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The Fairfax, Manchester
Landscape Management Plan

re-form

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A Introduction

This report outlines the maintenance operations required for the landscape in The Fairfax on land at Portugal Street East, Manchester. The purpose of this report is to aid the efficient and effective maintenance of the site, preserving the design intent for the lifetime of the development. All trees, shrubs, perennials and turf that fail shall be replaced in the next growing season. The building operator and estate management teams will lead on these ongoing works and are to organise regular reviews with the maintenance operatives to ensure the continued effective management of the landscape.

In the event of failure, the contractor will replace the landscape elements as set out below following practical completion.

- Trees - 12 months from practical completion (PC)
- Perennial Shrubs— 12 months from PC
- Turf & Wildflower Areas — 12 months from PC

All maintenance will be conducted by the client's chosen maintenance contractor after this period.

The maintenance team should have a background in horticultural studies so they can competently recognise any planting that is failing or struggling and raise it with the client to ensure appropriate replacements are provided or remediation action, such as additional feeding or pruning, takes place.

A detailed risk assessment should be undertaken by the selected competent contractor prior to any maintenance works being undertaken.

This document should be read in conjunction with all re-form documents including but not limited to -

L-90-005 Detail General Arrangement 1 of 2

L-90-006 Detail General Arrangement 2 of 2

L-90-011 Tree Plan

L-90-012 Detail Planting Plan

L-90-013 Parkland Planting Plan

L-90-801 Soft Landscape Details

L-90-802 Paving Swatches and Edge Details

L-90-803 Street Furniture Details

L-90-804 Main Entrance Details

L-90-805 Private terrace and Pergola Detail

L-90-806 Stone Bench Detail

L-90-807 Parkland Street Furntiure Detail

B Design intent

The proposed design of the Fairfax public realm will be the fourth phase of the wider Portugal Street East Strategic Regeneration Framework (SRF), with a strong green character wrapping around all edges to enhance integration. A mix of open lawns and varied spaces will support different users, maximising sunny areas for flexible use. Gentle terraces will manage level changes with both stepped and step-free routes, creating accessible paths and places to pause. Private terrace to the west will use these level shifts to define public and private zones. Planting, trees, and lawns will create a soft green threshold around the building, with subtle edges and level changes marking transitions..

The tree strategy is a defining characteristic of the development, as the soft landscape wraps around the entire building. The selection of species will provide a shifting palette of seasonal colour, texture and variety and creates a framework for the accompanying understorey shrub and perennial planting. A mixture of single stem and multi-stem trees frame the main entrance of the development and assimilate it with the future SRF park. Along the parkland edge a combination of single stem and multi stem species create a naturalistic palette along the southern threshold of the development. Ornamental species shelter the rear residential terrace, filtering views into and out of the development. Trees in this location need to be robust enough to tolerate some shade. The sunny aspect of the main approach provides the ideal conditions for vibrant, colourful perennials against an evergreen backdrop. Species with a height of less than 1m will maintain sightlines and species tolerant of dry shade will be located beneath trees. In some places planting gives way to open lawns allowing for swathes of naturalised bulb planting.

The management of hard landscape will be required to ensure that any circulation areas, and paths are clean, litter free and do not present a risk of slips and falls and be suitable for disabled and differently able users. Street furniture will need to be inspected and kept in good repair ensuring usability and to discourage wilful misuse and damage. The play equipment and surfacing in the parkland area will need regular inspections and neccessary repair to ensure they are safe to use for the suitable age group. All the relevant play equipment to be maintained as per the manufacturer's recommendations.

This will be an environment with high levels of footfall, in a prominent location outside high value developments, so regular and high quality management is essential.

D Maintenance operations
General notes and conditions

The objectives of the management plan are summarised as;

- Maintain a safe, unthreatening, clean, litter free environment
- Ensure the development is an attractive place for people of all ages and abilities to use
- Ensure the original design intent is realised and helped to establish and mature as intended
- Increase biodiversity throughout the site by providing food and habitat

Soft Landscape Management and Maintenance Duration

- This report details out the ongoing management and maintenance of the planting elements of the project, covering years 1 - 10. Beyond this the report and schedule should be reviewed, retained or adapted to respond to the changing nature and success of the site.
- This report should remain a live document for a minimum of up to 30 years.

General Conditions

- All cleaning materials and products to be in accordance with all relevant policies of the client, e.g. Waste Policy
- At the time of tendering, maintenance contractors are to provide details of proposed materials/cleaning products. Products to be chosen based on minimum level of environmental impact.
- Maintenance contractors are to provide a method statement before commencement of any maintenance operations.
- Use only machines and tools suitable for the site conditions and the work to be carried out. Use hand tools around trees, plants and in confined spaces where it is impracticable to use machinery.

Good Practice

- Where products are not fully specified they are to be suitable for the purposes of the works stated and in accordance with good horticultural practice, including the relevant provisions of current British Standard documents.
- Maintenance standards should at all times reflect the development's high quality status and position in the city.
- The maintenance Contractor is encouraged to use electric equipment for maintenance instead of petrol or diesel powered machinery where possible.

Health & Safety

Chemicals

The Maintenance Contractor must comply with The Control of Pesticides Regulations 1986' made under the 'Food and the Environment Protection Act 1985', 'The Control of Substances Hazardous to Health Regulations 1988' made under the 'Health and Safety at Work Act 1974' and any other legislation enacted during the contract period.

The Maintenance Contractor must comply with all relevant Codes of Practice issued by DeFRA.

A recognised nominated storekeeper's certificate of competence (BASIS) is required by a Contractor storing more than 200 litres of pesticides.

The Maintenance Contractor shall dispose of waste pesticides and containers in accordance with the Control of Pesticides Regulations 1986, Control of Pollution Act 1974', and 'Water Act 1989'. Safe disposal arrangements shall be made before starting to apply pesticides.

Concentrated pesticides shall be disposed of in arrangement with the local Environmental Health Department or with a specialist waste disposal contractor.

The Maintenance Contractor shall be responsible for making good and or compensation for any damage resulting from negligence in the application, handling and storage of pesticides.

The Maintenance Contractor shall be responsible for keeping up to date with all legislation and regulations regarding the use of pesticides.

D Maintenance operations
General notes and conditions

The Maintenance Contractor shall inform the client/ operator of any subsequent changes to legislation and regulations that affect the contract.

In general the following precautions should be taken:

- Prior to maintenance/cleaning being undertaken a site specific risk assessment is to be carried out.
- Prior to any chemicals being used a COSHH assessment is to be undertaken
- When using chemicals, protective clothing such as gloves, goggles, boots and overalls should be worn.
- Adequate ventilation is required when using chemicals in confined spaces.
- When using flammable materials, cigarettes, naked flames and other sources of ignition should be carefully controlled.
- When diluting acids, ALWAYS add acid to water and not water to acid.
- Any clothing that is contaminated with chemicals should be disposed of safely.
- When using any chemicals, care must be taken not to damage, contaminate or stain any adjoining materials, landscaping or finishes.
- Care must be taken to protect personnel operating in the area of the cleaning from any injury or hazard created by the cleaning. The appropriate First Aid must be available on-site.
- All operatives should be properly trained / supervised / and hold up to date certificates where necessary.
- Before undertaking any cleaning operation a trial should be carried out on a small, preferably inconspicuous area, to determine the effect of the chemicals before treating a large area.

Acid Washing

Stubborn and persistent stains that will not generally weather away naturally will require the application of a specific acid cleaning treatment to remove them.

Prior to any acid cleaner being applied, the surface must be thoroughly wetted with clean water to prevent the acid being absorbed directly into the paving. A dilution of 7 to 10% of hydrochloric acid should then be prepared and applied to the affected area.

As the staining begins to dissolve, some frothing may be apparent, which should be followed by agitation of the surface using a stiff bristle brush to completely remove all trace of the stain.

Once this process is complete the whole surface should be rinsed thoroughly with clean water, taking care to dispose of the run off safely. In the vast majority of cases, one treatment will be sufficient; however, in some cases re-treatment may be required.

When using any form of chemical treatment the following guidelines should be strictly adhered to:

- With deeper stains, the degree of acid treatment may result in an acid etched appearance.
- Protective clothing (gloves, boots, goggles etc.) should be worn at all times when using chemicals and the appropriate first aid measures must be available on-site.
- Take care to ensure that surrounding materials and landscape are protected.
- Soft landscape and exposed metals can be severely affected by chemical treatments.
- It is better to treat several times with the correct dilution than to use concentrated acid, which may damage the surface of the unit.
- Extreme care must be taken when using chemical cleaners on wet cast concrete products as these are less resistant to such treatments. Please refer to the manufacturer for other cleaning solutions.
- When diluting acids, always add acid to water and not water to acid.
- Keep the general public out of any work area.

D Maintenance operations
General notes and conditions

Tree management

General Notes

The Contractor shall maintain all tree stock in accordance with the specification set out below.

- All works should be in accordance with BS:3998 and Forestry and Arboricultural Training and Safety Council Safety Guides. All operatives undertaking chainsaw work must hold appropriate certification and should be approved members of the Arboricultural Association.
- When cutting, cut at fork or at the main stem to avoid stumps wherever possible.
- Large branches — remove only if unavoidable. Remove in small sections and lower to the ground with ropes and slings.
- Dead branches and stubs— when removing do not cut into live wood.
- Unsafe branches — remove epicormic shoots and potentially weak forks that could fail in adverse weather conditions.
- Disease of fungus — give notice if detected. Do not apply fungicide or sealant unless instructed.
- Bark Damage — wounds — do not attempt to stop sap bleeding. Gently remove ragged edges and remove splintered wood from deep wounds as small as possible. Give notice if there is any liquid or flux oozing form apparently healthy bark.
- Cavities in Trees — Cavities should be investigated. If bats are found present in the cavities, no further investigative work is to be carried out until a suitable trained ecologist has visited the site to investigate further and to agree a course of action with Natural England. Rubbish and rotten wood should be removed, subject to the above. The cavity should be probed to find the extent of any decay, and give notice. The cavities should not be covered.
- Where cavaties occur in a building mounted planter, the tree should be removed immediately and replaced with the same species and original specification.

Crown Lifting

- Removing branches: remove whole branches back to the stem, or cut lower portions of branches back to lateral or sublateral buds or branches. Do not leave stumps.
- In general for clearance remove branch systems to give clearances as follows:
  2.5m above pathways, 3m above vehicle carriageways.

Crown Thinning

- When removing branches, remove inward growing, crossing, rubbing, dead and damaged branches. When thinning selectively remove an agreed percentage of secondary and small live branch growth evenly throughout the crown. When cutting make no cuts of more than 50mm diameter.
- Cut portions of branches back to lateral or sub lateral buds or branches without leaving stumps. The appearance should be uniform with a well balanced structure of branches and foliage.

Watering

- Care should be taken to ensure all trees are watered sufficiently to encourage establishment and healthy growth, if drying out is evident, please highlight with contractor.
- Sufficient watering is vital in first three years of establishment and extra care should be taken to respond to periods of dry weather with additional watering.

Maintenance operations generally are scheduled in the following pages. For locations of elements to be maintained, refer to -

L-90-005 Detail General Arrangement 1 of 2

L-90-006 Detail General Arrangement 2 of 2

D Maintenance operations
General notes and conditions

General Stipulations

Failures of planting

- Any trees/shrubs/plants that have died or failed to thrive (not developing full foliage throughout all branches) within the period of this maintenance plan should be replaced. Years 0 – 2 replacements to be as original specification, Years 3 – 10 replacements must match the size of adjacent or nearby plants of the same species or should match the original specification whichever is the greater.

Watering

- The contractor shall make due allowance in his rates for carrying out these tasks outside normal working hours when necessary to avoid premature evaporation or leaf damage caused through watering in bright sunlight.
- The contractor is to allow for the provision of water, water carts or hoses with a fine hose attachment or sprinklers at normal mains pressure. The contractor is to include and state in his tender the cost of compliance with this clause so that the cost of visits can be deducted in whole or in part if not required to be used.
- All raised planting areas on ground level and L01 roof terrace to be watered using an automated trickle feed pipe system (to contractor's design, proposals to be submitted to landscape architects for review & comment).

Drought Conditions

- Should emergency legislation restricting the use of water during drought conditions be imposed, the contractor will be required to ascertain - before operations - the availability and cost of, and arrange to collect and apply second class water by bowser or other means from an approved sewage works, deliver to site and apply as specified. When required by the Architect, the contractor shall arrange for tests of this water to be carried out in accordance with BS 6068:2000 Water Quality.

Pests and Diseases

- Maintenance shall include the control of insects, fungus and disease by spraying with an approved insecticide or fungicide.

Litter Collection

- The contractor shall at all times keep the site clean, tidy and free from litter and carry out litter collection at each maintenance visit.

Cleanliness

- At completion and at each visit, remove soil and other debris from all hard surfaces and planting areas and leave the works in a clean and tidy condition.

Leaf Clearance:

- The contractor is responsible for the clearance of leaves, twigs, etc. from all areas of the grounds including planting beds, lawns, paths, channels, drains, car park steps and other areas specified by the Client, from leaf fall (normally October until end December). The Client will instruct the contractor when to begin.
- The clearance shall be carried out with hand raking or sweeping, or using machinery appropriate and approved by the Client.
- All collected leaves to be removed from site and should not be left in piles awaiting removal but cleared immediately. Leaves should not be left on ground for more than a week. The contractor shall schedule operations to achieve this standard.

Clear Snow and Supply and Apply Rock Salt

- The Client may at times of inclement weather require the Contractor to clear snow and ice and apply approved rock salt, evenly spread at 20 grammes per square metre, to specified areas within the Contract area.
- The Contractor shall take care to avoid spreading rock salt near and around trees, shrubs, turf and other plant material. Any damage caused by the Contractor's negligence shall be fully reinstated at the Contractor's expense to the Client's satisfaction.
- The Contractor may be required to undertake these operations during normal working hours, outside normal working hours; at weekends and during Bank Holidays.

D Maintenance Operations
Schedules

This maintenance schedule details when maintenance work items are to be carried out. In each identified month, the number in the shaded box details the number of times per month when a work item is to be carried out. Where a number is indicated, the maintenance work item must be carried out to the frequency specified in that month. For example, "1" will be once a month, and "4" will be four times a month, on a weekly basis. Where "AR" is used, this means items are to be undertaken "as required" within the specified month. Where "D" is used, this means items are to be undertaken or checked daily.

This schedule is for guidance only, and site conditions should be considered when determining the number of visits required. In times of exceptionally warm weather, for example, watering may be required more than once weekly.

Schedule 1: General items - for the life of the project

Item		Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1.0	All landscape areas													
1.1	Leaf fall	All areas: sweep up leaf fall. Adjust frequency to reflect seasonal quantity of leaf fall, or in spells of windy or frosty weather.	4	4	1	1	1	1	1	1	1	4	4	4
1.2	Litter and detritus	All areas: remove litter from paved and planted areas. the operator will be responsible for general litter clearance.	D	D	D	D	D	D	D	D	D	D	D	D
1.3	Fly tipping	All areas: Check the site for fly tipping and depending on size of items, bag and remove or arrange for removal to skip. Target must be removed within 24 hours.	D	D	D	D	D	D	D	D	D	D	D	D
1.4	Graffiti and paint stains	All areas: Check for and remove graffiti from around the site. Fresh wet paint should be soaked up with an absorbent material without wiping the paint, as this will spread the stain. It should then be treated with a suitable solvent such as white spirit and then the area washed with a degreasing agend, taking care in the disposal of the run-off material. Dried paint should be scraped off as far as possible without damaging the surface, and then an appropriate paint remover applied. Alternatively, consult a specialist company should the afftecter area be large or as a result of vandalism.	D	D	D	D	D	D	D	D	D	D	D	D
1.5	Fly posting	All areas: Check for and remove posting	D	D	D	D	D	D	D	D	D	D	D	D
1.6	Chewing gum	All areas: Remove chewing gum. Newly discarded gum to be scraped off or jet washed, hardened gum to be removed by both freezing the gum and chiselling it from the surface of the paving or utilising a hot water/steam cleaner.	D	D	D	D	D	D	D	D	D	D	D	D

D Maintenance Operations
Schedules

Schedule 2: Planting - Years 1-10

Item		Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2.0	Tree planting													
2.1	General tree inspection	Years 1-2 Inspect trees for general health and broken/ dead/diseased branches in line with good horticultural practice. Any signs of disease or decreasing health to be reported to the client. Arboricultural reports to be undertaken every five years to check for disease, damage and safety of trees			1					1				
		Years 3+ Inspect annually								1				
2.2	Tree management	Years 1-3 Cut back broken, diseased or dying branches. Canopy to be allowed to grow to natural shape Prune trees to maintain a desirable shape in the first three years after planting. • Remove dead and unsafe branches. Remove ragged edges and splintered wood from areas of bark damage. Give notice if liquid or flux is found oozing from bark. • Investigate any cavities. • Lift crowns to provide 2.5m clearance above ground plane. • Thin crowns removing an agreed percentage of secondary and small live branch growth evenly throughout the crown.			1					1				
		Years 4+ Cut back broken, diseased or dying branches. Canopy to be allowed to grow to natural shape Prune trees to maintain a desirable shape in the first three years after planting. • Remove dead and unsafe branches. Remove ragged edges and splintered wood from areas of bark damage. Give notice if liquid or flux is found oozing from bark. • Investigate any cavities. • Lift crowns to provide 2.5m clearance above ground plane. • Thin crowns removing an agreed percentage of secondary and small live branch growth evenly throughout the crown.								1				

D Maintenance Operations
Schedules

Schedule 2: Planting - Years 1-10

Item		Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2.3	Litter	Check branches for plastic bags and similar, especially after strong winds. Remove.	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR
2.4	Mulching	Top up mulch to base of trees.				1		1						
		To reduce excessive competition, retain a weed free area around all trees to a diameter of 1m around the base of the trees using glyphosate spray twice a year. Newly planted trees will require refi rming as required during the fi rst three years.												
2.5	Fertiliser	Apply general tree fertiliser once a year with granular slow release fertiliser. Feeding to be undertaken more necessary when necessary for tree health.			1									
2.6	Watering	Years 1-2 Water trees weekly during first 2 years. Water trees to the full depth of topsoil.			4	4	4	4	4	4	4	4		
		Years 3+ During summer months as necessary. During drought conditions water weekly (see note below). Should watering points not be available, or emergency legislation restrict the use of water from the mains during drought conditions, the Landscape Contractor shall arrange the collection and application of suitable second class water for irrigation.			1	1	1	1	1	1	1	1		
		For planting in raised planters additional watering as required for healthy establishment and maintenance of plants especially during periods of prolonged hot weather or drought conditions.			AR	AR	AR	AR	AR	AR	AR	AR		
2.7	Rebalancing	Rebalancing/realignment of trees that have moved with wind or bad weather. Tree anchor systems to be tightened on affected trees as necessary to ensure trees are stable and upright.			AR								AR	
2.8	Replacement	Replace as necessary. Tree size and species to match original landsacpe proposals unless agreed otherwise by client.			AR								AR	

