Planning Boundary

Hardworks

H1 HRA Surfacing
To adopted roads.

H2 HRA Surfacing with Coloured Chip
To adopted footpaths. With buff pre-coated chipping.

H3 HRA Surfacing with Coloured Chip (Type 2)
To carparking area. With buff pre-coated chipping.

H4 Concrete Block Pavers (Type 1)
To footpaths around apartment block.
Concrete block paver with decorative natural aggregate top finish.

H5 Porcelain Pavers
Private rear garden patios.

H6 Concrete Block Pavers (Type 2)
To ground floor apartment patios.
Concrete block paver with decorative natural aggregate top finish.

H7.1 Permeable Concrete Paver (Type 1)
To private driveway.

H7.2 Concrete Paver (Type 3)
To shared pedestrian walkway.
Concrete block paver with decorative natural aggregate top finish

H8 Self-binding Gravel
To footpath in public open space.

H9 Reinforced Grass
To substation access

H10 Rubber Mulch
To shared courtyard play elements at Peacock site

H11 Loose Gravel
To base of attenuation basin and maintenance strip around apartment block

H12 Existing Surface to be Made Good
Existing asphalt road and footpath to be repaired and made good where necessary.

Softworks

S1 Amenity lawn to back gardens

S2 Wildflower meadow

S3 SuDS wildflower

S4 Species rich lawn

S4.1 Existing grassland retained
Any gaps or felled area to be infilled with grass turf.

S5 Ornamental planting

S6 Defensible planting
To protect edges to apartment building.

S7 Scrub planting
To north of communal grow space. Maintained at low level for visibility and natural surveillance.

S8 Permaculture planting
Mixed of edible species and pollinator friendly species. To communal grow space at Pipewell Avenue site.

S9 Ornamental hedgerow
To be maintained at 1.2m height

S10 Native hedgerow
To be maintained at 1.2m height

Climber planting
To be installed on wire trellis system

Proposed Fruiting Tree
To Communal Garden & Growing Space
Girth size: 16-18cm

Proposed Semi-mature Tree
Girth size: 20-25cm

Proposed Multi-stem Tree
Height 350-400mm

Proposed Feature Tree
Girth Size: 30-35cm

Proposed Specimen Shrub
To Pipewell Avenue site communal grow space.

Lighting

L1 Proposed Bollard lighting

L2 Proposed Lighting columns

XL Existing lamp post to be retained

Furniture

F1 Timber arch with climbing plants
To shared courtyard.

F2 Bench with arm and back rests
Potentially made with reclaimed felled trees from site

F3 Raised grow beds
To Pipewell Avenue communal growing area. Potentially made with on-site felled trees or locally recycled/ rescued timber.
With wheelchair accessible design.

F4 Timber cube seating
Potentially made with reclaimed felled trees from site

F5 Natural boulder
Locally sourced glacial boulders.
Size varied.

F6 Cycle stand
To apartment main entrance.

F7 Accessible picnic table and chair set
To apartment main entrance.

F8 Timber garden storage with timber pergola
To Pipewell Avenue site communal grow space.

F9 Reclaimed natural stone top gabion seat
To shared courtyard.

F10 Finger post

F11 ASHP (Air source heat pump)
Location and size show indicatively only.

F12 Bike store
Bike store with sedum roof.

F13 Free-standing planer
To communal grow space

F14 Combined litter and recycling bin

Boundaries

B1 1.2m high metal railing
To patio of apartment block and housing front gardens

B2 1.8m high timber fencing
Close boarded timber fence with perforated top panels with wire tensil wire system with proposed climbing plants.
Refer to drawing DN0385-PLA-XX-XX-DR-LA-02003 for details.

G1 1.2m high metal gate
To patio of apartment block

G2 1.8m high timber gate
Close boarded timber gate with perforated top panels to rear gardens.

G3 1.8m high metal gate
Metal gate to shared rear access path for bin collection.

Play Elements

PE1 Timber stepping logs
Potentially made with on-site felled trees or locally recycled/ rescued timber

PE2 Fallen climbing tree trunk
Potentially made with on-site felled trees or locally recycled/ rescued timber

PE3 Timber balancing beams
Potentially made with on-site felled trees or locally recycled/ rescued timber

PE4 Timber stepping beams
Potentially made with on-site felled trees or locally recycled/ rescued timber

PE5 Mini swing/ hammock

Ecological Elements

EE1 Bird boxes
To be fixed on existing mature trees.
Exact location to be coordinated with ecologists.

EE2 Bat boxes
To be fixed on apartment building.
Exact location to be coordinated with architects and ecologist.

EE3 Swift bricks
To be incroperated into housing unit facade facing rear gardens at approximately 5m height.
Exact location to be coordinated with architects and ecologist.

EE5 Hibernaculem pile
To be formed using on-site felled trees to create habitat piles within planting area.

***Hedgehog highway**
Refer to drawing DN0385-PLA-XX-XX-DR-LA-00003 for details.



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NOTES:
1. Do not scale from this drawing; always work to noted dimensions.
2. Always work to noted dimensions.
3. All dimensions are in millimetres unless otherwise stated.
4. All setting out, levels and dimensions to be agreed on site.
5. The dimensions of all materials must be checked on site before laid out.
6. This drawing must be read with the relevant specification clauses and detail drawings.
7. Order of construction and setting out to be agreed on site.

NOTE:
This drawing should be read in conjunction with the following drawings:
- DN0385-PLA-XX-XX-DR-LA-00003 Hedgehog Highway
- DN0385-PLA-XX-XX-DR-LA-01002 Pipewell Avenue - Hardworks
- DN0385-PLA-XX-XX-DR-LA-02002 Pipewell Avenue - Tree Retention and Removal
- DN0385-PLA-XX-XX-DR-LA-02004 Pipewell Avenue - Softworks Plan
- DN0385-PLA-XX-XX-DR-LA-03002 Pipewell Avenue - Drainage and Fall Plan
- DN0385-PLA-XX-XX-DR-LA-04002 Pipewell Avenue - Furniture, Lighting & boundary

Revision	Date	Description	Drawn	Apprvd.
P05	06/07/26	Planning Issue	CB	YH

PLANIT
Manchester | London | Liverpool | Leeds | Standish
Manchester
2 Back Grafton Street
Altrincham
Cheshire
WA14 1DY
W: planit-ie.com
E: info@planit-ie.com
T: 0151 363 1230

Client	Clarion Housing Association Limited and Clarion Housing Property Development Services Limited
Project	Peacock Centre - Gorton
Drg Title	Pipewell Avenue - GA

Created on	Created by	Approved by
29/01/26	YH	SPL

Scale	Size	Workstage
1:250	A1	Planning

Drg No.	Suitability	Revision
DN0385-PLA-XX-XX-DR-LA-00002	S4	P05

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