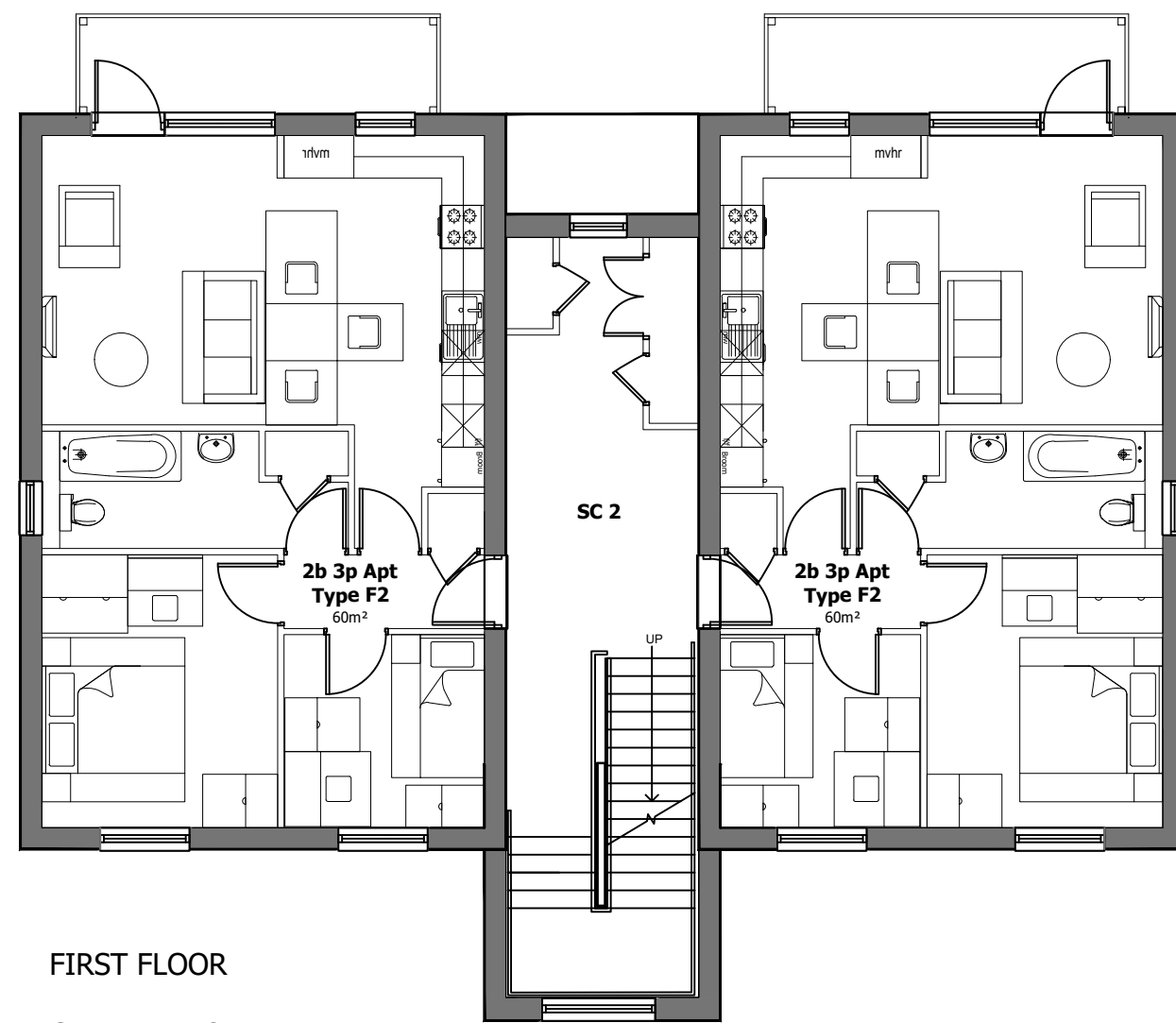


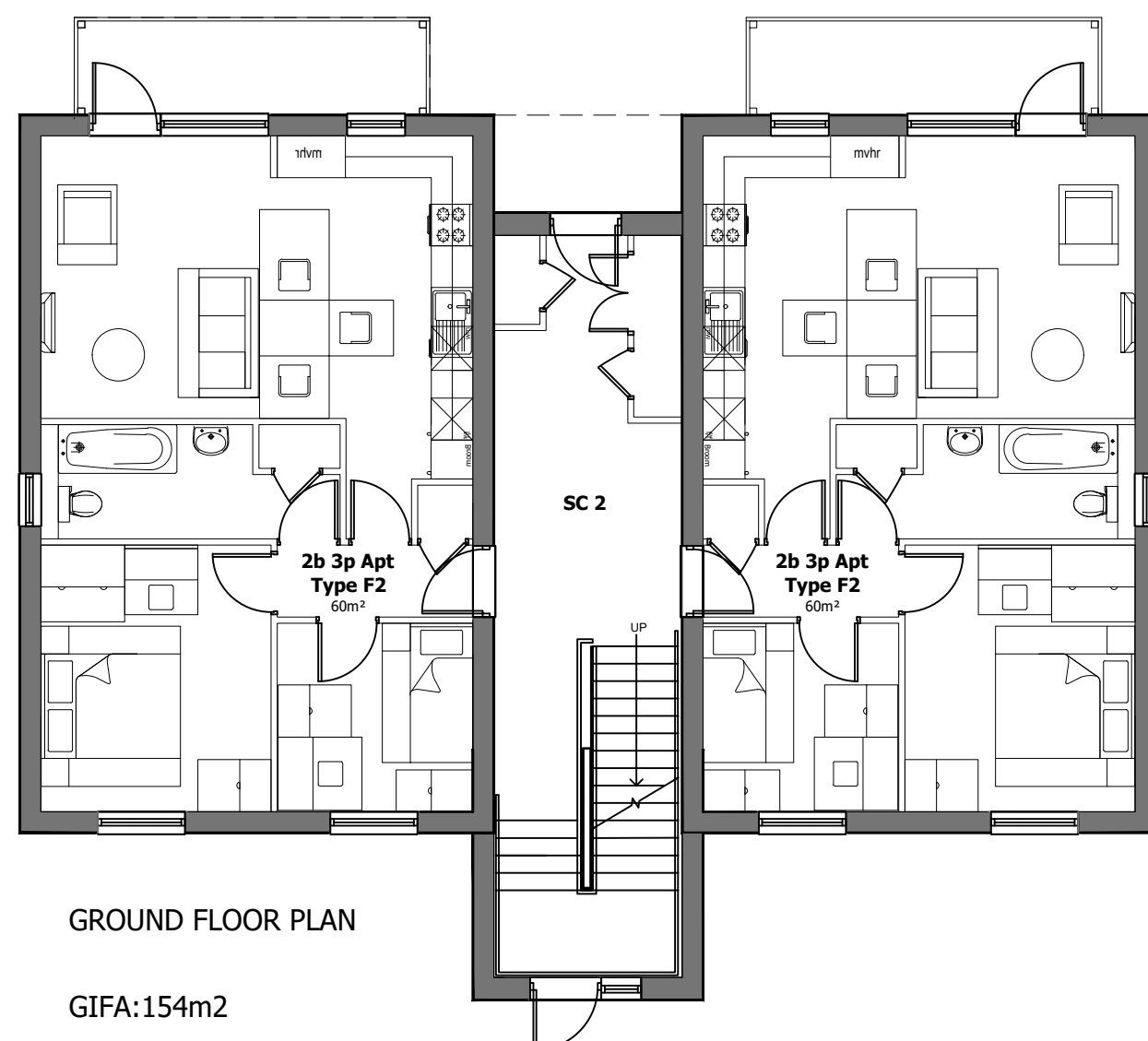
**BLOCK E
FLOOR PLANS
1:100 SCALE**

First Floor
4 x 2 Bed apartments



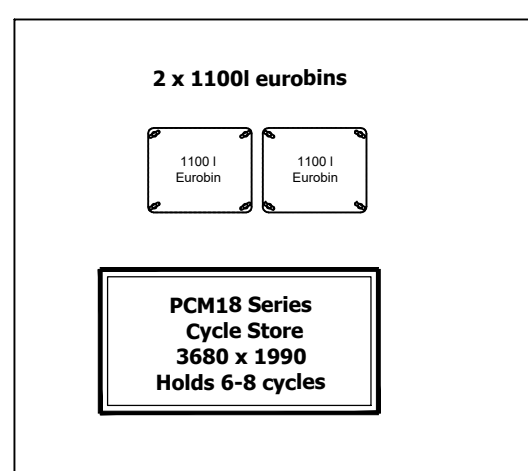
FIRST FLOOR
GIFA: 154m2

Ground Floor
4 x 2 Bed apartments



GROUND FLOOR PLAN
GIFA: 154m2
TOTAL FOOTPRINT: 308m2

CYCLE & BIN STORE PROVISION



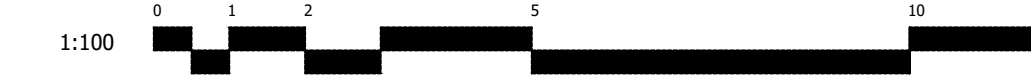
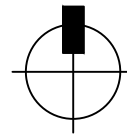
**BLOCK E
ELEVATIONS
1:100 SCALE**



**BLOCK E
SAMPLE RENDERS
NTS SCALE**



ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO NOTIFY THE DESIGN TEAM OF ANY DISCREPANCY BETWEEN DRAWINGS, SPECIFICATION AND SITE DIMENSIONS. DO NOT SCALE FROM THIS DRAWING.



KEY

- Hardiplank Fibre Cement Cladding Board
Colours: Cobblestone & Monterey Taupe
- Webervall Brick effect render system: Buff & Red brick colours
- Concrete Interlocking Roof Tiles: Terracotta & Grey

rev | note | date | by

indesign.

