



GENERAL NOTES:

- This drawing is to be read in conjunction with all engineer's, architect's or other relevant drawings and specifications.
- All dimensions and levels are subject to detailed design.
- All works to be carried out in compliance with the requirements of the relevant statutory authorities and regulations.

KEY

- Site planning boundary
- Area 2 - outline planning boundary
- Existing trees to be retained
- Proposed trees
 - Stock sizes:
 - Semi mature 20-25cm girth
 - Extra Heavy 16-18cm, 18-20cm girth
 - Multistem 2-2.5m, 3-3.5m, 4-4.5m height
 - Species:
 - Refer to Landscape Strategy report (15477A-30-R07 Landscape Strategy) for indicative species selection
- Proposed robust, biodiverse shrub and groundcover planting
- Wildflower rich, meadow grass
- Raingardens - biodiverse, drought tolerant shrub and groundcover planting
- Proposed flowering perennial planting
- Butterfly bank - free draining calcareous soil with biodiverse wildflower planting
- Coloured asphalt to primary footways and greenway: Natratex by bituchem, colour: Buff 1 or similar approved
- Resin bound gravel to residential zones: Flexipave by KBI, colour: Barnsley Solo or similar approved
- High quality permeable pavers to parking and shared surface: Priora by Marshalls, colour scheme TBC or similar approved
- Flexible resin bound surfacing over Root Protection Areas Refer to arboricultural consultant note below
- Tigermulch play surface to play zones in Root Protection Areas or similar approved
- Play surface to formal play area (LEAP) Playtop by Playtop Ltd, colour scheme TBC or similar approved
- Asphalt to highways
- Offset knee rail at entry point to vehicle deterrent


- Residential courtyards - featuring communal seating, tree planting, incidental play and SuDS features
- Greenway - linking city pedestrian and cycle routes into the heart of the site and beyond
- Riverside Park - featuring riparian enhancements, decked look outs to aide connection to the river and informal natural play long the river path
- Formal Play Area (LEAP) featuring indicative play equipment
- Redesigned setting for the war memorial with raised beds, formal planting and new bench seating
- The green heart, open green space for residents featuring amenity grass for adaptable use, seating, butterfly bank and dishd basin for flood alleviation
- Meadow St gardens. Biodiverse shrub, groundcover and multistem tree planting facing Upper Spoon Street.
- Windor St - redesigned and improved layout, refer to transport engineers proposals for further details
- Paving in Root Protection Area according to appropriate build over details approved by arboricultural consultant refer to arboricultural impact assessment by JCA
- Details to riverside structures to be designed in accordance with Seven Trent Water guidelines.

Riverside enhancements - Refer to Outline Water Framework Directive Assessment -15477A-30-R06-01 by Logika Consultants

- Wetland scrape with riparian planting and decked lookout
- Proposed riparian planting within the sub reaches , plus management and removal of Himalayan Balsam
- Gravel augmentation to raise channel bed
- Basin created to receive 1:30 year flood water


20	13/08/2025	STAGE 3 for Planning
19	18/07/2025	STAGE 3 for Planning
18	02/07/2025	STAGE 3 for Planning
17	30/06/2025	STAGE 3 for Planning
16	25/06/2025	Draft STAGE 3 for Planning
15	16/06/2025	STAGE 3 WIP
Rev.	DATE	DESCRIPTION

Client:



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Landscape Consultant:



PART OF
Logika Group

Issued for
PLANNING

Project:
Spon End Regeneration

Drawing Title:
Landscape Masterplan

Drawn: JA	Designed: JA/AP	Approved: JH
Sheet Size: A0	Scale: 1:500	Date: 13/08/2025

Drawing No:
15477A-30-C01-20

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KEY

Communal Entrance

Main Commercial Entrance

Bin/Cycle/Plant room Entrance

Fire exit

Trees to be removed

Tree Category A

Tree Category B

Tree Category C

Demolished buildings

P10	Final Planning Issue	26/03/2025
P19	N/A	N/A
P18	N/A	N/A
P17	N/A	N/A
P16	N/A	N/A
P15	N/A	N/A
P14	Issued for Planning Submission	17/03/2025
P13	Issued for Planning Submission	26/02/2025
P12	Issued to Design Team for comments	24/01/2025
P11	Issued to Design Team for comments	22/01/2025
P10	Issued to Design Team for comments	17/01/2025
P09	Issued for information	10/01/2025
P08	Issued to Design Team for comments	06/01/2025
P07	Issued to Design Team for comments	12/11/2024
P06	Issued to Design Team for comments	16/10/2024
P05	Issued to Design Team for comments	11/10/2024
P04	Issued to Client for comment	18/09/2024
P03	Issued to Client for comments	17/09/2024
P02	Issued to the team as WIP	10/05/2024
P01	Issued to Design Team as WIP	23/01/2024
P01	Issued to Design Team for comments	04/07/2024
P01	Issued to client for comments	16/05/2024
Rev		

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PROJECT ADDRESS
**Windsor Street
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West Midlands
CV1 3DJ**

PROJECT NAME
Spon End

DRAWING TITLE
Proposed Masterplan

SUITABILITY CODE	S4 - Suitable for Stage Approval
SCALE	1 : 500
PROJ NO	32398
AUTHOR	BGL
VOLUME	ZZ
LEVEL	00
DOCTYP	DR
ROLE	A
DRW NO	11000
REV NO	P20

Area 2 - Building entrances
see block plans 00 level.
Note some are within undercroft

- View Cone 13
(Three Spires View
Management Framework)

Property Schedule	
Name	Area

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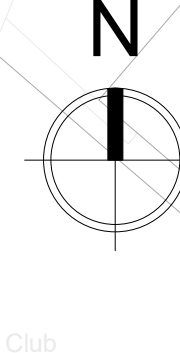
PROJECT ADDRESS

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
DRAWING TITLE
Proposed Boundary / Phasing

SCALE	DRAWN		CHECKED	APPROVED	DATE		
1:500	FG		PS	DB	20/02/2025		
PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
32398	BGL	ZZ	00	DR	A	11002	P11

















- KEY**

 -  Communal Entrance
 -  Main Commercial Entrance
 -  Bin/Cycle/Plant room Entrance
 -  Fire exit
 -  Trees to be removed
 -  Tree Category A
 -  Tree Category B
 -  Tree Category C
 -  Demolished buildings

BUILDING HEIGHTS KEY

 -  1 storey
 -  2 storey
 -  3 storey
 -  4 storey
 -  5 storey
 -  6 storey
 -  8 storey
 -  9 storey
 -  10 storey
 -  12 storey
 -  15 storey
 -  18 storey

P06	Issued for Planning Submission	15/08/2025
P05	Issued for Planning Submission	07/07/2025
P04	Issued for Planning Submission	30/06/2025
P03	Issued for Planning Submission	20/02/2025
P02	Issued to Design Team for comments	24/01/2025
P01	Issued to Design Team for comments	06/01/2025
Rev	Description	Date



CLIENT  **CITIZEN**

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	City Postcode
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	e:

PROJECT ADDRESS
Windsor Street
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West Midlands
CV1 3DJ

PROJECT NAME
Spon End

DRAWING TITLE
Proposed Masterplan_Building Heights

S4 - Suitable for Stage Approval

SCALE	DRAWN		CHECKED	APPROVED	DATE		
1:1000	FG		PS	DB	20/02/2025		
PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
32398	- BGL	- ZZ	- 00	- DR	- A	- 11010	P06