



Area of RMG ownership which would be subject to Section 38 adoption process, subject to consultation and agreement with LBC. Minimum area shown based on provision of 2m wide footway from face of indicative proposed kerb alignment.

Please note that this drawing shows proposals within the Planning Application Area Boundary for which consent is sought and also shows indicative proposals outside the Planning Application Area Boundary, in areas of Adopted Highway. It is assumed that these indicative proposals will be implemented under a Section 27B Agreement, following design approval from the Highway Authority.

Notes

1. This drawing is copyright of Camlins and may not be reproduced in whole or in part without the written permission of Camlins.
2. Do not scale from this drawing.
3. All dimensions in millimetres unless otherwise shown.
4. All levels in metres above Ordnance Datum (mAOD) unless otherwise shown.
5. All dimensions to be checked on site and any discrepancies reported to CA before pricing / work starts.
6. Any ambiguities or discrepancies within this drawing or between this drawing and any other information given elsewhere must be reported to Camlins and the CA for clarification before pricing / work proceeds.
7. All drawings to be read in conjunction with other Camlins drawings and specification and with relevant Engineer's and Architect's work packages as appropriate.
8. All works carried out in accordance with the latest British Standards and appropriate codes of practice as a minimum.

Key

BUILDINGS

- Existing buildings
- Proposed buildings
- Pedestrian entrance - communal, public or commercial
- Pedestrian entrance - private
- Vehicular entrance / exit

HARD MATERIALS

- Yorkstone surface
- Granite setts sawn top
- Cobbled setts as existing (Gough St only)
- Existing and proposed blacktop carriageway
- Clay brick paving
- Hardwood deck
- Granite flags in complementary colours
- Small unit mosaic sett surface
- Proposed and existing kerb lines
- Self binding gravel surface

SOFT MATERIALS

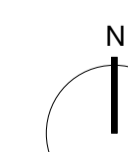
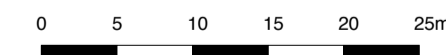
- Lawn or informal grass
- Shrub / perennial planting
- Existing tree to be felled (indicative areas only)
- Existing tree to be retained
- Proposed trees. Where in adopted highway these are indicative only and subject to location of underground services.

STRUCTURES

- Climbable sculpture as centrepiece to Square P
- Steps, retaining walls, terraces etc in granite
- Raised planting bed
- Fence
- Cycle stands (Sheffield type stainless steel)
- Proposed levels & gradients
- Cast iron gratings over Mail Rail access shaft. Gratings and support structure would be removable. Gratings could incorporate artwork and lighting under.

Revisions

Rev	Date	Description
P1	24.04.2013	Planning Issue
P2	31.05.2013	Planning Issue - Redline Boundary Amended
P3	28.05.2014	Phoenix Place Revised Gough Street Access Revised Phoenix Place Access Revised



FOR PLANNING

MOUNT PLEASANT - PHOENIX PLACE SITE
ROYAL MAIL GROUP

Open Spaces Plan - Incl Indicative Proposals

Drawing No	Revision	Scale	Date
LL435_MP_00_P150	P3	1:500@A0 / 1:1428@A3	24.04.2013

Stage: C - sketch proposal; D - outline planning; E - full planning; G - tender; K - construction; L - as built
Series: 3d - 3d models; DE - details; DG - diagrams; SE - sections/elevations; SP - site plans; SK - sketches; VW - views

Drawn by MD Checked by PSS

Camlins

Landscape Architects, Parc Bach, Llangadfan, Y Trallwng, Powys, SY21 0PY
tel 01938 820492 / fax 01938 820525 / studio@camlins.com / www.camlins.com