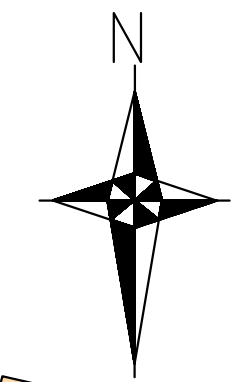


Land at Baildon Road, Cutgate, Rochdale



BAILDON ROAD

WHALLEY ROAD

SHARED ALLEYWAY

SHARED ALLEYWAY

El Sub Sta

Interface distances of proposed houses no worse than 12 to 22 Baildon Road. Rochdale SPD residential standards clause 4.3 refers to exceptions in situations such as the application site.

Defensible rear garden space to each property

On street parking to each property frontage as per other similar properties in the locality

1.0m high wrought iron railing in contemporary design with vertical bar and secondary cross bar to front garden spaces with matching gates

Rear gate access to central housing plot taken from shared alleyway

Refuse and recycling storage to rear garden areas and collection from kerbside

1.8m high timber close boarded fencing enclosure to side and rear garden boundaries demoted CBF

Secure gateway

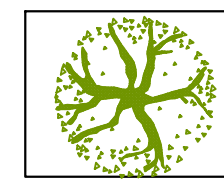
Blank single storey rear gable

Blank two storey rear gable

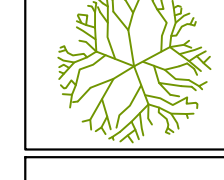
Blank two storey side gable

two storey rear projection with windows to rear only and blank side gable

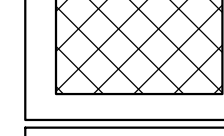
KEY



INDICATES POSITION OF 4No BEECH
Genus Fagus.....12 - 14 girth



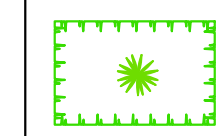
INDICATES POSITION OF 4No ALDER -
Alnus Glutinosa.....90-120cm height



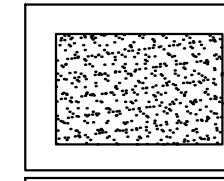
PATIO AREAS - TO CONSIST OF INDIAN
STONE FLAGGING



NATIVE HEDGE -
HAWTHORN/BLACKTHORN



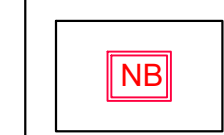
SHRUB BED



CLOSE MOWN GRASS GROWN FROM LAWN SEED =
Amenity Rygrass/Meadowgrass/Slender
Fescue/Chewings Fescue mix



Bat roost box position - built into side gable cavity walls
at higher level: Ibstock Enclosed Bat Box 'C' or similar



Schwegler Sparrow Terrace composite bird box

PLANT SCHEDULE

NATIVE HEDGES - To be planted in a double, staggered row & maintained to a height of 1.5M.			
Abb.	Botanical Name	Form / X Transplanted	Girth (cm)
HT	Crataegus monogyna 'Hawthorn'		
BT	Prunus Spinosa 'Blackthorn'		

NOTE: ALL FINAL TREE POSITIONED TO BE AGREED ON SITE WITH CLIENT AND LANDSCAPING CONTRACTOR. THIS DRAWING REPRESENTS POSITIONS OF TREES INDICATIVE PURPOSES ONLY

- a) Total number of 3No trees to be planted in 1000mm m² pits, backfill of 150mm with drainage material and 750mm of spent compost (20%) and topsoil (80%) with bone meal at a rate of 50g/m²
- b) All trees to have 'set out for and fit' tree stakes with rubber spacers

Tree planting
Trees shall conform to BS 3936 and be planted in tree pits of the following sizes unless directed otherwise:
Feathered trees 900 x 900 x 450 up to 3 metres high (0.36m)
Selected standards 1000 x 1000 x 600 up to 4.25 metres high (0.60m). Heavy standard/Extra heavy standards 1200 x 1200 x 600. Excavated subsoil or stone shall be carted off site to tip. The bottom 250mm of the pit shall be dug and broken up. Backfill shall be imported topsoil as specified unless directed otherwise.

