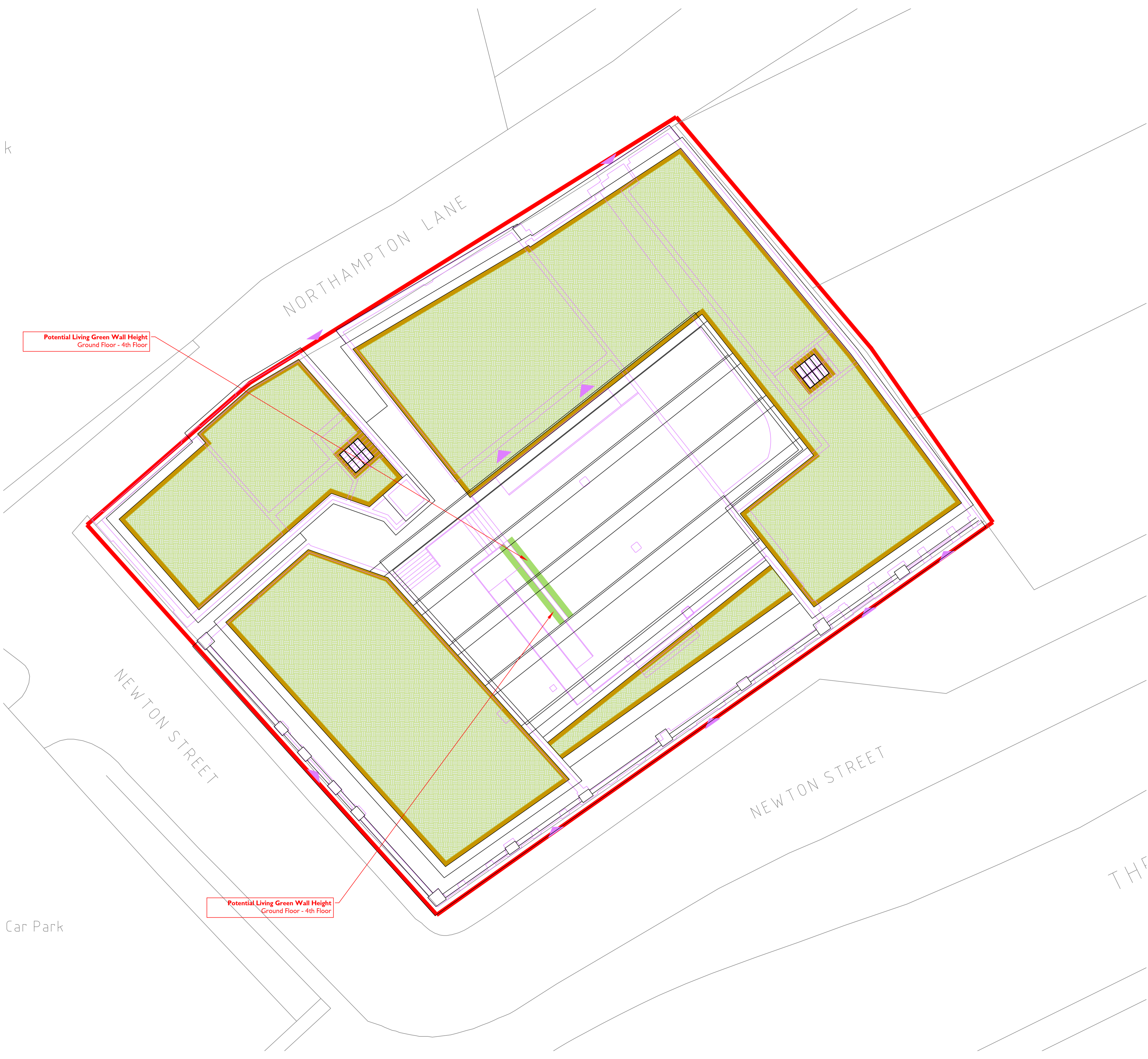








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Strategic Soft Landscape Plan Key

-  Red Line Development Boundary
-  Proposed Roof Layout
-  Proposed Ground Floor Layout
-  Proposed Wildflower Meadow Green Roof
Min. Substrate depth 150mm
Plant Mix / Species to be determined at detail design with specialist supplier.
-  Proposed Gravel margin to edge of Green Roof
Indicatively shown at 300mm.
-  Potential location for Living Green Wall.
Subject to Fire Regulation confirmation.
Plant Mix / Species to be determined at detail design with specialist supplier.

