

LEGEND

HARD LANDSCAPE

- **Existing Tree Retained**
- **Existing Tree Removed**
- **Proposed Trees**
  Semi-mature, 5.5-6m height, 20-25cm girth
- **Proposed Underground Tree Cell System**
- **Proposed Tree Grille**
- **Existing Electric Service**
- **Existing BT Service**

NOTICE TO CONTRACTORS

The location of existing serves routes are based on survey. Site work needs to be monitored during excavations to identify and protect the existing serves routes. A contractor will need to excavate with extreme care, and provide a method statement prior to commencing the works. Any services uncovered in the excavations must be notified to the relevant authority.

The extent of the roots of the existing trees is unknown, however as they are growing in a predominantly hard surface, it is unlikely that they extend far beyond the immediate vicinity of the trees, and are unlikely to be affected by the excavations of the proposed tree pits. The tree cell system is proposed to be located outside of the tree canopy of the existing trees, in order to avoid the potential of damaging existing tree roots.

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8. All Proprietary products are to be used strictly in accordance with the manufacturer's instructions and details.

REVISION NOTES

Rev	By	Description	Date
A	JS	Tree cells reduced	15.07.25

N

Client
One Heritage Group plc

Project
One Victoria Manchester

Description
Layout of Additional Street Trees

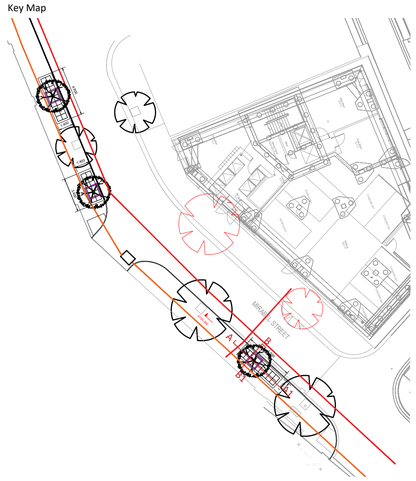
Status
Tender Issue

Scale @ A1	Drawn	Checked	Date
1:100	JW	KP	06.05.24

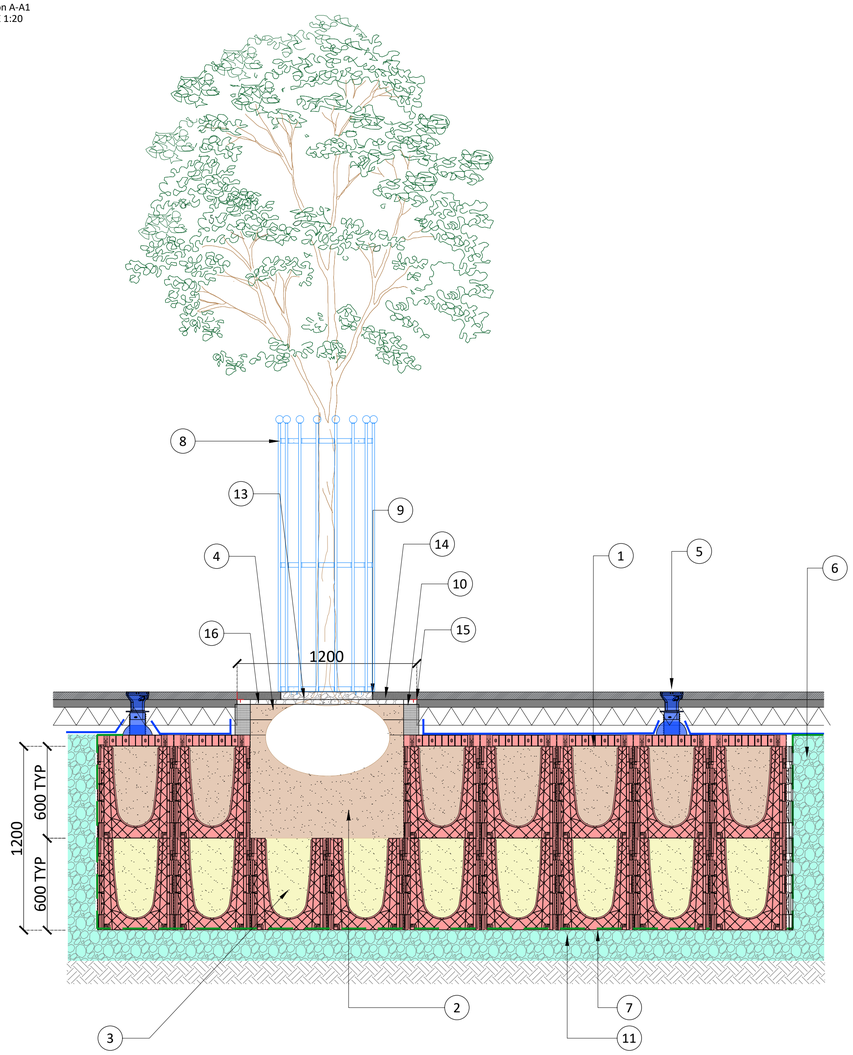
Job number	Drawing number	Revision
4155	204-TPM-00-00-DR-L-102	A

tpm landscape
chartered landscape architects
address: 4th Floor Studio 10 Little Lever St Manchester M1 1HR
tel: 0161 235 0600 fax 0601 email info@tpmlandscape.co.uk

