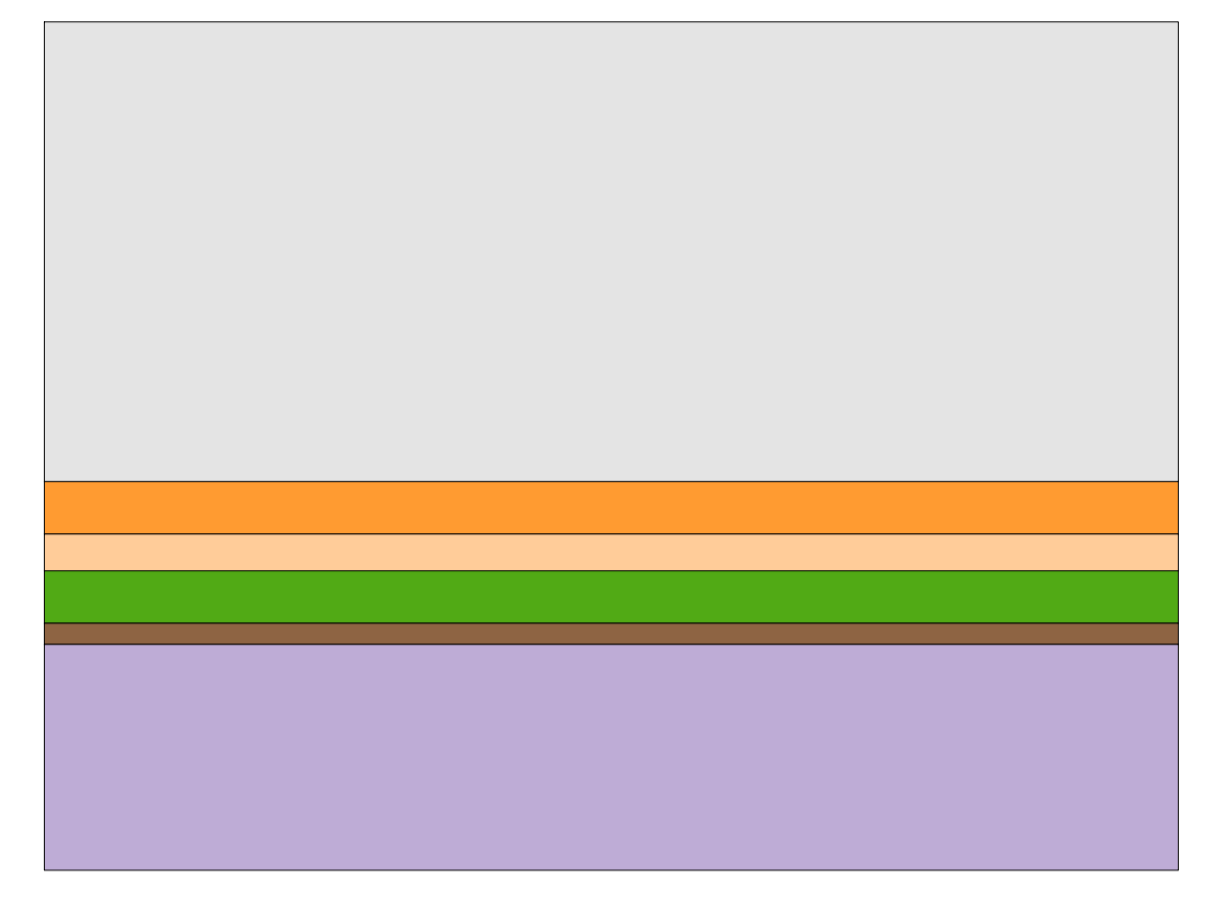
