LEGEND

HARD LANDSCAPE

SURFACE TREATMENT

PT01

Paving Type 01: Asphalt (NBS Q22 140)
To Engineer's Specification

PT02

Paving Type 02 - Concrete Slab Paving (NBS Q25 315C)
Product: Marshall's 'Saxon Textured Paving' or similar and approved
Material: Concrete
Dimensions: 600(w) x 450(w) x 50(thickness) mm
Bond: Stretcher Bond
Colour: Saxon Textured Natural

PT04/a

Paving Type 04/a - Concrete Slab Paving (NBS Q25 315A)
PT4 - Existing block paving to retained and replaced where damaged with the same material
PT4a - Proposed slab paving to match existing

PT06

Paving Type 06 - Proposed Tactile Paving (NBS Q25 320A)
Product: Marshall's Concrete 'hazard warning paving' or similar
Size/Colour: 400(w) x 400(l) x 50(t) mm/ Natural
Tactile paving to part M compliant to match adjacent

PT07

Paving Type 07 - Concrete Sleepers (NBS Q25 315B)
Product: Marshall's Concrete 'Celestia' or similar
Material: Pre-cast Concrete blended with Granite aggregates
Dimensions: 300(w) x 900(l) x 50(thickness) mm
Finish: Skimmed
Colour: Nebula Grey

PT08

Paving Type 08 - Bound Gravel (NBS Q23 110A)
Product: CEDEC Self binding gravel or similar approved
Colour: CEDEC gold

PT09

Paving Type 09 - Proposed Ramp (NBS Q25 315A)
Concrete paving type 4 to surface finsh with part M compliant handrails

PT10

Paving Type 10 - NOT USED

PT11

Paving Type 11 - Cropped Granite Setts (NBS Q25 140/330A)
Product: Marshall's Fairstone Cropped Granite Setts
Size: 100(w) x 100(l) x 100(d)mm
Colour: Silver Grey

ET01/a/b

Edge Type 01: Standard Concrete Kerb (NBS Q10 112A/C)
Product: Concrete Kerb or similar
ET01: 125(w) x 255(h) x 915(l)mm, Upstand 125mm / French Grey
ET01a: 125(w) x 255(h) x 915(l)mm, Flush Kerb / French Grey
ET01b: 125(w) x 255(h) x 915(l)mm, Upstand 65mm / French Grey

ET02

Edge Type 02: Timber Edge (NBS Q23 310)
Product: Tanilised timber board
Colour: Natural
Size: 150 x 38 mm.

ET03

Edge Type 03: Standard Concrete Edging Kerb (NBS Q10 112B)
Product: Concrete Pin Kerb or similar
Size/Colour: 50(w) x 150(h) x 915(l)mm / French Grey
Note: All edging to meet BS EN 1340:2003 requirements

G01

Gate Type 01 - Proposed Vehicular Barrier (NBS Q40 570A)
Vehicular Barrier with access control
Note: Carpark barrier and access requirements by others

G02a/b

Gate Type 02 - Proposed Timber Gate (Pedestrian) (NBS Q40 570B/E)
Height: 1800mm

G03

Gate Type 03 - Proposed Timber Gate (Pedestrian) (NBS Q40 570C)
Product: Vertical Timber Hit & Miss Gate
Single Sided Digital Gate Lock
Height: 1800mm

G04

Gate Type 04 - Bow Top Metal Gate (Pedestrian) (NBS Q40 570D)
Metal lockable pedestrian gate
Height: 1100mm

G05

Gate Type 05 - Proposed Timber Gate adjacent to proposed building (Pedestrian) (NBS Q40 570F)
Height: 1800mm

WT01a/b

Wall Type 01 - Proposed Brick Wall (NBS F10 110/230A)
WT01a - Brickwork to match Architectural brickwork
WT01b - Brickwork to match existing brickwork

WT02

Wall Type 02 - Existing Brick wall retained
Existing brick walls to be surveyed and retained, made good where necessary.