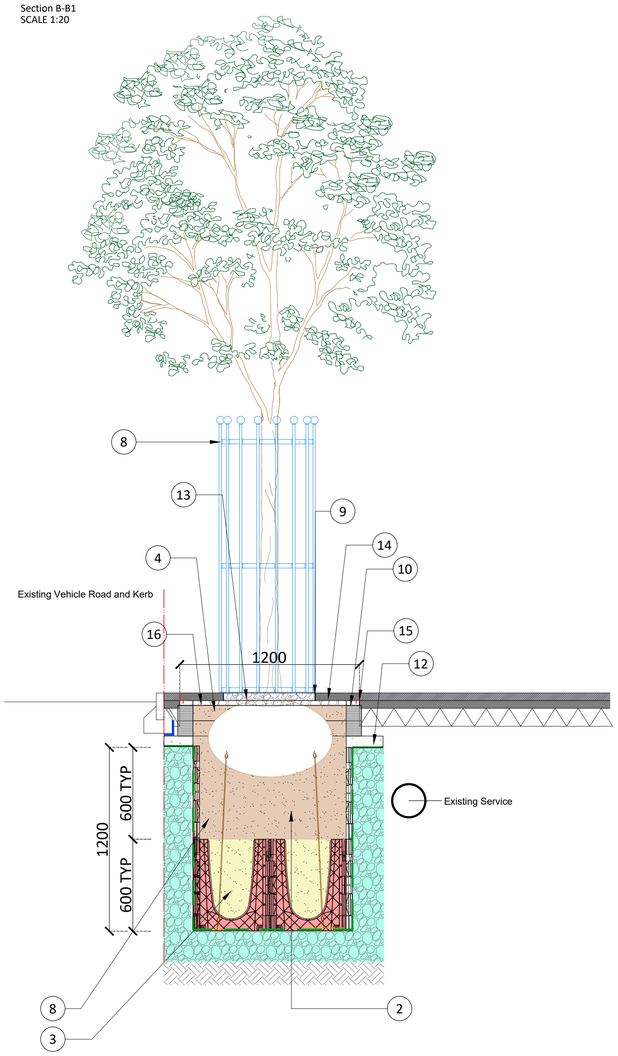
Key Map



Section A-A1
SCALE 1:20



Section B-B1
SCALE 1:20



PACKAGE INCLUDES THE FOLLOWING GREENBLUE URBAN PRODUCTS PER TREE:

1. ROOTSPACE @ 1200mm DEPTH (2 UNIT DEEP) C/W TWIN WALLED GEONET & OPEN REINFORCING MESH
2. ROOTSOIL 20 TOPSOIL FOR USE WITHIN TOP 600 OF SOIL PROFILE - ROOTSOIL20
3. ROOTSOIL SUBSOIL FOR USE WITHIN SOIL PROFILES 600mm OR DEEPER - ROOTSOILSUBA
4. ROOTSTART PROFESSIONAL MYCORRHIZA FUNGI ALLOW 200g PER TREE - RSPMF2.5LA
5. ROOTRAIN ARBORVENT CAST ALUMINUM TRAFFICABLE AERATION INLET WITH 150mm SQUARE TOP AND MANIFOLD - RRARBV150B
6. TWIN WALLED STRUCTURAL GEONET (INCLUDED IN ITEM 1) SEE NOTE 1 - GLTWGNA
7. 20mm OPEN REINFORCING MESH (INCLUDED IN ITEM 1) SEE NOTE 1 - GRN20A
8. ULLSWATER VERTICAL STEEL TREE GUARD 1800mm HIGH x 600mm Ø, INCLUDING TREE GUARD TIE - ULLSSP6A
9. GARDEN TREE RING, 600MM DIAMETER, BY CORE LANDSCAPE PRODUCTS OR SIMILAR APPROVED, WITH LOOSE GRAVEL INFILL
10. ROOTDIRECTOR RISER MODULAR SYSTEM 1000x1000mm CONFIGURATION - RDR1000
11. 20 - 40mm CLEAN ANGULAR DRAINAGE AGGREGATE
12. CONCRETE HAUNCH FOR ROOTDIRECTOR ON TOP OF TWINWALL, INCLUDED IN THE SIDES OF THE TREE PIT WHERE THERE IS ROOTSPACE CAP TO SUPPORT THE ROOTDIRECTOR.
13. LOOSE GRAVEL FILLED IN CENTRE APERTURE OF THE TREE GRILLE FOR TREE TRUNK
14. FLEXIPAVE IN STONE AGE BRONZE COLOR, BY KBI OR SIMILAR APPROVED
15. 50MM FLUSH METAL EDGE BY KINLEY OR SIMILAR APPROVED TO SEPARATE FLEXIPAVER AND EXISTING PATHWAY PAVING.
16. 30MM DRAINAGE AGGREGATE

NOTES:

ALLOW 20% ADDITIONAL FOR GEOTEXTILE AND REINFORCED GEOGRID FOR OVERLAP AND CUTTING REQUIREMENTS

INSTALL ROOTSPACE SIDE PANELS TO INSTALLATION AS DIRECTED BY ENGINEER

BUILD-UP TO SUIT ENGINEER DESIGNS AND REQUIREMENTS

STRUCTURAL ENGINEER'S NOTE:

ADDITIONAL TWINWALL GEONET (GLTWGNA) TO BE INSTALLED WHERE SUB-BASE IS INSTALLED BELOW 3% CBR - MINIMUM 2% CBR OF FORMATION LEVEL TO BE ASSESSED BY ENGINEER

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REVISION NOTES

Rev	By	Description	Date
C	JS	Tree collar replaced metal tree grille	08.09.25
B	JS	Updated in line with MCC comments	12.08.25
A	JS	Tree cells reduced	15.07.25