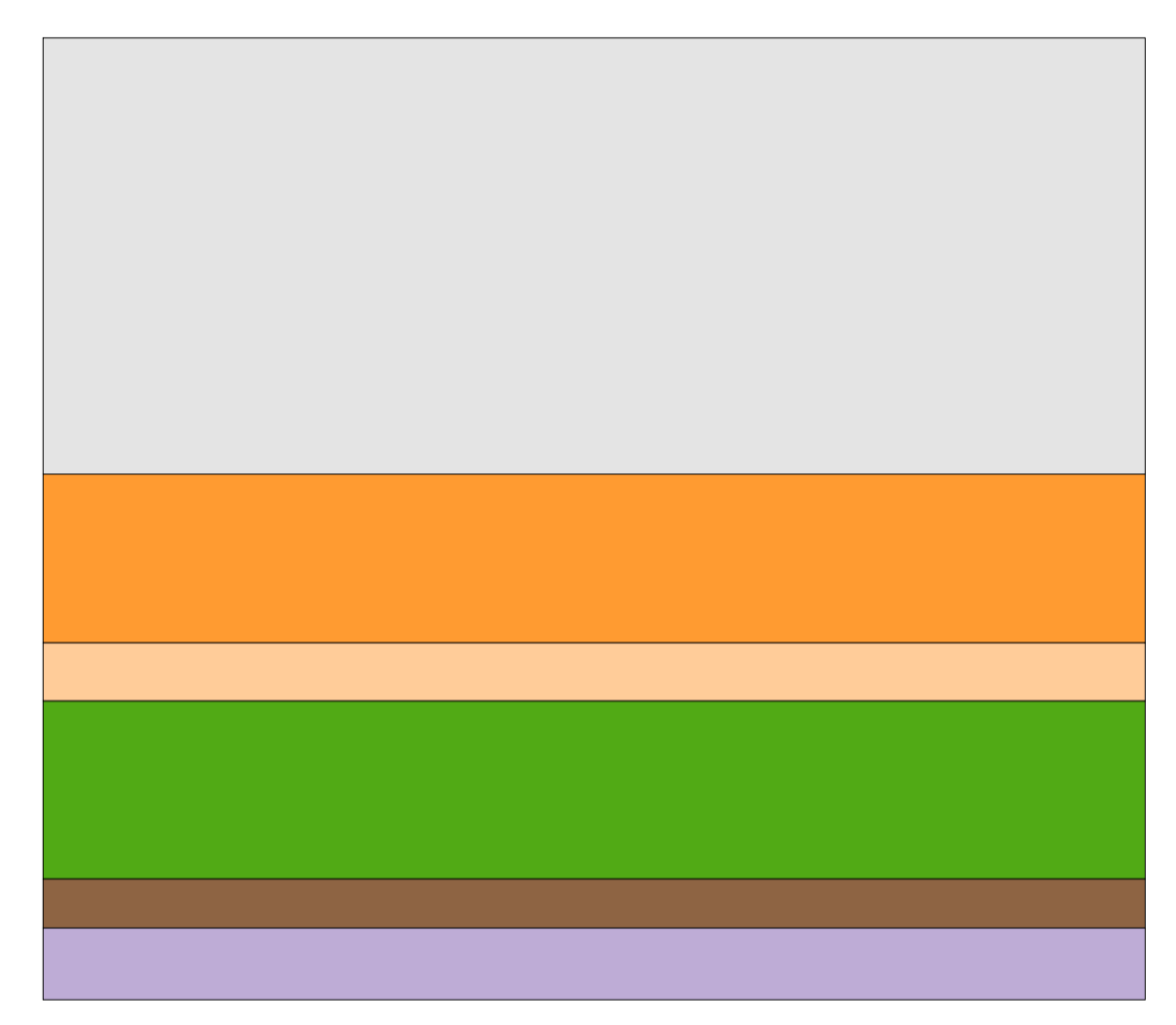