178 Birmingham Road
West Bromwich
West Midlands
B70 6QG

Tel. 0300 111 7000
www.accordha.org.uk

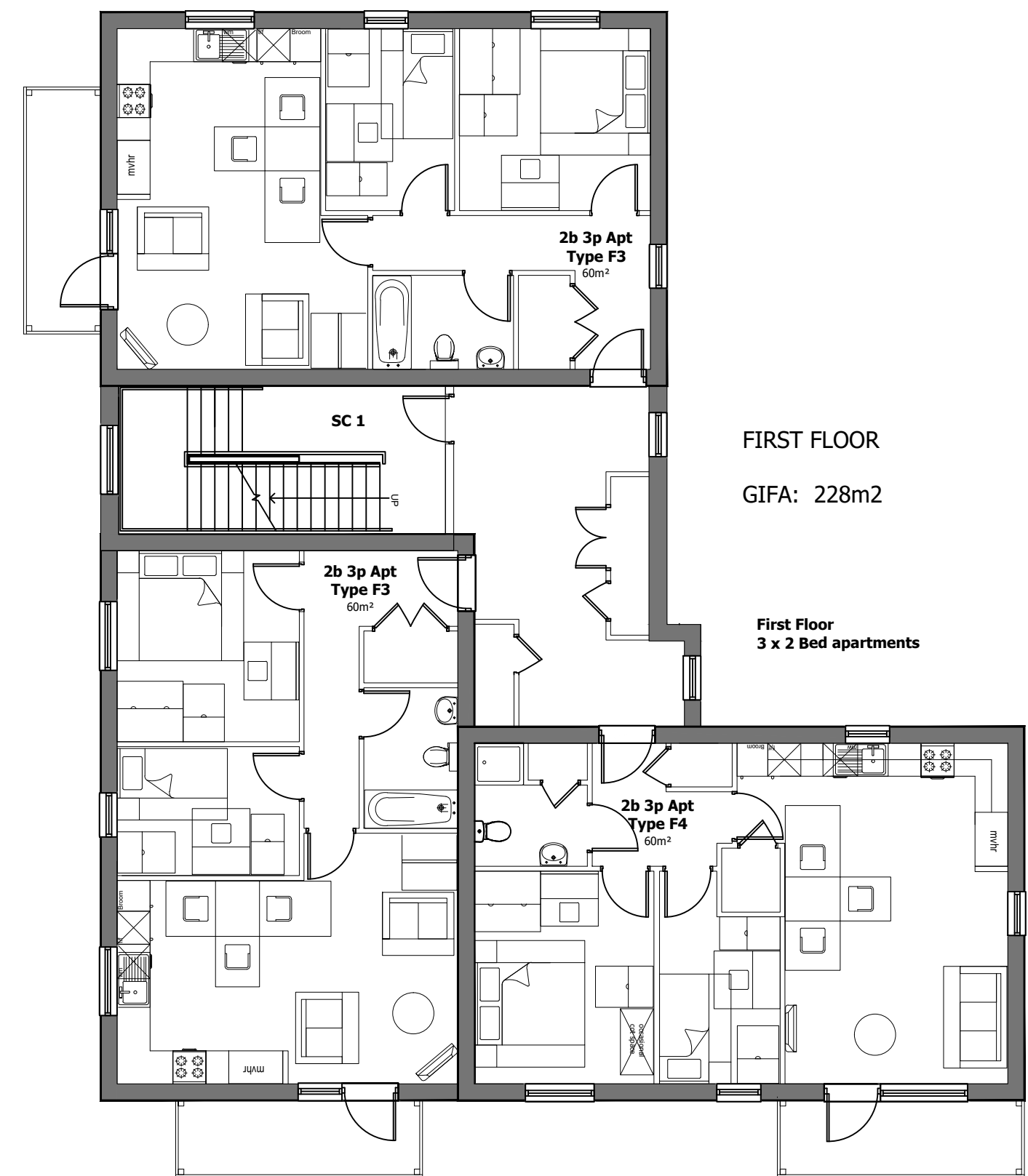
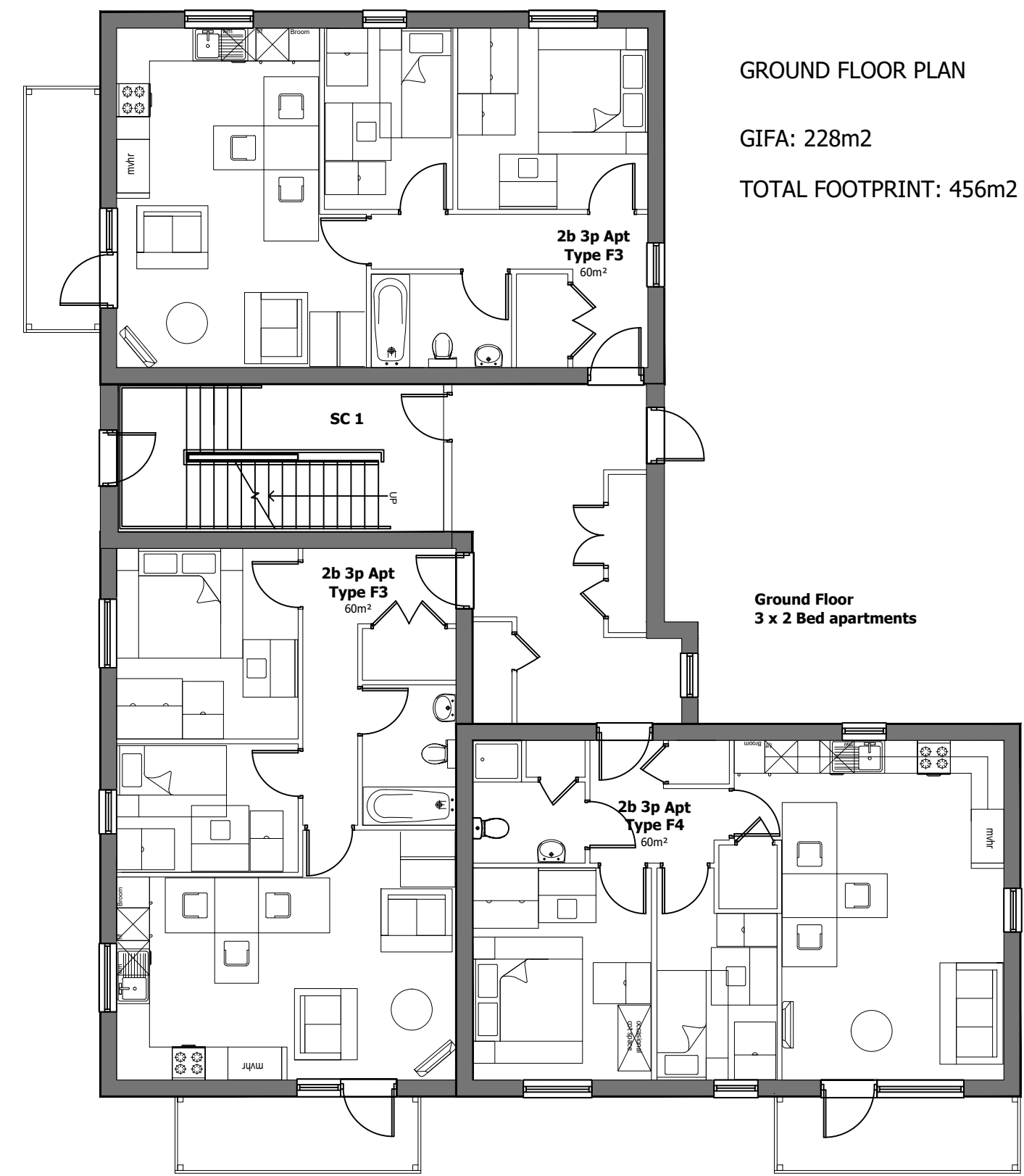
client
GREENSQUAREACCORD

