



LEGEND

- ① A swale runs along the front of the building and Western edge to a detention basin at the rear of the development. Planting within the swales will feature a meadow seed mix of grass and wildflower species suited to both wet and dry conditions. Wildflower meadows are a haven for wildlife, particularly in the summer months
- ② Existing grassland of high ecological value to be retained as far as possible, with ornamental planting on the development seeking to further enhance biodiversity.
- ③ Ornamental planting has been designed to provide interest and structure throughout the year and includes coastal plant species.
- ④ Runoff water is able to be directed into the detention basin and swale systems, allowing water to percolate naturally into the soil and reducing the water volume entering the mains. A wetland grass mix will grow within the basin and around the settlement pond, with the swale route visible by their flowers in the summer.
- ⑤ An more densely-planted area for amenity space, where building users are able to socialise and spend time outside. Two covered bicycle stands provide space for 16 bikes.
- ⑥ A bin storage area with tap point. Both fencing and planting act as a screen.
- ⑦ 2.75m wide maintenance access to the sprinkler tank and existing Innovation Centre condenser. To be screened with shrub planting and several trees.
- ⑧ Proposed positions of new condenser and sprinkler tank with shrub screen. New condenser accessed via door to the left of the bike stores. Sprinkler tank position and orientation to be confirmed/approved by engineers.
- ⑨ A wet woodland mix of native trees and understorey vegetation planted in two different areas of the site helps to mitigate loss of existing areas of scrub and woodland. See Site-Wide Masterplan (Drawing 002) for location of second area of woodland compensation.
- ⑩ Car park construction will be phased while ecological mitigation is underway. The outline shows habitat that will be retained for Phase 1. Existing car park hedgerow that is removed will be 'gapped-up' with beech, which grows elsewhere in the car park.
- ⑪ Electric vehicle charging point locations to be integrated into soft/hard landscape.
- CCTV positioning to be confirmed by Hydrock's engineers.

KEY

Hard Landscaping

- Red line boundary
- Blue line boundary
- Black asphalt road surfacing
- Red-tinted asphalt to match existing car park hard surface treatment.
- Tarmacadam footway
- Decorative slate chippings to be approved by landscape architect.
- Grass-crete or similar approved
- Appropriate concrete base for sprinkler tank and condenser to be specified by engineer.
- Buff-coloured aggregate surrounding concrete base of sprinkler tank to be approved by landscape architect.
- Existing Innovation Centre condenser
- Electric vehicle charging points
- 5m x 2m covered cycle shelter in galvanised steel finish, and root-fixed into the ground.
- Sheffield cycle hoop racks in galvanised steel finish and root fixed.
- 1000mm high square steel bollard in a dark grey finish, with a white reflective band. Root fixed.
- Rounded square-shaped steel litter bin with canopy roof in dark-grey finish, 35-40L capacity. Root fixed.
- In-ground 1.1m high pedestrain guardrail to protect from falls. Galvanised steel finish.
- 1.8m tall timber hit-and-miss fence with access doors.
- Lighting positions to be confirmed by Hydrock engineers.

Soft Landscaping

- Proposed flowering lawn mixture
- Proposed ornamental shrub planting
- Proposed ornamental hedge
- Proposed swale wildflower planting mix, approved by Neath Port Talbot Council.
- Proposed meadow grass mixture for wet soils.
- Retained existing grassland
- Proposed tree planting
- Proposed swales
- Proposed retention pond
- Proposed settlement pond
- Proposed native understory planting
- Vegetation to be retained.
- Ecologically-sensitive existing vegetation to be retained as part of Phase 1 car park.
- Existing hedge to be transplanted in an approved location by arboriculturist prior to construction phase 1 of car park. On completion of phase 2, plants will be re-planted in their original positions.



REVISIONS:			
P01	25.03.20:	Updated Layout, Softworks, and Tree Plans	Drawn: GE
P02	06.04.20:	Updated Layout around existing condensers	Drawn: GE
P03	15.04.20:	Updated Layout, Hard/Soft, and Street Furn.	Drawn: GE
STATUS:			

S1 (CO-ORDINATION)



Client	Morgan Sindall		
Project	Swansea Bay Technology Centre		
Title	Site-Wide Landscape Masterplan		
Project	Organiser	Volume	Level
26X003	URB	XX	XX
	DR	L	90
	0002	P03	S1
	(Co-ordination)		
Drawn	GE	Date	15.04.20
Checked	PMcD	Scale	1:200@A1
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