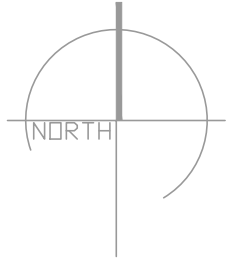
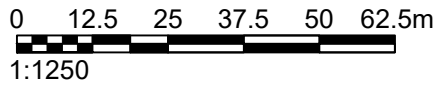


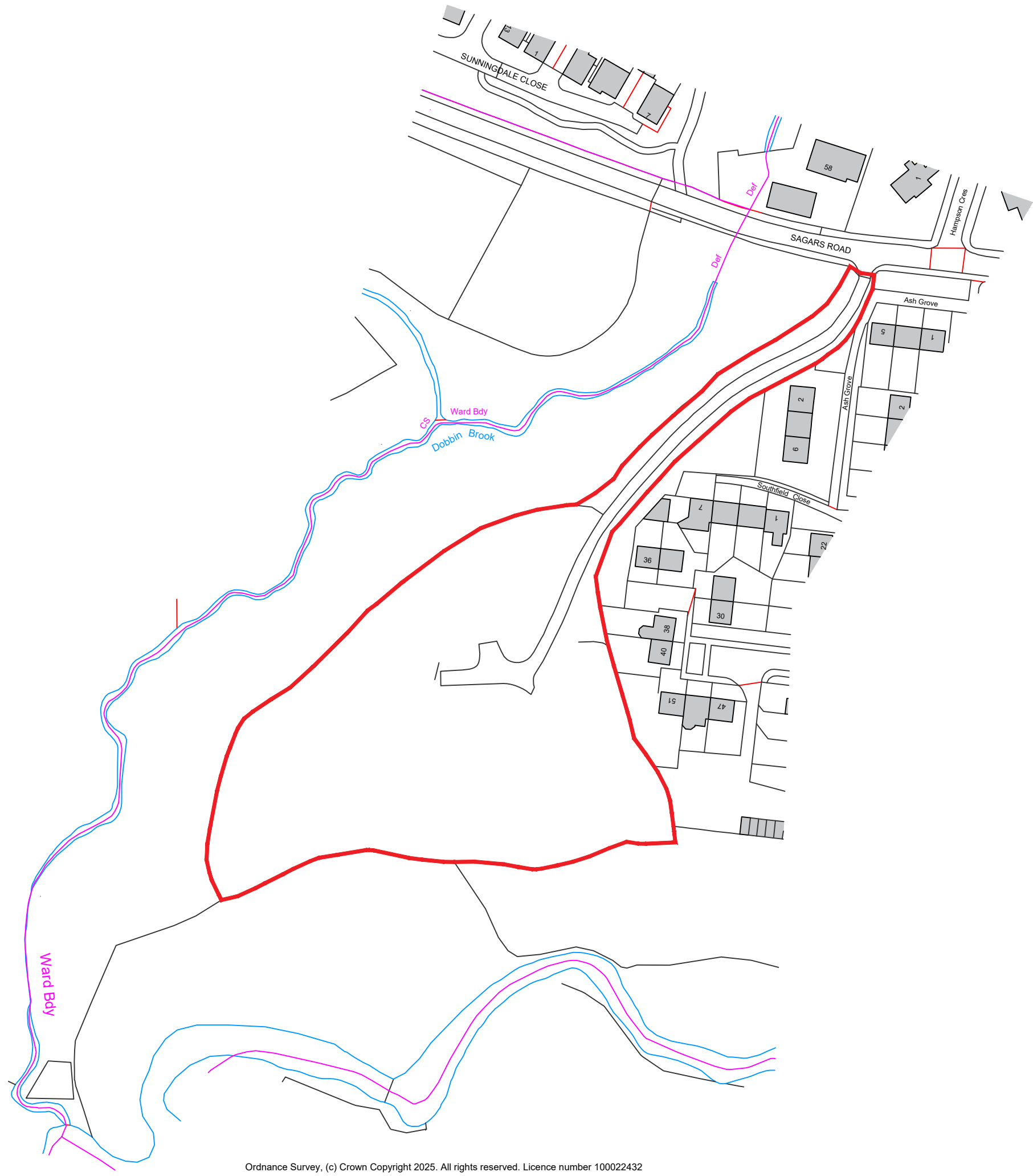
25/2053/FUL

Land Of The Former Knowle House,
Sagars Road, Handforth, SK9 3EA

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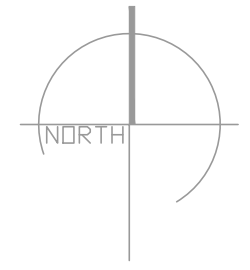


SITE AREA RED LINE BOUNDARY - 10,616m²



Ordnance Survey, (c) Crown Copyright 2025. All rights reserved. Licence number 100022432

P2	Red Line Boundary Alterations	30.06.25
P1	Client Details Change	28.05.25
Rev	Description	Date
Cassidy+Ashton www.cassidyashton.co.uk C+A		
Architecture + Building Surveying + Town Planning		
7 East Cliff, Preston, Lancashire, PR1 3JE 10 Hunters Walk, Canal Street, Chester, CH1 4EB St Andrews Business Centre, Mold, Flintshire, CH7 1XB		
T: 01772 258 366 T: 01244 402 900 T: 01352 706 244		
Client		
Wrightcare Development Ltd. & Deansgate M5 Ltd.		
Project		
Proposed NewBuild Care Home Development		
Drawing Title		
Existing Location Plan		
Drawn by	MPT	Checked by - Date 11/04/24
Suitability	Scale @ A1 1 : 1250	
13263	HCH-CAA-XX-ZZ-DR-A-100	P2
C+A JOB NO.	PROJECT - ORIGINATOR - VOL - LEVEL - TYPE - ROLE - NUMBER	REV.



P3	Existing Trees Added	25.11.25
P2	Red Line Boundary Alterations	30.06.25
P1	Client Details Change	28.05.25
Rev.	Description	Date

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10 Hunters Walk, Canal Street, Chester, CH1 4EB T: 01244 402 900
St Andrews Business Centre, Mold, Flintshire, CH7 1XB T: 01352 706 246

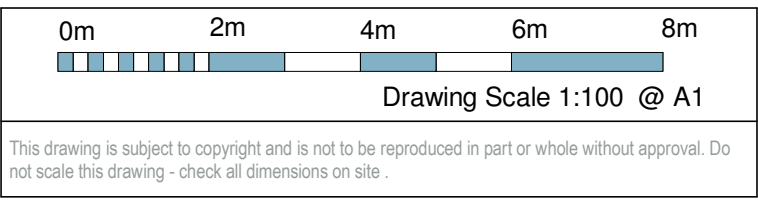
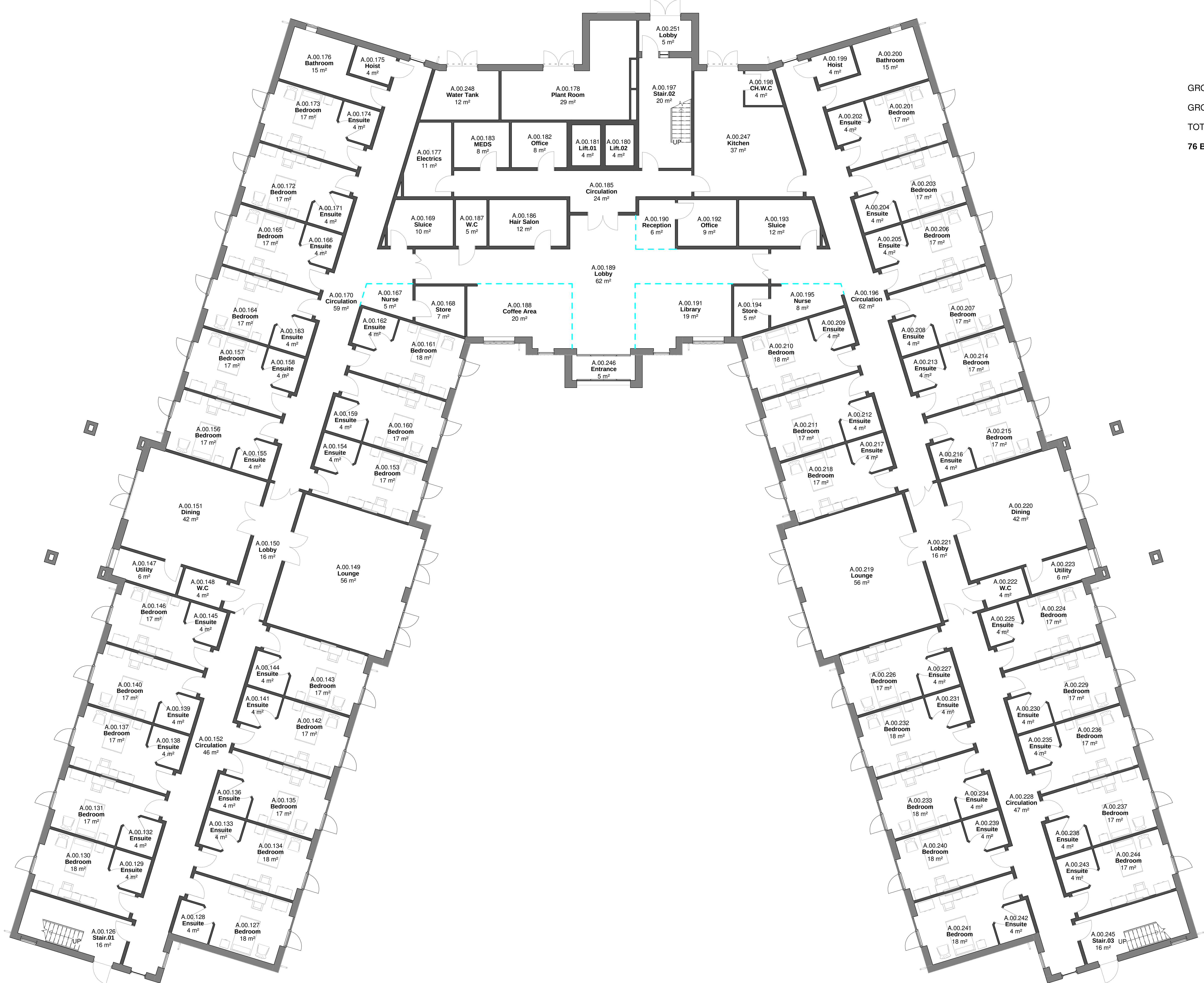
Client:
**Wrightcare Development Ltd.
& Deansgate M5 Ltd.**