Client
One Heritage Group plc

Project
One Victoria Manchester

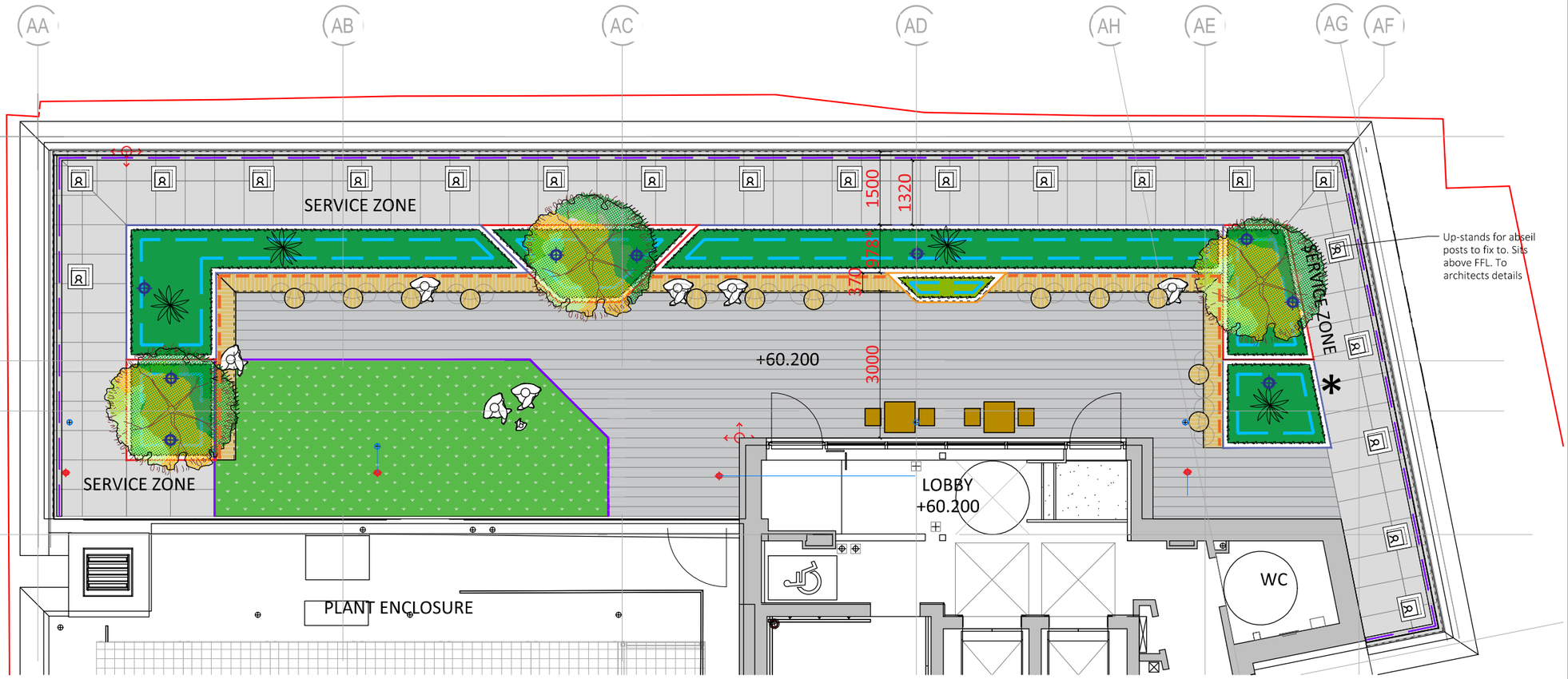
Description
Tree pit Detail

Status
Approval

Scale @ A1	Drawn	Checked	Date
1:20	JW	KP	07.05.25

Job number	Drawing number	Revision
4155	204-TPM-00-00-DR-L-302	C

tpm landscape
chartered landscape architects
address 4th Floor Studio 10 Little Lever St Manchester M1 1HR
tel: 0161 235 0600 fax 0601 email info@tpmlandscape.co.uk



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Key / Drawing Notes

527 Dimension taken to paving extent (ie to planter base - see integrated light detail)

* - Indicates site dim - closing dimension to be checked on site

All materials proposed are subject to review and confirmation by relevant parties to ensure conformity; fire engineer, facade engineer, architect, building control, client and clients insurance bodies.

HARD LANDSCAPE

Proposed Paving
Product: Concrete Paver
Size: 600(w) x 600 x 50(d)

Proposed Porcelain Plank Tiles
Product: Farrino Plank or similar approved
Colour: Parma Smoke (TBC)
Size: 200(w) x 1200(l) x 20(d)
Notes: To be mechanically fixed down for wind uplift resistance

Metal Edging Trim - Flush
Supplied as part of pedestal system - supplier to confirm

FURNITURE

Type 1
Type 2
Type 3

Proposed Raised Planter - Type 1 Raised Planter
Product: Planterline by Raaft (or similar approved)
Finish: PPC, Colour TBC by client

Type 1 Height: 450mm
Type 2 Height: 775mm
Type 3 Height: 1100mm

Proposed Planter Integrated Seating
Timber short slat bench integrated into planters. Socket to be provided, location and quantities TBC by client
Refer TPM details 4155 402

Timber Topped Swivel Laptop Table
Fabricated as part of planter seating or Fixed to face of seat base - see TPM drawing 4155 402

Bar Chair and Table
Size Table: 625(w) x 625(d) x 1004(h)
Size Chair: 350(w) x 320(d) x 724(h)
Finish: PPC RAL TBC by client - Teak timber slats

LIGHTING

Proposed Lighting
Low level perimeter lighting integrated into planters and benches.
To planter supplier specs - drivers to be combined and located at single access panel within planter

Spike Up-lighters in Planters
Product: Spotlight Luminaire with Adjustable Ground Spike (LD51)
Manufacturer: Light Graphix - or similar approved
Finish: Black RAL9005
Colour Temp: 2700K
Notes: IP67 rating, 141 lumen output. Located within planters - subject to lux levels requirements by specialist

OTHER

Rainwater Outlets
Located below terrace flooring

Bib Tap
Lockable stainless steel bib tap for maintenance. Engineer to review location and advise on spec.

Paving Setting Out Point
Sets principle of setting out - manufacturer to provide detailed setting out

SOFT LANDSCAPE

Proposed Small Ornamental Trees
To be 10-12cm girth, 2.5-3.5m high. Multi-stem planted in 30-50L pots or Selected Standard.

Proposed Shrub Planting
Proposed shrubs, flowering herbaceous and ornamental grasses to be planted as 3-5L pots at 3-5 per sq.m. with individual specimen shrubs

Proposed Astro Turf
Product: Wonder Yarn EVR2 (or similar approved)
Supplier: Everroof
Yarn Length: 36mm
Colour: Green
Detail Drawing: 4155 301 - Detail 1
Fire (BroofT4 compliant) and Wind Tested

Proposed Drip watering system
Connected to mains supply outside tap with timer control unit and remote rain sensor.

REVISION NOTES

Rev	By	Description	Date
H	JW	Updated in line with comments	10.10.24
G	JW	Revised for tender issue	24.07.24
F	SC	Setting Out Added	12.07.24
E	KH	Client comments	03.07.24
D	MC	Initial Issue for Costing	16.05.24