D Maintenance Operations
Schedules

Schedule 2: Planting - Years 1-10

Item		Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
3.0	Planting generally													
		Check for general health in line with good horticultural practice. Any signs of disease or decreasing health to be reported to site management.	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR
3.1	Watering	Water as required to ensure good establishment of planting. This is dependent on weather conditions, and the frequency may increase during spells of hot weather or drought conditions. Year 1 Water weekly for first 12 months after planting. Ensure full depth of soil is wet.			4	4	4	4	4	4	4	4		
		Years 2-5 Water twice monthly as minimum. Frequency to increase in hot weather or drought conditions.			2	2	2	2	2	2	2	2		
		For planting in raised planters additional watering as required for healthy establishment and maintenance of plants especially during periods of prolonged hot weather or drought conditions.			AR	AR	AR	AR	AR	AR	AR	AR		
3.2	Mulching	Top up mulch to planting areas. Leave surrounding area free of mulch particles. Mulch depth of 50mm to be maintained.						1						
3.3	Fertliser	Apply general fertiliser once a year to manufacturer's recommendations.				1								
3.4	Weeding	Years 1-2: • Hand weed • Remove arisings from site. • Spot application of herbicide (Glyphosate) to manufacturer's recommended dosage If mulching schedule is adhered to, there should be little demand for weeding or watering after establishment. The Contractor shall maintain all hard landscape surfaces weed-free and at no time shall weed growth exceed 5% of any area.					1		1		1			
		Years 3+: • Handweed • Spot application of herbicide (Glyhosate) to manufacturer's recommended dosage.					1							

D Maintenance Operations
Schedules

Schedule 2: Planting - Years 1-10

Item		Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
3.5	Shrubs	For lifetime of project: • Cut back broken/diseased branches • Cut back spent stems. Remove arisings from site. Ensure stems are not cut back before the winter months. • Check for general health • Trim and prune to maintain neat clipped form					1							
3.6	Perennial and grass planting	Perennials to have dead stems cut back to ground level to tidy plants before start of growth For lifetime of project: • Cut back broken/diseased branches • For species with winter interest, allow seed heads to overwinter. Ensure stems are not cut back before the winter months • Check for general health • Trim and prune to maintain neat clipped form of specified height • Split plants as per good horticultural practice once every 3 years. Lift, divide and replant plants			1							1		

D Maintenance Operations
Schedules

Schedule 2: Planting - Years 1-10

Item		Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
5.0	Amenity grass turf													
5.1		Hand pull or spot treat with herbicide weeds and foreign grass species.			1	1	1	1	1	1	1	1		
5.2		Cut to height of 50mm. Remove arisings. Spring cut may not be required in Year 2 if meadow establishing well.					2	4	4	4	2			
5.3		Water weekly for 2-4 weeks after installation. At times of drought, frequency of watering to be increased as required.	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR
5.4	Year 3 onwards	Cut to height of 50mm late in month. Cut monthly during remainder of growing season. Remove arisings.					2	4	4	4	2			
5.5		Hand pull or spot-treat with herbicide and tree or scrub species appearing through sward.				1					1			
6.0	Grassland meadow	Wildflower grassland meadow seeding to northern boundary and the park area												
6.1		1-2 cuts per year at the end of the flowering period and an optional cut in spring. Removing all cuttings from the area.					1				1			
6.2		Hand pull or spot treat with herbicide weeds and foreign grass species.			AR	AR	AR	AR	AR	AR	AR	AR		
6.3		Water 2-3 per week for 10/12 weeks after installation. At times of drought, frequency of watering to be increased as required.	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR
6.4		Year 5 Hand harrow and overseed with original seed mix				1								

Note:

The above schedule should be reviewed at 10 year intervals and updated in accordance with landscape developments and successes. This should be continued to a minimum of 30 years if not for the life of the development.

D Maintenance Operations
Schedules

Schedule 3: Hard landscape - for the life of the project

Item		Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
7.0	Paving & kerbs generally													
7.1	Cleaning	Cleaning for all hard landscape surfaces: Attend to spillages and other arisings efficiently, adopting current H&S procedures regarding warning signs etc. Any surface contamination caused by spilt liquids (Coca-Cola, tea, coffee) should be removed using a neutral biodegradable detergent and thoroughly rinsed afterwards. Run off cleansing solution to be prevented from entering planted areas/ tree grilles.	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR
		Chewing gum for all paved areas: Undertake hot pressure washing using the lance as per the paving manufacturer's recommendations.	1	1	1	1	1	1	1	1	1	1	1	1
		Smoke, fire, tobacco stains, for all paving, steps, seating & kerbs: Scrub with a biodegradable detergent and hot water.	1	1	1	1	1	1	1	1	1	1	1	1
7.2	Jet washing	Jet washing for hard landscape surfaces Utilise a rotary floor tool in a uniform manner, slightly overlapping each pass. With a hot water pressure washer, utilise the lance on a low pressure and rinse any loose sand back into the joints to leave paving clean. Once surface is completely dry, top up joints with dry kiln sand as necessary. Cleaning to be undertaken to manufacturer's recommendations.	1	1	1	1	1	1	1	1	1	1	1	1
7.3	De-icing	Non Sodium chloride based de-icer product to be used to avoid pitting of sandstone	AR	AR									AR	AR
7.4	Rust stains	All areas of pedestrian and vehicle traffic: 1. Identify & eliminate the sources of staining. 2. Proprietary cleaner containing no acid to be used on sandstone paving elements.	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR

D Maintenance Operations
Schedules

Schedule 3: Hard landscape - for the life of the project

Item		Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
7.5	Oil stains	All paving, steps & kerbs: Remove immediately with an absorbent material e.g. paper towels, cloth or absorbing granules. Do not attempt to wipe the stain as this will drive the oil into the surface of the units and spread it over a wider area. If the stain persists then an emulsifying degreaser should be employed. Brush the cleaner onto the affected area, leave for a period of time according to the manufacturer's instructions and then wash the emulsified oil away with plenty of clean water. Alternatively the surface can be scrubbed with a biodegradable detergent and hot water taking care to ensure that the strength of the detergent is not detrimental to the appearance of the paving.	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR
7.6	Scuff marks from vehicle tyres	All paving, steps & kerbs: Scrub area with detergent and hot water or steam clean.	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR
7.7	Smoke, fire & tobacco stains	All paving, steps, seating & kerbs: Scrub with a biodegradable detergent and hot water.	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR
7.8	Cement & lime staining	All paving, steps & kerbs: Cement and lime deposits are generally insoluble and therefore require treatment by a suitable acid cleaner to fully remove them. Experiment on a small section of the affected pavement with a weak solution of water mixed with hydrochloric acid.	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR
7.9	Moss, lichen & algae	All areas of pedestrian and vehicle traffic: Remove by vigorously brushing the affected area when it is dry. It is necessary to 'sterilise' the area with a strong fungicide/weed killer or proprietary brands from garden centres. Follow manufacturer's instructions and test their effect on a small area initially.	AR	AR	AR						AR	AR	AR	AR
7.10	Weed removal	Weeds for all areas of pedestrian and vehicle traffic: Remove by vigorously brushing the affected area when it is dry. It is necessary to 'sterilise' the area with an appropriate strong weed killer or proprietary brands from garden centres. Follow manufacturer's instructions and test their effect on a small area initially.												
7.11	Damage to paving, kerbs and steps	All paving, steps & kerbs: Inspected for any movement or deterioration and defects reported to the management.	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR

Schedule 3: Hard landscape - for the life of the project

Item		Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
8.0	Street furniture													
8.1	Raised metal planters	Inspect for scuffs and scratches. Powder coating to be touched up to match colour and finish. Scuffs to be washed using detergent and hot water.	2	2	2	2	2	2	2	2	2	2	2	2
8.2	Timber seating	Check for damage to timber slats, including any splinters or loose fixings. • Tighten fixings as required. Replace any damaged fixings like for like. • Splintered wood to be sanded down and removed. If damage is significant, timber slats to be removed. • Stained timber slats to be cleaned with detergent and hot water. If this fails, timber slat to be sanded down to remove stain, or replaced altogether. Consult management for instructions. • Inspect metalwork or scuffs and scratches. Powder coating to be touched up by supplier to match colour and finish. Scuffs to be washed using detergent and hot water. • Light sand and oil: Give timber elements of seating a light sand and oil annually.	2	2	2	2	2	2	2	2	2	2	2	2
8.3	Damage to seating	Inspected for any deterioration and defects reported to the management	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR
8.4	Graffiti	Graffiti removal as required. Refer to section 1 for details.	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR
8.5	Bins	Weekly bin collections.	4	4	4	4	4	4	4	4	4	4	4	4
	Bins	Bi-monthly bin cleaning, or as required	1		1		1		1		1		1	
	Bins	Inspect bins monthly during site inspections and repair/replace any damaged or worn sections as required.	1	1	1	1	1	1	1	1	1	1	1	1
8.6	Cycle stands & bollards	Inspect monthly. Replace and repair as necessary.	1	1	1	1	1	1	1	1	1	1	1	1
8.7	Handrails	Inspect monthly, checking for structural and cosmetic damage and integrity. Replace and repair as necessary.	1	1	1	1	1	1	1	1	1	1	1	1
8.8	Railings	Check access mechanisms, fixing of decorative detail, and for structural and cosmetic damage. Repair as necessary.	4	4	4	4	4	4	4	4	4	4	4	4
8.9	Lighting	Inspect monthly and repair as necessary. Ensure tensile wires supporting catenary lighting are secure and taught, to fabricator's specification.	1	1	1	1	1	1	1	1	1	1	1	1

D Maintenance Operations
Schedules

Schedule 3: Hard landscape - for the life of the project

Item		Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
8.10	Drainage features	Drainage channels, slot drains, gullies, service covers: Inspect and clear or rod as necessary to ensure an unimpeded flow of surface water. Check for and remove obstructions. Clean drainage channels. Suction clean manholes. Refer also to engineer's information	4	4	4	4	4	4	4	4	4	4	4	4
9.0	Play													
9.1		Weekly inspection to identify any vandalism or signs of general damage / wear and tear. Minor repairs to be carried out promptly with any unsafe items removed and replaced as soon as possible.	4	4	4	4	4	4	4	4	4	4	4	4
9.2		Weekly cleanse	4	4	4	4	4	4	4	4	4	4	4	4
9.3		Detailed operational inspection to be carried out every two months to check the operation and stability of the equipment, and any signs of wear.	1		1		1		1		1		1	
9.4		Annual ROSPA inspections of the play areas will be undertaken by a suitably qualified inspector			1									
9.5		Repairs to bound rubber mulch surfacing as required	1	1	1	1	1	1	1	1	1	1	1	1
9.6		Replacement of play equipment and surfacing as required, frequency to be determined by the provider.	1	1	1	1	1	1	1	1	1	1	1	1

E Appendix

FULL DRAWINGS SET TO BE INCLUDED IN APPENDIX

Note:
-Final location & sizes of M&E ducts in coordination with engineers.
-Coordination on retained services within full site pending.

Light post clash with footpath width. Amey to confirm the location of light post.

Light post clash with footpath width. Amey to confirm the location of light post.

Footpath section where 1:40 crossfall is not achievable

Indicative Crane Base. Refer to engineers drawings.

Indicative Crane Base. Refer to engineers drawings.

Ping pong table by others. Shown indicatively.

Extent of structural slab

Extent of structural slab

Table tennis by others. Shown indicatively.

Movable furniture by others. Shown indicatively.

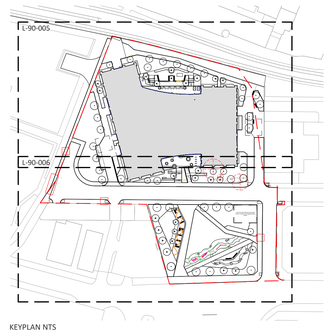
Refer to Designers Risk Assessment 0475-RFM-XX-00-HS-L-0001

- 101 Warning of significant hazards or information which may be unusual or difficult to manage
- 201 Note to contractor to take particular action or carry out specific tasks in a particular way
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- 401 Significant information needed to convey to the contractor which they may need to be aware of

005 01 Detail General Arrangement 1 of 2 1:100

Key

- Planning application boundary
- Extent of basement
- Concrete Block Paving Type 1 Permeable paving For details refer to L-90-802 Q25 150 & Q25 336 Colour: Magma.
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- Edging Type 1e: Steel edging Laid flush Q10 114
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- Edging Type 1g: Transition kerb as per S278 drawings. Refer to S278 drawings. Refer to L-90-801; Q10 110
- Edging Type 1i: Paving edge detail 500x500x80 Kellen breccia magma Q10 116
- Raised planters to private terrace For details refer to L-90-805 Q50 245
- Slot drain To engineer's specification
- Seating Type 1 - Planter integrated seat to private terrace For details refer to L-90-805 Q50 223
- Seating Type 2 - To public realm area For details refer to L-90-803 Q50 221
- Seating Type 4- Freestanding cubes For detail refer to L-90-803 Q50 224
- Seating Type 5- Fixed cubes to park For detail refer to L-90-803 Q50 222
- Seating Type 6 - Double tier seating For detail refer to L-90-807 Q50 225
- Bike stands For details refer to L-90-803 Q50 210
- Bespoke pergola to private terrace Refer to L-90-805 Q50 250
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- Proposed tree Refer to L-90-011/013 **Final positions subject to GPRS scan**
- Proposed multi-stem tree Refer to L-90-011/013 **Final positions subject to GPRS scan**
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- Natural stone steps/dwarf wall to entrance Refer to L-90-804 L37.315
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- Timber edging Type 1h Refer to L-90-802 Q10 115
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- Balance beam play feature to parkland Q52.330 Installed & approved to RoSPA standards.
- Play stilts to parkland Q52.331 Installed & approved to RoSPA standards.
- Timber Stumps to parkland Q52.332 Installed & approved to RoSPA standards.
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- Balance Posts with Rope Q52.334 Installed & approved to RoSPA standards.
- Loose ornamental mulch surfacing for play route in parkland.Depth of mulch as per play specialist recommendations Q31
- Proposed signage to architects details
- Edging Type 1j: Transition conservation kerb. Flush to 50mm upstand. Q10 110
- Seating Type 7 - Bespoke curved timber bench Refer design intent of seating type S2 in L-90-803 detail. Q50 221.
- Access post to doors shown indicatively. Refer to Architect's details
- Tree uplighters Refer to M&E engineers drawings
- Bollard lighting Refer to M&E engineers drawings
- Seating Type 3- Stone seating wall with timber top For detail refer to L-90-806 Q50 220
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   - L-90-006- Detail General Arrangement 2 of 2
   - L-90-011, L-90-012, L-90-013- Detail Planting Plans

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   - Lighting and ducting
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Date	Description of revision	Drawn	Checked	Approved	Revision
13.10.25	Layout revised as per design development and coordination	SS	SS	DL	C07

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RF17-475.1

Client
OLYMPIAN HOMES

Document title
DETAIL GENERAL ARRANGEMENT 1 OF 2

Paper size A0
Scale 1:100
Status FOR REVIEW AND COMMENT S3
Drawing number L-90-005
Revision C07

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HEYROD STREET

BETLEY STREET

Existing fence

Footpath section where 1:40 crossfall is not achievable

Footpath section where 1:40 crossfall is not achievable

Light post clash with footpath width. Amey to confirm the location of light post.

Levels to carriageway as existing

Area of land outside site ownership. Client to confirm exact legal boundary extents.

Light post clash with footpath width. Amey to confirm the location of light post.

Footpath section where 1:40 crossfall is not achievable

Levels in S278 boundary to be agreed with MCC.

Proposed resurfacing to footpath as per S278 drawings. Refer engineers drawings.

Proposed resurfacing to footpath as per S278 drawings. Refer engineers drawings.

Proposed resurfacing to footpath as per S278 drawings. Refer engineers drawings.

Existing manholes & gullies around park area shown indicatively. TBC by engineers

Extent of structural slab

Note:
-Final location & sizes of M&E ducts in coordination with engineers.
-Coordination on retained services within full site pending.

Refer to Designers Risk Assessment
0475-RFM-XX-00-HS-L-0001

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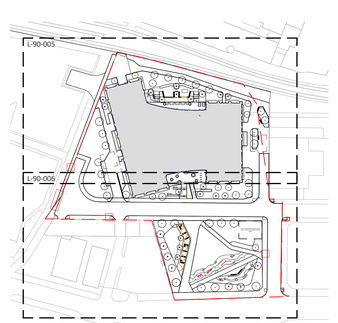
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006 01 Detail General Arrangement 2 of 2 1:100

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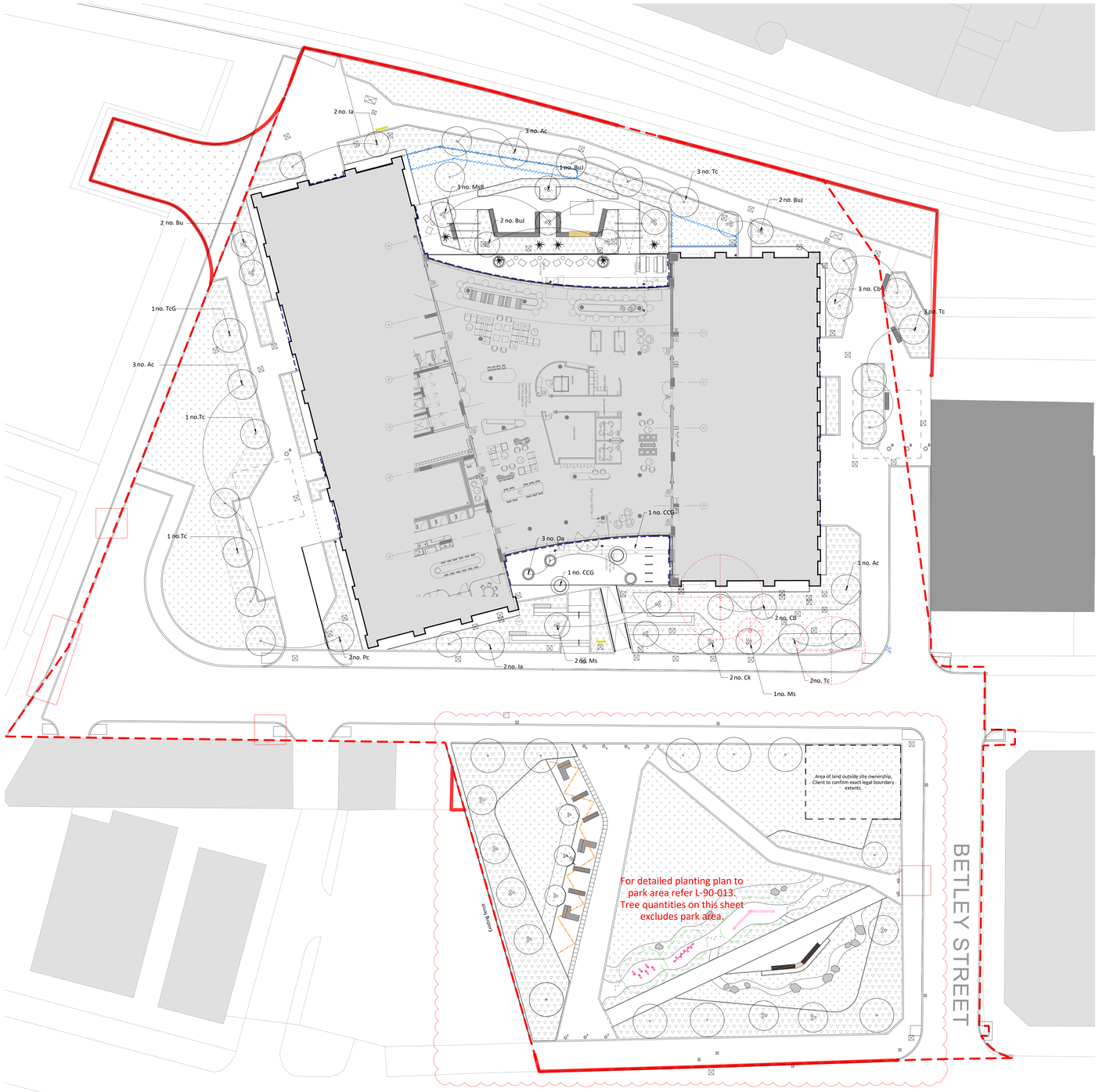
Project
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RF17-475.1

Client
OLYMPIAN HOMES

Document title
DETAIL GENERAL ARRANGEMENT 2 OF 2

Paper size A0
Scale 1:100
Status FOR REVIEW AND COMMENT
Revision S3
Drawing number L-90-006
C07

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For detailed planting plan refer to drawing L-90-012.