Project:
**Proposed NewBuild Care Home
Development**

Drawing Title:
Existing Site Plan

Drawn by	MPT	Checked by	-	Date	11/04/24
Subsidiary		Scale @ A1		1 : 500	

13263	HCH-CAA-XX-ZZ-DR-A-101	P3
C+A JOB NO.	PROJECT - ORIGINATOR - VOL - LEVEL - TYPE - ROLE - NUMBER	REV.



GROSS INTERNAL GROUND FLOOR AREA - **1,832m²**

GROSS INTERNAL FIRST FLOOR AREA - **1,812m²**

TOTAL GROSS INTERNAL FLOOR AREA - **3,644m²**

76 BEDROOM RESIDENTIAL CARE HOME

P4	Client Alterations - Rear Elevation	MPT	18.11.25
P3	Planning Alterations - Rear Elevation	MPT	12.11.25
P2	Client/Consultant Amendments - Materiality & Internal Layouts	MPT	09.10.25
P1	Client Alterations - Internals & PV Arrangement	MPT	16.09.25
Rev	Description	By	Date

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St Andrews Business Centre, Mold, Flintshire, CH7 1XB

T: 01772 258 356
T: 01244 402 900
T: 01352 706 246

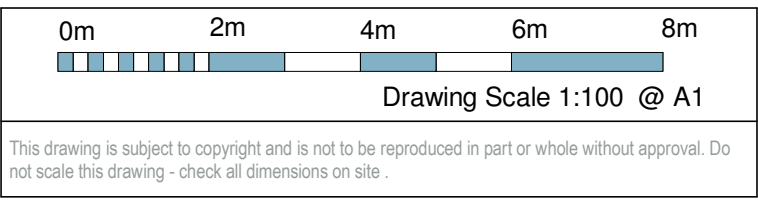
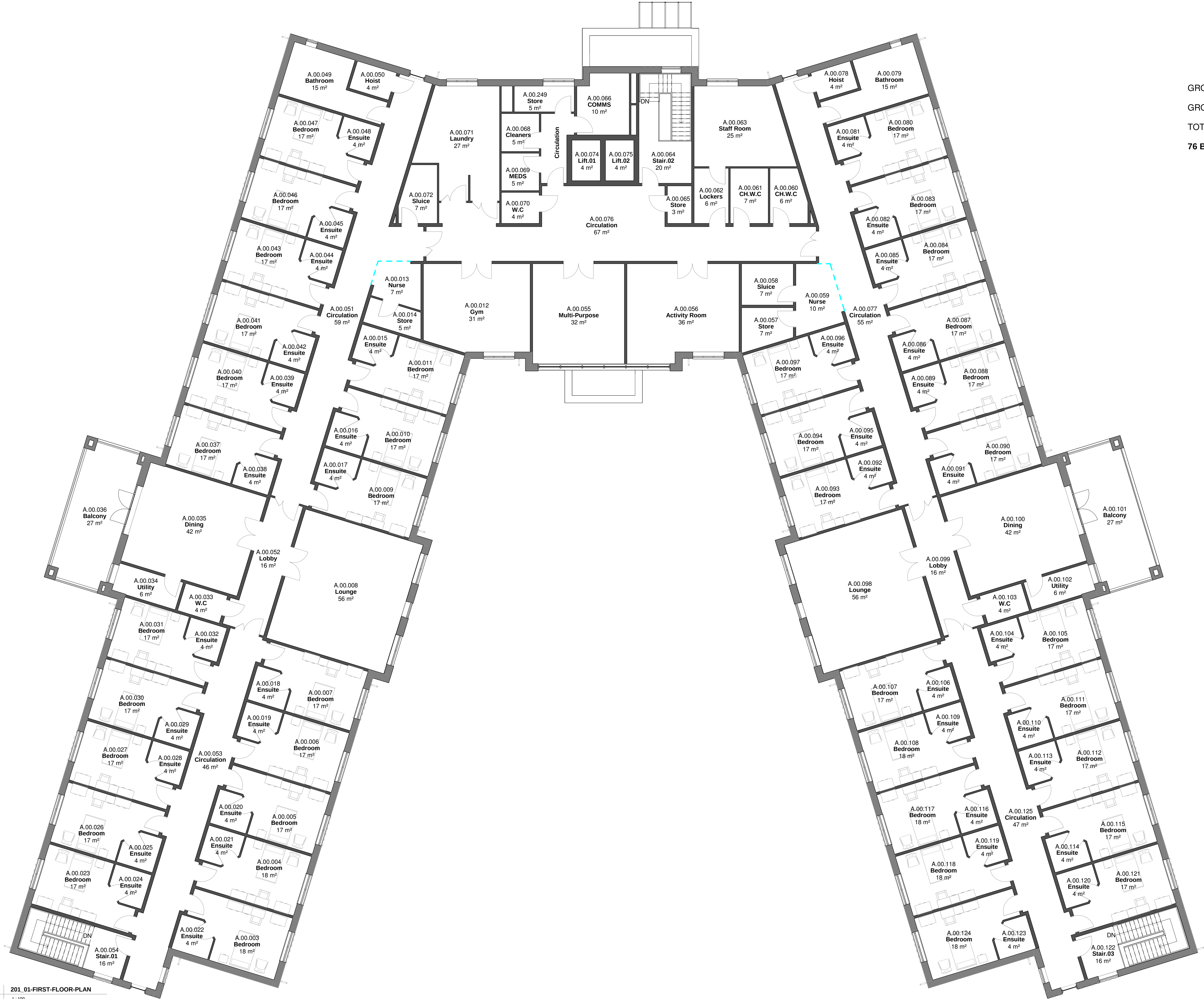
Wrightcare Development Ltd. & Deansgate M5 Ltd.

Project
Proposed NewBuild Care Home Development

Drawing Title
Proposed Ground Floor Plan

Drawn by **MPT** Checked by **N/A** Date **16.09.25**
Subsidiary **S2 - INFORMATION** Scale @A1 **1 : 100**

13263	HCH-CAA-XX-00-D-A-200	P4
C+A JOB NO.	PROJECT - ORIGINATOR - VOL. - LEVEL - TYPE - ROLE - NUMBER	REV.



GROSS INTERNAL GROUND FLOOR AREA - **1,832m²**

GROSS INTERNAL FIRST FLOOR AREA - **1,812m²**

TOTAL GROSS INTERNAL FLOOR AREA - **3,644m²**

76 BEDROOM RESIDENTIAL CARE HOME

P4	Client Alterations - Rear Elevation	MPT	18.11.25
P3	Planning Alterations - Rear Elevation	MPT	12.11.25
P2	Client/Consultant Amendments - Materiality & Internal Layouts	MPT	09.10.25
P1	Client Alterations - Internals & PV Arrangement	MPT	16.09.25
Rev	Description	By	Date

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T: 01352 706 246

Wrightcare Development Ltd. & Deansgate M5 Ltd.

