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Hazard Identification		
ref	hazard	date

**DEVELOPMENT KEY**

Application boundary edged red

Note: Boundary Lines shown are indicative, based on information provided - Land Registry title ownership to be confirmed by client.



**01-ZZ Site Location Plan**  
1 : 1250

P2	Road Names Added	BC	30.07.21	DC
P1	First Issue	BC	29.07.21	DC
Rev	Revision Details	Drawn	Date	Checked

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Project Management • Architecture • Building Surveying • Cost Consultancy

**Client**  
WUKPG

**Project**  
Vauxhall Industrail Estate  
Stockport

**Drawing Title**  
Site Location Plan

**S2 SUITABLE FOR INFORMATION**

Drawn by	BC	Created	July 21
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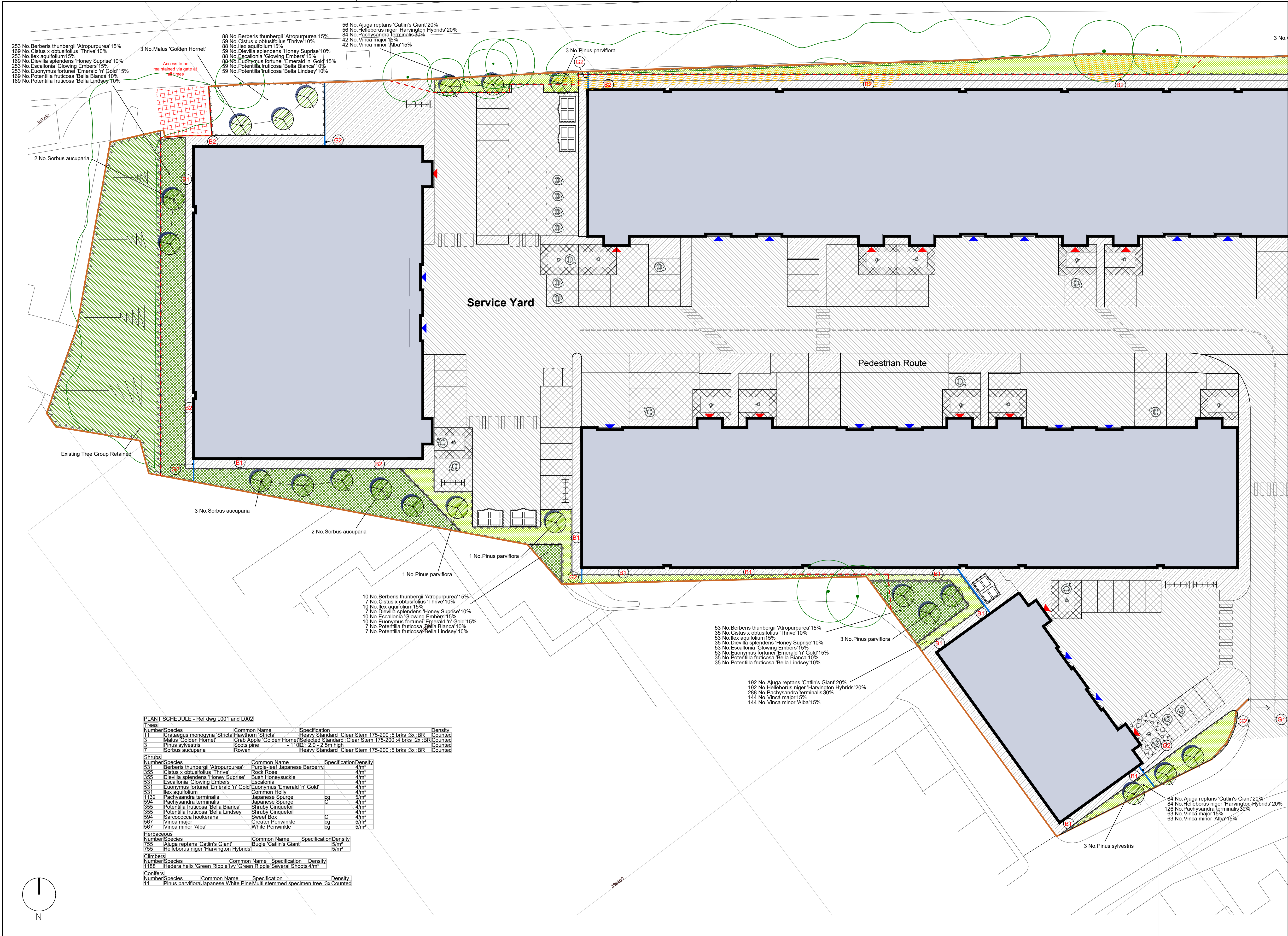
C4 Job no.	21093	Scale	As indicated	@ A1
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Drg no.	Rev
21093-C4P-AV-ZZ-DR-A-0101	P2









