

LEGEND

- Existing spot heights
To be retained
- Proposed spot heights
To be retained
- Proposed fall gradients

Paving

- Asphalt concrete
To adopted highways, colour black to match existing surface
- Permeable concrete paving - type 1
To vehicular route in public realm area, size TBC, colour, buff mix
- Permeable concrete paving - type 2
To pedestrian pathways in public realm area, size TBC, colour, buff mix
- Permeable concrete paving - type 3
To pedestrian paving to courtyards, size TBC, colour, buff mix
- Concrete paving - type 4
Final design of threshold as per Architect's design intent
- Permeable resin bound gravel - type 1
To amenity grass, colour buff
- Permeable resin bound gravel - type 2
To feature space in gardens between Block 3 & 4 and to pedestrian pathways to ecology enhancement gardens; colour dark buff
- Stepping stones
To amenity grass, concrete paving slabs, indicative size 300 x 1200mm, colour light grey
- Timber deck
To proposed ecology enhancement areas, timber deck with applied anti-slip finish
- Coriour paving
To proposed ecology enhancement areas, size 400 x 400mm, colour buff
- Blister paving
To proposed ecology enhancement areas, size 400 x 400mm, colour buff

Kerbs

- Concrete Kerb
To proposed shared surface, 255mm wide, kerb colour and texture to match proposed surrounding paving, laid flush/flushed
- Raised Planters Metal Edge
To ornamental planting areas within proposed courtyards, weathered steel, 100mm high with integrated lighting and timber decking, seating to have backrests and armrests
- Flush Metal Edge
To sunken rain garden areas, laid flush to allow surface runoff

Structures

- Proposed Steps, Handrails and Walls
Step design to be in accordance with Building Regulations Part M, colour grey, steps to include cycle channel for wheeled bike access to cycle parking
- Proposed Ramps, Handrails and Walls
For surface material refer to plan
- Retaining Walls
Reinforced concrete wall to be clad with brick (specification to match building material), refer to Engineer's specifications for structural details
- Proposed Cycle Shelter
Designed by Architect, cycle shelter to align with architectural palette

Boundary

- Metal Fencing
2400 high, vertical railing metal fencing, colour TBC
- Wall with Railings
Existing concrete wall to be clad with brick (specification to match building material), steel railings, height to match existing height, colour TBC
- Metal Double Gate
2400 x 2000mm, lockable, colour TBC, to match proposed metal fencing
- Metal Single Gate
2400mm high, lockable, colour black, to match proposed metal fencing

Furniture

- Pebble Timber Feature Seating
Timber pebble seating with back and arm rests
- Linear Timber Seating
Timber linear seating with back and arm rests
- Curved Timber Seating
Curved timber linear seating with back and arm rests integrated into raised planters
- Square Timber Seating
Timber square seating integrated into raised planters and free standing (refer to plan for locations)
- Picnic Sets
Metal picnic sets, round table with 6 chairs
- Rectangular Tree Planter - type 1
To public realm, 4000 x 1000 x 1000mm timber, planted with trees and ornamental planting, final site to be determined on tree species
- Circular Tree Planter - type 2
To courtyards, 1000mm high, 1000mm diameter, planted with trees and ornamental planting, final site to be determined on tree species
- Tree Grille
To trees planted on hard, metal square tree grille, 1400 x 1400mm
- Litter Bins - TBC
Grade 316 stainless steel
- Removable bollards
Aluminium bollards - removable, 1140mm height
- Bike Stands
Folded bike stands, aluminium
- Dual EV charging dock

Lighting

- Note: Detailed lighting design by M&E Engineer
- Highways Lighting Columns
Details and locations to be confirmed with lighting M&E Engineer
- Feature Lighting Columns
Details and locations to be confirmed with lighting M&E Engineer
- Lighting Bollards
To courtyard areas and to ecology enhancement area
- Tree Uplighters
Refer to plan for locations
- Catenary Lights
Refer to plan for locations

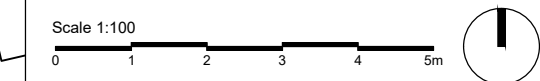
Soft landscape

- Existing Trees
To be retained
- Existing Trees
To be removed
- Proposed Trees
Refer to 12355-LUC-XX-00-DR-L-0400 to 0404 for further details
- Hedge Planting
Refer to 12355-LUC-XX-00-DR-L-0400 to 0404 for further details
- Native Shrub / Scrub Planting
Refer to 12355-LUC-XX-00-DR-L-0400 to 0404 for further details
- Amenity Grass
E202 Strong Lawn Grass Mixture, supplied by Emongate Seeds, to amenity areas. Refer to 12355-LUC-XX-00-DR-L-0400 to 0404 for further details
- Reinforced Amenity Grass
E202 Strong Lawn Grass Mixture, supplied by Emongate Seeds, to amenity areas. Refer to 12355-LUC-XX-00-DR-L-0400 to 0404 for further details
- Species Rich Grass
E202 Special General Purpose Meadow Mixture, supplied by Emongate Seeds, to amenity areas. Refer to 12355-LUC-XX-00-DR-L-0400 to 0404 for further details
- Ornamental planting
Refer to 12355-LUC-XX-00-DR-L-0400 to 0404 for further details
- Herb planting
Refer to 12355-LUC-XX-00-DR-L-0400 to 0404 for further details
- Rain garden planting
Refer to 12355-LUC-XX-00-DR-L-0400 to 0404 for further details
- Ornamental feature grasses
Refer to 12355-LUC-XX-00-DR-L-0400 to 0404 for further details
- Green roof to bin / bike stores
Refer to 12355-LUC-XX-00-DR-L-0400 to 0404 for further details



P12	08.10.24	2no benches removed from Bax Road, gate to Victoria Baths car park entrance added to plan	KT	CC	CC
P11	15.08.24	Cycle stand added; bench provision update	KT	CC	CC
P10	13.08.24	Cycle storage, planting and pathway update	KT	CO	CO
P09	27.03.24	Red line boundary update, Block 6 frontage update	KT	CO	CO
P08	07.03.24	Issue to project team	KT	CO	CO
P07	27.02.24	Issue to project team	KT	CO	CO
P06	07.02.24	Issue to project team	KT	CO	CO
P05	31.01.24	Issue to project team	KT	CO	CO
P04	30.01.24	Issue to project team	JH	CO	CO
P03	18.01.24	Draft issue to project team	JH	CO	CO
P02	04.01.24	Draft issue to project team	KT	CO	CO
P01	04.12.23	Draft issue to Ecology Consultant	KT	CO	CO

Rev	Date	Description	Drm	Chk	App
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All dimensions are to be verified on site
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LUC
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Project
Victoria Point

Client
Empiric Limited

LUC Job Nr
12355

Scale @A2
1:500

Status
Planning

Drawing Title
Landscape GA Plan

Drawing Nr
12355-LUC-XX-00-DR-L-0100

Rev
P12