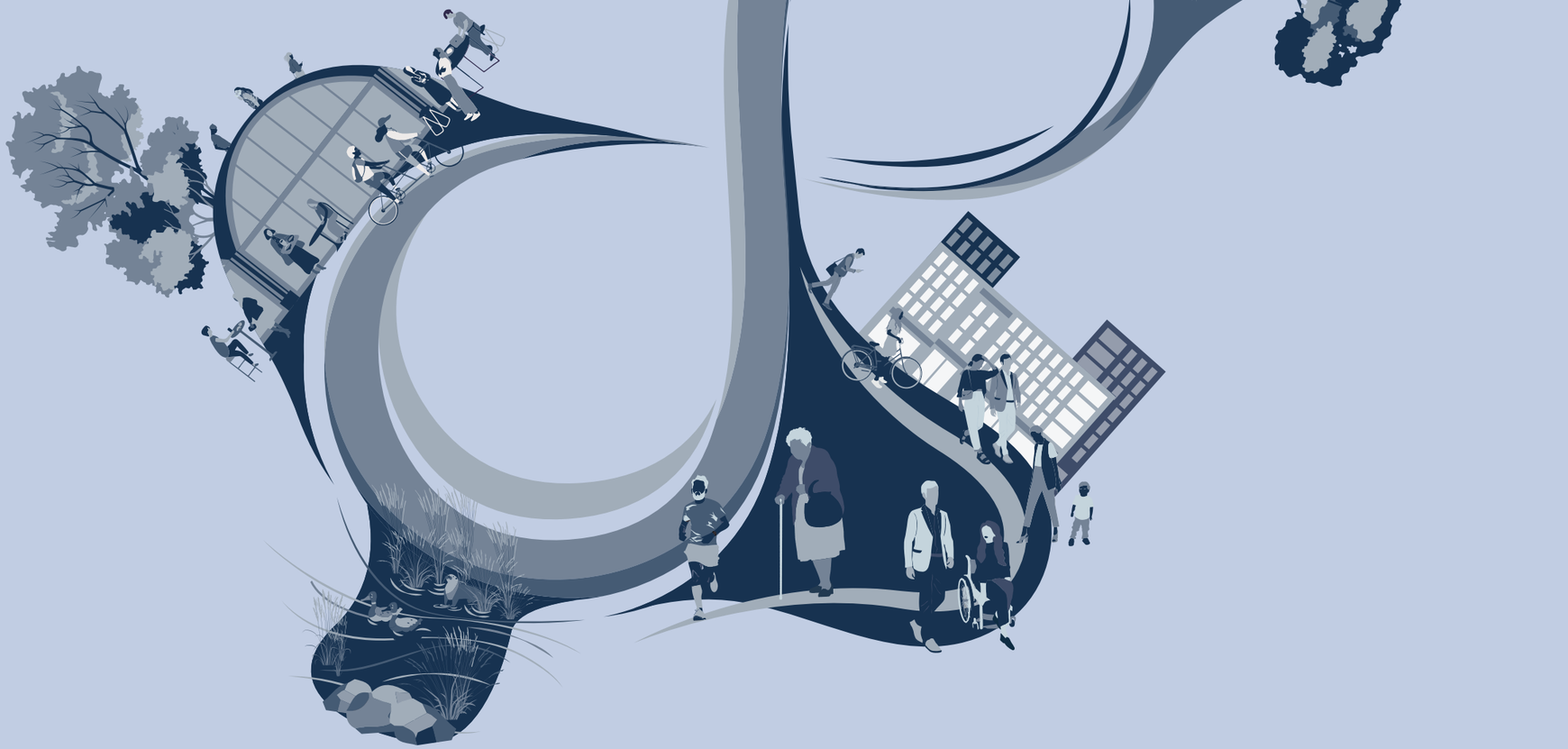
RED BANK DETAILED PLOTS NT02-04

Design & Access Statement

Waste Addendum July 2023



Far East Consortium

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RDB-HBA-2X-XX-RP-AR-080025

8 Access (Waste addendum)

This chapter describes the revised approach to waste management and has been authored by both Hawkins\Brown and Maccreanor Lavington to describe common, site-wide strategies.

8.6 Waste management - Refuse provision
8.7 Waste management - Refuse collection strategy

8 Access
8.6 Waste management - Refuse provision - NT02-03

The refuse provision and waste stores have been designed in accordance with the criteria set out in GD04 v6. A breakdown of the assumed waste capacity for the commercial and individual residential areas is provided here.

Residents throughout the development will take their refuse and recycling directly to the refuse stores located adjacent to the circulation cores at ground level.

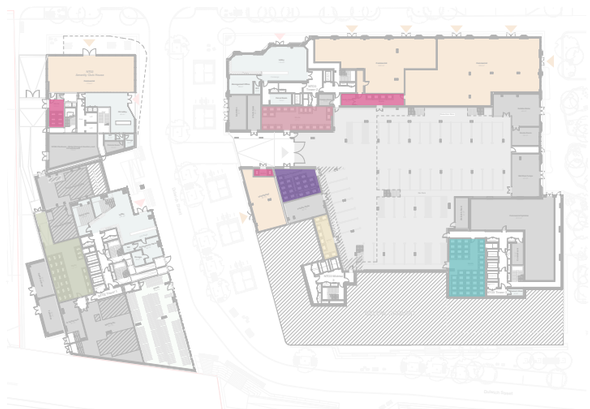
The size of some stores will exceed the guidance of 0.43m2 per apartment and bi-weekly collections will be arranged between the building operator(s) and private refuse contractors.

All residential refuse stores will be managed by the facilities staff.

The commercial units are provided with separate waste storage. Storage and collections will be managed by commercial tenants.

	Tower 1 - 316 properties			Tower 2 - 189 properties			Mid-Rise 3 - 68 properties		
GD 04 Waste Storage and Collection Guidance for New Developments	**Refuse** 110 litre per property	**Paper** 55 litre per property	**Co-Mingled** 55 litre per property	**Refuse** 110 litre per property	**Paper** 55 litre per property	**Co-Mingled** 55 litre per property	**Refuse** 110 litre per property	**Paper** 55 litre per property	**Co-Mingled** 55 litre per property
Total waste	34,760 litres	17,380 litres	17,380 litres	20,790 litres	10,395 litres	10,395 litres	7,480 litres	3,740 litres	3,740 litres
Quantity of 1100L bins provided	32 1100L	16 1100L	16 1100L	19 1100L	9 1100L	9 1100L	7 1100L	3 1100L	3 1100L
Total / Collection	**Total** **64** 1100L Eurobins at collection once per week			**Total** **37** 1100L Eurobins at collection once per week			**Total** **13** 1100L Eurobins at collection once per week		
Refuse Store Area	**GD 04** requirement 0.43 sqm per apartment 0.43 x 316 = 135.88 sqm (required) **Total provided - 127 sqm**			**GD 04** requirement 0.43 sqm per apartment 0.43 x 18 = 81.27 sqm (required) **Total provided - 88 sqm**			**GD 04** requirement 0.43 sqm per apartment 0.43 x 68 = 29.24 sqm (required) **Total provided - 39 sqm**		

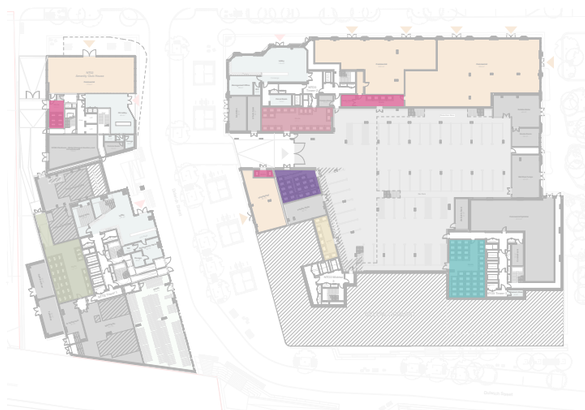
Tower 1 Refuse Store
Tower 2 Refuse Store
Mid-Rise 3 Refuse Store
Tower 3/Tail 3 Refuse Store
Commercial Refuse Store
Refuse Staging Area



	Tower 3 and Tail 3 - 322 properties		
GD 04 Waste Storage and Collection Guidance for New Developments	**Refuse** 110 litre per property	**Paper** 55 litre per property	**Co-Mingled** 55 litre per property
Total waste	35,420 litres	17,710 litres	17,710 litres
Quantity of 1100L bins provided	33 1100L	16 1100L	16 1100L
Total / Collection	**Total** **65** 1100L Eurobins at collection once per week		
Refuse Store Area	**GD 04** requirement 0.43 sqm per apartment 0.43 x 320 = 138.5 sqm (required) **Total provided - 110 sqm**		

	Commercial - for each unit (Based on largest 380sqm unit)		
GD 04 Waste Storage and Collection Guidance for New Developments	Commercial waste based on waste storage capacities for retail use 5000 litres per 1000 sqm gross floor area. 50% capacity retained for recycling		
Total waste	**Refuse** 500 litres	**Paper** 250 litres	**Co-Mingled** 250 litres
Quantity of bins provided	1 660L	1 240L	1 240L
Total / Collection	**Total** **4** Mixed Eurobins at collection once per week		

- Tower 1 Refuse Store
- Tower 2 Refuse Store
- Mid-Rise 3 Refuse Store
- Tower 3/Tail 3 Refuse Store
- Commercial Refuse Store
- Refuse Staging Area