Project
Proposed NewBuild Care Home Development

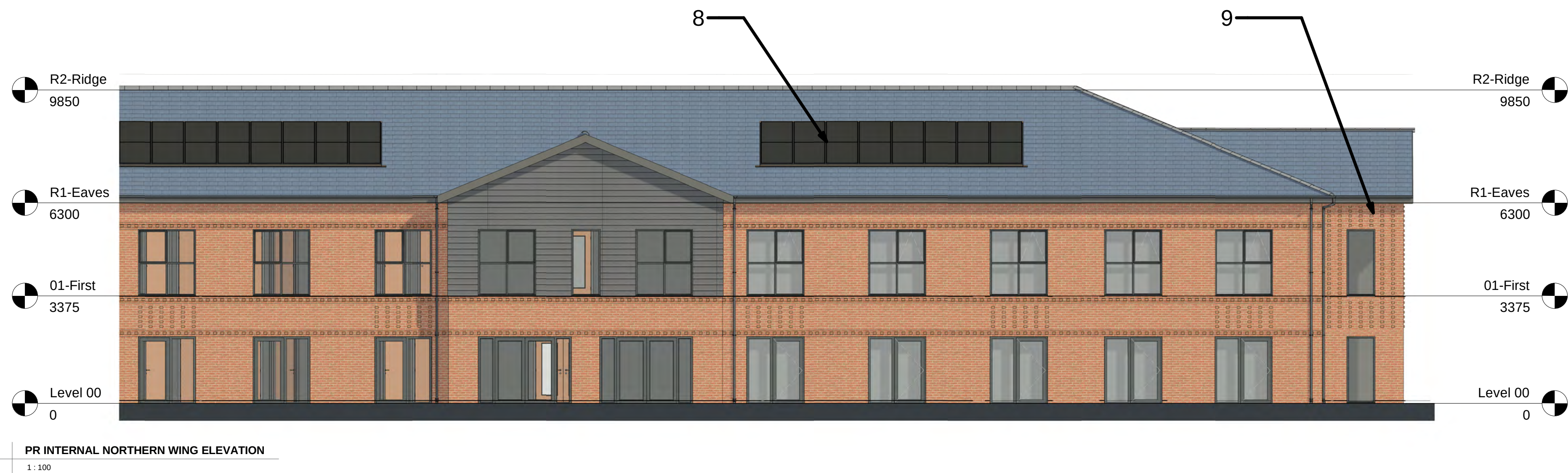
Drawing Title
Proposed First Floor Plan

Drawn by **MPT** Checked by **N/A** Date **16.09.25**

Subsidiary **S2 - INFORMATION** Scale @ A1 **1 : 100**

13263 **HCH-CAA-XX-01-D-A-201** **P4**

C+A JOB NO. PROJECT - ORIGINATOR - VOL. - LEVEL - TYPE - ROLE - NUMBER REV.



MATERIAL KEY:

- Multi Faced Red Brickwork.
- Wood Effect Grey Cladding.
- Concrete Slate Effect Roof Tiles.
- Window Heads & Sills to be Three Brick Band in English Bond to Match Brick Detailing.
- Grey UPVC Windows & Doors.
- Rainwater Goods to be UPVC to Match Windows & Doors.
- UPVC Fascia & Soffits to Match Windows & Doors.
- PV Panels Shown Indicatively, Final Numbers & Specification TBC.
- Areas of Brick Detailing to Create Sections of Textured Facade.
- Covered Balcony Terrace with Cladding & Glazed Balustrade.
- Glazed Rear Entrance Canopy.

**All Materials and Finishes
to be Equal or Approved
and Confirmed by the
Local Authority Planning.**

P7	Client Alterations - Rear Elevation	MPT	18.11.25
P6	Planning Alterations - Rear Elevation	MPT	12.11.25
P5	Planning Alterations - Materiality	MPT	27.10.25
P4	Client/Consultant Amendments - Materiality & Internal Layouts	MPT	09.10.25
P3	Client Alterations - Internal & PV Arrangement	MPT	16.09.25
P2	Client Details Change	MPT	28.05.25
P1	Client Comments Amendments	MPT	27.05.25
Rev	Description	By	Date

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T: 01244 402 900
T: 01352 706 246

Client

Wrightcare Development Ltd. & Deansgate M5 Ltd.

Project

Proposed NewBuild Care Home Development

Drawing Title

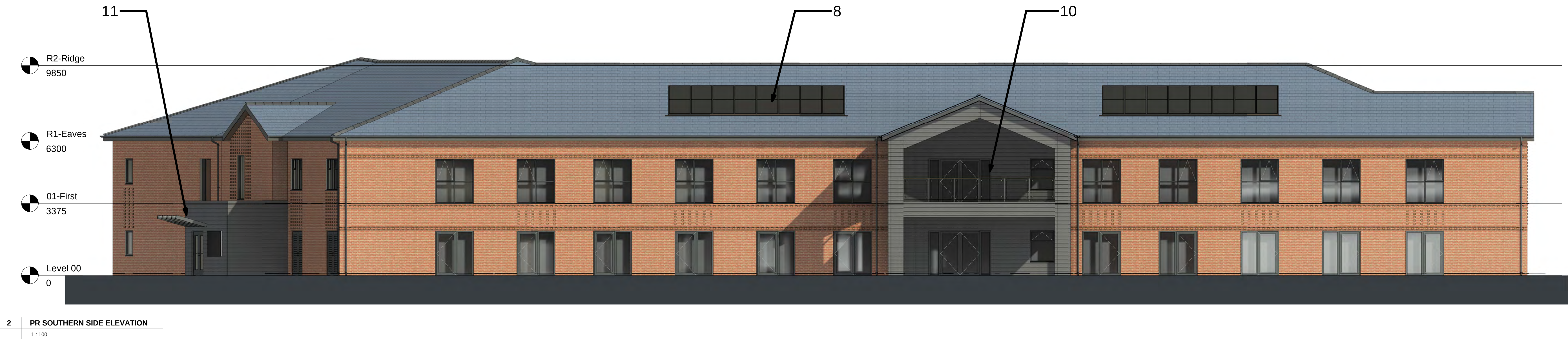
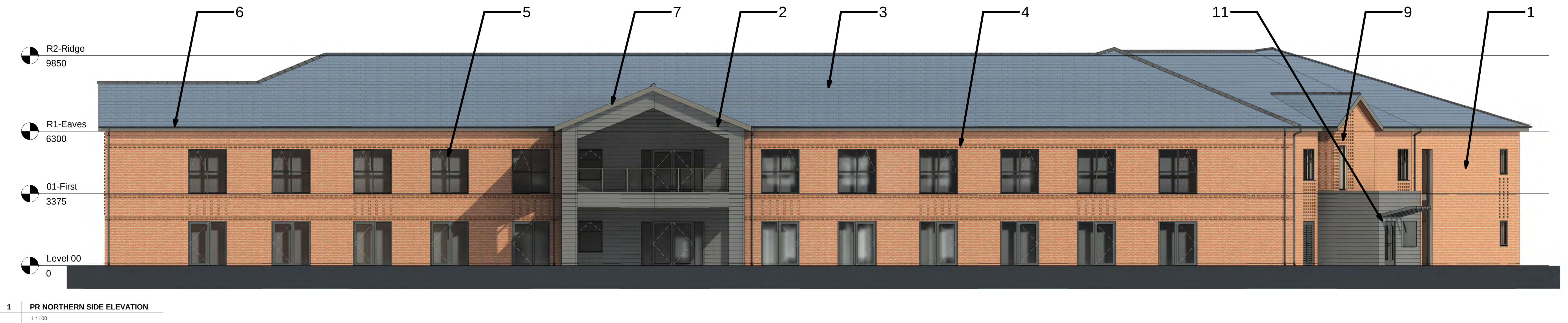
PROPOSED ELEVATIONS

Drawn by MPT Checked by LM Date 14.05.25

Subsidiarity S2 - INFORMATION Scale @ A1 1 : 100

13263 HCH-CAA-XX-ZZ-D-A-211 P7

C+A JOB NO. PROJECT - ORIGINATOR - VOL. - LEVEL - TYPE - ROLE - NUMBER REV.



MATERIAL KEY:

- Multi Faced Red Brickwork.
- Wood Effect Grey Cladding.
- Concrete Slate Effect Roof Tiles.
- Window Heads & Sills to be Three Brick Band in English Bond to Match Brick Detailing.
- Grey UPVC Windows & Doors.
- Rainwater Goods to be UPVC to Match Windows & Doors.
- UPVC Fascia & Soffits to Match Windows & Doors.
- PV Panels Shown Indicatively, Final Numbers & Specification TBC.
- Areas of Brick Detailing to Create Sections of Textured Facade.
- Covered Balcony Terrace with Cladding & Glazed Balustrade.
- Glazed Rear Entrance Canopy.

All Materials and Finishes to be Equal or Approved and Confirmed by the Local Authority Planning.

P2	Client Alterations - Rear Elevation	MPT	18.11.25
P1	Planning Alterations - Rear Elevation	MPT	12.11.25
Rev	Description	By	Date

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St Andrews Business Centre, Mold, Flintshire, CH7 1XB

T: 01772 258 356
T: 01244 402 900
T: 01352 706 246

Client

Wrightcare Development Ltd. & Deansgate M5 Ltd.

