



402-404 Wilmslow Road

Withington

Manchester M20 3BN

Proposed Residential Rear Extension/Conversion

Flood Risk Assessment

For: Concorde No.1 Ltd.

Integra Consulting
Suite 4
14-32 Hewitt Street
Manchester
M15 4GB

Ref: 3301-FRA
Job: 3301
Rev: D
By: NS

Date: Jun 2022

Environmental
Geotechnical
Highways
Structural
Civil

APPENDICES

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APPENDIX 1

SITE LOCATION PLAN & AERIAL VIEW OF BUILDING



PROJECT		Refurbishment and Extension 402 and 404 Wilmslow Rd, Wilthington Manchester.	
SCALE	1: 1000 @ A3	CLIENT	Concorde No.1 Ltd
DWG NO.	131-2-PL- OS1	DRAWING TITLE	OS Location plan.
CONTRACT NO.	131-2	ISSUE CODE	planning
ISSUED	15/04/21	REV.	-
		 simon james architects UK: 120 Grosvenor St. 4th Floor, Manchester, M1 7PL	

M20 3BN

Write a description for your map.

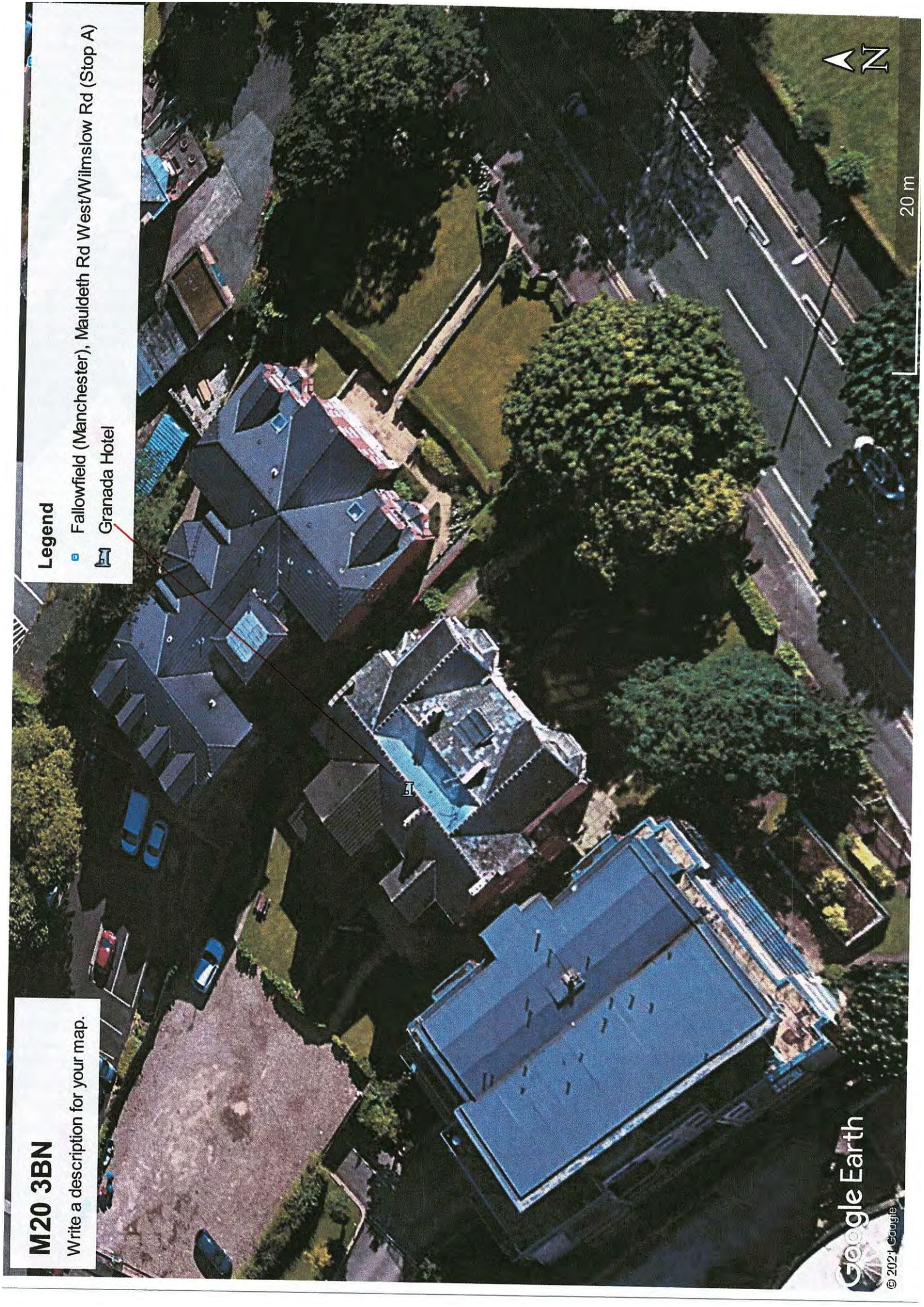
Legend

-  Fallowfield (Manchester), Mauldeth Rd West/Wilmslow Rd (Stop A)
-  Granada Hotel

