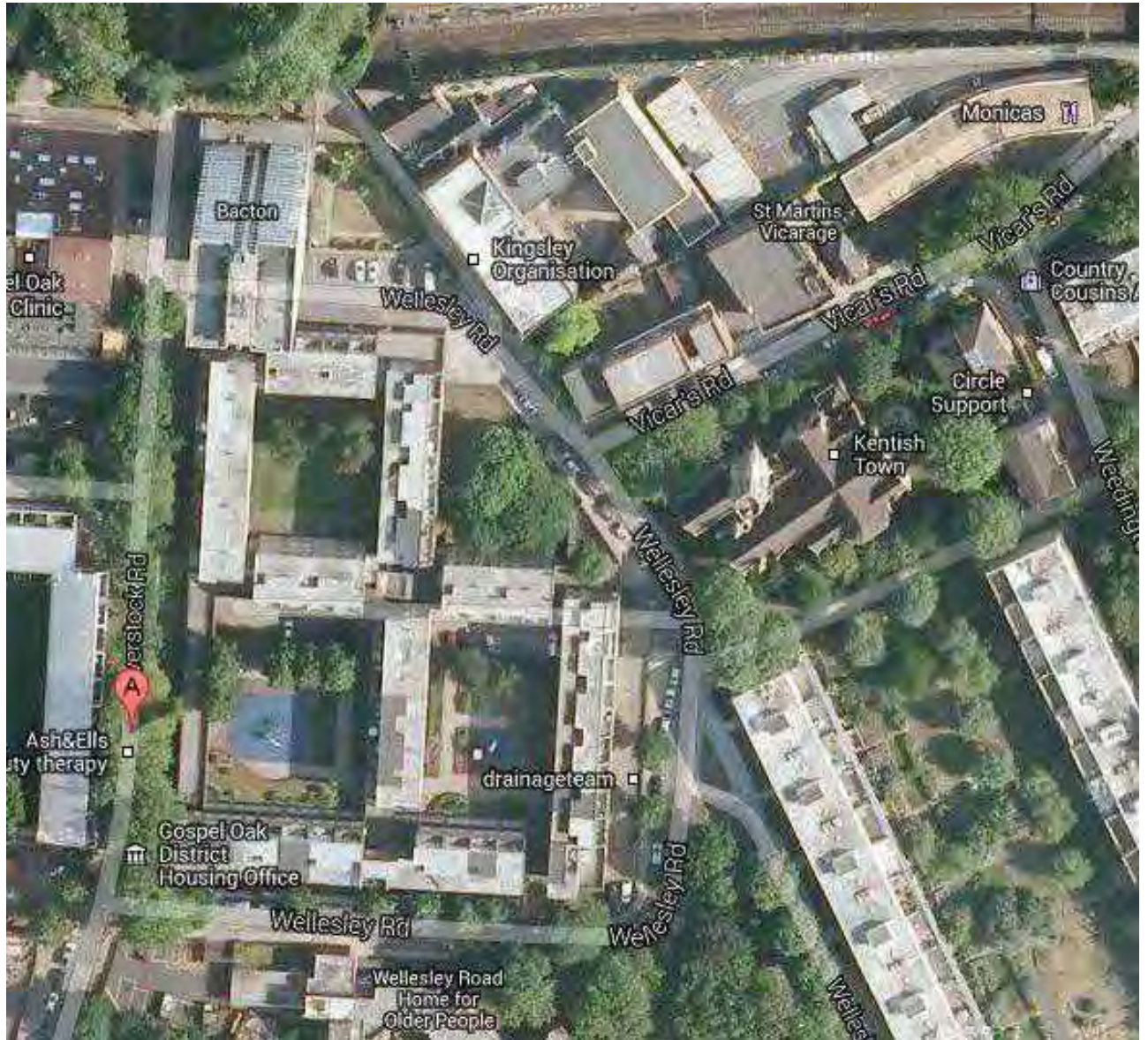
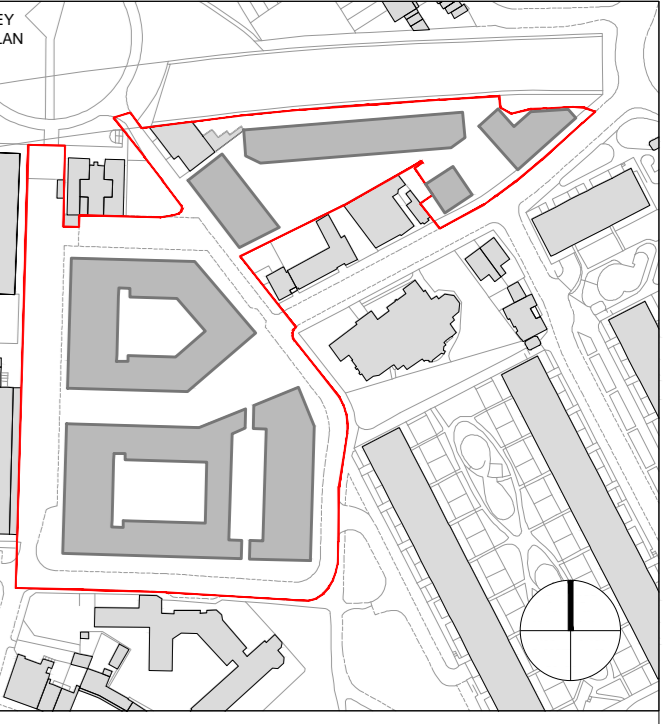