WT04

Wall Type 04 - Proposed Sheet Pile Cladding
Proposed sheet piled wall to Engineer's detail and specification

WT05

Wall Type 05 - Proposed Visual Concrete Wall (NBS E20 250)
Boardmarked Visual Concrete wall. Concrete specification to Engineer's detail and specification

BT01a/b

Boundary Type 01 - Bow Top Metal Fencing (NBS Q40 220A/B)
Proposed black painted metal base
plated beneath coping to wall railing to park K standards
BT01a: 600mm + 500mm wall upstand (1100mm total)
BT01b: 1100m

BT02/a

Boundary Type 02 - Vertical Bar Metal Railing (NBS L37 160)
Existing metal railing retained
BT02a: 1100mm proposed railing to match existing

BT03

Boundary Type 03 - Creche Timber Fencing (NBS Q40 310B)
Product: Vertical Timber Hit & Miss Fencing painted black
Height: 1800mm

BT04

Boundary Type 04: Timber Fencing (NBS Q40 310A)
Product: Close Board Timber Fence on metal posts
Supplier: Jacksons or similar approved
Size/Colour: 1800mm (h) / black

BT05

Boundary Type 05: NOT USED

ST01

Step Type 01 - Precast Concrete Steps (NBS L37 310A)
Precast concrete steps with recessed black visibility strip to step unit

FT01

Furniture Type 01 - NOT USED

FT02

Furniture Type 02 - Proposed Bin (NBS Q50 240)
Lockable top
Product to be confirmed
Note separate dog waste bin attached

FT03

Furniture Type 03 - Proposed Lighting column
Lighting columns to provide light levels to meet Secure by design standards to be detailed and design by a lighting specialist

FT04

Furniture Type 04 - NOT USED

FT05/a/b/c

Furniture Type 05/a - Cycle stands (NBS Q50 210A/B/C/D)
FT05 - Sheffield galvanised steel stand
FT05a - CaMden M Stand
FT05b - Existing Sheffield galvanised steel toaster stand
FT05c - Proposed Sheffield galvanised steel toaster stand

FT06a/b

Furniture Type 06/a - Cycle shelter (NBS B91 340/A)
FT06a - Timber Shelter
FT06b - Existing Cycle Shelter relocated, re-used and made good

FT07

Furniture Type 07 - Existing relocated Bench (NBS Q50 220A)
Existing benches on site made good and relocated as to drawings

FT08-19

Furniture Type 08-15 - Play Apparatus
To Sub-contractors design

FT20

Furniture Type 20 - Nature Trail Signage (NBS N91 415)

FT26

Furniture Type 26 - Static Bollard (NBS Q50 190)
Product: Heavy Duty Economy Bollard BX14 6501-RT
Colour: Black
Size: 1000mm above ground, Dia:194mm

FT27

Furniture Type 27 - Electric Charging Point
To MEP Engineer's detail and specification

FT28

Furniture Type 28 - Waterbutt (NBS Q50 375)
500L Slimline Water Butt

Drainage Channel
Please refer to civils drawings for details

SOFT LANDSCAPE

GT01

Grass Type 01: Amenity Grass
Product - A4 amenity grass mix
Supplier: Rolawn or Germinal/similar approved
Size/Spec: Refer to plant schedule for details

GT02

Grass Type 02: Flowering Grassland
GT2 - Mowed on a Grassland regime
Product: WFG2 'Flowering Grassland'
Supplier: Germinal or similar approved
Size/Spec: Refer to plant schedule for details

Proposed Hedge Planting
Product: Field grown plant stock
Size/Spec: Refer to plant schedule for details
Note: All batches of species are to be labelled prior to delivery

SB01

Proposed Planting Type 01
Shrub and herbaceous species chosen to provide a green backdrop to the feature areas of planting (Type 02).
Product: Container grown plant stock
Size/Spec: Refer to plant schedule for details
Note: All batches of species are to be labelled prior to delivery

SB02

Proposed Planting Type 02
Shrub and herbaceous species chosen to have a more ornamental appeal providing feature areas of planting.
Product: Container grown plant stock
Size/Spec: Refer to plant schedule for details
Note: All batches of species are to be labelled prior to delivery