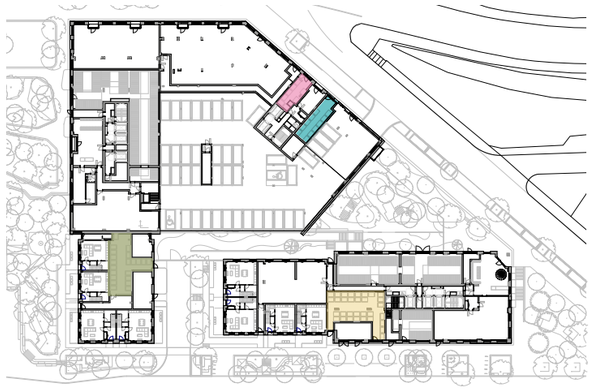


	Tower 4 - 268 properties			Mid-rise 4 - 84 properties			Tower 5- 304 properties			Commercial - 682m² GIA
GD 04 Waste Storage and Collection Guidance for New Developments	**Refuse** 110 litre per property	**Paper** 55 litre per property	**Co-Mingled** 55 litre per property	Refuse 110 litre per property	Paper 55 litre per property	Co-Mingled 55 litre per property	Refuse 110 litre per property	Paper 55 litre per property	Co-Mingled 55 litre per property	**GD 04** Waste Storage and Collection Guidance for New Developments: Commercial waste based on waste storage capacities for retail use 5000 litres per 1000 sqm gross floor area. 50% capacity retained for recycling
Total Waste	15,080 litres	7,820 litres	7,820 litres	4,620 litres	2,310 litres	2,310 litres	17,060 litres	8,810 litres	8,810 litres	Total waste: **Refuse** 1705 litres; **Paper** 853 litres; **Co-Mingled** 853 litres
Quantity of 1100L bins provided	14 1100L	7 1100L	7 1100L	5 1100L	2 1100L	3 1100L	16 1100L	8 1100L	8 1100L	Quantity of bins provided: 2 1100L; 1 1100L; 1 1100L
Quantity of 140L bins provided	4 140L	4 140L	4 140L	0 140L	0 140L	0 140L	4 140L	4 140L	4 140L	
Total / Collection	**Total 28 + 12** 1100L / 140L Eurobins at collection once per week			**Total 11** 1100L Eurobins at collection once per week			**Total 32 + 12** 1100L / 140L Eurobins at collection once per week			Total / Collection: **Total 4** 1100L Eurobins at collection once per week
Refuse Store Area	G04 requirement 0.43 sqm per apartment 0.43 x 268 = 115,24 sqm (required) **Total provided - 115 sqm**			G04 requirement 0.43 sqm per apartment 0.43 x 84 = 36,12 sqm (required) **Total provided - 40 sqm**			G04 requirement 0.43 sqm per apartment 0.43 x 304 = 130,72 sqm (required) **Total provided - 105 sqm**			

NT04 homes are provided with waste stores related to each core. Duplex units within the 'tails' of Towers 4 & 5 are each provided with 3no. 140L Eurobins stored externally.

The commercial units are provided with a separate waste store.

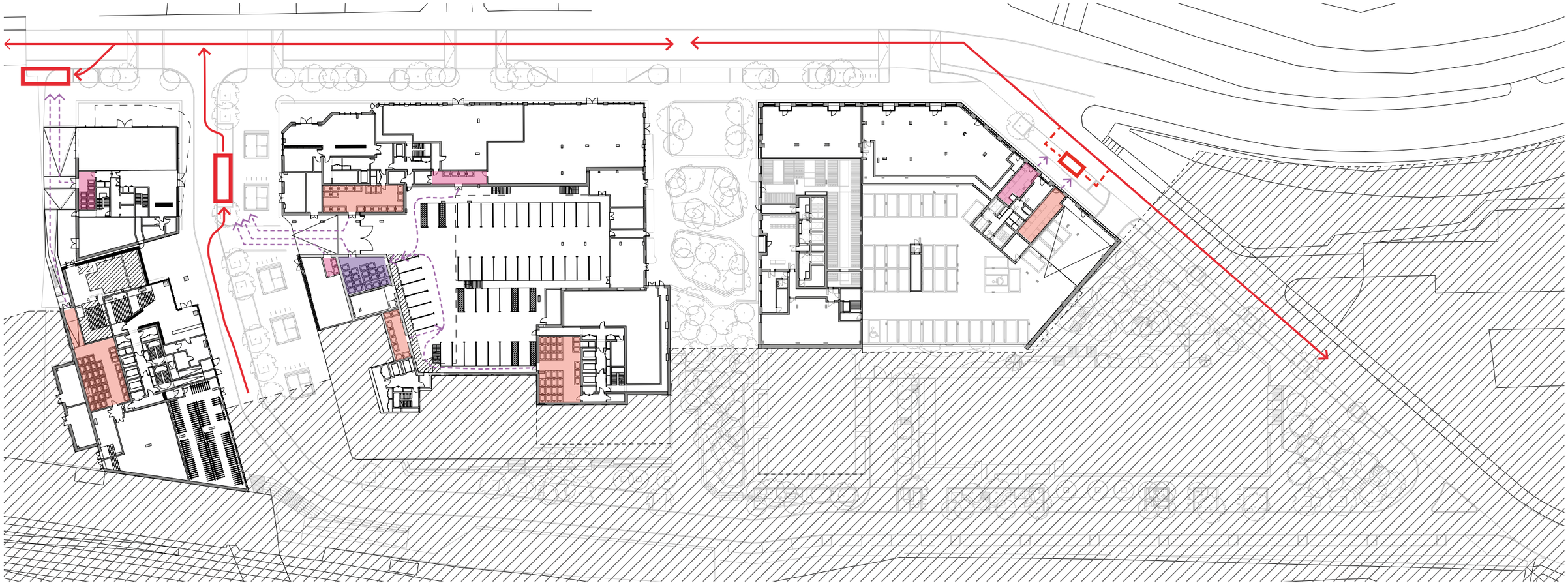
Tower 4 Refuse Store
Mid-rise 4 Refuse Store
Tower 5 Refuse Store
Commercial Refuse



8 Access
8.7 Waste management - Refuse collection strategy

Level LG - lower ground

The diagram sets out the waste storage and collection strategy.

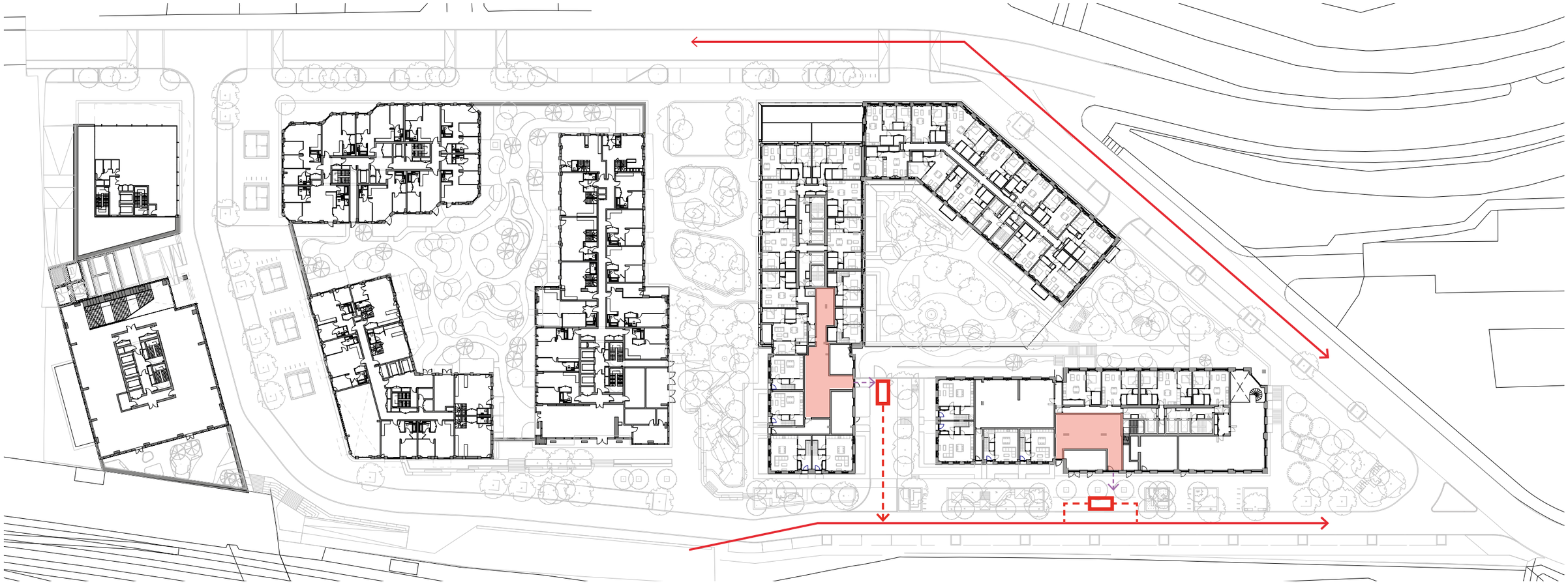


Key

- Main vehicle route
- Potential route for refuse vehicle
- Route of bins moved by management personnel for collection
- Collection point
- Residential refuse store
- Commercial refuse store
- Refuse staging area

8 Access
8.7 Waste management - Refuse collection strategy

Level UG - upper ground
The diagram sets out the waste storage and collection strategy.



