ENVIRONMENTAL STRATEGY

URBANE forms

CONTENT

This Environmental Statement is based on the 'Environmental Standards outlined in The Guide to Development in Manchester, the Supplementary Planning Document and Planning Guidance, adopted by the City Council in April 2007.

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1: Waste Storage and Collection Guidance for New Developments'

2: Landscape Layout '

BREEAM REPORT

EcoHomes 2007 Planning Pre-assessment

1.0 General Rating Bands

Title	Pass	Good	Very Good	Excellent
Ecohomes Rating Bands	36	48	58	70

2.0 General Summary

Summary	Weighted Scores
Management	9
Health & wellbeing	12.25
Energy	10.249
Transport	8
Water	3.332
Materials & waste	9.04
Land use & Ecology	3.9
Pollution	4.545
Total	60.316
Predicted Rating	Very Good

This report is indicative of an estimation of what may be achieved under a formal assessment by an appointed licenced assessor.

EcoHomes 2006 Planning Pre-assessment

EcoHomes 2006 Details				Planning Stage Pre-Assessment Details			
Sections Ref	Issues	Max Credit UNIT	Value of Weighted Credit	Credit Awarded UNIT	Credit Weighting	Credit To Be Validated	Comments
Management Issues							
Man 1	Home User Guide	3	1	3	3	0	There will be a guide to enable homeowners/occupiers to operate their homes efficiently in line with current good practice & to make best use of the local facilities.
Man 2	Considerate Constructors	2	1	2	2	0	The contractor will register with the considerate Contractor Scheme and will score between 32 and 40 and all sector scores will be above 3.
Man 3	Construction Site Impact	3	1	3	3	0	The construction site will be managed in an environmentally efficient manner with regard to resource use, energy consumption, waste management and pollution.
Man 4	Security	2	1	1	1	0	New extention windows will comply with minimum security standard. A new secure entrance door to be provided.
Health and Well being credit							
Hea 1	Day lighting	3	1.75	3	5.25	0	All new flats have a view out of the sky and large amount of glazingfor sufficient natural light
Hea 2	Sound Insulation	4	1.75	3	5.25	0	A programme of pre-completion testing will be carried out based on listed in Table 2 column A for every group of apartments. Also a commitment to achieve airborne sound insulation values that are at least 3dB higher, and impact sound insulation that are at least 3dB lower, than the performance standards in the Building Regulations for England and Wales.
Hea 3	Private Space	1	1.75	1	1.75	0	Development makes use of the existing communal private garden which is large enough for all occupants to access and use
Energy Credit							
Ene 1	Dwelling Emission Rates	15	0.971	3	2.913	0	The dwellings in new extension to have emissions of carbon dioxide less than <32 kg/m2/yr
Ene 2	Building Fabric	2	0.917	1	0.917	0	The average heat loss parameter across the new extension to development will be < 1.1 2
Ene 3	Drying Space	1	0.917	1	0.917	0	A Post and footing will be provided in the garden of dwellings for a 6m line for drying cloth.
Ene 4	Ecolabled Goods	2	0.917	2	1.834	0	Fridges, freezers and fridge/freezers will have A+ rating under EU Energy Efficiency Labelling Scheme and information will be provided on purchasing energy efficient goods for washing machines, dryers and dishwashers
Ene 5	Internal lighting	2	0.917	2	1.834	0	75% of fixed internal lighting in new dwellings(in habitable areas, not cupboards) will be dedicated energy efficient fittings
Ene 6	External Lighting	2	0.917	2	1.834	0	The Space lighting will be designed to accommodate compact fluorescent lamps or strip lights. Security lighting will be designed for energy efficiency and fitted with dawn to dusk sensors or timers.
Transport Credit							**Buggy store and charging area has been provided**
Tra 1	Public Transport	2	1	2	2	0	80% of the development is within 500m, via safe walking route, of a transport node providing a frequent service to the city
Tra 2	Cycle Storage	2	1	2	2	0	Exiting out house to be used for cycle storage area
Tra 3	Local Amenities	3	1	3	3	0	The development is within 500m of a food store and post box, 1000m walking distance of 5 local amenities and there are safe pedestrian routes to these facilities.
Tra 4	Home Office	1	1	1	1	0	Majority of units would have the required space and services for home office (ie: two double sockets and two telephone points, a window, adequate ventilation and a 1.8m wall to allow a desk and filing cabinet/bookcase) but not all.
Water Credit							
Wat 1	Internal portable	5	1.666	2	3.332	0	Water consumption will be <47 m3/bed space/year; Toilets- 6/4 dual flush, 12l.tr/min showers, aerated taps, standard baths
Wat 2	External portable water	2	1.666	0	0	0	No provision at this stage
Material Credit							
Mat 1	Environmental Impact of Materials	16	0.452	5	2.26	0	Credit can be obtained for Roof (Tiled), Interior walls (stud)
Mat 2	Responsible sourcing of basic building elements	6	0.452	6	2.712	0	Majority of materials in the basic building elements will be responsibility sourced
Mat 3	Responsible sourcing of finishing elements	3	0.452	3	1.356	0	Majority of materials in the secondary building elements will be responsibility sourced
Mat 4	Recycling Facilities	6	0.452	6	2.712	0	3 internal storage bins with a minimum total capacity of 30 litres with no individual bin smaller than 7 litter positioned in dedicated location in each units. External bins are within 50m of the front door of the houses.