project
PROPOSED DEVELOPMENT OFF SWAN LANE
WEST BROMWICH
B70 0NY

title
Floor Plans & Elevations- Block E Plots 62-65

job 18-1529	dwg no 129	rev	date October 2021	scale 1:100 @ A1	drawn KLH
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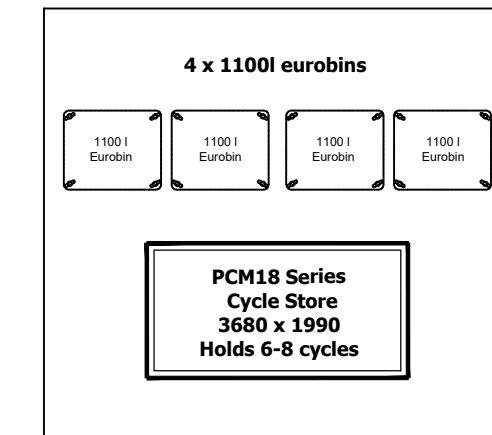
**BLOCK F
FLOOR PLANS
1:100 SCALE**



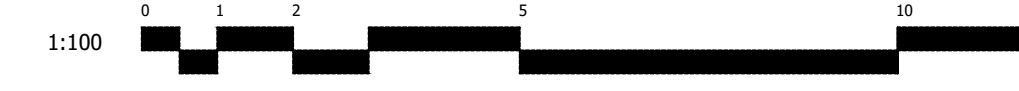
**BLOCK F
ELEVATIONS
1:100 SCALE**



CYCLE & BIN STORE PROVISION



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KEY

	Handipank Fibre Cement Cladding Board Colours: Cobblestone & Monterey Taupe
	Weberwall Brick effect render system: Buff & Red brick colours
	Concrete Interlocking Roof Tiles: Terracotta & Grey

**BLOCK F
SAMPLE RENDERS
NTS SCALE**



A Window positions amended - 22.02.22 CJ
rev note date by

indesign. 178 Birmingham Road
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client	GREENSQUAREACCORD		
project	PROPOSED DEVELOPMENT OFF SWAN LANE WEST BROMWICH B70 0NY		
title	Floor Plans & Elevations- Block F Plots 121-126		
job	18-1529	dwg no	130
rev	A	date	October 2021
scale	1:100 @ A1	drawn	KLH

GENERAL NOTES

- The contractor is to liaise with the main contractor to establish the position of all built services and manhole covers prior to cultivation and ensure that planned areas and tree pits are not affected.
- If there is any conflict in the information indicated on the contract drawings, the contractor must seek clarification from all the design consultants involved.
- Native species: Use local provenance.
- All trees and planting will commence during the first planting season following completion of the building and infrastructure works (October to March inclusive).
- Grass and wildflower seeding will be implemented following completion of the building and infrastructure works subject to suitable climatic conditions.
- No seeding or seeding to take place during unfavourable climatic conditions such as waterlogged ground or periods of frost.
- All trees, planting and grass areas will be subject to a 12-month Maintenance and 5-year Defects Liability Period.
- Falling plant material: All planting that fails to thrive in 5 years following Practical Completion will be replaced during the next available growing season due to failure to maintain by others, theft or damage. Replacements to be the same species and size unless otherwise agreed.

SETTING OUT NOTES

- All new, amenity and structure shall planting to be agreed/set out for approval by the Landscape Architect prior to planting.
- Tree planting in relation to manhole covers and statutory signs is to be co-ordinated with the main contractor in accordance with statutory guidelines, for approval by the Landscape Architect and Engineer prior to planting.
- Tree positions are to be set out and marked for approval by the Landscape Architect and Engineer prior to planting.
- Planting adjacent to road kerbs and path edges along roads is to be set back 300mm from the back of kerb to allow room for plants to establish and reduce tripping, but unplanted area to be mulched.
- Ensure that Root Barriers have been installed in the foundation trench before planting any trees on the site. Contact Engineers to determine specification and depth required.
- Planting adjacent to existing vegetation to be retained is to be carefully integrated with existing planting, and cultivation evenly graded to existing levels.
- Trees are to be set out to ensure a minimum of 1.5m exists between tree trunks and drains/mains lines, in accordance with BS5827. Otherwise, approved root barriers should be employed.

