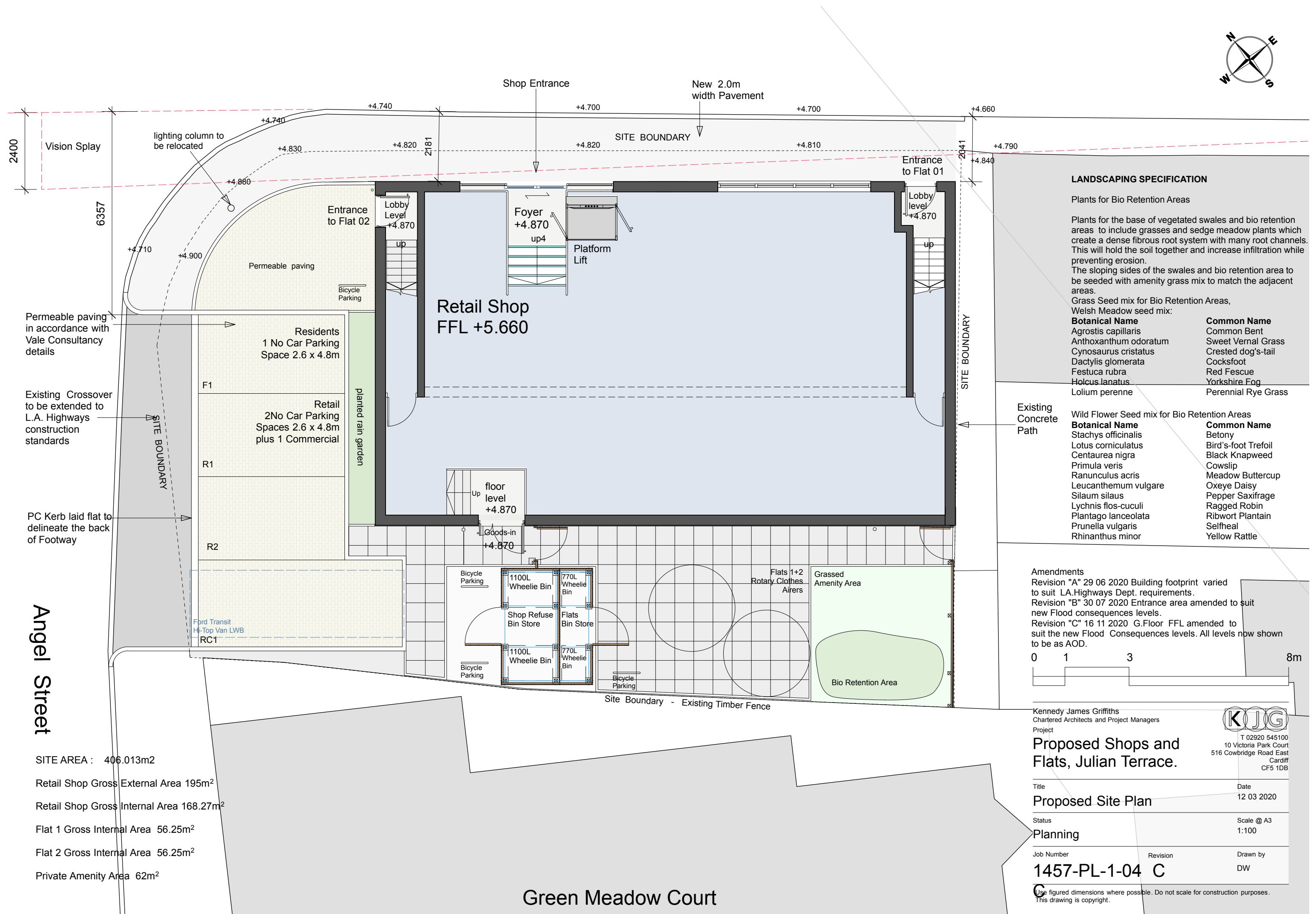


Superseded



Angel Street

SITE AREA : 406.013m2  
Retail Shop Gross External Area 195m<sup>2</sup>  
Retail Shop Gross Internal Area 168.27m<sup>2</sup>  
Flat 1 Gross Internal Area 56.25m<sup>2</sup>  
Flat 2 Gross Internal Area 56.25m<sup>2</sup>  
Private Amenity Area 62m<sup>2</sup>

| LANDSCAPING SPECIFICATION                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Plants for Bio Retention Areas                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                          |
| Plants for the base of vegetated swales and bio retention areas to include grasses and sedge meadow plants which create a dense fibrous root system with many root channels. This will hold the soil together and increase infiltration while preventing erosion. The sloping sides of the swales and bio retention area to be seeded with amenity grass mix to match the adjacent areas. |                                                                                                                                                                                                          |
| Grass Seed mix for Bio Retention Areas, Welsh Meadow seed mix:                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                          |
| <b>Botanical Name</b><br>Agrostis capillaris<br>Anthoxanthum odoratum<br>Cynosaurus cristatus<br>Dactylis glomerata<br>Festuca rubra<br>Holcus lanatus<br>Lolium perenne                                                                                                                                                                                                                  | <b>Common Name</b><br>Common Bent<br>Sweet Vernal Grass<br>Crested dog's-tail<br>Cocksfoot<br>Red Fescue<br>Yorkshire Fog<br>Perennial Rye Grass                                                         |
| Wild Flower Seed mix for Bio Retention Areas                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                          |
| <b>Botanical Name</b><br>Stachys officinalis<br>Lotus corniculatus<br>Centaurea nigra<br>Primula veris<br>Ranunculus acris<br>Leucanthemum vulgare<br>Silaum silaus<br>Lychnis flos-cuculi<br>Plantago lanceolata<br>Prunella vulgaris<br>Rhinanthus minor                                                                                                                                | <b>Common Name</b><br>Betony<br>Bird's-foot Trefoil<br>Black Knapweed<br>Cowslip<br>Meadow Buttercup<br>Oxeye Daisy<br>Pepper Saxifrage<br>Ragged Robin<br>Ribwort Plantain<br>Selfheal<br>Yellow Rattle |

Amendments  
Revision "A" 29 06 2020 Building footprint varied to suit LA.Highways Dept. requirements.  
Revision "B" 30 07 2020 Entrance area amended to suit new Flood consequences levels.  
Revision "C" 16 11 2020 G.Floor FFL amended to suit the new Flood Consequences levels. All levels now shown to be as AOD.

0 1 3 8m

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Proposed Shops and Flats, Julian Terrace.

Title

Proposed Site Plan

Status

Planning

Job Number

1457-PL-1-04

Date

12 03 2020

Scale @ A3

1:100

Drawn by

DW

Green Meadow Court

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