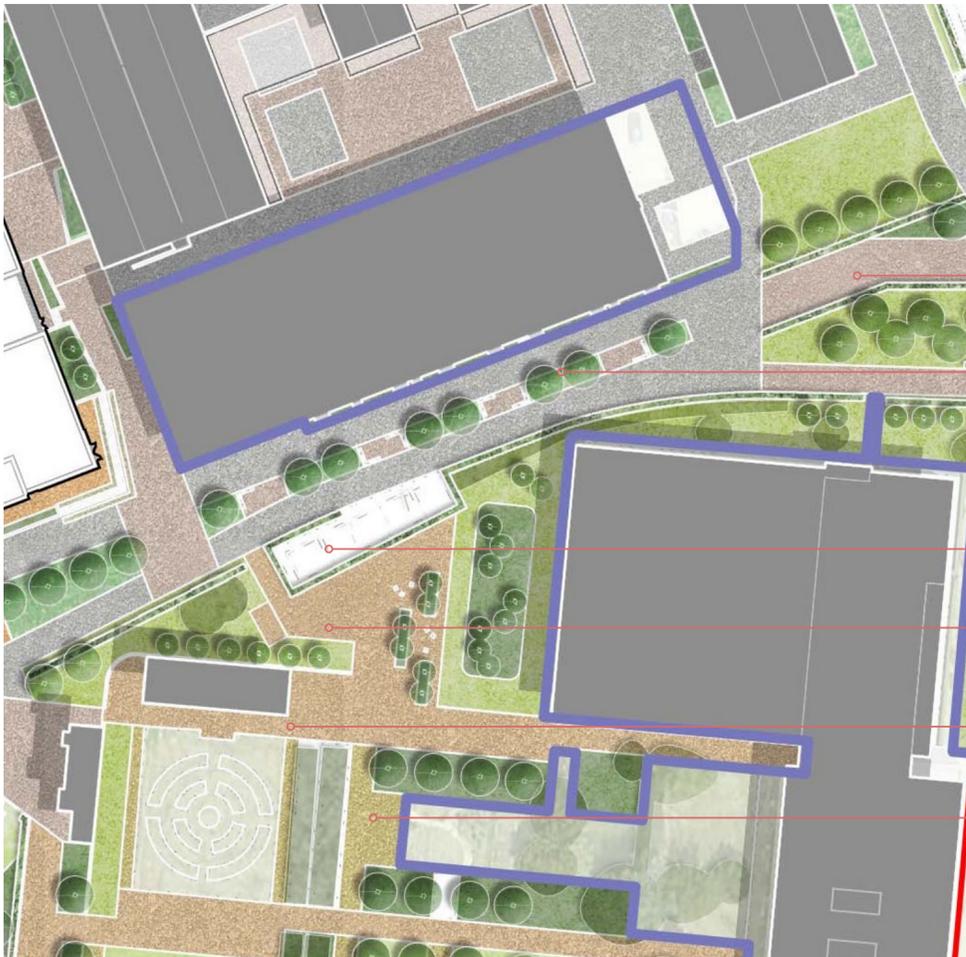


25.11. College Street



The connective thread between two key spaces within the campus, the street ties the college square and sports plaza together and will become a busy social node in its own right. Street furniture, rain gardens and a tree lined avenue outside of the new construction centre provide the ingredients for a well utilised and appreciated space.



- Connection to the Sports Plaza
- Rain gardens and tree planting soften the route
- Substations screened with hedge planting
- Seating and small plaza to Discovery Building Approach
- Connections from College Square
- New seating areas for outdoor learning

Illustrative plan of College Street



Central planting along street softens the route



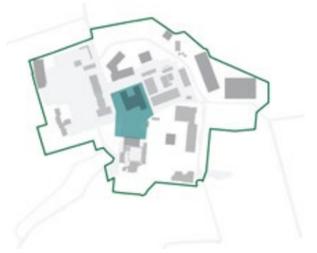
Seating to integrate charging as part of the smart Campus strategy



Visual of College Street looking east to the Sports Hall

25.12. Sensory Garden

The sensory garden builds upon a previous design, and incorporate the key features of a central sensory zone, woodland circle and outdoor classrooms. This will become a key secondary space from the main social space of the adjacent college square. The design endeavours to create a quiet, relaxing and meaningful space for students and staff to enjoy.



Illustrative plan of Sensory Garden



Sensory planting



Meandering footpath leads through the garden

25.13. Creative Hub Courtyard

The Creative Hub Courtyard is at the northern side of the Creative Gateway, and is conceived as a quieter area for learning. The space is well-contained by built form, and consists of hedges and low retaining walls (where required) to frame the space. Part of the space includes areas for student workshops such as sculpture production. Covered canopies will provide outdoor learning and socialising opportunities year round.



- Student outdoor workshop space from Creative Gateway
- Pedestrian connections to Film Studio and Construction zone
- Separation from High Needs with hedges and planted edge
- Courtyard with formal hedges and lawns
- Covered canopies for outdoor activity
- Verge planting separates footpath with proposed and existing trees, and wildflower planting
- Student outdoor workshop space
- Primary street to North Drive

Illustrative plan of Creative Hub Courtyard



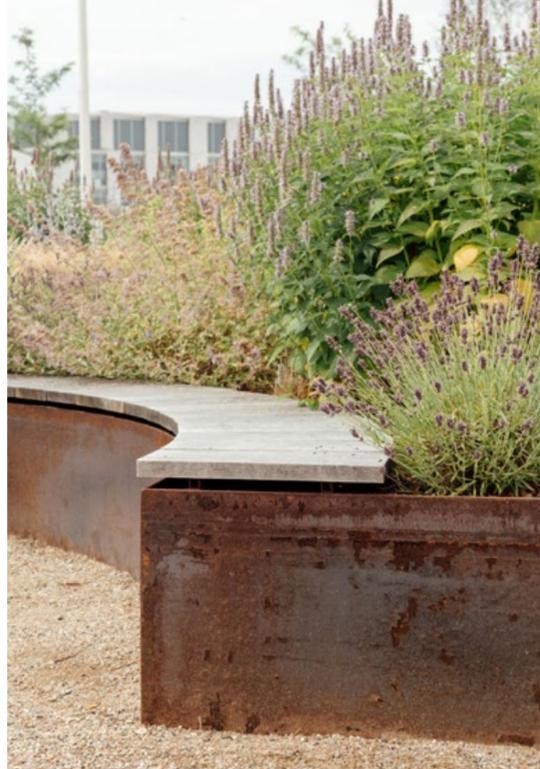
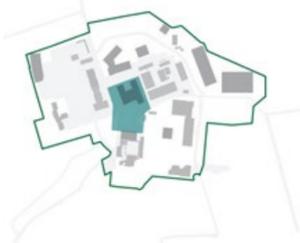
Planting and built form frame the courtyard to create a quieter setting for learning



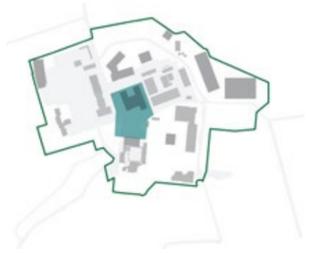
North Drive route softened with planting

25.14. Mansion House & West Block

The Mansion House and West Block are spaces conceived for formal private College Events, and as areas to showcase the historical and social importance of Oaklands to the surrounding community. The Mansion House will retain much of its current layout but will be enhanced with better access from South Drive and new planting. West Block will be demolished entirely, opening out the space eastwards and creating an exciting opportunity for a new, intimate landscape within the footprint of the demolished building.



Images L-R:
Quieter external spaces interspersed with planting and paths
Formal courtyard materiality and planting
Spaces for private hospitality events
Range of materials and ornamental planting



Mansion House and West Block: Design Approach

The landscape surrounding Mansion House and Refectory requires resurfacing and new planting to be implemented, as well as improved access to accommodate the levels. The demolition of West Block will create a quiet and verdant landscape, defined by re-using the brickwork from the demolished building.



