



- LEGEND**
- XXX.XX Existing Levels
  - XXX.XX Proposed Levels
  - SOFT LANDSCAPE**  
See 1799\_PL\_P\_01.1 for additional information
  - Existing Tree on site to be removed (See Tree Survey for details)
  - Proposed Tree Planting  
Trees to be planted on 600-800mm topsoil
  - Street Trees (T1)  
*Tilia cordata* 'Greenspire'
  - Garter Lane Trees (T2)  
*Quercus robur* 'xx'
  - Pleached Street Trees (T3)  
*Tilia cordata*
  - Communal Amenity Trees (T4)  
To include the following species: *Betula pendula*, *Acer platanoides* 'Emerald Queen', *Fagus sylvatica*, *Amelanchier lamarckii*, *Crataegus monogyna* 'xx', *Corylus avellana* 'xx'
  - Buffer Trees (T5)  
To include the following species: *Pinus sylvestris*, *Quercus robur* 'xx', *Ulmus Lobeli*, *Crataegus laevigata*, *Corylus avellana*, *Betula pendula*, *Liriodendron tulipifera* *Festigiata*
  - Grass Area  
Utility/Play Grass Seed Mix, 200mm topsoil depth
  - Play Grass  
Utility/Play Grass Seed Mix on impact absorbing structure, to support intensive use. Safegrass Mat or similar approved. 200mm topsoil depth
  - Soil  
Soil for community garden use. To be filled level with raised planter

- HARD LANDSCAPE**
- Roadway - 398 sqm.  
Asphalt to Engineer's Specification
  - Table Intersection Ramp Roadway - 50 sqm.  
Hot rolled asphalt with white chipped and markings to Engineer's Specification
  - Table Intersection Roadway - 170 sqm.  
PC Vehicular Pavers 300x150x100 block paving, Colour: Mid-Grey with Graphite edging set, City Pave V55, or similar approved.
  - Built Raised Edge  
100-500mm Raised Kerb/Wall, Concrete or Metal Power-Coated Edge, TBD
  - Built Timber Raised Planter  
400-600mm Raised Timber Block Planter, Pressure treated finish
  - Tactile Paving  
Blister/Corduroy tactile paving location at modal transition areas. Exact details and location to be determined during detail design with engineer.
  - Stairs  
150mm high access stairs with handrails, see plan for heights. See Detail 01.08/09
  - Railing Edge  
1100mm protective railing. See Detail D02.02
  - Rendered Concrete Wall  
1100mm wall. See Architectural Drawings for details
  - Pergola Structure Screening Element  
3-4.5m timber pergola structure, with variety horizontal elements. Section to have +1100mm powder coated metal protective railing insets. See Detail 04.02
  - Timber Pergola Structure  
Simple timber pergola for shelter and as focal element, with view over lawn and central to community horticulture area
  - Parking Roadway - 174 sqm.  
Permeable vehicular 240x120x60 block paving, Colour: Natural, Tobemore Hydrovape 240, or similar approved.
  - Footpath/Concrete Area - 1206 sqm.  
Broom brushed concrete, or similar approved
  - Cycle Lane - 538 sqm.  
Coloured tarmac or permeable block paving, red tones, or similar approved
  - General Paver Area - 123 sqm.  
PC Block Paving Stretcher bond, 200x200mm, Colour: Silver/Mid-Grey, Tobemore Hydro Fusion, or similar approved.
  - Entrance/Transition Paver Area - 249 sqm.  
PC Block Paving Stretcher bond, random pattern, 600x300mm, 200x100mm, Colour: Graphite and Blanc, Tobemore Hydro Fusion, or similar approved.
  - Plaza/Open Area Pavers Area - 435 sqm.  
PC Block Paving Stretcher bond, random pattern, 300x200mm, 200x200mm, 200x100mm, Colour: Blanc Silver, Noir, and Mid-Grey, Tobemore Hydro Fusion, or similar approved.
  - Resin Bound Area - 168 sqm.  
Resin Bounded Surface, Colour TBD
  - Wetpour Play Surface - 169 sqm.  
Play Safe Surface, Colour TBD

