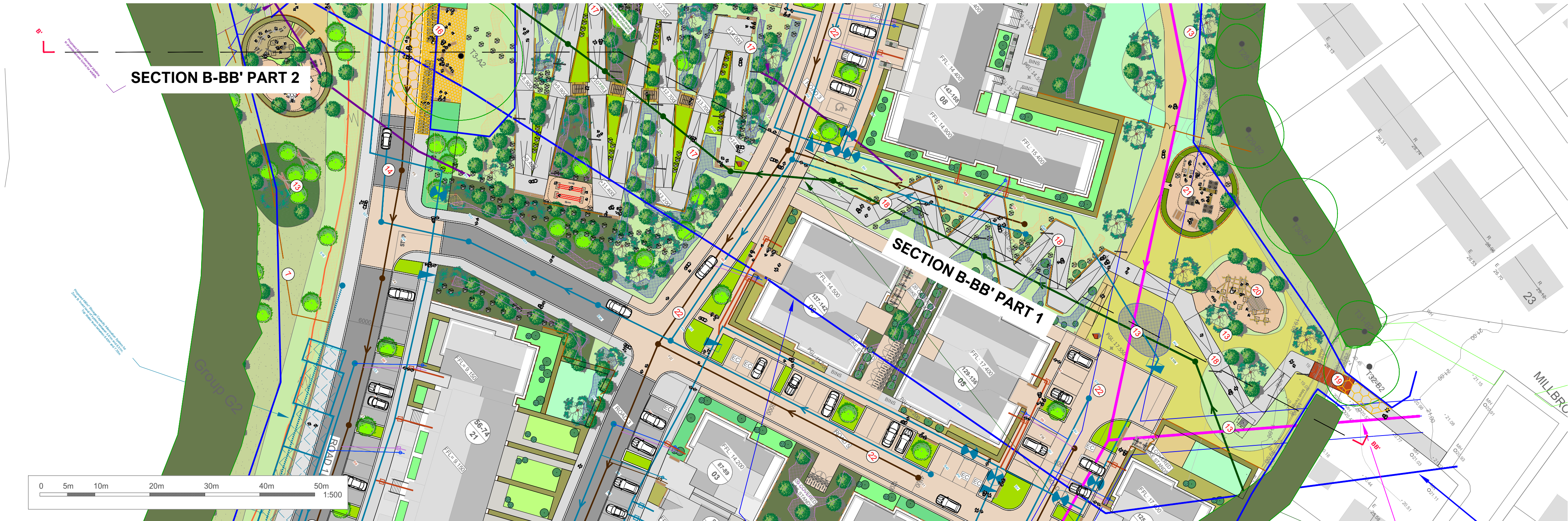




SECTION B-BB' PART 1 SCALE 1:200@A1



SECTION B-BB' PART 2 SCALE 1:200@A1



PLAN REFERENCE: SECTION B-BB' PARTS 1 + 2 SCALE 1:500@A1

LANDSCAPE - NUMBERED KEY TO SECTION B-BB'