Illustrative plan of Mansion House & West Block



Modern materials to contrast with adjacent historic architecture



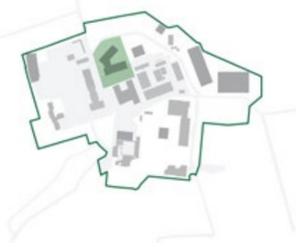
Reclaimed brick from Demolished West Block to form part of surface materials



Figure 1.

25.15. High Needs Centre

The High Needs Centre has been developed for children with a range of special needs, including physical impairment and autism. As a result, the landscape must accommodate different functional and access requirements, and be inclusive for all users. The setting for the external spaces is defined in part through large landforming to the north of the site, which allows direct access from the first floor to ground level. Elsewhere the landscape follows the built form with three distinct spaces formed between the two wings of the proposed architecture.



Images L-R:
 Grass mounding with seating
 Paths within the landscape
 Areas for students to grow
 Intimate setting for smaller outdoor spaces

High Needs: Design Approach

The landscape is broken down into the three zones where the function responds to the intended users and internal spaces: the southern area is for those with greatest physical needs and will consist of smaller, quiet garden spaces with seating and raised planters. The central, second space between the two wings has a mix of open areas for games, and smaller spill out spaces from classrooms for calmer activity. The third, northern space is dominated by the landforming to the first floor and will be more open in feel with space for more active play and some terracing to accommodate the terrain.



Illustrative plan of High Needs

- 6no. minibus drop-off bays from Loop road
- Native hedgerow and secure fenceline to boundary
- Path from first floor with mounding
- Terracing
- Footbridge from first floor of High Needs
- Secondary gated access for emergency and maintenance
- Spill out spaces from classrooms with seating; framed with planting
- Pedestrian plaza to High Needs
- Quieter garden areas for physically impaired students

Primary access to the High Needs building will be from the front plaza, where access can be achieved from all sides including a short and direct journey from the minibus parking bays. A secondary entrance from the east has been provided, which can be used for emergency access.

Circulation around the building is clear, inclusive and legible across the three external spaces. Planting has been positioned to screen and separate this area from the adjacencies while also looking to create spaces within. A secure perimeter is proposed, and which will be softened with hedgerow planting. Furniture has been located to offer a range of spaces and opportunities for interaction within the site. Growing planters have also been located around the external area, some of which are raised to allow users in wheelchairs to participate.



Spill out spaces and seating from classrooms with planting throughout



Spatial arrangement

- Entrance plaza
- Northern wing landscape
- Central landscape
- Southern wing landscape
- Movement between spaces



Sensory planting within more intimate spaces



Planting & furniture

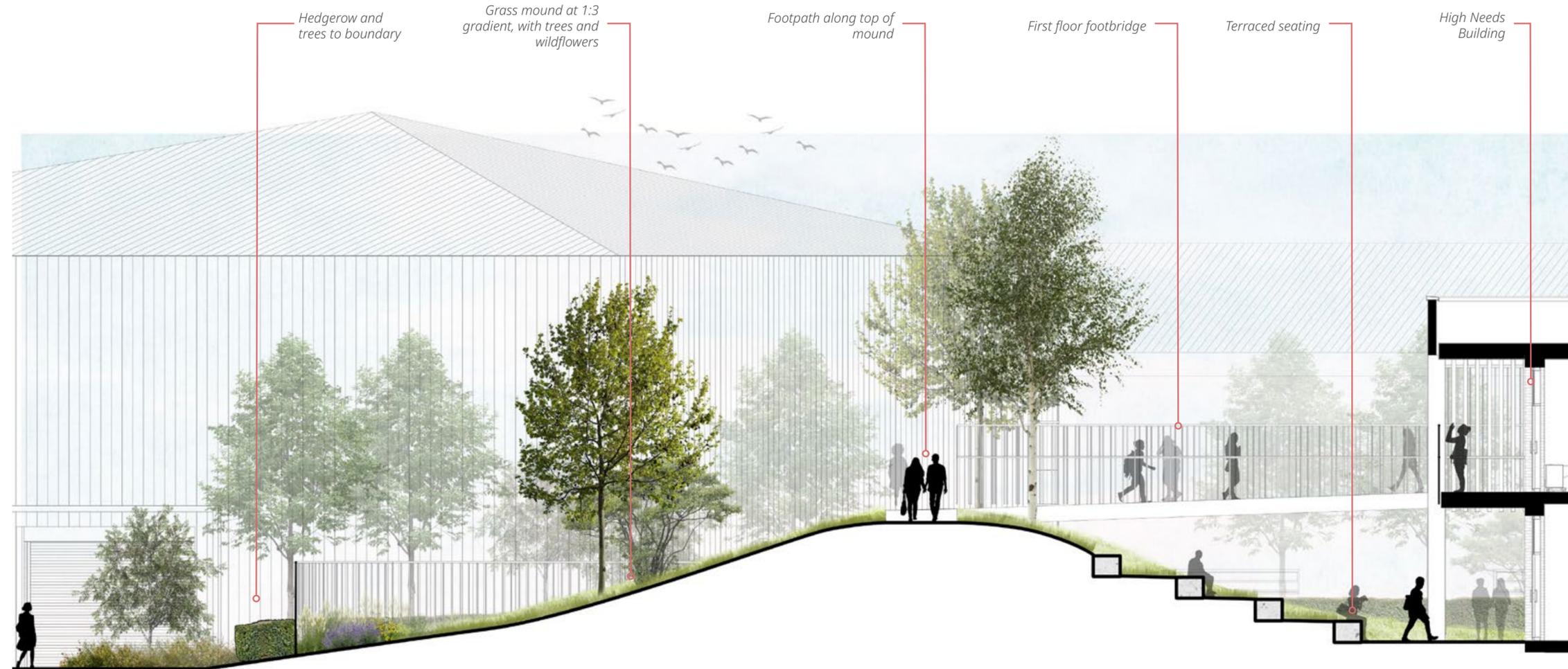
- Landscape planting
- Hedgerow/ hedge planting
- Growing beds
- External furniture
- Terracing to mound

High Needs section



Key Plan

Section AA illustrates the relationship of the High Needs building, footbridge and land forming, with a 1:3 gradient mound providing access through the landscape up to the first floor footbridge. Closer to the building, terraced seating is proposed to work with the terrain, and allow areas for seating and play. Behind the mound, the terrain will slope more gradually to the boundary of the gardens, culminating in hedgerow planting and fencing.



Section AA

25.16. Animal Management

The current Animal Management centre for Oaklands is outdated and lacks a coherent external layout that appeals to staff, students and visitors to the zoo. The masterplan offering will revamp the Animal Management zone into an attractive and navigable landscape, defined through the different enclosures for animals and framed by the new architecture, which consists of three individual blocks joined with an external canopy. External spaces to the rear of the built form will be dedicated to a quarantine pen and enclosure, as well as a vegetable growing space for the students.



Images L-R:
Animal compounds interspersed with planting and paths
Enclosures for different animals
Clear high-quality route to the entrance
Viewing space for visitors

Animal Management: Design Approach

The landscape layout is split into the different animal enclosures, bounded with soft planting and fencing appropriate to each species. The rear of Block B is dedicated to a growing space for students and an animal quarantine pen. Access to the orchard to the west is proposed at the rear of Block B as well.