APPENDIX 1: AERIAL PHOTOGRAPHY

Aerial photograph of Bacton Low Rise



APPENDIX 2 - PLANS



London Borough of Camden
Housing & Adult Social Care Department

THIS DRAWING IS BASED ON DIMENSIONAL SURVEY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THIS SURVEY.
ALL DIMENSIONS ARE SHOWN IN METRES.
THE DRAWING REMAINS THE COPYRIGHT OF KARAKUSEVIC-CARSON ARCHITECTS.
ALL INTERNAL LAYOUTS ARE FOR ILLUSTRATIVE PURPOSES ONLY.

UNIT LABEL

Example:

Unit 01	12.5m x 10.5m	23.0m ²
Unit 02	12.5m x 10.5m	23.0m ²
Unit 03	12.5m x 10.5m	23.0m ²
Unit 04	12.5m x 10.5m	23.0m ²
Unit 05	12.5m x 10.5m	23.0m ²

HATCH REFERENCES

[Hatch pattern]	GREEN ROOF
[Hatch pattern]	GROUND FLOOR SANDRAMMED TERRACE
[Hatch pattern]	RECESSED BALCONY/TERRACE LEVELS FLOOR/ROOF TERRACE
[Hatch pattern]	STANDING DECK ROOF
[Hatch pattern]	ACCESS HATCH
[Red dashed line]	APPLICATION SITE BOUNDARY

NOTES

No.	Reason for issue	Date

karakusevic carson architects
The Gymnasium
35 Kingsway Place, Sans Walk
London EC1R 6LU
Tel: +44 207 556 6500
Fax: +44 207 556 7381
Email: mail@karakusevic-carson.com