Proposed Tree Planting
Size/Spec: Refer to plant schedule for details
Note: Final location of trees to be determined with services alignment. All trees are to be tagged by landscape architect prior to delivery

Existing Trees to be Retained
To be protected in accordance with BS 5837:2012 *'Trees in relation to Design, Demolition and Construction'*
Note: Refer to arboricultural survey & report for details

Existing Trees to be Removed
Trees/vegetation in conflict with proposed development, based on current site layout. Note: Refer to arboricultural survey & reports for details

Nursery Stock and Selection
All trees and planting are to be selected and tagged by the landscape architect prior to any stock being delivered to site. All planting should comply with the requirements specified in BS 3936:1992 'Nursery Stock' (Part One). All nursery stock and trees are to be free of pest and diseases prior to being delivered to site. All delivered stock is to be inspected by the landscape architect prior to any planting being carried out.
The Landscape architect reserves the right to reject trees and nursery stock that do not meet specifications as set out in the requirements and guidelines in BS 3936:1992 or in accordance with the landscape architects drawings. If a particular defect or substandard element can be corrected easily, appropriate remedies shall be applied and agreed with the landscape architect. If destructive inspection of a root ball is to be carried out, agreement should be in place prior as to the time and place of inspection. Inspection of shrub roots in containers or rootball can be carried out on site if required.

Tree Handling
It is recommended that companies that do not have experience with handling large trees or the required equipment to do so seek advice from the landscape architect or tree supplier. Furthermore, specialist hauliers are to be used who will have the correct lifting equipment to deal with unloading large trees.
The landscape contractor must follow the industry guidance method for handling trees. Below are recommended industry standards.
Dormant trees sizes of 12-16cmg
These can be lifted and unloaded using a root hook and hoist. Even when the tree is dormant it is recommended to wrap the stem in hessian for additional protection when unloading maintaining the lifting weight on the root hooks.
Dormant trees sizes of 18-20cmg - 25-30cmg
These can be lifted and unloaded using a 3 tonne sling in combination with a chain and root hooks. Even when the tree is dormant it is recommended to wrap the stem in hessian for additional protection when unloading.
Dormant trees sizes of 45-50cmg
These can be lifted and unloaded using a 5 tonne sling in combination with a chain and root hooks ensuring the root hooks are hammered firmly into the rootball. Different lengths of chains can be used, however bare in mind that the longer the chain the more vertical the tree will be that will provide greater pressure on the bark. Even when the tree is dormant it is recommended to wrap the stem in hessian for additional protection when unloading.
Dormant trees sizes of 50-60cmg
These can be lifted and unloaded using an 8 tonne sling in combination with a hoisting strap that will pull less pressure on the trunk. The tree will also hang more vertically that makes unloading the tree directly into the planting hole easier. Note: If the trees are to be laid flat until planted it is better to use chains for unloading. Using the correct chain length will ensure the tree is moved horizontally. Even when the tree is dormant it is recommended to wrap the stem in hessian for additional protection when unloading.
Dormant trees sizes 70cmg and above
It is recommended that the landscape contractor seek specialist advice when dealing with extremely large trees. Extra large trees can be lifted with a Newman frame. During the harvesting process the frame is fitted to the trees and goes with the tree to it's final location. Only when the tree has been planted is the frame removed.