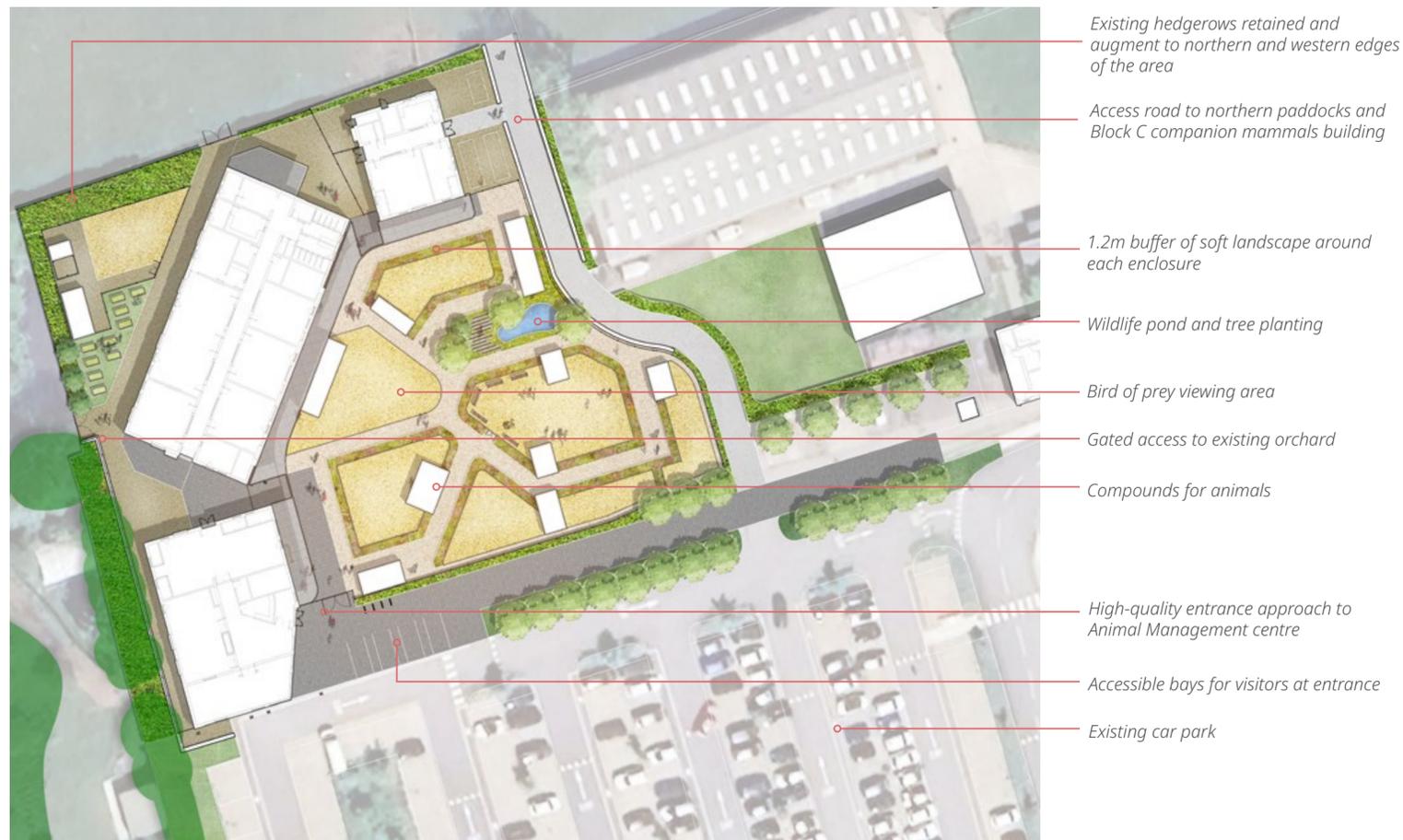
The entrance approach to zoo will be enhanced for better arrival for members of public.



Arrangement of the animal management proposals is formed around the three interlinked building blocks, which provide a defined edge for the animal enclosures. Access for visitors and students will be at Block A, with a separated entrance for Companion animals at Block C.

Circulation and maintenance access is provided for around each animal enclosure, as well as access north and west to adjacent fields behind the Animal Management area.

Planting to boundaries will consist of native hedgerows. Internally, planting will buffer each animal enclosure for separation between visitors and animals.



Illustrative plan of Animal Management



Bird arena with mesh enclosure



Spatial arrangement

- Animal Enclosures and Main Circulation
- Hardstanding for circulation between buildings
- Quarantine
- Growing Beds
- Hardstanding around Companion Area



Weldmesh anti-climber perimeter to site



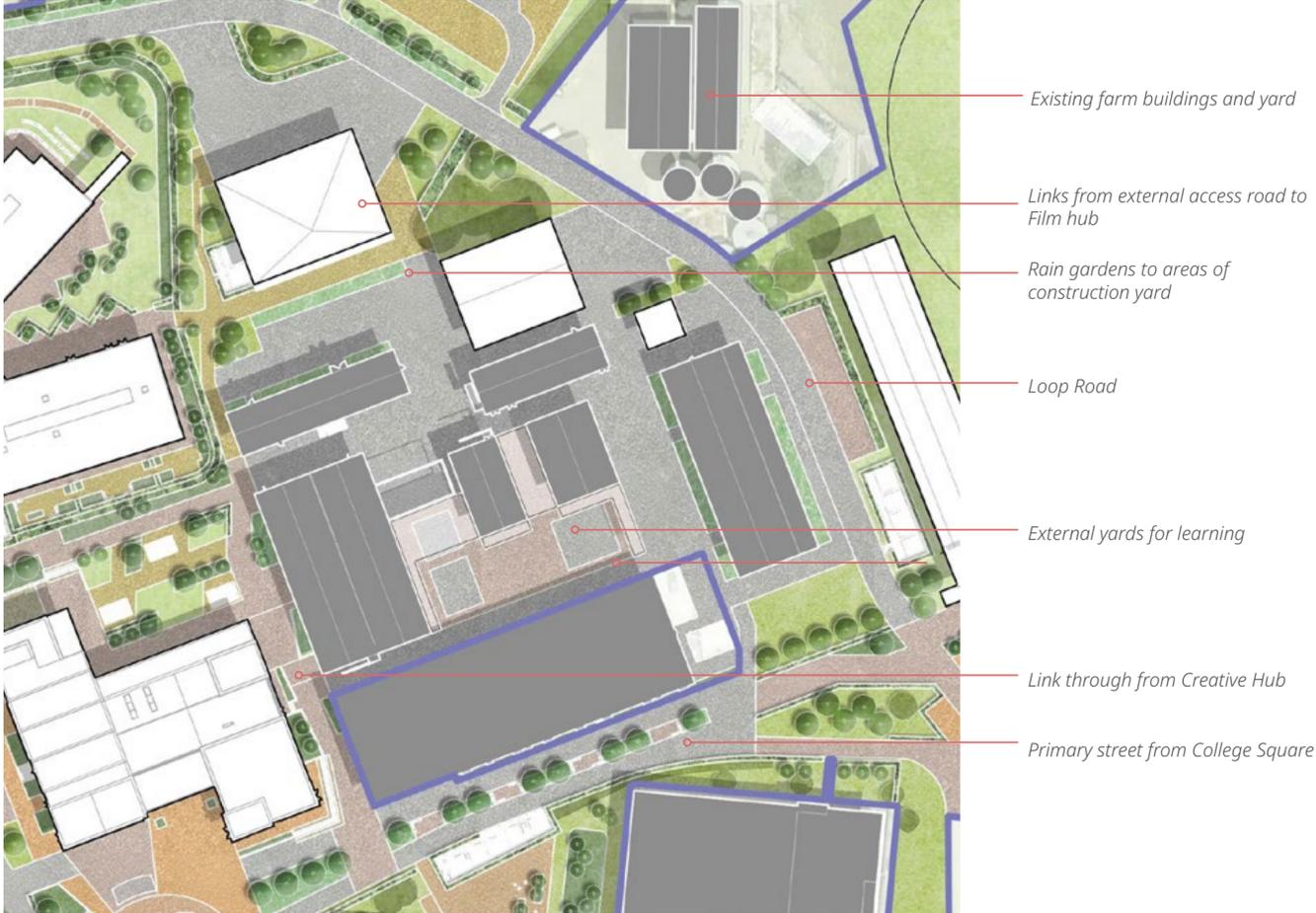
Access & movement

- Primary Access to Animal Management
- Access from/to buildings
- Circulation within AM area
- Secondary Entry / Exit points to external spaces
- Maintenance Access

25.17. Construction & Film Hub

The Construction Zone will be light touch with regards to the landscape, with some resurfacing of areas to allow for proposed covered spaces between the existing buildings, and some new soft landscape such as rain gardens to assist with water run-off.