011 Tree Plan 1:200
01

Tree Planting Schedule

Abrivations	Botanical Name	Form	Stem	Girth	Height	Root Cond.	Support	Quantity	Notes	General Notes
Ac	*Acer campestre 'Elsrijk'*	Semi-mature standard	2.2m clear stem	25-30cm / Semi-mature	5.5-6m	RB	Underground guyed	7	-	
Ck	*Cornus kousa china girl*	Multi-stem	5 stems minimum	-	3.5-4m	RB	Underground guyed	2	5 stems, min. girth size 10-12cm per stem. Umbrella shape.	
Bu	*Betula utilis 'jacquemontii'*	Multi-stem	5 stems minimum	-	3-3.5m	RB	Underground guyed	2	5 stems, min. girth size 14-16cm per stem. Umbrella shape.	
Cb	*Carpinus betulus 'Frans fontaine'*	Semi-mature standard	2.2m clear stem	25-30cm / Semi-mature	5.5-6m	RB	Underground guyed	5	-	
Ia	*Ilex aquifolium*	Semi-mature standard	2.2m clear stem	30-35cm / Semi-mature	5.5-6m	RB	Underground guyed	4	-	
Ms	*Magnolia stellata 'Rosea'*	Multi-stem	5 stems minimum	-	3-3.5m	RB	Underground guyed	3	5 stems, min. girth size 14-16cm per stem. Umbrella shape.	
Pc	*Pyrus calleryana Chanticleer*	Semi-mature standard	2.2m clear stem	25-30cm / Semi-mature	5.5-6m	RB	Underground guyed	2	-	
TcG	*Tilia cordata* 'Greenspire'	Semi-mature standard	2.2m clear stem	18-20cm	4.5-5m	RB	Underground guyed	1		
Tc	Tilia cordata 'Rancho'	Semi-mature standard	2.2m clear stem	25-30cm / Semi-mature	5.5-6m	RB	Underground guyed	10		

Multi-stem Trees for private terrace and pots

Abrivations	Botanical Name	Form	Stem	Height	Root Cond.	Support	Quantity	Notes	General Notes
BuJ	*Betula utilis 'jacquemontii'*	Multi-stem	5 stems minimum	2.5-3m	RB	Underground guyed	5	5 stems, min. girth size 14-16cm per stem. Umbrella shape.	
MsR	*Magnolia stellata 'Rosea'*	Multi-stem	5 stems minimum	2.5-3m	RB	Underground guyed	3	5 stems, min. girth size 14-16cm per stem. Umbrella shape.	
Oa	*Osmanthus aquifolium*	Multi-stem	5 stems minimum	1.5-1.8m	RB	Underground guyed	3	Umbrella shape	
CCG	*Cornus china girl*	Multi-stem	5 stems minimum	2.5-3m	RB	Underground guyed	2	5 stems, min. girth size 14-16cm per stem. Umbrella shape.	

Proposed lawn
Approx. 1083m² (including the parkland area)

Product	Supplier	Notes
Premium turf	Green-tech or similar approved	Mat pre-grown for 12 months and treated for weeds

Wildflower meadow
Approx. 493m² (including the parkland area)

Product	Supplier	Notes
EM2 Standard General Purpose Meadow Mixture	Emorsgate Seeds or similar	4g/m2

Key

- Site Boundary
- Existing trees to be removed
- Existing trees to be retained
- **Proposed tree** Refer to L-90-801 for details Q31
- **Proposed multi-stem tree** Refer to L-90-801 for details Q31
- **Ornamental Planting** Refer to L-90-801 for details, L-90-012 for detailed planting plan Q31/Q28
- **Lawn area** Refer to L-90-801 for details, Q30/Q28
- **Proposed wildflower meadow** Refer to L-90-801 for details, Q30/Q28
- **Bulb planting in lawn areas** Refer to L-90-012 for detailed planting plan for other locations and bulb schedule

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   - Waterproofing of any element
   - Levels & Drainage design and infrastructure
   - Lighting and ducting
   - Existing & proposed utilities
10. Plant quantities are to suit site areas in accordance with scheduled plant densities.
11. Any proposed plant substitution shall be agreed with the landscape architect prior to ordering.

Soft Landscape Notes
1. All topsoil for the landscaping must be in accordance with the latest British Standards, BS 3882:2015. A depth of 300mm of topsoil shall be spread over planting areas.
2. All subsoil to be in accordance with BS8601:2013. 300mm of textural class subsoil to ornamental planting areas and 600mm to tree pits.
3. Tree pits to include 150-200mm depth of free draining gravel wrapped in geotextile membrane to base of pit.
4. The base to all planting areas to be broken up / loosened and debris removed to promote good drainage
5. Container Grown Plants: To comply with the National Plant Specification. Shrubs shall be planted in pits min. 300 x 300 x 200mm depth. Roots are to be fully submerged beneath topsoil.
6. Mulch: All Planting beds to receive mulch as per details.
7. Watering: Plant only into moist soil and water thoroughly to the full depth of soil immediately after planting.
8. Any proposed plant substitution shall be agreed with the landscape architect prior to ordering

Important Planting Setting Out Notes
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4. All plants to be installed in a evenly spaced, staggered matrix avoiding visible rows

Date	Description of revision	Drawn	Checked	Approved	Revision
13.10.25	Minor tweaks to tree species. Some trees swapped with the trees in the parkland area.	SS	SS	DL	C04

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Project
FAIRFAX
RF17-475.1

Client
OLYMPIAN HOMES

Document title
TREE PLAN

Paper size
A0

Scale
1:100

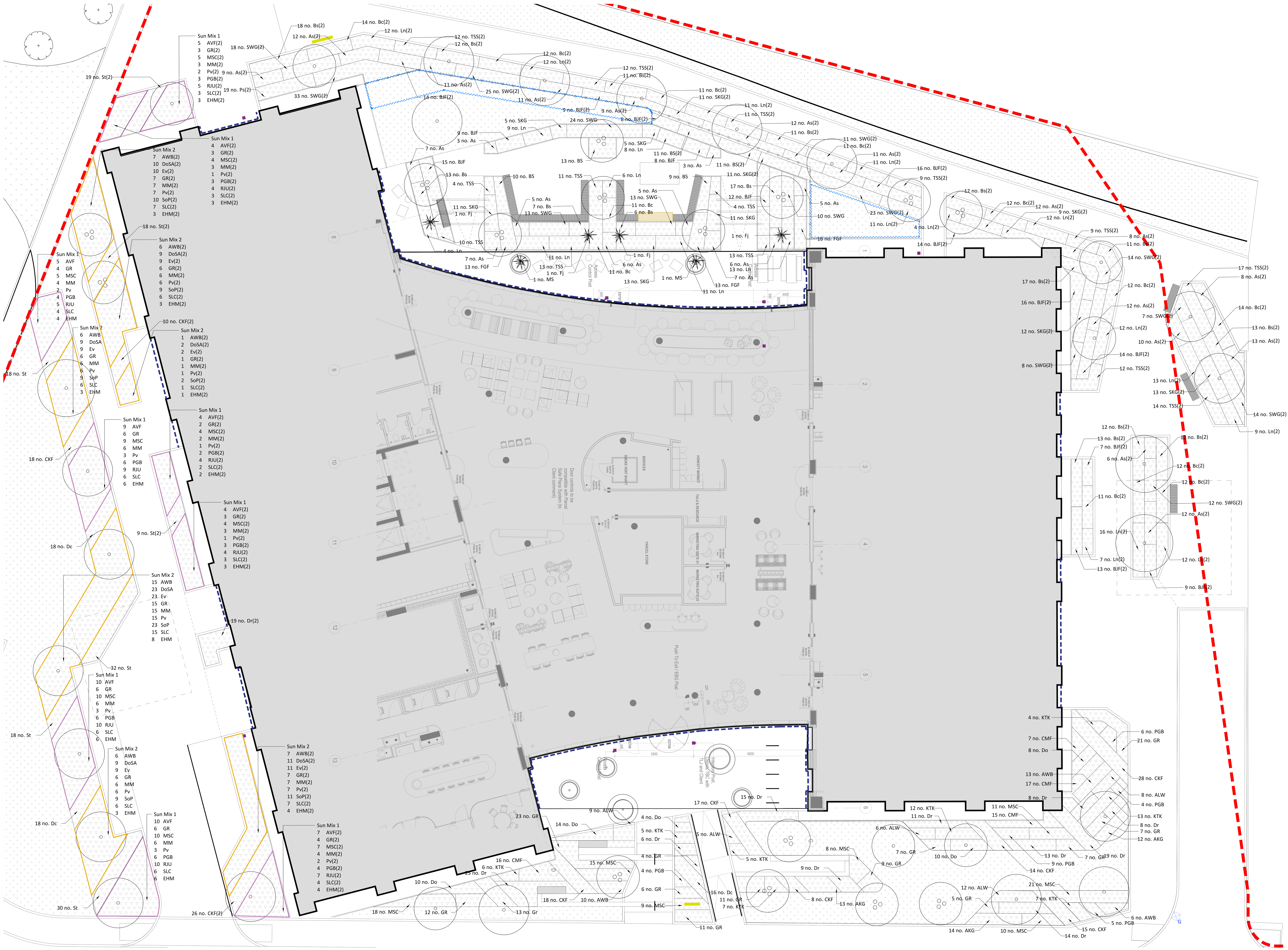
Status
FOR REVIEW AND COMMENT

S3

Drawing number
L-90-011

Revision
C04

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012
01
Detailed Planting Plan 1:100

For planting plan to park area refer L-90-013. Planting numbers on this sheet excludes park area.

Planting Schedule

Full shade species

Code	Name	Height (cm)	Min. container size	Density	Quantity
As	Asplenium scolopendrium	20-30	5L	5/m²	54
Bc	Bergenia cordifolia	20-30	5L	5/m²	22
Bs	Blechnum spicant	20-30	5L	5/m²	82
BJF	Brunnera 'Jack Frost'	20-30	5L	5/m²	35
FGF	Euonymus japonicus 'Green Rocket'	60-80	5L	5/m²	56
Ln	Luzula nivea	40-60	5L	5/m²	70
SWG	Sarcococca 'Winter Gem'	40-60	5L	5/m²	73
SKG	Skimmia 'Kew Green'	60-80	5L	5/m²	45
TSS	Tiarella 'Spring Symphony'	40-60	5L	5/m²	56

Partial shade species

Code	Botanical Name	Height (cm)	Min. container size	Density	Quantity
AKG	Anemone Konigin Charlotte	20-30	5L	5/m²	39
AWB	Aquilegia 'White Barlow'	20-30	5L	5/m²	29
ALW	Astrantia 'Large White'	20-30	5L	5/m²	40
CKF	Calamagrostis 'Karl Foerster'	30-40	5L	5/m²	90
CMF	Cornus Midwinter Fire	40-60	5L	5/m²	55
Do	Daphne odora 'Sweet Amethyst'	20-30	5L	5/m²	50
Dc	Deschampsia cespitosa	20-30	5L	5/m²	16
GR	Geranium 'Rozanne'	20-30	5L	5/m²	136
KTK	Kniphofia 'Tawny King'	20-30	5L	5/m²	59
MSC	Pinus mugo 'mops'	40-60	5L	5/m²	93
Dr	Pachysandra terminalis	20-30	5L	5/m²	128
PGB	Pittosporum 'Golf Ball'	20-30	5L	5/m²	28

Sun species Mix

Code	Botanical Name	Height (cm)	Min. container size	Density	Quantity
AVF	Artemisia 'Valeria Finnis'	20-30	5L	5/m²	34
AWB	Aquilegia 'White Barlow' *	20-30	5L	5/m²	27
Do	Daphne odora 'Sweet Amethyst'	20-30	5L	5/m²	73
Dc	Deschampsia cespitosa	20-30	5L	5/m²	36
Ev	Eryngium varifolium	20-30	5L	5/m²	41
GR	Geranium 'Rozanne' * *	20-30	5L	5/m²	89
MSC	Pinus mugo 'mops'	40-60	5L	5/m²	34
MM	Molinia 'Moorflamme'	40-60	5L	5/m²	49
Pv	Pennisetum villosum	40-60	5L	5/m²	38
PGB	Pittosporum 'Golf Ball'	20-30	5L	5/m²	28
RJU	Rosmarinus 'Jessops Upright'	20-30	5L	5/m²	34
SoP	Salvia officiinalis Purpurescens	20-30	5L	5/m²	41
St	Stipa tennuissima	40-60	5L	5/m²	98
SLC	Symphyotrichum 'Little Carlow' **	20-30	5L	5/m²	49
CKF	Calamagrostis 'Karl Foerster'	40-60	5L	5/m²	18
EHM	Echinacea 'Harvest Moon' **	20-30	5L	5/m²	35

*** Additional bulb planting to be included for these species. Refer to the schedule below.

Bulb planting

Name	Height (cm)	Density	Location	Mixture
Allium christophii	Bulb	7/m2	Planted with species marked *	Plant beds with two bulb species must be split to 50% each. E.g 50% of *Crocus tommoasinianus* and 50% of *Allium christophii* bulbs to be planted in the locations where *Symphyotrichum 'Little Carlow'* is planted
Crocus tommasinianus	Bulb	20/m2	Planted with species marked *	
Hyacinthoides non-scripta	Bulb	20/m2	Planted with species marked * Planted to areas outlined in blue zigzag line to the lawn at the back	

Specimen Shrub					
Abbr.	**Name**	**Pot Size**	**Height (cm)**	**Spec.**	**Qty**
Fj	Fatsia japonica	20L	60-80	7 brks, C	4
MS	Mahonia eurybracteata subsp. ganpinensis 'Soft Caress'	20L	60-80	7 brks, C	2

Full shade species 2L Container

Code	Name	Height (cm)	Min. container size	Density	Quantity
As(2)	Asplenium scolopendrium	20-30	2L	5/m²	156
Bc(2)	Bergenia cordifolia	20-30	2L	5/m²	121
Bs(2)	Blechnum spicant	20-30	2L	5/m²	164
BJF(2)	Brunnera 'Jack Frost'	20-30	2L	5/m²	120
Ln(2)	Luzula nivea	40-60	2L	5/m²	142
Ps(2)	Polystichum setiferum	60-80	2L	5/m²	19
SWG(2)	Sarcococca 'Winter Gem'	40-60	2L	5/m²	165
SKG(2)	Skimmia 'Kew Green'	60-80	2L	5/m²	56
TSS(2)	Tiarella 'Spring Symphony'	40-60	2L	5/m²	96

Partial shade species 2L container

Code	Botanical Name	Height (cm)	Min. container size	Density	Quantity
Dr(2)	Pachysandra terminalis	20-30	2L	5/m²	19

Sun species Mix 2L container

Code	Botanical Name	Height (cm)	Min. container size	Density	Quantity
AVF(2)	Artemisia 'Valeria Finnis'	20-30	2L	5/m²	24
AWB(2)	Aquilegia 'White Barlow' *	20-30	2L	5/m²	21
Ev(2)	Eryngium varifolium	20-30	2L	5/m²	32
GR(2)	Geranium 'Rozanne' * *	20-30	2L	5/m²	36
MSC(2)	Pinus mugo 'mops'	40-60	2L	5/m²	24
MM(2)	Molinia 'Moorflamme'	40-60	2L	5/m²	36
Pv(2)	Pennisetum villosum	40-60	2L	5/m²	28
PGB(2)	Pittosporum 'Golf Ball'	20-30	2L	5/m²	15
RJU(2)	Rosmarinus 'Jessops Upright'	20-30	2L	5/m²	24
SoP(2)	Salvia officiinalis Purpurescens	20-30	2L	5/m²	32
St(2)	Stipa tennuissima	40-60	2L	5/m²	46
SLC(2)	Symphyotrichum 'Little Carlow' **	20-30	2L	5/m²	36
CKF(2)	Calamagrostis 'Karl Foerster'	40-60	2L	5/m²	36
EHM(2)	Echinacea 'Harvest Moon' **	20-30	2L	5/m²	28

For trees, pots, lawn and rich wildflower meadow refer to drawing L-90-011.

Soft Landscape Notes

1. All topsoil for the landscaping must be in accordance with the latest British Standards, BS 3882:2015. A depth of 300mm of topsoil shall be spread over planting areas.
2. All subsoil to be in accordance with BS8601:2013. 300mm of textural class subsoil to ornamental planting areas and 600mm to tree pits.
3. Tree pits to include 150-200mm depth of free draining gravel wrapped in geotextile membrane to base of pit.
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Notes
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4. All information outside red line boundary shown for contextual purpose only.
5. All hatch patterns are indicative only unless stated otherwise.
6. This drawing is to be read in conjunction with the following re-form landscape architecture documentation:
- L-90-005- Detail General Arrangement 1 of 2
- L-90-006- Detail General Arrangement 2 of 2

and ALL relevant drawing and specification information
6. Levels information on this drawing illustrates the design intent. The contractor is to check and verify all levels and dimensions against site survey information.
7. Any discrepancies in the design information are to be brought to the attention of re-form landscape architecture, in writing, prior to commencement of construction works.
8. All proprietary products shall be installed in strict accordance with manufacturers written instructions.
9. Refer to other consultants' drawings and specifications for the following design information:
- Foundation details
- Base course and/or sub bases design & specification
- Waterproofing of any element
- Levels & Drainage design and infrastructure
- Lighting and ducting
- Existing & proposed utilities

10. Plant quantities are to suit site areas in accordance with scheduled plant densities.
11. Any proposed plant substitution shall be agreed with the landscape architect prior to ordering.