EcoHomes 2006 Planning Pre-assessment

EcoHomes 2006 Details				Planning Stage Pre-Assessment Details			
Sections Ref	Issues	Max Credit UNIT	Value of Weighted Credit	Credit Awarded UNIT	Credit Weighting	Credit To Be Validated	Comments
Land use and Ecology Credits							
Eco 1	Ecological Value of Site	1	1.333	1	1.333	0	This credit can be awarded as the land is currently built on and therefore has a low ecological value
Eco 2	Ecological Enhancement	1	1.333	0	0	0	At present there is no ecological survey for the development
Eco 3	Protection of Ecological Features	1	1.333	0	0	0	At present there is no ecological survey for the development
Eco 4	Change in Ecological Value	4	1.333	2	2.666	0	There will be a change in ecological value between -3 to +3 of natural species
Eco 5	Building Footprint	2	1.333	0	0	0	This credits is not awarded
Pollution Credits							
Pol 1	Insulation ODP & GWP	1	0.909	1	0.909	0	All insulating materials will avoid using the use of substances that have GWP of 5 or more.
Pol 2	Nox Emissions	3	0.909	1	0.909	0	At this stage the energy source type is not confirmed
Pol 3	Reduction of surface run-off	2	0.909	1	0.909	0	The hard surface area is kept to minimum to reduce rain water run -off
Pol 4	Renewable and Low Emission Energy Source	3	0.909	0	0	0	This credit is not being sought
Pol 5	Flood Risk	2	0.909	2	1.818	0	The development is located in an area defined as having a low annual probability of flooding.
Total				65	60.415	0	

ENERGY EFFICIENCY

We have aimed to reduce CO2 emissions by more than the requirements of the current Building Regulations (Building Regulations: Approved Document Part L1A 2006 – Conservation of Fuel and Power). We have engaged the following design principles in order to improve efficiency levels:

- Minimised reliance on energy produced by gas or electric equipments by maximizing use of energy efficient design for heating, cooling, lighting and natural ventilation. This has been facilitated through south facing glazing and natural cooling through windows.

- As well as maintaining the quality of the existing trees we will also increase soft landscaping on and around the development by the planting of new vegetation.

- The site layout and use of building design principles listed in point one will maximize the capture and use of daylight and passive solar energy.

- Specifying energy efficient appliances and systems such as low energy bulbs and water efficient boilers and cisterns.