Tree Planting
The tree supplier is to be approved by landscape architect prior to any ordering of stock. All trees are to be planted in the first available planting season after construction as root balled stock unless otherwise specified and agreed with the client. All tree pits are to be excavated 24 hours prior to delivery to reduce the time the rootball is out of the ground. All tree pits are to be excavated under favourable weather conditions to avoid deterioration of the soil structure and glazing. All excavations are to be carried out using a toothed bucket ensuring tree pit walls are not glazed, the walls of the tree pit can also be loosened with hand held tools.
Tree pit dimensions are subject to soil conditions, soil report provided by agronomist and rootball size. Tree pits can never be excavated too wide in an unrestricted space (open ground), however they can be too deep.
All trees are to be planted at the correct height which is the same depth as the tree was growing on the nursery. The root collar must remain visible. Tree pit sizes are to be agreed with landscape architect prior to excavations. All tree pits are to be inspected by the landscape architect prior to planting. All tree pits are to have suitable irrigation pipe and end cap and aeration tubes if required (aeration tubes tend to be required for trees planted in a hard landscape environment). They are only required for the first two years after which they are superfluous. All irrigation pipes are to be placed as high as possible not at the base of the rootball. The tree would also benefit from an earth reservoir around the rootball on the surface to aid watering. The reservoir is best backfilled with bark mulch to avoid soil glazing on the surface.

Note: Trees may sink after planting due to soil settlement. With sandy soils generally there will be a settlement of 10% and clay soils 20%, this will need to be considered by the landscape contractor when planting and therefore the tree may need to be planted slightly higher to accommodate soil settlement.
Note: Never excavate deeper than the highest water table to ensure organic matter does not come in contact with groundwater resulting in anaerobic digestion within the soil.
All hessian and wire supports around the rootball are to remain in place when planting (in some case it may be required to loosen the hessian and wire). The hessian will quickly decompose. The wire will oxidize and also disappear in the soil eventually.
Trees planted within hard landscape areas are to have tree grilles and guards where specified. Subterraneal cellular product is to be used to ensure the tree has a minimum of 9m3 growing area. Type and manufacture is to be agreed with the client and landscape architect prior to installation. The landscape architect is to inspect all tree pits prior to planting.

Trees are to be supported either by high anchoring, low anchoring or underground anchoring systems. The type of anchoring system is to be agreed with the landscape architect and detailed within the specification of works. For trees that are <10-12cmg use 1no untreated softwood stake at min 10cm diameter driven into the ground at least 1m depth (30cm of which must be in undisturbed ground), the stake is to be placed on the side of the prevailing wind.
Trees >10-12cmg use 2no untreated softwood stakes at min 10cm diameter driven into the ground at least 1m depth with horizontal bracing bar. Trees >25-30cmg use 3no stakes in a triangle around the tree (1.4m above ground level) with horizontal bracing bars, tree bands are to be secured to the posts with galvanised nails.

Underground anchoring systems are to be used for large compact rootballs or trees within hard landscape with tree grilles to BS 4043: 1989' Recommendations for Transplanting Root-Balled Trees'. The type of anchoring system is to be agreed with the landscape architect.
Biodegradable anchoring straps are to be used to ensure the straps do not grow into the trunk.
Note: There are benefits to using low level anchoring as field trials have demonstrated that the tree becomes independent in the ground quicker as a result of the wind rocking the tree that encourages root ground. However, this method is not recommended in exposed conditions or coastal locations due to a greater risk of the trunk breaking.
Ties and stakes are to be checked and adjusted every six months or after periods of strong wind and rain.
All topsoil is to conform to BS 3882:2015 or similar approved by an agronomist. The tree pit shall be backfilled with previously prepared topsoil excavated from the pit and additional topsoil as required. All backfilled material is to include an organic slow release fertilizer to ensure there is no adverse affect on soil organisms (Vitax Q4HN) or similar approved at a ratio of 10 -7.5 -10.2 + TE. The second application to be made 10-16 weeks after planting depending on soil type and weather conditions.
Tree pit root barrier are to be installed to all trees within 3m of any underground service routes or within 2.0m of kerb lines & hard surfaces & building foundations. Type of root barrier material is to be agreed with the landscape architect. The landscape contractor is to confirm locations of all services prior to implementation of trees. Prior to installation NJUG specification and requirements are to be referred too. All trees to be planted in accordance with BS 8545:2014 *'Trees: from nursery to independence in the landscape.'*

Guidance for Tree Pit Sizes within Soft Landscape Areas
Final tree pit size will vary dependent on size of rootball, tree stock and soil type.
Below are general guidance sizes only. The landscape contractor is to speak to the grower to obtain exact sizes prior to delivery. Landscape Architect to inspect tree pits prior to planting.

