

# Condition 20 - Landscape

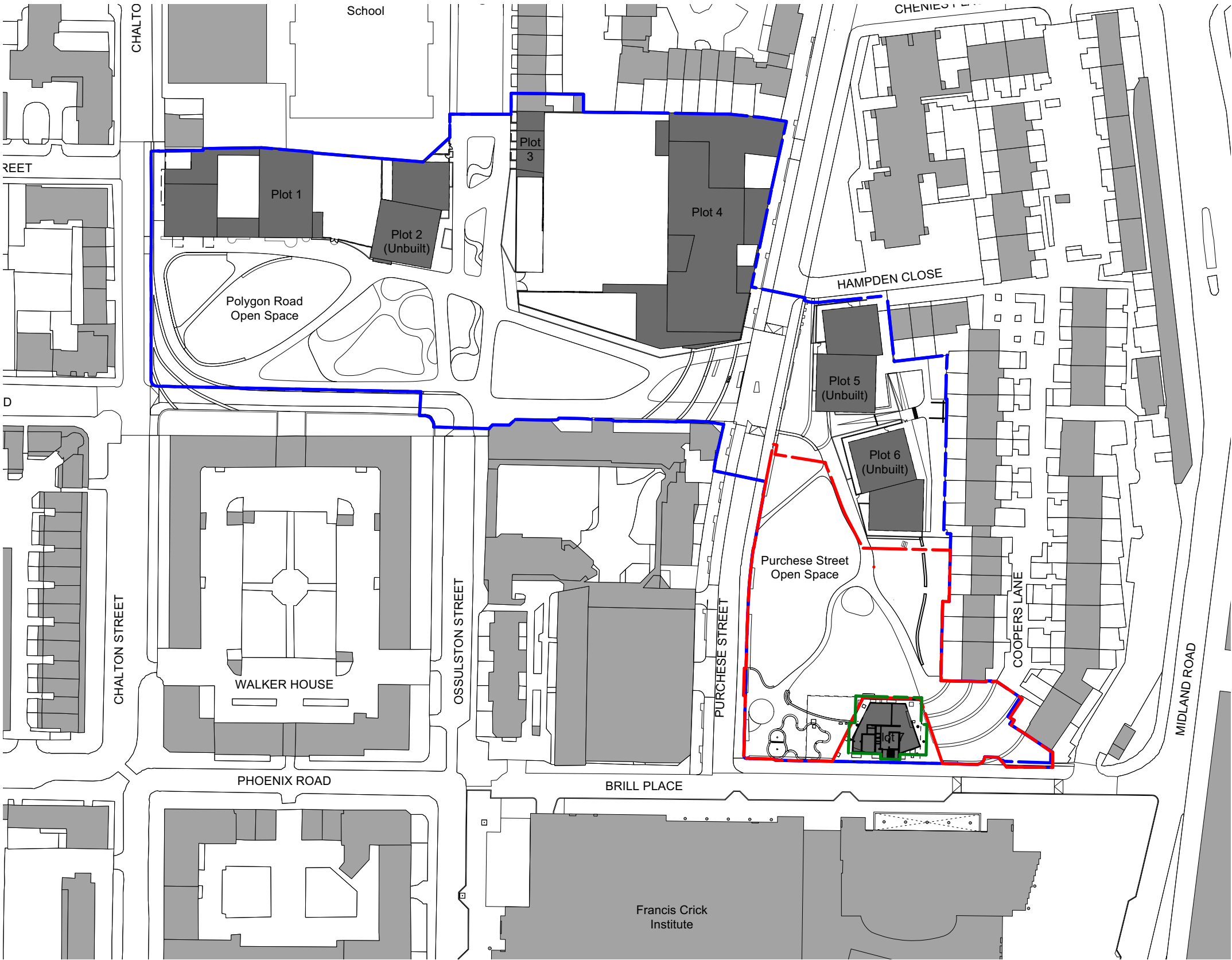
[July 2023]

# 1.0 Introduction

This document has been prepared to describe the the landscaping works to Purchase Street Open Space, part of Plot 7 of the Central Somers Town Masterplan. This is required by Conditions 20 attached to planning consent ref. 2015/2704/P.

This condition requires that the following are submitted:

- a) details of any proposed earthworks including grading, mounding and other changes in ground levels. (See Section 2.0 - Proposed GA drawings and levels)
- b) details of proposals for the enhancement of biodiversity, (See Section 3.0 Proposed Biodiversity Enhancements)
- c) an open space management plan, (See Section 4.0)
- d) permeable play surfaces for SuDS purposes. (See Section 5.0)



Site location plan. Purchase Street Open Space is outlined in red, the wider masterplan is outline in blue.

2.0 Proposed GA drawings and levels



should be read in accordance with General Arrangement drawings, Specification, and any Schedules.

All details and interfaces to be developed with Contractor and key Subcontractors.

All drainage proposals to Drainage Engineer's details & dwgs. All sub-surface build-ups to Engineer's details.

Drawings may indicate elements to be designed and specified by other Consultants for coordination purposes. Please also refer to these drawings, schedules and specifications. Please report any discrepancies to Architect for confirmation.

Full fabrication drawings to be provided for approval of all elements, details and interfaces.