### MINIMUM



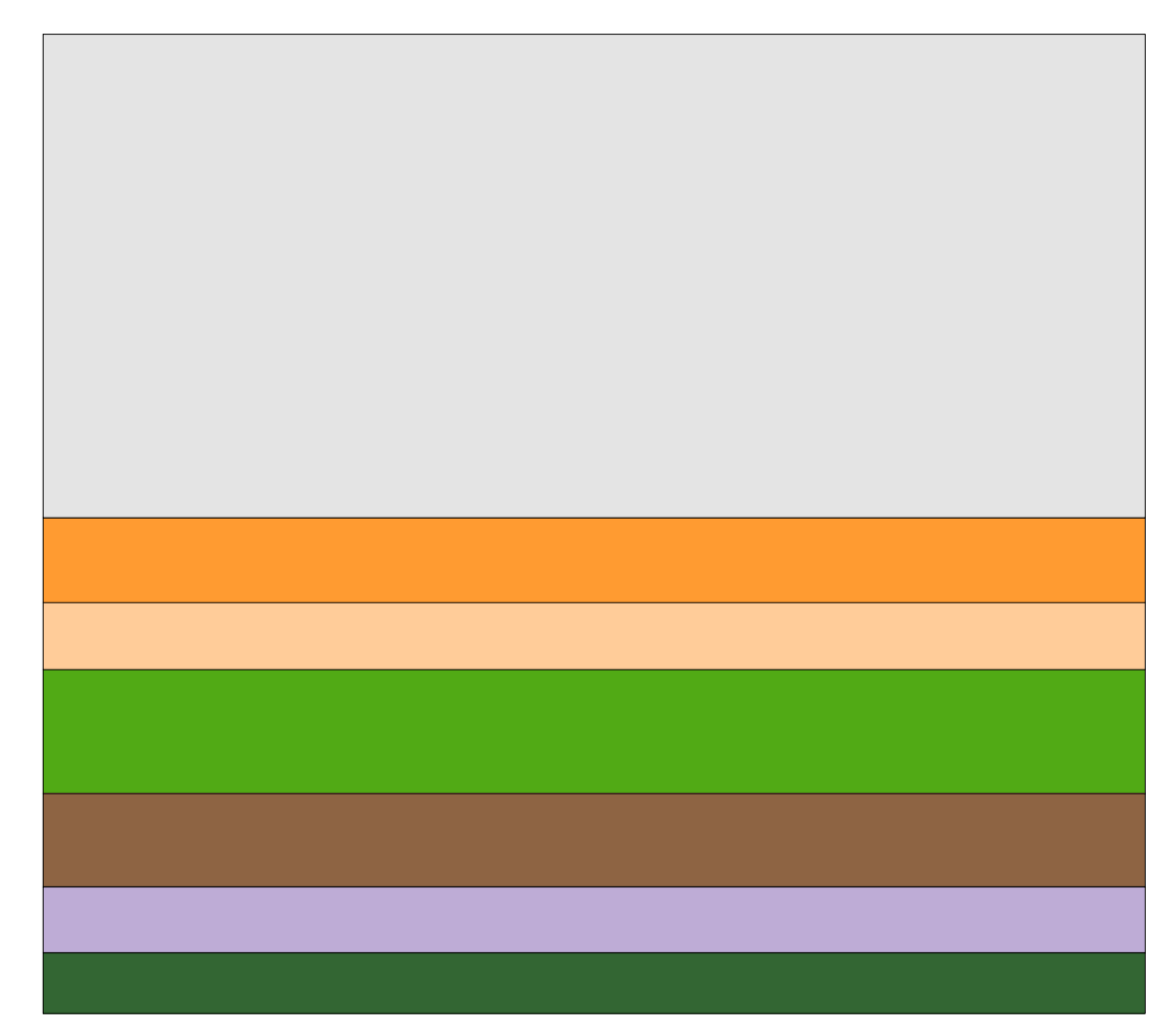
Non Net Area: 9120 m2  
 Hard Informal and Social: 1040 m2  
 Hard Outdoor PE: 730 m2  
 Soft Informal: 1040 m2  
 Habitat: 420 m2  
 Float: 4480 m2

### CONTROL



Non Net Area: 8907 m2  
 Hard Informal and Social: 3446 m2  
 Hard Outdoor PE: 1188 m2  
 Soft Informal: 3634 m2  
 Habitat: 1000 m2  
 Float: 1465 m2

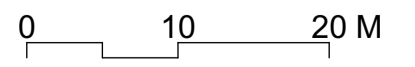
### PROPOSED



Non Net Area: 9870 m2  
 Hard Informal and Social: 1732 m2  
 Hard Outdoor PE: 1369 m2  
 Soft Informal: 2588 m2  
 Habitat: 1900 m2  
 Float: 1346 m2  
 Buffer: 1234 m2

