



Sheet Notes:

Please read the adjacent plans in conjunction with the below:

- Do not scale from this drawing.
- All dimensions are drawn in millimetres.
- Drawing & design copyright LUC
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- **Play Equipment Schedule:** ALL play equipment to be installed by contractor to full manufacturer's recommendation, or as advised by project structural engineer:

1. Climbing Structure: KOMPAN Regulus Ref: GXY939010-3717
2. Double Swing: KOMPAN Swing Frame, 2.5m high, c/w 2 flat seats Ref: KSW90014-0909
3. Outdoor Table Tennis

- **Fitness Equipment:** ALL equipment to be installed by contractor to full manufacturer's recommendation, or as advised by a structural engineer:

- A. 1 No. Kompan_Combi_2_Pro_FSW10201-0901
- B. 1 No. Kompan_Fitness Bike_FAZ50200-0800
- C. 1 No. Kompan_Crosstrainer_FAZ52100-0800

- **Proposed Planting:** Please refer to LUC drawing 11906-LD-PLN-003 for information on layout and detailing.

- **Demolitions & Removals:** any site removals are to be undertaken by the contractor as part of the enabling works for the new residential units. Arisings from reduced levels to be set aside for reuse where suitable as topsoil and subsoil for proposed grass mounds and path verges. All hard breakout and existing site furniture to be carted away.

- **Making Good:** the contractor is to make allowance to ensure all edges and joins with adjacent surfaces are made good with the appropriate surface/edging material, (e.g. asphalt infill to areas of cut in existing paths). Where required making good path repairs to be sealed appropriately - e.g. for asphalt with bitumen tack to adjacent asphalt surface.

- **Proposed Levels:** levels in the Godwin courtyard are to remain largely as-is / shown in red for finished levels of new paths (i.e. laid flush with ground level). Arisings from path construction/dig and safety surface installation to be set aside and re-used in the mounding surrounding the central activity area (refer to details). For the mounds, where required, allowance is to be made for adequate imported sub-base/topsoil fill to supplement site won arisings. New landscape levels to marry flush into the existing path/grass surfaces; paths to be laid to a fall/camber to drain to soft.

- **Lighting to Chalton Street Alleyway:** 2 No. existing columns to be carefully lifted and relocated along alleyway post building construction works. Lighting to face south towards school building. Allowance to be made for repainted columns as required and contractor to liaise with LBC Highways team to confirm exact lighting column position and specification.

- **General Items:** Please refer to ALL specification clauses in the Landscape Specification for guidance on design elements, (where not referenced, the contractor is responsible for the identification of the relevant items across ALL work items on the site, and report to CA prior to commencement).

Setting out: the contractor is responsible for the accurate setting out of ALL landscape design proposals on-site in accordance to this landscape drawing/package. CAD drawings available on request from CA, otherwise as per GA scaled plan layouts shown.

The contractor is responsible for ALL necessary protection of existing trees and vegetation to be retained in accordance with BS: 5837 2012.

All construction works are to be carried out in accordance with the latest statutory guidance, building regulations and national building specification standards.

The contractor is to follow standard practice and manufacturer recommendations for all landscape elements, unless otherwise directed.

The contractor should not lay hard paving or perform extensive earth works in adverse weather conditions.

Existing services, trenching and man-holes: Contractor to make allowance to CAT scan and other necessary methods all landscape areas prior to commencement of works to assess existing service runs (e.g. water, sewer, electrics, cable, phone, internet, and surface drainage). Contractor to notify CA, and cease works to services run areas, if any services are found to be in conflict with the proposed landscape and/or finished levels.