Project

Proposed NewBuild Care Home Development

Drawing Title

PROPOSED ELEVATIONS

Drawn by	MPT	Checked by	LM	Date	14.05.25
Subsidiary	S2 - INFORMATION		Scale @ A1	1 : 100	

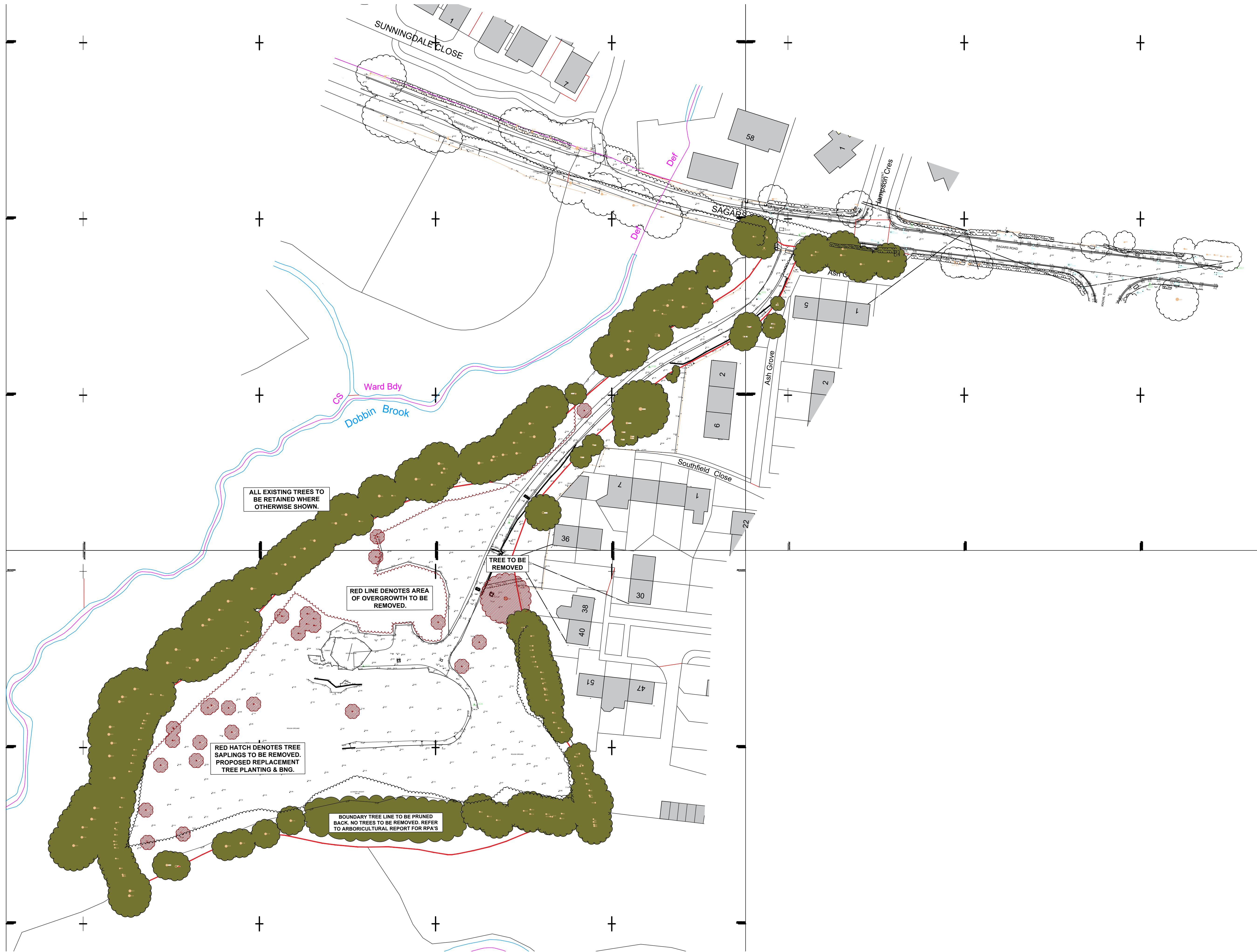
13263	HCH-CAA-XX-ZZ-D-A-214	P2
C+A JOB NO.	PROJECT - ORIGINATOR - VOL. - LEVEL - TYPE - ROLE - NUMBER	REV.



02 PROPOSED SITE SECTION

0 0.5 1 1.5 2 2.5m
1:50

P1	First Issue	17.11.25
Rev.	Description	Date
Cassidy+Ashton www.cassidyashton.co.uk Architecture + Building Surveying + Town Planning 7 East Cliff, Preston, Lancashire, PR1 3JE 10 Hunters Walk, Canal Street, Chester, CH1 4EB St Andrews Business Centre, Mold, Flintshire, CH7 1XB T: 01772 258 356 T: 01244 402 900 T: 01352 706 246		
Client		
Wrightcare Development Ltd. & Deansgate M5 Ltd.		
Project		
Proposed NewBuild Care Home Development		
Drawing Title		
Proposed Site Section		
Drawn by	MPT	Checked by - Date 11/04/24
Substability	Scale @ A1 1 : 50	
13263	HCH-CAA-XX-ZZ-DR-A-215	P1
C+A JOB NO.	PROJECT - ORIGINATOR - VOL - LEVEL - TYPE - ROLE - NUMBER	REV.



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REFER TO ARBORICULTURAL IMPACT ASSESSMENT & TREE SURVEY REGARDING SUPPORTING INFORMATION ON TREE PROTECTION & REMOVAL.

REFER TO LANDSCAPE ARCHITECT DRAWINGS & SPECIFICATION REGARDING PROPOSED LANDSCAPING, REPLACEMENT TREE PLANTING, LANDSCAPE IMPACT ASSESSMENT AND BNG.

P6	Notation Added	25.11.25
P5	Existing Trees Added	25.11.25
P4	Planting Alterations - Notation Changes	12.11.25
P3	Red Line Boundary Alterations	30.06.25
P2	Client Details Change	28.05.25
P1	Additional Tree to be Removed	14.05.25
Rev.	Description	Date

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St Andrews Business Centre, Mold, Flintshire, CH7 1XB T: 01352 706 246

Client:
**Wrightcare Development Ltd.
& Deansgate M5 Ltd.**

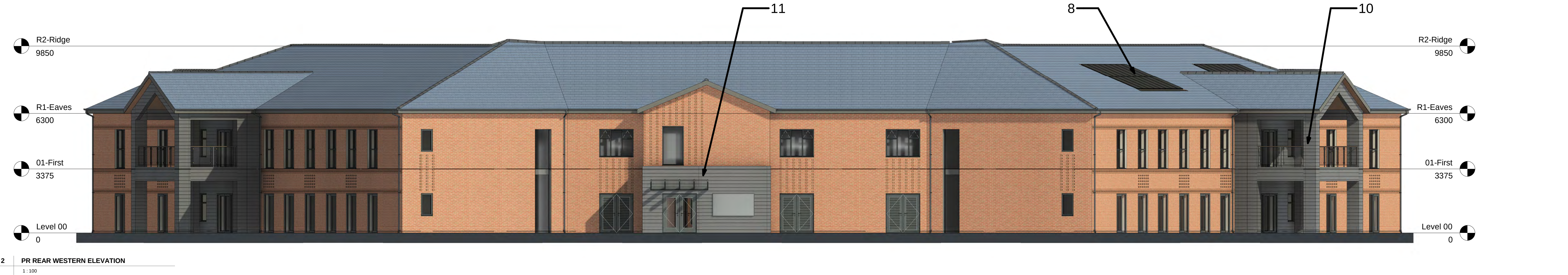
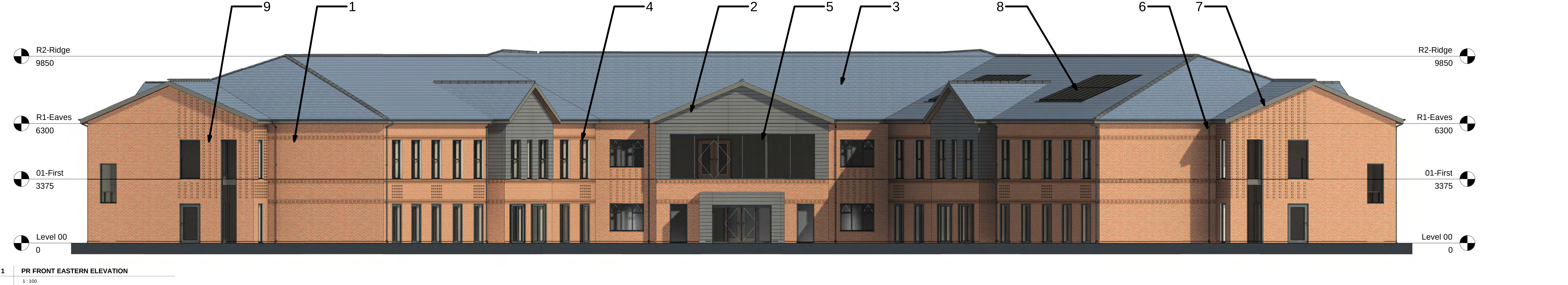
Project:
**Proposed NewBuild Care Home
Development**

Drawing Title:
Existing Tree Removal Site Plan

Drawn by: MPT Checked by: - Date: 11/04/24

Subsidiary: Scale @ A1 1 : 500

13263	HCH-CAA-XX-ZZ-DR-A-102	P6
C+A JOB NO.	PROJECT - ORIGINATOR - VOL - LEVEL - TYPE - ROLE - NUMBER	REV.



MATERIAL KEY:

- Multi Faced Red Brickwork.
- Wood Effect Grey Cladding.
- Concrete Slate Effect Roof Tiles.
- Window Heads & Sills to be a Three Brick Band in English Bond to Match Brick Detailing.
- Grey UPVC Windows & Doors.
- Rainwater Goods to be UPVC to Match Windows & Doors.
- UPVC Fascia & Soffits to Match Windows & Doors.
- PV Panels Shown Indicatively, Final Numbers & Specification TBC.
- Areas of Brick Detailing to Create Sections of Textured Facade.
- Covered Balcony Terrace with Cladding & Glazed Balustrade.
- Glazed Rear Entrance Canopy

All Materials and Finishes
to be Equal or Approved
and Confirmed by the
Local Authority Planning.