The Film Studio will have a large area of hardstanding to allow for production vehicles and sets, with some softening with wildflower verges and tree planting.



Illustrative plan of Construction Zone & Film Hub



Canopies will provide external learning areas between buildings



Proposed planting to screen and soften proposed built form

25.18. Estates & Energy Centre

Adjacent to the Film Studio and Construction zone, a new Energy Centre and dedicated Waste and Recycling Area is proposed. This will be an improvement on the current operations for Estates as it will provide a compact, single zone for estate operations and waste management. The landscape proposals to this area will primarily consist of screening and softening new facilities with native planting such as hedgerows and trees.



- Screening from Active Travel Route
- Polytunnels and Energy Centre
- Attenuation Basin and adjacent habitat planting
- Waste Management Area screened with fencing and planting
- Loop road
- Film Studio
- Connection to College Square

Illustrative plan of Loop Road & Energy Centre



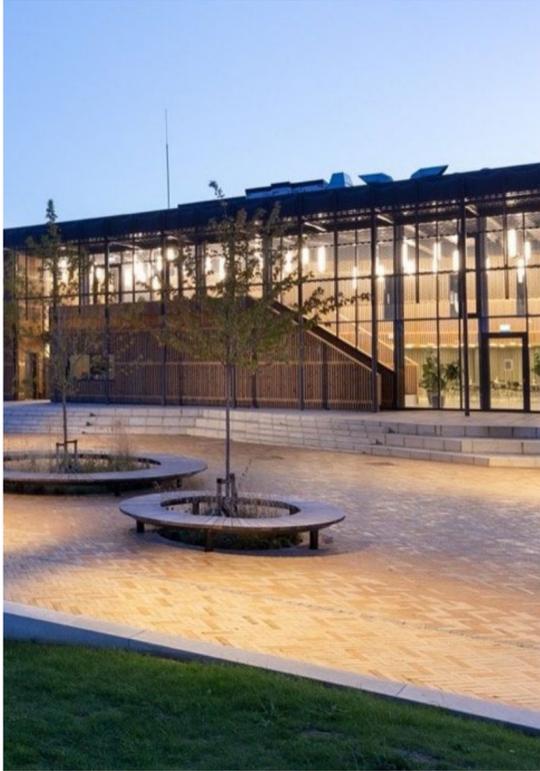
Attenuation basin for run off from northern section of the campus



Native hedgerow and wildflower swathes to soften hardstanding areas

25.19. Sports Zone - Central

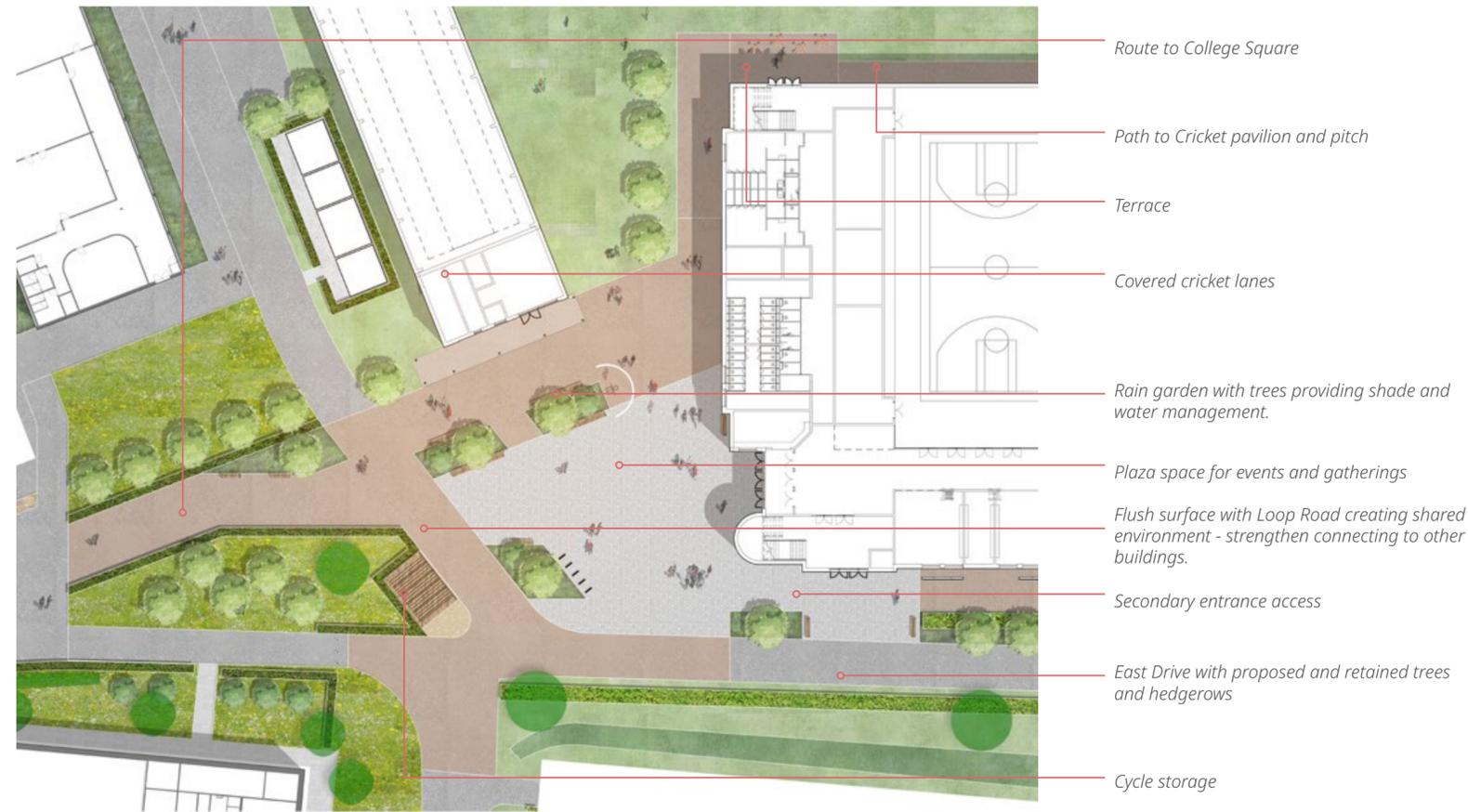
The sports zone to the eastern side of the campus will consist of several proposed facilities and will boost the College's offering to both students and the community. The principle space within this area will be the Sports Hall Plaza, directly connected by College Street to College Square. This will be the primary space to the east of the Campus, and will further connect student with proposals such as tennis courts and the athletics track further field.



Images L-R:
Clear arrival to the Sports Hall
Plaza as flexible use area
Planting such as rain gardens to soften space
Sports event spaces; informal activity

Sports Zone: Plaza Design Approach

The Sports Plaza serves as a secondary social hub within the college campus and acts as the gateway to the sports zone and associated activities. The design emphasises openness and flexibility to accommodate a variety of events throughout the year, while fostering a human-scale environment for everyday use by students and staff. Integrated features such as rain gardens, tree planting, and street furniture help break down the scale of the space, encouraging interaction and informal use. A shared surface connects the Sports Hall, College Street, and Discovery Centre, prioritising pedestrian movement.