Google Earth

© 2021 Google

20 m



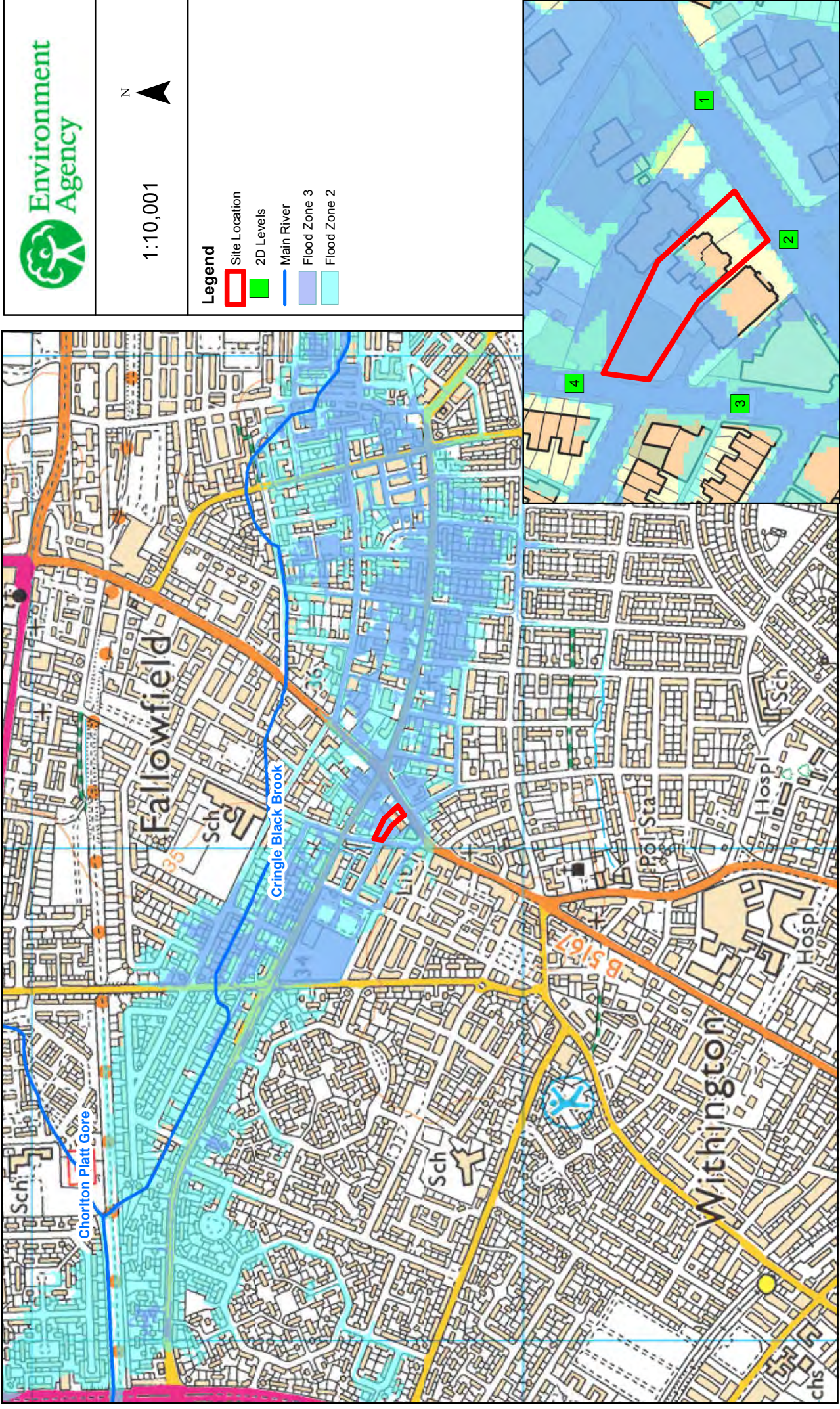
APPENDIX 2

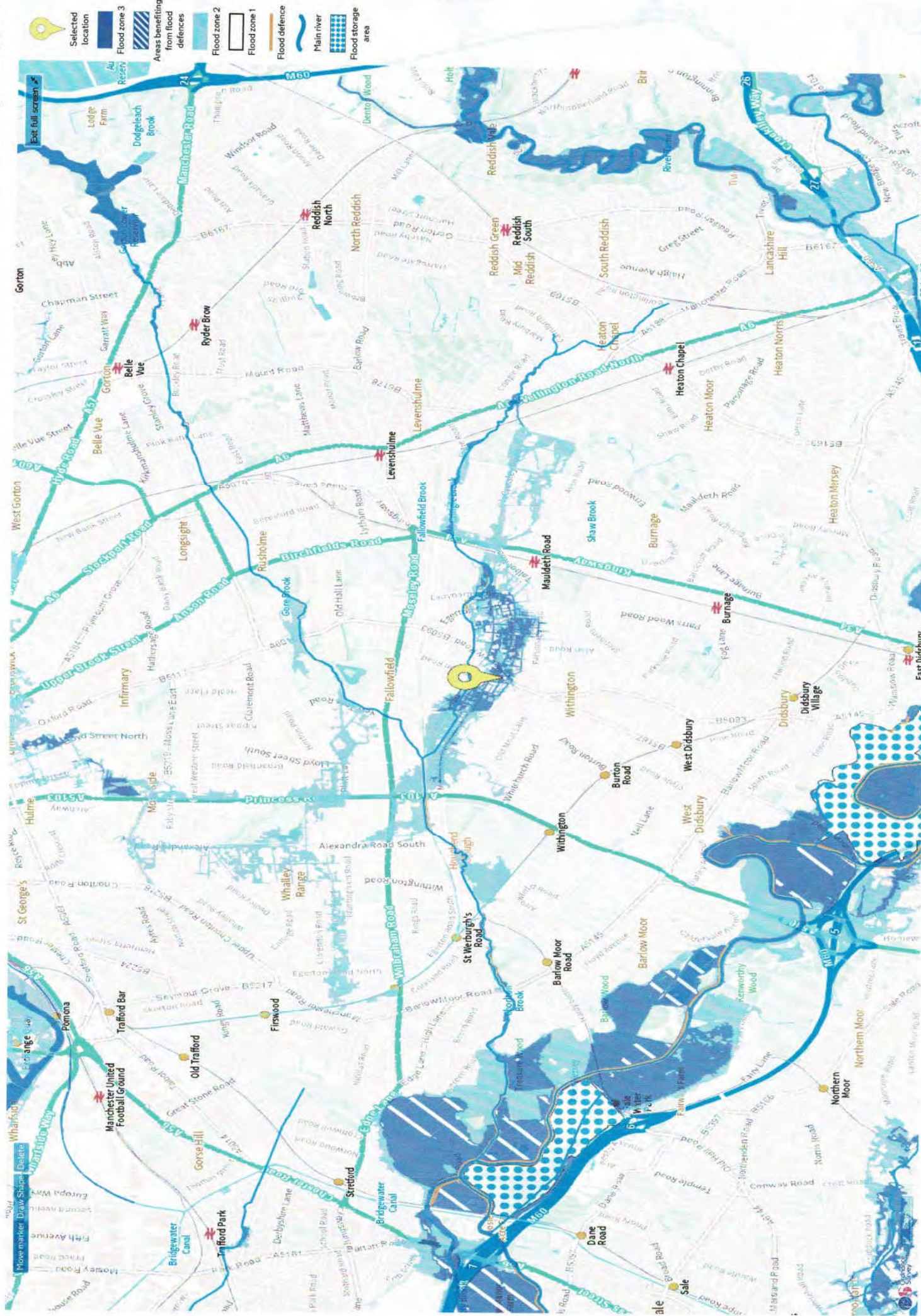
TOPOGRAPHICAL SURVEY

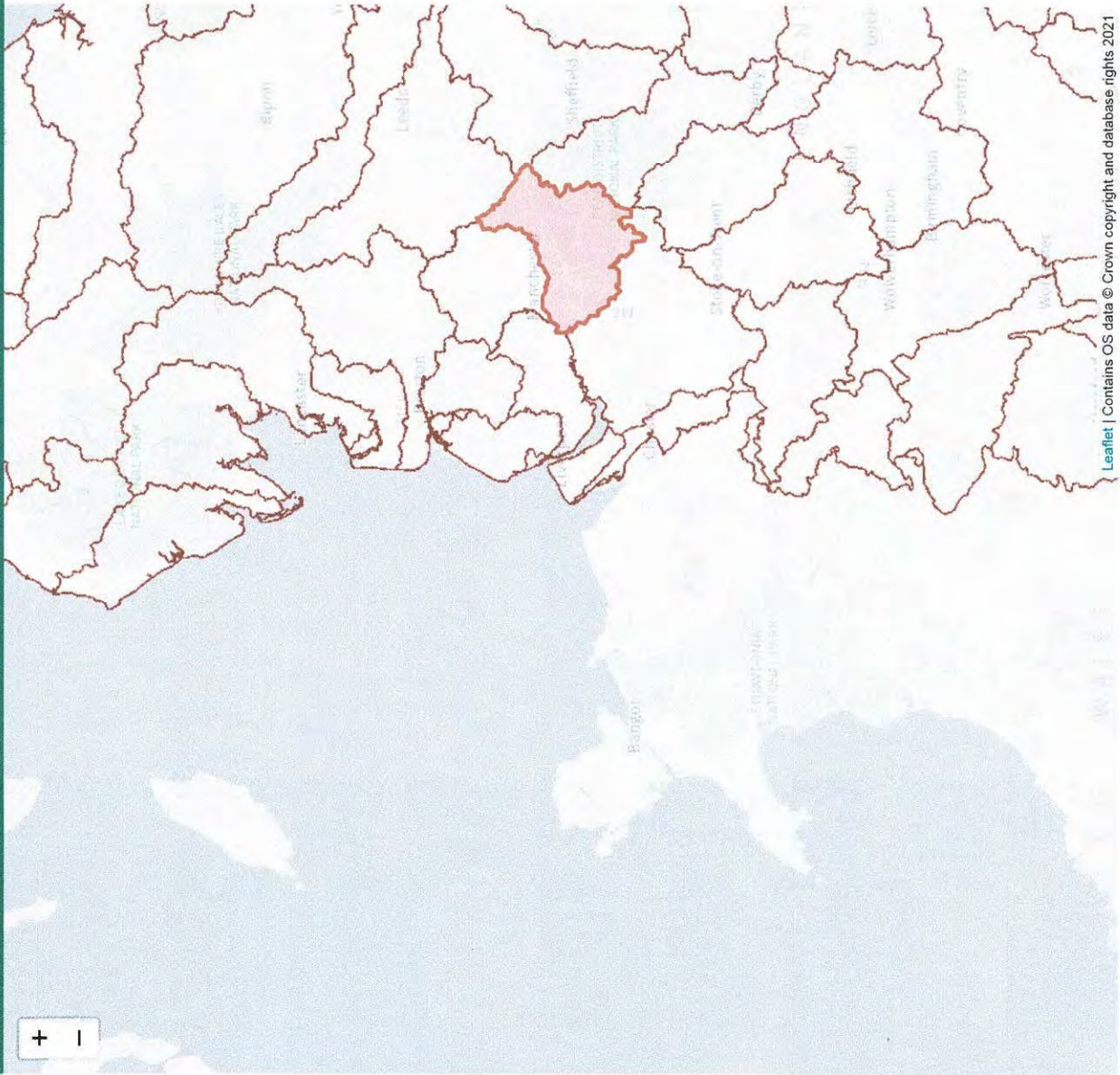
APPENDIX 3

ENVIRONMENT AGENCY FLOOD DATA / MAPS / RISK LEVELS

Created on 13/11/2019 [GMMC149866AB]







Upper Mersey Management Catchment peak river flow allowances

	Central	Higher	Upper
2020s	13%	17%	27%
2050s	22%	31%	51%
2080s	41%	53%	85%

This map contains information generated by [UK Centre for Ecology and Hydrology](#), using UK Climate projections.



