Canal frontage as detail 112

Proposed maintenance access gate 1200 wide opening inwards.
with keypad lock
Drop bolt with keeper set at ground level in open position.
Fusion edging to back of towpath and edge of planting.
Braemar paving to access point.

Mowing/ maintenance trim 300w x 50mm PCC adjacent to building

TYPE B1 Railings

Planting

350 mm crowning up of planted area.

CAMBERED SURFACE TO CARRIAGEWAY WITH FALLS ALONG PARKING BAYS TO CHANNEL/ACO

Retaining wall height 1.5–1m.

Retaining wall height 1.6–1m.

Pedestrian crossing

existing level around tree retained

existing level around tree retained

Existing wall retained

Existing flat stonework to be restored -new precast edging to form a new edge

Angled stone posts reset

Planted area crowned up by 350mm

Levels adjusted along eastern edge of car park to suit revised layout and falls

New 1.8m high fence to the side of 17 Kingham Drive with planning boundary realigned (as per Butress detail 102-2)

Ex footpath linking to bridge resurfaced macadam with levels adjusted to fit new access footpath.

Proposed exit gate

Proposed bin store with 2.4m high brick frontage onto footpath.Pinkerb edging with macadam surfacing.

Retaining wall to corner to step as per detailed sectional elevation

BOUNDARIES (as drg p/03)

48.30 Proposed levels

Proposed paving falls

House FFL indicated on plan.

Retention

All footpaths to be no steeper than 1:21

Highways levels and drainage to be verified by Carley Daines

CONSTRUCTION ISSUE

REVISIONS
A top of wall level reviewed on South Eastern corner 17/01/23
B Frontage arrangement and levels modified to accomodate new apartment plan. 25/07/23
C Side Binstore detail modified 19/02/24
D Levels revised to align with bin& bike store exits 15/05./24
E Path link to canal changed-seating to Public Realm 15/10/2024
F Levels adjusted near to internal binstore 20/08/25
G Levels to car park taken back to rev C -retaining wall added to accomodate level difference to car park.Layout revised to suit.Tactile paving added .Modifications to levels and edges to external binstore 20/09/25
H Maintenance Gate changed to inward opening with paved access area 20/10/25

Stephen Martlew Landscape Architecture

Unit 2 8a Loom Street Manchester M4 6AN

email :martlewsteve@gmail.com

DRAWING TITLE	APARTMENT HARD SURFACES AND LEVELS PLAN		
DRAWING No	1907/C/04		
PROJECT	DOWNLEY DRIVE		
CLIENT	Great Places /Buttress/Rowlinson		
SCALE	**1:125 @ A 1**	REVISION	H
DATE	March 2022	REVISED	
DRAWN	PG	CHECKED	SM