Illustrative plan of Sports Plaza

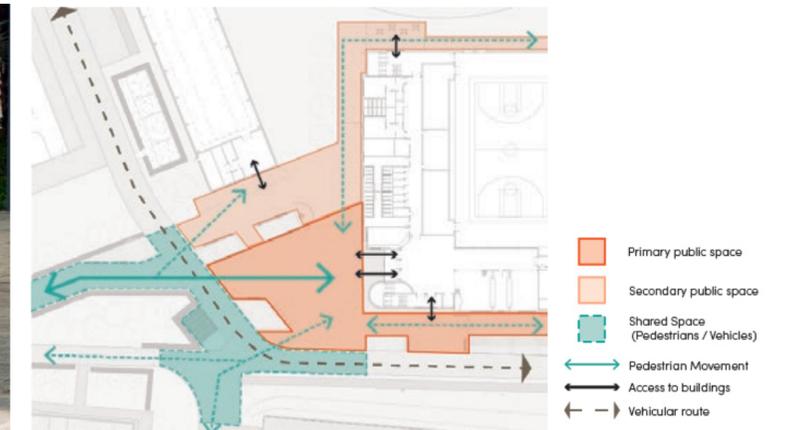
The Sports Plaza functions as both a key destination and a connective element within the campus. Clear visual and physical sightlines support intuitive wayfinding and seamless movement around the sports hall. Carefully considered planting and furniture help define distinct spaces, enhancing their usability for students, staff, and visitors in daily use as well as during events.

The function and scale diagram demonstrates how the design of the plaza can be flexible during different events. The below shows potential for food trucks / merch tents & food stalls / toilets to be located within the plaza and can extend up College Street to College Square.

There can be multiple locations for stalls and food trucks with minimal impact on circulation.



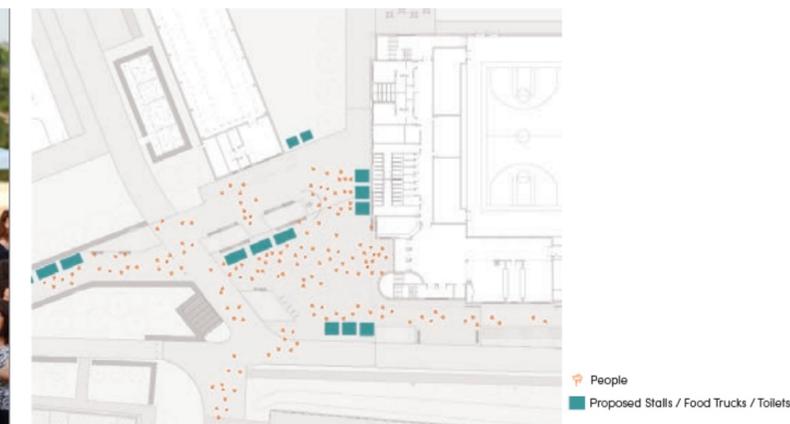
Seating spaces throughout Plaza



Access and Movement



Opportunities for events e.g. community sports days



Function and Scale

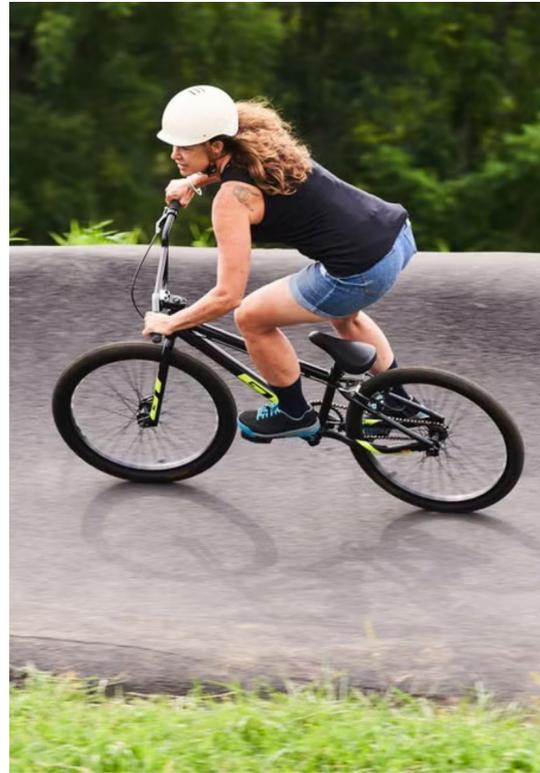


Visual of the Sports Plaza

25.20.Sports Zone - Wider Campus



The wider campus areas will be home to new sports offerings such as tennis courts, a cricket pitch, outdoor gym, athletics track, 3G football/rugby pitch, and biking and skateboarding facilities. As part of the landscape strategy, these facilities will be clearly connected by footpath routes to other parts of the campus, and proposed planting will better integrate the campus edges to the surrounding semi-rural landscape. Planting will also improve visual amenity and soften long-distance views to the campus from the proposed Active Travel Routes (see Part Three of this document). Hard landscape materials will generally be permeable and softer in appearance due to the semi-rural edge-of-campus setting.

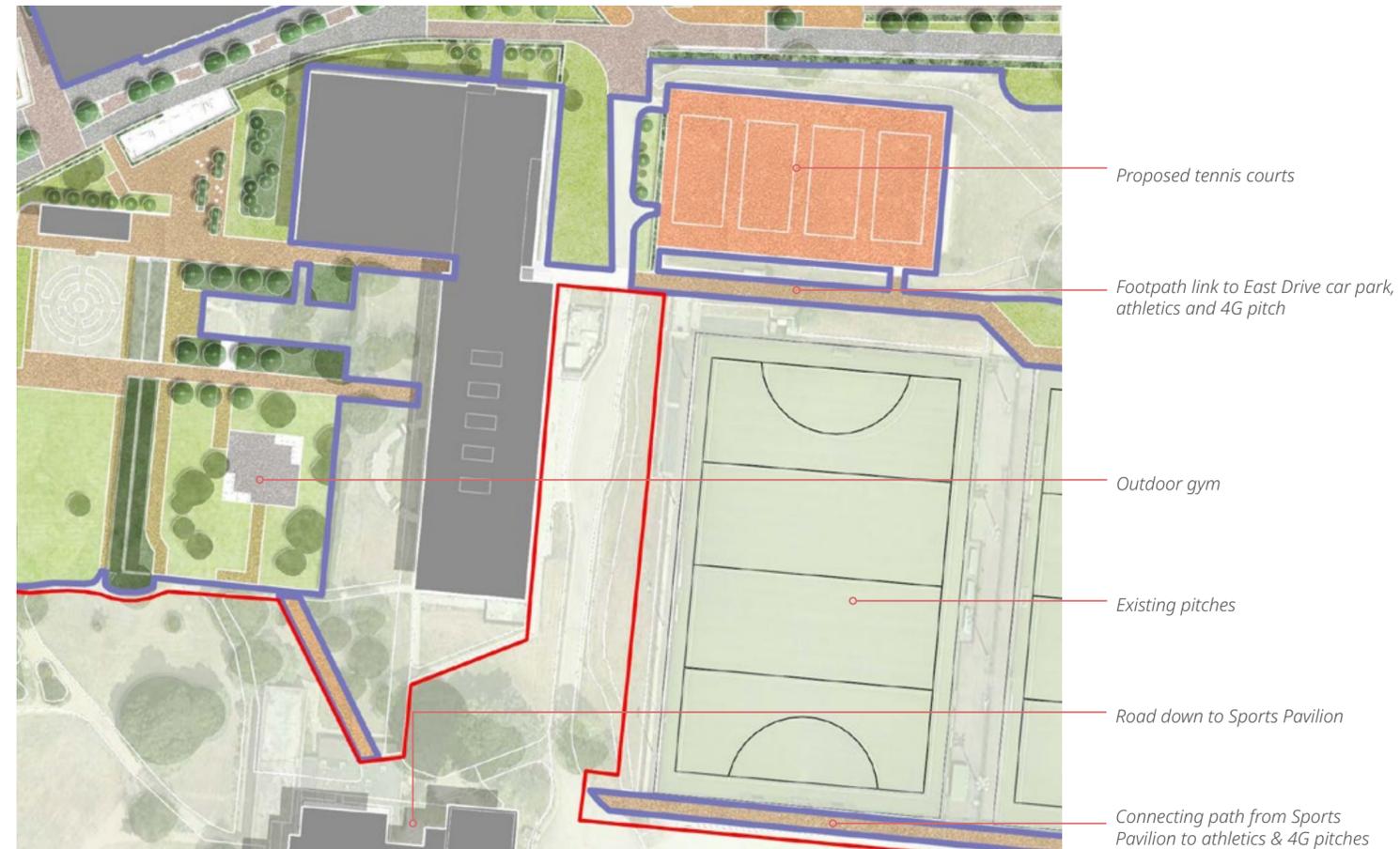


Images L-R:
 New sports facilities such as cricket pitch
 Outdoor gym and fitness equipment
 Seating and gathering areas
 New tennis court offering

Sports Zone: Wider Campus

The wider sports area will have new pedestrian connectivity from east to west, as well as prominent routes from College Street. Existing routes to the south (to the Sports Pavilion) will be retained. Soft landscape will be augmented and enhanced.