Flood map for planning

BETA

This is a new service – your [feedback \(/feedback\)](#) will help us to improve it.

Likelihood of flooding in this area

This location is in an area with a low probability of flooding

FLOOD ZONE 1

Land and property in flood zone 1 have a low probability of flooding

[More information about flood zones](#)

<http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/flood-zone-and-flood-risk-tables/table-1-flood-zones>

1

You don't need to do a [flood risk assessment](#)

([https://www.gov.uk/guidance/flood-risk-](https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications)

[assessment-for-planning-applications](https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications)) if your

development is in flood zone 1 and:

- smaller than one hectare

- is not affected by sources of flooding other than rivers and the sea, for example surface water drains

2

If your development is in flood zone 1 and:

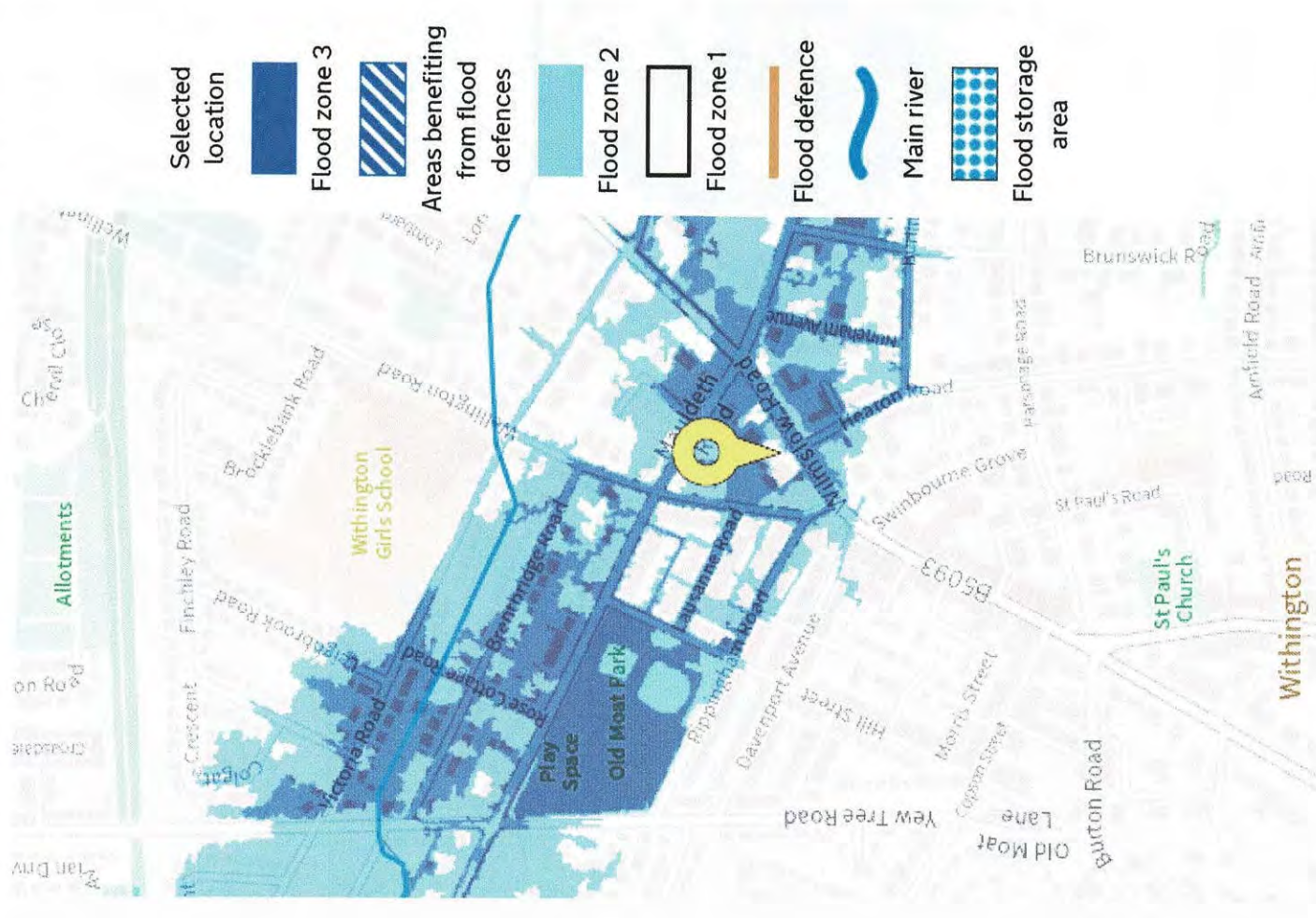
- larger than one hectare
- is affected by sources of flooding other than rivers and the sea, for example surface water drains

you can learn more about flood risk assessment in flood zone 1 (<https://www.gov.uk/guidance/flood-risk-assessment-in-flood-zone-1-and-critical-drainage-areas>)

3

You can also read more about flood risk assessments for planning applications (<https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>)

Learn more about the potential sources of flood risk in this area (<https://flood-warning-information.service.gov.uk/long-term-flood-risk/map?easting=385067&northing=393252>)



Download this information (PDF)

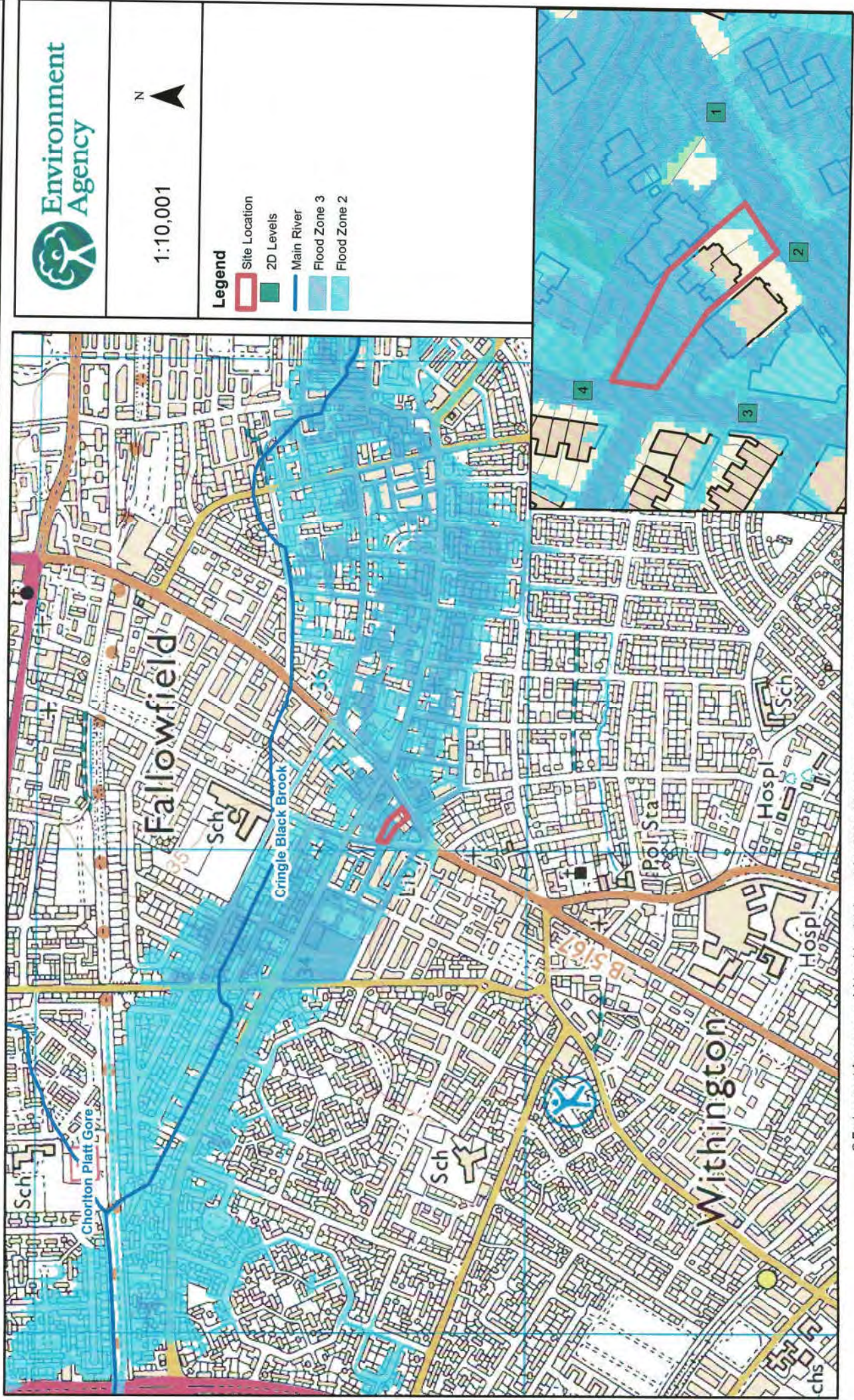
[Refine this search \(/confirm-location?easting=385067&northing=393252\)](#)