RENEWABLE ENERGY

To assist in the reduction of energy demand and the harmful impact of using energy from non-renewables, in line with UDP Part 1 Policy E1.5, our development will assist the site energy demand by employing on-site renewable energy technologies. In conjunction with the measures suggested in the 'Energy Efficiency' section above, we will reduce the total energy demand of the building by incorporating the following into the design:

- Provision of organic garden that will have herb beds, reducing energy required for transfer and production of herbs.

- Consider final energy demand rather than building energy consumption in the selection and sizing of generation equipment

- Sustainable drainage systems (SUDS) will be included where required. The amount of hard surfacing will be minimized and extensive amount of green gardens areas will act as a surface water management resource.
- The proposal is not in an identified flood risk area.



Flood Risk area map as indicated on Environmental Agency Web Site

Flooding from River or Sea without defences

Extent of extreme flood

- We utilize water efficient appliances and sanitary fittings throughout the project

WASTE MANAGEMENT

In line with Manchester City Council aspirations towards sustainable environment we have produced the following document. We have used UDP Development Control Policy DC27.1 as a reference for this project in line with Manchester City Council *'Waste Storage and Collection Guidance for New Developments'* (appendix 2) The waste storage and collection strategy for the development defines adequately sized bin storage areas, access for collection crews and vehicles, and other aspects of waste management that are designed into the development.

3.1 Internal Segregation and Storage of Waste

Storage areas for each unit to allow segregation of waste temporarily.

- In the new apartment a recycling centre will be integrating under a 600 worktop within the kitchen unit. This centre will accommodate three 10 litre bins to allow for paper, glass and can recycling.

Refuse taken from each apartment

- The residents of each apartment will be responsible for taking their rubbish down the stairs to ground floor and placing their rubbish in the bin store in one of the four bins; either general refuse, paper, glass or tins(cans).

5.1 – 5.5 Containers Required for Storage of Waste (Apartments)

- The scheme is based on 12 existing and 4 new apartments. We propose to provide 2 Euro bins which is more than the requirement for 16 apartments as set out on the chart "Euro bins Required for Apartment Developments". Distribution include:2 Euro bins for refuse, 1 wheeled bin for garden refuse, 2 wheeled bins for Paper, 1 wheeled bin for Glass and 1 can sack .

5.6 - 5.9 Storage Areas for Containers

- The standard weekly collection will be serviced by the metropolitan council and incorporated into the existing round. (It is not possible to be exact at present as to the day or time as round times may change).
- The bin collection points will be accessed by the collection crew externally via the front entrance from Palatine Road.
- Travel distance from each apartment to the storage area does not exceed 30m (Building Regulations Part H 2002)
- The designated storage area is sensitively located at ground floor. It has been designed to be easily accessible by both residences and refuse collection crew.
- The doorway width into the storage area is in excess of 1300mm (requirement 1.3m).
- The walkway within the storage complies with the required 1300mm minimum distance.
- Refuse & recycling containers are located in the same store.

5.10 Access to Container Storage and Presentation of Containers for Collection

- The management company will assume the responsibility for ensuring that all Euro bins and Wheeled bins are kept in good order and make them ready for collection on a regular basis.
- The management company will assume the responsibility to move the Euro bins from the bin storage areas to the bin collection points. They will also allow collection crews access to the bin collection points on collection day and ensure access is not restricted .

- The collection vehicle is able to approach within the maximum requirement of the refuse store.
- Any gradients containers will be required to move over will not exceed the max 1:12 gradient.
- Containers will be moved over smooth, continuous surface, free from steps and other obstacles.
- Following collection, the management company will return containers to their corresponding storage areas.