Compost for planting pits
Compost shall be a proprietary product, bark based incorporating fertilisers and improving additives. The type of compost shall be approved before its delivery on site, and the details of the product shall be supplied. Cambrank planting compost is approved. Where directed compost shall be added to and mixed with topsoil backfill at the following rates:
Feathered trees - 1 bag; 80 litres
Selected standards - 1.5 bags; 120 litres
Heavy standard/Extra heavy standards - 2 bags; 160 litres

Stakes for trees
Stakes shall be peeled round softwood, pointed or minimum diameter 75mm. The stakes shall be driven into the base of the tree pit prior to placing the tree and backfilling. Stakes shall in general have a clear height above the finished ground level as follows unless directed otherwise:
Feathered trees - 750mm (one tie)
Selected standards - 900mm (2 stakes, one tie each)
Heavy standard/Extra heavy standards - 1200mm (2 stakes, one tie each)
The stake shall be long enough to drive until they hold the tree firmly without rocking.

Tree ties
Ties shall be approved nail-on type with cushioned spacer such as Toms, or other equal and approved. Nails shall be flat headed galvanised and shall hold the ties securely into the stake. Ties shall not be over tight on the tree stems. Ties available from J Toms Limited, Wheeler Street, Headcorn, Ashford, Kent, TN27 9SH.
Feathered Type 04
Select standards Type L1
Heavy standard/Extra heavy standards Type L3

Planting of trees
The tree shall be set upright and at the same depth as grown in the nursery, the roots shall be spread out and the topsoil, or compost/topsoil mixture, backfilled. Backfilling should be done to ensure close contact between roots and by firming in layers. The soil shall be left level and tidy, any subsoil clods, bricks or stones over 50mm arising, collected and carted off site.

Mulching
A 75mm compacted layer of medium grade pulverised bark, with a particle size of not more than 100mm and containing no more than 10% fines, shall be spread to form a continuous layer covering the whole of the bed, or in the case of standard trees shall be in the form of a circle of 600mm diameter around the base of the tree. Whips and transplants shall be mulched in the form of a 300mm diameter circle around the base of the tree.

TURFING
Soil preparation and cultivation
All areas to be turfed shall be cultivated to a depth of at least 100mm, all weeds, stones and refuse larger than 50mm shall be removed to Contractor's tip, and shall be brought to a fine tilth. Allow for hand cultivation where machine work is not possible.

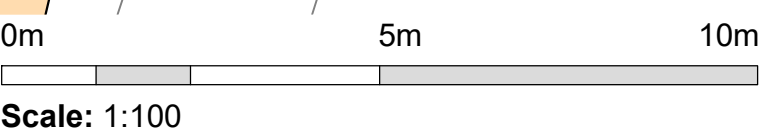
Turf
Turf shall be extra-quality meadow turf and shall comply to BS 3969. The contractor shall supply a sample of the turf he proposed to use for approval of the Landscape Architect and shall ensure that all turves are similar to the approved sample. The Contractor shall inform the Landscape Architect of the location of the supply, so that turf can be inspected prior to lifting.

Season
Turf shall be laid when weather and soil conditions are suitable and, where possible, preference should be given to autumn and early winter operations. No turf shall be laid in exceptionally dry or frosty weather or in other unsuitable weather conditions.

Delivery and stacking
For large areas, turf shall be delivered at appropriate intervals throughout the work so as to avoid stacking for long periods.

PROTECTION TO EXISTING TREES
The recommendations in BS 5837 (2005), *Trees in relation to Construction* must be complied with at all times.
No pruning, lopping, felling or severance of roots is to take place without prior consent of the local authority.
Any work to the existing trees is to be carried out by a qualified tree surgeon.
The position and construction of protective fencing shall be agreed with the local authority prior to any site works commencing.
Under no circumstances must any materials be stored under the canopy of existing trees, and no cement, diesel or oil stored near them.
No vehicles should pass under the canopy of existing trees.
No fires should be lit in close proximity to existing trees.
No ropes, cables, services or notice boards shall be fixed to existing trees.
Under no circumstances should the levels around existing trees be either raised or reduced.
Scaffolding may only be erected within protected areas if it is done so in accordance with BS 5837.
Any excavations under existing tree canopy spreads shall be done by hand.

Proposed Landscape/Biodiversity Plan - Scale 1:100



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**Chartered Institute of
Architectural Technologists**
Registered Practice

Project
**Land at Baildon Road, Cutgate,
Rochdale OL12 7NG**

Title
**Housing Site redevelopment
LANDSCAPING/BIODIVERSITY IMPROVE**

Scale @ A1 1:100	Date October 2022	Ref Job 1071	Drawn MDB
Dwg No 1071/BRR/LSP			Rev -