

1 Canalside access road:
Access road to resident and visitor car-parking via controlled barrier off Potato Wharf.

2 Footpath link to Castlefield:
Pedestrian walkway 1.5 m wide connecting Potato Wharf to re-opened bridge over Bridgewater canal.

3 Secondary car-park:
7 additional spaces for outside of secure fenced area of main car-park

4 Main car-park:
114 spaces including 6 accessible spaces for residents and 6 motorcycle spaces. Car park secured by 2m high dark grey, steel vertical bar railings to match Phase 1 with sliding gates. Control for gates linked to lifting barrier on access road. Vehicular access gate from car-park under arches for access to canalside area south of the viaduct (maintenance only). Electric vehicle charging posts for 12 cars.

5 Advertising hoarding:
Access maintained for hoarding along footway/cycleway. Access to be managed by Management Company.

6 Footway/maintenance route:
Existing route proposed to be narrowed to 3m and re-located adjacent to river wall. 1m protective planted buffer zone adjacent to wall with cast iron post and rail fence.

6a Walkway in vicinity of building close to existing riverside to be a minimum of 2m wide with 1400 mm high balustrade.

7 Garden:
Area of soft landscaping consisting of mounded buffer zone adjacent to footway/cycleway and area of groundcover/hedge/tree planting. Additional bin store adjacent to sub-station, to be screened by steel/timber screen with climbing plants.

8 Courtyard:
Private courtyard space accessed from pod and open to the car-park Planted boundary to either edge offering privacy to ground floor apartments. Seating areas within courtyard, opportunity for BBQ area.

9 Delivery bays:
Space for delivery vehicles to park for access to loading bays at rear of building. Acts as turning head for refuse lorries.

10 Entrance area:
Access only for maintenancel vehicles/fire tenders to front of building. Gently sloping (max 1:21) access to main entrance.

11 Riverside landscaping:
Existing landscape at top of embanjkment cleared of scrub and re-planted using a mix of low - medium height native shrubs and groundcover. River edge protected by continuation of existing cast iron balustrade.

Lower part of embankment; existing planting to remain undisturbed.

12 Townhouse parking:
Space for two cars to park outside single townhouse property.

13 Pocket park:
Old coach house site providing greenspace adjacent to riverside footway. Relocated footpath connecting to end of Potato Wharf and canalside access road.

14 Cycle store:
Two tier cycle store for 157 cycles within the walls of the existing infilled railway viaduct arch. Cycle storage to be split into two section by a 2m high mesh fence and gate. Cycle store plus 34 internal cycle spaces = 100% cycle parking provision.

15 Townhouse cycle storage:
Internal cycle store for 34 cycles within Block 3.

For hard and soft landscape materials see drawings 315.002 & 003.

Notes

(1) Do not scale from drawings - use dimensions only. (2) All dimensions are in millimeters unless noted. (3) All dimensions shall be verified on site before proceeding with the work. (4) Landscape Projects shall be notified of any discrepancies.

(5) Engineer to specify all sub-bases. Any below ground construction is indicative.

(6) to be read in conjunction with setting out drawings LP294.070, 071 and 073 - Landscape Projects shall be notified of any discrepancies.

P4	RL	2017-04-06	Planning reissue
T2	RCD	2017-01-13	Issued for Stage 3 Final PRS

P3	RCD	2017-01-10	Pod amended.
P2	RCD	2017-01-09	Block 3 GA revisions. Riverside walkway level dropped. Substation moved and retaining wall adjacent viaduct retained.
P1	RCD	2016-12-07	Issued for planning
T1	RCD	2016-11-25	Note re bat boxes added. General updates.
T1	RCD	2016-11-25	Issued for Tender
D2	RCD	2016-11-15	Updates to landscape plan. Substation moved. Binstore added.
D1	RCD	2016-11-11	Draft Planning Issue

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PROJECT: **Potato Wharf**, Castlefield, Manchester

DATE: 2016-11-08 | DRAWN: RCD | CHECKED: NCS

SCALE: 1:300 @ A1 | STATUS: Stage 3 FINAL

TITLE: **Phase 2: Blocks 3 & 4** Landscape GA

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