5.13 – 5.14 Bulky Refuse Collection Areas

An area covering approx 10m² is provided adjacent the refuse store in the forecourt of the property. This can be used for residents to place bulky items on the appointed day (given by council).
Collection can be arranged with environment on call (see section 7)

Appendix B

Collection Vehicles size
- Length 11m
- Length when loading 13.1m
- Width 2.4
- Width when loading 4.1
- Height 6m
- Turning circle 17.88 (Kerbs)
- Turning circle 19.39 (walls)
- Weight 32 tonnes

7 Contacts

7.1 Environment On Call, Manchester City Council
Tel 0161 954 9000

7.1 Envirowise
Tel 0800 585 794

MCC - Domestic Refuse Name:

Manchester City Council's Sustainable Development Officer

Contact: Jonathon Sadler / Laura Needham
Tel: 0161 234 1870 or 1871
E-mail: environment@salford.gov.uk
References
Manchester City Council - http://www.manchester.gov.uk/opservices/rubbish/developers.htm

CONSTRUCTION MANAGEMENT

In line with UDP Part 1 Policy E1.6 the construction site will be managed in an efficient manner with regard to resource use, energy consumption, waste management and pollution. The building materials used in the development will be environmentally friendly wherever practicable.

- Site waste management plans will be implemented to reduce the quantity of waste generated, and to increase re-use and recycling from any demolition works.

- Materials that are environmentally friendly, of low embodied energy, locally sourced, and can be recycled or reclaimed when the building comes to the end of its life will be considered where viable.

- Materials that contain environmentally damaging chemicals will be avoided.

- The contractor will put appropriate measures in place to manage and control the waste generated, the amount of water and energy used, and any potential releases to water, land and air.

BIODIVERSITY

In line with the Manchester City Council environmental aspirations the development will create substantial new features which will sustain wildlife and maintain all existing trees.

- The development will contribute to the City Council environmental policy and add to the ecological value of the site by enhancing an existing green space which promotes a semi-natural habitat for insects and birds. As well as retaining the quality of existing trees additional planting will contribute to a substantial and diverse landscape strategy. The proposal incorporates box hedging, varieties of herb and flower beds that will encourage wildlife, particularly butterflies. Refer to landscape plan for details of planting.

  (for landscape layout see appendix 1).

WATERWAYS

The development is not adjacent to any waterways.

APPENDIX

1. Waste Storage and Collection Guidance for New Developments'

2. Landscape Layout

WASTE STORAGE AND COLLECTION GUIDANCE FOR NEW DEVELOPMENTS

CONTENTS

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1 INTRODUCTION

1.1 As part of the ongoing sustainable development of the City, the Council is aiming for Manchester to become the greenest city in Britain.

1.2 A key part of this involves how we manage our waste, ensuring that we maximise the amount that that is recycled, rather than the unsustainable option of landfill.

1.3 This document will assist all those involved in the design and management of buildings to produce waste management strategies that best facilitate the storage of waste and maximise the amount which can be sent for recycling.

1.4 This document is part of an evolving process to develop best practice guidance for the design and management of buildings in Manchester and should be read within the context of other Council policies and legislation.

1.5 Following the guidance in this document is intended to help you to produce successful waste management strategies and will also assist in complying with Part H of the Building Regulations 2002.

2 PLANNING APPLICATIONS

2.1 New developments are expected to include a waste management strategy, incorporating the areas covered in this document. This guide is designed to help achieve this.

3 INTERNAL SEGREGATION AND STORAGE OF WASTE

3.1 To encourage occupants to recycle waste, internal storage areas should be designed into each unit of a new development. This will enable occupants to segregate their waste into refuse and recyclables, and store it temporarily, until it can be transferred to external bins.

4 HOUSING DEVELOPMENTS

Containers required for storage of waste

Waste type	Refuse	Garden waste	Paper	Glass	Cans
Container type	Wheeled bin	Wheeled bin	Wheeled bin	Wheeled bin	Plastic sack
Capacity	240 litres	240 litres	140 litres	140 litres	50 litres

The dimensions for the above containers can be found in **Appendix A**.

Storage areas for containers

4.1 Container storage areas should be identified on plans.

4.2 The containers described above should be accommodated within the boundary of each house.

4.3 Containers should have designated storage areas which are sensitively located and designed.

4.4 Container storage areas should be in a position that makes it convenient for the householder to present them to the kerbside for collection.

Container collection

4.5 Householders are required to present their bins to the kerbside on collection day and return them to the storage area, as soon as possible following collection.