Date	Description of revision	Drawn	Checked	Approved	Revision
13.10.25	Private terrace layout updated	SS	SS	DL	C04

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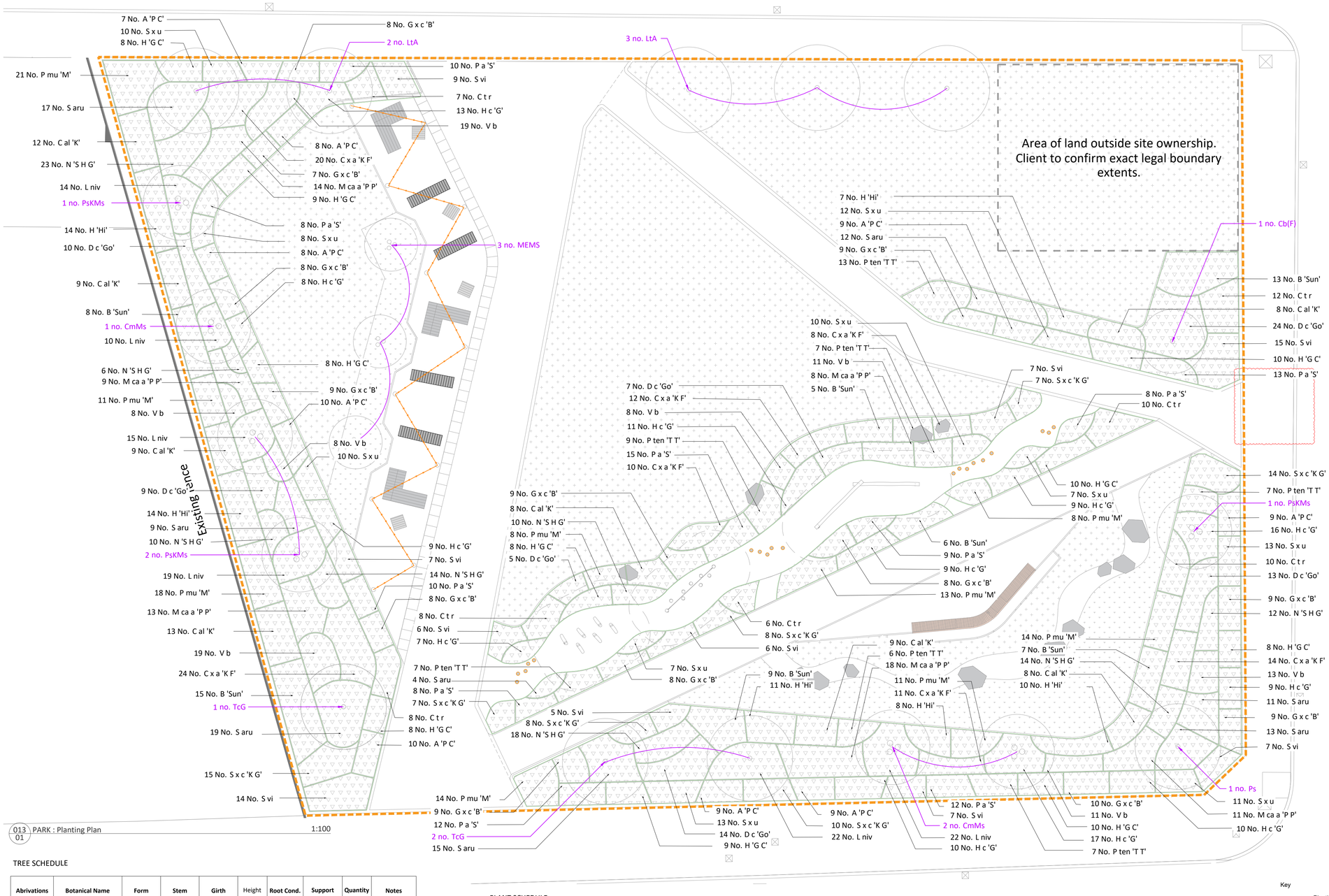
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DETAILED PLANTING PLAN

Paper size A0 — **Scale** 1:100

Status
FOR REVIEW AND COMMENT — S3

Drawing number L-90-012 — **Revision** C04

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013 01 PARK : Planting Plan 1:100

TREE SCHEDULE

Abrivations	Botanical Name	Form	Stem	Girth	Height	Root Cond.	Support	Quantity	Notes
Cb(F)	*Carpinus betulus 'Frans fontaine'*	Semi-mature standard	2.2m clear stem	25-30cm / Semi-mature	5.5-6m	RB	Underground guyed	1	Use 'Feathered' variety tagged for the parkland area.
CmMs	*Cornus mas*	Multi-stem	3 stems minimum	-	2.5-3m	RB	Underground guyed	3	Umbrella form, brushed up to 1m
LtA	*Liriodendron tulipifera* 'Aureomarginatum'	Semi-mature	2.2m	18-20cm	4.5-5m	RB	Underground guyed	5	
MEMs	*Malus* 'Evereste'	Multi-stem	5 stems minimum	-	3-3.5m	RB	Underground guyed	3	Umbrella form, brushed up to 1.5m
PsKMs	*Prunus serrulata* 'Kanzan'	Multi-stem	3 stems minimum	-	2.5-3m	RB	Underground guyed	4	Umbrella form, brushed up to 1m
Ps	*Pinus sylvestris*	Semi-mature standard	2.2m clear stem		5-5.5m	RB	Underground guyed	1	-
TcG	*Tilia cordata* 'Greenspire'	Semi-mature standard	2.2m clear stem	18-20cm	4.5-5m	RB	Underground guyed	3	

PLANT SCHEDULE

Shrubs

Abbreviation	Species	Pot Size	Specification	Density	Number
B 'Sun'	Brachyglottis 'Sunshine'	3L	Branched: 4 brks: C	2/m²	63
C t r	Ceanothus thyrsiflorus repens	3L	Bushy: 5 brks: C	3/m²	61
C al 'K'	Cornus alba 'Kesselringii'	3L	Branched: 4 brks: C	3/m²	76
H 'Hi'	Hypericum 'Hidcote'	3L	Bushy: 5 brks: C	3/m²	64
P ten 'T T'	Pittosporum tenuifolium 'Tom Thumb'	3L	Bushy: 3 brks: C	3/m²	56
S vi	Santolina virens	3L	Bushy: 7 brks: C	3/m²	83
S x c 'K G'	Skimmia x confusa 'Kew Green'	3L	Bushy: 3 brks: C	4/m²	69

Conifers

Abbreviation	Species	Pot Size	Specification	Density	Number
P mu 'M'	Pinus mugo 'Mops'	3L	Bushy: C	4/m²	130

Grasses

Abbreviation	Species	Pot Size	Specification	Density	Number
C x a 'K F'	Calamagrostis x acutiflora 'Karl Foerster'	3L	Full Pot: C	4/m²	99
D c 'Go'	Deschampsia cespitosa 'Goldtau'	3L	Full Pot: C	3/m²	91
L niv	Luzula nivea	3L	Full Pot: C	4/m²	102
M ca a 'P P'	Molinia caerulea arundinacea 'Poul Petersen'	3L	Full Pot: C	3/m²	73
S aru	Stipa arundinacea	3L	Full Pot: C	3/m²	100

Herbaceous

Abbreviation	Species	Pot Size	Specification	Density	Number
A 'P C'	Artemisia 'Powis Castle'	2L	Bushy: 5 brks: C	4/m²	79
G x c 'B'	Geranium x cantabrigiense 'Biokovo'	2L	Full Pot: C	4/m²	111
H 'G C'	Hemerocallis 'Golden Chimes'	2L	Full Pot: C	4/m²	88
H c 'G'	Heuchera cylindrica 'Greenfinch'	2L	Full Pot: C	4/m²	128
N 'S H G'	Nepeta 'Six Hills Giant'	2L	Full Pot: C	5/m²	107
P a 'S'	Persicaria affinis 'Superba'	2L	Full Pot: C	5/m²	105
S x u	Saxifraga x urbium	2L	Full Pot: C	5/m²	101
V b	Verbena bonariensis	2L	Full Pot: C	4/m²	97

Key

- Planting plan extent
- **Proposed tree planted in soft landscape** Refer to L-90-801 for details Q31
- **Proposed multi-stem tree planted in soft andscape** Refer to L-90-801 for details Q31
- **Ornamental Planting** Refer to L-90-801 for details, L-90-012 for detailed planting plan Q31
- **Lawn area** Refer to L-90-801 for details, Q30/Q28
- **Proposed wildflower species** Refer to L-90-801 for details Q30/Q28
- **Individual planting bed division lines**

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Scale

0m 1m 2m 3m 4m 5m 6m 7m 8m

Date	Description of revision	Drawn by	Checked by	Approved by	Revision
13.10.25	-Some trees swapped with others from public realm area. Total quantities remain the same.	SS	SS	DL	C03

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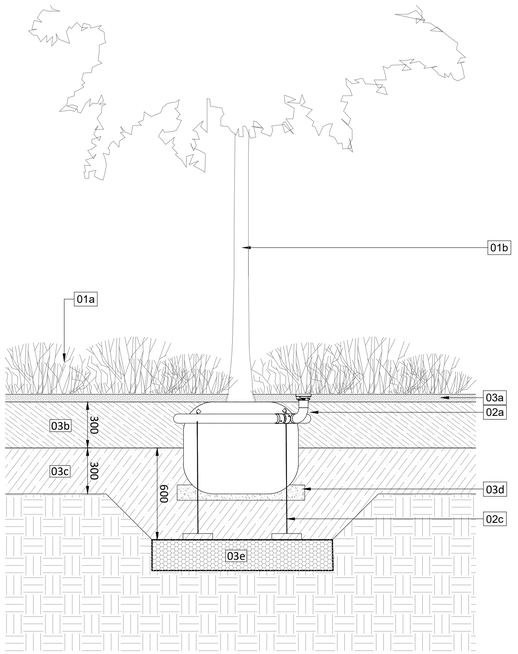
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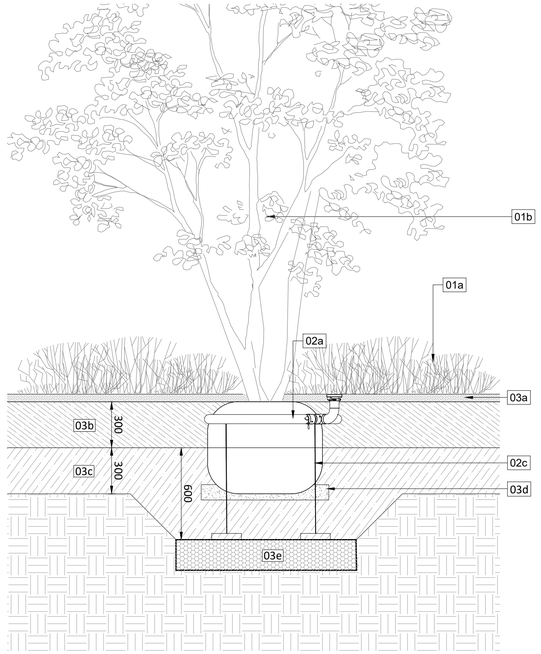
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Status FOR REVIEW AND COMMENT S3
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Revision C03

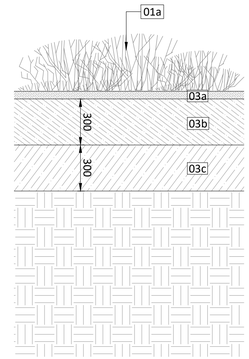
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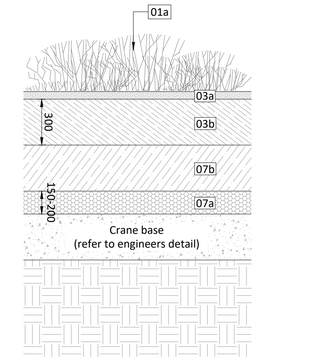
801 01 Typical section: Single-stem tree in soft landscape 1:20



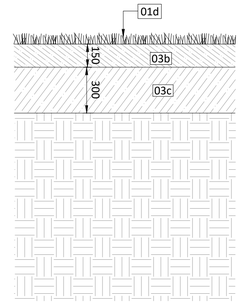
801 02 Typical section: Multi-stem tree in soft landscape 1:20



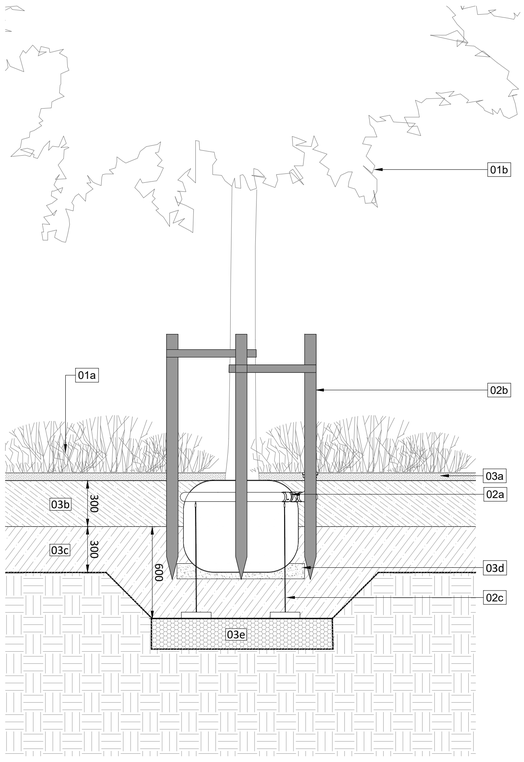
801 07 Typical section: Planting 1:20



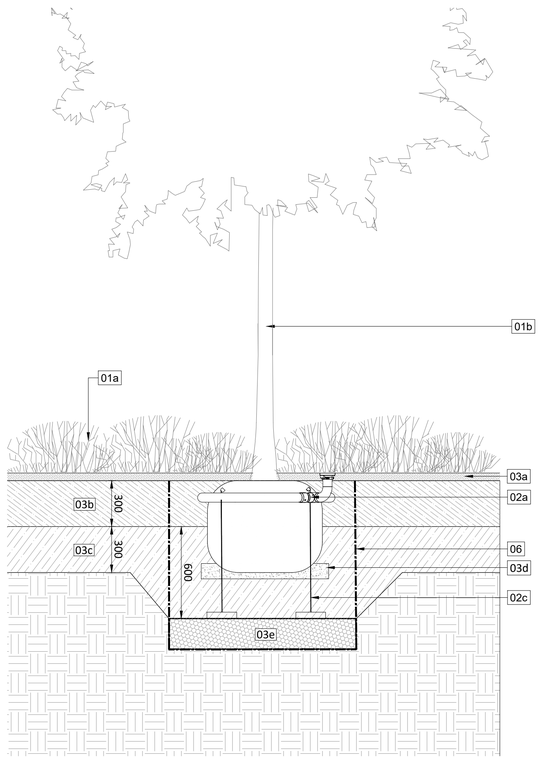
801 08 Typical section: Planting detail over crane base 1:20



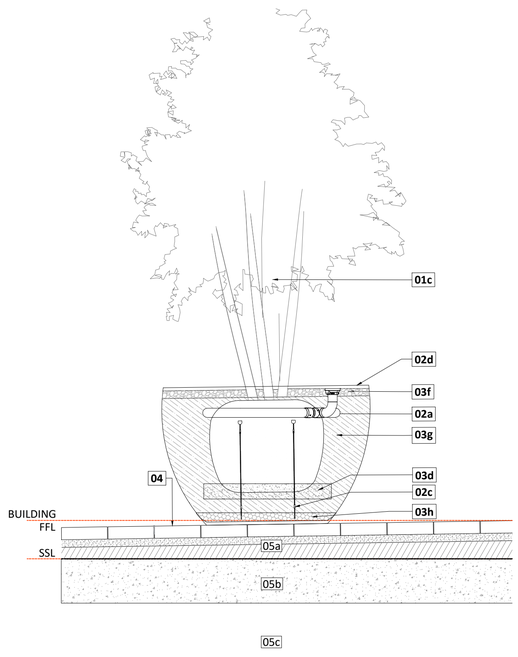
801 09 Typical section: Lawn/Wildflower Meadow 1:20



801 04 Typical section: Trees in windy areas with tree stakes in addition to guying systems 1:20



801 05 Typical section: Tree near services 1:20



801 06 Typical section: Multi-stem tree in pot 1:20

Key

Planting
Refer to drawings:
L-90-011 & 012 Tree Plan and Detailed Planting Plan
01a Proposed planting (Q31)
01b Proposed tree (Q31)
01c Proposed tree in pot (Q31)
01d Lawn/Wildflower Mix (Q30)

Accessories
02a Tree aeration and irrigation system (Q31-512)
02b Above ground stake system (Q31-535 & Q31-556)
02c Underground guying system (Q31-526)
02d Free standing tree pot(Q50-243)

Growing Medium and Planting Build up
03a Ornamental mulch (Q28-155)
Depth: 50mm
03b Topsoil (Q28-315)
Depth: 150mm to turf
150mm Low-fertility Topsoil to wildflower
300mm to planting and tree pits
03c Subsoil (Q28-316)
Depth: 300mm to turf
300mm to planting
600mm to tree pit
03d Rootball to sit on coarse washed sand
Depth: 100mm
03e Gravel drainage layer to tree pits wrapped in suitable permeable geotextile membrane (Q31-515). Loosen and shape base to aid drainage (where applicable)
Depth: 200mm
03f Natural aggregate gravel to tree pots(Q28-156)
Depth: 50mm
03g Intensive green substrate soil for pots (Q28-105)
03h Gravel layer to base of pot for drainage
Depth: min 75mm

Paving
04 Proposed hard landscape surfacing, edges and kerbs
Refer to drawing: L-90-802

Others
05a Sub-base to engineers drawings
05b Basement slab to engineers drawings
05c Basement level to engineers drawings

06 Root barrier to trees close to services and trees in hard landscape
(Q31-511)

Crane base
07a 150-200mm gravel drainage layer to engineers detail
Contractor to ensure the planting bed on top of crane base is free draining and there is no water logging. The drainage layer to base to be installed as per engineers specification and design to allow for water runoff over the concrete base.
07b Total depth of subsoil varies based on the Top of Crane base level. The depth of sub soil to be adjusted accordingly.

