

## 3.0 DESIGN

### 3.11 LIGHTING APPROACH



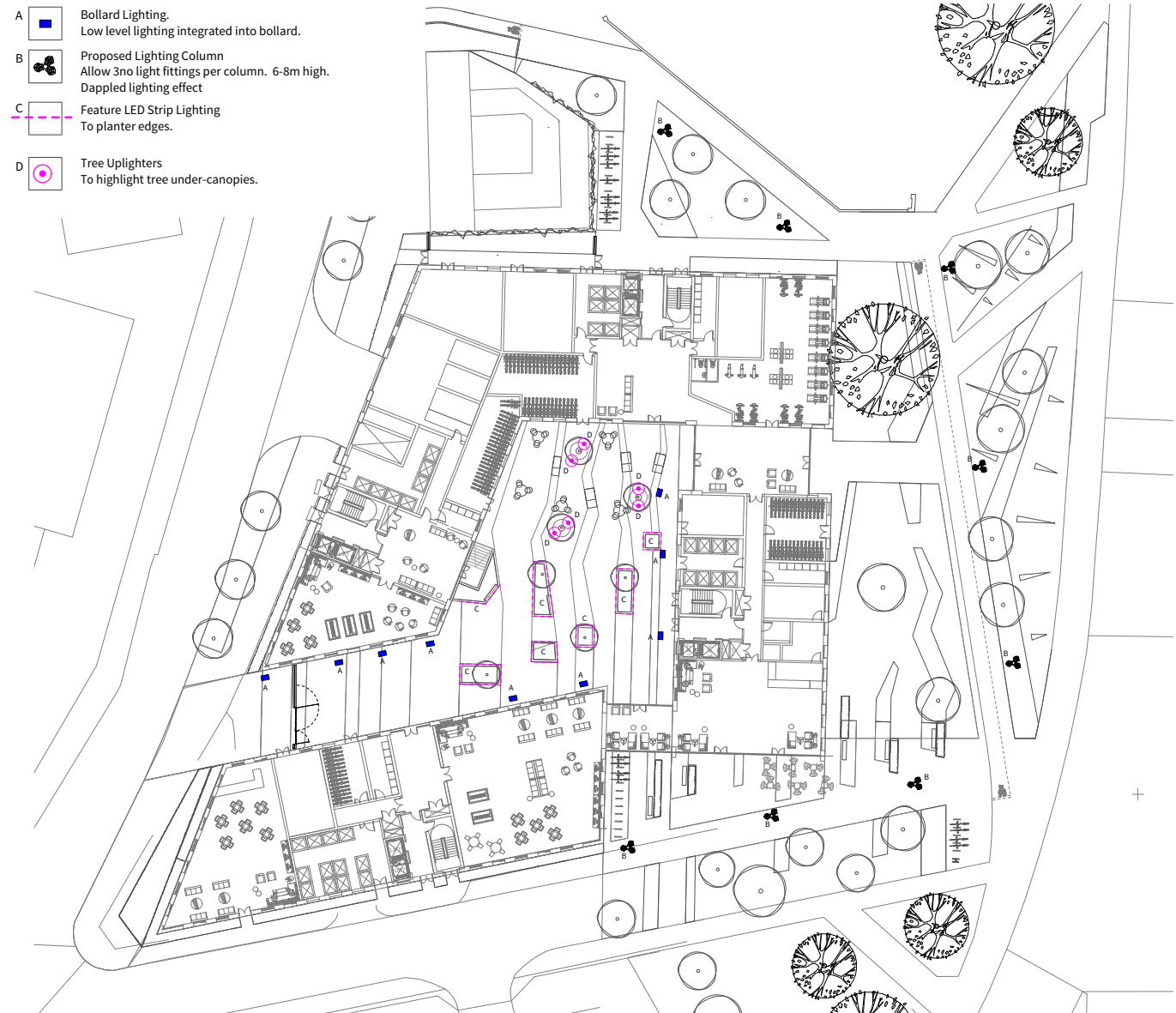
Feature strip uplighting to planter edges



Low level bollard lighting to illuminate the courtyard space pathways



6-8m lighting columns for general site lighting



## 3.0 DESIGN

### 3.12 MANAGEMENT

The proposals include landscape enhancements along Scotland road and Gardners Row. Existing dead dying or diseased trees are to be removed with new healthy tree planting proposed in its place. These landscape works are outside of the client's ownership, however it is intended that they would be undertaken as part of the wider enhancements that the scheme will offer.

Whilst the land would remain within the City's ownership it is proposed that the maintenance of these spaces would fall under the clients management agreement, and the outlined maintenance works would be undertaken to ensure this new public amenity remains.

The aspirations for the linear park will extend further up Scotland road as the future adjacent development begins.



#### New Tree Planting

- a) Maintenance during defects liability period or 5 years after planting whichever is the greater. Operations to include:
  - i) Maintain a 1m weed free ring around the base of each newly planted tree by hand weeding operations.
  - ii) Check stakes and ties for looseness, breaks or decay and adjust, re-fix or replace defective items. Remove stakes and ties when instructed.
  - iii) Application of granular fertiliser (15:15:15).
  - iv) Water as necessary to ensure establishment and continuing health.
  - v) Ensure trees remain firmly bedded after disturbance and re-firm as necessary
  - vi) Remove all dead, dying, damaged and crossed wood
  - vii) Control all pests and diseases as necessary
  - viii) Replace any dead or dying trees planted in year 1.
- b) Replace any dead/ under performing trees planted. Where planting continually fails to establish, undertake investigations to ascertain any underlying cause.
- c) Carry out an annual inspection of all trees and carry out remedial work as necessary
- d) Control all pests and diseases as necessary