- This landscape section has been overlaid on Section 8-8, looking west, by BDA Architects
 - Landscape proposals are illustrated at Year 1, i.e. 'implementation' and are pre-establishment and maturity.
- Existing tree T32-B2 in consulting arborist's survey (to be retained and protected by Tree Protection Measures during the works) shown in elevation. This tree is categorised as a mature *Quercus robur* Common Oak, 12.00m ht, in 'Fair' condition, on the edge of the boundary field ditch.
 - Existing linear group of trees and bushes following the field ditch along the north-eastern boundary 'Group G1' (to be retained and protected by tree protection measures during the works), varying between 3.00-14.00m ht and comprising species such as Oak, Ash, Alder, Willow, Hawthorn, Blackthorn, Elder and Holly).
 - Location of temporary fencing (Tree Protection Measures) as designated by consulting arborist to protect the existing retained vegetation during the works. Hand-dig only excavations works to occur in this area; existing levels to be maintained
 - Gently-sloped universally accessible 3.00m width shared cycle and pedestrian path connecting from Home Zone area to the south to the existing open space in the adjacent Millbrook Housing estate to the north-east. Path to be surfaced in hard-wearing in-situ concrete, treated with an exposed aggregate retarder or with a brush-finish applied to reduce slip. This gently-sloped winding approach has been graded at 1:21.5 for 8.0m lengths, rising 400mm height between landings
 - Loop path through site for fitness and well-being, paved in golden gravel, linking through the amenity open recreation spaces along the existing hedgerow and watercourse forming the site boundary with Millbrook
 - Senior Children's Play Area - 'Adventure' playspace of larch climbing structure for older children 134m², surrounded by long-growing grass
 - Junior Children's Play Area - 'Home' playspace of larch play equipment for younger children 132m², enclosed with a native species hedge and a chestnut pale fence and gate
 - The planting surrounding the winding path has a distinctive and naturalistic character, with a mix of native and exotic trees and plants to make the space richer and more varied - and help the landscape become more resilient and adaptable to future climate change. A mix of hawthorns, sloes, lilacs etc where services permit will create a lively and attractive space to support insects, bees and butterflies, squirrels, bats and rabbits.
 - Wildlife tunnel to engineer's design detail and specification to be provided under the Home Zone street, 0.60m diameter, to support nocturnal commuting wildlife
 - Green-roofed cycle shelters with wildlife panels and bird nesting box
 - Stepped and gently-sloped 3.00m width access route from Millbrook/Home Zone street to provide universal access to the riverside amenity; new pedestrian link surfaced in in-situ concrete treated with an exposed aggregate retarder, natural stone steps, hardwood seats at regular resting points, and playable short-cuts to continue the 'Play Along The Way' theme through the site. Landscaped with shrubs, trees, bulb drifts and ornamental planting, and seeded with conservation grass/wildflower seed mixes appropriate to the site conditions for aesthetic and wildlife reasons. Planted areas suitable for locating bat and bird boxes, insect hotels etc.
 - Gathering Space around retained T3, Common Oak *Quercus robur* surfaced in 'no-dig' paving and provided with seats, benches and picnic sets
 - Existing tree T3-A2 in consulting arborist's survey (to be retained and protected by Tree Protection Measures during the works) shown in elevation. This tree is categorised as a large mature specimen tree *Quercus robur* Common Oak, 21.00m ht, in 'Good' condition. Existing levels have been retained in this area and 'no-dig' permeable paving specified in order to retain this tree at the heart of the scheme.
 - Southern Boulevard Avenue landscape with 'no dig' permeable paving and raised table near the mature Oak tree, to provide a pedestrian and cyclist priority treatment at this junction with the road
 - 3.00m width boulevard pathway paved in permeable paving and fenced with combination wood and steel 'T-40' road safety guardrail by Tertu to park-side.
 - Landscape levels graded down at steepest gradient 1:3 down to the riverside amenity open space. Area landscaped with wildflower meadow and new tree planting
 - Junior Children's playspace 'The Mill' 236m² enclosed with chestnut fence and hedging and provided with larch play equipment including a sailing ship, a toddler parkour route with play barrels and a sand/water elemental play feature to echo the old mill workings downstream
 - Designated 'Middle Zone' as per IFI guidelines of between 15.00-30.00m width, to provide distance between upland development and the 'streamside zone'. The area has been landscaped as managed woodland and meadows with amenity open space.
 - Designated 'Streamside Zone', min. 10.00m width as per IFI guidelines, to protect the immediate riparian zone and the physical integrity of the watercourse. Within a min. 5.00m distance of the stream, the riparian buffer zone must be retained and protected to support natural regeneration of native wetland scrub. This area is fenced-off in the landscape proposals with a chestnut pale and post fence
 - Narrow riparian woodland strip along the sloping riverbank area 'Group G2' (to be retained and protected by tree protection measures during the works), varying between 3.00-14.00m ht and comprising species such as Alder, Willow, Ash, Hawthorn, Blackthorn and Elder).



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JOB NO. 20_174	STAGE PLANNING	
DRAWING SITE SECTION B-BB' WITH LANDSCAPE PROPOSALS ILLUSTRATED (BASED ON BDA SITE SECTION 08)		
DRAWING NO. 20_174-PD-015	FIRST ISSUED 15.09.2021	
DRAWN BY J COUGHLAN MILI	CHECKED COLM KENNY MILI	DATE 11.10.2021
STATUS: PLANNING	SCALE 1:200, 1:500 @ A1	REVISION A
<small>NOTES: All dimensions are in millimeters unless otherwise stated and shall be checked and confirmed by the contractor on site. Any discrepancies shall be immediately reported to the landscape architect. Work to be figured dimensions only. Do not scale from drawing. Do Not Scale. Use Figured Dimensions Only. Not for Construction Purposes unless Specifically Marked. © THIS DRAWING IS COPYRIGHT OF LANDSCAPE DESIGN SERVICES</small>		