PLANT SCHEDULE - Ref dwg L001 and L002

Trees				
Number	Species	Common Name	Specification	Density
11	Crataegus monogyna 'Stricta'	Hawthorn 'Stricta'	Heavy Standard Clear Stem 175-200 .5 brks :3x BR	Counted
3	Malus 'Golden Hornet'	Crab Apple 'Golden Hornet'	Selected Standard Clear Stem 175-200 .4 brks :2x BR	Counted
7	Pinus sylvestris	Scots pine	- 110Q : 2.0 - 2.5m high	Counted
7	Sorbus aucuparia	Rowan	Heavy Standard Clear Stem 175-200 .5 brks :3x BR	Counted
Shrubs				
Number	Species	Common Name	Specification	Density
531	Berberis thunbergii 'Atropurpurea'	Purple-leaf Japanese Barberry	4/m²	
355	Cistus x obtusifolius 'Thrive'	Rock Rose	4/m²	
355	Dievilla splendens 'Honey Surprise'	Bush Honeysuckle	4/m²	
531	Escallonia 'Glowing Embers'	Escallonia	4/m²	
531	Euonymus fortunei 'Emerald 'n' Gold'	Euonymus 'Emerald 'n' Gold'	4/m²	
531	Ilex aquifolium	Common Holly	4/m²	
1134	Pachysandra terminalis	Japanese Spurge	cg	5/m²
594	Pachysandra terminalis	Japanese Spurge	C	4/m²
355	Potentilla fruticosa 'Bella Bianca'	Shrubby Cinquefoil	4/m²	
355	Potentilla fruticosa 'Bella Lindsey'	Shrubby Cinquefoil	4/m²	
594	Sarcococca hookerana	Sweet Box	C	4/m²
567	Vinca major	Greater Periwinkle	cg	5/m²
567	Vinca minor 'Alba'	White Periwinkle	cg	5/m²
Herbaceous				
Number	Species	Common Name	Specification	Density
755	Ajuga reptans 'Catlin's Giant'	Bugle 'Catlin's Giant'	5/m²	
755	Helleborus niger 'Harvington Hybrids'	Bugle 'Catlin's Giant'	5/m²	
Climbers				
Number	Species	Common Name	Specification	Density
1188	Hedera helix 'Green Ripple'	Ivy 'Green Ripple'	Several Shoots 4/m²	
Conifers				
Number	Species	Common Name	Specification	Density
11	Pinus parviflora	Japanese White Pine	Multi stemmed specimen tree :3x	Counted

KEY TO LANDSCAPE DESIGN

To be read in conjunction with drawing number TPI019-LP-002

- Existing Tree Retained
- Existing Tree Group Retained
- Pruning Requirements for Existing Tree Planting Within Railway Easement
- Proposed Tree Protective Fencing To BS5837:2012
- Proposed Bitmac to Vehicular Areas
- Proposed Kerb
- Proposed Permeable Block Paving To Parking Bays
- Proposed Block Paving to Pedestrian Areas
- Proposed Weld Mesh Fencing To Site Boundary
- Proposed Weld Mesh Fencing
- Proposed Automated Sliding Gate For Vehicular Access
- Proposed Double Leafed Gate For Pedestrian Access
- Schweger - Bat Box 2F (universal) Building mounted in accordance with manufactures instructions
- Schweger - Woodcrete Nestbox Building mounted in accordance with manufactures instructions
- Proposed Cycle Parking
- Proposed Extra Heavy Standard Trees
- Proposed Shrub Planting
- Proposed Ground Cover Planting

FOR CONTINUATION REFER TO DWG TPI019-LP-002

NOTES		DATE	DESCRIPTION
1. This drawing is the copyright of TPI Landscape Design. It must not be copied or reproduced without written consent.		24.01.2022	A) Building revised and of railway easement
2. This drawing is to be read as part of a full Landscape Design Package in conjunction with all the relevant surveys alongside the Architectural and Engineering drawings.		24.01.2022	B) Additional tree planting to meet rate of 21 replacement planting
3. All dimensions are given in metres unless otherwise stated.		19.02.2022	C) Species selection and position of 100% tree planting
4. All contractors must read the site and be responsible for taking and checking all dimensions, services and setting out related to the works shown on this drawing.		19.02.2022	D) Car park layout updated
5. All coordinates are given in decimal degrees unless otherwise stated.			
6. All setting out points are to be verified on site and any discrepancies should be clarified by the Landscape Architect.			
7. Nothing is to be taken as a technical representation of future intentions, contractors are to follow the line of dimension specified on drawings. Where no line of dimension is given, contractors to correct Landscape Architect's drawing.			
8. All levels should be checked on site and conflicts reported to the design office.			

