

LEGEND

- Existing levels
To be retained
- Proposed levels
To be retained
- Proposed gradients
- Paving**
- Asphalt concrete
To adopted highways
- Permeable concrete paving - type 1
To vehicular routes in public realm area
- Permeable concrete paving - type 2
To pedestrian pathways in public realm area
- Permeable concrete paving - type 2
To building thresholds in public realm area
- Permeable resin bound gravel - type 1
To students' courtyards
- Permeable resin bound gravel - type 2
To feature space in gardens between Block 3 & 4 and to pedestrian pathways to ecology enhancement gardens
- Stepping stones
To proposed meadow area
- Timber deck
To proposed ecology enhancement area
- Tactile paving
Hazard warning paving to top and bottom of proposed steps
- Tactile paving
Slater paving to uncontrolled crossings
- Kerbs**
- Kerb
To define edge of vehicular access areas
- Raised Planters Metal Edge
To ornamental planting areas within proposed courtyards, weathered steel, 500mm high with integrated lighting and timber seating, 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.
- Proposed Ramps, Handrails and Walls
Step design to be in accordance with Approved Document M.
- Retaining Walls
Retaining walls, cladding to be in accordance with Approved Document K.
- Proposed Cycle Shelter
External cycle shelter with green roof
- Proposed Canopies
Lightweight, demountable shade sail to provide shelter to external spaces

Boundary

- Proposed Railings
2400 high, vertical railings
- Wall with Railings
Existing concrete wall to be clad with brick (specification to match building materiality), steel railings, height to match existing height
- Proposed Gates
Lockable gates to match adjacent proposed railings
- Green Screen
Pre-planted green screen to provide additional amenity to bedroom outlook

Furniture

- Timber Feature Seating
- 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, both integrated into raised planters and free standing
- Picnic Sets
Timber picnic sets, round table with 6 chairs
- Feature Dining Table
Timber table with benches and planters

Soft landscape

- Rectangular Tree Planter - type 1
To public realm
- Circular Tree Planter - type 2
To courtyards
- Movable Planter with Screen
Removable planter with decorative screen
- Tree Grille
To trees planted in hard landscape
- Litter Bins
- Removable bollards
- Bike Stands
Bike racks
- 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
- 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
Refer to 12355-LUC-XX-00-DR-L-0400 to 0404 for further details
- Reinforced Amenity Grass
Refer to 12355-LUC-XX-00-DR-L-0400 to 0404 for further details
- Species Rich Grass
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 architect's plans for details
- Green screen
Refer to 12355-LUC-XX-00-DR-L-0400 to 0404 for further details



P15	03.03.26	Non Material Amendment Application Issue	TJa	CO	CO
P14	07.10.25	Non Material Amendment Application Issue	KT	CO	CO
P13	17.09.25	Non Material Amendment Application Issue	KT	CO	CO
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	KT	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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Scale 1:100
0 1 2 3 4 5m

Do not scale from this drawing
All dimensions are to be verified on site
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LUC	www.landuse.co.uk
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 P15