P7	Client Alterations - Rear Elevation	MPT	18.11.25
P6	Planning Alterations - Rear Elevation	MPT	12.11.25
P5	Planning Alterations - Materiality	MPT	27.10.25
P4	Client/Consultant Amendments - Materiality & Internal Layouts	MPT	09.10.25
P3	Client Alterations - Internals & PV Arrangement	MPT	16.09.25
P2	Client Details Change	MPT	28.05.25
P1	Client Comments Amendments	MPT	27.05.25
Rev	Description	By	Date

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T: 01244 402 900
T: 01352 706 244

Client

Wrightcare Development Ltd. & Deansgate M5 Ltd.

Project

Proposed NewBuild Care Home Development

Drawing Title

PROPOSED ELEVATIONS

Drawn by MPT Checked by LM Date 14.05.25

Subsidiarity S2 - INFORMATION Scale @ A1 1 : 100

13263 HCH-CAA-XX-ZZ-D-A-210 P7

C+A JOB NO. PROJECT - ORIGINATOR - VOL. - LEVEL - TYPE - ROLE - NUMBER REV.



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P12	Planning Alterations - Parking Arrangement	01.12.25
P11	Notation Added	25.11.25
P10	Landscaping Alterations & Existing Trees Added	25.11.25
P9	Client Alterations - Rear Elevation & External Works	17.11.25
P8	Planning Alterations - External Works	12.11.25
P7	Planning Alterations - Existing Topographical Survey Added	27.10.25
P6	Planning Alterations - Pavement & Refuse Enclosures	16.09.25
P5	Additional Parking Added	05.09.25
P4	Red Line Boundary Alterations	30.06.25
P3	Client Details Change	28.05.25
P2	Client Comments Amendments	27.05.25
P1	Additional Tree to be Removed	14.05.25
Rev	Description	Date

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Client
**Wrightcare Development Ltd.
& Deansgate M5 Ltd.**

Project
Proposed NewBuild Care Home Development

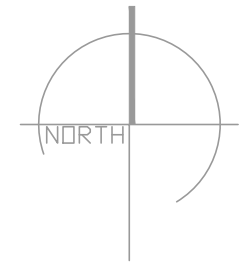
Drawing Title
Proposed Roof Plan

Drawn by **MPT** Checked by **-** Date **11/04/24**
Subality Scale @ A1 **1 : 200**

13263 HCH-CAA-XX-R1-DR-A-104 P12
C+A JOB NO. PROJECT - ORIGINATOR - VOL - LEVEL - TYPE - ROLE - NUMBER REV.

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0 5 10 15 20 25m
1:500



P12	Planning Alterations - Parking Arrangement	01.12.25
P11	Notation Added	25.11.25
P10	Landscaping Alterations & Existing Trees	25.11.25
P9	Client Alterations - Rear Elevation & External Works	17.11.25
P8	Planning Alterations - External Works	12.11.25
P7	Planning Alterations - Existing Topographical Survey Added	27.10.25
P6	Planning Alterations - Pavement & Refuse Enclosure	16.09.25
P5	Additional Parking Added	05.09.25
P4	Red Line Boundary Alterations	30.06.25
P3	Client Details Change	28.05.25
P2	Client Comments Amendments	27.05.25
P1	Additional Tree to be Removed	14.05.25
Rev	Description	Date

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St Andrews Business Centre, Mold, Flintshire, CH7 1XB T: 01352 706 246

Client:
**Wrightcare Development Ltd.
& Deansgate M5 Ltd.**

Project:
**Proposed NewBuild Care Home
Development**

Drawing Title:
Proposed Site Plan

Drawn by: MPT Checked by: - Date: 11/04/24

Subsidiary: Scale @ A1 1 : 500

13263 HCH-CAA-XX-ZZ-DR-A-103 P12
C+A JOB NO. PROJECT - ORIGINATOR - VOL - LEVEL - TYPE - ROLE - NUMBER REV.



Green Dashed Line Denotes Proposed Circa 10m Travel Distance and Route for Refuse Workers to Collection Point. Refer to Vehicle Tracking for Refuse Vehicle to Enter & Exit the Site.

Blue Dashed Line Denotes Proposed Circa 7m Travel Distance and Route for Operational Staff from Proposed Building to Refuse Enclosure.

Refuse Enclosure to Accommodate min 4no 1280ltr EuroBins with 1400mm Clearance Between each Bin for Accessibility.

Treated Timber Palisade Fencing:

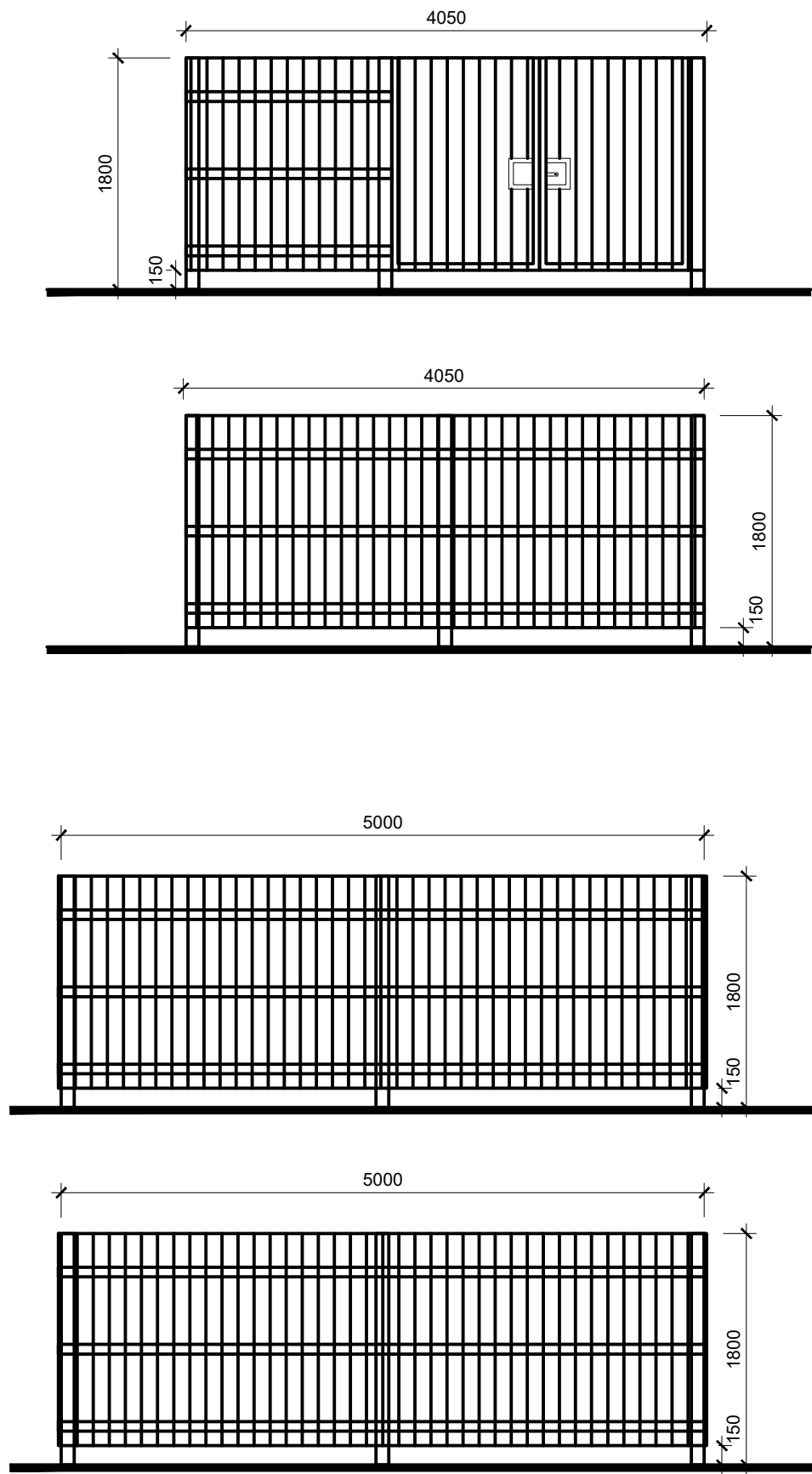
Fencing construction to generally consist of:

- Sawn tanalised (brown) treated soft wood. Timber posts min section size 100x100mm sent into 450mm3 concrete bases. post tops to be sloped to shed water.
- Cross rails (3 no) to be sawn tanalised (brown) treated soft wood. min section size 50x100mm. 100x25mm pales to be close butt boarded to full length.
- All fence fixings to be hot dipped galvanised or equal approved.
- Gate posts to be min section size 150x150mm. Sikkens or similar dark stain finish (3 coats) exact shade to be confirmed.