[Find out the flood probability for another location \(/\)](#)

[You can use this information as part of a flood risk assessment for a planning application \(https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications#when-you-need-an-assessment\)](#)

▶ [Terms of use](#)

**Detailed Flood Map centred on Wilmslow Road, Withington, Manchester, M20 3BN.
Created on 13/11/2019 [GMMC149866AB]**



13th November 2019

Sheet 1

V100

Model Node Name	Building	Node ID	Class	10% AEP (1 in 10 year)	5% AEP (1 in 20 year)	4% AEP (1 in 25 year)	2% AEP (1 in 50 year)	1.33% AEP (1 in 75 year)	1% AEP (1 in 100 year)	% AEP (1 in 100 years) - 25% increase in flow	% AEP (1 in 100 years) - 50% increase in flow	% AEP (1 in 100 years) - 75% increase in flow	0.2% AEP (1 in 500 year)	0.1% AEP (1 in 1000 year)	0.1% AEP (1 in 1000 year) - 25% increase in flow
2D Lane	345120	362208	Modelled Water Level (m aodfl)	35.43	35.48	35.48	35.48	35.48	35.51	35.52	35.53	35.53	35.50	35.49	35.49
	345059	362206	Modelled Water Level (m aodfl)	35.30	35.36	35.36	35.37	35.37	35.41	35.42	35.49	35.49	35.40	35.38	35.46
	345098	362202	Modelled Water Level (m aodfl)	35.03	35.02	35.04	35.04	35.04	35.08	35.07	35.10	35.10	35.05	35.22	35.05
	345016	362314	Modelled Water Level (m aodfl)	34.82	34.84	34.85	34.85	34.87	34.88	35.04	35.08	35.08	35.01	35.20	35.20

Model data taken from Cragg Brook 2017 Study

AEP - Annual Exceedance Probability

m aodfl - metres above ordnance datum (NNyr)

Note:

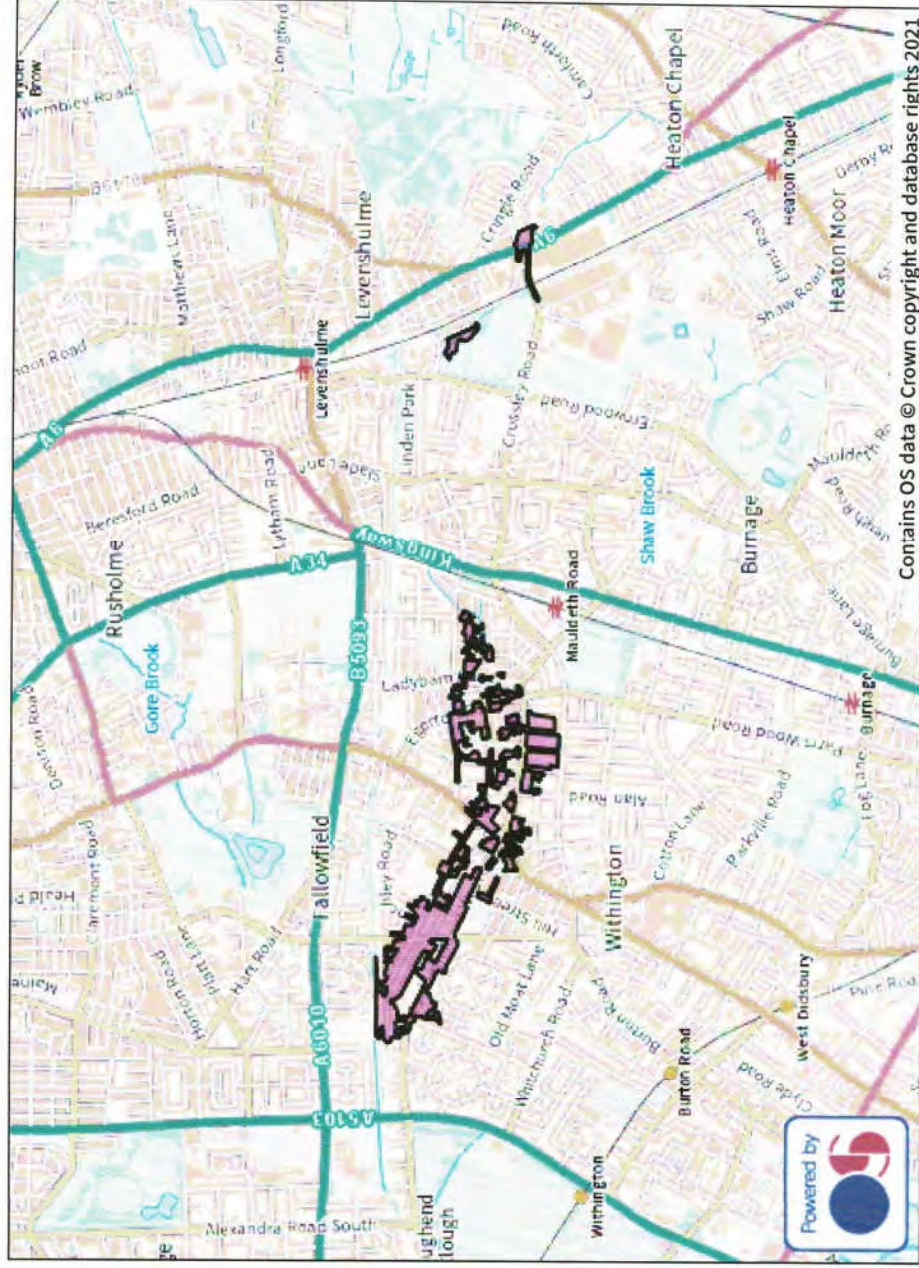
*Climate Change Scenario - 30%, 35% and 70% increases in flow calculated for the 2080s (2070 - 2115). Please see <https://www.gov.uk/guidance/food-risk-assessments-climate-change-allowance> for more information regarding the new climate change guidance. The location of the site and the type (vulnerability) of development determine the climate change allowances to consider in any food risk assessment.

	1. % AEP (1 in 100 year) 25% increase in flow	2.5 % AEP (1 in 250 year)	5 % AEP (1 in 500 year) 50% increase in flow	10 % AEP (1 in 1000 year)	1 % AEP (1 in 100 year)	0.1 % AEP (1 in 1000 year)	0.01 % AEP (1 in 10000 year)	0.001 % AEP (1 in 100000 year)	0.0001 % AEP (1 in 1000000 year)
undertended	35.02	35.59	35.60	35.60	35.48	35.37	35.04	34.81	34.64
defended	35.42	35.58	35.45	35.45	35.48	35.37	35.03	34.65	34.59
1 in 100 + 35% cc	35.07	35.05	35.04	35.04	35.03	35.03	35.06	35.04	35.04
1 in 100 + 35% cc	35.04	35.08	35.01	35.01	35.04	35.04	35.04	35.04	35.04

[Back](#)

Flood warning or alert area map

Cringle Brook at Withington, Fallowfield and Burnage



River Levels (1)

<https://riverlevels.uk>

Cringle Brook at Wittington, Fallowfield and Burnage



No current or recent warnings.

Flood Warning Area Details

Areas in the locality of Mauldeth Road, Includes properties from Mornington Crescent to Edgeworth Drive and also properties in the vicinity of Cringle Fields Park.