Key

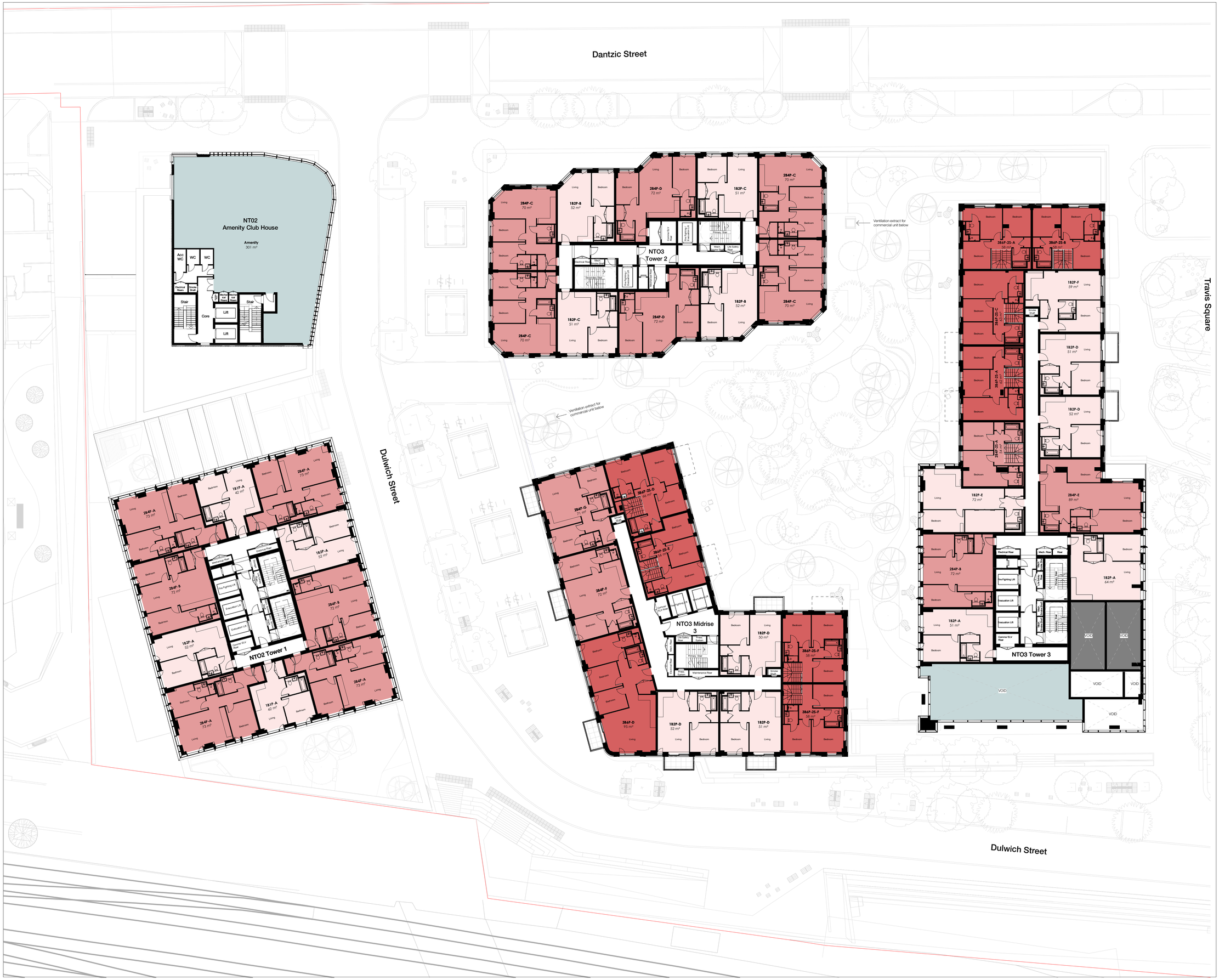
- Main vehicle route
- Potential route for refuse vehicle
- Route of bins moved by management personnel for collection
- Collection point
- Residential refuse store
- Commercial refuse store
- Refuse staging area

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P03	Issued for Planning	12.04.23
P04	Issued for Planning	18.04.23
P05	Refuse chutes omitted	11.07.23

Key:

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- 1B-1P-1S
- 1B-2P-1S
- 2B-3P-1S
- 2B-4P-1S
- 3B-4P-2S
- 3B-4B-2S
- 3B-5P-1S
- 3B-5P-2S
- 3B-6P-1S
- 3B-6P-2S
- Amenity
- Commercial
- Cycles
- Lobby
- MEP
- Parking
- Waste

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Drawing
Proposed Level 01 Floor Plan

Scale @ A1	Date
1 : 200	March 2023
Drawn By	**Checked By**
HECW	JT

Job Number	Status	Purpose of Issue
210263	S2	Issued for Information

Drawing No. RDB-HBA-2X-01-DR-AR-080101
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- 3B-5P-2S
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- Commercial
- Cycles
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Drawing
Proposed Level 02 Floor Plan

Scale @ A1	Date
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Job Number	Status	Purpose of Issue
210263	S2	Issued for Information

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Key:

- Application Boundary
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- 1B-2P-1S
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- 2B-4P-1S
- 3B-4P-2S
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- 3B-5P-1S
- 3B-5P-2S
- 3B-6P-1S
- 3B-6P-2S
- Amenity
- Commercial
- Cycles
- Lobby
- MEP
- Parking
- Waste

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Drawing
Proposed Level 03 Floor Plan

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Key:

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- 3B-4B-2S
- 3B-5P-1S
- 3B-5P-2S
- 3B-6P-1S
- 3B-6P-2S
- Amenity
- Commercial
- Cycles
- Lobby
- MEP
- Parking
- Waste

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Drawing
Proposed Level 04 Floor Plan

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- 2B-4P-1S
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- 3B-4B-2S
- 3B-5P-1S
- 3B-5P-2S
- 3B-6P-1S
- 3B-6P-2S
- Amenity
- Commercial
- Cycles
- Lobby
- MEP
- Parking
- Waste

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Drawing
Proposed Level 05-06 Floor Plan

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Job Number	Status	Purpose of Issue
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P05	Refuse chutes omitted	11.07.23



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- 3B-5P-1S
- 3B-5P-2S
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- Commercial
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- Lobby
- MEP
- Parking
- Waste

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Drawing
Proposed Level 07 Floor Plan

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P03	Issued for Planning	12.04.23
P04	Refuse chutes omitted	11.07.23

Dantzic Street

NT02
Club House (2B.2)

Indicative zone for PVs and rooftop plant

Lift overrun

NT03
Tower 2

Ventilation extract for commercial unit below

Ventilation extract for commercial unit below

NT03
Tail 3 (2C.2)

Travis Square

Dulwich Street

NTO2 Tower 1

Indicative zone for PVs

Indicative zone for PVs

Lift overrun

NT03 Midrise 3 (2C.3)

NTO3 Tower 3

Dulwich Street

Key:

- Application Boundary
- 1B-1P-1S
- 1B-2P-1S
- 2B-3P-1S
- 2B-4P-1S
- 3B-4P-2S
- 3B-4B-2S
- 3B-5P-1S
- 3B-5P-2S
- 3B-6P-1S
- 3B-6P-2S
- Amenity
- Commercial
- Cycles
- Lobby
- MEP
- Parking
- Waste

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Drawing
Proposed Level 08-18 Floor Plan

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Dantzic Street

NT02
Club House (2B.2)
Indicative zone for PVs and rooftop plant
Lift overrun

BMU track
NT03
Tower 2
Indicative zone for PVs
Lift overrun
Lift overrun
BMU
Generator housing
Indicative zone for PVs

Ventilation extract for commercial unit below

Ventilation extract for commercial unit below

NT03
Tail 3 (2C.2)

Travis Square

Dulwich Street

NT02 Tower 1

NT03 Midrise 3 (2C.3)
Indicative zone for PVs
Indicative zone for PVs
Lift overrun

NTO3 Tower 3

Dulwich Street

Key:
- Application Boundary
- 1B-1P-1S
- 1B-2P-1S
- 2B-3P-1S
- 2B-4P-1S
- 3B-4P-2S
- 3B-4B-2S
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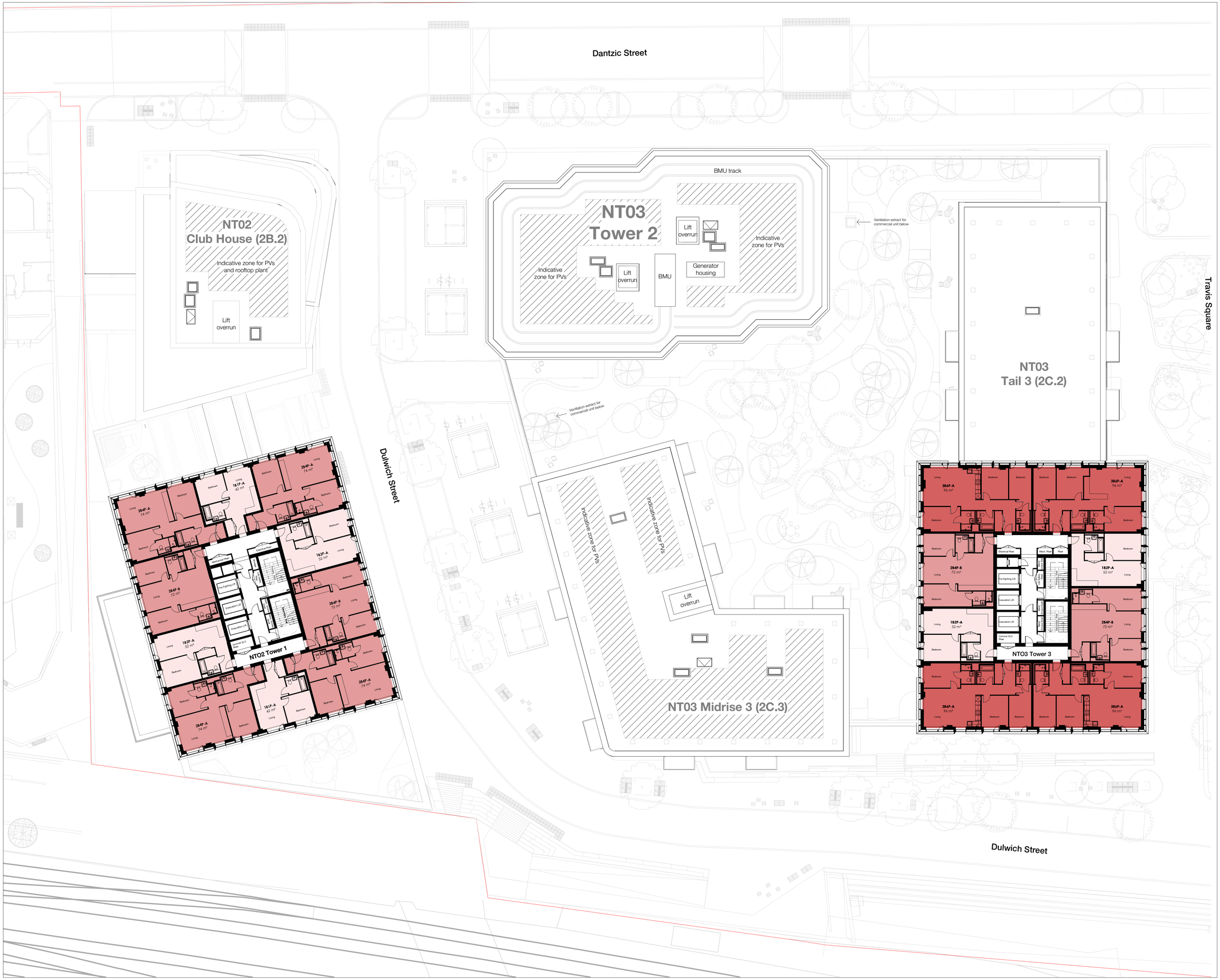
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Drawing
Proposed Level 19-27 Floor Plan