Tree pit size guidelines:

Tree size	Rootball Size	Tree pit size (length, width, depth)
8-10 cmg	40x40cm	70x70x65cm
10-12 cmg	40x40cm	70x70x65cm
12-14 cmg	50x50cm	80x80x65cm
14-16 cmg	50x50cm	80x80x65cm
16-18 cmg	50x50cm	80x80x65cm
18-20 cmg	60x60cm	80x80x75cm
20-25 cmg	70x60cm	90x90x75cm
25-30 cmg	80x60cm	100x100x75cm
30-35 cmg	90x60cm	110x110x75cm
35-40 cmg	100x70cm	120x120x85cm
40-45 cmg	120x70cm	140x140x85cm

Tree aftercare and pruning
When a tree is lifted/harvested it will lose a percentage of it's root system. As a result the roots are unable to supply the crown with the water demand being placed on the root system which can cause stress to the tree. As a result the tree will respond by reducing the amount of foliage, in some cases when the water storage is great the tree will shed wood from the crown. Watering the tree is important in the first two years after transplanting. In very hot conditions the canopy can dry out even when the rootball is moist simply because there is not enough root development yet. Therefore, the only solution is to reduce the canopy volume to reduce the stress.
All pruning is to be done by removing first and second wood only, all pruning works are to be carried out by appropriately trained landscape contractors.
It is recommended that hessian is placed around the tree stems after planting to prevent the overheating of the trunks.

The flow of water within the bark will normally prevent this, however, after planting less water is transplanted and as a result the trunk is at risk of sunburn. The setting sun will cause the most potential damage. Most of the damage will be visible on the western side of the tree. Trees with smooth bark are more vulnerable to sunburn than trees with rough bark.
Note: This is to only be done as a temporary measure as the tree is establishing, after which the hessian is to be removed. Monitoring of the trees is to be carried out during the rectification period and as part of the long term management. The following points are to be considered and monitored;

- Watering, will require watering for the first two years after planting, after which they will generally look after themselves. The number of times will depend on location, weather conditions and growing season. Therefore, as the tree is a growing organisum the required experience and knowledge will determine the number of times the tree is watered to ensure establishment. It is better to give the tree a lot of water once a week rather than water every day as this will encourage root development and prevent the tree becoming "lazy". Over watering will push oxygen away from the root system preventing root development.
- Soil condition, these can be carried out by a specialist to monitor the oxygen levels (that should ideally be 18-21%, 16-18% will be sufficient levels, 12-16% will be poor levels <5% shows acute root mortality). Soil moisture levels both within the rootball and surrounding ground to also be monitored.
- Soil compaction, traffic over planted areas or areas to be planted are to be limited or ideally avoided completely. When soil compaction is higher than 2.5MPa root development will not be possible.
- Canopy, monitor leaf development, size, colour and the amount of foliage that is within the crown. Length of new growth and bud development and size of buds.

Proposed Lawn Turf (GT1)
All amenity grass areas to be Medallion turf as supplied by 'Rolawn' or similar and approved.
All turf to be laid on 150mm depth approved topsoil to BS 3882:2015.

Proposed Climbing Plants
To be planted in a minimum of 300mm depth approved topsoil to BS 3882:2007 'Multipurpose' or better in the first available planting season after construction. All climbing plants are to be planted as container stock unless otherwise specified, all stock is to be well rooted into the container.
All climbing plants are to be planted with a slow release organic fertilizer (vitax or similar approved) and backfilled with a mixture of excavated top soil and compost (not peat based). A minimum of 50 mm approved ornamental grade bark mulch is to be applied to planting areas unless stated otherwise. All climbers that are not self supporting are to be supported using vine eyes and plastic coated steel wire, climbers are to be secured using plastic coated clips.

