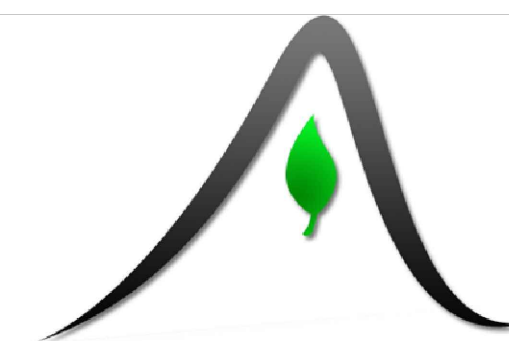


REFER TO DRAWINGS AND  
DOCUMENTS PREPARED BY  
TRANSPORT INSIGHTS FOR DETAILS  
ON SIGHTLINES AT PROPOSED  
DEVELOPMENT ENTRANCE



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<p><b>HARD LANDSCAPE MATERIALS - OUTLINE SPECIFICATION KEY</b></p> <p>Levels, site entrance, boundaries, road crossings and associated tactile levels, paving bedding + sub-bases, geotextiles etc to engineers' and architects' design detail and specification. 18-month long landscape maintenance and LA-confirmed Defects Liability Period required post-Practical Completion</p>	<p><b>ACCESS ROAD - NATURAL STONE KERBS + CROSSINGS</b></p> <p>Natural stone 300x250mm kerbs, bull-nosed with radiused corner to exposed edge, with medium bush-hammered finish. Flame-treated tactile paving warning crossings and medium pineapple/hammered 'tumble strip' setts to pedestrian crossings and at junctions. Provide kerb-cuts to allow asphalt surfacing to drain to planting. CE-marked.</p>	<p><b>VEHICULAR CARRIAGEWAY - ASPHALT</b></p> <p>asphalt or tarmac surfaceway</p> <p><b>BRIDGES OVER WATERCOURSES/DRAINS</b> 'Solo Bridge' by Streetline NL with FSC hardwood posts and Cor-Ten steel floor plate, stainless steel handrails.</p>	<p><b>CYCLE SHELTERS WITH GREEN ROOFS (8 SPACES EACH)</b></p> <p>'6x Bike Shelter' (1 no. 'Eco' + 5 no. 'Solo' cycle stands, 8 no. parking spaces each shelter) by Green Roof Cycle Shelters or Eco, 3.70x2.25x2.00x2.78m LxHxWxD with green roof substrate, planting, external wildlife panels for solitary bees, leavedwings, and bird nesting boxes. Cycle shelters with built-in locking bars and timber cladding to 3 elevations, open to front.</p>
<p><b>PAVING - INSITU CONCRETE</b></p> <p>In-situ concrete with exposed aggregate finish with slip-form straight edge treatment or kerb to engineer's design detail and specification. Joints at approx 3.00m centres. Concrete with Ecocom, GGBS and local rounded aggregates.</p>	<p><b>KERBS - IN-SITU CONCRETE</b></p> <p>Slip-form concrete kerb detailed with 'kerb-cut' details to allow asphalt road surfacing to drain excess surface water into adjacent planter beds or landscaping</p>	<p><b>LOCATION OF SCULPTURE</b></p> <p>Graphic denotes suggested location for contemporary art sculpture at focal areas throughout the proposed development to assist way-finding</p>	<p><b>CYCLE SHELTERS WITH GREEN ROOFS (6 SPACES EACH)</b></p> <p>'6x Bike Shelter' (3 no. Sheffield-style cycle stands, 6 no. parking spaces per shelter) by Green Roof Cycle Shelters, 2.15m H, 2.77m W, 2.07 D with green roof substrate, planting, external wildlife panels for solitary bees, leavedwings, and bird nesting boxes. Cycle shelters with built-in locking bars and timber cladding to 3 sides.</p>
<p><b>STEPPED PERMEABLE LINKS IN LANDSCAPE</b></p> <p>locally sourced golden granite steps with tactile warning surfaces to top and bottom of flights, with wooden handrails on corsten steel uprights</p>	<p><b>CAR-PARKING PAVING - PERMEABLE</b></p> <p>pre-cast paving 'Newgrange Climate-Pave' 200x100mm 80mm depth paving sett by Kilsaran in shot-blast square-edged 'Black Granite' finish, edged with flush-finished 'Tara' pre-cast kerb by Kilsaran in 'Silver Granite' finish to delineate individual spaces.</p>	<p><b>SPECIALIST GROUND PROTECTION (TREES)</b></p> <p>Approximate extent of specialist ground protection, of 'no-dig' cellular permeable construction, to support retention of existing trees, suitable for trafficking by wheelchairs. 