- LANDSCAPE ELEMENTS**
- Kerb - 106 lm.  
Slipform concrete kerb.
  - Cycleway Edge - 182 lm.  
50mm high edge element to define cycleway edge. See Detail D02.03.
  - Built Raised Edge  
100-500mm Raised Kerb/Wall, Concrete or Metal Power-Coated Edge, TBD
  - Built Timber Raised Planter  
400-600mm Raised Timber Block Planter, Pressure treated finish
  - Tactile Paving  
Blister/Corduroy tactile paving location at modal transition areas. Exact details and location to be determined during detail design with engineer.
  - Stairs  
150mm high access stairs with handrails, see plan for heights. See Detail 01.08/09
  - Railing Edge  
1100mm protective railing. See Detail D02.02
  - Rendered Concrete Wall  
1100mm wall. See Architectural Drawings for details
  - Pergola Structure Screening Element  
3-4.5m timber pergola structure, with variety horizontal elements. Section to have +1100mm powder coated metal protective railing insets. See Detail 04.02
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Simple timber pergola for shelter and as focal element, with view over lawn and central to community horticulture area

- Vertical Placemaking Elements**  
3-4m h height depending on location. 300x300mm base, to be incorporated into the adjacent railings, walls, etc. See Detail D04.01.
- Urban Playful Elements**  
Mounding, terraced seating, undulating surfaces built into the landscape. See 1799\_PL\_P01.03 for additional information.
- Natural Play Elements**  
Sleeping stones, balance logs, vertical logs, and other natural elements and play structures. See 1799\_PL\_P01.03 for additional information.
- Seating**  
Steel & Timber Seating - min. 70% to be Age-Friendly with armrest or backrest, Omos S22 or Harlecast HC2033, or similar approved
- Cycle Stand (40 no., 80 spaces)**  
Sheffield standard stand, parallel or at 45°, see plan for layout. See Detail D02.01.

**Note re. Landscape Amendments to Permitted Development ABP Ref. 308088-20**

Blocks C & D are proposed to be amended to cater for Senior Living Accommodation. As a consequence of this, the associated open spaces marked 1 and 2 above are proposed to be adapted for appropriate uses for this demographic, and for accessibility and inclusiveness, whilst also accommodating playful space and informal play for younger visitors and local children from the adjacent blocks.

**OS1. SOFT PLAY / ACTIVITY SPACE**  
Changes from permitted layout include: removal of fixed play equipment; reconfiguration of stepped seating area which was considered to be relatively difficult to access for people with potentially limited mobility. Space is now proposed as a high quality lawn suitable for exercise and age-inclusive sports / activities / games such as bowls, croquet, etc., as well as informal play for visiting children. A new seating area with pergola is proposed overlooking the lawn space and large numbers of seats are proposed. Beds for community horticulture are also proposed around the perimeter of the space and there is a buffer of native, ornamental and pollinator planting, which is tiered over the ramp access into the basement to provide sufficient rooting depth for planting.

**OS2. SOCIAL / GROUP ACTIVITY / PERFORMANCE SPACE**  
This space has been cleared of the fixed play equipment as previously permitted and the space is now an open paved plaza area with copious seating around the edges. The space can be used for group exercise or activities, or for outdoor performances for residents and on a day-to-day basis will be a sunny spot for meeting neighbours and friends.

Please see Landscape Architect's Report for further details.

**murray & associates**  
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NOTES:

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IFP 05/05/22	Issued for Planning	VI	MB
IFP 25/08/20	Issued for Planning	IA	MB
REV DATE	REVISION	DRAWN	CHECKED

CLIENT: **Tetrach Capital**

PROJECT TITLE: **ABP Ref. 306088-20 - Garter's Lane Amendment Application**

SHEET TITLE: **Landscape Masterplan**

SHEET NO:	1799_SL_PL_P_01	SHEET SIZE:	A1
SCALE:	1:250	REVISION:	IFP
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