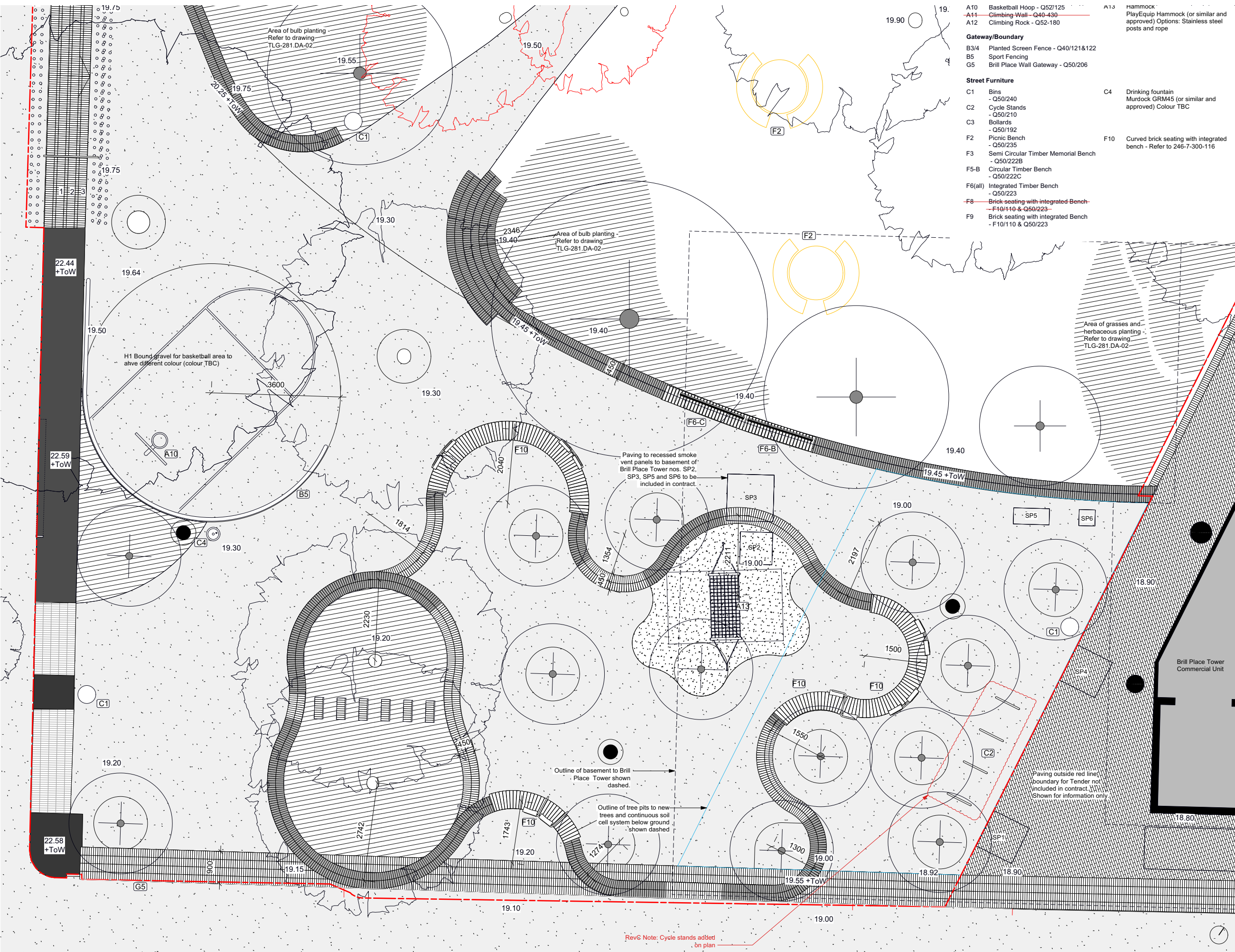
All levels and calculations to be confirmed by the Contractor

**DRAWING NUMBERING:**  
246 - 100 Existing  
246 - 110 Proposed Plans  
246 - 200 Sections  
246 - 300 Schedules / Elements  
246 - 500 Phasing

- Site Boundary for Tender
- Brill Place Tower Ownership Boundary
- Central Somers Town Masterplan Area
- Plots 5 and 6 Development Site



2.0 Proposed GA drawings and levels



- A10** Basketball Hoop - Q52/125  
**A11** Climbing Wall - Q40-430  
**A12** Climbing Rock - Q52-180
- Gateway/Boundary**  
**B3/4** Planted Screen Fence - Q40/121&122  
**B5** Sport Fencing  
**G5** Brill Place Wall Gateway - Q50/206
- Street Furniture**  
**C1** Bins - Q50/240  
**C2** Cycle Stands - Q50/210  
**C3** Bollards - Q50/192  
**F2** Picnic Bench - Q50/235  
**F3** Semi Circular Timber Memorial Bench - Q50/222B  
**F5-B** Circular Timber Bench - Q50/222C  
**F6(all)** Integrated Timber Bench - Q50/223  
**F8** Brick seating with integrated Bench - F10/110 & Q50/223  
**F9** Brick seating with integrated Bench - F10/110 & Q50/223
- A13** Hammock: PlayEquip Hammock (or similar and approved) Options: Stainless steel posts and rope
- C4** Drinking fountain Murdock GRM45 (or similar and approved) Colour TBC
- F10** Curved brick seating with integrated bench - Refer to 246-7-300-116

Detail drawings show layouts and design intent and should be read in accordance with General Arrangement drawings, Specification, and any Schedules.