Region: North West

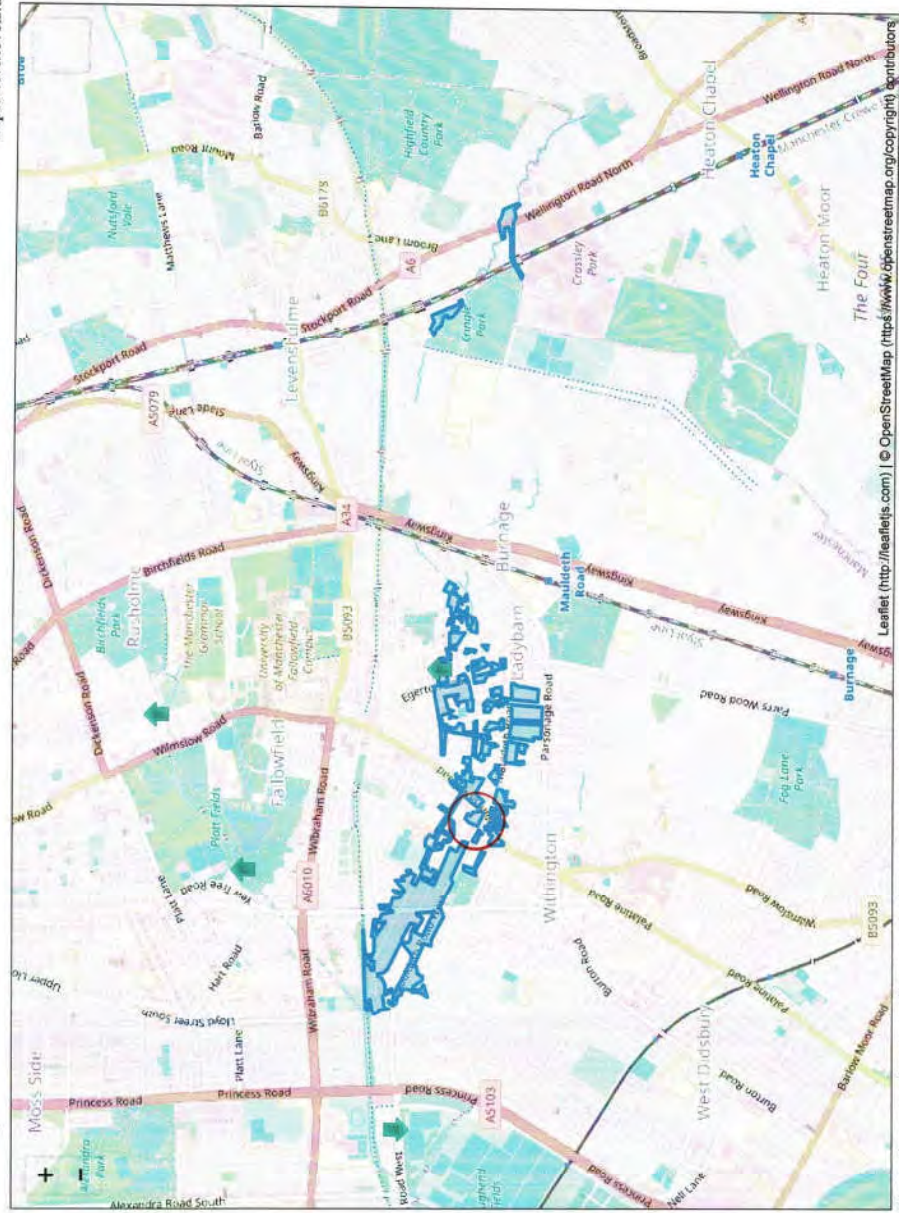
Counties covered: Manchester, Stockport

Watercourses covered: Cringle Brook

Area covered by this alert location

The area bounded in blue on the map shows the area covered by flood alerts and warnings for Cringle Brook at Wittington, Fallowfield and Burnage.

Icons on the map show nearby level monitoring stations. They are not necessarily related to this particular flood warning area.



Note: the area shown on the map is the area covered by flood alerts and warnings. It is not a live map of current flooding. The area covered broadly equates to the area where the risk of flooding in any year is greater than 1% (the "hundred year" flood risk).



EA node 1-1 in 100 - 35.5

- Site plan**
- Main pedestrian accesses via the existing front garden gates to Wilmslow rd.
 - Main pedestrian access into the building uses the existing entrance to 404 Wilmslow rd.
 - The existing 402 Wilmslow rd entrance will be a private entrance to Flat 5.
 - Private shared bike storage pods for 36 bikes, two 4 bike pods for 2 flats.
 - Level/ramped access to rear flats 2, 402 and 2, 404.
 - Front soft landscaped areas. Trees, hedges and shrubs retained.
 - Rear car parking for 20 cars. Access from Wilmslow road through Automatic electronic secure gate.
 - Bin stores with separated recycling adjacent to rear gate.
 - New trees and planting to the rear landscape.
- Site area: 1453m²

Materials Key

Landscape

SOFT LANDSCAPE ELEMENTS

- PG: Private Garden area. Hard landscaped patio areas with border planting.
- SG: Shared garden seating area. Hard landscaped patio areas with border planting.
- PG/L: Private garden area and Full height Garden Lightwell. Porous soft landscaping with gravel.
- L: Half height lightwell. Porous paving system with gravel draining edge strips.
- SL: New and or Retained Soft permeable landscape areas.
- ET: Existing trees to be protected and retained.
- NT: 1. Fagus Sylvatica 12-14 cm girth
2. Tilia cordata 12-14 cm girth
3. Betula pendula 12-14 cm girth
4. Malus sylvestris 12-14 cm girth
5. Ilex aquifolium 12-14 cm girth
6. Taxus baccata 12-14 cm girth
- ESH: Existing shrubs and or hedges to be retained.
- LA: Lawn.
- BP: S1 to S6: New shrubs to be RSPB approved to be bird friendly.
- Shrub 01 (S1) Berberis (Barberry)
Shrub 02 (S2) Cotoneaster (C. horizontalis)
Shrub 03 (S3) Juniperus shrubs Amelanchier lamarckii
Shrub 04 (S4) Hedging rose, Rosa rugosa
Shrub 05 (S5) Cornus: Californian ilex
Shrub 06 (S6) Mahonia blanda
- HE: Hedge Prunus padus, or Bird Cherry. RSPB approved Bird Friendly.

HARD LANDSCAPE ELEMENTS

- EHL: Existing gravelled car park area to be resurfaced with a porous tar-mac. Cemex Vistalux Asphalt with a new Reduced fine sub base in the drive areas and a fully porous decorative gravel parking bays demarcated with cobblestones.
- GP: New footpaths to be grey gravel with a central stone paving pathway.
- BN: Open Bin storage sheds.
- GW: General Waste.
- PR: Recyclable recycling.
- MR: Mixed recycling.
- FW: Food Waste.
- CP: Bin collection point.
- BK: Secure Bike storage room.
- P: Pedestrian access.
- V: Vehicular access.
- MH: Existing Man holes/inspection chambers.
- NMH: New Man hole.

Materials Key

Boundaries

- BA - Side Brickwall - Existing Brick wall to be retained.
- BB - Front Brickwall - Low Brick wall to be cleaned, repaired and repointed, existing gateways closed with matching brick, new opening made re-use existing stone post and re-estate missing post.
- BC - Rear brick wall - 0.6m tall new brick wall using site reclaimed bricks with a steel framed timber clad automated vehicle sliding gate and self closing locked pedestrian gate.
- BD - Timber fence - Repair and overclad existing fence internally with matching timber planks.
- BE - Timber fence - Remove concrete panel fence. Repair and overclad existing fence internally with matching timber planks.
- BF - Bin Store - 2.0m tall Timber fencing to match existing fence panels with vertical timber planks.
- BG - New Timber fence - Remove and replace timber fence to match existing.
- BH - Hedge - Retain existing hedge.
- BI - Dwarf reclaimed brick retaining wall with a stone coping.
- TP - Area with tactile pavement.

Materials Key

Exterior Lighting

- Ⓛ Low level Led low energy bollard light
- Ⓢ Low level Led low energy wall down light

- Ⓢ 4x(25%) 7KW CAR CHARGING POINTS. EV BOX BUSINESSLINE WITH DOUBLE SOCKET.
- DUCT WITH EV CHARGING POINT SUPPLY CABLES.

