## LEGEND

Existing levels
To be retained

Proposed levels

Proposed gradients

### Paving

**Asphalt concrete**
To adopted highways

**Permeable paving - type 1**
To vehicular route in public realm area.
Linear format, concrete blocks, mix of warm and neutral tones, laid 45° herringbone bond.

**Permeable paving - type 2**
To pedestrian pathways in public realm area.
Linear format, concrete blocks, mix of warm and neutral tones, laid stretcher bond at 90° to building line.

**Permeable paving - type 3**
To building thresholds in public realm area.
Linear format, concrete blocks, mix of warm and neutral tones, laid stretcher bond at 45° to building line.

**Permeable resin bound gravel - type 1**
To students' courtyards.

**Permeable resin bound gravel - type 2**
To feature space in gardens between Block 3 & 4 and to pedestrian pathways to ecology enhancement gardens.

**Stepping stones**
To create informal route to decked area.
Exposed aggregate concrete kerb, laid flat with finished suface uppermost.

**Timber deck**
To proposed ecology enhancement area.
FSC, naturally durable hardwood decking boards, with anti-slip finish.

**Tactile paving**
Corduroy, hazard warning paving to top and bottom of proposed steps.
400 x 400mm concrete flags, neutral colour.

**Tactile paving**
Blister paving to uncontrolled crossings.
400 x 400mm concrete flags, neutral colour.

### Kerbs

**Kerb**
To define edge of vehicular access areas.
Concrete kerb with granite aggregate.
145mm wide: drop, flush, transition and radius kerbs to match.

**Raised Planters Edging**
To ornamental planting areas within proposed courtyards;
Corten steel, typically 500mm high.

**Flush Edging**
To sunken rain garden areas, laid flush to allow surface runoff.
Metal edge.

### Structures

**Proposed Steps, Handrails and Walls**
Step design to be in accordance with Approved Document M.
Refer to architect's details and specification.

**Proposed Ramps, Handrails and Walls**
Ramp and handrail design to be in accordance with Approved Document M.
Refer to architect's details and specification.

**Retaining Walls**
Guarding to falls to be in accordance with Approved Document K.
Refer to architect's details and specification.

**Proposed Cycle Shelter**
External cycle shelter with green roof.
Refer to architect's details and specification.

**Proposed Canopies**
Lightweight, demountable shade sail to provide shelter to external spaces

### Boundary

**Proposed Railings**
2400 high, vertical railings.
Refer to architect's details and specification.

**Wall with Railings**
Refer to architect's details and specification.

**Proposed Gates**
Lockable gates to match adjacent proposed railings.
Refer to architect's details and specification.

**Green Screen**
Pre-planted green screen to provide additional amenity to bedroom outlook. 1.8m high fence panels, trained with evergreen climbing species, with timber posts.

### Furniture

**Timber Feature Seating**
Movable timber feature seating to building threshold areas. Hardwood timber, circular seating.

**Linear Timber Seating**
To provide resting places within public realm areas along Bax Road. Timber linear seating with back and arm rests, with corten steel frame.

**Curved Timber Seating**
Integrated to edges of raised planters. Curved hardwood timber linear seating with back and arm rests.

**Square Timber Seating**
To informal paths within naturalistic areas and integrated into raised planters. Hardwood timber square seating.

**Picnic Sets**
Picnic tables to social areas within courtyards to provide informal outdoor dining. Circular hardwood timber tables and benches.

**Feature Dining Table**
To provide focal point to Block 5/6 courtyard. Hardwood timber table with benches, herb planters and trellis panels.

**Rectangular Tree Planter - type 1**
To be used within public realm areas, where existing utilities prevent below ground planting.
Corten planters with integrated irrigation system.

**Circular Tree Planter - type 2**
To be used within public realm areas, where existing utilities prevent below ground planting and occassional access is required.
Movable corten planters with integrated irrigation system.

**Movable Planter with Screen**
To provide selective screening between recreational areas adjacent Block 4. Corten planters on castors with integrated screening panels.

**Tree Grille**
To existing and proposed trees planted in hard landscape. Corten grille with support frame and apertures for irrigation and lighting.

**Litter Bins**
To social areas.
Corten steel to match suite of street furniture.

**Removable bollards**
To allow closure of delivery and visitor parking areas.
Corten steel to match suite of street furniture.

**Bike Stands**
To allow cycle parking for visitors with the public realm.
Corten steel to match suite of street furniture.

**Dual EV charging dock**

### Lighting

*Note: Detailed lighting design by M&E Engineer*

**Highways Lighting Columns**
Details and locations to be confirmed with lighting M&E Engineer

**Feature Lighting Columns**
Details and locations to be confirmed with lighting M&E Engineer

**Lighting Bollards**
To courtyard areas and to ecology enhancement area

**Tree Uplighters**
Refer to plan for locations

**Catenary Lights**
Refer to plan for locations.




| Rev | Date | Description | Drn | Chk | App |
|---|---|---|---|---|---|
| P08 | 10.10.25 | Non Material Amendment Application issue | KT | CO | CO |
| P07 | 17.09.25 | Non Material Amendment Application issue | KT | CO | CO |
| P06 | 08.10.24 | 2no benches removed from Bax Road,gate to Victoria Baths car park entrance added to plan | KT | CC | CC |
| P05 | 15.08.24 | Cycle storage and bench provision update | KT | CC | CC |
| P04 | 13.08.24 | Updated issue for team | KT | CO | CO |
| P03 | 27.03.24 | Red line boundary update, EV added to the key | KT | CO | CO |
| P02 | 06.03.24 | Issue for planning | KT | CO | CO |
| P01 | 27.02.24 | Issue for planning | KT | CO | CO |

Scale 1:100
0 1 2 3 4 5m

Do not scale from this drawing
All dimensions are to be verified on site
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LUC

www.landuse.co.uk

Project
Victoria Point

Client
Empiric Limited

| LUC Job Nr | Scale @A2 | Status |
|---|---|---|
| 12355 | 1:200 | Planning |

Drawing Title
Hard Landscape Plan
Steet 5 of 5

Drawing Nr: 12355-LUC-XX-00-DR-L-0204
Rev: P08