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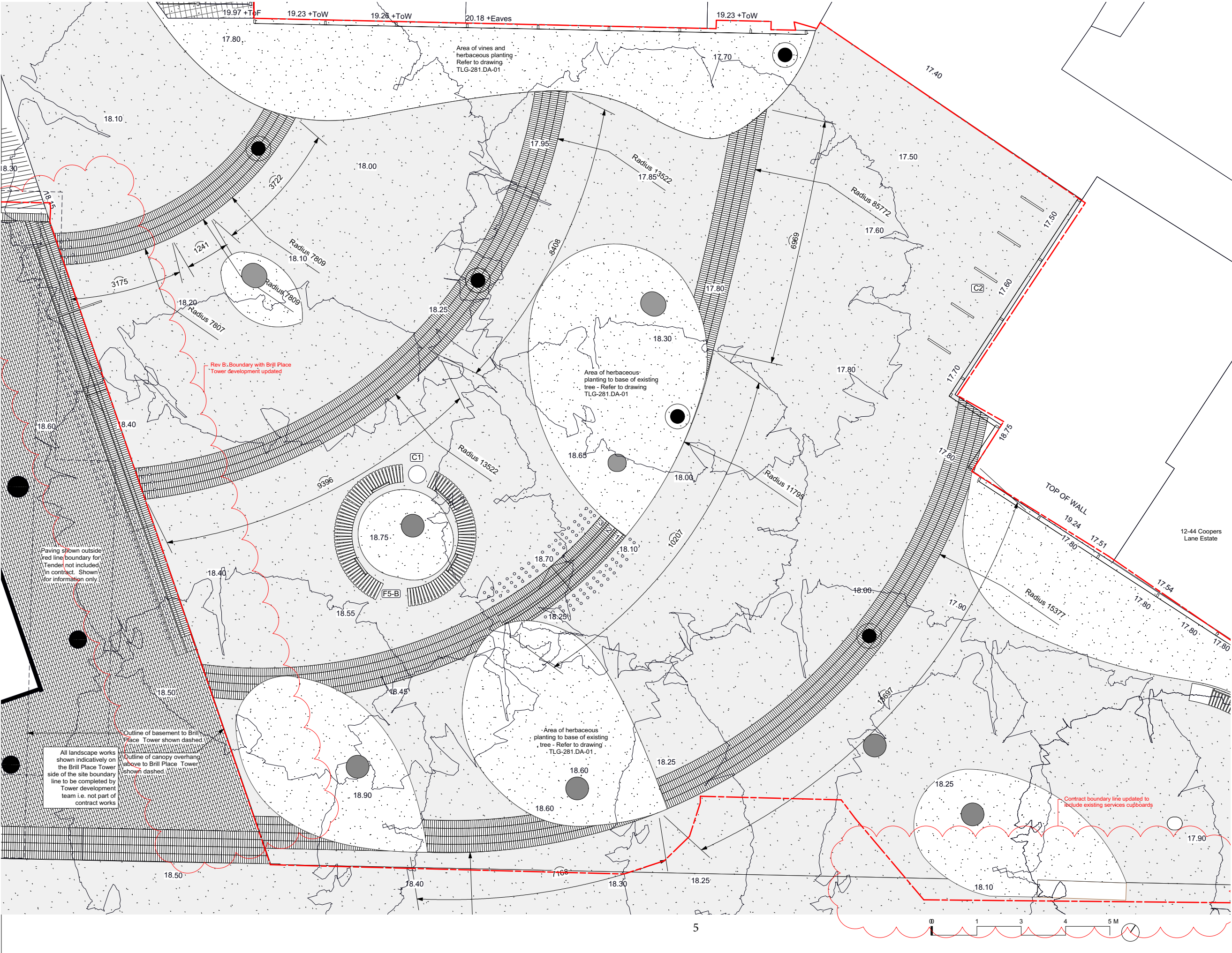
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- Hard Landscape**
- H1 Bound Gravel Park Paths - Q23-191
  - H1-D No Dig - Q23-191
  - H2 Concrete Threshold Surface - Q21-118
  - H2-R Ramped - Q21-118
  - H3 Activity Surface - Q26-361/2
  - H3-M Mounded - Q26-361/2
  - H4 Brick Paving - Q25-131
  - H5 Ribbon Brick Paving - Q25-131
  - H6 Dog Run Surface - Q23-160
  - H7 Woodland Surface - Q26-311
  - Tree Trunks
  - Feature Ribbon Lighting Column



2.0 Proposed GA drawings and levels



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Hard Landscape

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- H2-R Ramped
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- H3 Activity Surface
- H3-M Mounded
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- H4 Brick Paving
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- H5 Ribbon Brick Paving
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- H6 Dog Run Surface
- Q23-160
- H7 Woodland Surface
- Q26-311
- Tree Trunks
- Feature Ribbon Lighting Column

Activity Area

- A10 Basketball Hoop - Q52/125
- A11 Climbing Wall - Q40-430
- A12 Climbing Rock - Q52-180