EA node 1-1 in 1000 - 35.59

PROJECT			
Refurbishment and Extension 402 and 404 Wilmslow Rd, Withington Manchester.			
SCALE		CLIENT	
1:200 @ A3		Concorde No.1 Ltd	
DRAWING		DRAWING TITLE	
131-2-PL-GL1 revA		Proposed Site Plan	
CONTRACT		DATE	
131.2		15/04/21	
ISSUED		DATE	
		12/07/21	
		a	
		sj	
		simon james and partners architects	
		100 Raffles St, 10th Floor, Singapore, 048563	

APPENDIX 4

UNITED UTILITIES SEWER PLAN

Integra Consulting

**14-32
Hewitt Street,
Manchester,
M15 4GB**

FAO:

How to contact us:

**United Utilities Water Limited
Property Searches
Haweswater House
Lingley Mere Business Park
Great Sankey
Warrington
WA5 3LP**

Telephone: 0370 7510101

E-mail: propertysearches@uuplc.co.uk

**Your Ref: Withington
Our Ref: UUPS-ORD-307474
Date: 20/07/2021**

Dear Sirs

Location: FLAT 1 402 WILMSLOW ROAD, MANCHESTER, M20 3BN

I acknowledge with thanks your request dated 14/07/2021 for information on the location of our services.

Please find enclosed plans showing the approximate position of United Utilities' apparatus known to be in the vicinity of this site.

The enclosed plans are being provided to you subject to the United Utilities terms and conditions for both the wastewater and water distribution plans which are shown attached.

If you are planning works anywhere in the North West, please read United Utilities' access statement before you start work to check how it will affect our network. <http://www.unitedutilities.com/work-near-asset.aspx>.

I trust the above meets with your requirements and look forward to hearing from you should you need anything further.

If you have any queries regarding this matter please [contact us](#).

Yours Faithfully,



Karen McCormack
Property Searches Manager

TERMS AND CONDITIONS - WASTEWATER AND WATER DISTRIBUTION PLANS

These provisions apply to the public sewerage, water distribution and telemetry systems (including sewers which are the subject of an agreement under Section 104 of the Water Industry Act 1991 and mains installed in accordance with the agreement for the self construction of water mains) (UUWL apparatus) of United Utilities Water Limited "(UUWL)".

TERMS AND CONDITIONS:

- This Map and any information supplied with it is issued subject to the provisions contained below, to the exclusion of all others and no party relies upon any representation, warranty, collateral contract or other assurance of any person (whether party to this agreement or not) that is not set out in this agreement or the documents referred to in it.
- This Map and any information supplied with it is provided for general guidance only and no representation, undertaking or warranty as to its accuracy, completeness or being up to date is given or implied.
- In particular, the position and depth of any UUWL apparatus shown on the Map are approximate only. UUWL strongly recommends that a comprehensive survey is undertaken in addition to reviewing this Map to determine and ensure the precise location of any UUWL apparatus. The exact location, positions and depths should be obtained by excavation trial holes.
- The location and position of private drains, private sewers and service pipes to properties are not normally shown on this Map but their presence must be anticipated and accounted for and you are strongly advised to carry out your own further enquiries and investigations in order to locate the same.
- The position and depth of UUWL apparatus is subject to change and therefore this Map is issued subject to any removal or change in location of the same. The onus is entirely upon you to confirm whether any changes to the Map have been made subsequent to issue and prior to any works being carried out.
- This Map and any information shown on it or provided with it must not be relied upon in the event of any development, construction or other works (including but not limited to any excavations) in the vicinity of UUWL apparatus or for the purpose of determining the suitability of a point of connection to the sewerage or other distribution systems.
- No person or legal entity, including any company shall be relieved from any liability howsoever and whensoever arising for any damage caused to UUWL apparatus by reason of the actual position and/or depths of UUWL apparatus being different from those shown on the Map and any information supplied with it.
- If any provision contained herein is or becomes legally invalid or unenforceable, it will be taken to be severed from the remaining provisions which shall be unaffected and continue in full force and affect.
- This agreement shall be governed by English law and all parties submit to the exclusive jurisdiction of the English courts, save that nothing will prevent UUWL from bringing proceedings in any other competent jurisdiction, whether concurrently or otherwise.

[illegible]

LEGEND

- Buildings
- Water
- Sewerage
- Roads
- Other

Scale

0 10 20 30 40 50 60 70 80 90 100 Meters

North Arrow

SEWERAGE TREATMENT PLANT

Buildings

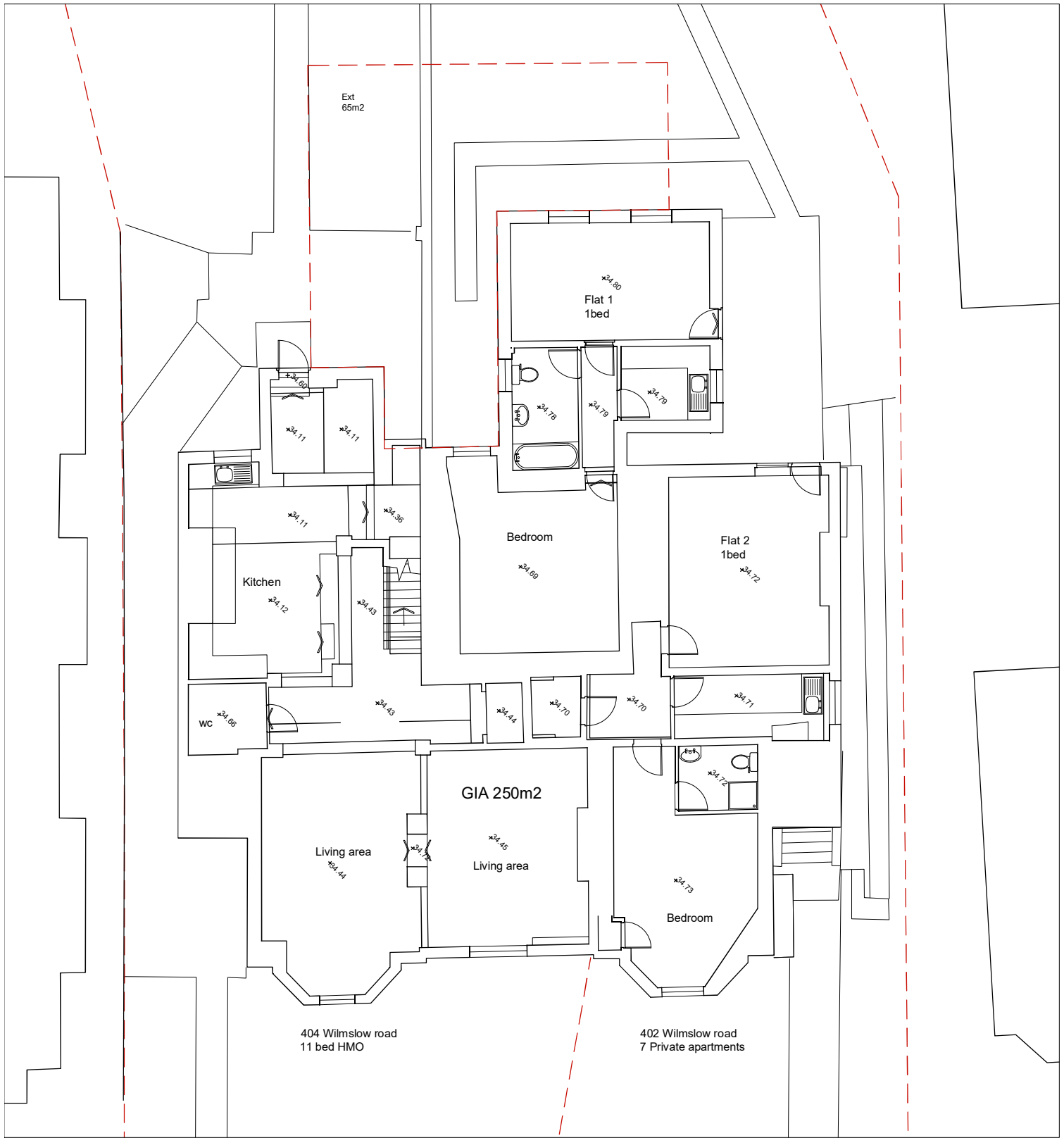
- 1. Main Building
- 2. Control Room
- 3. Pump House
- 4. Storage Tank
- 5. Sludge Drying Bed
- 6. Sludge Storage Tank
- 7. Sludge Storage Tank
- 8. Sludge Storage Tank
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- 98. Sludge Storage Tank
- 99. Sludge Storage Tank
- 100. Sludge Storage Tank

The position of the underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. United Utilities Water will not accept liability for any loss or damage caused by the actual position being different from those shown.