PROJECT
Bacton Low Rise Redevelopment
London Borough of Camden
London

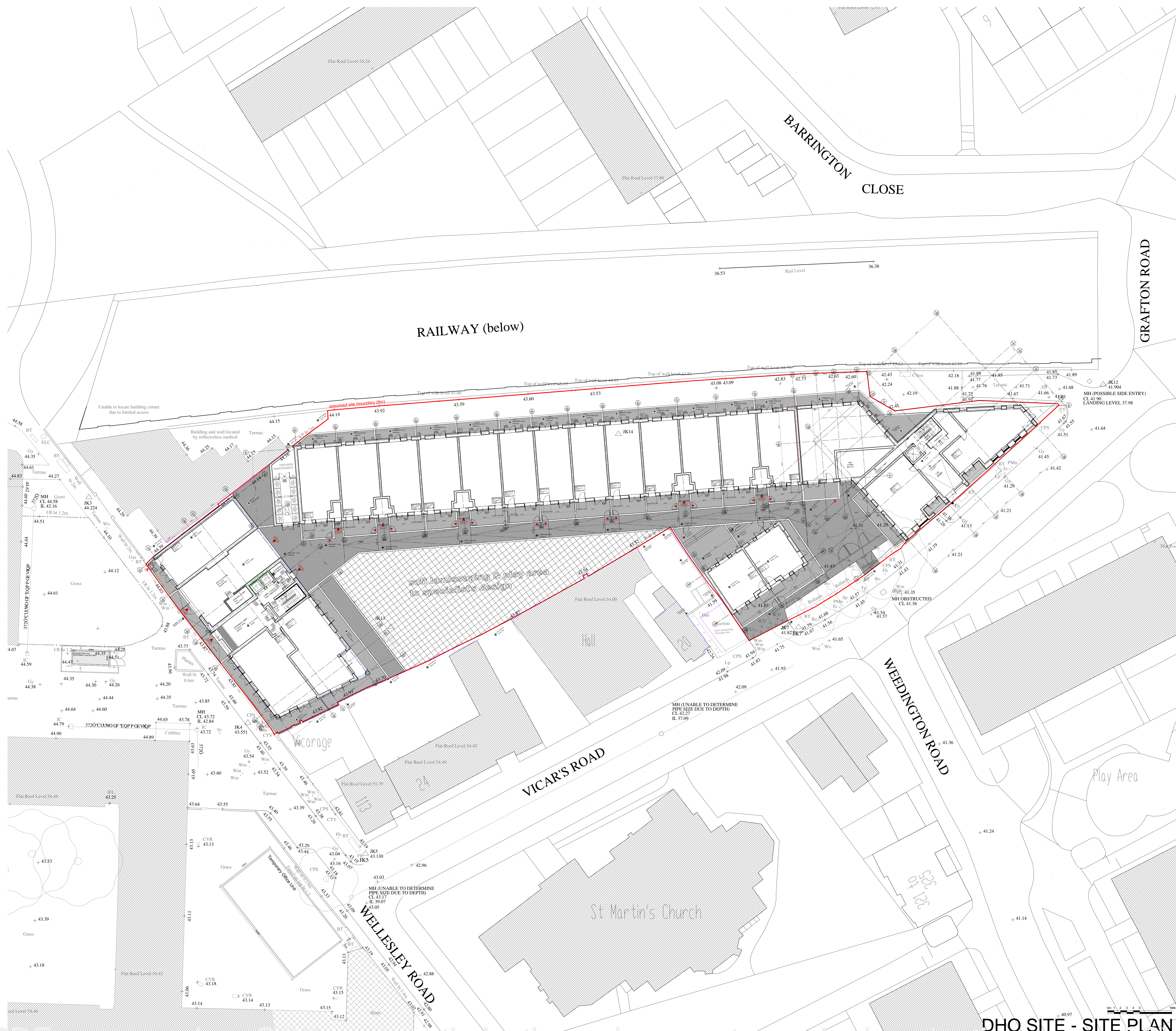
TITLE
BLR SITE
PROPOSED GROUND FLOOR PLAN

DRAWING NUMBER	202_A_P_BLR_100_00	REVISION	00
STATUS	PLANNING APPLICATION		
DATE	23/11/12	DRAWN BY	WL
SCALE	1/200 @ A0	CHECKED BY	SM
PROJECT NUMBER	202		

job	BACTON LOW RISE CAMDEN	drawn:	GW	date:	09/13
drawing	GENERAL ARRANGEMENT PLAN SITE PLAN DHO SITE	scale:	1/200 @ A0 1/400 @ A2	job no:	1952
rev.		drawing no.	GA-SP-L00	rev.	as below