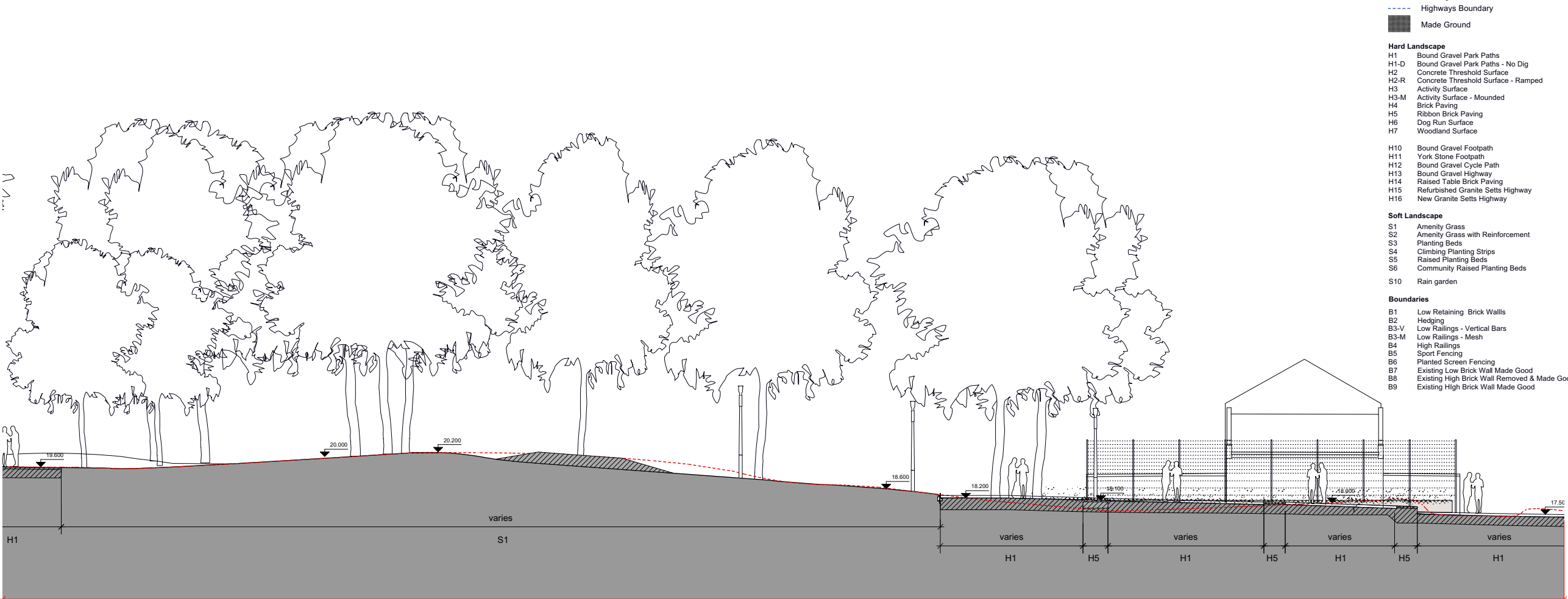
Gateway/Boundary

- B3/4 Planted Screen Fence - Q40/121&122
- B5 Sport Fencing - Q40/430
- G5 Brill Place Wall Gateway - Q50/206

Street Furniture

- C1 Bins
- Q50/240
- C2 Cycle Stands
- Q50/210
- C3 Bollards
- Q50/192
- F2 Picnic Bench
- Q50/235
- F3 Semi Circular Timber Memorial Bench
- Q50/222B
- F5-B Circular Timber Bench