Scale @ A1	Date
1 : 200	March 2023
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Job Number	Status	Purpose of Issue
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Drawing No. RDB-HBA-2X-19-DR-AR-080119
Rev P04



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- 3B-5P-1S
- 3B-5P-2S
- 3B-6P-1S
- 3B-6P-2S
- Amenity
- Commercial
- Cycles
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- MEP
- Parking
- Waste

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Drawing
Proposed Level 28-29 Floor Plan

Scale @ A1	Date
1 : 200	March 2023

Drawn By	Checked By
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Job Number	Status	Purpose of Issue
210263	S2	Issued for Information

Drawing No.	Rev
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Dantzic Street

NT02
Club House (2B.2)
Indicative zone for PVs and rooftop plant
Lift overrun

BMU track
NT03
Tower 2
Indicative zone for PVs
Lift overrun
Lift overrun
BMU
Generator housing
Indicative zone for PVs

Ventilation extract for commercial unit below

Travis Square

NT03
Tail 3 (2C.2)

Ventilation extract for commercial unit below

Dulwich Street

NT02 Tower 1

BMU track
NT03
Tower 3 (2C.2)
Lift overrun
BMU
Indicative zone for PVs

Indicative zone for PVs
Indicative zone for PVs
Lift overrun
NT03 Midrise 3 (2C.3)

Dulwich Street

Key:
- Application Boundary
- 1B-1P-1S
- 1B-2P-1S
- 2B-3P-1S
- 2B-4P-1S
- 3B-4P-2S
- 3B-4B-2S
- 3B-5P-1S
- 3B-5P-2S
- 3B-6P-1S
- 3B-6P-2S
- Amenity
- Commercial
- Cycles
- Lobby
- MEP
- Parking
- Waste

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hawkinsbrown.com
Hawkins\ Brown

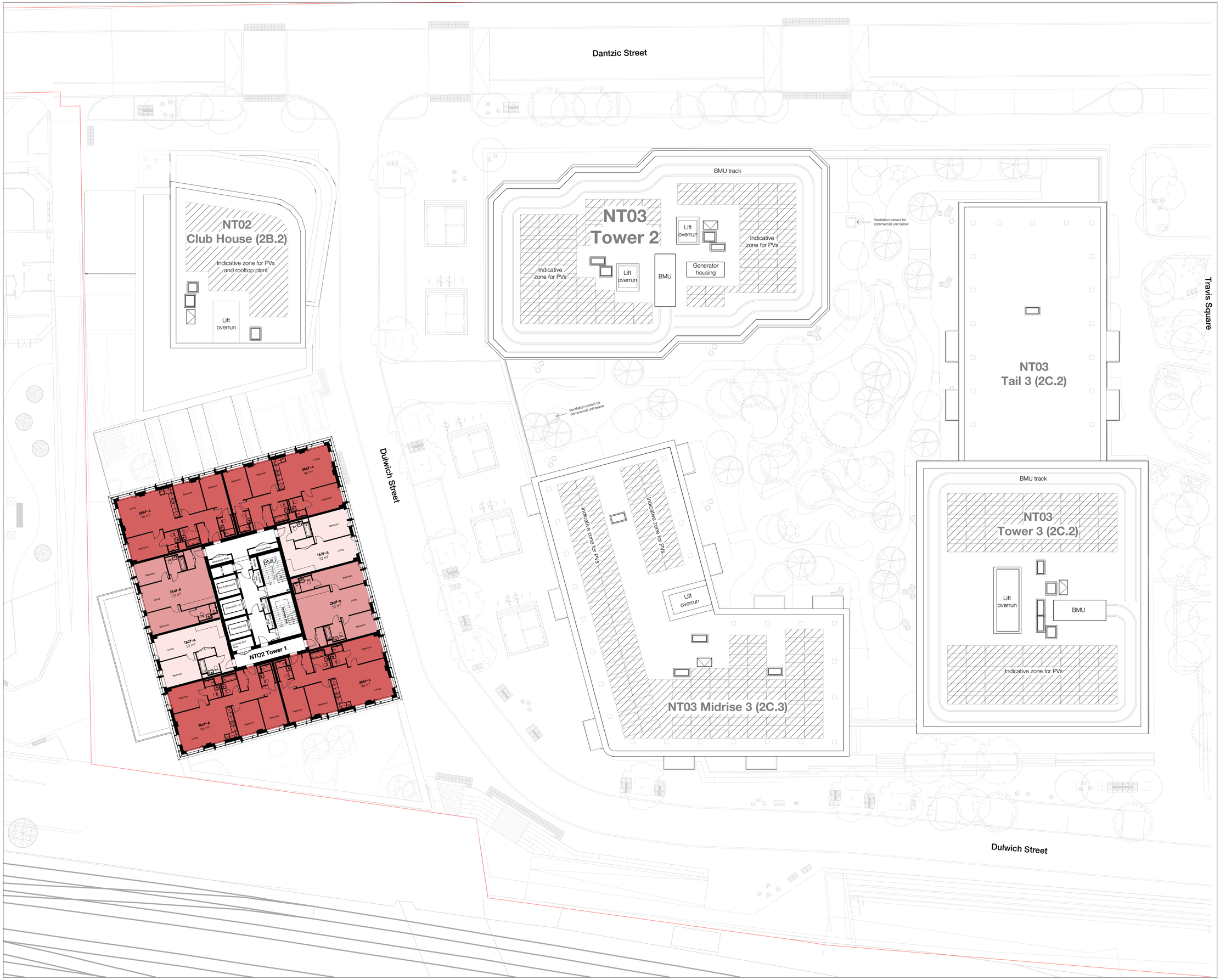
Project
Red Bank NT02/03
Dantzic Street
Manchester
M4 4HF

Drawing
Proposed Level 30 Floor Plan

Scale @ A1	Date
1 : 200	March 2023
Drawn By	**Checked By**
HECW	JT

Job Number	Status	Purpose of Issue
210263	S2	Issued for Information

Drawing No. RDB-HBA-2X-30-DR-AR-080130
Rev P05



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Rev	Description	Date
P01	Issued for Planning	17.03.23
P02	Issued for Planning	31.03.23
P03	Issued for Planning	12.04.23
P04	Issued for Planning	18.04.23
P05	Refuse chutes omitted	11.07.23

Key:

- Application Boundary
- 1B-1P-1S
- 1B-2P-1S
- 2B-3P-1S
- 2B-4P-1S
- 3B-4P-2S
- 3B-4B-2S
- 3B-5P-1S
- 3B-5P-2S
- 3B-6P-1S
- 3B-6P-2S
- Amenity
- Commercial
- Cycles
- Lobby
- MEP
- Parking
- Waste

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Project
Red Bank NT02/03
Dantzic Street
Manchester
M4 4HF

Drawing
Proposed Level 31-32 Floor Plan

Scale @ A1	Date
1 : 200	March 2023

Drawn By	Checked By
HECW	JT

Job Number	Status	Purpose of Issue
210263	S2	Issued for Information

Drawing No.	Rev
RDB-HBA-2X-31-DR-AR-080131	P05



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Rev	Description	Date
P01	Issued for Planning	17.03.23
P02	Issued for landscape co-ordination	29.03.23
P03	Issued for Planning	31.03.23
P04	Issued for Planning	12.04.23
P05	Issued for Planning	18.04.23
P06	Refuse chutes omitted	11.07.23

Key:

- Application Boundary
- 1B-1P-1S
- 1B-2P-1S
- 2B-3P-1S
- 2B-4P-1S
- 3B-4P-2S
- 3B-4B-2S
- 3B-5P-1S
- 3B-5P-2S
- 3B-6P-1S
- 3B-6P-2S
- Amenity
- Commercial
- Cycles
- Lobby
- MEP
- Parking
- Waste

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Project
Red Bank NT02/03
Dantzic Street
Manchester
M4 4HF