DENSITY NOTES

- Amenity planting to be carried out at approximately 300 plants per m², unless otherwise stated in the plant schedule.
- Native planting Mix F is to be carried out at approximately 200 plants per m², unless otherwise stated in the plant schedule.
- Native planting to be randomly planted in groups of 8-15 plants of a single species and any evergreen species are to be distributed evenly throughout the planted area.
- Evergreen hedge planting to be at 300 plants per linear metre, unless otherwise stated in the plant schedule.
- Native hedge planting to be at 500 plants per linear metre, double staggered, unless otherwise stated in the plant schedule.
- Rain garden planting Mixes A and B to be carried out at approximately 300 plants per m².

TREE AND SHRUB NOTES

- All planting to be planned in accordance with BS 5824.
- Cultivate and weed all areas to be planted/checked up to per Soft Landscape Specification.
- Amenity and native planting to be in planting pit only.
- All trees to be labeled and protected with spiral guards.
- Tree planting in soft areas to be in installed tree pits as per depths noted below.
- All planting to be back mulched to a depth of 50mm with Hedges' 'Ornamental Sphagnum'.

TOPSOIL NOTES

- All areas to be landscaped are to be free from contaminated ground.
- All areas to be planted are to be topsoiled to a depth of 60mm.
- All areas to be turf are to be topsoiled to a depth of 150mm.
- All areas of wildflower to be subsoiled to a depth of 50mm.
- Ensure adequate growing medium exists to provide sustained healthy plant growth beyond the Defects Liability Period.
- All planting to be back mulched to a depth of 50mm with Hedges' 'Ornamental Sphagnum'.

TREE PIT NOTES

- All trees are to be planted in tree pits and topsoiled to the following dimensions:
- Advanced stock trees: 1200mm x 1200mm x 900mm deep
- Feathered trees: 900mm x 900mm x 450mm deep
- Excavated material: separate topsoil and plant material and stockpile for backfilling
- Pit bottom: Excavate with slightly raised centre. Break up base to a depth of 100mm.
- Remove soil amendment from tree bases.
- Pit sides: Slightly feathered trees: reuse where specified
- In sloping ground, maintain horizontal bases and vertical sides with no less than minimum depth throughout.
- Backfill with clean topsoil or other suitable material imported to BS5828:2007
- Soil/compost: 80-20 on medium soils; 50:50 on sandy soils; 70:30 on clay soils; Water storing polymer may not be necessary on naturally damp soils; or heavy clay.
- Fertiliser (gms): Water storing polymer (gms) per tree pit as follows:
- Advanced stock trees: 300gms/100gms
- Feathered trees: 100gms/50gms

TREE STAKES

- Stakes: stakes to be pressure impregnated softwood (not with creosote or tar), round or half round as specified, straight, peeled, free from projections and large or end knots, pointed at one end.
- Protective treatment: as required.
- Size: minimum length and thickness as shown below.
- Advanced stock trees: 125mm min dia, 2m total length, 600mm above ground, 2m stakes, 1m cross bar and 1 tree tie.
- Feathered trees: 50mm min dia, 1.5m total length, 600mm above ground, 1m stake and 1 tree tie.

GRASS AREAS

- Areas to be turfed to be treated with herbicide to suppress perennial weeds before cultivation. Apply soil amendment over turf before prior to cultivation in accordance with manufacturers instructions.
- Apply fertilizer 3 to 5 days before seeding/turfing to grass areas (except wildflower areas) at a rate of 50g/m².
- Lawns to be seeded with 'Kaiser Meadow' and protected with fencing as specified and directed otherwise by the CA.
- Water: it is necessary to ensure establishment and continued thriving of all grass areas.
- Any areas that are too narrow to be laid to turf should be surfaced with decorative gravel or weed-suppressant membrane.
- Disturbed grass areas are to be cultivated to a fine silt and seeded.
- Undisturbed grass areas are to be scarified and weed-seeded where necessary.

WILDFLOWER NOTES

- All wildflower areas to be seeded with Erminegate seed mixes as per the key.
- To be sown in get manufacturers recommendations.
- Web: www.wildseed.co.uk

PLANTING ADJACENT TO MARGINAL PLANT MIXES

- Handling: Keep plants watered and in shade until planted. Do not allow to dry out.
- Preparation: Remove coarse weeds etc. from planting sites.
- Planting sites: As indicated on drawing.
- Waterproofing membrane below soil: Do not puncture.
- Planting into a hole to suit plug size and shape. Create a cleft at bottom of hole to improve rooting. Gently firm plant into hole to ensure good root hold into substrate.

STRIP OFF EXISTING TOPSOIL

- The site topsoil which is to be retained for later use shall be stripped and stockpiled.
- The following method shall be used:
- During suitable weather conditions, the existing vegetation shall be treated with herbicide as directed.
- Soil to be cleared of foreign materials.
- During suitable weather conditions, topsoil to be stripped down to its full natural depth, taking care to avoid contamination with subsoil or other foreign materials.
- Stripped topsoil unsuitable to be re-used as topsoil shall be stored separately and used as subsoil.

TOPSOIL STORAGE

- Topsoil which has been stripped and stored before use in the works shall not have been stacked in heaps higher than 1.5m for more than four weeks.
- Stored topsoil shall not have become waterlogged, compacted or dehydrated.

IMPORTED TOPSOIL FOR ALL SOFT LANDSCAPE FINISHES

- Provide topsoil to BS5828:2007 in sufficient quantities to make up any deficit of topsoil existing on site and to complete the work.

SAMPLE LOAD OF IMPORTED TOPSOIL

- Deliver to site a sample load of not less than 5m³.
- Give notice to CA to inspect before making further deliveries to site.
- Retain sample for comparison with subsequent loads.

DEFICIENT TOPSOIL

- Any topsoil offered which is deficient in nutrient levels as required by BS5828:1994 but which otherwise conforms to the specification, may be acceptable providing suitable adjustments are made with the addition of organic and inorganic fertilisers to the CA and entirely at the landscape contractor's expense.