The landscape to the west of the Discovery building will broadly be retained, in particular the tree planting, however the addition of an outdoor gym area and seating areas will improve the student offering here.



Illustrative plan of Sports Zone



Further east, the campus proposals will include a cricket pitch, athletics track and rugby/3G pitch. Outline proposals will include for a skate park, bicycle pump track and dirt track. Active Travel Routes will be adjacent to the Cricket Pitch and will traverse East Drive.

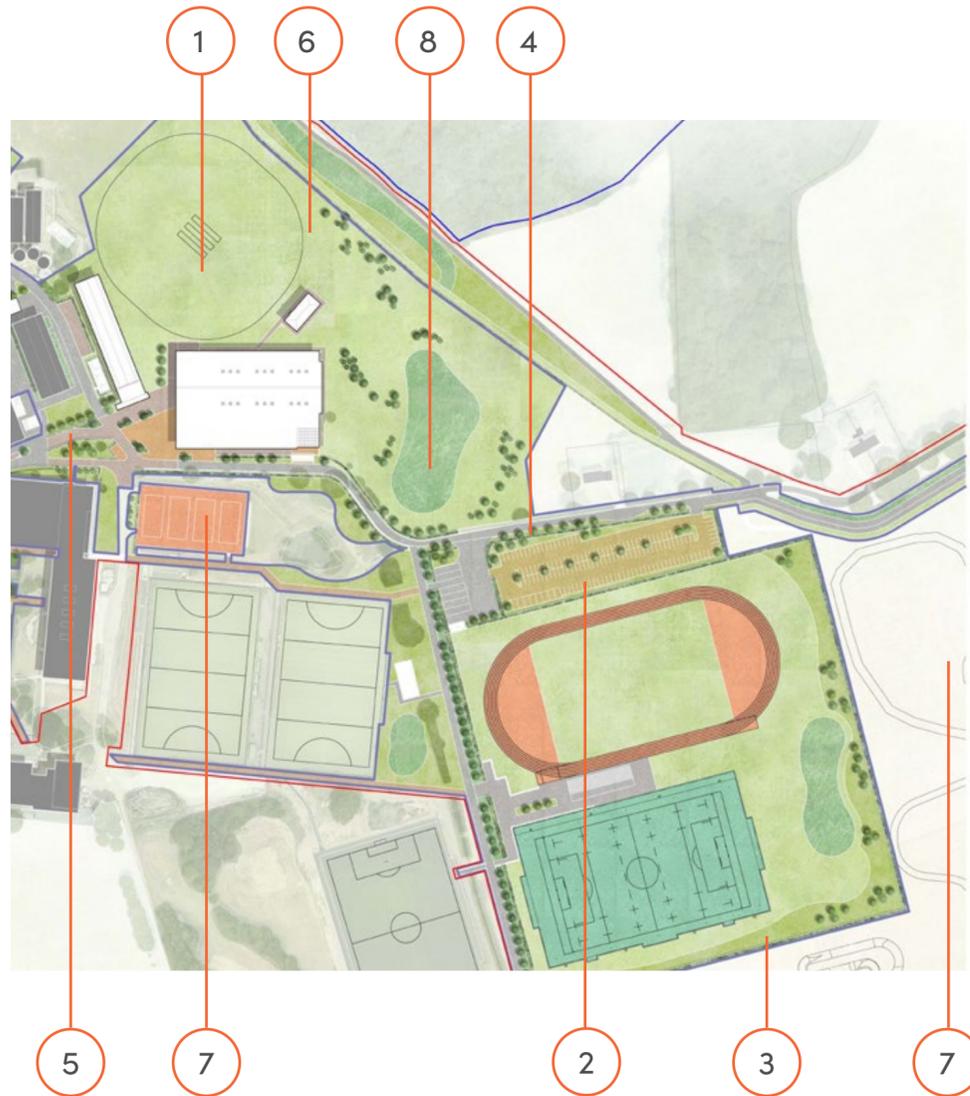
The car park to East Drive will be framed with hedgerow planting and trees to better integrate this into the semi-rural setting at the edge of the campus. Materiality for the car park will reflect the character of the more open countryside.



Illustrative plan of Sports Zone/East Drive

Sports Zone: Wider Campus

Locations of the proposed sports facilities to the College Campus are shown below



Location of proposed sports facilities



1. Proposed cricket pitch and pavilion to campus edge



2. Proposed East Drive car park with gravel and permeable tarmac surfacing; framed with native hedgerow and tree planting



3. Native wildflower swathes and species-rich grass to campus open spaces



4. Native hedgerows will frame and soften the edges of new sports areas and integrate the campus to the semi-rural landscape setting



5. Footpath routes will establish a well-connected campus with clear links between the centre and edges



6. Active Travel Routes will connect East Drive and North Drive to the periphery of the campus land



7. New sports offerings such as tennis, athletics, skatepark and pump track will be for both College and community use



8. SUDs attenuation basins will be integrated into the wider setting to manage water run-off from the new hardstanding areas

25.21. Outline Specification

Introduction

The following pages set out the high-level specification for hard materials, external furniture, and planting.

The existing campus materiality is mixed, both in quality and age of installation. More recent areas of landscape design around the Homestead, Construction Building and Teaching Block provides a more consistent approach to materials and planting, and which will be drawn on for the specification of the new campus landscape proposals.

The development of materials in particular has been developed in conjunction with Elliot Wood to inform the SUDs strategy, establishing areas of permeable and impermeable paving. Similarly, the soft landscape proposals have been developed to improve the quality of the landscape spaces from an amenity perspective, and for enhancement of ecology and biodiversity. Biodiversity Net Gain scores and metrics are taken into account as part of this, to ensure that BNG requirements are met.

In terms of external furniture, such as lighting and cycle stores, a defined and consistent suite of products is suggested, to bolster the campus as an identifiable landscape with a distinct sense of place.



Hard Landscape: Surface Materials

Hard landscape materials have been chosen to align with existing modern paving installed around the Homestead, Teaching Block and Construction Building, and to facilitate the campus-wide drainage strategy with a high proportion of spaces proposed to have permeable paving build ups (refer to Elliot Wood drawings). In addition, the primary spaces to College Square will have a suite of high-quality paving, including natural stone to showcase this as the key external node on the campus.

Beyond the central campus areas, hard materials are shown for connecting footpaths between the eastern pitches and campus buildings, and these will be permeable. The Loop Road and Construction Zone will be impermeable tarmac, as will areas for vehicular traffic such as the North Drive and College Street. Specialist surface finishes will be required to the 3G pitch, athletics track, manège, and Animal Management areas but these will predominantly be specified as permeable to facilitate drainage run off.



Specialist surfacing will be required throughout the campus e.g. to the manège area north of Animal Management



Hard Landscape: Surface Materials

Locations of hard materials and surface finishes are shown below.



1. Natural stone setts to College Square as primary space (permeable)



2. High-quality concrete paving to College Square (typically permeable)



3. Areas of concrete block paving to match specification to Teaching Block and Construction Building (typically permeable)



4. Concrete paving slabs, to match existing to footpath connections around the Discovery Building (permeable)



5. Reclaimed brick in parts of the West Block Garden, taken from the demolished building (permeable)



6. Resin bound gravel surfaces to areas such as Animal Management where a softer appearance is appropriate



7. Sports polymeric surfacing to athletics track and tennis courts (permeable)



8. Tarmac to areas of vehicular traffic such as the College Street, Loop road and North Drive, as well as footpaths such as Active Travel Routes (both permeable and impermeable)

Hard Landscape: Furniture & Lighting

The choice of external furniture, in particular seating and lighting, will reflect the quality and function of the space it is located in. Seating will be provided at regular intervals close to the main routes across the campus. A high proportion of seating will include back and armrests, especially where people are likely to want to sit for longer periods.