'Cellweb TRP' plastic cellular confinement system on 'Treecot' geotextile by Geocenthetics laid on existing grade or sub-grade as required to appropriate depth (vehicular 150-200mm or pedestrian 100mm), installed with permeable paving on top of layer. CE-marked 'no-dig' surfacing to comply with BS:5837.</p>	<p><b>BIN DOCKS WITH GREEN ROOFS (TO DWELLINGS)</b> 'Bin Dock' by Green Roof Cycle Shelters, with aluminium roof + end-frames polyester powder-coated (painted 'top coat' 'Spring Forest Green'), polyethylene floor tray liner for green roof (=200kg). Larch post with solitary bee nesting holes; SS cables for climbing plants; slatted sparse (wood/FSC certified) panels for ferns. Dimensions 2.01Lx0.83Dx1.3Hm to fit 3 no. 140L or 240L bins. Brass rainwater outlets and aluminium handrails.</p>
<p><b>DRAINAGE STRIP TO BASE OF ELEVATIONS</b></p> <p>500mm width, 300mm depth layer of 10-20mm diameter washed and graded pebble laid on permeable 500mm strip of 'T1000' geotextile by Terram at base of building elevations or walls, edged with pressure-treated softwood</p>	<p><b>PERMEABLE FOOTPATHS + DWELLING FRONT ENTRANCES</b></p> <p>Pre-cast concrete paving 'Clima-Pave Kilsaran' 4-size mix 70mm depth square edge paving sett by Kilsaran in 'Ground Finish' by Kilsaran, edged with L-shaped aluminium edging trim on C20P Concrete grade 200x300mm.</p>	<p><b>STREET FURNITURE - INDICATIVE FEATURE LIGHTING LAYOUT</b></p> <p>'TR' tapered lighting masts by Escofet, in 5mm thick Corten steel finish to act as focal elements in the amenity open space (in varying heights 5.0, 7.0, 9.0m), with LED light projectors. Residentsia City Elements' lighting posts and bollards provided to 3.0m width paths. 'Reclaim L, M + S' by Escofet used elsewhere. 'Rough Ready' bollards by Streetline NL to create access. Lighting layout to M+E's design to meet 'CIBSE'.</p>	<p><b>BIN STORES WITH GREEN ROOFS (TO APARTMENTS)</b> Free-standing bin shelters, 2.15m H to fit 6 no. 240L or 1100L Euro-bins as tidy collection points for refuse or recycled materials. Flank walls composed of wildlife habitats using recycled materials. 4 no. nesting hole sets for a broad variety of solitary bees (dead-cuts, mason, carder, masked) and bird nesting boxes. Nectar-rich plants on the green roof.</p>
<p><b>PERMEABLE PAVING - HARD-BINDING GOLDEN GRAVEL</b></p> <p>Golden-coloured hard-binding gravel/bed of locally sourced aggregates, e.g. 'Ballylusk' or equivalent approved. Edged with 102x76 L-shaped aluminium edging trim on continuous 200x300mm concrete haunch or pressure-treated softwood edging in areas of cell-web paving as designated by consulting arborist.</p>	<p><b>DWELLING PATIOS</b></p> <p>Pre-cast concrete paving 5-size mix 80mm depth 'Pembroke' flags by Kilsaran in 'Silver Granite' colour and ground finish to dwelling front and rear patios, edged with L-shaped aluminium edging 'Solo' 200x300mm concrete recess</p>	<p><b>SOAK GATHERING SPACE - LARGE FORMAT 'STEPPING STONES'</b></p> <p>200x150mm pre-cast concrete granite aggregate kerbs laid flush with paving/lawn surfacing to create stepping stone paths through landscape</p>	<p><b>SENSORY EQUIPMENT - AMENITY OPEN SPACES</b> Durable vandal-proof equipment to provide sensory stimulation to users of all ages and abilities and create focal elements in open spaces.</p>
