

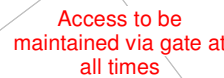


INFORMATION

Unpaid Identification

Application by window: add up...

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



1 : 500

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Site areas are subject to change to suit confirmed land title plans ,topographic survey data and any site related constraints.

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 Warehouse Area

 Ground Floor Office Area

Unit 1B BF GIA	120.00 m ²	1,292 ft ²
Unit 1B GF GIA	835.63 m ²	8,995 ft ²
	955.63 m ²	10,286 ft ²
	2,071.25 m ²	22,295 ft ²

Unit 2B GF GIA	522.50 m²	5,624 ft²
Unit 2B FF GIA	188.87 m²	2,033 ft²
	711.37 m²	7,657 ft²

Unit 3B GF GIA	489.06 m ²	5,264 ft ²
Unit 3B FF GIA	185.20 m ²	1,993 ft ²
	674.26 m ²	7,258 ft ²

Unit 4B GF GIA	752.88 m ²	8,104 ft ²
Unit 4B FF GIA	191.00 m ²	2,056 ft ²
	943.88 m ²	10,160 ft ²

Unit 5B GF GIA	385.88 m ²	4,154 ft ²
Unit 5B FF GIA	125.25 m ²	1,348 ft ²
	511.13 m ²	5,502 ft ²

Unit 6B GF GIA	238.13 m ²	2,563 ft ²
Unit 6B FF GIA	126.25 m ²	1,359 ft ²
	364.37 m ²	3,922 ft ²
	728.74 m ²	7,844 ft ²

Electric Charge Car Parking Bay	7
	28
Unit 2	
Accessible Parking Bay	6

Figure 1. The effect of the number of trials on the number of correct responses.



WUKPG

Project
Vauxhall Industrail Estate
Stockport

Site Plan as Proposed

S2 SUITABLE FOR INFORMATION

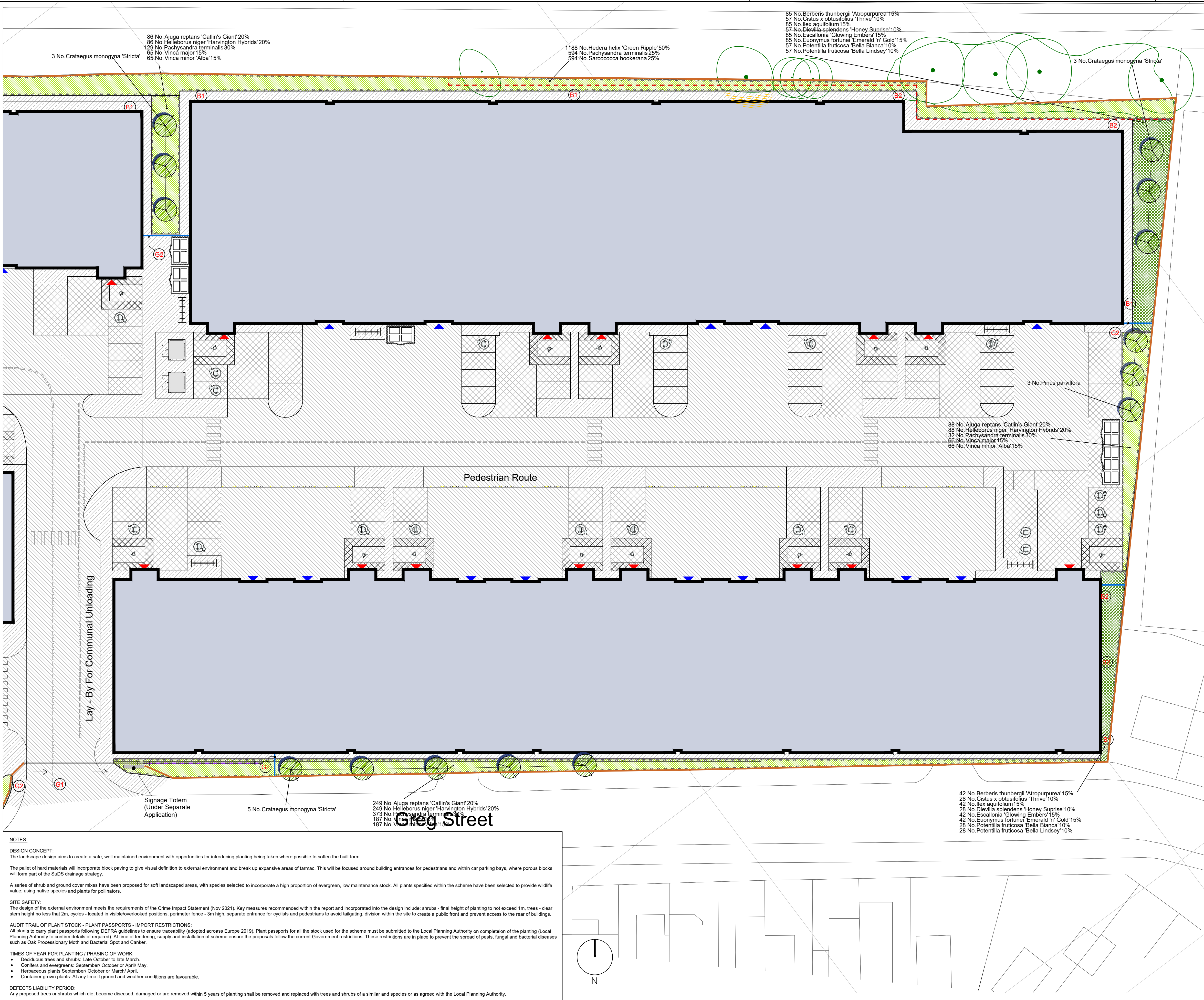
Drawn by	BC	Created	July 21
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C4 Job no. **21093** Scale As indicated @ A1

Drg no.	Rev
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21093-C4P-AV-ZZ-DR-A-0501	P21
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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

NOTES:	DATE	BY
• This drawing is the copyright of TPI Landscape Design. It must not be copied or reproduced without written consent.		
• 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 person. 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)
Drawing No:	TP019 - LP - 002
Drawn By:	HC
Date:	07.12.21
Scale:	1:200 @ A0
Revision:	D