#### NOTE

1. Do not scale from this drawing.
2. All dimensions are in meters unless otherwise noted.
3. Information shown outside extent of works is for illustrative purposes only.
4. To be read in conjunction with all other Landscape Architect's drawings. Drawings YPB-ALA-XX-XX-DR-L-00000 Series. Details YPB-ALA-XX-XX-DR-L-10000 Series.
5. To be read in conjunction with all other disciplines' drawings and specifications.
6. Specification and details of build ups to paving, kerbs, edges and structures to be advised by Project Civil Engineer.
7. All subsides to retaining features, walls to Project Engineers details.
8. Formations levels are to be inspected and approved by the Project Engineer.
9. Highway works by others, cross over and carpark, please refer to Civils package.
10. Drainage design, manhole cover positions & final levels to be coordinated with Drainage Engineers.
11. Lighting design, to be coordinated with M&E details, columns are shown for coordination only.
12. Landscape contractor is responsible for all area take offs. Any areas or quantities shown are for information only. Plant numbers should account for slopes/gradients.
13. Plant substitutions require approval from Landscape Architect / Client due to safeguarding and health and safety issues in relation to SEND client requirements.
14. Any work to existing trees to be carried out by a suitability qualified Tree Surgeon; All work to be carried out in accordance with AMS. Tree Consultant to advise on all issues regarding works in relation to trees.
15. The following elements are intended to be specialist design packages, subcontractor / specialist to submit drawings for approval prior to procurement and manufacture: a. street furniture b. canopies c. cycle stores d. metalwork package fencing, e. gates etc. Access control to be coordinated by M&E Consultant tbc by School. Sports furniture and finishes.
16. The following elements are intended to be specialist design packages, subcontractor / specialist designer to submit drawings for approval prior to procurement and manufacture: a. all street furniture b. external classroom canopies c. cycle store d. metalwork package including all fencing, handrails, gates etc. Access control / Gate seating to be coordinated with WCU M&E Consultant tbc by School & DCC. sports furniture / finishes / linemarkings. All specialists to submit drawings for approval prior to procurement and manufacture and ensure these are designed in accordance with all relevant BS Standards and Guidance.
17. The contractor is to check all setting out information, levels and dimensions before construction. Any discrepancies are to be brought to the attention of Ares Landscape Architects before commencing on site.
18. Refer to designer risk assessment for details in relation to safeguarding / security issues due to SEND client requirements.
19. Site clearing works as per Ecological and Arboricultural reports.
20. Topsoil / Subsoil stripping to be carried out in accordance with Arboricultural Input for site strip, storage, remediation and repositioning on site. To be carried out in accordance with the Wates Soft Work Manual.
21. Provide small gaps of at least 15cm x 15cm at designated points under all boundary fences to allow movement of small mammal/hedgehogs. These are indicatively shown on the sustainability and biodiversity plans YPB-ALA-00-XX-DR-L-00029 in 11No. locations.
22. Incoming services, meter, substations to MEP Information. Please refer to their package for detailed layouts.
23. Drainage design by Drainage Engineer, please refer to Curtins information.



#### KEY

- Non Net Area
- Hard Informal and Social
- Hard Outdoor PE
- Soft Informal
- Habitat
- Float
- Buffer

ID	RISK	MITIGATION	DATE MITIGATED
Please refer to YPB-ALA-XX-XX-RR-L-00001 for Risk Assessment and Register			

DATE	REV	DESCRIPTION OF REVISION	DRAWN BY	APPROVED BY
07/09/2022	P06	Updated Red Line for Planning Issue	KP	KP
30/08/2022	P05	Issued for Planning	KP	KP

STATUS  
**S2 - FOR PLANNING**

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CLIENT:  
**Wates Construction Ltd**

PROJECT TITLE:  
**Ysgol Plas Brondyffryn SEN**

DRAWING TITLE:  
**BB104 Analysis of External Areas**

DRAWING SCALE: 1:500  
 PAPER SIZE: A1

DRAWN BY: KP  
 APPROVED BY: KS

DRAWN DATE: 04/02/2022  
 ALA PROJECT CODE: ALAT25

DRAWING NUMBER: **YPB-ALA-00-XX-DR-L-00006**  
 STATUS: **S2**  
 REVISION: **P06**