The main routes through the campus will be kept clear and uncluttered, with furniture positioned to help to define these routes in order to assist people with vision impairments to navigate through the campus.

Premium spaces at the heart of the campus will accommodate larger numbers of users, from informal breaks at lunch times to seating for events and lectures. Therefore, seating will be larger in scale with an integrated, multi-functional nature, for example, by functioning as stages for events, edges to planting beds, and platforms for installations and exhibitions. Canopies are also proposed to allow seating and studying under cover throughout the year.

Furniture across primary routes will need to be durable but also reflect the urban style of these areas. Off-the-shelf units should be readily available, and easy to maintain or replace where required. Bespoke elements such as concrete terracing at the High Needs, and seating at College Square, will be robust, easy to maintain and repair as required.

Parts of the furniture, such as to the covered canopies can include USB charging points and power sockets to facilitate a 'Smart Campus', allowing flexibility for studying in a range of locations.

Lighting will consist of three broad types: column lighting for key vehicular and pedestrian routes; bollard lighting to pedestrian areas and footpaths, and feature lighting to parts of the primary external space at College Square.

Primary and secondary routes should have functional lighting to provide a safe environment. Key well-lit routes should be provided to create a safe route across the campus and along nominated Active Travel Routes, but ambient lighting should not have a negative effect on biodiversity.



-  Extent of campus landscape proposals
-  Proposed sports fencing
-  Proposed hedge/hedgerow boundaries
-  Proposed low hedge and low fence boundary
-  Proposed secure fence boundary
-  Proposed Acoustic Screening Fence Boundary
-  Proposed knee rail to attenuation basins
-  Garden wall
-  Proposed vehicle barrier/restriction



Feature lighting where applicable



Catenary Lighting to activated external areas

Hard Landscape: Furniture & Lighting

Locations of key external furniture and lighting elements are shown below.



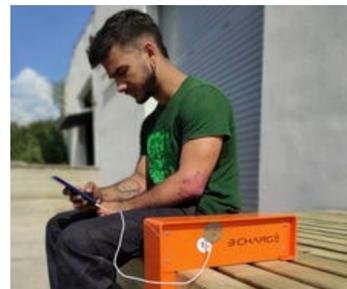
1. Bespoke concrete seating to College Square



2. Covered canopies to College Square and Creative Gateway Courtyard



3. Seats with armrest and backrests - the same suite of furniture is proposed throughout the campus



4. Benches and tables provide spaces for outdoor study and can be integrated with USB ports and wifi for flexible IT-enabled campus learning



5. Raised planters and accessible soft landscape spaces to the High Needs



6. Terracing to High Needs landform



7. Bollard lighting to footpaths



8. Feature lighting to College Square integrated into the external furniture and soft planting areas

Hard Landscape: Cycle infrastructure

Cycle storage and parking will be located throughout the campus, with three covered storage units found to the South Drive, College Street and the Sports Plaza. Cycle stands in groups of 4 or 5 will be provided fore more intermittent parking opportunities.

The total spaces for covered cycles will be 108 bikes.



Covered cycle units for secure parking



Cycle stands throughout campus



- Extent of campus landscape proposals
- Covered cycle store
- Cycle stands

Boundary Treatments

Boundary treatments across the campus will consist of both hard fencelines or walls, and planting such as low hedges and native hedgerows. Particular parts of the campus at Animal Management, High Needs and the Homestead require specific secure boundaries for safeguarding purposes, while areas around the College Square and College Street provide a softer treatment option to provide sense of visual - rather than complete physical - containment.

The Active Travel Routes explored in Part Three are important for defining publicly accessible routes. Boundary treatments here will consist of rural stock fences with some areas of low hedgerow planting to act as a visual buffer. These will be low enough for overlooking, but provide some separation from the campus for safeguarding and security purposes.

Within the campus, the principle of a car-free centre means some vehicle barriers or bollards will be located, to ensure movement of vehicles is kept to the periphery or directed to the car parks.



Boundary types vary across campus according to needs, e.g. rural field boundaries north of Animal Management and to the Active Travel Routes



Boundary Treatments

Boundary treatment locations are shown below.



1. Native hedgerow edges - these will augment/enhance existing hedgerows across campus



2. Formal hedges to road, with grass/wildflower verges



3. Vehicle restrictions such as demountable bollards to control entry



4. Vehicle gates with intercom system to internal vehicle security points



5. Low railings (maximum 1.2m high). Planting can be used to soften appearance, such as to the Sensory Garden



6. High Needs and Animal Management will have high, secure boundary treatments due to use.



7. Typical farm stock fencing, with hedgerow to front along the length of Active Travel Routes



8. Sports fencing - typically a weldmesh rebound fence (final specification to be determined by Sports specialist)

Soft Landscape Specification

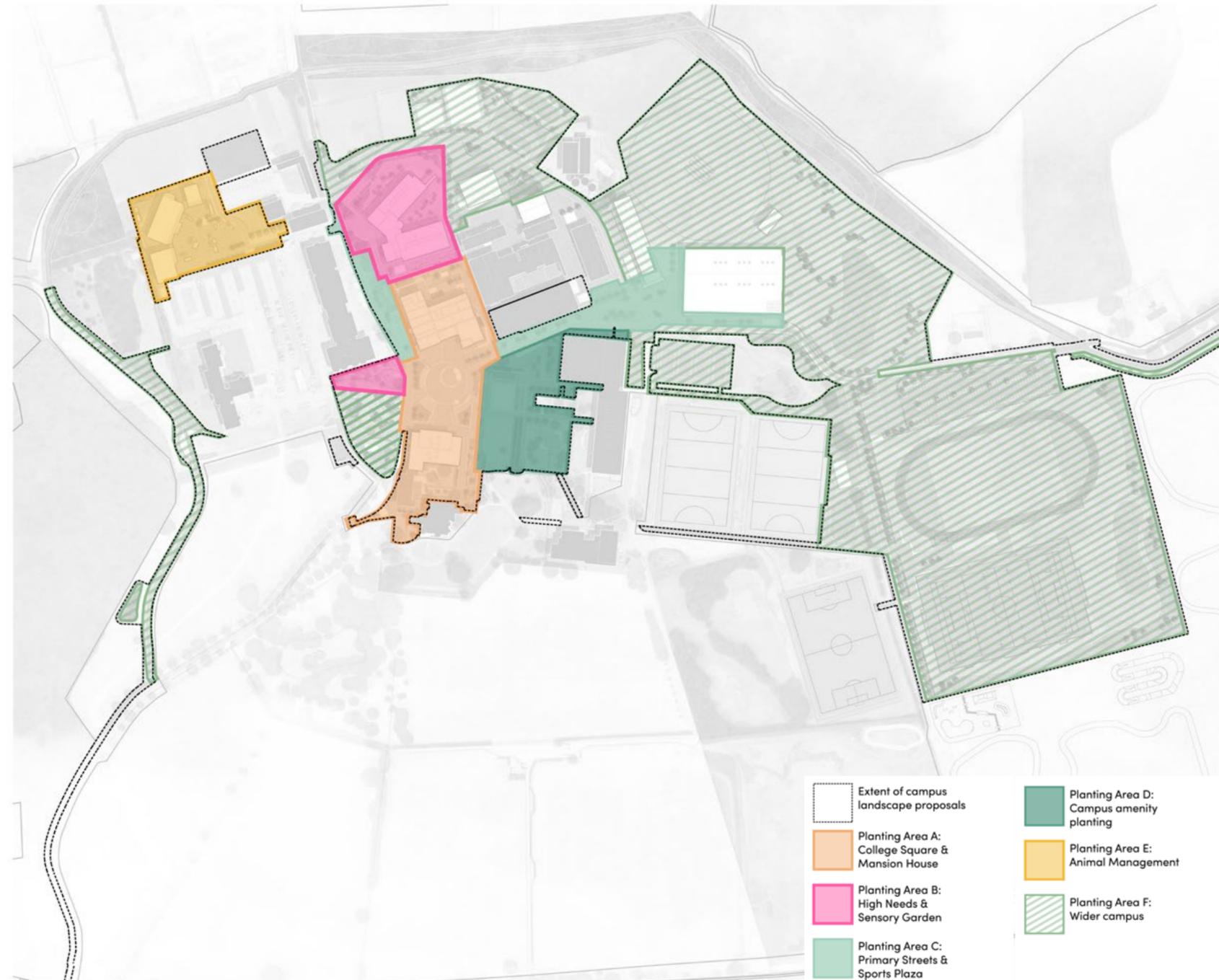
The six areas identified in the DAS are:

