



LANDSCAPE KEY:

- Existing trees and vegetation to be retained - refer to Arboricultural information for details
- Tree Root Protection Areas (RPAs)
- Existing vegetation to be removed to facilitate development
- Proposed specimen trees
- Native tree and shrub mix planting including feathered and light standard stock
- Managed wildflower grassland
- Species-rich grassland to swales and attenuation ponds with marginal and aquatic planting
- Amenity grassland and lawns to include areas to be managed as herb-rich grassland
- Formal hedges
- Shrub & groundcover planting areas
- Slab and / or block / sett paving (pedestrian)
- Block / sett paving (vehicular)
- Coloured asphalt surfacing (pigmented)
- Dedicated Fanzone route from Botley Rd to West Gate with seating and lighting - surface to comprise pigmented asphalt (both vehicular and pedestrian) to create legible route combining shared surface areas associated with existing access roads
- Tarmacadam surface
- Self binding gravel surface
- Permeable sett paving surface
- Reinforced grass surface to proposed overspill car park (occasional use) - area to be sown with a flowering lawn mix (as per Thorneydown) and following establishment areas to be reinforced with a suitable grass reinforcement mesh system eg Turfmesh by Geosynthetics Ltd or equivalent product eg SureGreen
- Permeable gravel surface to proposed overspill car park and access footpath eg Golpa by Geosynthetics Ltd or equivalent product
- Proposed 2.5 / 3m wide footpath / cycle route providing a strategic link through the site and connection to West End. Surface to be a pigmented asphalt surface (coloured) for legibility
- Private / communal access paths - finish depending on location
- Private drives / rear access paths - finish depending on location
- Granite sett thresholds / rumble strips
- Proposed 2m hoggan gravel footpath with timber edging to realigned PROW (refer to J00828-MP-002 for location)
- Seating
- Totem / waymarking features with integral low level lighting (details tbc)
- Low level waymarking lighting (indicative)
- Bollards to shared surface zones
- Steps with handrails (indicative)
- Gabion retaining wall system or similar (indicative)
- Landscape retaining wall (indicative)
- Metal railings to front gardens (residential area) eg 900mm high continuous bar estate style railings
- Proposed waymarking sign
- Levels - existing
- Levels - proposed (shown as indicative)
- Proposed 'no dig' construction zones within tree RPAs
- Indicative location for gravel filter drain to manage and treat surface water runoff prior to discharge into existing watercourse

For Tree Survey information please refer to Arboricultural Implications Assessment (Mulberry TMC, November 2023)



Notes

This information, whether drawn or as a data file, is copyright and issued strictly for use on the project for which it is provided. The Contractor is to check all dimensions and conditions on site before commencing. Do not scale from this drawing.

Scale Bars TO BE USED ONLY AS GUIDANCE

1:100 mm 0 100 200 300 400

1:200 mm 0 100 200 300 400

1:500 mm 0 10 20 30 40

1:1250 mm 0 10 20 30 40

10	Adjustments to Calderpeel layout 2016 (PL) 104 P1. Pedestrian / cycle route adjusted to provide 2.5 / 3m route through the site and connection to West End. Basins updated to drainage consultant's comments 2023-11-24	JH	27.11.23
09	Adjustments to Calderpeel layout 2016 (PL) 100 I	JH	23.06.23
08	Adjustments to layout to LPA consultee comments and latest Calderpeel layout 2016 (PL) 104 D	JH	23.06.26
07	Adjustments to layout to LPA consultee comments and latest Calderpeel layout 2023-02-24	JH	26.02.23
06	Minor adjustments to layout to accommodate Tree RPAs in line with Mulberry Tree Consultants comments 2022-06-05	JH	06.06.22
05	Layout updated to include current drainage strategy recommendations to residential area	JH	28.04.22
04	Updated to revised layout (Budget Hotel) and Mulberry Tree Survey information added	JH	09.03.22
03	Draft Planning Issue for approval	CP	09.02.22
02	Draft Planning Issue for approval	CP	01.02.22

Issue	Description	By	Date
Client			

LAND AND DEVELOPMENT ADVISORY LIMITED

Project
AGEAS BOWL MASTERPLAN

Drawing Title
LANDSCAPE PLAN AREA 5 (EAST) SHEET 6 of 6

101.2022	CP	CHK	JH
J00828	MP-006	Issue	10
1:500@A1	PLANNING		

Johns Associates Limited
Bradford-on-Avon

Green Tree House,
11 St Margaret's Street,
Bradford-on-Avon
BA15 1DA

+44 (0)1225 723652

www.johnsassociates.co.uk

JOHNS ASSOCIATES

This drawing is subject to copyright and is not to be reproduced, retained nor disclosed to any unauthorized person either wholly or in part without the consent of Johns Associates Limited.