2.0 Proposed GA drawings and levels



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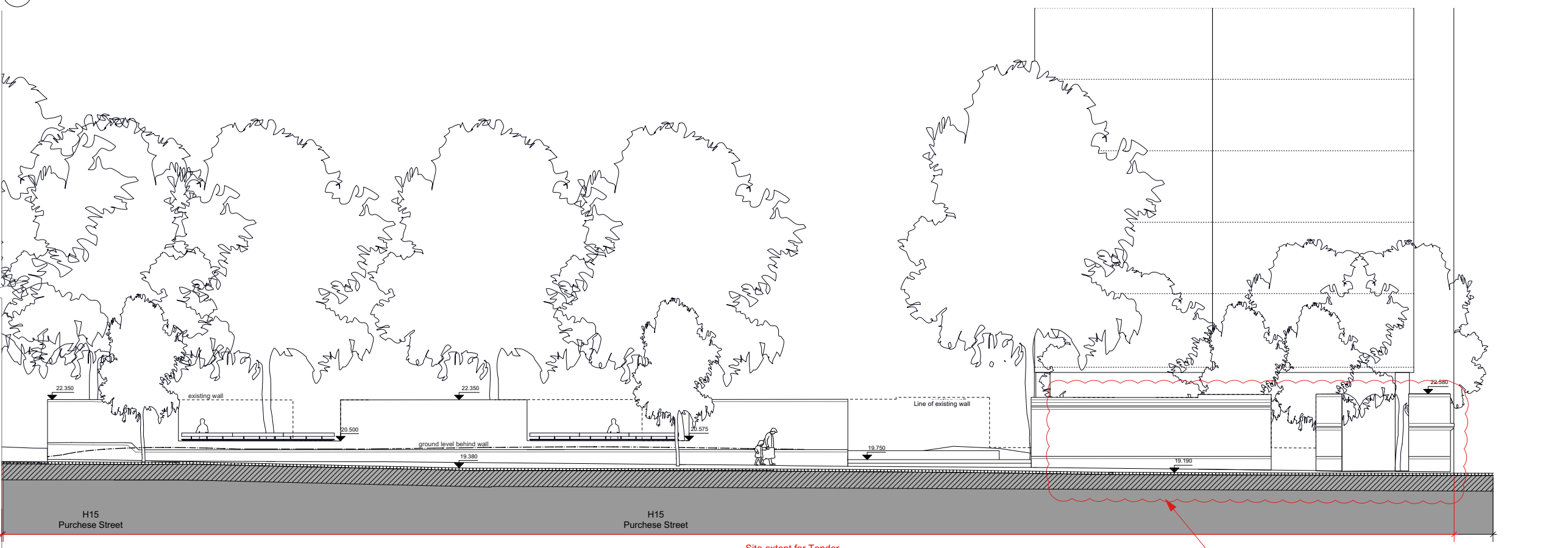
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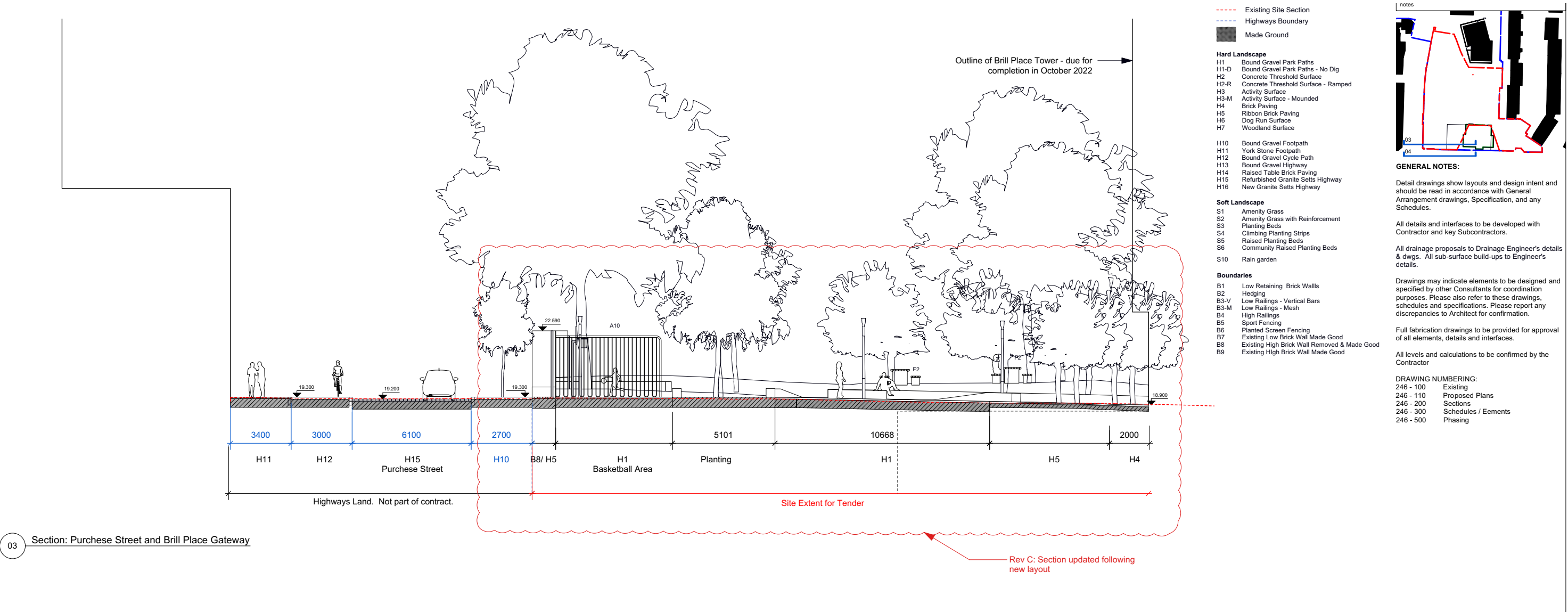
01 Section: Purchase Street Open Space



