LEGEND

EX 45.27 Existing levels
To be retained

45.27 Proposed levels

2.5% Proposed gradients

Paving

- Asphalt concrete — To adopted highways
- Permeable concrete paving - type 1 — To vehicular route in public realm area.
- Permeable concrete paving - type 2 — To pedestrian pathways in public realm area.
- Permeable concrete paving - type 2 — To building thresholds in public realm area.
- Permeable resin bound gravel - type 1 — To students' courtyards.
- Permeable resin bound gravel - type 2 — To feature space in gardens between Block 3 & 4 and to pedestrian pathways to ecology enhancement gardens.
- Stepping stones — To proposed meadow area.
- Timber deck — To proposed ecology enhancement area.
- Tactile paving — Hazard warning paving to top and bottom of proposed steps.
- Tactile paving — Blister paving to uncontrolled crossings.

Kerbs

- Kerb — To define edge of vehicular access areas.
- Raised Planters Metal Edge — To ornamental planting areas within proposed courtyards; weathered steel, 500mm high with integrated lighting and timber seating, seating to have backrests and armrests.
- Flush Metal Edge — To sunken rain garden areas, laid flush to allow surface runoff

Structures

- Proposed Steps, Handrails and Walls — Step design to be in accordance with Building Regulations Part M.
- Proposed Ramps, Handrails and Walls — Step design to be in accordance with Approved Document M.
- Retaining Walls — Retaining walls. Guarding to falls to be in accordance with Approved Document K.
- Proposed Cycle Shelter — External cycle shelter with green roof
- Proposed Canopies — Lightweight, demountable shade sail to provide shelter to external spaces

Boundary

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

Furniture

- Timber Feature Seating
- Linear Timber Seating — Timber linear seating with back and arm rests.
- Curved Timber Seating — Curved timber linear seating with back and arm rests integrated into raised planters
- Square Timber Seating — Timber square seating, both integrated into raised planters and free standing
- Picnic Sets — Timber picnic sets, round table with 6 chairs.
- Feature Dining Table — Timber table with benches and planters
- Rectangular Tree Planter - type 1 — To public realm
- Circular Tree Planter - type 2 — To courtyards
- Movable Planter with Screen — Removable planter with decorative screen.
- Tree Grille — To trees planted in hard landscape
- Litter Bins (LB)
- Removable bollards (RB)
- Bike Stands — Sheffield bike stands.
- Dual EV charging dock (EV)

Lighting

Note: Detailed lighting design by M&E Engineer

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

Soft landscape

- Existing Trees — To be retained
- Existing Trees — To be removed
- Proposed Trees — Refer to 12355-LUC-XX-00-DR-L-0400 to 0404 for further details
- Hedge Planting — Refer to 12355-LUC-XX-00-DR-L-0400 to 0404 for further details
- Native Shrub / Scrub Planting — Refer to 12355-LUC-XX-00-DR-L-0400 to 0404 for further details
- Amenity Grass — Refer to 12355-LUC-XX-00-DR-L-0400 to 0404 for further details
- Reinforced Amenity Grass — Refer to 12355-LUC-XX-00-DR-L-0400 to 0404 for further details
- Species Rich Grass — Refer to 12355-LUC-XX-00-DR-L-0400 to 0404 for further details
- Ornamental planting — Refer to 12355-LUC-XX-00-DR-L-0400 to 0404 for further details
- Herb planting — Refer to 12355-LUC-XX-00-DR-L-0400 to 0404 for further details
- Rain garden planting — Refer to 12355-LUC-XX-00-DR-L-0400 to 0404 for further details
- Ornamental feature grasses — Refer to 12355-LUC-XX-00-DR-L-0400 to 0404 for further details
- Green roof to bin / bike stores — Refer to architect's plans for details
- Green screen — Refer to 12355-LUC-XX-00-DR-L-0400 to 0404 for further details



Rev	Date	Description	Drn	Chk	App
P14	09.10.25	Non Material Amendment Application issue	KT	CO	CO
P13	17.09.25	Non Material Amendment Application issue	KT	CO	CO
P12	08.10.24	2no benches removed from Bax Road,gate to Victoria Baths car park entrance added to plan	KT	CC	CC
P11	15.08.24	Cycle stand added; bench provision update	KT	CC	CC
P10	13.08.24	Cycle storage, planting and pathway update	KT	CO	CO
P09	27.03.24	Red line boundary update, Block 6 frontage update	KT	CO	CO
P08	07.03.24	Issue to project team	KT	CO	CO
P07	27.02.24	Issue to project team	KT	CO	CO
P06	07.02.24	Issue to project team	KT	CO	CO
P05	31.01.24	Issue to project team	KT	CO	CO
P04	30.01.24	Issue to project team	KT	CO	CO
P03	18.01.24	Draft issue to project team	JH	CO	CO
P02	04.01.24	Draft issue to project team	KT	CO	CO
P01	04.12.23	Draft issue to Ecology Consultant	KT	CO	CO

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
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Project
Victoria Point

Client
Empiric Limited

LUC Job Nr	Scale @A2	Status
12355	1:500	Planning

Drawing Title
Landscape GA Plan

Drawing Nr	Rev
12355-LUC-XX-00-DR-L-0100	P14