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 occasional 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.

Refer to 12355-LUC-XX-00-DR-L-0201

Refer to 12355-LUC-XX-00-DR-L-0203

Refer to 12355-LUC-XX-00-DR-L-0200

BLOCK 3

BLOCK 4

NOTE: Above ground elements related to underground sprinkler tank

NOTE: Sprinkler tank access hatch

NOTE: Proposed tree planters and feature seating to be removable loose items of external furniture

DELIVERIES

Rev	Date	Description	Drn	Chk	App
P07	10.10.25	Non Material Amendment Application issue	KT	CO	CO
P06	16.09.25	Non Material Amendment Application issue	KT	CO	CO
P05	08.10.24	2no benches removed from Bax Road,gate to Victoria Baths car park entrance added to plan	KT	CC	CC
P04	15.08.24	Cycle stand added; bench provision update	KT	CC	CC
P03	13.08.24	Updated issue for team	KT	CO	CO
P02	27.03.24	Red line boundary update, EV added to the key	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 3 of 5

Drawing Nr	Rev
12355-LUC-XX-00-DR-L-0202	P07