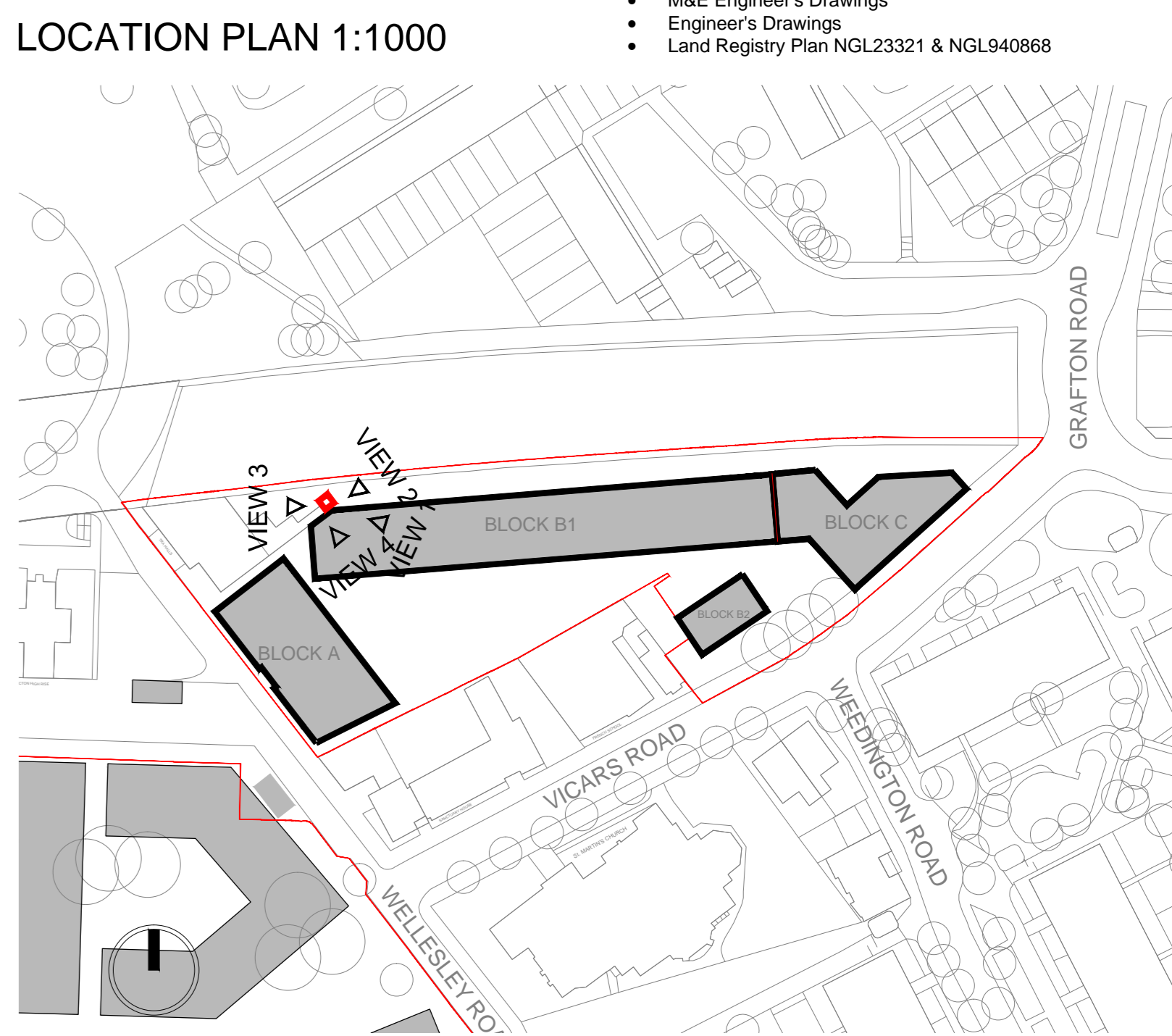
note: all dimensions to be checked on site. If any discrepancy is found, the contractor is to be informed before the work is commenced. For all other dimensions, the contractor is to be informed before the work is commenced. This drawing is copyright.