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   - L-90-005 Detail GA Plan 1 of 2
   - L-90-006 Detail GA Plan 2 of 2
   - L-90-802 Paving Swatches & Edge Details

   AND all relevant documentation from the design team
6. All works to be undertaken in accordance with British Standard BS 5837
7. The contractor is to check and verify all levels and dimensions against site survey information.
8. Any discrepancies in the design information are to be brought to the attention of re-form landscape architecture, in writing, prior to commencement of construction works.
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10. Refer to other consultants' drawings and specifications for the following design information:
    - Foundation details
    - Base course and/or sub bases design & specification
    - Waterproofing of any element
    - Drainage design and infrastructure
    - Lighting and ducting
    - Existing & proposed utilities

Date	Description of revision	Drawn by	Checked by	Approved by	Revision
14.07.25	Tree in hardscape removed	NSh	SS	DL	C04

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Project
FAIRFAX
RF17-475.1

Client
OLYMPIAN HOMES

Document title
SOFT LANDSCAPE DETAILS

Paper size
A1

Scale
AS SHOWN

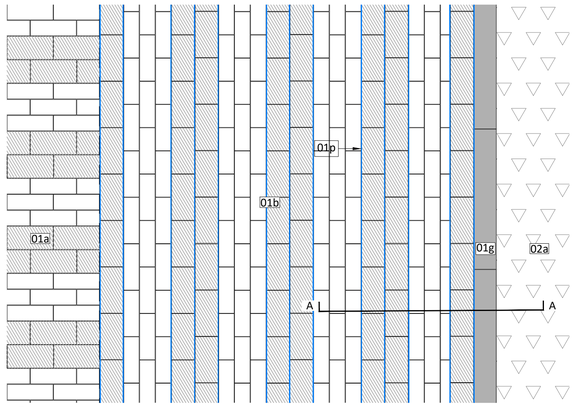
Status
FOR REVIEW AND COMMENT

S3

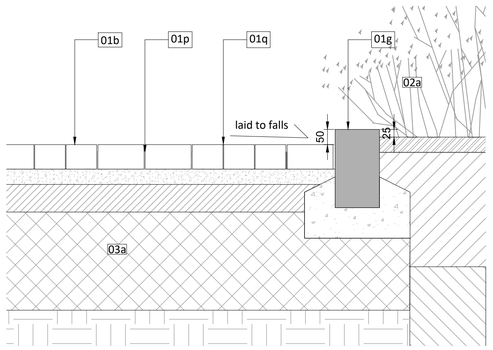
Drawing number
L-90-801

Revision
C04

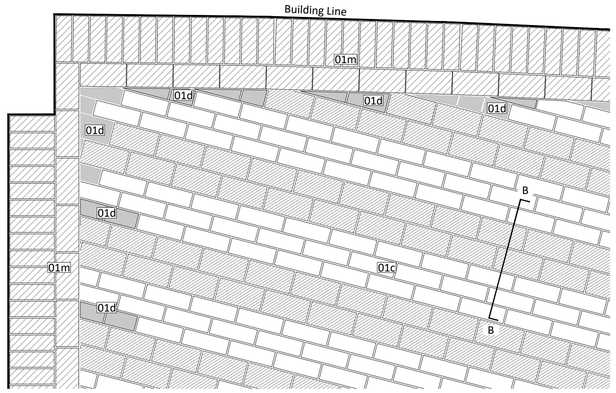
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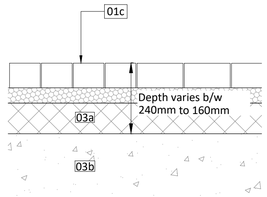
802 01 Plan: Carriageway and layby paving details 1:20



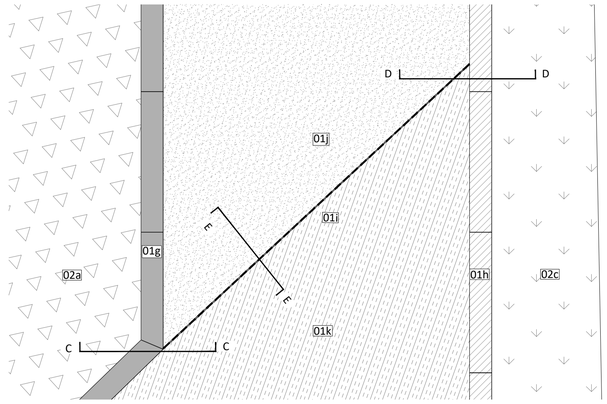
802 02 Section A-A: Carriageway and layby paving details 1:10



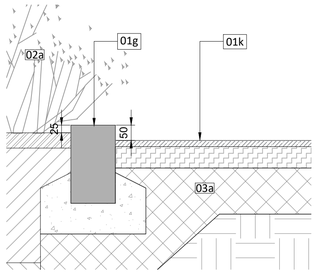
802 07 Plan: Building main entrance paving details 1:20



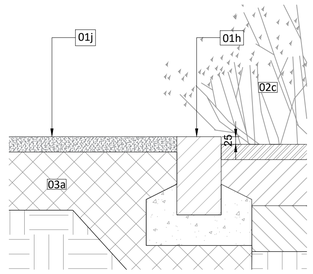
802 08 Section B-B: Building main entrance paving details 1:10



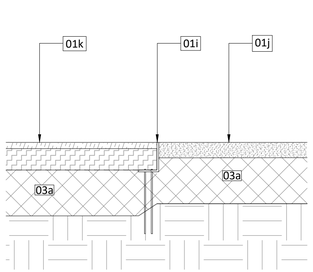
802 03 Plan: Western footpath paving details 1:20



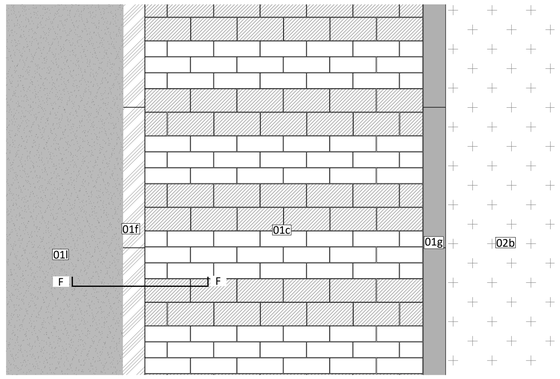
802 04 Section C-C: Western footpath kerb with upstand 1:10



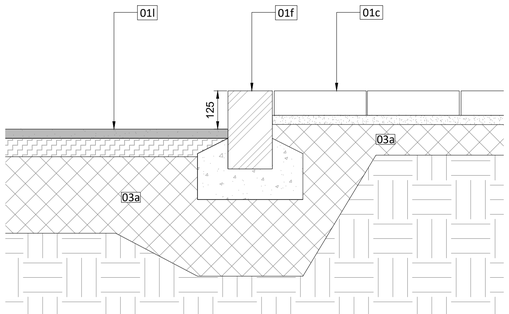
802 05 Section D-D: Western footpath with flush kerb 1:10



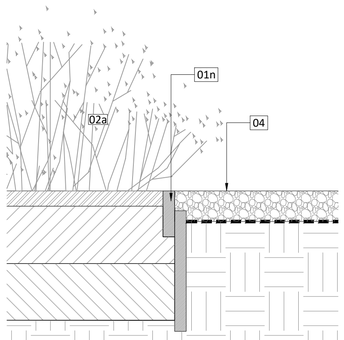
802 06 Section E-E: Western footpath paving details 1:10



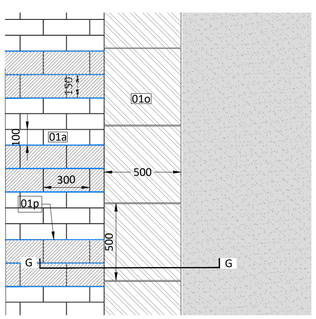
802 09 Plan: Heyrod Street paving details 1:20



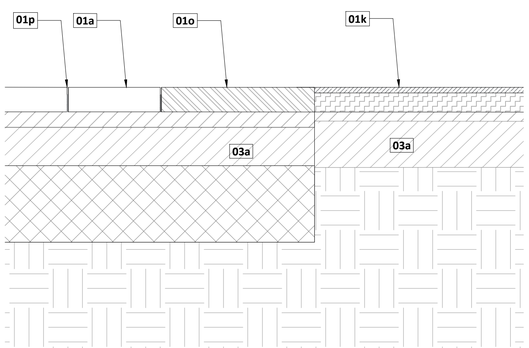
802 10 Section F-F: Heyrod Street paving details 1:10



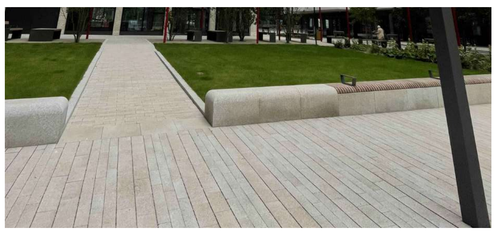
802 11 Section 11: Timber edge for maintenance gravel 1:10



802 12 Plan: Park Sitting Area and main Path detail 1:20



802 13 Section G-G: Park Sitting Area and main Path detail 1:10



Paving reference image from phase-1. Proposed paving to match above laying pattern and jointing.

01 Surfaces
Refer to drawings for locations:
L-90-005 Detail GA 1 of 2
L-90-006 Detail GA 2 of 2

01a Concrete Block Paving Type 1 (Q25-336)
Permeable paving.
Alternate 2 rows of 150x300x80mm, 3 rows of 100x300x80mm.
Colour: Magma mix
Jointing: refer item **01p** & **01q** in key.
Refer to phase-1 reference image below.

01b Concrete Block Paving Type 2 (Q25-336)
Permeable paving.
Alternate 2 rows of 150x300x80mm, 3 rows of 100x300x80mm.
Colour: Anthracite
Jointing: refer item **01p** & **01q** in key.
Refer to phase-1 reference image below.

01c Concrete Block Paving Type 3 (Q25-336)
Impermeable paving, rigid construction
Alternate 2 rows of 150x300x80mm, 3 rows of 100x300x80mm.
Colour: Magma mix
Impermeable joints to be consistent 2-5mm as per engineers details

01d Pavers at edge to be cut
For guidance on cutting units refer to Note A below

01f Edging Type 1a (Q10-110)
PCC conservation highway kerb
125mm upstand

01g Edging Type 1c (Q10-110)
PCC conservation kerb
Laid with 50mm upstand

01h Edging Type 1d (Q10-110)
PCC conservation kerb
Laid flush to paved surfaces

01i Edging Type 1e (Q10-114)
Steel edging

01j Self binding gravel (Q23-224)

01k Porous resin bound gravel (Q23-225)

01l Vehicular grade macadam to S278 drawings

01m Curtilage paving detail to all building edges. Paving Type 3 (Q25-336)
Impermeable paving, rigid construction
Dims: 100x300x80mm, 150x300x80mm
Colour: Magma mix

01n Timber gravel board and stake edging (Q10-115)

01o Paving flag edge detail
Kellen Breccia (Q10-116)
Dims: 500x500x80mm
Colour: Magma mix

01p For bigger porous units- Permeable joint as per engineers specification 1-4 mm angular limestone joint grit.
01q For smaller non porous units- regular butt joint as per engineers specification.
Refer to phase-1 image reference on drawing L-90-802.

02 Planting and growing medium
Refer to drawing for planting buildups:
L-90-801 Soft Landscape Details

02a Proposed planting (Q31)
02b Proposed lawn (Q31)
02c Proposed unmown species rich grassland (Q31)

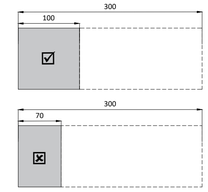
03 Other
03a Bedding and sub-base to engineers details and specification
03b Concrete slab to structural engineer's design

04 Natural aggregate gravel to building maintenance paths with permeable geotextile membrane
Q23 160

Notes
1. All dimensions in mm, unless otherwise stated.
2. Scaling from drawing if printed incorrectly may lead to errors.
3. All information outside red line boundary shown for contextual purpose only.
4. All hatch patterns are indicative only unless stated otherwise.
5. This drawing is to be read in conjunction with the following re-form landscape architecture documentation:
   - L-90-005 Detail GA Plan 1 of 2
   - L-90-006 Detail GA Plan 2 of 2
   - L-90-801 Soft Landscape Details

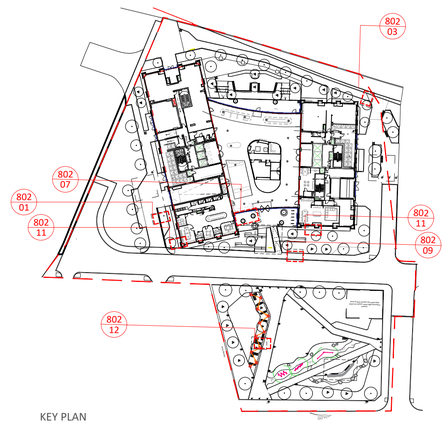
   AND all relevant documentation from the design team
6. All works to be undertaken in accordance with British Standard BS 5837
7. The contractor is to check and verify all levels and dimensions against site survey information.
8. Any discrepancies in the design information are to be brought to the attention of re-form landscape architecture, in writing, prior to commencement of construction works.
9. All proprietary products shall be installed in strict accordance with manufacturers written instructions.
10. Refer to other consultants' drawings and specifications for the following design information:
    - Foundation details
    - Base course and/or sub bases design & specification
    - Waterproofing of any element
    - Drainage design and infrastructure
    - Lighting and ducting
    - Existing & proposed utilities

NOTE A



Pavers should not be cut to less than $\frac{1}{3}$ of the length to avoid breakage and insecure laying.

Joints to be adjusted to suit within +-2mm tolerance from as far back as necessary to ensure compliance.
All mortar joints to be 8mm mid-grey.



KEY PLAN

Date	Description of revision	Drawn	Checked	Approved	Revision
29.04.25	Details updated and additional new details added	NSH	SS	DL	C03

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Project
FAIRFAX
RF17-475.1

Client
OLYMPIAN HOMES

Document title
PAVING SWATCHES AND EDGE DETAILS

Paper size
A1

Scale
AS SHOWN

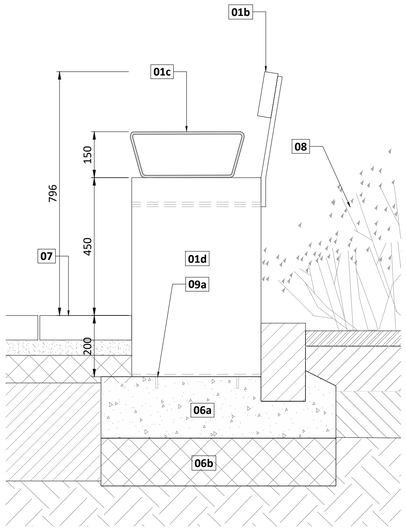
Status
FOR REVIEW AND COMMENT

Revision
S3

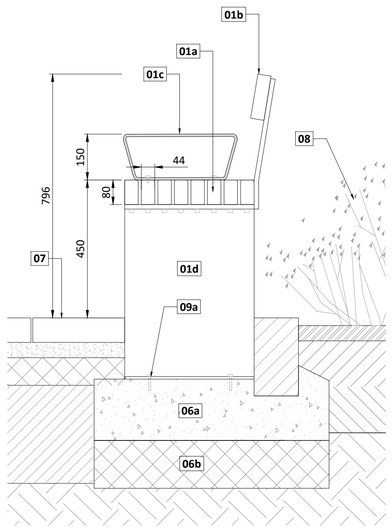
Drawing number
L-90-802

Revision
C03

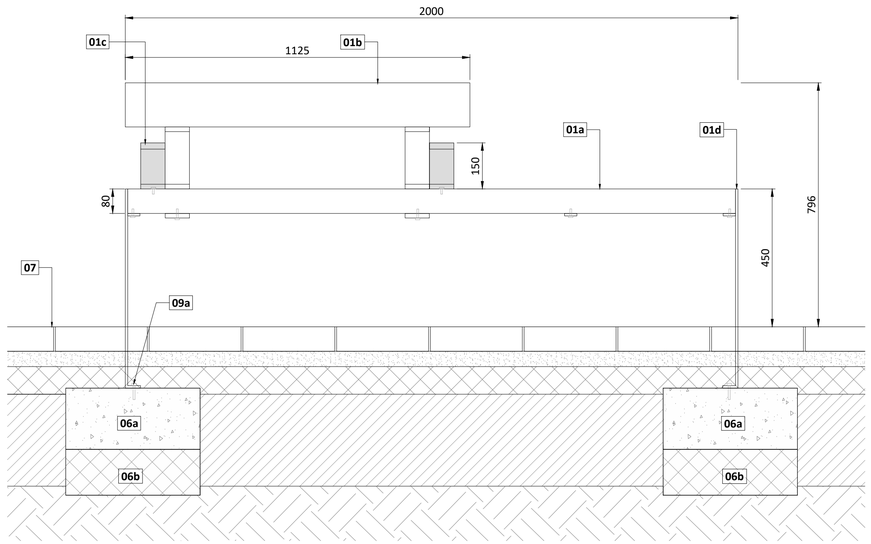
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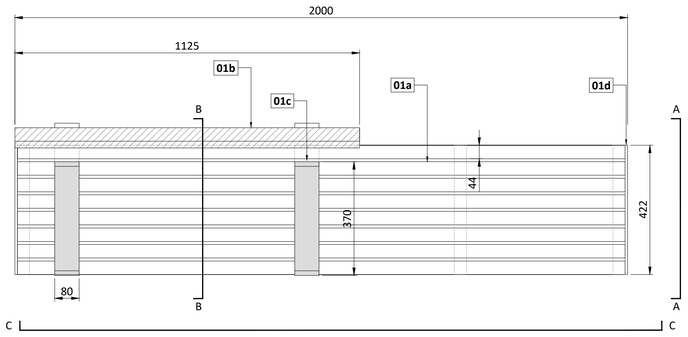
8003 01 Section A-A: Type S2 seating - seating with timber slats 1:10



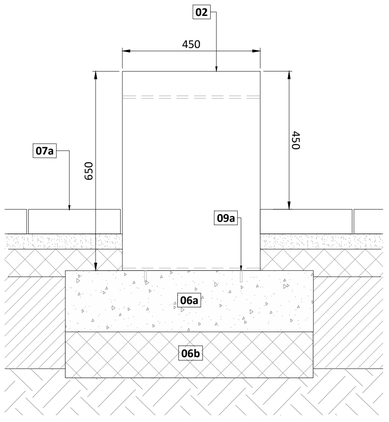
8003 02 Section B-B: Type S2 seating - seating with timber slats 1:10



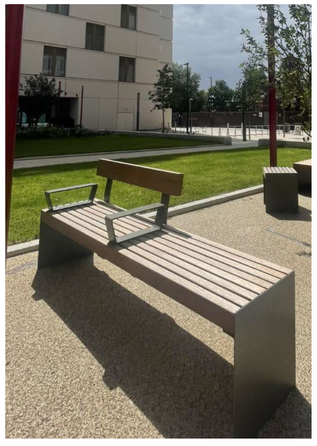
8003 03 Elevation C-C: Type S2 seating - seating with timber slats 1:10



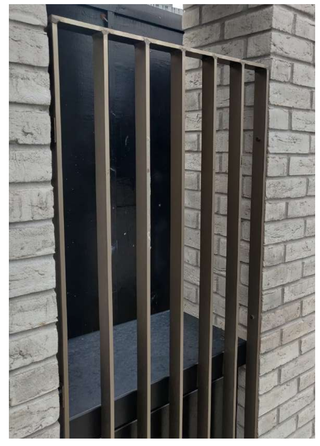
8003 04 Plan: Type S2 seating - seating with timber slats 1:10



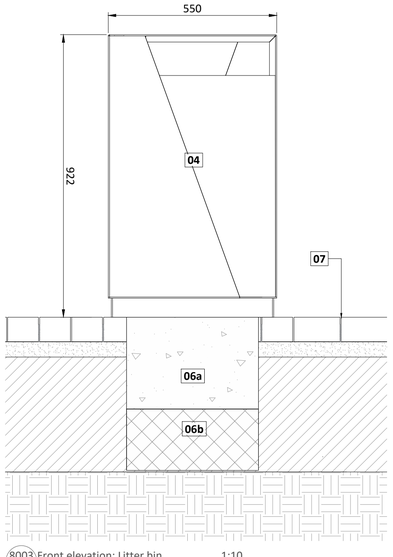
8003 05 Elevation C-C: Type S5 Fixed seating cube 1:10



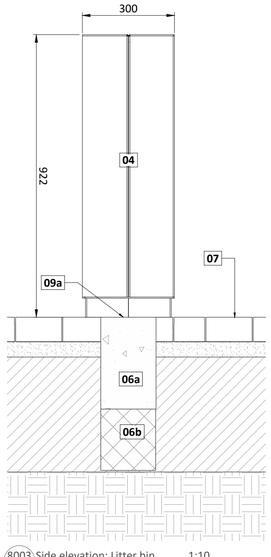
Precedent Image for public realm bench S2. Benches to match exactly to phase-1 (Adair St and Castings)



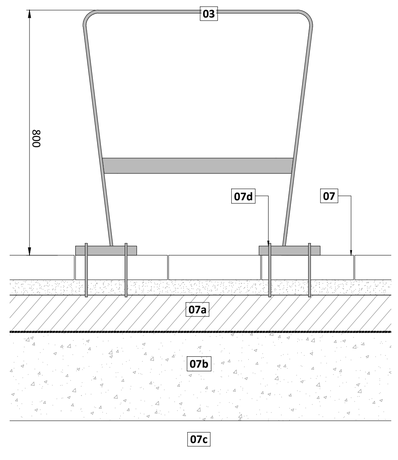
Design reference for metal fence.
To match architect's balustrade detail.