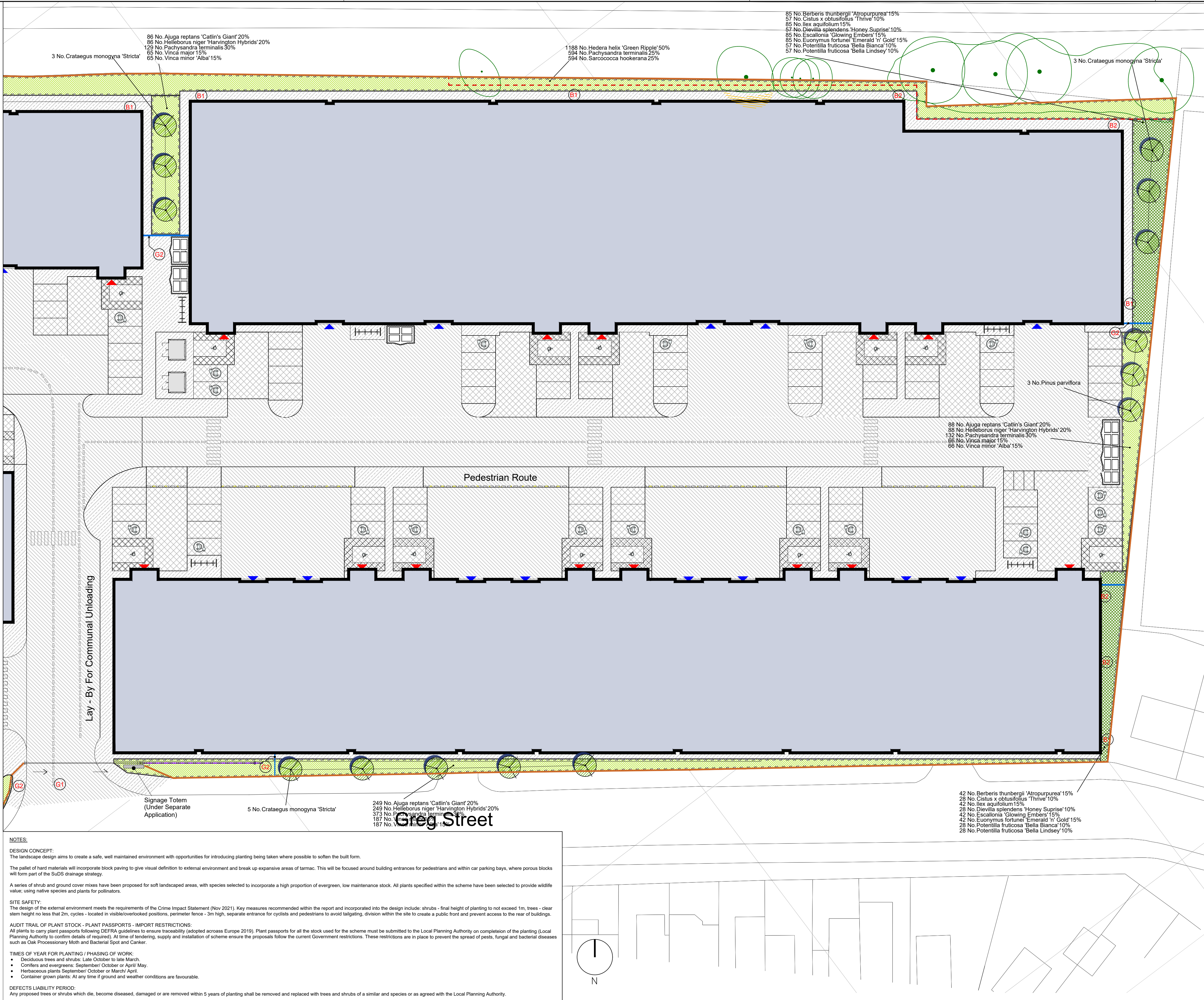


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C4 Projects		
Project: Former Vauxhall Industrial Estate		
Drawing Title: Hard & Soft Landscape Design Proposals (Sheet 1 of 2)	Drawn By: HC	Date: 07.12.21
Scale: 1:200 @ A0	Drawing No: TPI019-LP-001	Revision: D



FOR CONTINUATION REFER TO DWG TP001-LP-001



#### NOTES:

##### DESIGN CONCEPT:

The landscape design aims to create a safe, well maintained environment with opportunities for introducing planting being taken where possible to soften the built form.