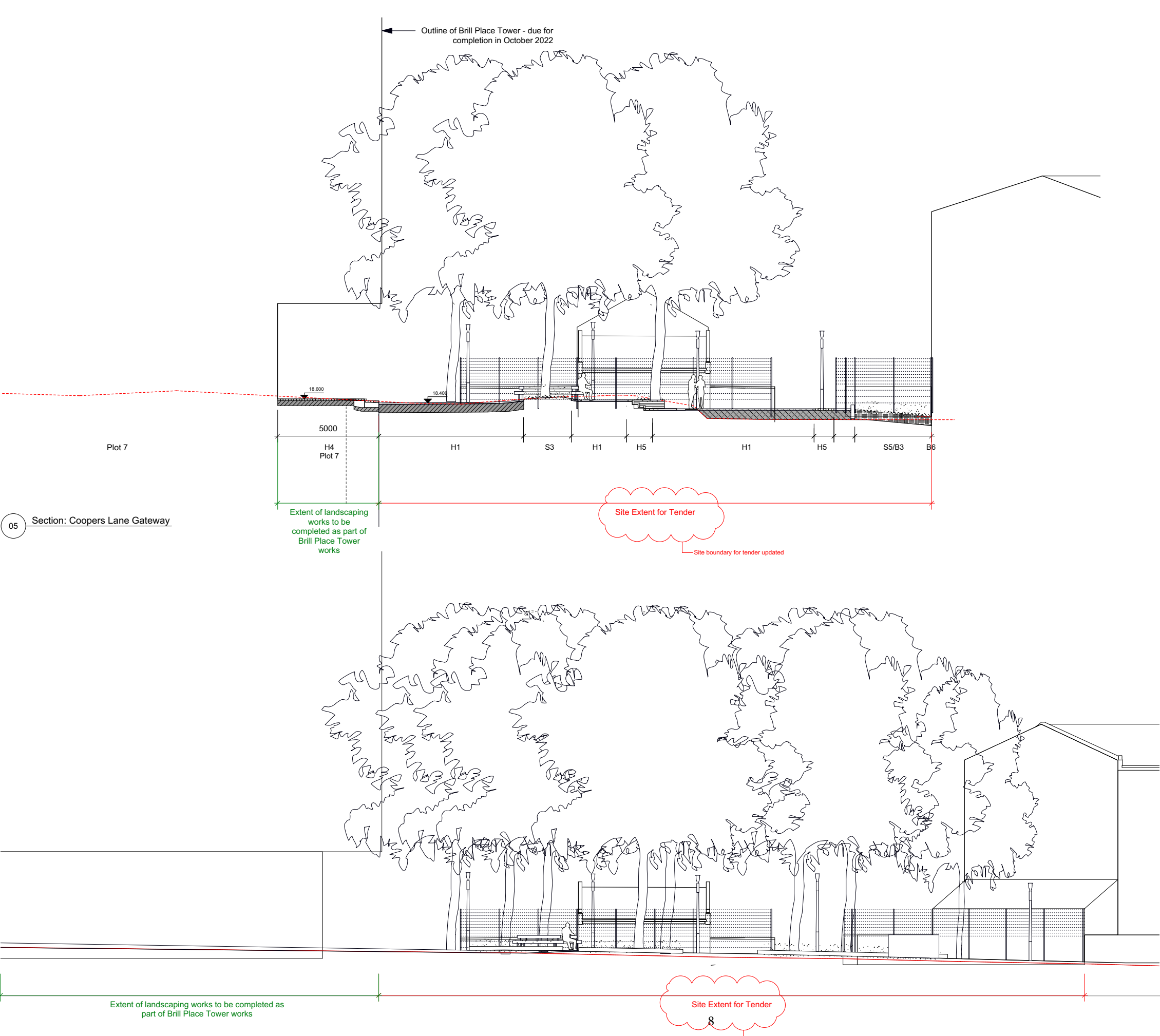
02 Section: Purchase Street South



2.0 Proposed GA drawings and levels



2.0 Proposed GA drawings and levels



- Existing Site Section  
--- Highways Boundary  
█ Made Ground
- Hard Landscape**
- H1 Bound Gravel Park Paths
  - H1-D Bound Gravel Park Paths - No Dig
  - H2 Concrete Threshold Surface
  - H2-R Concrete Threshold Surface - Ramped
  - H3 Activity Surface
  - H3-M Activity Surface - Mounded
  - H4 Brick Paving
  - H5 Ribbon Brick Paving
  - H6 Dog Run Surface
  - H7 Woodland Surface
  - H10 Bound Gravel Footpath
  - H11 York Stone Footpath
  - H12 Bound Gravel Cycle Path
  - H13 Bound Gravel Highway
  - H14 Raised Table Brick Paving
  - H15 Refurbished Granite Setts Highway
  - H16 New Granite Setts Highway
- Soft Landscape**
- S1 Amenity Grass
  - S2 Amenity Grass with Reinforcement
  - S3 Planting Beds
  - S4 Climbing Planting Strips
  - S5 Raised Planting Beds
  - S6 Community Raised Planting Beds
  - S10 Rain garden
- Boundaries**
- B1 Low Retaining Brick Walls
  - B2 Hedging
  - B3-V Low Railings - Vertical Bars
  - B3-M Low Railings - Mesh
  - B4 High Railings
  - B5 Sport Fencing
  - B6 Planted Screen Fencing
  - B7 Existing Low Brick Wall Made Good
  - B8 Existing High Brick Wall Removed & Made Good
  - B9 Existing High Brick Wall Made Good