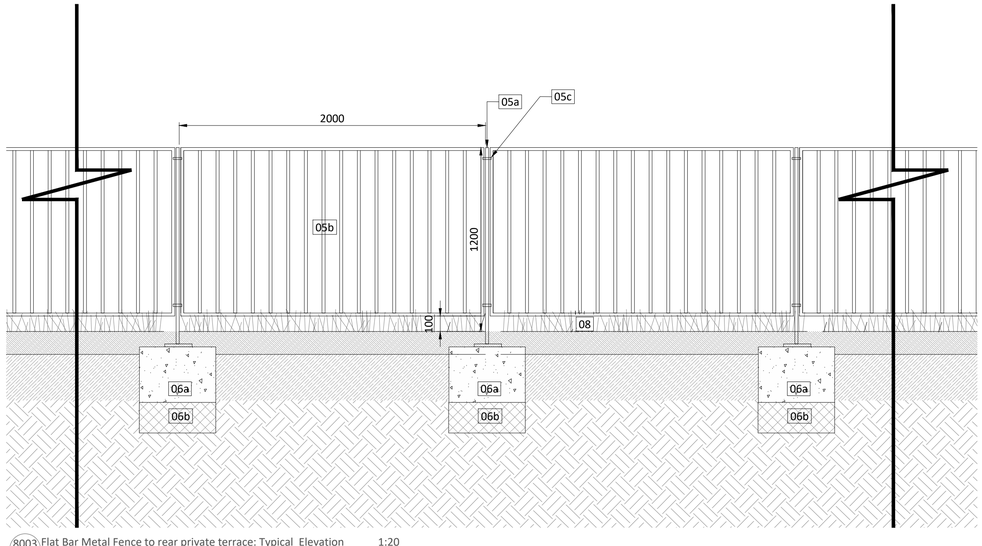
8003 06 Front elevation: Litter bin 1:10



8003 07 Side elevation: Litter bin 1:10



8003 08 Ribbon cycle stand: Typical Section 1:10



8003 09 Flat Bar Metal Fence to rear private terrace: Typical Elevation 1:20

Key

Street Furniture and fixing (Q50)

01 Seating type S2
Bench with back and arm rests
Q50 221
01a Hardwood timber slats
Size: 80mm x 44mm x length varies
10mm gaps between slats.
01b Timber back rest
Size: 144mm x 44mm
01c Galvanized powder coated steel arm rest
Fixed to timber seating element.
Top of arm rest to sit 150mm above seat top.
01e Galvanized powder coated steel Legs

02 Seating type S5
Seating cubes Q50 222

03 Cycle Stand
Q50 210

04 Litter bin
Powder coated galvanized steel litter bin
Q50 240

05 Metal Fence to rear private terrace area
For location refer L-90-005
Q40 220
05a flat bar fence post
Post depth to match panel depth.
20 x 70mm section. Final sizes TBC by fabricator.
Height: 1200mm above ground
Powder coated metal. RAL TBC.
05b Metal fence panels
Detail to match architects facade balustrade on level 29
Height: 1200mm above ground
Powder coated metal. RAL TBC.
05c fixing to fabricator's details

06 Base
06a In-situ concrete foundation to Fabricator's details
06b Sub-base to engineer's specification

07 Paving and surfacing
For hard landscape details refer to:
L-90-006 & L-90-802. For all base and sub base details refer to engineers drawing.
07a Sub-base to engineers drawings
07b Basement slab to engineers drawings
07c Basement level to engineers drawings
07d Suitable shallow fixings to engineers and fabricators specification on top of basement slab

08 Proposed planting
For soft landscape details refer to
L-90-801 Soft Landscape Details

09 Others
09a concealed fixing to fabricators detail

Notes

1. **Some elements are pending further design following information from design team consultants.**
2. All dimensions in mm, unless otherwise stated.
3. Scaling from drawing if printed incorrectly may lead to errors.
4. All information outside red line boundary shown for contextual purpose only.
5. All hatch patterns are indicative only unless stated otherwise.
6. This drawing is to be read in conjunction with the following re-form landscape architecture documentation:
   - L-90-005 Detail GA Plan 1 of 2
   - L-90-006 Detail GA Plan 2 of 2

AND all relevant documentation from the design team

6. Levels information on this drawing illustrates the design intent. The contractor is to check and verify all levels and dimensions against site survey information.
7. Any discrepancies in the design information are to be brought to the attention of re-form landscape architecture, in writing, prior to commencement of construction works.
8. All proprietary products shall be installed in strict accordance with manufacturers written instructions.
9. Refer to other consultants' drawings and specifications for the following design information:
   - Foundation details
   - Base course and/or sub bases design & specification
   - Waterproofing of any element
   - Drainage design and infrastructure
   - Lighting and ducting
   - Existing & proposed utilities
10. Items detailed as **Design Intent** are to be developed with fabricator. Bespoke items should not be ordered until fabricator's shop drawings have been developed with and approved by landscape architect

Date	Description of revision	Drawn by	Checked by	Approved by	Revision
29.04.25	Revised fence detail	SS	SS	DL	C03

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Project
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RF17-475.1

Client
OLYMPIAN HOMES

Document title
STREET FURNITURE DETAILS

Paper size
A1

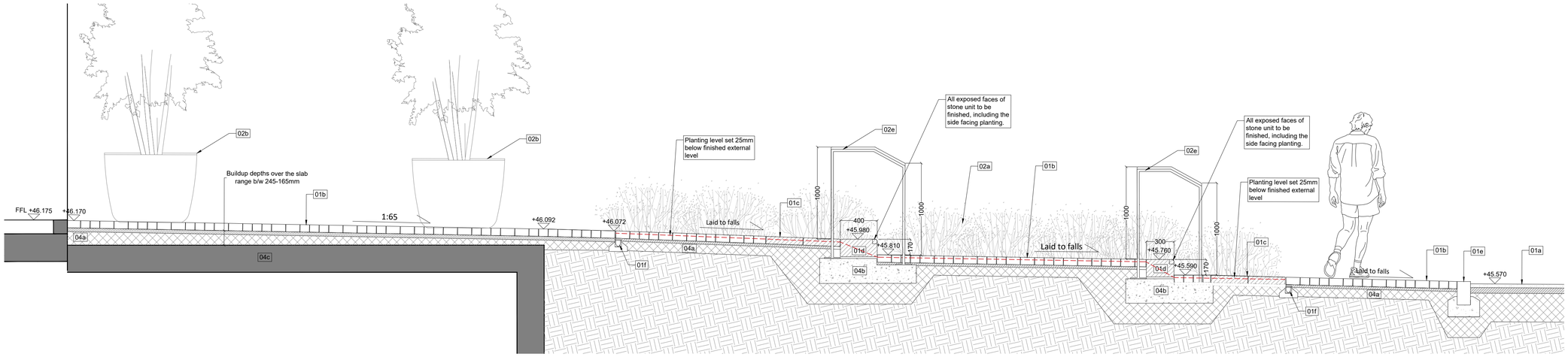
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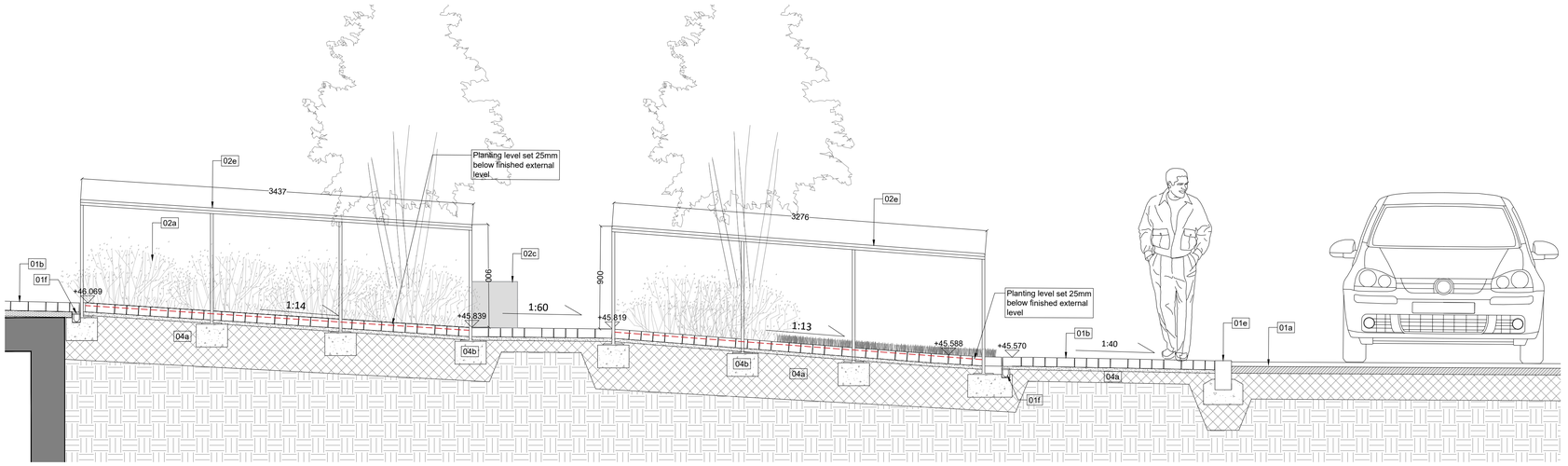
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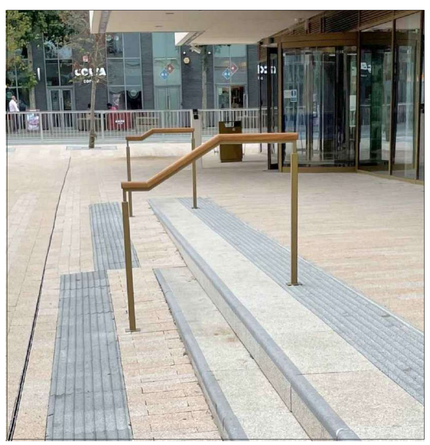
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804 01 Section A-A: Steps 1:25



804 02 Section B-B: Ramp 1:25



Design intent from phase-1 for handrails

Notes
1. All information shown outside of application boundary is to be considered indicative and subject to separate detailed planning applications.
2. All dimensions in mm, unless otherwise stated.
3. Scaling from drawing if printed incorrectly may lead to errors.
4. All information outside red line boundary shown for contextual purpose only.
5. All hatch patterns are indicative only unless stated otherwise.
6. This drawing is to be read in conjunction with the following re-form landscape architecture documentation:
- L-90-005 Detail GA Plan 1 of 2
- L-90-006 Detail GA Plan 2 of 2
- and ALL relevant drawing and specification i information

6. Levels information on this drawing illustrates the design intent. The contractor is to check and verify all levels and dimensions against site survey information.
7. Any discrepancies in the design information are to be brought to the attention of re-form landscape architecture, in writing, prior to commencement of construction works.
8. All proprietary products shall be installed in strict accordance with manufacturers written instructions.
9. Refer to other consultants' drawings and specifications for the following design information:
- Foundation details
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- Drainage design and infrastructure
- Lighting and ducting
- Existing & proposed utilities

10. Plant quantities are to suit site areas in accordance with scheduled plant densities.
11. Any proposed plant substitution shall be agreed with the landscape architect prior to ordering.

01 Surfaces

01a Vehicular grade macadam to S278 drawings

01b Concrete Block Paving Type 3 impermeable Paving
For details refer to L-90-802
Q25 151 & Q25 336
Colour:Magma
Refer to drawing: L-90-802

01c Tactile paving to steps
Q25.321

01d Granite step unit with contrasting nosing
L37.315
Tread- top step 400mm, bottom step 300mm
Riser- 170mm
Total depth- 190mm

01e Edging Type 1b: PCC conservation channel kerb, bullnose kerb 10mm upstand
For details refer to L-90-006; Q10 110

01f Slot drain
To engineer's specifications & details

02 Planting & furniture

02a Planting areas
For details refer to L-90-801

02b Tree Planter (Q50-243)

02c Natural stone Signage plinth
TBC

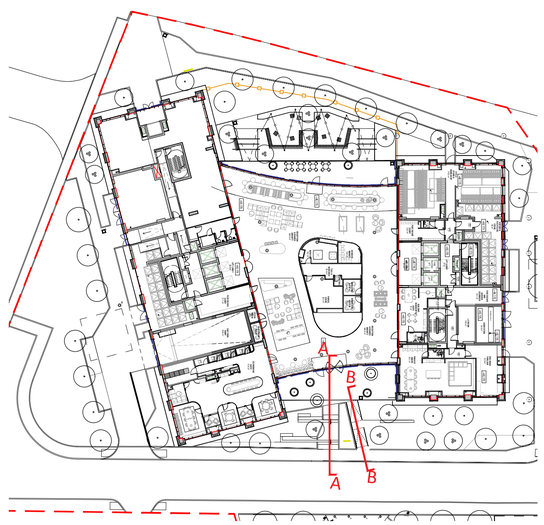
02e Handrail (L37-150)
PCC steel frame with wooden top and integrated lighting to match phase 1. Refer attached image from phase-1.

04 Other

04a bedding and sub-base to paving to details and specification

04b Concrete foundations to engineers details and spec.

04c Concrete slab to structural engineer's design shown indicatively



Key Plan - 1:500

Date	Description of revision	Drawn	Checked	Approved	Revision
29.04.25	Stage 5 issue as per updated layout	NSH	SS	DL	C03

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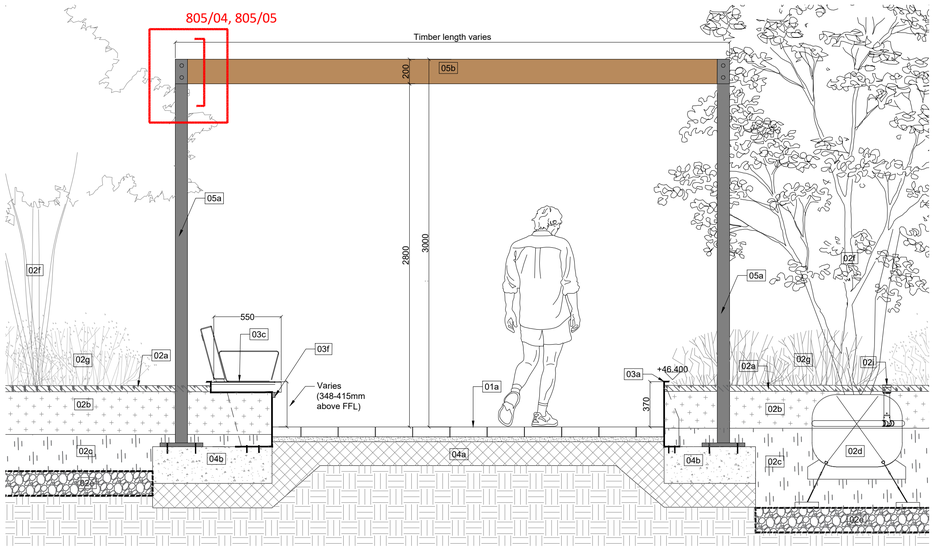
Project
PORTUGAL STREET SRF
RF17-475.1

Client
PORTUGAL STREET EAST LTD

Document title
MAIN ENTRANCE STEPS AND RAMP

Paper size A1
Scale 1:25
Status FOR REVIEW AND COMMENT S3
Drawing number L-90-804
Revision C03

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805 01 Section A-A 1:25



01 Surfaces
01a Concrete block paving type 1
Permeable Paving
(Q25 336)
Only small unit (100X300) blocks to be used for private terrace area.
01b Concrete block paving type 3
Impermeable Paving
(Q25 336)
Only small unit (100X300) blocks to be used for private terrace area.

02 Growing Medium and Planting Build up
02a Natural Aggregate mulch gravel mulch layer
max.: 25mm below planter lip
(Q28-156)
Depth: 50mm
02b Topsoil (Q28-315)
Depth: 150mm to turf
300mm to planting/tree pits
02c Subsoil (Q28-316)
Depth: 300mm to turf
300mm to planting
600mm to tree pit
02d Rootball to sit on coarse washed sand
Depth: 100mm
02e Drainage gravel layer wrapped in geotextile layer
Depth: min 150mm
Q31.515
02f Proposed tree (Q31)
02g Proposed planting (Q31)
02h Proposed turf (Q31)
02i Tree aeration and irrigation system (Q31-512)
02j Bark mulch (Q28-155)

03 Planters and furniture
03a Proposed raised metal planter
288mm to 650mm above FFL
Q50 245
03b Tree Planter (Q50-243)
03c Seating type S1 - Integrated timber benches with backrest and armrests
Height: varies-348-450mm above FFL
(Q50 223)
03d seating type S4 Cube stool (Q50-224)
03e Free standing tree pot(Q50-243)
03f Integrated LED strip lighting to seats to fabricators detail
Fixings to be concealed.