The pallet of hard materials will incorporate block paving to give visual definition to external environment and break up expansive areas of tarmac. This will be focused around building entrances for pedestrians and within car parking bays, where porous blocks will form part of the SuDS drainage strategy.

A series of shrub and ground cover mixes have been proposed for soft landscaped areas, with species selected to incorporate a high proportion of evergreen, low maintenance stock. All plants specified within the scheme have been selected to provide wildlife value, using native species and plants for pollinators.

##### SITE SAFETY:

The design of the external environment meets the requirements of the Crime Impact Statement (Nov 2021). Key measures recommended within the report and incorporated into the design include: shrubs - final height of planting to not exceed 1m, trees - clear stem height no less than 2m, cycles - located in visible/overlooked positions, perimeter fence - 3m high, separate entrance for cyclists and pedestrians to avoid tailgating, division within the site to create a public front and prevent access to the rear of buildings.

##### AUDIT TRAIL OF PLANT STOCK - PLANT PASSPORTS - IMPORT RESTRICTIONS:

All plants to carry plant passports following DEFRA guidelines to ensure traceability (adopted across Europe 2019). Plant passports for all the stock used for the scheme must be submitted to the Local Planning Authority on completion of the planting (Local Planning Authority to confirm details of required). At time of tendering, supply and installation of scheme ensure the proposals follow the current Government restrictions. These restrictions are in place to prevent the spread of pests, fungal and bacterial diseases such as Oak Processionary Moth and Bacterial Spot and Canker.

##### TIMES OF YEAR FOR PLANTING / PHASING OF WORK:

- Deciduous trees and shrubs: Late October to late March.
- Conifers and evergreens: September/ October or April/ May.
- Herbaceous plants September/ October or March/ April.
- Container grown plants: At any time if ground and weather conditions are favourable.

##### DEFECTS LIABILITY PERIOD:

Any proposed trees or shrubs which die, become diseased, damaged or are removed within 5 years of planting shall be removed and replaced with trees and shrubs of a similar and species or as agreed with the Local Planning Authority.