4.6 The collection vehicles used by Manchester City Council are described in **Appendix B.** New developments and their access roads should be designed to accommodate these vehicles and allow them to collect containers directly from the kerbside.

Bulky refuse

4.7 Manchester City Council offers a collection service for the removal of bulky refuse (e.g. fridges, furniture, mattresses, IT equipment etc) from residential properties. Contact Environment On Call for further information. Contact details are in **Section 7.**

5 APARTMENT DEVELOPMENTS

Containers required for storage of waste

5.1 The below graph is a simple method for calculating the number of Eurobins that an apartment development will require.

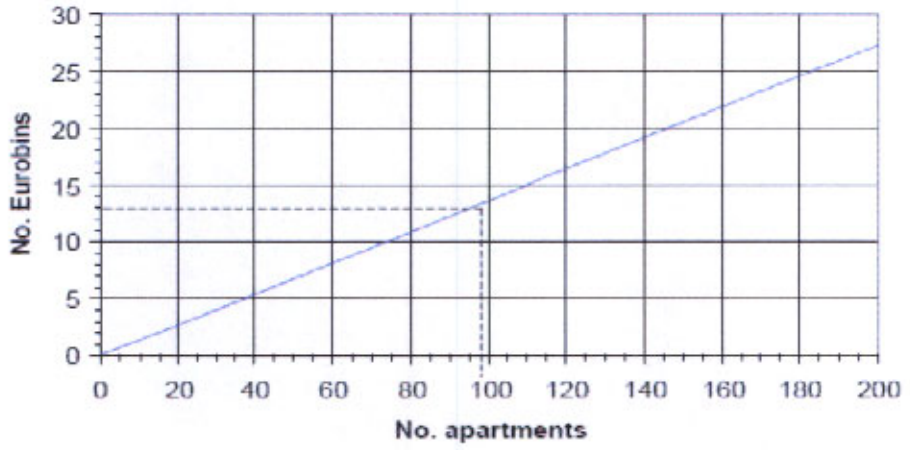
5.2 For example, 95 apartments would require approximately 13 Eurobins for refuse and recycling.

5.3 See **Appendix C** for how to calculate in detail the numbers and types of bins required for apartment developments.

5.4 The dimensions for the containers required can be found in **Appendix A.**

5.5 Developers will be required to purchase Euro bins for residential waste from the City Council. Contact **Environment On Call** to order. Contact details in **Section 7.**

Euro Bins Required For Apartment Developments



Storage areas for containers

5.6 The City Council offers a weekly collection service for residential waste. Storage areas should be designed to accommodate the containers calculated in **Appendix C.**

5.7 Where appropriate, an internal access door from the residential part of the development should be provided to allow residents internal access to the storage area. This door should be connected to the residential area by a lobby, so as to prevent nuisance odours entering the residence.

5.8 The distance that residents will be required to travel to waste storage areas from their apartments should not exceed 30m, in line with the Building Regulations 2002, Part H.

5.9 Additional storage area requirements are given in **Appendix D.**

Container collection

5.10 Container collection requirements are given in **Appendix D.**

Mixed-use developments

5.11 Requirements for mixed-use developments are given in **Appendix D.**

Waste compaction

5.12 On-site waste compaction is not an option for residential developments as it presents problems for collection.

Bulky refuse

5.13 Manchester City Council offers a collection service for the removal of bulky refuse (e.g. fridges, furniture, mattresses, IT equipment etc) from residential properties.

5.14 Collection can be arranged with **Environment On Call**. Contact details are in **Section 7.**

Chutes

5.15 Chutes can be included in apartment developments provided that a scheme is included that enables residents to recycle.

5.16 Different types of recyclable material will be collected in the future, in addition to those currently collected from apartments. Waste management strategies using chutes must take this into account.

6 COMMERCIAL DEVELOPMENTS

Containers required for storage of waste

6.1 The volume of waste generated and thus the number and type of containers that a commercial development requires is ultimately dependent on the activity of the occupant.