#### Formal Hedges

- a) Maintenance during defects liability period or 5 years after planting whichever is the greater. Operations to include:
  - i) Maintain a 1m wide weed free strip to the line of new hedge planting by hand weeding operations
  - ii) Check any support fencing for defects and replace repair where required
  - ii) Application of granular fertiliser (15:15:15).
  - iii) Water as necessary to ensure establishment and continuing health
  - iv) Ensure hedging plants remain firmly bedded after disturbance and re-firm as necessary
  - v) Control all pests and diseases as necessary
  - vi) Replace any dead or dying hedging plants implemented in year 1.
  - vii) Trim to a gentle 'A' form to allow light to reach lower areas. Do not prune out leaders until final height has been reached
- b) Maintain the hedge at a final height of 1.2m. Trimming to a gentle 'A' form as above.
- c) Replace any dead/ under performing plants. Where planting continually

fails to establish, undertake investigations to ascertain any underlying cause.

- d) Control all pests and diseases as necessary

#### Ornamental Planting

- a) Maintenance during defects liability period or 5 years after planting whichever is the greater. Operations to include:
  - i) Maintain all areas in a weed free condition through hand weeding operations. Herbicide applications on instruction only.
  - ii) Application of granular fertiliser (15:15:15).
  - iii) Water as necessary to ensure establishment and continuing health
  - iv) Ensure plants remain firmly bedded after disturbance and re-firm as necessary
  - v) Control all pests and diseases as necessary
  - vi) Replace any dead or dying plants implemented in year 1.
  - vii) Prune early flowering shrubs after flowering
  - viii) Prune late flowering shrubs before new growth
  - ix) Prune evergreen shrubs
  - x) Prune herbaceous perennials as required to maintain form and supply supports as needed
- b) Post 5 years maintain as above.
- c) Replace any dead/ under performing plants. Where planting continually fails to establish, undertake investigations to ascertain any underlying cause.

- d) Control all pests and diseases as necessary

#### Amenity Grass

- a) Maintenance during defects liability period or 5 years after planting whichever is the greater. Operations to include:

YEAR 1

Autumn & Spring laying:

  - ii) First cut: Cut to 5 – 7cm
  - iii) Cut weekly during spring and summer seasons – remove arisings
  - iv) Cut fortnightly during Autumn – remove arisings
  - v) Apply spring fertiliser
  - vi) Apply autumn fertiliser
- b) Post 5 years maintain as years 1 – 5
- c) Control undesirable herbaceous and woody material via hand weeding.



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12.0 APPENDIX

12.2 DRAWING SCHEDULE

Schedule of Submitted Drawings

SITE LAYOUTS:

SITE LOCATION PLAN - 1:1250	P14-092-02-02-001
SITE LOCATION PLAN - 1:1250	P14-092-02-02-002

MASTERPLANS:

PROPOSED GROUND FLOOR PLAN	P14-092-02-01-001
PROPOSED TYPICAL FLOOR PLAN	P14-092-02-01-002

PLANS:

BUILDING A - PROPOSED GROUND FLR PLAN	P14-092-02-03-A-001
BUILDING A - PROPOSED TYPICAL FLR PLAN	P14-092-02-03-A-002
BUILDING B - PROPOSED GROUND FLR PLAN	P14-092-02-03-B-001
BUILDING B - PROPOSED 1ST FLR PLAN	P14-092-02-03-B-002
BUILDING B - PROPOSED TYPICAL FLR PLAN	P14-092-02-03-B-003
BUILDING B - PROPOSED 8TH FLR PLAN	P14-092-02-03-B-004
BUILDING B - PROPOSED 13TH FLR PLAN	P14-092-02-03-B-006
BUILDING C - PROPOSED GROUND FLR PLAN	P14-092-02-03-C-001
BUILDING C - PROPOSED TYPICAL FLR PLAN	P14-092-02-03-C-002
BUILDING C - PROPOSED 7TH FLR PLAN	P14-092-02-03-C-003
BUILDING C - PROPOSED 8TH FLR PLAN	P14-092-02-03-C-004

ELEVATIONS:

CONTEXTUAL ELEVATION 01	P14-092-02-05-001
CONTEXTUAL ELEVATION 02	P14-092-02-05-002
CONTEXTUAL ELEVATION 03	P14-092-02-05-003
CONTEXTUAL ELEVATION 04	P14-092-02-05-004
CONTEXTUAL ELEVATION 05	P14-092-02-05-005
BLOCK A - ELEVATION 01	P14-092-02-05-A-001
BLOCK A - ELEVATION 02	P14-092-02-05-A-002
BLOCK A - ELEVATION 03	P14-092-02-05-A-003
BLOCK A - ELEVATION 04	P14-092-02-05-A-004
BLOCK A - ELEVATION 05	P14-092-02-05-A-005
BLOCK A - ELEVATION 06	P14-092-02-05-A-006
BLOCK B - ELEVATION 01	P14-092-02-05-B-001
BLOCK B - ELEVATION 02	P14-092-02-05-B-002
BLOCK B - ELEVATION 03	P14-092-02-05-B-003
BLOCK B - ELEVATION 04	P14-092-02-05-B-004
BLOCK C - ELEVATION 01	P14-092-02-05-C-001
BLOCK C - ELEVATION 02	P14-092-02-05-C-002
BLOCK C - ELEVATION 03	P14-092-02-05-C-003
BLOCK C - ELEVATION 04	P14-092-02-05-C-004



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