#### KEY TO LANDSCAPE DESIGN

To be read in conjunction with drawing number TP019-LP-001

- Existing Tree Retained
- Existing Tree Group Retained  
Tree works to be carried out in accordance with the recommendations of the Arboricultural Impact Assessment
- Pruning Requirements for Existing Tree Planting Within Railway Easement  
Existing tree planting with assessment pruned back in accordance with Arboricultural Impact Assessment recommendations
- Proposed Tree Protective Fencing To BS5837:2012  
Standard timber fencing panels secured to vertical scaffold pole 0.6m in ground  
Erected prior to construction works commencing, for the duration of the works
- Proposed Bitmac to Vehicular Areas To engineers specification
- Proposed Kerb  
K1-full height kerb, K2-dropper kerb (L or R as required), K3-drop kerb  
• Supplier - Tobermore  
• Product - Fusion Granite Aggregate, Colour - Silver, Size - 225 x 125 x 915mm.
- Proposed Permeable Block Paving To Parking Bays  
• Product - Hydropave Fusion, Colour - Mid Grey, Size - 240 x 120 x 80mm  
• Laying pattern - Stretcher bond; around the perimeter of the paving lay 200mm wide band (single row of blocks 240 x 120mm set end on)  
• Edge - Fusion kerb laid flush against flush against transition with tarmac  
• Sub-base - Infiltration system in accordance with BS 7533-13:2009 and engineers details
- Proposed Block Paving to Pedestrian Areas  
• Supplier - Tobermore  
• Product - Fusion Block Paving, Colours (mixed) Silver, Mid-grey, Graphite  
• Size - 300 x 200 x 60mm  
• Laying pattern - Stretcher bond
- Proposed Weld Mesh Fencing To Site Boundary  
• Supplier - Jacksons Fencing  
• Product - Euroguard Regular Weldmesh Fence  
• Height - Combined panels to form overall height of 3m  
• Finish - Hot dip galvanised to BS EN 1461 and powder coated in black RAL 9005  
• Installation - In accordance with manufacturers instructions incorporating metal posts overall length set into concrete foundations in accordance with manufacturers instructions
- Proposed Weld Mesh Fencing  
• Supplier - Jacksons Fencing  
• Product - Euroguard Regular Weldmesh Fencing  
• Height - 2m  
• Finish - Hot dip galvanised to BS EN 1461 and powder coated in black RAL 9005  
• Installation - In accordance with manufacturers instructions incorporating base plate fixings with additional wall mounted fixings adjacent to buildings
- Proposed Automated Sliding Gate For Vehicular Access  
• Supplier - Jackson Fencing  
• Product - Euroguard Mesh Sliding Gate  
• Finish - Hot dip galvanised to BS EN 1461 and powder coated in black RAL 9005
- Proposed Double Leafed Gate For Pedestrian Access  
• Supplier - Jackson Fencing  
• Product - Euroguard Mesh Sliding Gate  
• Finish - Hot dip galvanised to BS EN 1461 and powder coated in black RAL 9005
- Schwegler - Bat Box 2F (universal)  
Building mounted in accordance with manufactures instructions
- Schwegler - Woodcrete Nestbox  
Building mounted in accordance with manufactures instructions
- Proposed Cycle Parking
- Proposed Extra Heavy Standard Trees  
Preparation: Excavate pits for tree planting avoiding all services and drainage installed (adjust positions if nec.).  
Outline specification for tree planting:
  - Backfill tree pits with topsoil / soil conditioner/fertilizer mix
  - Tree pit sizes - at least 250mm deeper and 600 mm wider than the root ball
  - All tree planting to include:
    - Support - Double short stake (all trees)
    - Irrigation & ventilation - Irrigation & aeration pipe around root ball system appropriate to tree girth (Manufacturer GreenBlue Urban)
    - Top surface - Mulch as proposed planting bed
    - Tree pit drainage layer at base of tree pit - include drainage layer - 200mm depth free-draining gravel layer to bottom of pit covered by geo-textile membrane. All tree pits drainage to be tested before planting
- Proposed Shrub Planting
  - Including specimen shrubs, shrub planting and native tree / shrub planting
  - Prepare planting bed - cultivate beds, removing all existing roots / rubbish / weeds to a depth of 450mm soil. Add organic matter and topsoil as necessary to achieve final depth
  - Planting beds mulch - all planting beds to have an approx. 50mm depth layer of ornamental bark mulch (Supplier: Scotsbark UK; Product: Ornamental Bark Chips 12-35mm)
  - Setting out - Where there is more than one species per planting block, ensure that the ground cover species are planted in swathes towards the front of the bed. The dominant species listed should be the main ground cover and the secondary species should be spread through this in random groups of 3-5 plants
- Proposed Ground Cover Planting
  - Prepare planting bed - cultivate beds, removing all existing roots / rubbish / weeds to a depth of 300mm soil. Add organic matter and topsoil as necessary to achieve final depth
  - Planting beds mulch - all planting beds to have an approx. 50mm depth layer of ornamental bark mulch (Supplier: Scotsbark UK; Product: Ornamental Bark Chips 12-35mm)
  - Setting out - Where there is more than one species per planting block, ensure that the ground cover species are planted in swathes towards the front of the bed. The dominant species listed should be the main ground cover and the secondary species should be spread through this in random groups of 3-5 plants

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• This drawing is to be used as part of a full Landscape Design Package in conjunction with all the relevant surveys alongside the Architectural and Engineering drawings.		
• Any ground dimensions are taken from this drawing. Dimensions should not be used from the drawing, as a guide only. The drawing is not to be used for any other purpose.		
• All dimensions are to be taken from the drawing.		
• All contractors must visit the site and be responsible for taking and checking all dimensions, services and setting out related to the works shown on this drawing.		
• All coordinates are with Ordnance Survey points to enable any surveying to be carried out on the site.		
• All setting out points are to be verified on site and any dimensions should be verified by the Landscape Architect.		
• Nothing is to be taken as a technical recommendation of any other matters. Contractors are to follow the line of direction specified on drawings. Where no line of direction is given, contractors to correct. Contractors to correct. Contractors to correct.		
• All levels should be checked on site and conflicts reported to the design office.		

REVISIONS	DATE	BY
A) Buildings moved out of railway easement	24.01.2022	HC
B) Additional tree planting to meet rate of 2:1 replacement planting	26.01.2022	HC
C) Species selection and position of 100:1 tree boxes	11.03.2022	HC
D) Car park layout updated	30.06.2022	HC



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Client:	C4 Projects		
Project:	Former Vauxhall Industrial Estate		
Drawing Title:	Hard & Soft Landscape Design Proposals (Sheet 2 of 2)	Drawn By:	HC
Date:	07.12.21	Drawn:	D
Scale:	1:200 @ A0	Drawing No:	TP019 - LP - 002