Client
One Heritage Group plc

Project
One Victoria Manchester

Description
Landscape Layout

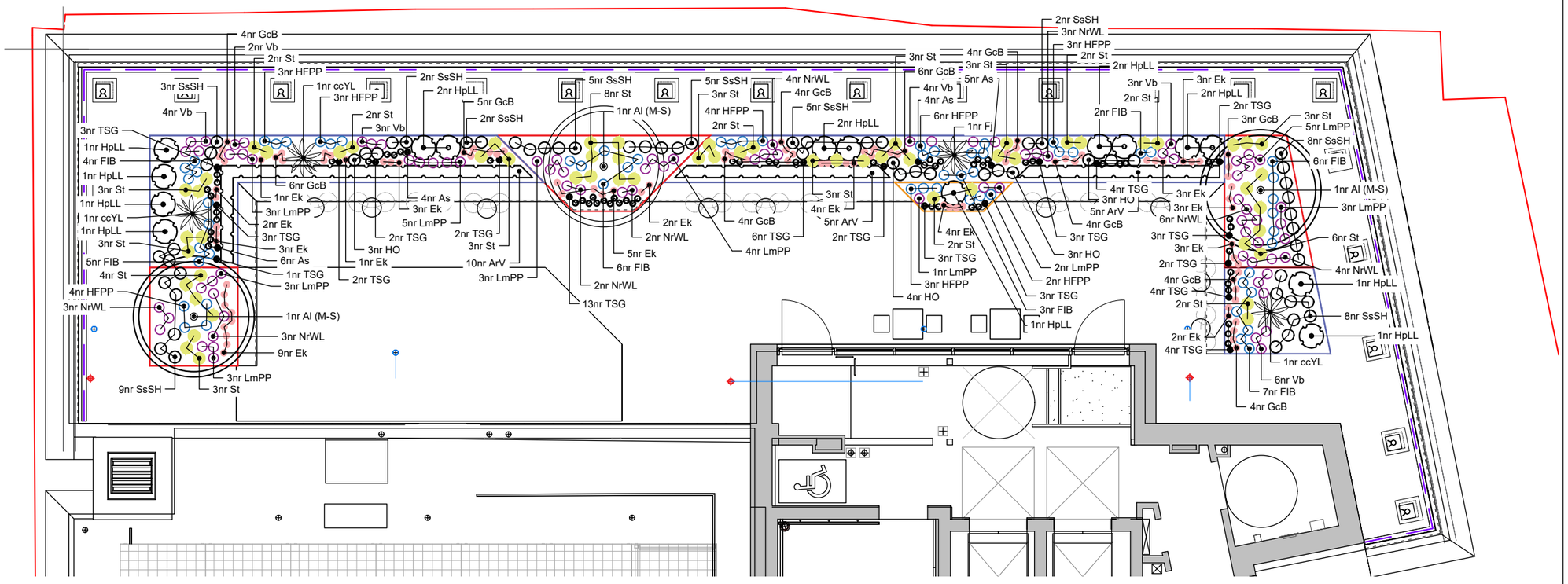
Status
Tender Issue

N

Scale @ A2	Drawn	Checked	Date
1:100	MC	SC	16.05.24

Job number	Drawing number	Revision
4155	204-TPM-10-10-DR-L-101	H

tpm landscape
chartered landscape architects
address: 4th Floor Studio 10 Little Lever St Manchester M1 1HR
tel: 0161 235 0600 fax 0601 email info@tpmlandscape.co.uk



TPM Planting Schedule (Individual)										
Herbaceous										
Nr	Code	Plant Name	Height/Spread/Grade	Girth	Age	Root	Container	Habit	Form	Density/m2
20	ArV	Ajuga reptans 'Variegata'	10-20cm			C	1L			5.00
19	As	Allium sphaerocephalon							Bulb	
48	Ek	Erigeron karvinskianus	20-30cm			C	2L			
33	FIB	Festuca glauca 'Intense Blue'	30-40cm			C	3L			
48	GcB	Geranium × cantabrigiense 'Biokovo'	30-40cm			C	3L			
28	HFPP	Helleborus 'Frostkiss Pippa's Purple'	30-40cm			C	3L			
13	HO	Heuchera 'Obsidian'	30-40cm			C	3L			
32	LmPP	Liriope muscari 'Royal Purple'	30-40cm			C	3L			
27	NrWL	Nepeta racemosa 'Walker's Low'	30-40cm			C	3L			
49	SsSH	Salvia sylvestris 'Snow Hill'	25-30cm			C	3L			
59	St	Stipa tenuissima	30-40cm			C	3L			
62	TSG	Tulipa 'Spring Green'							Bulb	
22	Vb	Verbena bonariensis	30-40cm			C	3L			
Shrub										
Nr	Code	Plant Name	Height/Spread/Grade	Girth	Age	Root	Container	Habit	Form	Density/m2
3	ccYL	Cotinus coggygria 'Young Lady'	80-100cm			C	15L	Branched		
1	Fj	Fatsia japonica	80-100cm			C	15L	Leader		
15	HpLL	Hydrangea paniculata 'Little Lime'	30-40cm			C	5L	Branched		
Tree										
Nr	Code	Plant Name	Height/Spread/Grade	Girth	Age	Root	Container	Habit	Form	Density/m2
3	Al (M-S)	Amelanchier lamarckii (multi-stem)	300-350cm		3x	RB	50L		Multi-stem	

NOTES ON PLANTING

1 Topsoil: Topsoil shall be spread to min 450mm depth over planting beds and graded to fall. Topsoil should be in accordance with BS3882:2015 and where subsoil is required, to be in line with BS8601:2013.

2 Herbicide and Cultivation: Topsoil to be treated with an application of herbicide prior to planting, where necessary, strictly in accordance with the Control of Pesticides Regulations1986 (or otherwise updated/ superceded legislation), and following manufacturer's instructions by qualified staff. The topsoil shall then be cultivated to 150mm depth.

3 Container Grown Shrubs, Transplants and Whips: Shrubs and transplants shall comply with the National Plant Specification. Shrubs shall be planted in pits 300 x 300 x 200mm depth, and the backfill shall include 3 litres Peat Free Tree and Shrub Compost. Specimen plants to be planted in a pit 400 x 400 x250mm depth with 5 litres Tree and Shrub Compost. BR whips should be notch planted as required and healed into position. All whips to be protected by a spiral bound shrub guard secured into place with a timber stake. Hedgerow planting to be planted in a double staggered row at 450mm centres.

4 Herbicide: Spot treat with herbicide in accordance with the manufacturer's instructions.

5 Bark Mulch: All Ornamental Planting beds to receive 75mm depth Deluxe Maritime Pine 25-45 decorative mulch.

6 Position of Plants: Final position of trees and shrubs subject to confirmation of service location and approval of statutory undertakers.

7 TREES: Tree pits for multi-stemmed to be 600x600x600mm backfilled with sub soil and 300mm of good quality topsoil. Trees to be below ground guyed with irrigation ring around rootball.

8 Watering: Plant only into moist soil and water thoroughly to the full depth of soil immediately after planting. Water regularly through the establishment period (minimum 3 months) to prevent dehydration. The trees should be watered through the irrigation pipe to ensure that the water gets down to the rootball. These trees should be watered regularly throughout spring-summer during the first 2 years to ensure that the tree root system establish well.

9 Soil compaction is likely to have occurred during construction on site. A site inspection should be carried out by a landscape professional to assess the level of soil compaction, including drainage testing to see if the ground is likely to become waterlogged. If the ground is deemed to be too compacted for plant growth and to drain adequately then remediation works should be carried out. This could include rotavation of the soil using a push along rotavator and/or ground being broken up with spades or small machinery. A second site inspection should then take place to ensure that the soil is fit for purpose.

