LEGEND

Existing levels
To be retained

Proposed levels

Proposed gradients

Paving

- **Asphalt concrete** — To adopted highways
- **Permeable paving - type 1** — To vehicular route in public realm area. Linear format, concrete blocks, mix of warm and neutral tones, laid 45° herringbone bond.
- **Permeable paving - type 2** — To pedestrian pathways in public realm area. Linear format, concrete blocks, mix of warm and neutral tones, laid stretcher bond at 90° to building line.
- **Permeable paving - type 3** — To building thresholds in public realm area. Linear format, concrete blocks, mix of warm and neutral tones, laid stretcher bond at 45° to building line.
- **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 create informal route to decked area. Exposed aggregate concrete kerb, laid flat with finished suface uppermost.
- **Timber deck** — To proposed ecology enhancement area. FSC, naturally durable hardwood decking boards, with anti-slip finish.
- **Tactile paving** — Corduroy, hazard warning paving to top and bottom of proposed steps. 400 x 400mm concrete flags, neutral colour.
- **Tactile paving** — Blister paving to uncontrolled crossings. 400 x 400mm concrete flags, neutral colour.

Kerbs

- **Kerb** — To define edge of vehicular access areas. Concrete kerb with granite aggregate. 145mm wide: drop, flush, transition and radius kerbs to match.
- **Raised Planters Edging** — To ornamental planting areas within proposed courtyards; Corten steel, typically 500mm high.
- **Flush Edging** — To sunken rain garden areas, laid flush to allow surface runoff. Metal edge.

Structures

- **Proposed Steps, Handrails and Walls** — Step design to be in accordance with Approved Document M. Refer to architect's details and specification.
- **Proposed Ramps, Handrails and Walls** — Ramp and handrail design to be in accordance with Approved Document M. Refer to architect's details and specification.
- **Retaining Walls** — Guarding to falls to be in accordance with Approved Document K. Refer to architect's details and specification.
- **Proposed Cycle Shelter** — External cycle shelter with green roof. Refer to architect's details and specification.
- **Proposed Canopies** — Lightweight, demountable shade sail to provide shelter to external spaces

Boundary

- **Proposed Railings** — 2400 high, vertical railings. Refer to architect's details and specification.
- **Wall with Railings** — Refer to architect's details and specification.
- **Proposed Gates** — Lockable gates to match adjacent proposed railings. Refer to architect's details and specification.
- **Green Screen** — Pre-planted green screen to provide additional amenity to bedroom outlook. 1.8m high fence panels, trained with evergreen climbing species, with timber posts.

Furniture

- **Timber Feature Seating** — Movable timber feature seating to building threshold areas. Hardwood timber, circular seating.
- **Linear Timber Seating** — To provide resting places within public realm areas along Bax Road. Timber linear seating with back and arm rests, with corten steel frame.
- **Curved Timber Seating** — Integrated to edges of raised planters. Curved hardwood timber linear seating with back and arm rests.
- **Square Timber Seating** — To informal paths within naturalistic areas and integrated into raised planters. Hardwood timber square seating.
- **Picnic Sets** — Picnic tables to social areas within courtyards to provide informal outdoor dining. Circular hardwood timber tables and benches.
- **Feature Dining Table** — To provide focal point to Block 5/6 courtyard. Hardwood timber table with benches, herb planters and trellis panels.
- **Rectangular Tree Planter - type 1** — To be used within public realm areas, where existing utilities prevent below ground planting. Corten planters with integrated irrigation system.
- **Circular Tree Planter - type 2** — To be used within public realm areas, where existing utilities prevent below ground planting and occassional access is required. Movable corten planters with integrated irrigation system.
- **Movable Planter with Screen** — To provide selective screening between recreational areas adjacent Block 4. Corten planters on castors with integrated screening panels.
- **Tree Grille** — To existing and proposed trees planted in hard landscape. Corten grille with support frame and apertures for irrigation and lighting.
- **Litter Bins** (LB) — To social areas. Cortem steel to match suite of street furniture.
- **Removable bollards** (RB) — To allow closure of delivery and visitor parking areas. Corten steel to match suite of street furniture.
- **Bike Stands** — To allow cycle parking for visitors with the public realm. Corten steel to match suite of street furniture.
- **Dual EV charging dock** (EV)

Lighting

Note: Detailed lighting design by M&E Engineer

- **Highways Lighting Columns** (HL) — Details and locations to be confirmed with lighting M&E Engineer
- **Feature Lighting Columns** (LC) — Details and locations to be confirmed with lighting M&E Engineer
- **Lighting Bollards** (LB) — To courtyard areas and to ecology enhancement area
- **Tree Uplighters** (UP) — Refer to plan for locations
- **Catenary Lights** — Refer to plan for locations.



Rev	Date	Description	Drn	Chk	App
P06	10.10.25	Non Material Amendment Application issue	KT	CO	CO
P05	16.09.25	Non Material Amendment Application issue	KT	CO	CO
P04	15.08.24	Cycle stand added; bench provision update	KT	CC	CC
P03	13.08.24	Updated issue for team	KT	CO	CO
P02	27.03.24	Red line boundary update, EV point added	KT	CO	CO
P01	27.02.24	Issue for planning	KT	CO	CO

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	Scale @A2	Status
12355	1:200	Planning

Drawing Title: Hard Landscape Plan
Sheet 2 of 5

Drawing Nr	Rev
12355-LUC-XX-00-DR-L-0201	P06