CONTAMINATION

- Do not use topsoil contaminated with subsoil, rubbish or other materials that are corrosive, explosive or flammable; hazardous to human or animal life; detrimental to healthy plant growth.
- Areas to be reworked topsoil, do not use subsoil contaminated with the above materials.
- Give notice to CA if any evidence or symptoms of soil contamination are discovered on the site or in topsoil to be imported.

HANDLING TOPSOIL

- Give notice of evidence of aggressive weeds and obtain instructions before moving topsoil.
- Collect and use plant to minimise disturbance, trafficking and compaction.
- Do not mix topsoil with rubble, stone, hardcore, rubbish or material from demolition work, other grades of topsoil.
- Keep handling to a minimum and use topsoil immediately after straining.
- Handle topsoil in the driest conditions possible and do not handle during or after heavy rainfall or when it is wetter than the field state.

SPREADING TOPSOIL

- Remove topsoil rough/surfacing before spreading topsoil.
- Spread in layers of 20mm depth (min) and grade firm each layer before spreading the next.

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SWAN LANE

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GREEN SQUARE ACCORD

ZLA 1175
Swan Lane
West Bromwich

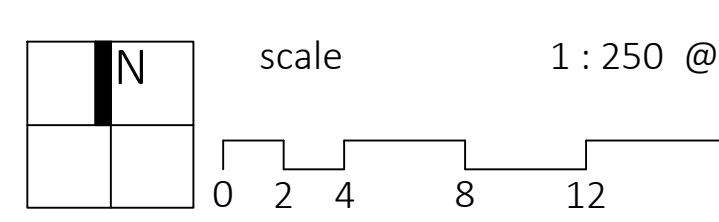
L-201
Detailed Soft Landscape
Sheet 1 of 2

date December 2021
status planning

rev

KEY

- Boundary
- Existing trees
- Existing vegetation
- Proposed tree planting
- Proposed amenity shrub planting
- Proposed native planting with trees
- Proposed evergreen hedge
- Proposed native hedge
- Proposed flowering lawn to frontages Emorsgate ELL1
- Proposed turf to rear gardens
- Proposed meadow Emorsgate EM3
- Proposed turf
- Proposed pond edge Emorsgate EM8F
- Proposed pond edge Emorsgate EM8
- Proposed wetland Emorsgate EP1
- Proposed rain gardens
- Buildings













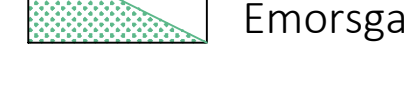
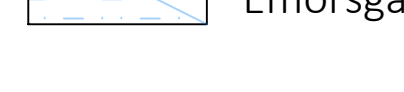





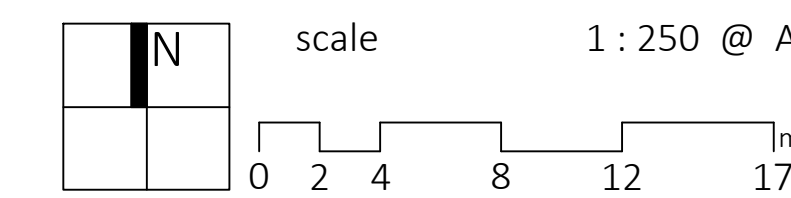
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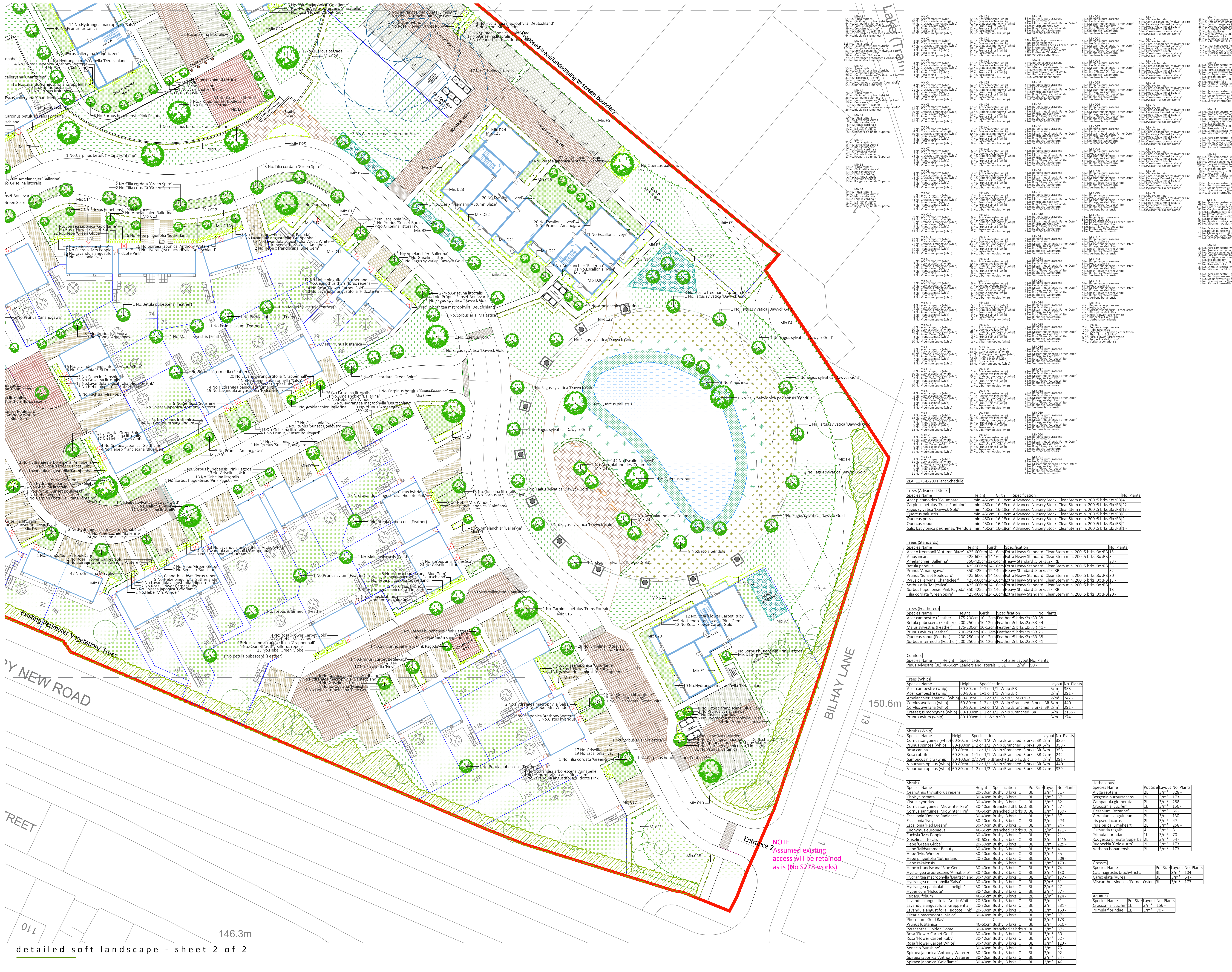
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ZLA 1175-200 Plant Schedule