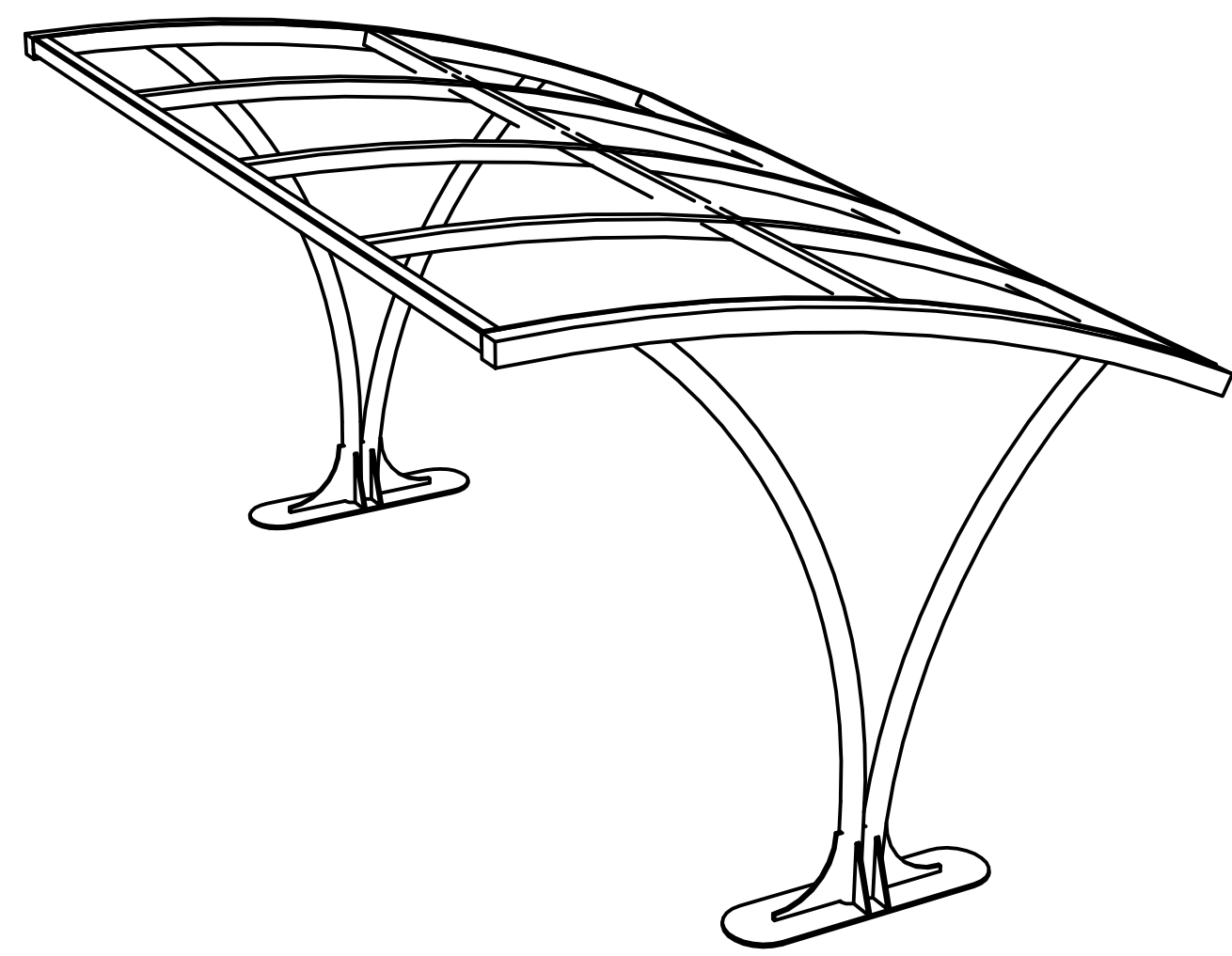
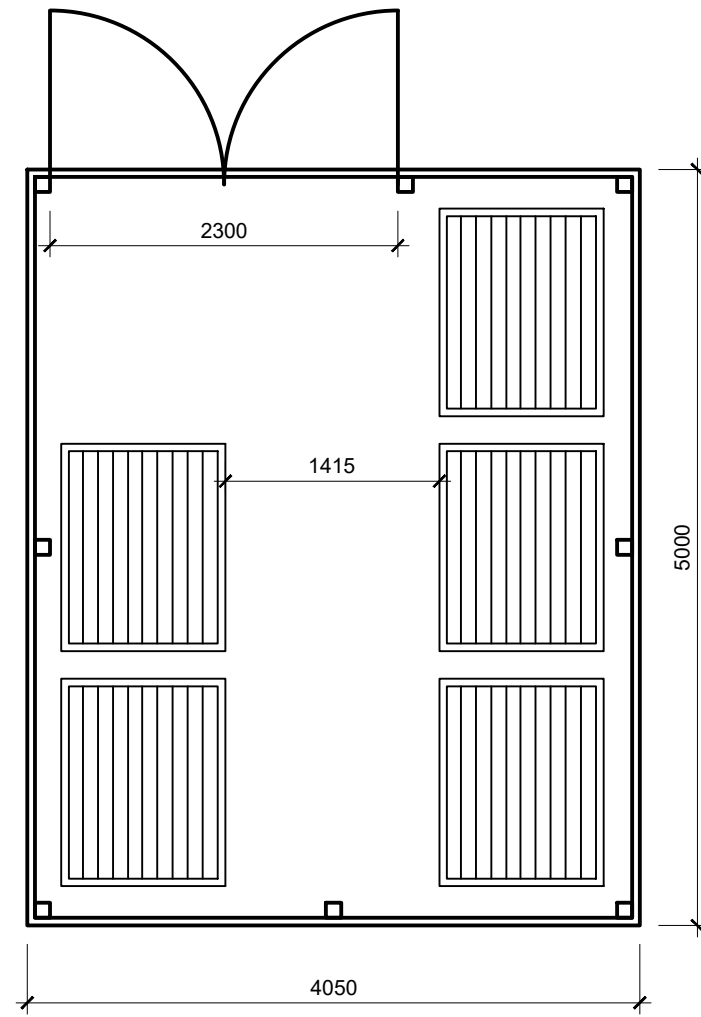
External Plant Enclosure to Match the Above Refuse Storage Specification. All Sizes & Dimensions to be Confirmed.



02 EXAMPLE IMAGE



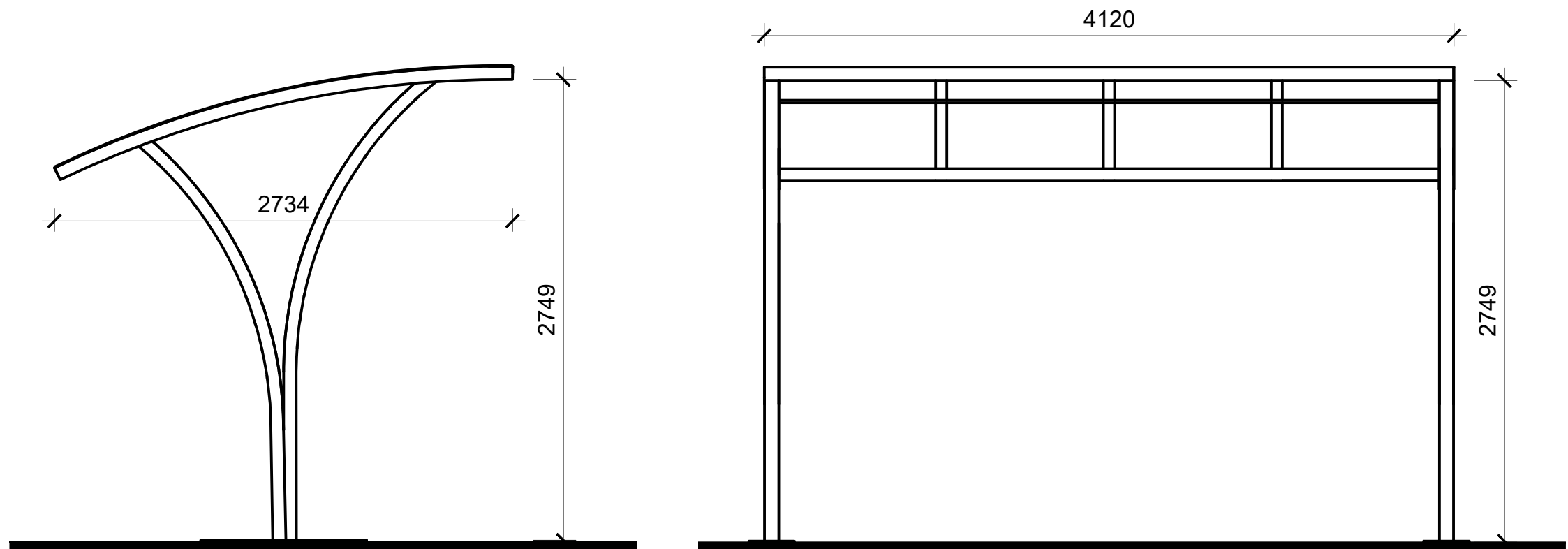
03 INDICATIVE REFUSE STORE PLAN / ELEVATIONS



04 TYPICAL CYCLE STORAGE ELEVATIONS

NOT TO SCALE

Broxap Apollo Cycle Shelter to be Galvanized Powder Coated to RAL 7016 Anthracite Grey. With 5no Harrogate Style Hooped Cycle Stands to Accommodate 10 Bicycles in Total.



