETAILS ARE TO BE CARRIED OUT IN ACCORDANCE WITH SECTION 7.7 OF BRITISH STANDARD 4428:1989 CODE OF PRACTICE FOR GENERAL LANDSCAPE OPERATIONS (EXCLUDING HARD SURFACES) (BS4428)- USING NON-PRESSURE TREATED ROUND-TOP STAKES AND GREENLEAF 'NATURETIE' TREE TIES

2. REGARDING DETAILS OF TOPSOIL, ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH SECTION 4.8 OF BS428:1989. THE DEPTH OF THE TOPSOIL IS TO BE IN ACCORDANCE WITH SECTION 4.8.2

3. AN IRRIGATION SCHEDULE IS TO BE UTILISED FOR THE PLANTED TREES. WATERING IS TO BE CARRIED OUT IN ACCORDANCE WITH SECTION 7.10.4 OF BS4428:1989.

4. REMOVAL OF DEADWOOD FROM NEWLY PLANTED TREES SHALL BE CARRIED OUT IN ACCORDANCE WITH SECTIONS 7.3.2 AND 7.4 OF BRITISH STANDARD 3998 (2010) TREE WORK- RECOMMENDATIONS.

5. THE SOFT LANDSCAPE SCHEME IS TO BE REVIEWED AND A REPORT SUBMITTED TO THE LOCAL PLANNING AUTHORITY BY A QUALIFIED LANDSCAPE ARCHITECT AFTER FIVE YEARS POST PLANTING TO ENSURE THAT THE PLANTING SCHEME HAS SUCCESSFULLY ESTABLISHED.



PERENNIAL WILD-LOWER MEADOW MIX FOR MEDIUM TO HEAVY SOILS. SOW AT 1G PER M2.

MIXTURE COMPOSITION

18% COMMON KNAPWEED, 30% MEADOW BUTTERCUP, 5% MEADOWSWEEP, 20% RED CAMPION, 10% RIBWORT PLANTAIN, 3% SELF HEAL, 2% ST. JOHN'S WORT, 5% TEASEL, 5% WHITE CAMPION, 2% YARROW.

HOLLY (ILEX AQUIFOLIUM) HEDGEROW

SOUTHERN BOUNDARY
29 No. HOLLY- ILEX AQUIFOLIUM 3L POTS 60-80cm @ 0.5m CENTERS (SINGLE ROW)
NORTHERN BOUNDARY
51 No. HOLLY- ILEX AQUIFOLIUM 3L POTS 60-80cm @ 0.5m CENTERS (SINGLE ROW)

MIXED SPECIES HEDGEROW (1) - BOUNDING THE BROOK NORTH TO SOUTH

35 No. HOLLY- ILEX AQUIFOLIUM (10%) 3L POTS 30-45cm
263 No. HAWTHORN- CRATAEGUS MONOGYNA (75%) OPEN GROWN TRANSPLANTS 45-60cm
52 No. BLACKTHORN- PRUNUS SPINOSA (15%) OPEN GROWN TRANSPLANTS 45-60cm

BASED ON 7 PLANTS/ METRE (DOUBLE ROW)

SPECIFICATION FOR HEDGEROWS

PLANTING SHALL TAKE PLACE BETWEEN NOVEMBER AND APRIL
PLANTED IN DOUBLE STAGGERED ROWS OF 7 PLANTS PER LINEAR METRE APPROX. 400mm WIDTH
EXCAVATE TRENCH TO 450mm DEPTH. BREAK UP HARD GROUND AND REMOVE STONES IN EXCESS OF 75mm IN ANY ONE DIMENSION
BACKFILL USING EXCAVATED TOPSOIL MIXED WITH 30% BY VOLUME TPMC (TREE PLANTING MULTI PURPOSE COMPOST) AND A FERTILISER (ALGUNKURE OR SIMILAR AT MANUFACTURERS RATES)
WATER PLANTS IN THOROUGHLY
SPREAD 75mm COMPOSTED BARK MULCH TO AREAS BENEATH HEDGEROW.

MAINTENANCE OF HEDGEROWS (5 YEAR PROGRAMME)

ALLOW THE FOLLOWING OPERATIONS TO HEDGEROW PLANTS ANNUALLY-

FERTILISER APPLICATION IN SPRING
PRUNE ANNUALLY REMOVING DEAD WOOD AND FACING UP
TOP OFF HEDGEROW AT REQUIRED HEIGHT AS THIS HEIGHT IS REACHED AND MAINTAIN AT THIS LEVEL
REPLACE FAILED PLANTS ANNUALLY DURING THE PLANTING SEASON
WEEDING X10 P/A

TREE PLANTING

EAST BOUNDARY-

Revisions:
Rev A: General amendments as requested, 23.11.12 EC

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Drawing Title:	Landscape Layout		
Drawing Number:	M2159.01A		
Project Title:	Huskissons garage, Lavister		
Client:	Ian Maclean		
Scale:	1:200 @ A1		
Date:	November 2012		
Drawn by:	JH	Checked by:	NW
			
Unit 6 Longley Lane Northenden Manchester M22 4WT T: 0161 946 0808 F: 0161 946 0713 E: design@barneswalker.co.uk			