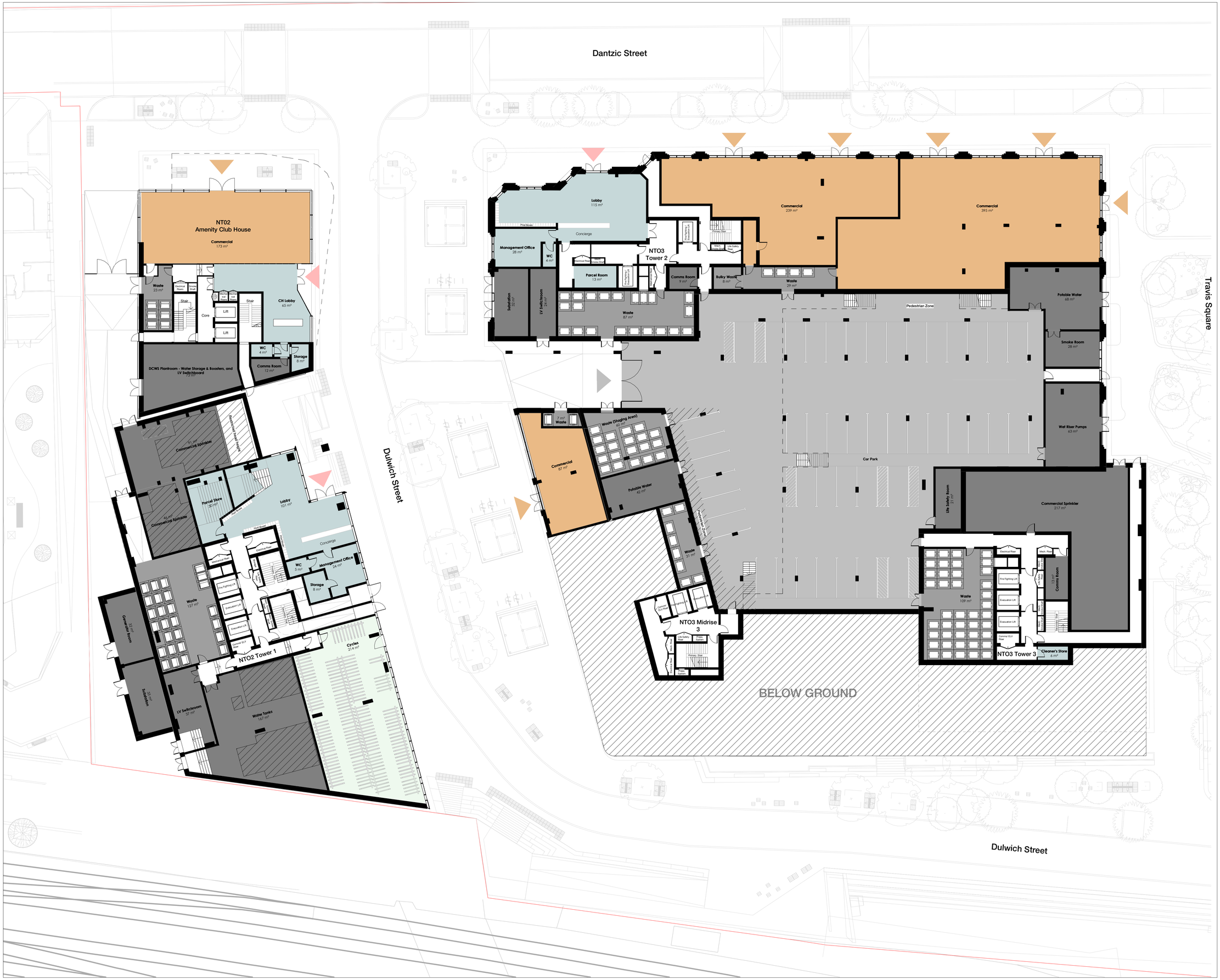
Drawing
Proposed Intermediate Floor Plan

Scale @ A1	Date
1 : 200	March 2023

Drawn By	Checked By
MV	JT

Job Number	Status	Purpose of Issue
210263	S2	Issued for Information

Drawing No.	Rev
RDB-HBA-2X-IT-DR-AR-080099	P06



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Rev	Description	Date
P01	Issued for Planning	17.03.23
P02	Issued for landscape co-ordination	29.03.23
P03	Issued for Planning	31.03.23
P04	Issed for co-ordination	11.04.23
P05	Issued for Planning	12.04.23
P06	Issued for Planning	18.04.23
P07	Refuse chutes omitted	11.07.23

Key:

- Application Boundary
- 1B-1P-1S
- 1B-2P-1S
- 2B-3P-1S
- 2B-4P-1S
- 3B-4P-2S
- 3B-4B-2S
- 3B-5P-1S
- 3B-5P-2S
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- Amenity
- Commercial
- Cycles
- Lobby
- MEP
- Parking
- Waste

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Project
Red Bank NT02/03
Dantzic Street
Manchester
M4 4HF

Drawing
Proposed Lower Ground Floor Plan

Scale @ A1	Date
1 : 200	March 2023
Drawn By	**Checked By**
HECW	JT

Job Number	Status	Purpose of Issue
210263	S2	Issued for Information

Drawing No. RDB-HBA-2X-LG-DR-AR-080098
Rev P07



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Rev	Description	Date
P01	Issued for Planning	17.03.23
P02	Issued for landscape co-ordination	29.03.23
P03	Issued for Planning	31.03.23
P04	Issued for Planning	12.04.23
P05	Issued for Planning	18.04.23
P06	Refuse chutes omitted	11.07.23

Key:

- Application Boundary
- 1B-1P-1S
- 1B-2P-1S
- 2B-3P-1S
- 2B-4P-1S
- 3B-4P-2S
- 3B-4B-2S
- 3B-5P-1S
- 3B-5P-2S
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- 3B-6P-2S
- Amenity
- Commercial
- Cycles
- Lobby
- MEP
- Parking
- Waste

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Hawkins\ Brown

Project
Red Bank NT02/03
Dantzic Street
Manchester
M4 4HF

Drawing
Proposed Upper Ground Floor Plan

Scale @ A1	Date
1 : 200	March 2023
Drawn By	**Checked By**
HECW	JT

Job Number	Status	Purpose of Issue
210263	S2	Issued for Information

Drawing No. RDB-HBA-2X-UG-DR-AR-080100
Rev P06



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0 25 75m

FOR APPROVAL

Legend:

- Demolition of walls. No anticipated impact on flood risk based on approved flood model. Walls/ structures can therefore be demolished without further flood assessment work.
- Demolition of walls. Potential impact on flood risk. Based on the agreed flood model, demolition/ removal of wall would impact flood model output and could result in potential flood risk impacts in the wider development area. Existing walls where demolition has a potential impact on flood risk will require additional assessment of flood risk prior to demolition to ground level to understand any implications including whether any temporary mitigation measures are required to facilitate the demolition work. This will be controlled through the discharge of an appropriately worded planning condition prior to demolition taking place. As part of this assessment, the design, specification and programme of implementation for any replacement structure/ mitigation measure would also be agreed.
- Demolition of buildings/ structures. Agreed flood model demonstrates no impact on flood risk. Buildings/ structures can therefore be demolished without further flood assessment work being required.
- Controlled demolition acceptable subject to confirmation of no impact on structural integrity of walls to river bank with potential for impact on flood risk.
- Outline planning application boundary

Rev	Details	Drwn	Chkd	Date
P2	Issued for Planning Add	AE	BC	13/07/23
P1	Issued for Planning	AE	BC	21/04/23

MACCREANOR LAVINGTON
Vijverhofstraat 47
3032 SB Rotterdam
The Netherlands
+31(0)10 443 90 60

Proj. No. 524
Project Red Bank Manchester
Status Issued for Planning
Sheet Name Demolition Plan
Client FEC
CDE ID RDB-MLM-00-RF-DR-AR-111003
Scale 1:1250
Size A1
Rev P2

optimised environments

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86 Princess Street | Manchester | M1 6NG
www.optimisedenvironments.com

document register & transmittal advice

Project NT02-04
Project No M10394

Date of Issue

day	17	18	3
month	3	4	7
year	23	23	23

Document Number	Document Title	Revision or Issue Number		
RDB-OPN-00-ZZ-DR-LA-210000	General Arrangement Site Wide Landscape Plan	-	P01	P02
RDB-OPN-00-00-DR-LA-210001	General Arrangement Site Wide Public Realm Plan	-	P01	P02
RDB-OPN-00-00-DR-LA-210002	General Arrangement Launch Pads		P01	/
RDB-OPN-00-00-DR-LA-210100	Levels Strategy Site Wide Public Realm Plan	-	P01	P02
RDB-OPN-2B-00-DR-LA-310000	General Arrangement for plots NT02 - 03 Public Realm Plan	-	P01	P02
RDB-OPN-2B-00-DR-LA-310001	General Arrangement for plots NT02 - 03 Courtyard Landscape Plan	-	P01	/
RDB-OPN-2B-ZZ-DR-LA-310002	General Arrangement for plots NT02 - 03 Roof Terrace Landscape Plan	-	P01	/
RDB-OPN-2D-00-DR-LA-310000	General Arrangement for plot NT04 Public Realm Plan	-	P01	P02
RDB-OPN-2D-00-DR-LA-310001	General Arrangement for plot NT04 Courtyard Landscape Plan	-	P01	/
RDB-OPN-2D-ZZ-DR-LA-310002	General Arrangement for plot NT04 Roof Terrace Landscape Plan	-	P01	/

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Timea Nasca	FEC	1	1	1
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Ian Standring	WSP	1	1	1
Ken Thompson	Maccreanor Lavington	1	1	1
Sara Gallego	Maccreanor Lavington	1	1	1

Name of Issuer
Anna Beatham

Associate Director / Director Review
Andrew Watson

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4 - revision
5 - estimate / quantities
6 - development application
8 - tender
9 - construction
10 - shop drawings

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X - express post
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SOFTWORKS

T01 TREE PLANTING
Standard-semi-mature tree with a height of 6-7m and 2m minimum clear stem. Final size, species and setting out are subject to services restrictions and coordination with utilities.

T02 TREE PLANTING
Standard-extra-heavy tree with a height of 4.5-5m and 2m minimum clear stem. Final size, species and setting out are subject to services restrictions and coordination with utilities.

T03 ORNAMENTAL TREE PLANTING
Multistem with a minimum girth of 250-300cm. Final size, species and setting out are subject to services restrictions and coordination with utilities.

T04 EVERGREEN TREE PLANTING
Standard-semi-mature evergreen tree with a height of 6-7m and 2m minimum clear stem. Final size, species and setting out are subject to services restrictions and coordination with utilities.