SOFT LANDSCAPE

Proposed Small Ornamental Trees
To be 3.5m high. Multi-stem planted in 50L pots.

Proposed Shrub Planting
Proposed shrubs, flowering herbaceous and ornamental grasses to be planted as 3-5L pots at 3-5 per sq.m. with individual specimen shrubs

Proposed Bulb Planting

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REVISION NOTES

Rev	By	Description	Date
B	JW	Tree species amended	13.05.25
A	JW	Minor amendments	10.10.24
-	JW	First Issue	24.07.24

Client
One Heritage Group plc

Project
One Victoria Manchester

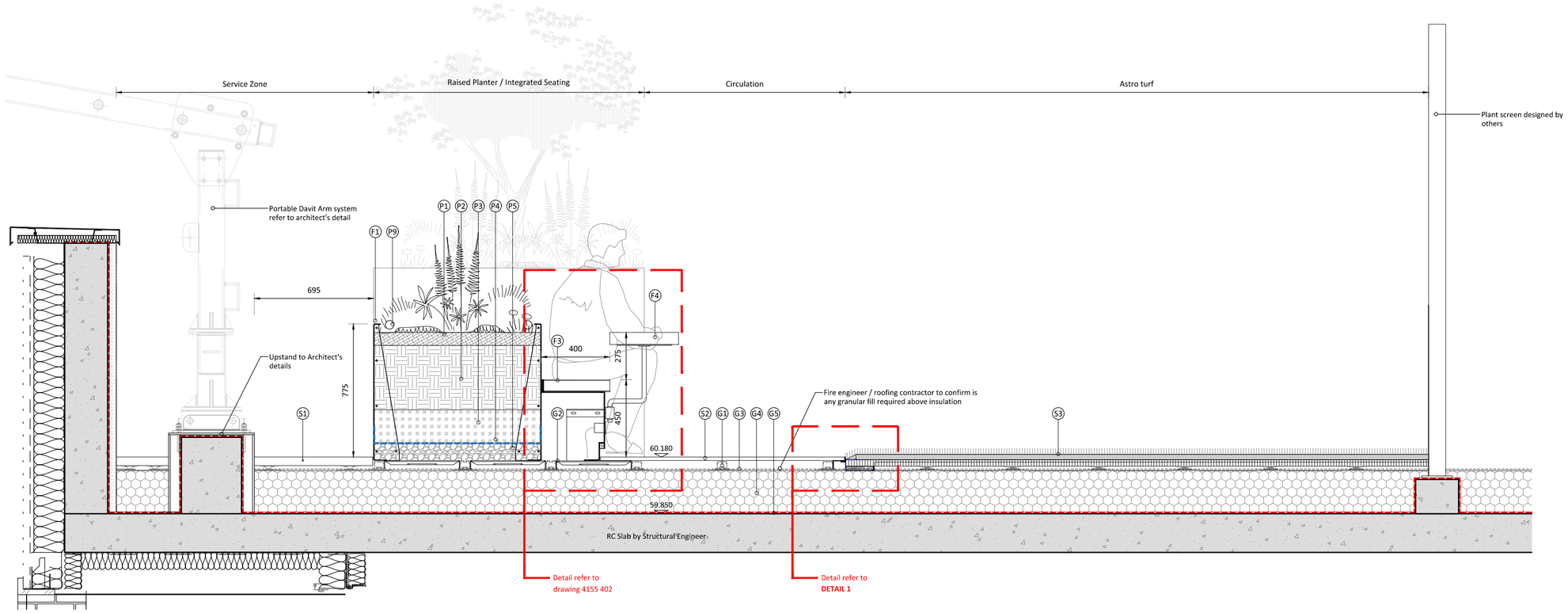
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Planting Plan

Status
Tender Issue

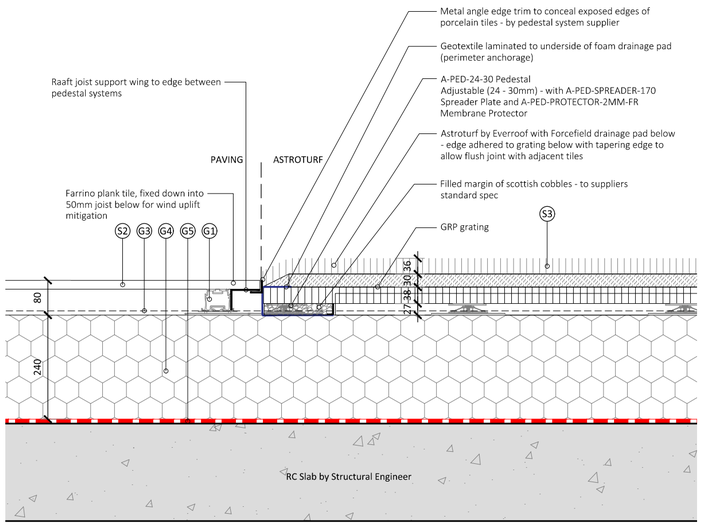
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1:100	JW	SC	24.07.24
Job number	**Drawing number**		**Revision**
4155	204-TPM-10-DR-L-201		B

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tpm landscape
chartered landscape architects
address: 4th Floor Studio 10 Little Lever St Manchester M1 1HR
tel: 0161 235 0600 fax 0601 email info@tpmlandscape.co.uk



SECTION A-A - Roof Terrace Section
1:20



DETAIL 1 - Typical Astroturf Buildup
1:10

All item subject to selection of supplier and their product build-up and design

SPECIFICATION

Surfaces:

S1 - Concrete pavers, 600 (w) x 600 (l) x 50 (d) mm, stack bond.

S2 - Farrino Plank Tiles or similar approved, 200 (w) x 1600 (l) x 20 (d) mm, Parma Smoke (TBC), Stretcher bond.

S3 - Astro Turf - Wonder Yarn EVR2 36mm thick in green colour, to be BroofT4 compliant, as supplied by Everroof or similar approved.

Furniture:

F1 - Planterline raised planter, 775mm height, 6mm thick steel with 30mm inward lip, in steel PPC , colour TBC. Fixing: Screwed into floor structure panel. Refer to Landscape GA for locations of specific heights

F3 - Hardwood timber slat seated top

F4 - Timber topped swivel laptop table.Fabricated as part of planter seating, fixed to face of seat base.