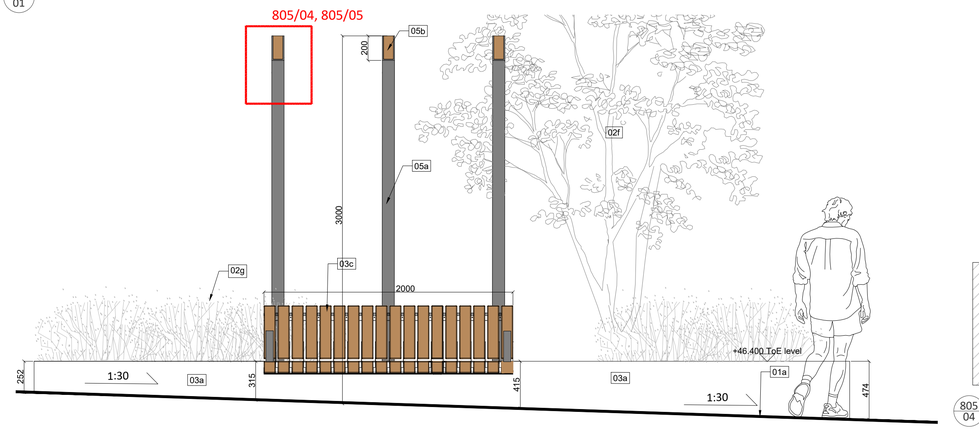
04 Foundation
04a bedding and sub-base to paving to details and specification
04b Concrete foundations to engineers details and spec.
04c Concrete slab to structural engineer's design

05 Pergola and Lighting
05a Pergola with Steel post support
Galvanised powder coated steel
Size: 2300mm x 100mm x 100mm
Q50 250
05b Pergola Timber slats to top
FSC Hardwood timber
Size: 200m x 80mm
Q50 250
05c Metal support bracket to manufacturers detail

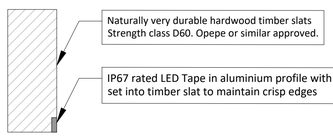
06 Fence
06a flat bar metal fence
refer drawing: L-90-803
(Q40 220)

07 Festoon Lighting Q50.196
07a Bespoke steel Columns
(Colour shown indicatively. TBC)
07b Lighting fixtures fixed to tensile wire system

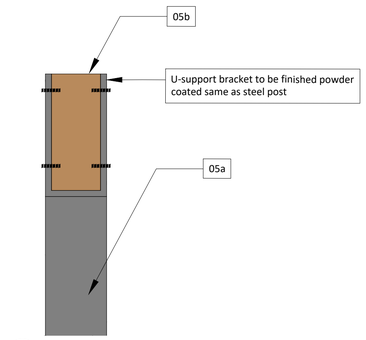
Notes
1. All information shown outside of application boundary is to be considered indicative and subject to separate detailed planning applications.
2. All dimensions in mm, unless otherwise stated.
3. Scaling from drawing if printed incorrectly may lead to errors.
4. All information outside red line boundary shown for contextual purpose only.
5. All hatch patterns are indicative only unless stated otherwise.
6. This drawing is to be read in conjunction with the following re-form landscape architecture documentation:
- L-90-005 Detail GA Plan 1 of 2
- L-90-006 Detail GA Plan 2 of 2
- and ALL relevant drawing and specification i information
6. Levels information on this drawing illustrates the design intent. The contractor is to check and verify all levels and dimensions against site survey information.
7. Any discrepancies in the design information are to be brought to the attention of re-form landscape architecture, in writing, prior to commencement of construction works.
8. All proprietary products shall be installed in strict accordance with manufacturers written instructions.
9. Refer to other consultants' drawings and specifications for the following design information:
- Foundation details
- Base course and/or sub bases design & specification
- Waterproofing of any element
- Drainage design and infrastructure
- Lighting and ducting
- Existing & proposed utilities



805 02 Elevation B-B 1:25

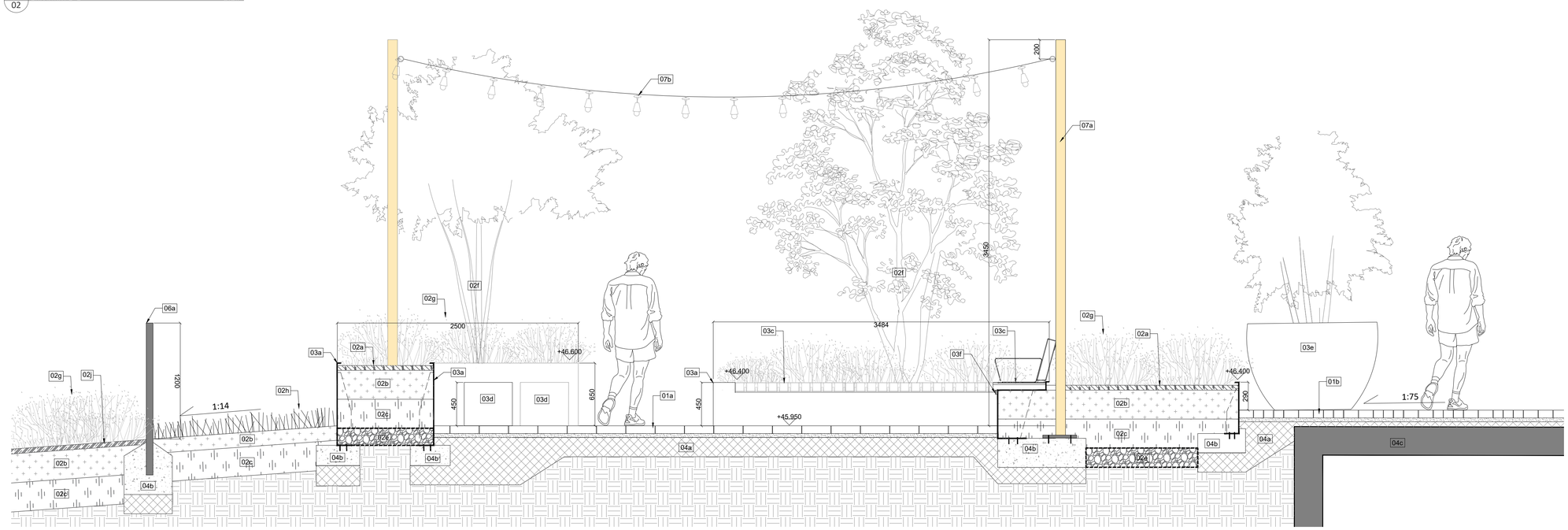


805 04 Pergola Fixing Detail-01 1:5



805 05 Pergola Fixing Detail-02 1:5

Items (pergola, raised planters, integrated seating and festoon lighting, fence) are detailed as Design Intent. These are to be developed with fabricator. Manufacturer to submit fabrication drawings for approval to landscape architect prior to fabrication.



805 03 Section C-C 1:25

30.04.25 Detail updated
Date Description of revision

BZ/NSH Drawn SS Checked DL Approved C02 Revision

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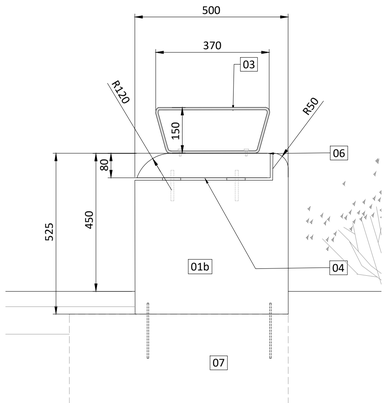
Project
PORTUGAL STREET SRF
RF17-475.1

Client
PORTUGAL STREET EAST LTD

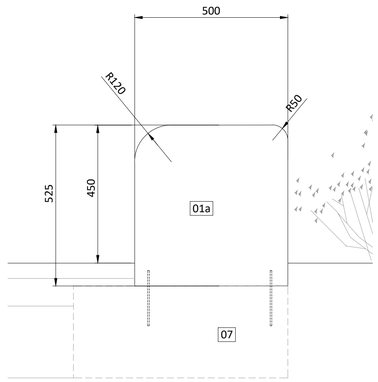
Document title
PRIVATE TERRACE AND PERGOLA DETAILS

Paper size A1
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Status FOR REVIEW AND COMMENT S3
Drawing number L-90-805
Revision C02

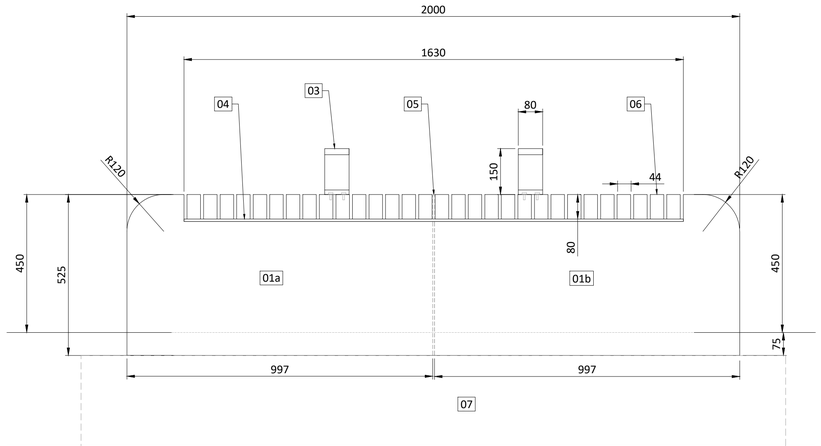
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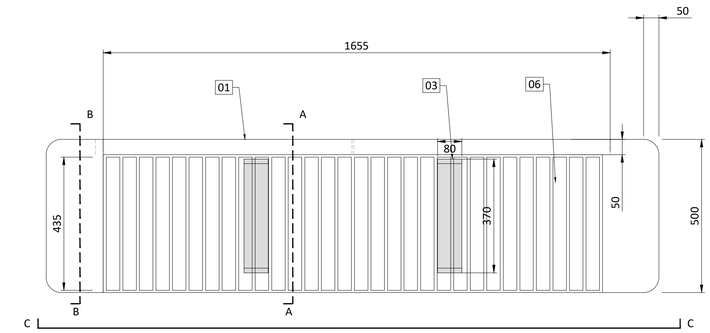
8008 01 Section A-A: stone wall seating with timber slats 1:10



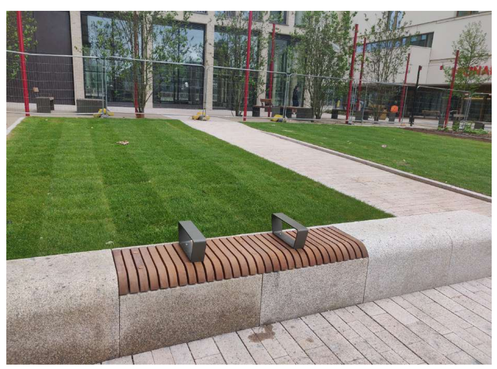
8008 02 Section B-B: stone wall seating with timber slats 1:10



8008 03 Elevation C-C: stone wall seating with timber slats 1:10

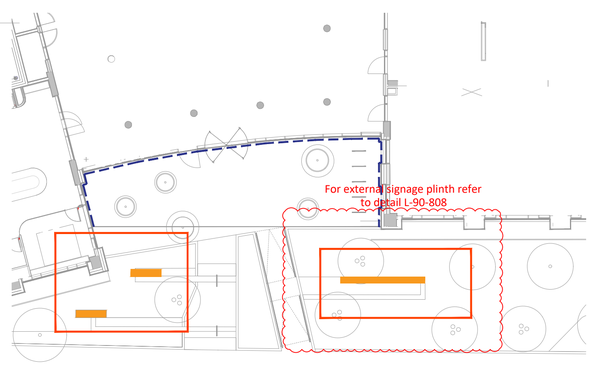


8008 04 Plan: stone wall seating with timber slats 1:10



Reference Image from phase-01

Step Unit Schedule					
Unit	Description	Dimensions (mm)	Finish	Details	Quantity
01a	Solid granite end unit with inset (left)	L996 H525 D500	Exposed faces to be finished. Including front and back.	120mm bullnose to front long edge, 50mm bullnose to back long edge. Refer section-B for detail. 120mm bullnose to end. Refer elevation-C.	2
01b	Solid granite end unit with inset (right)	L996 H525 D500	Exposed faces to be finished. Including front and back.	120mm bullnose to front long edge, 50mm bullnose to back long edge. Refer section-A for detail. 120mm bullnose to end. Refer elevation-C.	2



806 06 Key plan for seating type S3 main entrance 1:200

Key

01 Bespoke granite seat S3- For main entrance area
Q50.220
For stone unit schedule refer to table opposite

02 Bespoke granite seat S3- For parkland
Q50.220
For stone unit schedule refer to table opposite

03 Galvanised powder coated steel arm rest
Fixed to timber seating element.
Top of arm rest to sit 150mm above seat top.
Q50.220

04 Supporting steel frame structure
To be manufactured from 60x8mm M.S. flat bar steel, hot dip galvanised and polyester powder coated.
Fixing: Mechanically fixed to seating plinth. Tamper proof and counter sunk fixings to match frame

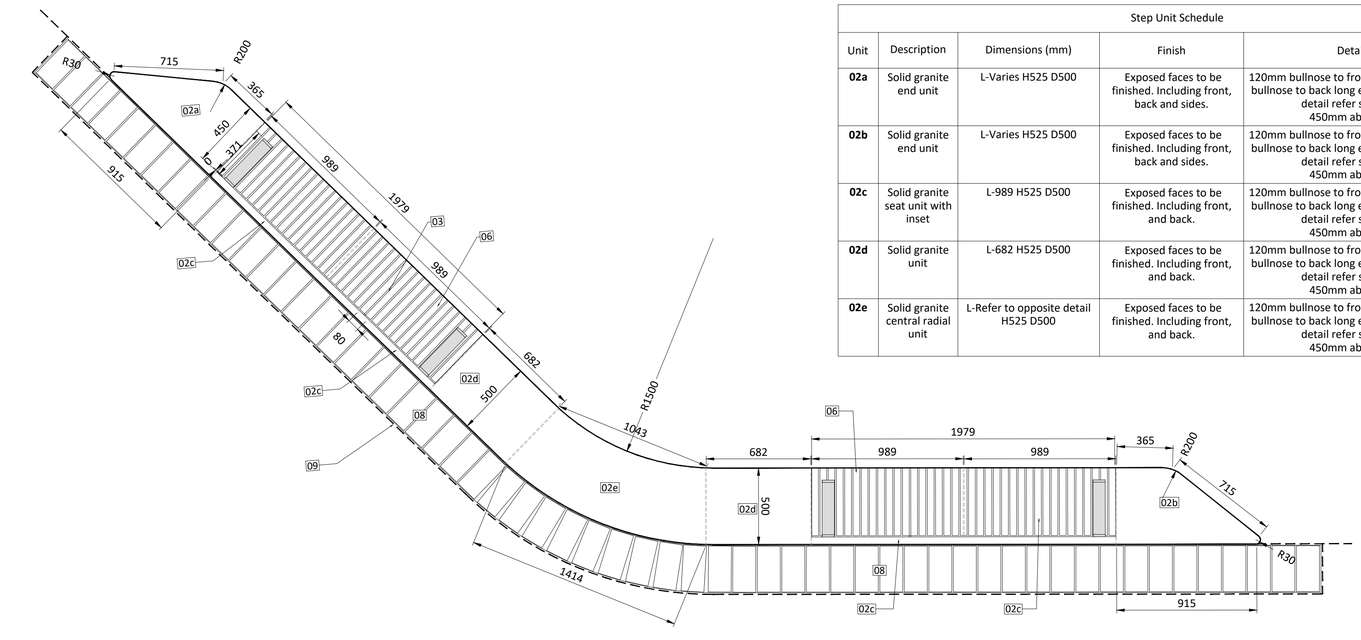
05 6mm mastic joint
Colour matched to granite

06 Timber Seat Tops (Q50-220)
Material: FSC hardwood certified timber 'Iroko'
Finish: Planed. Chamfered end to seating edge
Slat Dimensions: 44mmW x 80mmD x 435mmL
10mm gaps between slats.
Fixed to steel supporting structure.

07 Concrete foundations to engineers details and spec.

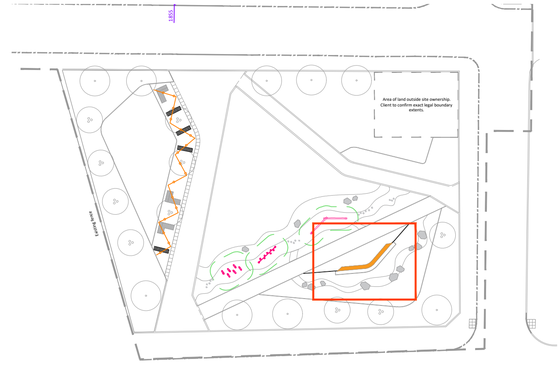
08 Concrete Block Paving Type 1 (Q25-336)
Permeable paving
Soldier course with bigger paving units
Dim: 150x300x80mm
Colour: Magma

09 Edging Type 1e: Steel edging
Laid flush
Q10 114



806 05 Plan: stone wall seating with timber slats 1:20

Step Unit Schedule					
Unit	Description	Dimensions (mm)	Finish	Details	Quantity
02a	Solid granite end unit	L-Varies H525 D500	Exposed faces to be finished. Including front, back and sides.	120mm bullnose to front long edge, 50mm bullnose to back long edge. For stone unit detail refer section-B. 450mm above FFL	1
02b	Solid granite end unit	L-Varies H525 D500	Exposed faces to be finished. Including front, back and sides.	120mm bullnose to front long edge, 50mm bullnose to back long edge. For stone unit detail refer section-B. 450mm above FFL	1
02c	Solid granite seat unit with inset	L-989 H525 D500	Exposed faces to be finished. Including front, and back.	120mm bullnose to front long edge, 50mm bullnose to back long edge. For stone unit detail refer section-A. 450mm above FFL	4
02d	Solid granite unit	L-682 H525 D500	Exposed faces to be finished. Including front, and back.	120mm bullnose to front long edge, 50mm bullnose to back long edge. For stone unit detail refer section-B. 450mm above FFL	2
02e	Solid granite central radial unit	L-Refer to opposite detail H525 D500	Exposed faces to be finished. Including front, and back.	120mm bullnose to front long edge, 50mm bullnose to back long edge. For stone unit detail refer section-B. 450mm above FFL	1



806 07 Key plan for seating type S3 park area NTS

NOTES:
All masonry construction specification, detailing and quantities to be checked and approved by contractor and manufacturer, and agreed with landscape architect before submitting order.

Shop drawings shall be submitted for approval prior to fabrication.