PT01 SHRUB PLANTING
Mix of evergreen shrubs, groundcover and herbaceaous perennial planting

PT02 WOODLAND PLANTING
Mix of shade tolerant woodland understorey planting.

PT03 PLANTING: TREE PIT
Understorey planting that includes evergreen shrubs, groundcover and bulb planting

PT04 PLANTING: SUDs
Ornamental planting suitable for wet and dry conditions.

PT05 PLANTING: RETAINING WALL
Low maintenance groundcover / multistem shrubs planting to top of retaining wall in line with Network Rail Recommended planting species

PT06 HEDGE PLANTING
Hedge planting

PT07 GRASSCRETE
PRODUCT: Grassroad
SUPPLIER: Grass Concrete or equal & approved

PT08 GRASS
PRODUCT: Kong Cube Stool
SUPPLIER: Grassfelt
SUPPLIER: Lindum or equal & approved

ROOF PLAN LEGEND

GR1 - GREEN ROOF
Extensive green roof suitable for inclusion around PV panels.

GR2 - BROWN ROOF
Low nutrient substrate with self-vegetating species suitable for inclusion around PV panels.

GR3 - GREEN ROOF
Extensive green roof

GR4 - GRAVEL BORDER
500mm gravel border to enable access to green/brown roof system

FURNITURE

F01 - SEATING - SEAT
PRODUCT: Atlas double seat with 2 armrests
SUPPLIER: Vestre or equal & approved

F02 - SEATING - STOOL
PRODUCT: Kong Cube Stool
SUPPLIER: Vestre or equal & approved

F03 - SEATING - CHAIR
PRODUCT: Kong bench
SUPPLIER: Vestre or equal & approved

F04 - SEATING - STEPS
Concrete seating steps with timber top

F05 - CYCLE RACK
PRODUCT: Vroom bicycle rack
SUPPLIER: Vestre or equal & approved

F06 - PLAY - BOULDERS
Various sizes
SUPPLIER: CED Stone or equal & approved

F07 - BIN
PRODUCT: Forum litter bin
SUPPLIER: Vestre or equal & approved

F08 - DRINKING FOUNTAIN
PRODUCT: Fuente Drinking Fountain with dog fountain
SUPPLIER: Artform Urban or equal & approved

F09 - LAUNCH PAD
Refer to RDB-OPN-00-00-DR-LA-210002

F10 - PLANTERS - STEEL PLANTERS
PRODUCT: RAAFT Planterline Custom System
SUPPLIER: Kinley or equal & approved

F11 - SEATING - SEAT
PRODUCT: Landscape Compact - Concave/Convex Seat
SUPPLIER: mmcite or equal & approved

F12 - SEATING - STOOL
PRODUCT: Landscape Compact
SUPPLIER: mmcite or equal & approved

F13 - SEATING - PICNIC TABLE
PRODUCT: Orbit
SUPPLIER: mmcite or equal & approved

F15 - SCREENING - TIMBER SLATS
Timber slats within planters for screening

F16 - BALANCE BEAM
PRODUCT: Robinia Balance Beam 6006R
SUPPLIER: Massey & Harris or equal & approved

F17 - STEP POST
PRODUCT: 150mm Robinia Step Post 6001R
SUPPLIER: Massey & Harris or equal & approved

F18 - HAMMOCK SWING
PRODUCT: Free-standing hammock WAVE 02.916
SUPPLIER: Zano Street Furniture or equal & approved

F19 - PERGOLA
Wooden pergola structure

F20 - HAMMOCK
Custom hammock

F21 - PLAY EQUIPMENT
Wooden stepping stones, logs and play boulders

F22 - SEATING - PICNIC TABLE
PRODUCT: Kong
SUPPLIER: Vestre or equal & approved

HARDWORKS

P01 - PAVING : STONE FLAGS
SUPPLIER: Hardscape or equal & approved
SIZE: 600mm (W), 900mm (L) x 63mm (D)
FINISH: Yorkstone, diamond sawn all sides
COLOUR: Greyish Buff

P02 - PAVING : STONE SETTS
SUPPLIER: Hardscape or equal & approved
SIZE: 125mm (W), 125mm (L) 150mm (D)
FINISH: Yorkstone, diamond sawn all sides
COLOUR: Greyish Buff

P03 - PAVING : CONCRETE PAVERS & STONE MIX
SUPPLIER: Hardscape or equal & approved
SIZE: 60% Concrete Paver / 40% Yorkstone Setts (P02)
NOTES: Concrete pavers with Yorkstone (P02) intermittently mixed

P04 - PAVING : CRUSHED STONE
Decomposed crushed granite

P05 - POROUS RESIN BOUND GRAVEL
PRODUCT: Flexistone
SUPPLIER: KBI or equal & approved
COLOUR: Light grey
NOTES: Material to match Planit-ie design for Victoria River

P06 - BITUMINOUS MACADAM
SPECIFICATION: To engineer's detail and specification
NOTES: Road to include thermoplastic markings to highway's specification and design
COLOUR: Black

P07 - BITUMINOUS MACADAM: CYCLEWAY
SPECIFICATION: To engineer's detail and specification
NOTES: To include thermoplastic markings to highw specification and design. Colour green to designate carriageway level cycle route as Manchester City Council requirements.
COLOUR: Green

PAVING P08: TACTILE PAVING
SUPPLIER: Hardscape or equal & approved
SIZE: W400mm x L400mm x D50mm
FINISH: Granite Mist, Flamed
PATTERN: Blister

P09 - DECKING
Anti-slip timber decking

P10 - PAVING : CLAY PAVERS
PRODUCT: WF Bruno
SUPPLIER: Weinerberger or equal and approved
COLOUR: Red
FINISH: Standard
SIZE: L200mm x W85mm x D 50mm

P11 - RESIN BOUND GRAVEL
PRODUCT: Flexistone
SUPPLIER: KBI or equal & approved
COLOUR: Coral Solo

P12 - PLAY SURFACE
PRODUCT: Wet Pour

P13 - METAL DECKING
PRODUCT: Metal Mesh Deck

P14 - STONE PAVERS
Yorkstone Pavers
150 x 300
SUPPLIER: Hardscape or equal & approved

P15 - COBBLES
Reclaimed cobbles
SUPPLIER: Hardscape or equal & approved

LOADING BAY
Reserved for vehicles loading and unloading only

ACCESSIBLE PARKING BAY
Reserved space for use by blue badge holders only

CAR PARKING BAY
Vehicle parking for residents or visitors

CYCLE ROUTE
Cycling route and direction of travel for cyclists

BOUNDARIES

B11 - FENCING : PRIVACY SCREEN
Timber boundary screening between private terrace spaces

B12 - FENCING
Metal vertical railings
1.8m high

B13 - FENCING
Metal railing balustrade
1.5m high

B14 - FENCING
Metal perforated balustrade
1.5m high

B15 - FENCING
Metal verticasl fence
1.8m high

B16 - RETAINING WALL
Retaining wall to engineer's design & specification

B17 - SCREEN
1.5m (D) x 2m (H) solid side screens

B18 - BOLLARDS
Retractable bollards

G1 - GATE
Garden gate

G2 - GATE
Gailed entrance to courtyard

CDM INFORMATION

1. To be completed

DRAWING INFORMATION BASED UPON

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NOTES

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2. Do not scale off this drawing. Written dimensions to be taken only.
3. Any discrepancies found between this drawing and other drawings and specifications in the construction documents must be referred to the Landscape Architect prior to work commencing.
4. This drawing must not be copied in whole or in part without prior written consent of Optimised Environments Ltd.

Issue	Revision	Initial	Date
P02	Dantzic St. Road width widened to 6.5m.	AB	07.07.23
P01	For approval	AB	18.04.23

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LONDON The Curator | 36 Chancery Lane | London | WC2A 1EN | 0203 984 4222 | optimisedenvironments.com
MANCHESTER Floor 3 | 86 Princess Street | Manchester | M1 6NG | 0161 696 7550 | optimisedenvironments.com