Soft Landscape and Planter Details:

P1 - 75mm depth ornamental bark mulch layer

P2 - 450mm raised planter topsoil to BS3882:2015

P3 - Good quality sandy subsoil

P4 - Permeable terram geotexile

P5 - 100mm free draining clear round gravel

P9 - Planter irrigation pipe to be plugged in to the main control with timer activator

Ground Formation and Fill Materials:

G1 - Pedestal system with 170mm base plate diameter with protection pad beneath

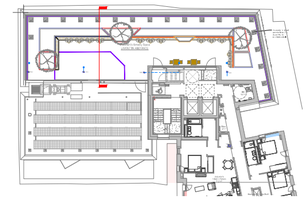
G2 - Perforated roof trays

G3 - Protection / water reducing layer by specialist

G4 - Insulation Layer by specialist

G5 - Waterproofing and protection layers by specialist

LOCATION PLAN



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A	JW	Updated in line with comments	10.10.24
-	JW	First Issue	24.07.24

Client
One Heritage Group plc

Project
One Victoria Manchester

Description
Podium GA Section

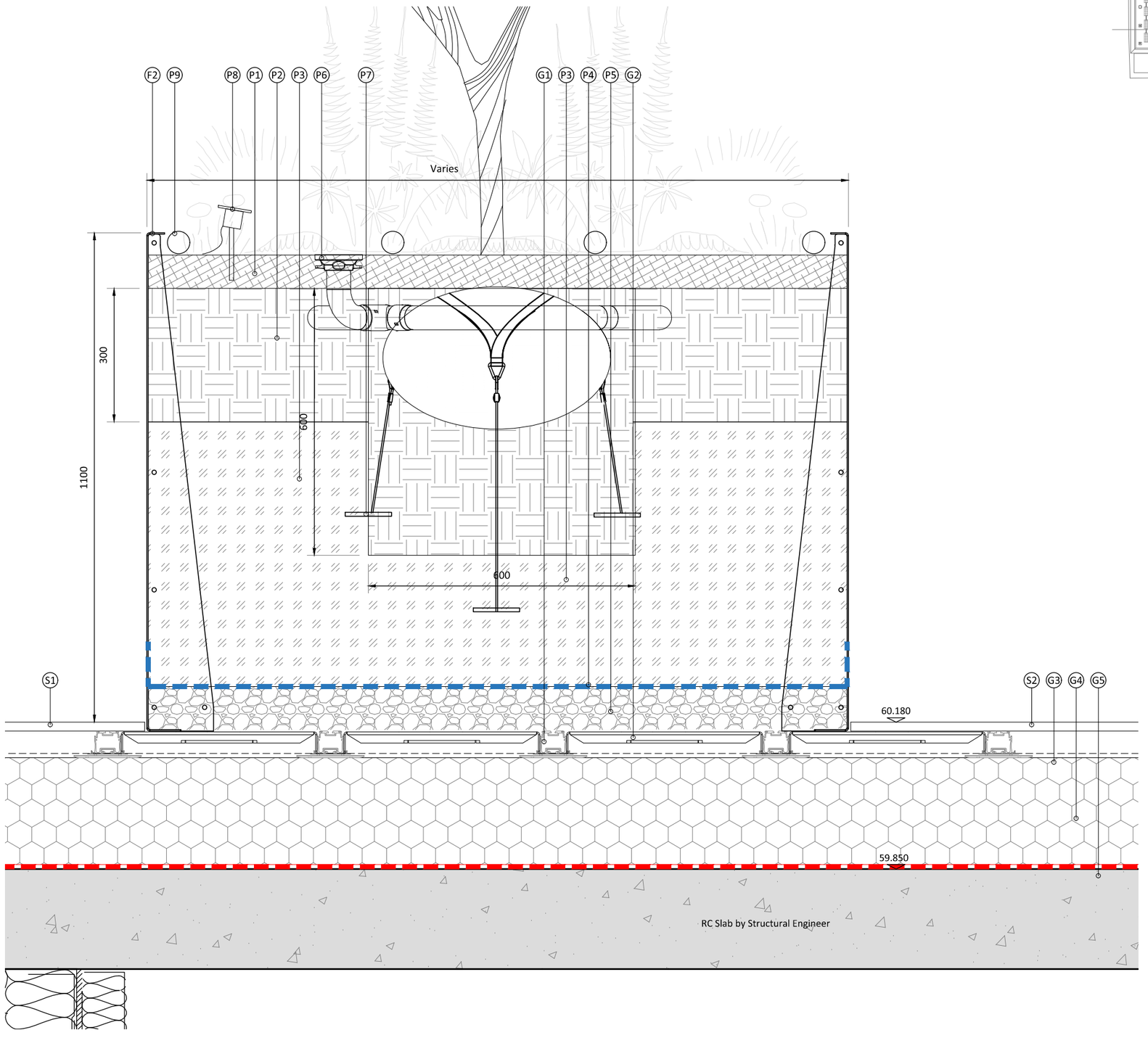
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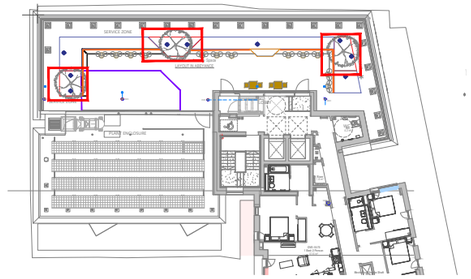
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Varies	JW	SC	24.07.24

Job number	Drawing number	Revision
4155	204-TPM-10-10-DR-L-301	A

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chartered landscape architects
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LOCATION PLAN



SPECIFICATION

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S2 - Farrino Plank Tiles or similar approved, 200 (w) x 1600 (l) x 20 (d) mm, Parma Smoke (TBC), Stretcher bond.

Furniture:

F2 - Planterline raised planter, 1100mm height, 6mm thick steel with 30mm inward lip, in steel PPC , colour TBC by client. Fixing: Screwed into floor structure panel. Refer to Landscape GA for locations of specific heights

Soft Landscape and Planter Details:

P1 - 75mm depth ornamental bark mulch layer

P2 - Lightweight soil

P3 - Void former

P4 - Permeable terram geotexile

P5 - 100mm free draining clear round gravel

P6 - RootRain Urban irrigation pipe, as supplied by GreenBlue Urban or similar approved

P7 - Dead man anchor system, as supplied by GreenBlue Urban or similar approved

P8 - Spike up-lighters, to be Spotlight Luminaire with Adjustable Ground Spike (LD51), in black RAL 9005 colour, colour temp 2700K with IP67 rating and 141 lumen output.