- Planting Area A - formal ornamental and amenity planting with lawns and trees, including rain gardens
- Planting Area B - Ornamental and sensory planting with lawns and trees
- Planting Area C - Amenity tree and verge planting to streets, including rain gardens
- Planting Area D - Amenity and tree planting with lawns
- Planting Area E - Ornamental and tree planting
- Planting Area F - Grass and wildflower swathes with native hedgerow and native tree planting

The planting specification for the campus will fulfil a number of important roles: as a means to mitigate built form for long-distance views; to enhance biodiversity and habitat types; to provide areas for water catchment and SUDs; and overall to improve visual amenity and foster a more pleasant setting across the seasons.

A snapshot of the planting typologies is shown on the next page, and the schedule of species is proposed is detailed on the Landscape planting Plans.

Planting to the sustainable drainage infrastructure (rain gardens, swales and attenuation basins) are explored further in the following pages.



Soft Landscape Specification: Typologies

AREA A -
Formal ornamental and amenity planting with lawns and trees, including rain gardens



AREA B -
Ornamental and sensory planting with lawns and trees



AREA C -
Amenity tree and verge planting to streets, including rain gardens



AREA D -
Amenity and tree planting with lawns



AREA E -
Ornamental and tree planting



AREA F -
Grass and wildflower swathes with native hedgerow and native tree planting



Soft Landscape Specification: SUDS

The SuDs proposed for the campus will utilise swales, and rain gardens and attenuation basins to manage water-run off. As part of the SuDs, planting will enhance biodiversity, assist with filtration and improve water quality. Refer to Elliot Wood proposals for more details on the drainage strategy.

RAIN GARDEN TO EXISTING BUILDING: SECTION

RAIN GARDEN TO PROPOSED LANDSCAPE: SECTION

RAIN GARDEN TO PROPOSED LANDSCAPE: PLAN



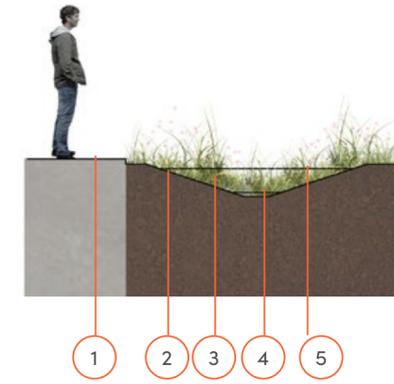
1. Rain water pipe from existing building
2. Topsoil to planting
3. Filtration and gravel drainage layers to engineer's specification
4. Perforated pipe outflows to base of rain garden
5. Proposed hard landscape
6. Road kerb with stepped kerb inlet to direct water to rain garden
7. Tree rootballs to sit within topsoil medium just below mulch
8. Proposed tree planting within rain gardens



Rain garden planting examples

PROPOSED SWALE: TYPICAL SECTION

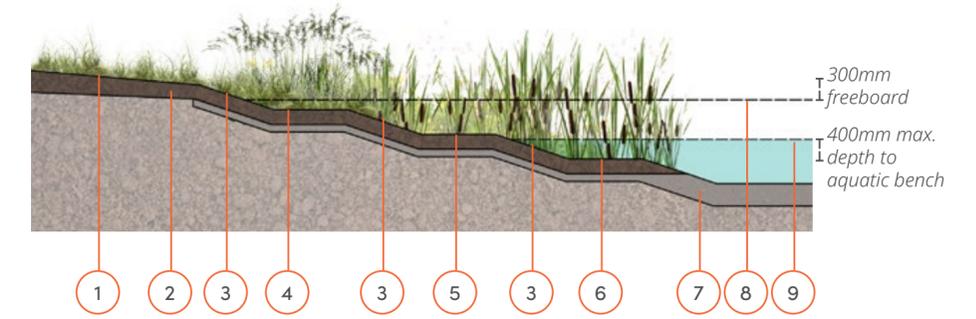
1. Hardstanding
2. 1:3 slopes to sides of swale
3. Proposed swale planting typically wet-tolerant wildflower mix
4. Indicative flow depth below height of vegetation
5. Indicative maximum water depth (to engineer's details)



Wildflower planting to swales

PROPOSED ATTENUATION BASIN: TYPICAL SECTION

1. Shallow gradient safety bench and maintenance access
2. Topsoil depth for planting typically 400mm for shrubs, 150mm for grass
3. 1:3 gradient between benches
4. Damp bench
5. Marginal bench
6. Aquatic bench
7. Subsoil or gravel layer on top of pond liner
8. Maximum water level
9. Permanent water level



L to R:

1. Damp bench basin planting e.g. filipendula ulmaria
2. Marginal bench basin planting e.g. carex nigra
3. Aquatic bench basin planting e.g. typha latifolia

Soft Landscape Specification: SUDS

Health and safety around the proposed attenuation basins is paramount. The locations of the basins are away from high-traffic areas where students are likely to walk, however there is still the risk of going near the basins.

In order to mitigate the risk, the basins are planted to deter people walking down the banks, and along the perimeter at regular intervals warning signs and lifebuoys will be positioned.

The CIRIA guidance 'Health and Safety principles for SuDs' (reference: Paper RP992 November 2013) recommends against fencing off the basins entirely however the use of a low barrier such as a knee rail may act as a suitable deterrent to prevent students entering these spaces.

Further consultation with the College on the health and safety, maintenance and management strategies for the basins will be developed in later design stages.



Signage at regular spacings around ponds. Wording and symbol to be agreed with College



Life buoys at regular spacings around ponds



Use of knee rails to locations where pedestrians could attempt to traverse basin

Landscape Management & Maintenance

Maintenance of the soft landscape will include weekly, monthly and annual actions and should be applied consistently across all areas of the campus. As part of the BNG requirements, the maintenance of habitats must be managed by the College for a 30 year duration. Typical maintenance tasks are described below, and a schedule of soft landscape maintenance is shown on the following page. A Landscape Maintenance and Management Plan will be developed with the College Estates Team to ensure the longevity and health of the soft landscape proposals, as well as maintenance and repair/replacement of hard landscape materials, fixings, and furniture.



Maintenance tasks will include:

Soft landscape

- Management of meadow turf; mowing at appropriate times of year
- Regular inspection of dune planting for damage and replacement where necessary
- Regular watering regime for trees, particularly in first three years for good establishment and during summer months
- Regular watering and maintenance of planting to external terrace to ensure good establishment and ongoing health
- Active watering of all soft landscape areas during establishment and thereafter during dry periods
- Biodiversity measures must be taken in line with guidelines from DEFRA, the Forestry Commission, and Plant Health services

Hard landscape

- Regular inspection for slip/trip risks, damage of surfaces, stains and spills; replacement of surfaces where necessary
- Annual cleaning of paving surfaces with additional cleaning as required for stains and spillages
- Furniture & lighting
- Regular inspection of furniture for damage; repair and/or replacement of furniture as necessary
- Annual cleaning of furniture elements or as required
- Frequent inspection of light fixtures; replace where damaged/end of serviceable life; regular inspection by maintenance consultants to ensure lux levels and visibility as required

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