Client
Far East Consortium

Project
NT02 - 04
Dantzic Street, Manchester

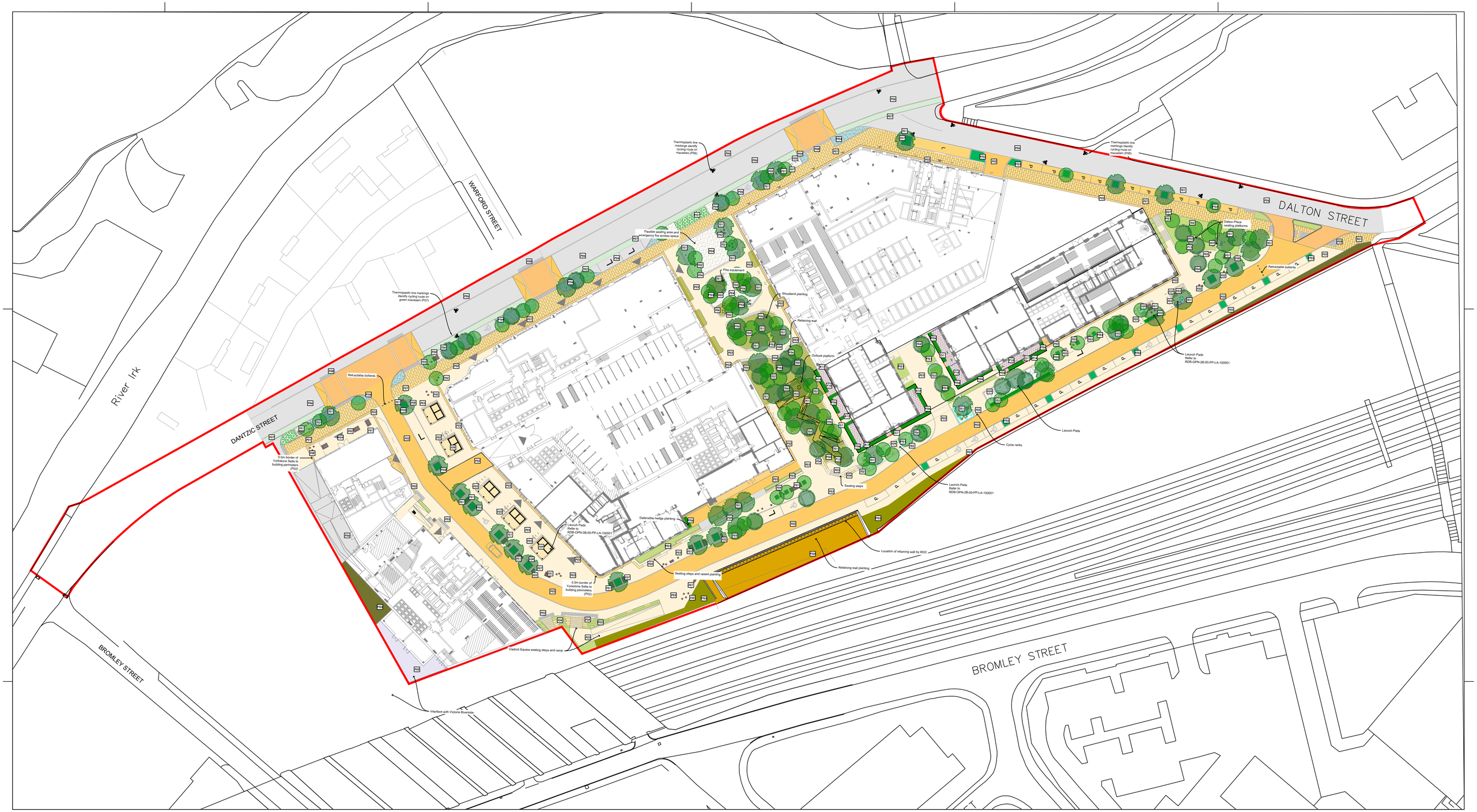
Drawing Title
General Arrangement
Site Wide Landscape Plan

Scale Bar 5m 10m 15m 20m 25m North

Scale: **1:500@A1** Date: **18.04.2023**
By: **AB** Status: **For Approval**
Checked: **AW** Approved: **AW**

Drawing Number **RDB-OPN-00-ZZ-DR-L-A-210000_P02** Rev **P02**

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T01 TREE PLANTING
Standard-semi-mature tree with a height of 6-7m and 2m minimum clear stem. Final size, species and setting out are subject to services restrictions and coordination with utilities.

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Mix of shade tolerant woodland understorey planting.

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Understorey planting that includes evergreen shrubs, groundcover and bulb planting

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Ornamental planting suitable for wet and dry conditions.

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Low maintenance groundcover / multistem shrubs planting to top of retaining wall in line with Network Rail Recommended planting species

PT06 HEDGE PLANTING
Hedge planting

PT07 GRASSCRETE
PRODUCT: Grassroad
SUPPLIER: Grass Concrete or equal & approved

FURNITURE

F01 - SEATING - SEAT
PRODUCT: Atlas double seat with 2 armrests
SUPPLIER: Vestre or equal & approved

F02 - SEATING - STOOL
PRODUCT: Kong Cube Stool
SUPPLIER: Vestre or equal & approved

F03 - SEATING - CHAIR
PRODUCT: Kong bench
SUPPLIER: Vestre or equal & approved

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Concrete seating steps with timber top

F05 - CYCLE RACK
PRODUCT: Vroom bicycle rack
SUPPLIER: Vestre or equal & approved

F06 - PLAY - BOULDERS
Various sizes
SUPPLIER: CED Stone or equal & approved

F07 - BIN
PRODUCT: Forum litter bin
SUPPLIER: Vestre or equal & approved

F08 - DRINKING FOUNTAIN
PRODUCT: Fuente Drinking Fountain with dog fountain
SUPPLIER: Artform Urban or equal & approved

F21 - PLAY EQUIPMENT
Wooden stepping stones, logs and play boulders

F09 - LAUNCH PAD
Refer to RDB-OPN-00-00-DR-LA-210002

HARDWORKS

P01 - PAVING : STONE FLAGS
SUPPLIER: Hardscape or equal & approved
SIZE: 600mm (W), 900mm (L) x 63mm (D)
FINISH: Yorkstone
COLOUR: Greyish Buff

P02 - PAVING : STONE SETTS
SUPPLIER: Hardscape or equal & approved
SIZE: 125mm (W), 125mm (L) 150mm (D)
FINISH: Yorkstone
COLOUR: Greyish Buff

P03 - PAVING : CONCRETE PAVERS & STONE MIX
SUPPLIER: Hardscape or equal & approved
SIZE: 60% Concrete Paver / 40% Yorkstone Setts (P02)
NOTES: Concrete pavers with Yorkstone (P02) intermittently mixed

P04 - PAVING : CRUSHED STONE
Decomposed crushed granite

P05 - POROUS RESIN BOUND GRAVEL
PRODUCT: Flexistone
SUPPLIER: KBI or equal & approved
COLOUR: Light grey
NOTES: Material to match Planit-ie design for Victoria Riverside

P06 - BITUMINOUS MACADAM
SPECIFICATION: To engineer's detail and specification
NOTES: Road to include thermoplastic markings to highway's specification and design
NOTET: Black

P07 - BITUMINOUS MACADAM: CYCLEWAY
SPECIFICATION: To engineer's detail and specification
NOTES: To include thermoplastic markings to highway's specification and design. Colour green to designate carriageway level cycle route as per Manchester City Council requirements.
COLOUR: Green

PAVING P08: TACTILE PAVING
SUPPLIER: Hardscape or equal & approved
SIZE: W400mm x L400mm x D50mm
FINISH: Granite Mist, Flamed
PATTERN: Blister

P13 - METAL DECKING
PRODUCT: Metal Mesh Deck

P14 - STONE PAVERS
Yorkstone Pavers
150 x 300
SUPPLIER: Hardscape or equal & approved

P15 - COBBLES
Reclaimed cobbles
SUPPLIER: Hardscape or equal & approved

LOADING BAY
Reserved for vehicles loading and unloading only

ACCESSIBLE PARKING BAY
Reserved space for use by blue badge holders only

CAR PARKING BAY
Vehicle parking for residents or visitors

CYCLE ROUTE
Cycling route and direction of travel for cyclists

BOUNDARIES

B11 - FENCING : PRIVACY SCREEN
Timber boundary screening between private terrace spaces

B14 - FENCING
Metal perforated balustrade
1.5m high

B17 - SCREEN
1.5m (D) x 2m (H) solid side screens

B18 - BOLLARDS
Retractable bollards

G1 - GATE
Garden gate

CDM INFORMATION

1. To be completed

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Issue	Revision	Initial	Date
P02	Dantzic St. Road width widened to 6.5m	AB	07.07.23
P01	For approval	AB	18.04.23

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Client
Far East Consortium

Project
NT02 - 04
Dantzic Street, Manchester

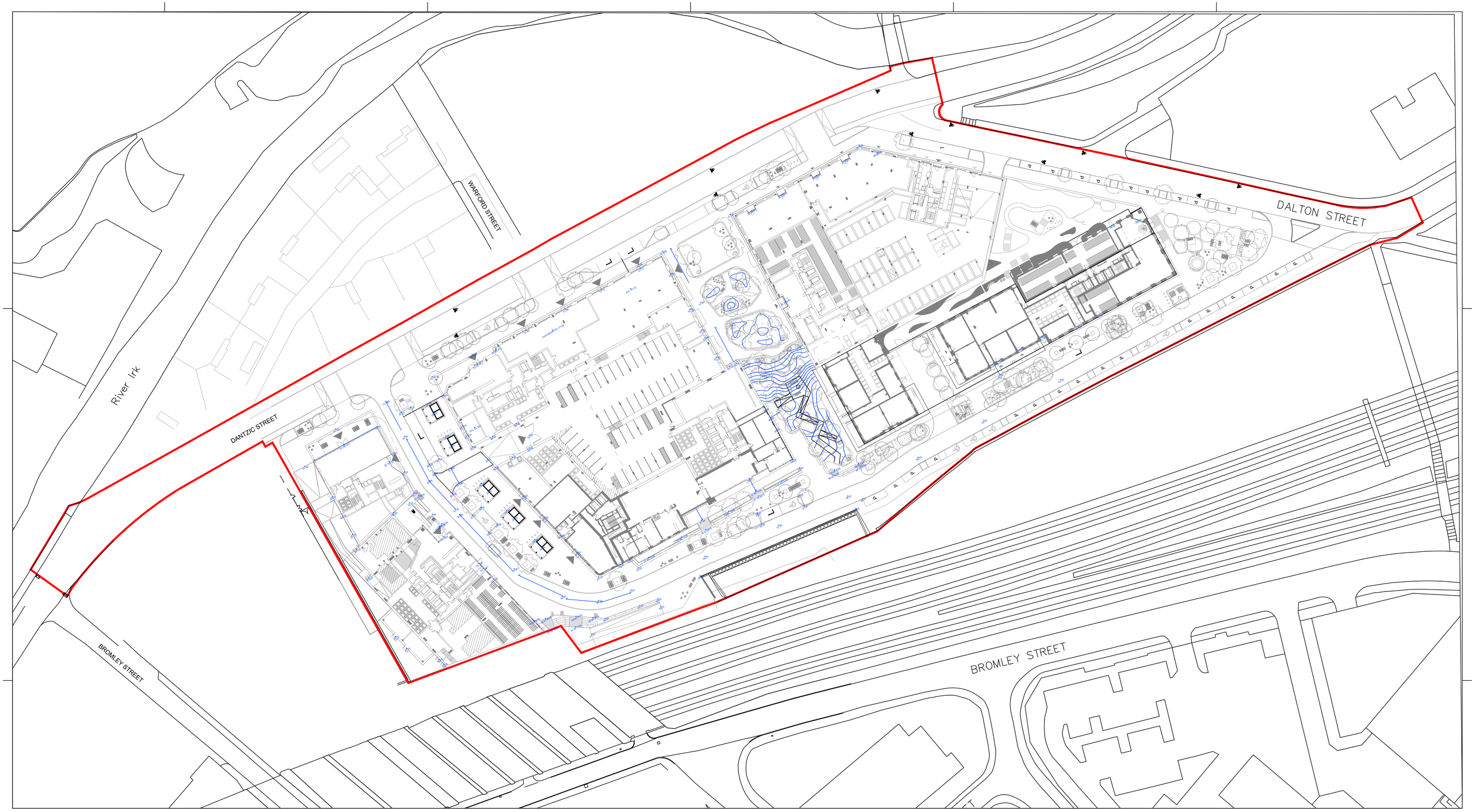
Drawing Title
General Arrangement
Site Wide Public Realm Plan