05 EXAMPLE IMAGE

P5	Planning Alterations - Parking Arrangement	01.12.25
P4	Landscaping Alterations	25.11.25
P3	Client Alterations - Rear Elevation & External Works	17.11.25
P2	Planning Alterations - External Works	12.11.25
P1	First Issue	16.09.25
Rev	Description	Date

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T: 01772 258 366
T: 01244 402 900
T: 01352 706 246

Client:

Wrightcare Development Ltd.
& Deansgate M5 Ltd.

Project:

Proposed NewBuild Care Home Development

Drawing Title:

Proposed External Works
Site Plan

Drawn by: MPTChecked by: -Date: 11/04/24

Subsidiarity: -Scale @ A1: 1 : 200

13263HCH-CAA-XX-ZZ-DR-A-105P5

C+A JOB NO. PROJECT - ORIGINATOR - VOL - LEVEL - TYPE - ROLE - NUMBER REV.

LANDSCAPE SPECIFICATION 02: tbc						
No.	% Mix	Species Name	Pot Size	Height	Density	Specification
Groundcover Evergreen Shrubs						
Ct	3L	Chorisia tennata	3L	30 - 40cm	3/m2	Bushy, planted in groups of 3-5
Vd	3L	Viburnum davidii	3L	20 - 30cm	4/m2	Bushy, planted to create larger shrub back drop
Hv	3L	Hebe verucosa	3L	30 - 40cm	4/m2	Bushy, planted in groups of 3-5
Cj	3L	Camellia japonica	3L	20 - 30cm	1/m2	Bushy, planted to create aesthetic back drop
Hp	3L	Hebe 'purple pixie'	3L	30 - 40cm	4/m2	Bushy, planted in groups of 3-5
Vt	3L	Viburnum tinus	3L	20 - 30cm	4/m2	Bushy, planted to create larger shrub back drop
Ed	3L	Escallonia donard seedling	3L	30 - 40cm	3/m2	Bushy, planted to create larger shrub back drop
Perennial Shrubs						
Eb	3L	Erysimum 'Bowles Mauve'	3L	30 - 40cm	4/m2	Bushy, planted in groups of 5-7
La	3L	Lavandula angustifolia 'twickel purple'	3L	30 - 40cm	4/m2	Bushy, planted in groups of 5-7
Ls	3L	Lupinus polyphyllus	3L	20 - 30cm	4/m2	Bushy, planted in groups of 5-7
He	3L	Hebe 'coral bells'	3L	20 - 30cm	4/m2	Bushy, planted in groups of 5-7
Ca	3L	Cistus argenteus 'silver pink'	3L	20 - 30cm	4/m2	Bushy, planted in groups of 5-7
Rf	3L	Rudbeckia hirta 'Goldsturm'	3L	30 - 40cm	5/m2	Bushy, planted in groups of 3-5
Pe	3L	Penstemon 'blue spire'	3L	30 - 40cm	3/m2	Bushy, planted in groups of 5-7
Gr	3L	Geranium 'Rozanne'	3L	20 - 30cm	6/m2	Bushy and well established, planted in groups of 7-9
An	3L	Anemone hepatica	3L	30 - 40cm	4/m2	Bushy, planted in groups of 5-7
Dp	3L	Digitalis purpurea	3L	20 - 30cm	4/m2	Bushy, planted in groups of 5-7
Ns	3L	Nepeta six hills giant	3L	30 - 40cm	4/m2	Bushy, planted in groups of 3-5
Sa	3L	Sedum autumn joy	3L	30 - 40cm	4/m2	Bushy, planted in groups of 7-9
Sc	3L	Santolina Chamaecyparissus	3L	20 - 30cm	4/m2	Bushy, planted to create larger shrub back drop
Sn	3L	Salvia nemorosa 'Blauhugel'	3L	30 - 40cm	6/m2	Bushy, planted in groups of 7-9
Sj	3L	Scabiosa japonica	3L	30 - 40cm	4/m2	Bushy, planted in groups of 5-7
Hd	3L	Hydrangea paniculata 'Limelight'	3L	30 - 40cm	4/m2	Bushy, planted to create larger shrub feature plant
Vo	3L	Verbena bonariensis	3L	40 - 50cm	4/m2	Bushy and well established, planted in groups of 5-7
Hf	3L	Hosta First Frost	3L	30 - 40cm	6/m2	Bushy, planted in groups of 5-7
Deciduous Shrubs						
Cal	3L	Cornus alba	3L	30 - 40cm	3/m2	Bushy and well established, planted in groups of 3-5
Cf	3L	Cornus alba 'Winter fire'	3L	40 - 50cm	4/m2	Bushy and well established, planted in groups of 3-5
Ph	3L	Philadelphus belle étoile	3L	40 - 50cm	3/m2	Bushy and well established, planted in groups of 3-5
Fr	3L	Fuchsia riccartonii	3L	30 - 40cm	4/m2	Bushy and well established, planted in groups of 3-5
Rc	3L	Rosa Canina	3L	20 - 30cm	4/m2	Bushy and well established, planted in groups of 3-5
Ornamental Grasses						
Ok	3L	Calamagrostis 'Karl Foerster'	3L	40 - 60cm	3/m2	Bushy, planted in blocks for large impact
Ss	3L	Sesleria autumnalis	3L	30 - 40cm	3/m2	Bushy, planted in groups of 5
Fm	3L	Festuca mairei	3L	40 - 50cm	3/m2	Bushy and well established, planted in small groups
Mc	3L	Miscanthus 'Red chief'	3L	30 - 40cm	3/m2	Bushy, planted in groups of 5
Ml	3L	Miscanthus 'Morning light'	3L	40 - 50cm	3/m2	Bushy, planted in groups of 5
Pr	3L	Pennisetum Karley rose'	3L	30 - 40cm	3/m2	Bushy, planted in groups of 5

LANDSCAPE SPECIFICATION 01: tbc						
No.	% Mix	Species Name	Pot Size	Height	Density	Specification
GIS Trees						
Sau	RB	Sorbus aucuparia	RB	4.25m	As shown	Extra Heavy Standard, 14-16cm girth, min 5 bks
Ac	RB	Acer campestre	RB	4.25m	As shown	Extra Heavy Standard, 14-16cm girth, min 5 bks
Tc	RB	Tilia cordata	RB	4.25m	As shown	Extra Heavy Standard, 14-16cm girth, min 5 bks
Pn	RB	Pinus nigra austriaca	RB	1.5m	As shown	Leader with laterals
Standard Selected Trees						
Ag	RB	Alnus glutinosa	RB	3 - 3.5m	As shown	10-12cm girth, min 3 bks, 1.75-2m clear stem
Cs	RB	Crataegus Paul's Scarlet	RB	3 - 3.5m	As shown	10-12cm girth, min 3 bks, 1.75-2m clear stem
Pa	RB	Pagus sylvatica Purpurea	RB	3 - 3.5m	As shown	10-12cm girth, min 3 bks, 1.75-2m clear stem
Bp	RB	Betula pendula 'jacquemontii'	RB	3 - 3.5m	As shown	Bushy multi stem, min 5x well established stems
Ms	RB	Malus sylvestris	RB	3 - 3.5m	As shown	10-12cm girth, min 3 bks, 1.75-2m clear stem
Pc	RB	Prunus coccinea Chanticleer	RB	3 - 3.5m	As shown	10-12cm girth, min 3 bks, 1.75-2m clear stem
Pa	RB	Prunus avium	RB	3 - 3.5m	As shown	10-12cm girth, min 3 bks, 1.75-2m clear stem
Pu	RB	Prunus subhirtella	RB	3 - 3.5m	As shown	10-12cm girth, min 3 bks, 1.75-2m clear stem
Se	RB	Sorbus aria	RB	3 - 3.5m	As shown	10-12cm girth, min 3 bks, 1.75-2m clear stem
Pl	RB	Paulownia tomentosa	RB	3 - 3.5m	As shown	10-12cm girth, min 3 bks, 1.75-2m clear stem
Feature Trees						
Ap	CG	Acer palmatum	CG	1.5 - 1.8m	As shown	Bushy mature shrub, min 5x well established stems
Mel	CG	Malus 'Iceberg' Leonard Messer'	CG	1.5 - 1.8m	As shown	Bushy mature shrub, min 5x well established stems
Cbr	CG	Carpinus betulus Fastigata	CG	4.25m	As shown	Extra Heavy Standard, 14-16cm girth, min 2m clear stem, min 5 bks
Feature Shrubs & Topiary						
PluF	10-12L	Prunus laurocerasus	10-12L	0.8 - 1.0m	1/m2	Bushy, individual feature plant to create larger back drop
LufT	10-15L	Lonicera nitida	10-15L	45-55cm diameter	1/m2	1-1.2m clear stem with ball head
Single Species Hedges						
Pl	CG	Prunus lusitanica	CG	1 - 1.2m	2.5 lin meter	Bushy, planted to create instant screen / hedge
Mixed Native Hedge						
10%	B	Corylus avellana	B	60 - 80cm	6linear m	Branches, min 3 bks, 1-1.1m planted in groups of 3-5
50%	B	Crataegus monogyna	B	80 - 100cm	6linear m	Transplant 1-1.1m, planted in groups of 5-10
10%	B	Prunus spinosa	B	60 - 80cm	6linear m	Branches, min 2 bks, 1-1.1m planted in groups of 3-5
10%	B	Rosa canina	B	45 - 60cm	6linear m	Branches, min 2 bks, 1-1.1m planted in groups of 3-5
10%	B	Ilex Aquifolium	B	45 - 60cm	6linear m	Branches, min 2 bks, 1-1.1m planted in groups of 3-5
10%	B	Viburnum opulus	B	45 - 60cm	6linear m	Branches, min 2 bks, 1-1.1m planted in groups of 3-5
Mixed Native scrub						
15%	B	Corylus avellana	B	45 - 60cm	3/m2	Branches, min 3 bks, 1-1.1m planted in groups of 3-5
40%	B	Crataegus monogyna	B	45 - 60cm	3/m2	Transplant 1-1.1m, planted in groups of 5-10
15%	B	Prunus spinosa	B	45 - 60cm	3/m2	Branches, min 2 bks, 1-1.1m planted in groups of 3-5
10%	B	Rosa canina	B	45 - 60cm	3/m2	Branches, min 2 bks, 1-1.1m planted in groups of 3-5
10%	B	Ilex Aquifolium	B	45 - 60cm	3/m2	Branches, min 2 bks, 1-1.1m planted in groups of 3-5
10%	B	Viburnum opulus	B	45 - 60cm	3/m2	Branches, min 2 bks, 1-1.1m planted in groups of 3-5