Proposed Ornamental Shrub / Perennial Planting
- To be planted in a minimum of 300mm depth approved topsoil to BS 3882: 2015 in the first available planting season after construction.
- All shrubs are to be planted as container stock unless otherwise specified (5 or 10 litre), all stock is to be well rooted into the container but not pot bound.
- All shrubs are to be planted with a slow release organic fertilizer (vitax or similar approved) and backfilled with a mixture of excavated top soil and compost (not peat based). A minimum of 50 mm approved ornamental grade bark mulch is to be applied to planting areas unless stated otherwise.

Proposed Hedge Planting
- To be planted in a minimum of 300mm depth approved topsoil to BS 3882: 2015 'Multipurpose' in the first available planting season after construction.
- All shrubs are to be planted as container stock unless otherwise specified (5litre), all stock is to be well rooted into the container. All hedge are to be planted in double staggered rows.
- All shrubs are to be planted with a slow release organic fertilizer (vitax or similar approved) and backfilled with a mixture of excavated top soil and compost (not peat based). A minimum of 50 mm approved ornamental grade bark mulch is to be applied to planting areas unless stated otherwise.

Planting Guidelines
- All planting and landscape operations should comply with the requirements specified in BS 3936-4:2007 'Nursery Stock' (Part One) and BS4428:1989 'Code of Practice for General Landscape Operations' (excluding hard surfaces).
- All topsoil and testing to conform to BS 3882: 2015 'Specification for Topsoil and Requirements for Use'.
- All topsoil used for planting to be tested by an approved Topsoil Analyst and any required amelioration or soil improvements to be carried out in line with Analyst's report.
- All fertilizers are to be applied or supervised by qualified staff to avoid the action of plasmolysis.
- Nurseries to provide protocols for ensuring that plant stock is free of invasive species.
- No planting is to be carried out when the site is covered by frost.
- Irrigation of plant material to be carried out during periods of drought will be required to ensure successful establishment of all plant stock.
- All new planting to be protected from mammal grazing by individual guards or stock proof fencing.
- If planting is to be carried out outside the growing season, all bareroot / rootballed plant stock is to be substituted with containerised stock. Specification to be agreed with Landscape Architect prior to ordering and implementation.

Maintenance Notes - Overview
- Refer to landscape and open space strategy for programme of operations. Detailed landscape maintenance and management plans for each development phase to be submitted to the LA for approval.
- Planting to be protected from mammal and human damage by stock proof fencing.
- All planted areas to be kept clear of weeds at all times throughout maintenance period.
- Planted areas to be forked through regularly to keep soil loose and aerated.
- All litter and debris to be removed from landscaped areas and carted off site.
- Plants pruned as instructed by the Landscape Contractor to promote healthy growth and to remove dead and diseased wood.
- Watering as required to maintain healthy growth.

Additional Notes
- Final location and tree species selection will be subject to service report and foundation depths to be provided by engineers.
- Levels information for the areas of open space in relation to the built form FFL's and retaining walls is to Architects drawings and details and co-ordinated with the team.
- Slope profiles to the open space areas are to be no steeper that 1:3 and to considering access for all.
- Locations of lighting columns to be confirmed by others.
- Demarcation of traffic routes to be determined following detail and technical design.
- Contractors to ensure they are working to the latest British Standards as required.

Notes
1. This drawing is the property of fabrik ltd. It must not be copied or reproduced without written consent.
2. Only figured dimensions are to be taken from this drawing. All contractors must visit site and be responsible for taking and checking all dimensions related to the works shown on the drawing.
3. A detailed play strategy will be developed in accordance with residents in line with Condition 14 of 2013/4678/P the Hybrid Planning Consent
4. This drawing uses colour. Do not rely on a monochrome copy

No.	Date	Reason	Name
C02	10/05/2021	Added ET01b Kerb	DY
C01	07/05/2021	STAGE 5 Issue	JC

Revisions

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Project

Abbey Area Phase 02 for
WATES Construction for the London Borough of Camden

Drawing

Legend and notes

Scale		Date	Checked	Drawn
1 : 1000	@A1	07/10/20	MB	JC

Drawing No. 440300 -FAB-S1-XX-DR-L-9200

Revision C02

STAGE 5 CONSTRUCTION

Drawing sheet size - A1