KEY	
	+1.00 Existing levels - Retained
	+1.00 Proposed levels Levels to be assessed / confirmed on-site by contractor. Construction dig-out as per construction detailing to achieve final levels. Arisings to be set aside for re-use in earth mounding and path verges where material suitable. Hard break out to be carted away (in line with construction of new residential units / enabling package).
	Site extents: New residential units (please refer to Architect's drawing package)
	Existing tree - Retained All proposed tree works to comply with BS.5837 (2012).
	Proposed tree All proposed tree works to comply with BS.5837 (2012).
	Proposed timber bench seating: Ground fixed beneath finished surface, (50% with back rests, 50% without). Please refer to specification
	P01 - Self-binding gravel surface Gravel surface laid to falls/central camber with timber edging to both sides. Path verges to be graded and seeded. Please refer to specification
	P02 - Tiger Mulch surface Resin bound rubber surface to central activity area. Laid to existing ground levels, with timber edge perimeter. Please refer to specification
	P02a - Tiger Mulch safety surface Resin bound rubber safety surface to be laid at depths to match each play / fitness pieces' critical fall height. Contractor to liaise with product manufacturer's for depths / extents
	P03 - Thermo plastic markings Allowance for up to 10 No. colours, thermoplastic markings to existing tarmac area for play / activity / games, (e.g. chess, snakes-ladders). Exact art work to be agreed, assume 50% of area, with CA / TMO
	P04 - Site-won concrete slabs re-used Existing pavers to be assessed on-site for lifting and set aside for re-use along alleyway. Allowance to be made for new pavers to replace broken pavers - laid to existing ground levels
	P05 - New concrete slabs to match re-used New pavers to match adjacent lifted pavers to alleyway to make good areas/interface with new/existing build edge extents. Edging to be agreed with engineer - flush pin kerbs or similar
	P06 - New Asphalt (Tarmac) foot path New, full depth foot path with concrete pin kerbs to all edges except where marrying in to adjacent hard tarmac surfaces. Path verges to be graded and seeded. Please refer to specification
	K(125) - upstand kerb to swale Raised kerb length to swale edge (alleyway). Upstand set at 100mm. Kerb run: 3 No. 255mm lengths with 150mm drainage gap (smoothed concrete bed finish at ground level for waterfalls).
	Proposed grass mound Earth mound grass seeded. Mound to be made from soil arisings from path construction (supplemented with imported sub-base/topsoil fill as required) to central activity area. Please refer to specification
	Gr - existing grass retained Arterial grass to be retained in-situ. Where new proposals meet existing grass allowance to be made by contractor for making good, marrying in levels and grass seeding, (local import of topsoil where required)
	Proposed raised planters - 6 No. Steel planters with integrated seating (manufacturer: Kinley), to be installed to product recommendations. Planting to specification
	Proposed planting Refer to planting plans for layout, density and species. Plants to be planted in proposed beds with site-won topsoil (where available) or new imported topsoil as required with 75mm mulch layer.
	Proposed hedge planting Refer to planting plans for layout, density and species. Plants to be planted with site-won topsoil (where available) or new imported topsoil as required with 75mm mulch layer.
	Courtyard perimeter fencing Refer to construction detailing for new lengths of metal rail fence. Existing fence lines in all locations to be removed and replaced/realigned as proposed. No. pedestrian / 1 No. double leaf Refer to 11906-LD-DET-603_Railing Details
	Courtyard gates 1 No. pedestrian gate (East entrance) and 1 No. double leaf (South-West entrance) to match railing design and finish. Allowance to be made for self-closing. Key/rob access controls to be confirmed with the TMO/client. Refer to 11906-LD-DET-603_Railing Details
	Mb - Metal barriers existing relocated Existing 1.4m high metal rail to be lifted, set-aside and reuse. Railing to be sandst. primed and repainted (Colour: black, Hammerite or similar - use for relevant condition). Exact location to be agreed with LBC Highways and integrated with new residential unit boundary.
	Feature boulder 8 No. feature boulders set within new landscape, boulders to be set min. 1m apart. Please refer to construction detailing.
	Lighting columns - existing removed Lighting columns to be lifted, set aside and relocated - to engineers design and specification. Exact location to be agreed with client on-site.
	Lighting columns - existing relocated Lighting columns lifted (see above), to be relocated - to engineers design and specification. Exact location and spacing to be agreed with client on-site.
	Existing man-hole covers To be assessed on-site by contractor. lifted and re-laid in-situ. Allowance to made for liaison with Statutory providers, and for new covers as required.

T02	28.07.27	Revised Issue - Proposed tree species and locations amended	J.L.	AM	
T01	12.07.22	First Issue	T.B.	AM	
Iss	Date	Description	Drn	Chk	

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Project Godwin and Crowndale Landscape Improvements	
Client London Borough of Camden	
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Drawing Title Landscape General Arrangement	
Job Nr 11906	Drawing Nr 11906-LD-PLN-002
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