rev.	date	description	issued by	checked by
P1	25.09.13	Issued for comment/approval	GW	MS
P2	31.01.14	External Works added	GW	RR
P3	21.02.14	Building Control Issue	GW	RR
P4	17.04.14	20 VR boundary line updated	GB	RR
P5	02.07.14	Setting out table updated	GW	RR
P6	03.07.14	Block A location amended	GW	RR
P7	03.07.14	Table amended	GW	RR
P8	25.07.14	B2 location amended	GW	RR
P9	01.08.14	B1 Dry Riser Location added.	GW	CA
P10	29.10.14	B1 repositioned as per RCL instruction	GW	RR/DCC



Grid Line	Easting	Northing	Contractor
A-A-01	528048.6	185359.6	02/07/14
A-D-01	528048.6	185345.7	02/07/14
A-A-02	528048.8	185359.6	02/07/14
A-D-02	528048.8	185345.7	02/07/14
B1-01-B1-A	528062.8	185330.6	29/10/14
B1-01-B1-B	528062.8	185340.2	29/10/14
B1-14-B1-A	528061.7	185391.0	29/10/14
B1-14-B1-B	528061.2	185377.6	29/10/14
C05-C-A	528189.4	185392.1	Re
C05-C-B	528189.2	185392.0	Re
C05-C-C	528189.7	185377.5	Re
C05-C-D	528195.2	185348.3	Re
C05-C-E	528219.6	185397.1	Re
C05-C-F	528231.2	185379.2	Re
C05-C-G	528209.4	185397.4	Re
B2-01-B2-A	528122.0	185336.9	26/07/14
B2-01-B2-B	528184.9	185342.0	26/07/14
B2-01-B2-C	528176.5	185374.0	26/07/14
B2-01-B2-D	528181.5	185339.4	26/07/14

- NOTES:**
- Kitchen Types based on "Commodore Kitchens Rev E" layouts received 14.10.14
 - m2 (GIA) areas notes
 - RC structure to be based on SE structural layouts received 12.09.14
 - External works paving types based on Oakden Landscape designs dated 14.03.05
 - Based on CLT layouts 03.08.14
 - structural walls dimensioned to finishes
 - internal partitions dimensioned to finishes
 - Preferred external rain water pipes shown
 - Preferred expansion joint locations based on Ancor mark-ups dated 02.06.14
 - Fall arrest layout based on Walksafe by Latchways dated 07.05.13 Project reference number 4782-08 Rev A
 - Door reference numbers as per SC-10 to follow
 - Door x-x measures 300mm clear on pull side of door
 - Indicative service riser dimensions (details to be provided by M&E engineer)
 - Kitchen type reference as per SC-HT to follow
 - (MR) denotes moisture resistant plasterboard
- TO BE READ IN CONJUNCTION WITH**
- Survey Information dwg: 16181_OGL_GreenHatch Group
 - Topographical Survey dated 23.09.11
 - Landscape based on Camlins dwgs dated 05.07.2013
 - Specialist Landscape Consultant details to follow
 - "GA-E" series' elevation dwgs
 - "SC" series schedule dwgs to follow
 - M&E Engineer's Drawings
 - Engineer's Drawings
 - Land Registry Plan NGL23321 & NGL840668



DHO SITE - SITE PLAN NOT FOR CONSTRUCTION

ID	Latin Name	Common Name	Planting Density	Scheduled Size	Quantity
AME	Amelanchier lamarckii	Snowy mespilus	As located on plan	3 - 3.5m Multi-Stem	1
MAL FP	Malus domestica 'Fearn's Pippin'	Apple Fearn's Pippin	As located on plan	12-14cm girth	1
MAL MR	Malus domestica 'Merton Russet'	Apple Merton Russet	As located on plan	12-14cm girth	1
PLAT	Platanus x hispanica	London plane	As located on plan	20-25cm girth	5
PRUN PW	Prunus padus 'Watereri'	Bird cherry 'Watereri'	As located on plan	20-25cm girth	4