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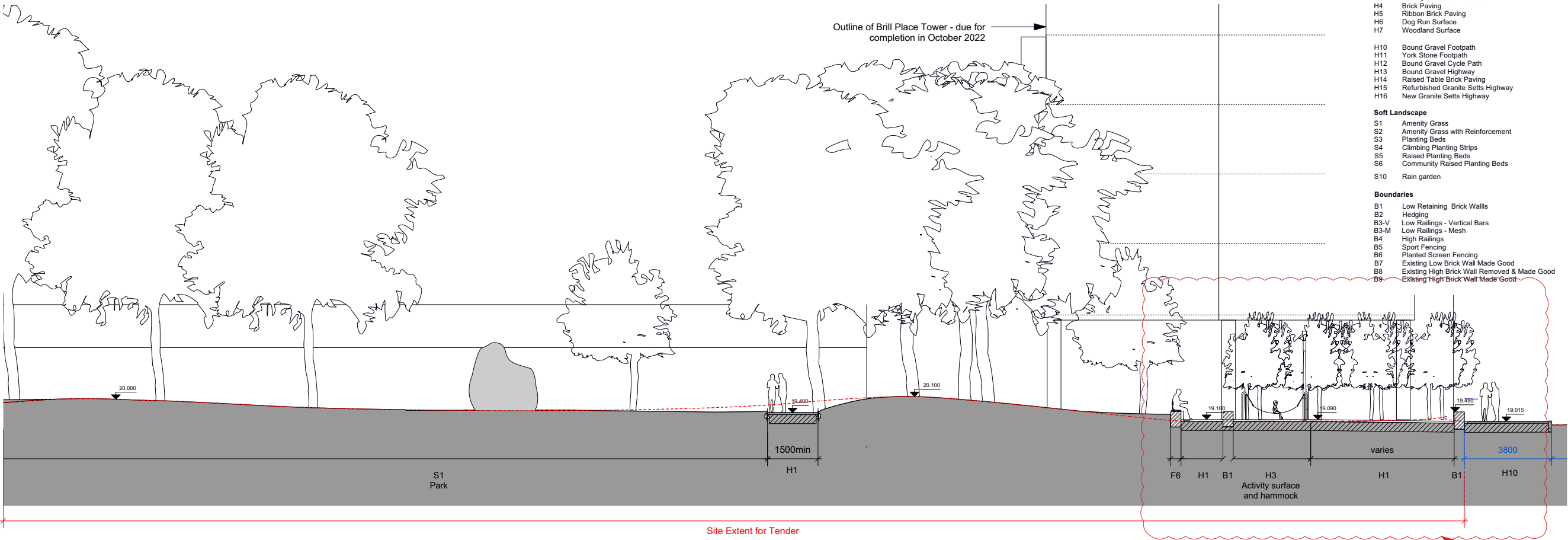
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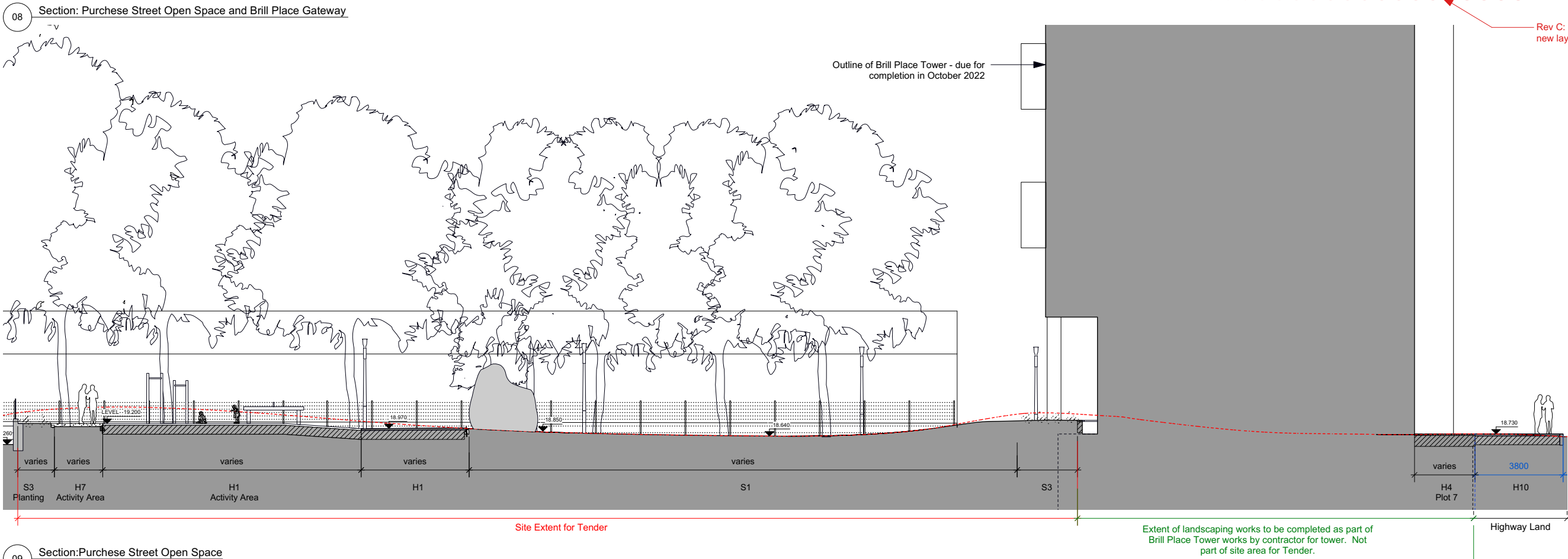
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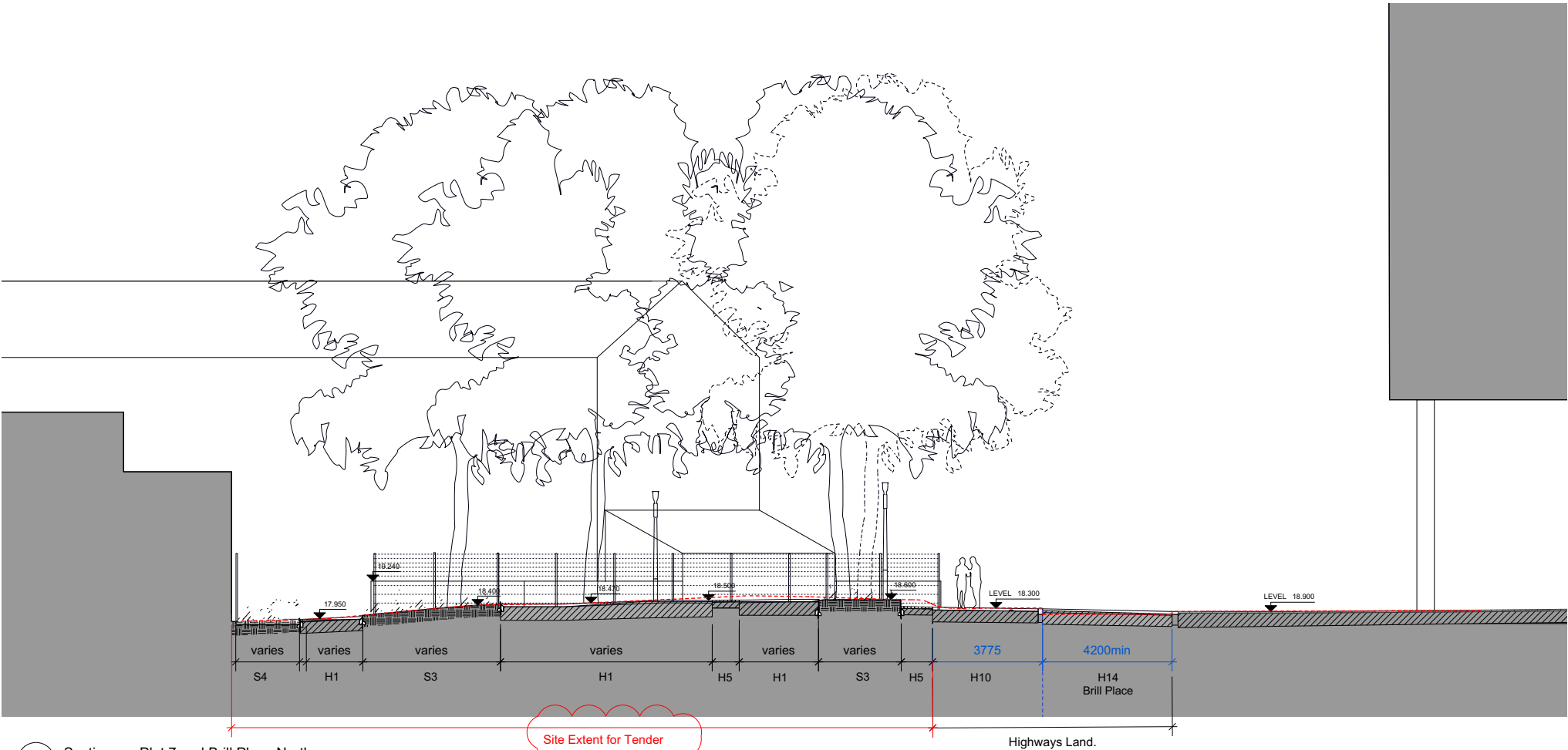
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2.0 Proposed GA drawings and levels