6.2 Containers should be provided to maximise the amount of recyclable material that is segregated and sent for recycling.

6.3 The number of containers provided should be maximised in order to reduce the number of collections and therefore collection vehicle traffic.

6.4 **Envirowise** is a government-funded programme for UK businesses that gives advice on, amongst others, commercial waste management. Contact details in **Section 7.**

Storage areas for containers

6.5 Storage area requirements for commercial developments are given in **Appendix D.**

Container collection

6.6 Container collection requirements are given in **Appendix D.**

Mixed use developments

6.7 Requirements for mixed-use developments are given in **Appendix D.**

Waste compaction

6.8 On-site waste compaction is an option for commercial developments but this approach must not discourage occupants from segregating their waste for recycling.

Food waste

6.9 From the 1st January 2006 developments which generate food waste will have to comply with the requirements of the Animal By-Products Regulations 2003.

6.10 The Regulations place controls on the collection, handling, transport, storage and disposal of animal by-products. This may have implications for the design of the building.

6.11 Further information on The Animal By-Products Regulations 2003 should be sought from DEFRA – http://www.defra.gov.uk/animalh/by-prods/default.htm

Tenant contracts

6.12 Clauses should be written into tenant contracts to ensure that they commit to segregating and sending their waste for recycling.

7 CONTACTS

7.1 Environment On Call, Manchester City Council

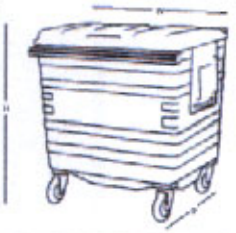
Telephone	0161 954 9000
Textphone (Minicom)	0161 957 8402
Fax	0161 957 8397
Text message	86099
Email	contact@manchester.gov.uk
Post	Environment On Call, PO Box 204, Manchester, M12 5WL

7.2 Envirowise

Telephone	0800 585 794
Website	www.envirowise.org.uk

8 APPENDICES

A CONTAINER DIMENSIONS

Container	Dimensions		Floorspace required	
1100L Eurobin	Width	1375mm	1575mm x 1190mm	
	Depth	990mm		
	Height	1370mm		
	Height (with open lid)	2370mm		
240L wheeled bin	Width	740mm	940mm x 780mm	
	Depth	580mm		
	Height	1100mm		
	Height (with open lid)	1750mm		
140L wheeled bin	Width	480mm	750mm x 680mm	
	Depth	550mm		
	Height	1100mm		
	Height (with open lid)	1700mm		
Can sack	Placed at top of glass or paper bin for collection so no floorspace required.			

B COLLECTION VEHICLE DIMENSIONS

The below figures are based on the vehicles used by Manchester City Council.

8B.1 Sufficient room should be allowed to manoeuvre and load a vehicle of the following dimensions:

Length – 11m
Length, when loading – 13.1m
Width – 2.4m
Width, when loading – 4.1m
Height – 6m (including top loader arms)
Turning circle, between kerbs – 17.88m
Turning circle, between walls – 19.39m

8B.2 Fully laden collection vehicles weigh approximately 32 tonnes.

8B.3 Collection vehicles should not reverse into the development from a major road, or reverse onto a major road when exiting the development. (http://www.highways.gov.uk for the definition of a "major road.")



C CONTAINERS REQUIRED FOR APARTMENT DEVELOPMENTS

In order to calculate the number of containers that will be provided for an apartment development, follow the steps below:

1) N = the number of apartments being built
2) Calculate the volume of each part of the waste stream that will be generated by this development (V)
3) Calculate the number of 1100 litre Eurobins (EB) or 240 litre wheeled bins (WB) required
4) Repeat these steps until you have the number of bins required for each part of the waste stream.