P9 - Planter irrigation pipe to be plugged in to the main control with timer activator

Ground Formation and Fill Materials:

G1 - Pedestal system with 170mm base plate diameter with protection pad beneath

G2 - Perforated roof trays

G3 - Protection / water reducing layer by specialist

G4 - Insulation Layer by specialist

G5 - Waterproofing and protection layers by specialist

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5. The Contractor is responsible for accurately ascertaining the position of underground services and responding to all relevant service easement requirements.
6. All dimensions are in millimetres unless stated otherwise, for the purposes of construction this drawing must not be scaled and only written dimensions used. Written and scaled dimensions to be checked on site, any discrepancies reported prior to work commencing. IF IN DOUBT PLEASE ASK.
7. All work and materials are to be in accordance with the relevant British Standards and Code of Practice.
8. All Proprietary products are to be used strictly in accordance with the manufacturer's instructions and details.

REVISION NOTES

Rev	By	Description	Date
B	JS	Void former details added	30.05.25
A	JW	Level revised	10.10.24
-	JW	First Issue	24.07.24

Client
One Heritage Group plc

Project
One Victoria Manchester

Description
Raised Tree Pit Detail

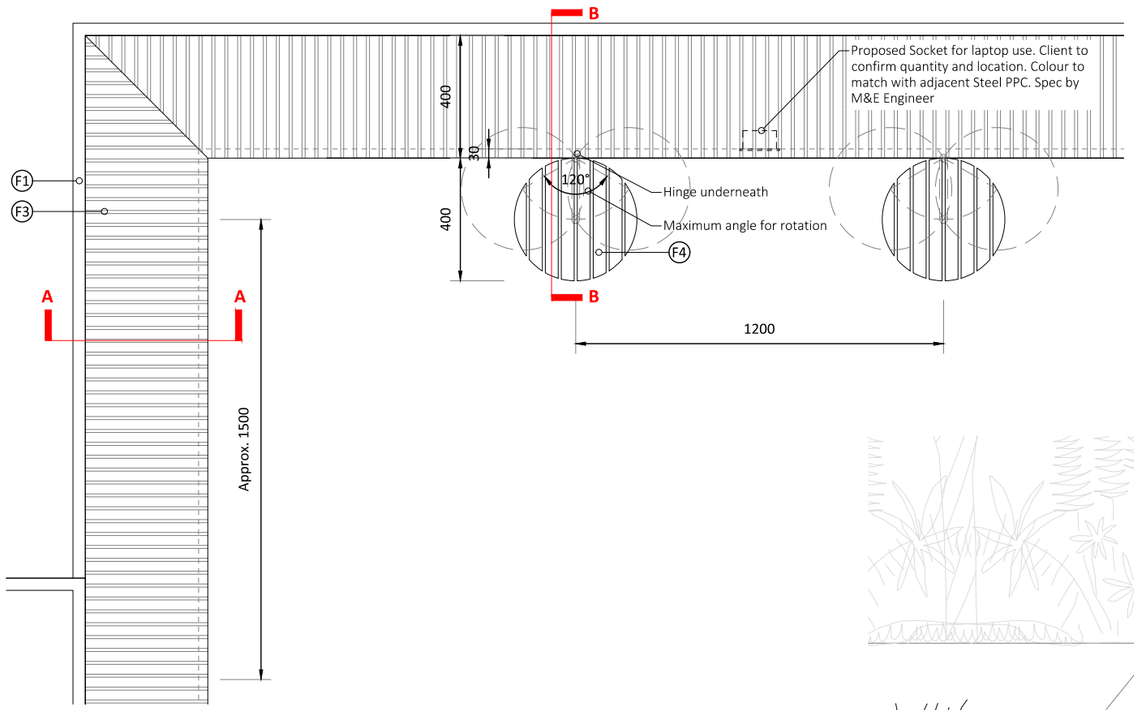
Status
Tender Issue

Scale @ A3	Drawn	Checked	Date
Varies	JW	SC	24.07.24

Job number	Drawing number	Revision
4155	204-TPM-10-10-DR-L-401	B

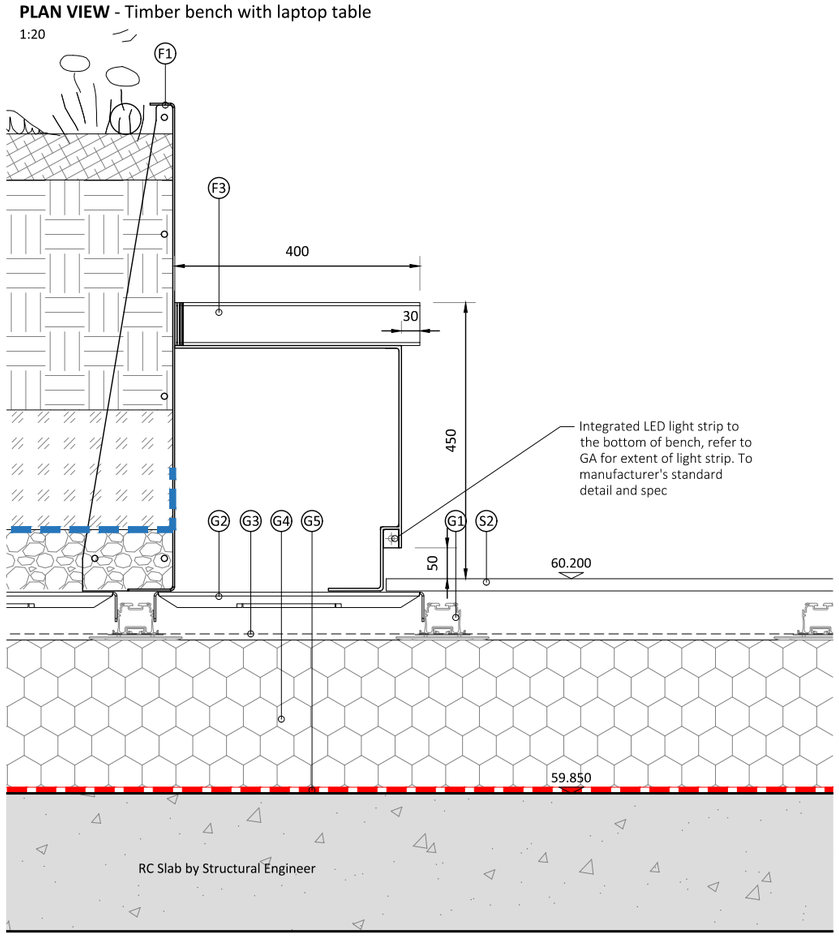
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tpm landscape
chartered landscape architects
address: 4th Floor Studio 10 Little Lever St Manchester M1 1HR
tel: 0161 235 0600 fax 0601 email info@tpmlandscape.co.uk