Drawing to be read in conjunction with:
 -Detailed Arrangement - DHO Site Drawing No. HO-439_DA_001_R04
 -Proposed Drainage Layout Drawing No. 12-0083/NF/11 CB Produced by The Rotton Group
 -External Lighting Illuminance Plot Drawing No. 12-0083/XSPF/001
 -General Arrangement Site Plan DHO Site Drawing No. 152-GA-SP-000_R10 Produced by Alan Camp Architects
 - All dimensions are in millimetres unless otherwise shown.
 -All levels are in Metres above Ordinance Datum

- KEY**
- Application Site Boundary
 - Bitumen Macadam Surface to Local Authority Highway Approval (Reinstatement of Highway Carriageway) For Details Refer to Drg. No. HO-439-200-101
 - Precast Concrete Flags to Local Highway Authority Approval (Reinstatement of Highway Carriageway) For Details Refer to Drg. no. HO-439-200-101
 - Green Coloured EPDM Safety Surface (Play Areas) For Details Refer to Drg. No. HO-439-200-104
 - Hardscapc Irish Paving in Herringbone Pattern To Be Used With GapFast Paving Spacers To Create A Permeable Surface (Courtyard Footways & Play Area) 200mm Length x 50mm On Face x 60mm Deep. Colour Tbc. For Details Refer To Drg. No. HO-439-200-103
 - Hardscapc Irish Paving in Stretcher Bond To Be Used With GapFast Paving Spacers To Create A Permeable Surface (Building Thresholds & Private Garden Spaces) 200mm Length x 50mm On Face x 60mm Deep. Colour Tbc For Details Refer To Drg. No. HO-439-200-103
 - Hardscapc Irish Paving in Herringbone Pattern To Be Used With GapFast Paving Spacers To Create A Permeable Surface 200mm Length x 50mm On Face x 60mm Deep. Colour Tbc For Details Refer To Drg. No. HO-439-200-103
 - Hardscapc Irish Paving in Herringbone Pattern (To Block A Undercroft) 200mm Length x 50mm On Face x 60mm Deep. Colour Tbc For Details Refer To Drg. No. HO-439-200-103
 - Concrete Kerb with 45 degree Transition For Occasional Vehicular Access (DHO Vehicular Access) For Details Refer To Drg. No. HO-439-200-107
 - Concrete Trim Installed Flush With Adjacent Paved Surfaces 240mm Width x 200mm Depth x Random Length (800mm - 1200mm) For Details Refer To Drawing No. HO-439-200-107
 - Drainage Channel & Cast Iron (Ductile) Grating For Details Refer To Drg. No. HO-439-200-106
 - Gully Locations For Details Refer to Engineers Drg No. 12-0083/INF/11 C2 and Drg. No. HO-439-200-106
 - Water Butt
 - Concrete Steps (Courtyard Areas & Private Garden Accesses) For Details Refer To Drg. No. HO-439-200-108
 - Proposed Finished Ground Level (External Public Realm & Landscape) Proposed Contours
 - Masonry Retaining Wall - Refer To Structural Engineers Drawings
 - Reinforced Concrete Retaining Wall With Brick Face To Private Gardens - Refer To Structural Engineers Drawings. With 2.2m High Acoustic Fence To Specialist Design.
 - 215mm Thick Brick Walls With Brick On Edge Coping & Nominal 800mm High Railings (Private Garden Boundaries) or 1500mm High (DHO Frontage With Vicar's Road). Brick Type To Match Adjacent Building. For Details Refer To Drg. No. HO-439-200-111
 - 215mm Thick Brick Walls To Full Height To Line Through With Adjacent 1500mm Railings. Brick Type To Match Adjacent Building
 - Assorted Play Equipment Details To Play Specialist's Drawings
 - 2m Long Hardwood Benches With No Backs Type 6 Hardwood Bench as Supplied By Woodscapc Or Similar & Approved
 - Nominal 1000mm High Cast Iron Bollard (B) 'Boxcap' 'Oxford' Cast Iron Bollard Or Similar
 - Areas Of Grass Minimum Topsoil Depth 150mm
 - Areas Of Meadow Minimum Topsoil Depth 200mm
 - Proposed Areas Of Low Shrub & Groundcover Planting With Large Ornamental Shrubs (Courtyards) Minimum Topsoil Depth 450mm
 - Proposed Tree Planting Minimum Topsoil Depth in Soft Landscaped Areas 600mm Refer to Tree Pit Details HO-439-200-141, HO-439-200-142, HO-439-200-144, HO-439-200-145
 - Existing Tree To Be Retained Refer To Arboricultural Method Statement Drg No. GRNGE-BCINLWRS
 - Existing Tree To Be Removed Refer To Arboricultural Method Statement Drg No. GRNGE-BCINLWRS
 - Log Piles for Ecology. Refer to Drg No. HO-439_EC_003
 - Roof Protection Area. Refer to Arboricultural Method Statement.
 - Site Water Booster Refer To Structural Engineers Drg. No. 12-0083 M 018
 - IGUZZINI 1203_BD17_BL77 Delphi Cut-Off System 31.8W Refer to Drg. No. 12-0083/E/010 C2
 - IGUZZINI 7133 Watky-Miniwalky Series 20W. Refer to Drg. No. 12-0083/E/010 C2
 - IGUZZINI BB40_B992 Light Up Uplight 14.3W. Refer to Drg. No. 12-0083/E/010 C2