Waste type	% of total waste	N (no. apart-ments)	(V) Volume waste generated	(EB) 1100L Eurobins required	(WB) 240L Wheeled Bins required
Refuse	65%		V = N x 150 x 0.65	EB = V ÷ 1100	
				Where N < 11 calculate no. WB required	WB = V ÷ 240
Paper	20%		V = N x 150 x 0.20	EB = V ÷ 1100	
				Where N < 37 calculate no. WB required	WB = V ÷ 240
Glass	10%		V = N x 150 x 0.10	EB = V ÷ 1100	
				Where N < 73 calculate no. WB required	WB = V ÷ 240
Cans	5%		V = N x 150 x 0.05	EB = V ÷ 1100	
				Where N < 146 calculate no. WB required	WB = V ÷ 240
Total	**100%**				

D STORAGE AREAS AND CONTAINER COLLECTION FOR APARTMENT, COMMERCIAL AND MIXED-USE DEVELOPMENTS

Storage areas for containers

8D.1 Container storage areas should be identified on plans.

8D.2 Containers should have designated external storage areas which are sensitively located and designed.

8D.3 Container storage areas should be in a position that is mutually convenient and easily accessible for the occupants and the collection crew (see **container collection** section below).

8D.4 The design of storage areas should allow for easy, horizontal removal of the containers, over smooth, continuous surfaces.

8D.5 Doorways should provide at least 1.3m clearance (including thickness of doors)

8D.6 A walkway at least 1.3m wide should be provided within the store that allows access to each of the individual containers and ensures that an individual container can be removed from the store without the need to move any other containers.

8D.7 Where there are separate storage areas for refuse and recycling, the recycling store should be the easiest to access (e.g. closest, least restricted access etc)

Container collection

8D.8 Two options exist for the collection of containers:

a) Containers are collected directly from the containers store, in line with the below points, or

b) Containers are collected from a collection point, in line with the below points

8D.9 It is the responsibility of the caretaker/management company (or similar) to allow the collection crews access to the container stores/collection point on collection day and to ensure that access is not restricted, for example by parked cars.

8D.10 The collection vehicle shall be able to approach to within a maximum distance of 8m of the bin store/agreed collection point.

8D.11 The gradient of a slope that containers need to be moved over shall not exceed 1:12.

8D.12 Surfaces that containers need to be moved over shall be of a smooth, continuous finish and free from steps or other obstacles. Any steps shall incorporate a drop-kerb.

8D.13 Following collection, containers should be returned to storage areas as promptly as possible. There should be clear responsibility for who carries out this task (i.e. management company, caretaker, waste contractor etc)

Mixed-use developments

8D.14 Separate stores for refuse and recycling containers should be provided for the commercial aspects of a development and the residential aspects. No mixing of commercial waste and residential waste is permitted.

OAK ROAD

PALATINE ROAD

LAVANDULA HIDCOTE
HEUCHERA
ECHINACEA PURPUREA
MISCANTHUS SINENSIS
BUXUS SEMPERVIRES
LAVANDULA HIDCOTE
PROPOSED PAVING
EXISTING TARMAC TO BE MADE GOOD
LAVANDULA HIDCOTE
ALLIUM
HEUCHERA
ECHINACEA PURPUREA
MISCANTHUS SINENSIS
PROPOSED PAVING
CHIVES
ROSEMARY
DILL
SAGE
THYME
OREGANO
MARJORAM
FENNEL
LAVANDULA
PROPOSED PAVING
EXISTING GRAVEL
EXISTING GRASSED GARDEN
PROPOSED GRASSED AREA

LANDSCAPING

Where dimensions are not given drawings must not be scaled and this matter referred to the Architect. In the event of any detail or dimensional conflict between drawings, this matter must be referred to the Architect for clarification. Do not scale from this drawing.

This drawing is not to be copied or disclosed by or to any unauthorised persons without the prior written consent from Urbane Forms Ltd.

Notes

A Planting Amended 17/3/08 RJL

Status

Drawn RJL

Date 14th March 2008

Scale @ A1 1:150

Review

Client Caspian Construction

Project Residential
55 Palatine Road

Drawing Number 07014, (0-)18A
CAD File

Drawing Title Landscaping

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architects
designers
project managers
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