

Proposed materials, landscaping scheme and proposed levels for development of three dwellings on land of former number 2 War Office Road, Bamford, planning ref; 23/01347/VRCON.



Cedral Thrutone Smooth Fibre Cement Slate – blue-black.



Manchester Brick Specialists – Olde Mellor Multi - Red Multi facing brickwork to external walls.



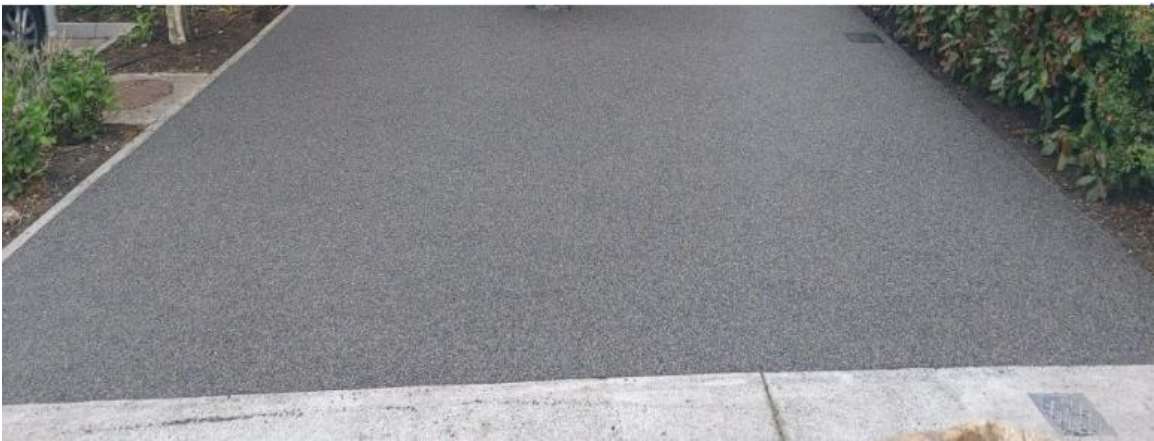
Black (RAL 9005 - MATT) Aluminium window frames with double glazed units. Window and door frames set minimum 75mm back from outer face of wall.



Black upvc fascia's and soffits with half round gutters and circular downspouts in matching colour.



Typical insulated composite or aluminum entrance door in aluminum frame with side light, frame set back min 75mm from brickwork face.



Silver Grey resin bound driveways - subject to drainage engineer's design.



Exterior quality grey porcelain tiles for external paths and patios.

LANDSCAPING PROPOSALS

Topsoil

Imported top soil to comply with BS3882:1994. Where topsoil is absent imported top soil shall be spread to a depth of 0.3m. Within any tree protection areas, to minimize disturbance of tree roots during planting operations, topsoil shall be spread to a maximum depth of 0.15m over existing top soil.

Planting.

All hardy nursery stock shall comply with BS: 3936, Specification for nursery stock. All site preparation, planting and post planting aftercare shall comply with "Handling and Establishment of Landscape Plants" 1996 published by the committee for Plant Supply and Establishment. All stock to be planted at the sizes and densities detailed in the planting schedule. All trees of a height greater than 1.5 metres shall be supported using a wooden stake of a top diameter not less than 50mm. The tree stake shall be driven to a depth of not less than 0.5m. The height of the stake above the ground level shall be equal to 1/3rd the height of the tree. All staked trees shall be attached to the top of the stake with a single proprietary tree tie.

Mulching.

All planted ornamental stock shall be mulched with a course grade of part-composted wood-chip or bark mulch. The mulch shall be spread to a depth of 50mm to a radius of 300mm around all shrubs and transplants and a radius of 500mm around all trees of a height greater than 1.0m.

Hedge

B - Copper Beech hedging between plots 2 and 3.

Trees:

Tree species have been specifically selected for their compact or fastigiate form due to their restricted locations as well as their flowers and berries for wildlife.

Species;

Bp - Betula pendula 'Youngii'

Cr - Sargent Crabapple Tree

Sa - Sorbus aucuparia 'Eastern Promise'

All other open areas of the site not described to be finished with turf:-

All new turf to be fine quality eg Sportsman by Turflands or equivalent and laid in accordance with BS 3969 1990.

Landscaping Plan, with proposed levels.