Items are detailed as Design Intent. These are to be developed by fabricator. Manufacturer to submit fabrication drawings for approval to landscape architect prior to fabrication.

Date	Description of revision	Drawn by	Checked by	Approved by	Revision
22.05.25	Quantity of stone units revised	BZ	SS	DL	C04

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Project
FAIRFAX
RF17-475.1

Client
OLYMPIAN HOMES

Document title
STREET FURNITURE DETAILS

Paper size
A1

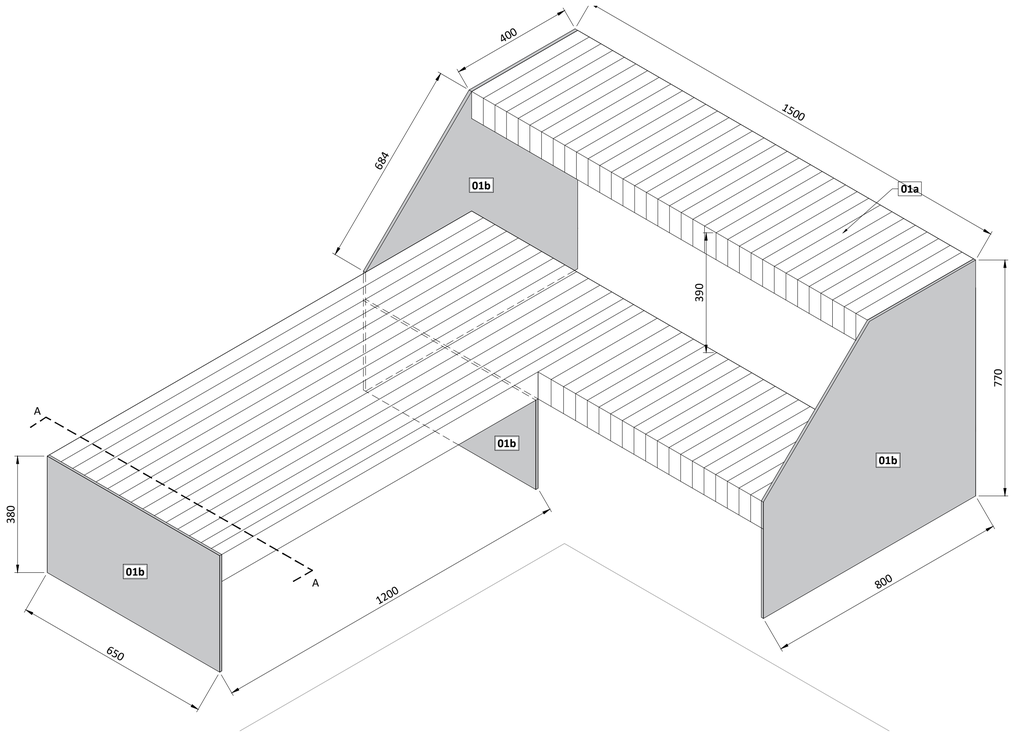
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Status
FOR REVIEW AND COMMENT

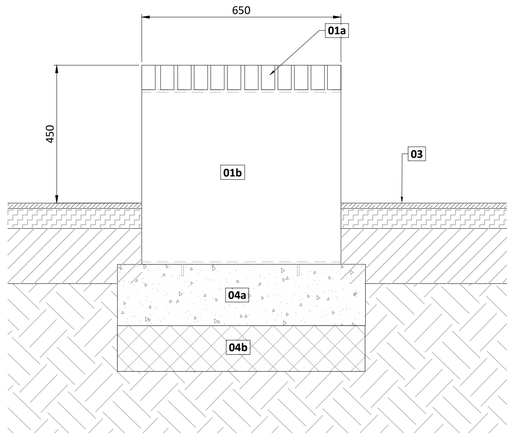
Drawing number
L-90-806

Revision
C04

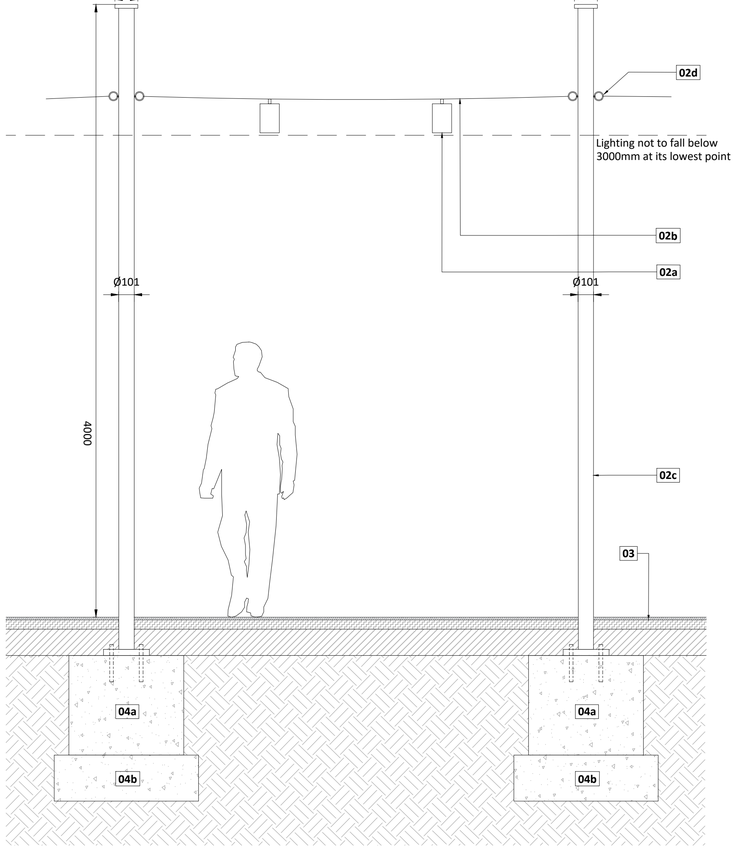
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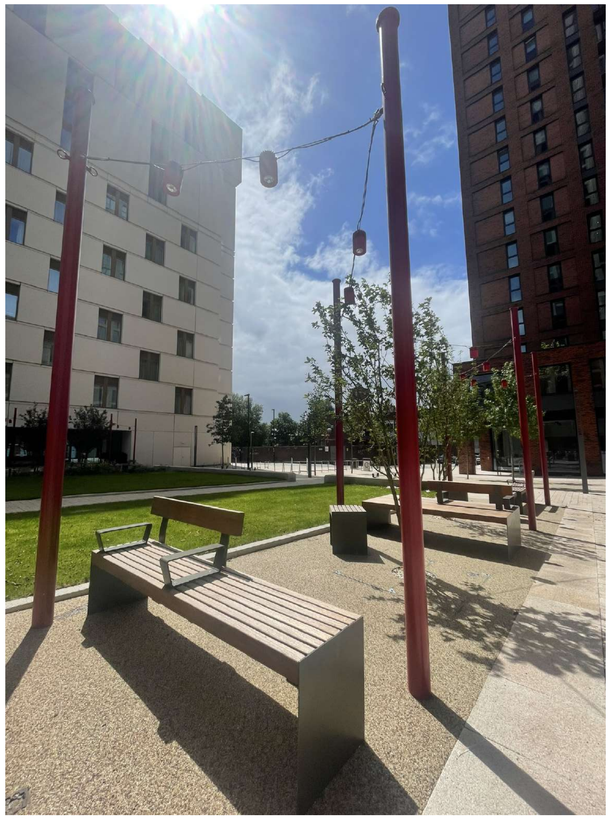
807 01 Isometric: Type S6 seating 1:10



807 02 Section A-A: Type S6 seating 1:10



807 03 Isometric: Type S6 seating - seating with timber slats 1:20



807 04 Image: Precedent image for catenary lighting from phase-1

Key

Street Furniture and fixing (Q50)

01 Seating type S6
Double tier seating Q50 225
01a Hardwood timber slats
Size: 80mm x 44mm x length varies
10mm gaps between slats.
01b Galvanized powder coated steel Legs

02 Catenray Lighting
Q50 195
02a Luminaire
Cans colour matched to columns
For fitting specification refer NBS spec
02b Tensioned steel cable
02c Steel column for catenary light
02d Fixing bracket

03 Resin bound
Porous resin bound gravel Q23-225

04 Base
04a In-situ concrete foundation to Fabricator's details
04b Sub-base to engineer's specification

Notes

1. **Some elements are pending further design following information from design team consultants.**
2. All dimensions in mm, unless otherwise stated.
3. Scaling from drawing if printed incorrectly may lead to errors.
4. All information outside red line boundary shown for contextual purpose only.
5. All hatch patterns are indicative only unless stated otherwise.
6. This drawing is to be read in conjunction with the following re-form landscape architecture documentation:
   - L-90-005 Detail GA Plan 1 of 2
   - L-90-006 Detail GA Plan 2 of 2

AND all relevant documentation from the design team

6. Levels information on this drawing illustrates the design intent. The contractor is to check and verify all levels and dimensions against site survey information.
7. Any discrepancies in the design information are to be brought to the attention of re-form landscape architecture, in writing, prior to commencement of construction works.
8. All proprietary products shall be installed in strict accordance with manufacturers written instructions.
9. Refer to other consultants' drawings and specifications for the following design information:
   - Foundation details
   - Base course and/or sub bases design & specification
   - Waterproofing of any element
   - Drainage design and infrastructure
   - Lighting and ducting
   - Existing & proposed utilities
10. Items detailed as **Design Intent** are to be developed with fabricator. Bespoke items should not be ordered until fabricator's shop drawings have been developed with and approved by landscape architect

Date	Description of revision	Drawn by	Checked by	Approved by	Revision
30.04.25	Stage-5 issue	NSH	SS	DL	C01

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Project
FAIRFAX
RF17-475.1

Client
OLYMPIAN HOMES

Document title
PARKLAND DETAILS

Paper size
A1

Scale
AS SHOWN

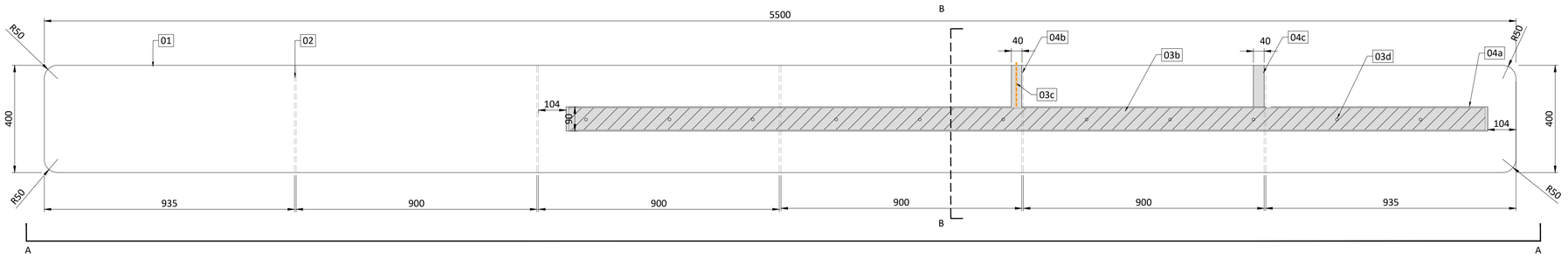
Status
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S3

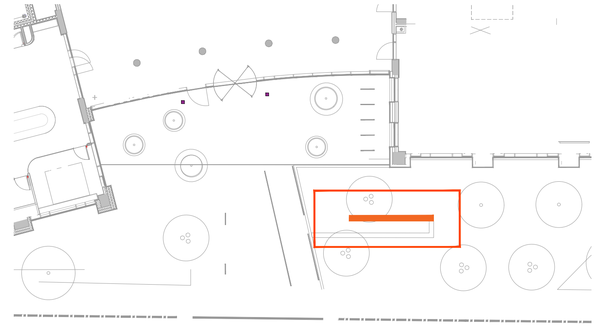
Drawing number
L-90-807

Revision
C01

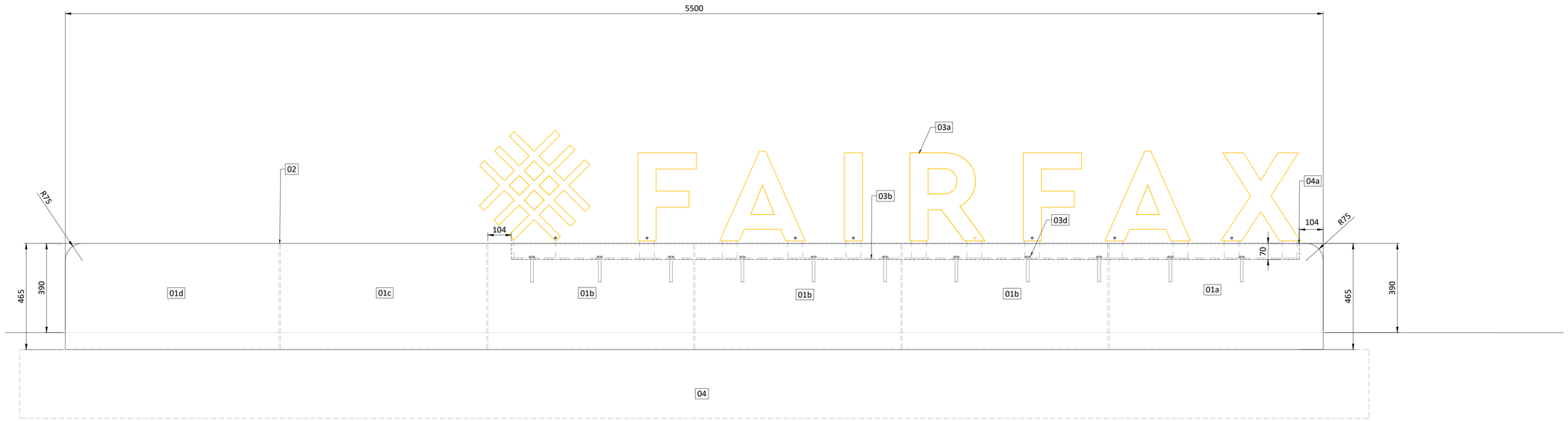
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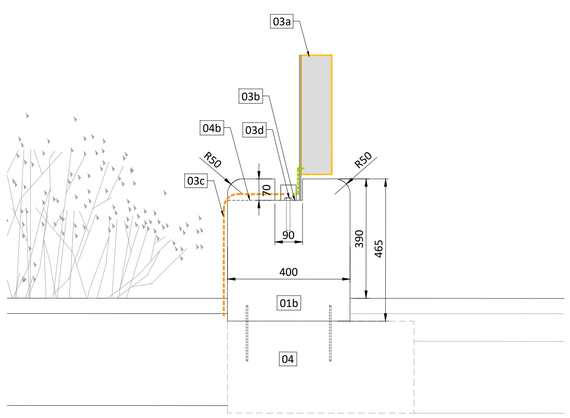
8008 01 Plan: Stone plinth and signage 1:10



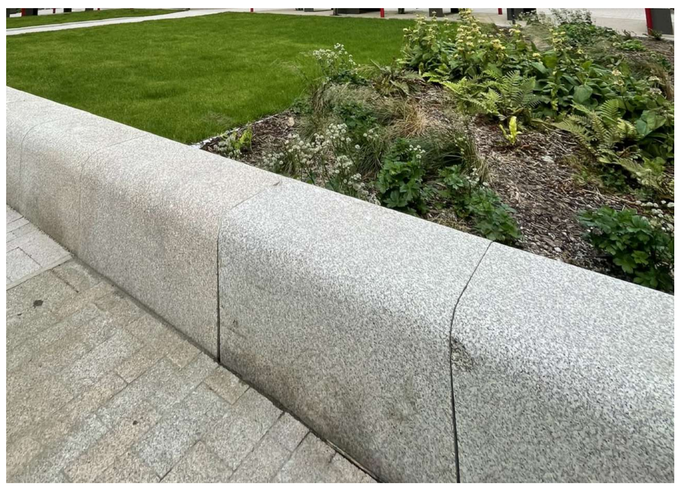
806 04 Key plan for signage to main entrance 1:200



8008 02 Elevation A-A : Stone plinth and signage 1:10



8008 03 Section B-B: Stone plinth 1:10



Indicative reference image showing stone plinths from phase-1

Stone Unit Schedule					
Unit	Description	Dimensions (mm)	Finish	Details	Quantity
01a	Solid granite end unit with recess top for signage fixing	L935 H465 D400	Exposed faces to be finished. Including front, back and side.	50mm bullnose front and back long edge. Refer section-B for detail. 75mm bullnose to side. Refer elevation-B.	1
01b	Solid granite middle unit with recess top for signage fixing	L900 H465 D400	Exposed faces to be finished. Including front and back.	50mm bullnose to front and back long edge. Refer section-B for detail.	3
01c	Solid granite middle unit	L900 H465 D400	Exposed faces to be finished. Including front and back.	50mm bullnose to front and back long edge.	1
01d	Solid granite end unit	L935 H465 D400	Exposed faces to be finished. Including front, back and side.	50mm bullnose front and back long edge. 75mm bullnose to side. Refer elevation-B.	1

Key

01 Bespoke granite plinth for external signage
Material and finish of stone to match seating type-3 on adjacent side
Q50.226
For stone unit schedule refer to table below

02 6mm mastic joint
Colour matched to granite to be approved by landscape architect

03 Signage
03a Freestanding illuminated signage letters to specialist sub - contractor design.
Refer to Harrisons drawings and proposal for signage, fixing details, lighting connections etc.
03b 6mm fixing plate to manufacturers detail fixed within the recessed stone top.
Fixing plate and letter backing plates to be finished in powder coated steel. RAL TBC.
03c Lighting cable connection to engineers & manufacturers detail. To be concealed in a light colour casing to blend with stone.
03d Fixing bolts to signage manufacturers detail
Fixings to be concealed and finished in powder coated. RAL TBC.

04a 70x90mm recess to top of the stone face.
Size of recess based on Harrison's detail.
04b 70x40mm recess to top of the stone face to allow for main electric supply cable.
Size of recess based on Harrison's detail.
04c 70x40mm rebate to allow for water drainage outlet

05 Concrete foundations to engineers details and spec.

NOTES:
Input and coordination required from manufacturer on lighting feed to lettering and fixing detail to stone plinth.

All masonry construction specification, detailing and quantities to be checked and approved by contractor and manufacturer, and agreed with landscape architect before submitting order.

Shop drawings shall be submitted for approval prior to fabrication.

Items are detailed as Design Intent. These are to be developed by fabricator. Manufacturer to submit fabrication drawings for approval to landscape architect prior to fabrication.

Date	Description of revision	Drawn by	Checked by	Approved by	Revision
22.07.25	-Revised signage lettering and logo added as per Harrisons drawings -Detail revised as per the comments from stone fabricator	SS	SS	DL	C01

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Document title
EXTERNAL SIGNAGE STONE PLINTH DETAIL

Paper size
A1

Scale
Varies

Status
FOR REVIEW AND COMMENT

S3

Drawing number
L-90-808

Revision
C01

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