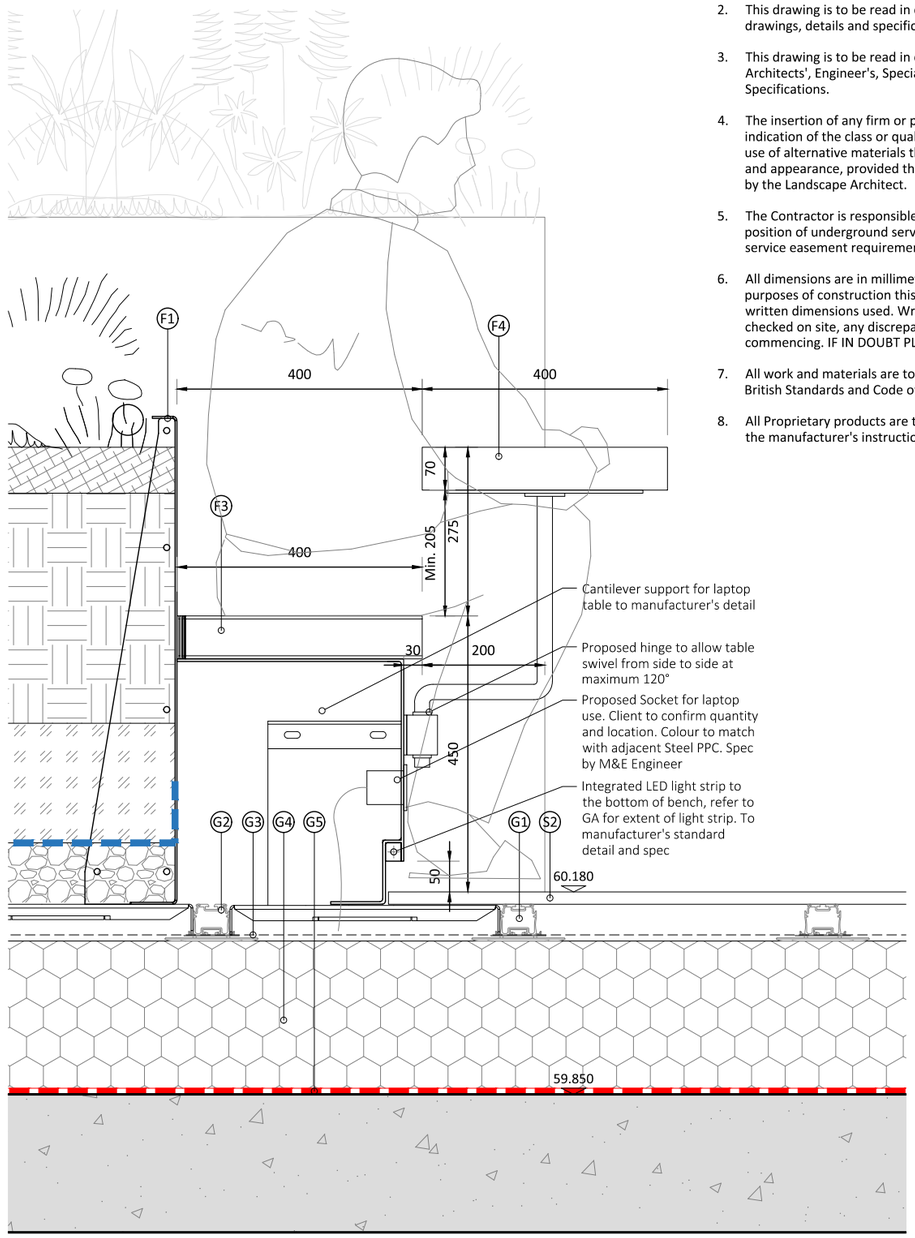
PLAN VIEW - Timber bench with laptop table

1:20



SECTION A-A - Timber Bench

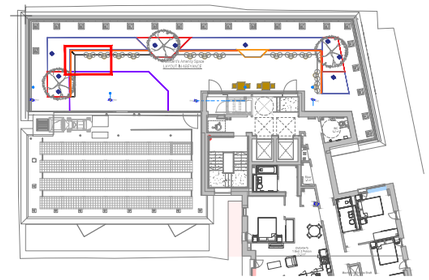
1:10



SECTION B-B - Timber bench with laptop table

1:10

LOCATION PLAN



GENERAL NOTES

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SPECIFICATION

Surfaces:

S1 - Concrete pavers, 600 (w) x 600 (l) x 50 (d) mm, stack bond.

S2 - Farrino Plank Tiles or similar approved, 200 (w) x 1600 (l) x 20 (d) mm, Parma Smoke (TBC), Stretcher bond.

S3 - Astro Turf - Wonder Yarn EVR2 36mm thick in green colour, to be BroofT4 comliant, as supplied by Everroof or similar approved.

Furniture:

F1 - Planterline raised planter, 775mm height, 6mm thick steel with 30mm inward lip, in steel PPC , colour TBC by client. Fixing: Screwed into floor structure panel. Refer to Landscape GA for locations of specific heights

F3 - Hardwood timber slat seated top

F4 - Timber topped swivel laptop table.Fabricated as part of planter seating, fixed to face of seat base.

Ground Formation and Fill Materials:

G1 - Pedestal system with 170mm base plate diameter with protection pad beneath

G2 - Perforated roof trays

G3 - Protection / water reducing layer by specialist

G4 - Insulation Layer by specialist

G5 - Waterproofing and protection layers by specialist

REVISION NOTES

Rev	By	Description	Date
A	JW	Storage deleted	10.10.24
-	JW	First Issue	24.07.24

Client
One Heritage Group plc

Project
One Victoria Manchester

Description
Bench and Table Detail

Status
Tender Issue

Scale @ A3	Drawn	Checked	Date
Varies	JW	SC	24.07.24

Job number	Drawing number	Revision
4155	204-TPM-10-10-DR-L-402	A

tpm landscape
chartered landscape architects
address: 4th Floor Studio 10 Little Lever St Manchester M1 1HR
tel: 0161 235 0600 fax 0601 email info@tpmlandscape.co.uk