10 Section gg: Plot 7 and Brill Place North

Site Extent for Tender

Site boundary for tender updated

Highways Land.

Made Ground

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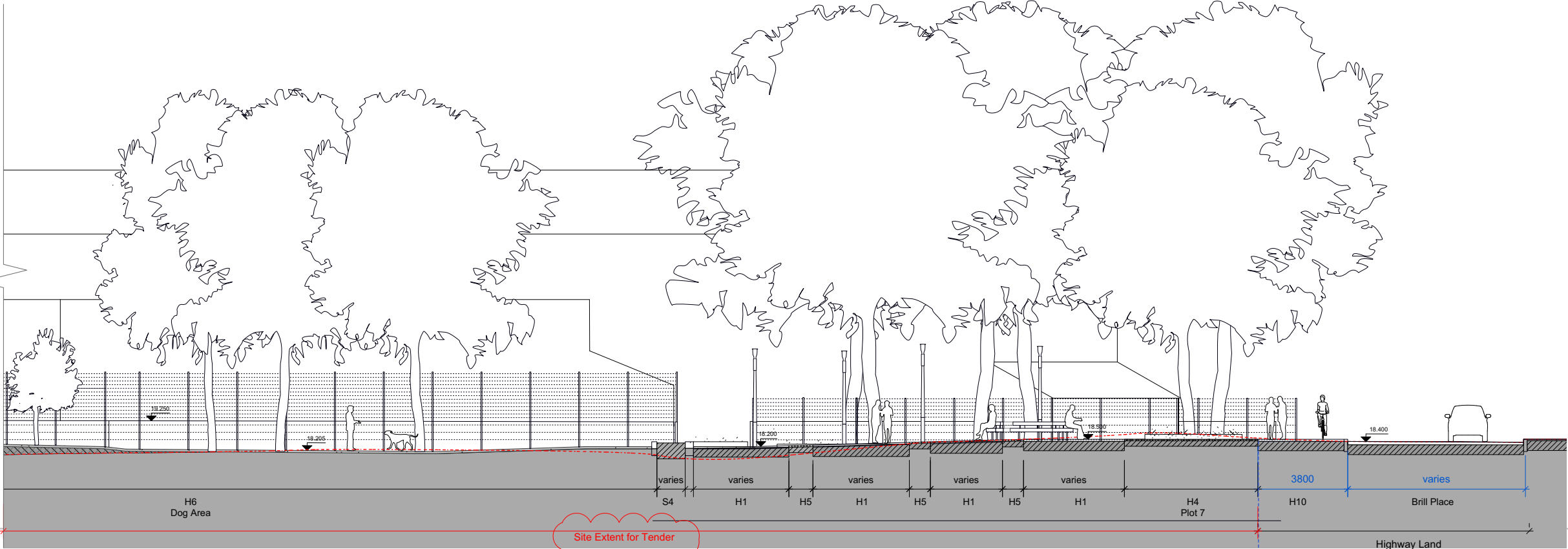
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11 Section: Coopers Lane Boundary South

Site Extent for Tender

Site boundary for tender updated

Highway Land