<p><b>PERMEABLE PAVING - HOME ZONE</b></p> <p>Permeable paving of sharp-edge pre-cast concrete granite aggregate 120mm depth setts 'Clima-Pave Grangemargra' by Kilsaran in Ground Finish, with golden granite kerbs, tactile paving and crossing details</p>	<p><b>PERMEABLE IMPACT ATTENUATING PLANT SAFETY SURFACING</b></p> <p>Well-graded, chunky pine bark-based stone materials impact attenuating safety surfacing on free-draining sub-base. Duff and fines removed. Nominal particle size 30-40mm, e.g. '10/50' paving bark by Melcourt or equivalent approved, tested and certified in accordance with EN 1177 to 3.00m CFH to 400mm settled depth on free-draining sub-base and geotextile to engineer's design detail and specification.</p>	<p><b>STREET FURNITURE - BENCHES + SEATS</b></p> <p>'Dreier' seats and benches by Streetline NL in standard lengths of 2.0m and 3.0m with galvanneal steel finish supports (finished with a double layer powder coating), provided with 1.8m length back-rests to 2.0m seats with a variety of L1 (300mm depth) + L2 (620mm) slat widths. 'Dreier' picnic sets in 2.00m lengths with table depth of 620mm (2 beams). Recycled 100% hardwood for these streetscape elements.</p>	<p><b>PLAY EQUIPMENT - AMENITY OPEN SPACES</b> Larch with steel feet wooden play equipment selected to provide play opportunities for children of all abilities, designed, manufactured and installed to EN1176 and EN 1177. Specialist foundations to river park play features to engineer's design detail and specification.</p>
<p><b>PERMEABLE PAVING - GRASSCOTE (COMMUNAL AMENITY)</b></p> <p>'Redes' by Escofet vibro-moulded reinforced concrete cast stone grid paving in 100mm depth 600x600mm format, with 60% of surface area 'hard' and 40% formed by openings filled with a modified topsoil mix. Lay on 40-60mm depth bed of compacted sand on levelled P1 95% compacted soil (UNE 103:501-1:84) on permeable sub-base, and seed or turf with amenity grass species suitable for amenity play</p>	<p><b>PERMEABLE IMPACT ATTENUATING SURFACING (PLAY SAND)</b></p> <p>400mm depth washed and screened silica safety surfacing play sand suitable for children's play on free-draining sub-base, edged with earthen bund, tested and certified in accordance with EN 1177 to appropriate CFHs.</p>	<p><b>ROUGH AND READY SEATS</b> in curved arcs by Streetline NL in weathering steel finish, an 'Rough and Ready' seat and backrest</p>	<p><b>FITNESS EQUIPMENT - WALKING ROUTES</b> Larch with steel feet wooden 'fitness' equipment selected to provide fitness play opportunities for children, manufactured and installed to EN1176 and EN 1177.</p>
<p><b>ROUNDED BOLLARDS</b> Rounded 0.70-1.50m Ø glacial granite erratic boulders with either chamfered smooth edges or rounded/shaped ends. 300-400mm into landscape finish to act as informal seating/anti-filled bird traps. Sharp edges deburred.</p>	<p><b>PERMEABLE IMPACT ATTENUATING SURFACING (GRAVEL)</b></p> <p>Washed and screened loose impact attenuating pea gravel surfacing suitable for children's play to EN 1177 on free-draining sub-base and edged with earthen bund, tested and certified in accordance with EN 1177 to appropriate CFHs.</p>	<p><b>CONCRETE FIRE PIT</b></p> <p>1800mm diameter 'Fire Pit' in sand-pit, edged in board-marked in-situ concrete, containing a fire-pit for oil/gel fuel or a communal barbecue</p>	<p><b>ALL-WEATHER SHELTER</b> Larch all-weather shelter meeting house with shingle roof and 4 integrated benches (4.00x4.00m plan dimensions, 2.20m ht eaves and 3.25m ht roof, to provide a space suitable for community gatherings.</p>