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APPENDIX 5

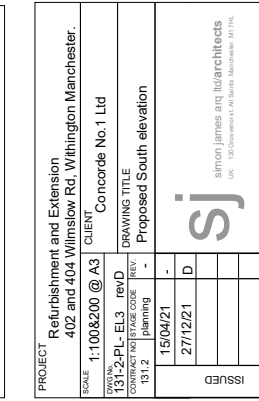
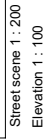
EXISTING PLANS



PROJECT			
Refurbishment and Extension 402 and 404 Wilmslow Rd, Withington Manchester.			
SCALE		CLIENT	
1:100 @ A3		Concorde No.1 Ltd	
DRAWING		REV	
131-2-PL-GS1		revD	
CONTRACT NO		STAGE CODE	
131.2		planning	
		REV	
		-	
		DRAWING TITLE	
		Existing Lower Ground floor plan	
ISSUED	15/04/21		-
	27/12/21		D
sj simon james arq ltd/architects UK: 120 Grosvenor st. All Saints, Manchester. M1 7TL			

APPENDIX 6

PROPOSED SITE DRAWINGS





KEY  Flood safe access and egress route to safe outside level.

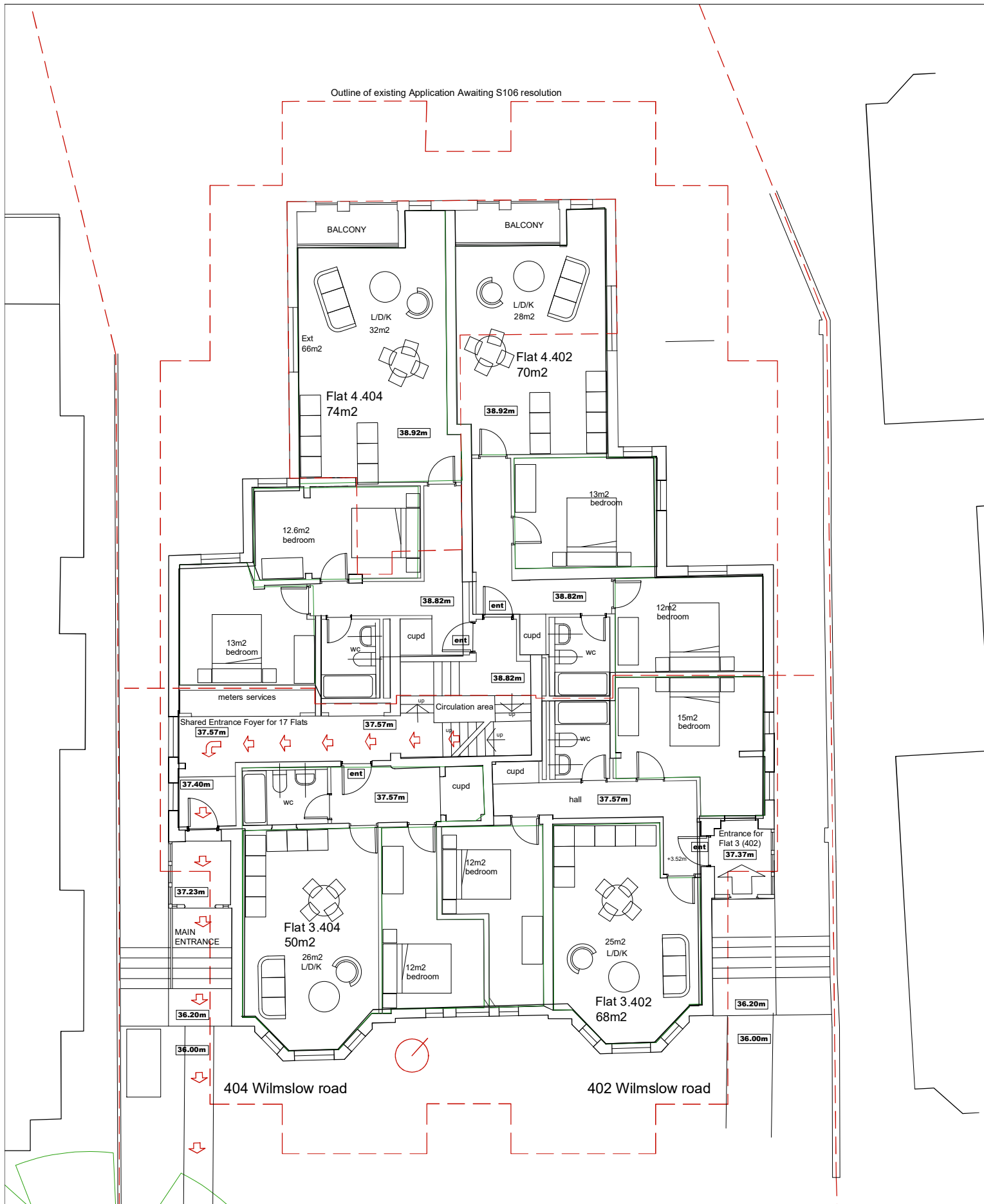
In terms of emergency planning, building occupants will sign up to receive flood warnings from the Environment Agency. In addition, a private flood warning system is to be installed at the development incorporating an echo sounder unit to be fixed to external face of building at high level that is linked to a telemetry unit which will send an automated voice message to the building manager and all occupants when water levels reach 34.85m AOD (lowest existing basement flat FFL).

LOWER GROUND LEVEL.

- Existing GIA 250m2
- Existing GBA 275m2
- Extension 65m2
- Proposed total GBA 340m2
- Existing levels 34.11m to 34.7m (Road 35.5m)
- Proposed levels 34.85m & 36.12m
- 2no 2 bed apartments with private gardens
- 2no 2 bed apartments with balconies.

Total 4 Apartments

PROJECT			
Refurbishment and Extension 402 and 404 Wilmslow Rd, Withington Manchester.			
SCALE	1:100 @ A3	CLIENT	Concorde No.1 Ltd
DWG NO.	131-2-PL-GA1	REV	revD
CONTRACT NO.	131.2	STAGE CODE	planning
ISSUED	15/04/21	REV	-
	27/12/21	D	
DRAWING TITLE Proposed Lower Ground floor			
 simon james arq ltd/architects UK: 125 Grosvenor St, All Saints, Manchester, M1 7PL			



KEY  Flood safe access and egress route to safe outside level.