Species Name	Height	Girth	Specification	Clear Stem	min	max	brks	No. Plants
Trees (Advanced Stock)								
Acer dasycarpum 'Columbare'	4.5m	15-18cm	Advanced Nursery Stock	Clear Stem	min. 200	5	brks 3x: RB14	1
Carpinus betulus 'Frans Fontaine'	min. 4.50m	16-18cm	Advanced Nursery Stock	Clear Stem	min. 200	5	brks 3x: RB17	1
Fagus sylvatica 'Dawky Gold'	min. 4.50m	16-18cm	Advanced Nursery Stock	Clear Stem	min. 200	5	brks 3x: RB17	1
Quercus palustris	min. 4.50m	16-18cm	Advanced Nursery Stock	Clear Stem	min. 200	5	brks 3x: RB17	1
Quercus petraea	min. 4.50m	16-18cm	Advanced Nursery Stock	Clear Stem	min. 200	5	brks 3x: RB17	1
Quercus robur	min. 4.50m	16-18cm	Advanced Nursery Stock	Clear Stem	min. 200	5	brks 3x: RB17	1
Salix babingtoniana 'Pendula'	min. 4.50m	16-18cm	Advanced Nursery Stock	Clear Stem	min. 200	5	brks 3x: RB17	1
Trees (Standards)								
Acer 'Freemantle Autumn Blaze'	4.2-6.00m	14-16cm	Extra Heavy Standard	Clear Stem	min. 200	5	brks 3x: RB15	1
Alnus incana	4.2-6.00m	14-16cm	Extra Heavy Standard	Clear Stem	min. 200	5	brks 3x: RB15	1
Amelanchier 'Ballarina'	4.2-6.00m	14-16cm	Extra Heavy Standard	Clear Stem	min. 200	5	brks 3x: RB15	1
Betula pendula	4.2-6.00m	14-16cm	Extra Heavy Standard	Clear Stem	min. 200	5	brks 3x: RB15	1
Prunus 'Amalgoway'	4.2-6.00m	14-16cm	Extra Heavy Standard	Clear Stem	min. 200	5	brks 3x: RB15	1
Prunus 'Sunset Boulevard'	4.2-6.00m	14-16cm	Extra Heavy Standard	Clear Stem	min. 200	5	brks 3x: RB15	1
Prunus candelabra 'Charitace'	4.2-6.00m	14-16cm	Extra Heavy Standard	Clear Stem	min. 200	5	brks 3x: RB15	1
Sorbus aria 'Majestica'	4.2-6.00m	14-16cm	Extra Heavy Standard	Clear Stem	min. 200	5	brks 3x: RB15	1
Sorbus hupehensis 'Pink Pagoda'	4.2-6.00m	14-16cm	Extra Heavy Standard	Clear Stem	min. 200	5	brks 3x: RB15	1
Tilia cordata 'Green Spire'	4.2-6.00m	14-16cm	Extra Heavy Standard	Clear Stem	min. 200	5	brks 3x: RB15	1
Trees (Feathered)								
Acer campestre (feather)	1.75-2.00m	10-12cm	Feather	5	brks 2x: RB8	38		
Betula pubescens (feather)	2.00-2.50m	10-12cm	Feather	5	brks 2x: RB8	41		
Malus sylvestris (feather)	1.75-2.00m	10-12cm	Feather	5	brks 2x: RB8	41		
Prunus avium (feather)	2.00-2.50m	10-12cm	Feather	5	brks 2x: RB8	41		
Quercus robur (feather)	2.00-2.50m	10-12cm	Feather	5	brks 2x: RB8	41		
Sorbus intermedia (feather)	2.00-2.50m	10-12cm	Feather	5	brks 2x: RB8	41		
Conifers								
Species Name	Height	Specification	Pot Size	Layout	No. Plants			
Thuja occidentalis	1.40-1.60m	Leaders and laterals	CL	1/2m ²	50			
Trees (Whip)								
Species Name	Height	Specification	Layout	No. Plants				
Acer campestre (whip)	60-80cm	1+1 or 1/2 Whip BR	5/m	358				
Acer campestre (whip)	80-100cm	1+1 or 1/2 Whip BR	7/m ²	291				
Amelanchier (whip)	60-80cm	1+1 or 1/2 Whip 3 brks BR	5/m	372				
Cornus avellana (whip)	60-80cm	1+2 or 1/2 Whip Branched 3 brks BR	5/m	440				
Cornus avellana (whip)	60-80cm	1+2 or 1/2 Whip Branched 3 brks BR	7/m ²	291				
Crataegus monogyna (whip)	80-100cm	1+1 or 1/2 Whip Branched BR	5/m	218				