REVISIONS

REV A

02/07/25

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REV B

16/09/25

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REV C

25/09/25

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REV D

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REV E

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KEY:

HARD LANDSCAPE SCHEDULE

PROPOSED BUILDINGS:

Proposed buildings. See DWA Architects drawings for details.

PROPOSED PUBLIC PATHWAYS:

Proposed public pathways to be textured concrete block paving. Use 300 x 200 x 80mm thick paving in 'Alto Silver colour-textured', laid stretcher coursing, or similar to be approved. All material build ups and laying specifications to engineer's and manufactures details, to include joints between blocks. All levels and falls to be laid appropriately to avoid puddling.

PROPOSED PUBLIC PATIOS:

Proposed public patios to be granite finish concrete paving. Use 300 x 200 x 80mm thick paving in 'Silver colour' or similar to be approved. All material build ups and laying specifications to engineer's and manufactures details, to include joints between flags. All levels and falls to be laid appropriately to avoid puddling.

PROPOSED PRIVATE PATIOS:

Proposed private patios to be granite finish concrete paving. Use 600 x 400 x 40mm thick paving in 'Buff colour' or similar to be approved. All material build ups and laying specifications to engineer's and manufactures details, to include joints between flags. All levels and falls to be laid appropriately to avoid puddling.

PROPOSED BOUND GRAVEL PATH:

Proposed bound gravel to entrance path and informal pathways. Use Bound Gravel - Oyster Pearl colour or similar to be approved. Product to be installed on suitable sub-base materials with block paving edge. All material build ups and laying specifications to engineer's and manufactures details. All levels and falls to be laid appropriately to avoid puddling.

PROPOSED WOODLAND WALK PATHWAY:

Proposed bound gravel to woodland walk path. Use Bound Gravel -Raisby gold and to be wheelchair safe and disabled access for all year use or similar to be approved. Product to be installed on suitable sub-base materials. All material build ups and laying specifications to engineer's and manufactures details. All levels and falls to be laid appropriately to avoid puddling.

PROPOSED BLOCK PAVING TO CAR PARK:

Proposed concrete block paving to car park bays. Use 200mm x 100mm x 80mm thick block paving in 'Buff colour', laid herringbone arrangement, or similar to be approved. All material build ups and laying specifications to engineer's and manufactures details. All levels and falls to be laid appropriately to avoid puddling.

PROPOSED ASPHALT TO CAR PARK, ISLES AND FOOTPATHS:

To all car parking areas including aisles and parking bays use tarmac surface with coloured chippings within (as requested by local planning authority/officer), to demarcate areas, bays and direction use with white/yellow lining to delineate areas and zones. Construction method also includes Marshalls British Standard bullnose kerb, drop kerb and flush kerb as required. All levels and falls to be laid to appropriate building regulations and to avoid puddling. All material build ups and laying specifications to engineer's details. Use concrete kerbs where appropriate and where materials join.

PROPOSED CONCRETE TO SERVICE AREA:

Proposed concrete surface to service area. Install on suitable sub-base materials with kerb edges as required. All material build ups and laying specifications to engineer's and manufactures details. All levels and falls to be laid appropriately to avoid puddling.

PROPOSED RAISED PLANTERS TO PRIVATE PATIOS:

Proposed raised planters to private patio, material/product to be confirmed with client and design team. All material build ups and laying specifications to engineer's and manufactures details. Some planters to be 'open bottom' to facilitate water permeation into drainage network, see drainage details for further information.

PROPOSED TIMBER PLANTERS TO GROWING AREA:

Proposed timber planters to growing area. All material build ups and laying specifications to engineer's and manufactures details.

PROPOSED WOODEN PERGOLA:

Proposed wooden pergola to communal area. includes matching material posts root fixed in concrete foundations and associated joining fixtures. Construction specifications to engineer's and manufactures details.

PROPOSED GREENHOUSE/POTTING SHED:

Proposed Greenhouse/Potting shed to be installed to growing area for the communal use. Product to be constructed as per engineers and manufactures specification.

PROPOSED STAINLESS STEEL SPHERE WATER FEATURE:

Proposed stainless steel sphere water feature installed to communal area. Product to be approved. Includes associated electrics and ducting as required. Product and works to engineers and manufactures specification.

PROPOSED TIMBER SEATING TO COMMUNAL AREAS:

Proposed timber seating to communal areas. Install products root fixed into concrete base / foundation. Install all produces as per manufacturers and engineers specification. Locations, product and quantities shown as indicative and to be approved by Client and Design Team.

PROPOSED 1.8M HOOP TOP RAILINGS:

Proposed hoop top railings to create boundary and divide communal areas. Includes metal entrance archway from visitor parking. To be 1.8m high anti-trap bow top fence railings with matching gates as required. Posts installed in concrete base / foundation. Install all produces as per manufacturers and engineers specification.

PROPOSED 0.9M BALL TOP METAL RAILINGS:

Proposed 0.9m high ball top metal railings with associated gates, colour Black to delineate private patio spaces. Install in concrete base / foundation. Install all produces as per manufacturers and engineers specification.

REVISIONS

REV A

02/07/25

DM

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UPDATES AS PER ARCHITECT'S NEW XREF LAYOUT.

REV B

25/08/25

DM

MB

ADDITIONAL VEGETATION INTRODUCED INTO THE EXISTING BOUNDARY BUFFER PLANTING AS REQUESTED BY THE LPA

REV C

20/11/25

MB

TL

UPDATES TO BOH AS REQUESTED BY LPA.

REV D

24/11/25

DM

MB

LANDSCAPE UPDATES MADE AS PER LOCAL PLANNING AUTHORITY (LPA) COMMENTS.

REV E

01/12/25

MB

TL

LANDSCAPE UPDATES MADE AS PER LOCAL PLANNING AUTHORITY (LPA) COMMENTS.

DRAWING NOTES:

See TEL Landscape drawing 101 for Soft Landscape Details.

See Cassidy & Ashton Architect's drawings for further details.

Drawing information based on original drawings and topographical survey. All dimensions, measurements and levels to be confirmed on site prior to works.

All hard materials, edges and joints to include appropriate kerbs as required.

All products and material to be installed as per engineers and manufactures specifications.

All construction work adjacent to trees to be in accordance with BS 5837: 2012 Trees in relation to design, demolition and construction recommendations. Fencing should be erected prior to the commencement of works on site and stay erected until the completion of agreed works.

No machine works to be carried out within the Root Protection Areas, including no mechanical rotavation.

Use only hand tools in existing tree root protection areas.

SCALE

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FOR PLANNING

PROJECT

HANDFORTH CARE HOME DEVELOPMENT

TITLE

HARD LANDSCAPE SPECIFICATION

SCALE

1 / 250 @A0

DATE

21 / 05 / 2025

DRAWN

DM

REVIEWED

MB

REVISION

E

DRAWING NO

MR25-046-102

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