GENERAL LANDSCAPE NOTES:

GREEN ROOF
The intention for the green roof on this development is to create a uniform wildflower meadow grass planted roof with the minimum substrate depth of 150mm for ecological benefits, rainwater management and reducing the urban heat island effect and not for recreation or leisure.
For a Green Roof to be installed, establish and be maintained there are several requirements and design considerations that need to be incorporated into the design of the building. These include the following.

Maintenance Access
Access to each of the roofs for maintenance personnel and their machinery along with a way for arisings to be removed from the roof. The creation of this access is likely to reduce the area available for the green roof and therefore has the potential to bring the UGF score below that required.

Safe Man System
A Safe Man style system, or other suitable fall restraint, will need to be installed on the roofs to allow maintenance operatives to work safely. This is likely to reduce the area available for the green roof and therefore has the potential to bring the UGF score below that required.

Irrigation
A form of irrigation will be required as part of the green roof installation to ensure successful establishment and long term survival of the roof in drier periods.

LIVING GREEN WALL
The following are the key aspirations and requirements for the living green wall to deliver from the client and project architect.
To create a year round evergreen focal feature within the central atrium of proposed development.
To become a defining element highlighting one of the ideologies behind the project, promoting biodiversity and sustainability within the development.
To enhance the health and wellbeing of the residents that will occupy the development, allowing them to connect with nature within the built environment improving happiness and reducing stress.
To showcase the quality of the developments design, materials and construction.

For a Living Green Wall to be installed, establish and be maintained there are several requirements and design considerations that need to be incorporated into the design of the building. These include the following.

Fire Regulations
Fire Regulations need to be reviewed regarding Living Green Walls and residential building heights. There is the risk that due to the proposed height of the building and its residential use that a Living Green Wall will not be acceptable from a Fire Regulation perspective. It will therefore be vital for a Fire Consultant and the Local authority to be consulted to determine what will be acceptable.

Water Supply
A fresh, unsoftened water feed is required at the point of the irrigation system installation.

Electric Connection
A 240v electrical supply is required at the point of the irrigation system installation.

Drainage Point
A drainage outlet is required at the base of the wall to remove run-off unless a re-circulating system is installed.

Irrigation Plant Room
This can be tailored to fit the available space. The requirements vary according to the size of the wall. The average space required for an automated system is 1200mm x 900mm floorspace, 1500mm against a wall. This needs to be within 30m of the Living Green Wall, below in the basement may be the preferred option if this is feasible.

Maintenance
Living Wall maintenance is essential. Smartscape has the largest Living Wall maintenance division in the UK. Due to the limited access to the wall internally for machinery such as scissor lifts or cherry pickers there will be the requirement to allow for maintenance at height, an abseil / man safe system will need to be incorporated alongside the green wall. Consideration of this will need to be made for in the building structure and roof design.

Auxiliary Lighting
Smartscape Horticulturists will take light readings on site to confirm requirements: 1500 lux @ 600mm from the wall is the general rule of thumb.

PAC

P03	08.11.24	Update to latest architectural layout	SB	SM
P02	06.11.24	Issue for PAC	SB	SM
P01	31.10.24	First issue for comment	SB	SM
Rev.	Date	Comment		Approved Drawn

PRELIMINARY	PLANNING	DESIGN	TENDER	CONSTRUCTION
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Coastal Housing	
project	
Ty Menyn, Swansea	
drawing title	
Strategic Soft Landscape Plan	
scale	drawn
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approved	date
SB	Oct 2024
drawing no.	revision
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