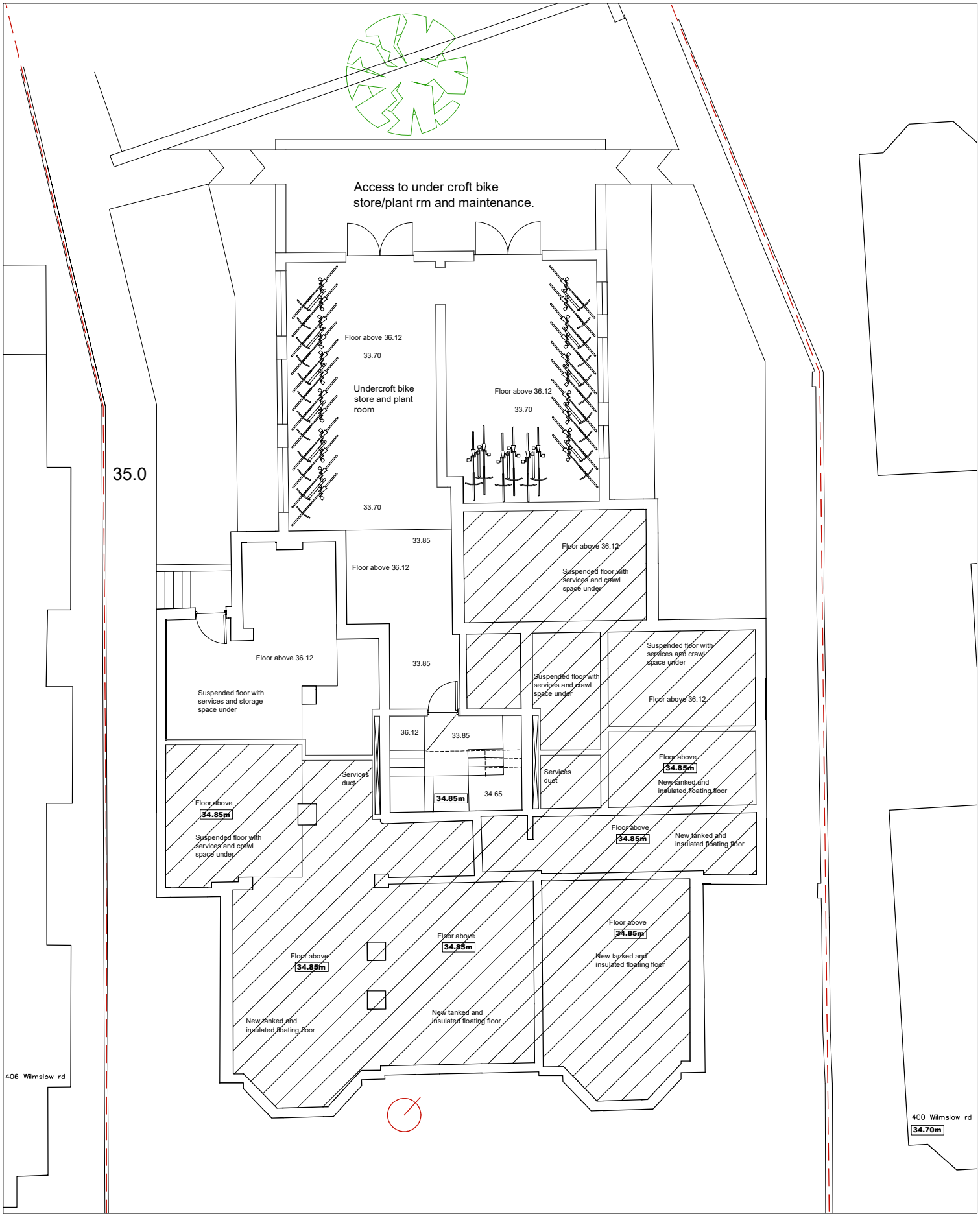
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GROUND LEVEL. (ENTRANCE LEVEL)

- Existing GIA 250m2
- Existing GBA 275m2
- Extension 66m2
- Proposed total GBA 341m2
- Existing levels 36.75m&37.15m (Road 35.5m)
- Proposed levels 37.57m&38.82m
- 3no 2 bed Flats. 1no 1 bed Flat.
- 2no West facing flats with 3.5m2 balconies.
- 1 Flat with private entrance.

Total 4 Apartments

PROJECT		Refurbishment and Extension 402 and 404 Wilmslow Rd, Withington Manchester.	
SCALE		1:100 @ A3	
DRAWING NO.		131-2-PL- GA2 revD	
CONTRACT NO.		131.2	
STAGE CODE		planning	
REV		-	
DATE		15/04/21	
DATE		27/12/21	
ISSUED		D	
CLIENT		Concorde No.1 Ltd	
DRAWING TITLE		Proposed Ground Floor	
sj		simon james arq ltd/architects	
UK: 120 Grosvenor St, 4th Floor, Manchester, M1 7PL			



PROJECT			
Refurbishment and Extension 402 and 404 Wilmslow Rd, Withington Manchester.			
SCALE		CLIENT	
1:100 @ A3		Concorde No.1 Ltd	
DWG No.		DRAWING TITLE	
131-2-PL-GA7		Proposed undercroft storage space	
CONTRACT NO		REV	
131.2		-	
		27/12/21	
ISSUED			
sj simon james arq ltd/architects UK 120 Grosvenor st. All Saints, Manchester. M1 7PL			

PROJECT		
Refurbishment and Extension 402 and 404 Wilmslow Rd, Withington Manchester.		
SCALE	CLIENT	DRAWING TITLE
1:100 @ A3	Concorde No.1 Ltd	
DWG No.	revD	
131-2-PL-GL3	revD	Rear Landscape & boundary detail
CONTRACT NO	STAGE CODE	
131.2	planning	
ISSUED	15/04/21	-
	12/07/21	a
	06/09/21	b
	22/09/21	c
	27/12/21	D



Materials Key
Exterior Lighting

- BL Low level Led low energy bollard light
- EW Low level Led low energy wall down light
- CCP 4no(25%) 7KW CAR CHARGING POINTS. EV BOX BUSINESSLINE WITH DOUBLE SOCKET
- DUCT WITH EV CHARGING POINT SUPPLY CABLES.

- Site plan
- Main pedestrian accesses via the existing front garden gates to Wilmslow rd.
 - Main pedestrian access into the building uses the existing entrance to 404 Wilmslow rd.
 - The existing 402 Wilmslow rd entrance will be a private entrance to Flat 3.
 - Private shared Bike storage pods for 36 bikes. 1no 4 bike pods for 2 flats.
 - Level/ramped access to rear flats 2.402 and 2.404.
 - Front soft landscaped area. Trees, Hedges and shrubs retained.
 - Rear car parking for 20 cars. Access from Wilmslow road through Automatic electronic secure gate.
 - Bin stores with separated recycling adjacent to rear gate.
 - New trees and planting to the rear landscape.
 - Site area: 1463m2

- Materials Key
Landscaping
- SOFT LANDSCAPE ELEMENTS
- PG: Private Garden area. Hard landscaped patio areas with border planting
 - SG: Shared garden seating area. Hard landscaped patio areas with border planting
 - PGIGL: Private garden area and Full height Garden Lightwell. porous soft landscaping with gravel.
 - L: Half height lightwell. Porous paving system with gravel draining edge strips
 - SL: New and or Refurbished Soft permeable landscape areas.
 - ET: Existing tree to be protected and retained.
 - NT: 1. Fagus Sylvatica 12-14 cm girth
2. Tilia cordata 12-14 cm girth
3. Betula pendula 12-14 cm girth
4. Malus sylvestris 12-14 cm girth
5. Ilex aquifolium 12-14 cm girth
6. Taxus baccata 12-14 cm girth
 - ESH: Existing shrubs and or hedges to be retained.
 - LA: Lawn.
 - BP: S1 to S6: New shrubs to be RSPB approved to be bird friendly.
Shrub 01 (S1) Berberis (Barberry)
Shrub 02 (S2) Coloneaster (C. horizontalis)
Shrub 03 (S3) Juneberry shrubs Amelanchier lamarckii
Shrub 04 (S4) Hedging rose, Rosa rugosa.
Shrub 05 (S5) Ceanothus: Californian lilac
Shrub 06 (S6) Mahonia kushniensis
 - HE: Hedge Prunus padus, or Bird Cherry: RSPB approved Bird Friendly

- HARD LANDSCAPE ELEMENTS
- EHL: Existing gravelled car park area to be resurfaced with a porous tar-mac. Cemex Vialflow Asphalt with a new Reduced fine sub base in the drive areas and a fully porous decorative gravel parking bays demarcated with cobble.
 - GP: New footpaths to be grey gravel with a central stone paving pathway.
 - BN: Open Bin storage sheds.
 - GW: General Waste
 - PR: Palpable recycling
 - MR: Mixed recycling
 - FW: Food Waste
 - CP: Bin collection point
 - BK: Secure Bike storage room
 - P: Pedestrian access.
 - V: Vehicular access.
 - MH: Existing Man holes/inspection chambers
 - NMH: New Man hole

- Materials Key
Boundaries
- BA - Side Brickwall - Existing Brick wall to be retained
 - BF - Front Brickwall - Low Brick wall to be cleaned, repaired and repointed, existing gateways closed with matching brick, new opening made re-use existing stone post and re-instate missing post.
 - BC - Rear brick wall - 0.6m tall new Brick wall using site reclaimed bricks with a steel framed timber clad automated vehicle sliding gate and self closing locked pedestrian gate..
 - BD - Timber fence - Repair and overclad existing fence internally with matching timber planks.
 - BE - Timber fence - Remove concrete panel fence. Repair and overclad existing fence internally with matching timber planks.
 - BF - Bin Store - 2.0m tall Timber fencing to match existing fence panels with vertical timber planks.
 - BG - New Timber fence - Remove and replace timber fence to match existing.
 - BH - Hedge - Retain existing hedge
 - BI - Dwarf reclaimed brick retaining wall with a stone coping.
 - TP - Area with tactile pavement