Scale Bar 5m 10m 15m 20m 25m — North

Scale: **1:500@A1** Date: **18.04.2023**
By: **AB** Status: **For Approval**
Checked: **AW** Approved: **AW**

Drawing Number **RDB-OPN-00-ZZ-DR-LA-210001_P02** Rev **P02**

Computer File: \\ukmands01.optimisedenvironments.com\DATA\Projects\2021\M1033d_NT02\Dwg



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1. To be completed

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Issue	Revision	Initial	Date
P02	Levels updated	AB	03.07.23
P01	For approval	AB	18.04.23

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Client
Far East Consortium

Project
NT02 - 04

Dantzic Street, Manchester

Drawing Title
Levels Strategy

Site Wide Public Realm Plan

Scale Bar: North

5m 10m 15m 20m 25m

Scale:	**1:500@A1**	Date:	**18.04.2023**
By:	**AB**	Status:	**For Approval**
Checked:	**AW**	Approved:	**AW**

Drawing Number: **RDB-OPN-00-ZZ-DR-LA-210100_P02** Rev: **P02**

Computer File: \\ukmandc01.optimisedenvironments.com\DATA\Projects\202TM1539A_NT02\Dantzic



SOFTWORKS

T01 TREE PLANTING
Standard-semi-mature tree with a height of 6-7m and 2m minimum clear stem. Final size, species and setting out are subject to services restrictions and coordination with utilities.

T02 TREE PLANTING
Standard-extra-heavy tree with a height of 4.5-5m and 2m minimum clear stem. Final size, species and setting out are subject to services restrictions and coordination with utilities.

T03 ORNAMENTAL TREE PLANTING
Multistem with a minimum girth of 250-300cm. Final size, species and setting out are subject to services restrictions and coordination with utilities.

T04 EVERGREEN TREE PLANTING
Standard-semi-mature evergreen tree with a height of 6-7m and 2m minimum clear stem. Final size, species and setting out are subject to services restrictions and coordination with utilities.

PT01 SHRUB PLANTING
Mix of evergreen shrubs, groundcover and herbacaeous perennial planting

PT02 WOODLAND PLANTING
Mix of shade tolerant woodland understorey planting.

PT03 PLANTING: TREE PIT
Understorey planting that includes evergreen shrubs, groundcover and bulb planting

PT04 PLANTING: SUDs
Ornamental planting suitable for wet and dry conditions.

PT05 PLANTING: RETAINING WALL
Low maintenance groundcover / multistem shrubs planting to top of retaining wall in line with Network Rail Recommended planting species

PT06 HEDGE PLANTING
Hedge planting

PT07 GRASSCRETE
PRODUCT: Grasscrad
SUPPLIER: Grass Concrete or equal & approved

FURNITURE

F01 - SEATING - SEAT
PRODUCT: Atlas double seat with 2 armrests
SUPPLIER: Vestre or equal & approved

F02 - SEATING - STOOL
PRODUCT: Kong Cube Stool
SUPPLIER: Vestre or equal & approved

F03 - SEATING - CHAIR
PRODUCT: Kong bench
SUPPLIER: Vestre or equal & approved

F04 - SEATING - STEPS
Concrete seating steps with timber top

F05 - CYCLE RACK
PRODUCT: Vroom bicycle rack
SUPPLIER: Vestre or equal & approved

F06 - PLAY - BOULDERS
Various sizes
SUPPLIER: CED Stone or equal & approved

F07 - BIN
PRODUCT: Forum litter bin
SUPPLIER: Vestre or equal & approved

F08 - DRINKING FOUNTAIN
PRODUCT: Fuente Drinking Fountain with dog fountain
SUPPLIER: Artform Urban or equal & approved

F21 - PLAY EQUIPMENT
Wooden stepping stones, logs and play boulders

F09 - LAUNCH PAD
Refer to RDB-OPN-00-00-DR-LA-210002

HARDWORKS

P01 - PAVING : STONE FLAGS
SUPPLIER: Hardscape or equal & approved
SIZE: 600mm (W), 900mm (L) x 63mm (D)
FINISH: Yorkstone
COLOUR: Greyish Buff

P02 - PAVING : STONE SETTS
SUPPLIER: Hardscape or equal & approved
SIZE: 125mm (W), 125mm (L) 150mm (D)
FINISH: Yorkstone
COLOUR: Greyish Buff

P03 - PAVING : CONCRETE PAVERS & STONE MIX
SUPPLIER: Hardscape or equal & approved
SIZE: 60% Concrete Paver / 40% Yorkstone Setts (P02)
NOTES: Concrete pavers with Yorkstone (P02) intermittently mixed

P04 - PAVING : CRUSHED STONE
Decomposed crushed granite

P05 - POROUS RESIN BOUND GRAVEL
PRODUCT: Flexistone
SUPPLIER: KBI or equal & approved
COLOUR: Light grey
NOTES: Material to match Planit-ie design for Victoria Riverside

P06 - BITUMINOUS MACADAM
SPECIFICATION: To engineer's detail and specification
NOTES: Road to include thermoplastic markings to highway's specification and design
NOTET: Black

P07 - BITUMINOUS MACADAM: CYCLEWAY
SPECIFICATION: To engineer's detail and specification
NOTES: To include thermoplastic markings to highway's specification and design. Colour green to designate carriageway level cycle route as per Manchester City Council requirements.
COLOUR: Green

PAVING P08: TACTILE PAVING
SUPPLIER: Hardscape or equal & approved
SIZE: W400mm x L400mm x D50mm
FINISH: Granite Mist, Flamed
PATTERN: Blister

P13 - METAL DECKING
PRODUCT: Metal Mesh Deck

P14 - STONE PAVERS
Yorkstone Pavers
150 x 300
SUPPLIER: Hardscape or equal & approved

P15 - COBBLES
Reclaimed cobbles
SUPPLIER: Hardscape or equal & approved

BOUNDARIES

B11 - FENCING : PRIVACY SCREEN
Timber boundary screening between private terrace spaces

B14 - FENCING
Metal perforated balustrade
1.5m high

B17 - SCREEN
1.5m (D) x 2m (H) solid side screens

B18 - BOLLARDS
Retractable bollards

G1 - GATE
Garden gate

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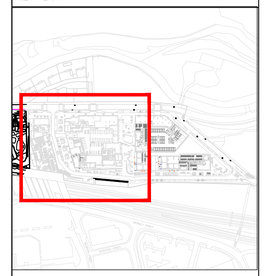
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CDM INFORMATION

KEY PLAN



Issue	Revision	Initial	Date
P02	Dantzic St. Road width widened to 6.5m	AB	07.07.23
P01	For approval	AB	13.04.23

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Client
Far East Consortium

Project
NT02 - 04

Dantzic Street, Manchester

Drawing Title
General Arrangement
NT02 - 03
Public Realm

Scale Bar 2.5m 5.0m 7.5m 10m 12.5m
North

Scale: **1:250@A1** Date: **13.04.23**

By: **MY** Status: **For Approval**

Checked: **AW** Approved: **AW**

Drawing Number
RDB-OPN-2B-00-DR-LA-310000

Rev
P02

Computer File: \\ukmandc01.optimisedenvironments.com\DATA\Projects\2021\M10394_NT02Dantzic\SK



SOFTWORKS

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Hedge planting

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SUPPLIER: CED Stone or equal & approved

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SUPPLIER: Vestre or equal & approved

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PRODUCT: Fuente Drinking Fountain with dog fountain
SUPPLIER: Artform Urban or equal & approved

F21 - PLAY EQUIPMENT
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F09 - LAUNCH PAD
Refer to RDB-OPN-00-00-DR-LA-210002

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1.5m (D) x 2m (H) solid side screens

B18 - BOLLARDS
Retractable bollards

G1 - GATE
Garden gate

LOADING BAY
Reserved for vehicles loading and unloading only

ACCESSIBLE PARKING BAY
Reserved space for use by blue badge holders only

CAR PARKING BAY
Vehicle parking for residents or visitors

CYCLE ROUTE
Cycling route and direction of travel for cyclists

NOTES

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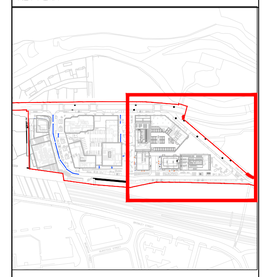
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CDM INFORMATION

KEY PLAN



Issue	Revision	Initial	Date
P02	Dantzic St. width increased to 6.5m	AB	07.07.23
P01	For approval	MY	18.04.23

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Client
Far East Consortium

Project
NT02 - 04

Dantzic Street, Manchester

Drawing Title
General Arrangement For plot NT04

Public Realm Plan

Scale Bar 2.5m 5.0m 7.5m 10m 12.5m
North

Scale: **1:250@A1** Date: **18.04.23**

By: **MY** Status: **For Approval**

Checked: **AW** Approved: **AW**

Drawing Number **RDB-OPN-2D-00-DR-LA-310000** Rev **P02**

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