existing palisade fence on base wall

Land reserved for future link to Venture Point

+31.57

31.76

+33.21 kerb / gravel

+31.32

+31.45

+31.44

staff

12

Service Area

FE

+31.22 kerb / gravel

New HV double sustation as replacement to existing

5m wide gates

New Service Access

+31.37

bitmac service road

Service Yard

New service access / junction formed

33.67

12

33.52

concrete

+31.98

8 Cycles

tarmac

pavours

UNIT 2
GIFA 2560 sqm
27,550 sqft

+31.50 FFL

concrete
max 1:50

Base wall with fence above

concrete

staff

2.7m high palisade fence

Garden Centre

Cycles

Parking 252 spaces

+31.36

Existing retaining wall retained and retained

EVANS ROAD

BOOTH HOUSE

El Sub Sta

33.72

gas governo'r relocated

+31.28

2.268 HA
5.604ACRES

+31.30

+31.90

+31.85

UNIT 1
GIFA 2413 sqm
25,973 sqft
+31.60 FFL

+31.40

ENTRANCE

0.187 HA
0.462 ACRES
Parking 30 spaces

31.60+

UNIT 3
GIFA
1,850 sqft

+31.50 FFL

Existing Scottish Power HV substation retained. LV supply taken into unit

NEW ACCESS ROAD

Cycles

external seating

+31.38

+31.20

+31.59

+31.37

Line of existing road

Upgraded road: 2 way, minimum 6m wide

+31.00

Line of existing road

+30.65

Totem signage by separate application

+31.62

+31.716

Shelter

BUS STOP

Existing trees

SPEKE BOULEVARD

Existing

SOFT LANDSCAPE SPECIFICATION:

TREES
2.8m+ Height - well branched on all sides. Prepared rootball for planting now +pot?/ bare root / root wrapped for winter planting. Container 40 litres min. for planting may - october.
in steel grids within hard surfaces

GROUND COVER
300-450mm min height + spread. 3 litre min. pot size for planting all year round, P9 size 300mm x 300mm x 300mm.

SHRUB BEDS
50mm cover of coarse bark, 20 - 40mm grade of chip. 300mm depth of approved topsoil. Decompact subsoil to 500mm leave subsoil 400mm below adjacent kerbs for topsoil / bark.

BARK MULCHING
50mm cover of coarse ornamental bark 20 - 40mm grade of chip. 300mm depth approved subsoil/ small graded hardcore. Decompact formation to 500mm.
Leave subsoil 75mm below adjacent kerbs for bark.

TURF
Existing turfed / tarmacad areas to be removed and replaced with topsoil and turf. Imported topsoil installed max. 300mm deep, fertilised &/prd, which is weed free, must be used. Area to be turfed, profile ground as required in order to achieve desired falls.

MAINTENANCE
12 months maintenance works to be carried out to all the works. Thereafter an obligation to maintain the works to good standards throughout.
Refer to Landscaping Maintenance Schedule.

NOTE: areas shown for soft landscaping are approximate.

HARD LANDSCAPE SPECIFICATION

Soft Landscaping - refer to detailed landscaping proposals

Charcon Appalachian Ground Charcoal pavement, 80mm thick. To be laid in accordance with engineers and manufacturers requirements. No small block cuts around scarifiers, steel rails, or bollards. Infill with coloured grans to match block colour. Block to be laid in stretcher bond. Cycle hoops to be fixed into concrete foundations prior to laying the block.

Marshalls Priora Porous block pavours (brindle), laid in stretcher bond in line with proposed parking layout & engineers drainage design. Delineation between bays by white thermoplastic paint.

New tarmacadam to engineers details. All laid to a typical fall not exceeding 2.0%

Concrete service area slab, as per structural engineers specification

Grey flagstone pavours (600x300mm), 1200mm footpaths to be laid in accordance with engineers and manufacturers requirements. No small block cuts around scarifiers, steel rails, or bollards. Infill with coloured grans to match block colour.

Lonicera pileata ground cover as edge to carpark

Tactile slabs at pedestrian crossings.

Car park, service yard and garden centre at max 1 in 50 gradient.

Footpath specification - to engineers details. 30mm HRA with white chippings rolled into the surface at a rate of 750 sqm / tonne.

HB2 125x255mm standard kerbs, CS1 square channel kerb and 50x200mm narrow kerb line.

Stainless Steel Bollards

Stainless Steel Cycle Hoops

REVISIONS:
A 2016/11/25 jpc Carpark layout amended.

Ordnance Survey © Crown Copyright. All rights reserved. License Number 100020449.

Produced with the authority of Ordnance Survey pursuant to section 47 of the Copyrights, Designs and Patents Act 1988. Unless that act provides a relevant exception to copyright the copy must not be copied without the prior permission of the copyright owner. This copy has no evidential status.

0 10 20 30 40 50m

Bracewell Stirling CONSULTING

38 WALKER TERRACE, TILLICOULTRY, FK13 6EF
TEL: 01259 750301 FAX: 01259 752365

5 NESS BANK, INVERNESS, IV2 4SF
TEL: 01463 233760 FAX: 01463 233785

FORMER RAYWARE SITE
SPEKE BOULEVARD, LIVERPOOL
TJ MORRIS LTD

PROPOSED SITE PLAN
(assuming single use of Unit 2 as foodstore)

SCALE	1:250	DATE	2017-01-25	BY	jpc
			PLANNING	DWG SIZE	A1
DWG NO	4098 / AL(0)003-1	REV	-		