Prunus avium (whip)	80-100cm	1+1 or 1/2 Whip Branched BR	5/m	274				
Shrubs (Whip)								
Species Name	Height	Specification	Layout	No. Plants				
Cornus sanguinea (whip)	60-80cm	1+2 or 1/2 Whip Branched 3 brks BR	2/m ²	386				
Cornus sanguinea (whip)	80-100cm	1+2 or 1/2 Whip Branched 3 brks BR	5/m	358				
Rosa canina	60-80cm	1+1 or 1/2 Whip Branched 3 brks BR	5/m	358				
Rosa rubrifolia	60-80cm	1+1 or 1/2 Whip Branched 3 brks BR	2/m ²	242				
Campanula (whip)	60-80cm	1+1 or 1/2 Whip Branched 3 brks BR	5/m	311				
Viburnum opulus (whip)	60-80cm	1+2 or 1/2 Whip Branched 3 brks BR	5/m	440				
Viburnum opulus (whip)	60-80cm	1+2 or 1/2 Whip Branched 3 brks BR	2/m ²	339				
Shrubs								
Species Name	Height	Specification	Pot Size	Layout	No. Plants			
Tea-rose	20-30cm	Bushy 3 brks C	3L	3/m	31			
Cistus hybridus	30-40cm	Bushy 3 brks C	3L	3/m	52			
Cornus sanguinea 'Midwinter Fire'	30-40cm	Branched 3 brks C	3L	3/m	52			
Cornus sanguinea 'Midwinter Fire'	30-40cm	Branched 3 brks C	3L	3/m	130			
Escalonia 'Donard Radiance'	30-40cm	Bushy 3 brks C	3L	3/m	52			
Escalonia 'Red Dream'	30-40cm	Bushy 3 brks C	3L	3/m	474			
Hebe 'Majestica'	30-40cm	Bushy 3 brks C	3L	3/m	24			
Hebe 'Midsummer Beauty'	30-40cm	Bushy 3 brks C	3L	3/m	171			
Hebe 'Mrs Winder'	30-40cm	Bushy 3 brks C	3L	3/m	21			
Grisebina littoralis	40-60cm	Bushy 5 brks C	3L	3/m	3115			
Hebe 'Green Globe'	30-40cm	Bushy 3 brks C	3L	3/m	225			
Hebe 'Midsummer Beauty'	30-40cm	Bushy 3 brks C	3L	3/m	41			
Hebe 'Mrs Winder'	30-40cm	Bushy 3 brks C	3L	3/m	55			
Hebe 'Conquilla 'Sutherland'	30-40cm	Bushy 3 brks C	3L	3/m	209			
Hebe 'paleacea'	30-40cm	Bushy 3 brks C	3L	3/m	173			
Hebe 'x franciscana 'Blue Gem'	30-40cm	Bushy 3 brks C	3L	3/m	74			
Hydrangea arborescens 'Annabelle'	30-40cm	Bushy 3 brks C	3L	3/m	130			
Hydrangea macrophylla 'Deutschland'	30-40cm	Bushy 3 brks C	3L	3/m	137			
Hydrangea macrophylla 'Salsa'	30-40cm	Bushy 3 brks C	3L	3/m	57			
Hydrangea paniculata 'Limelight'	30-40cm	Bushy 3 brks C	3L	3/m	77			
Hypericum 'Hidcote'	30-40cm	Bushy 3 brks C	3L	3/m	57			
Hebe 'aquilifolium'	40-60cm	Bushy 3 brks C	3L	3/m	134			
Lavandula angustifolia 'Arctic White'	20-30cm	Bushy 3 brks C	3L	3/m	51			
Lavandula angustifolia 'Grappenhall'	20-30cm	Bushy 3 brks C	3L	3/m	231			
Lavandula angustifolia 'Hidcote Pink'	20-30cm	Bushy 3 brks C	3L	3/m	183			
Cleome macrorrhiza 'Major'	30-40cm	Bushy 3 brks C	3L	3/m	57			
Phloxium 'Gold Ray'	40-60cm	Bushy 5 brks C	3L	3/m	173			
Prunus lusitana	40-60cm	Bushy 3 brks C	3L	3/m	610			
Pyraeantha 'Golden Dome'	30-40cm	Branched 3 brks C	3L	3/m	57			
Rosa 'Flower Carpet Gold'	30-40cm	Bushy 3 brks C	3L	3/m	80			
Rosa 'Flower Carpet Ruby'	30-40cm	Bushy 3 brks C	3L	3/m	52			
Rosa 'Flower Carpet White'	30-40cm	Bushy 3 brks C	3L	3/m	123			
Senecio 'Sunshine'	30-40cm	Bushy 3 brks C	3L	3/m	125			
Spiraea japonica 'Anthony Waterer'	30-40cm	Bushy 3 brks C	3L	3/m	92			
Spiraea japonica 'Goldflame'	30-40cm	Bushy 3 brks C	3L	3/m	28			