- KEY CONT.**
- Soft Landscaped Tree Pits For Ecological Enhancement. Tree Pit Detail (Within Soft Landscape Areas - DHO Vicar's Road entrance) Drg. No. HO-439-200-146
 - Soft Landscaped Tree Pits For Ecological Enhancement. Tree Pit Detail (Within Soft Landscape Areas) Drg. No. HO-439-200-145
 - Tree Pit Detail (Within Soft Landscape Areas) Drg. No. HO-439-200-144
 - Tree Pit Detail Reference Drg. No. HO-439-200-142
 - Tree Pit Detail (Within Hard Paved Surfaces) Drg. No. HO-439-200-141
 - 1000mm deep/1mm Thick HDPE Tree Root Barrier
- N.B. All trees to be planted in line with planting notes on Tree Pit Details. NBS Specification 130705 LL439 Rev A and BS 8545:2014. Trees: from nursery to independence in the landscape

Rev 01: 11/03/2014
 1. Hard landscaping materials updated to include Permeable Paving.
 Rev 02: 24/03/2014
 1. Swifts Omega Flow Permeable Paving replaced with Hardscapc Irish Paving to be used with paving spacers to create a permeable surface.
 2. Granite Kerbs replaced with Concrete Kerb
 Rev 03: 28/07/2014
 1. Key updated to include reference to detail drawings and topsoil depth.
 Rev 04: 11/12/2014
 1. Plan updated in response to KCA comments.
 2. Private garden added to rear of Block C in line with revised ACA layout.
 3. Lighting added.
 4. Water Booster located as advised by Rotton.
 5. Proposed new tree removed along Vicar's Road due to lack of space on footprint.
 Rev 05: 14/01/2015
 1. Existing London plane trees removed and replacement trees and underplanting added to Vicar's Road entrance.

Hannah Oakden Landscape Design
 Hannah Oakden BA (Hons) MLA MLI
 4 Byelaw Cottages, Spilthurst Road,
 Barcombe, BN8 5EF
 Tel. 07990 576 900
 Email: info@hannahoakden.co.uk

Client: Rydon Construction Ltd

Project: Bacton Low Rise

Title: Tree Proposals

Drawing no: HO-439_DHO_TP_002_R05_opt1 Date: 14/01/2015

Scale: 1:250 @A1 Drawn by: HO Checked by: JH





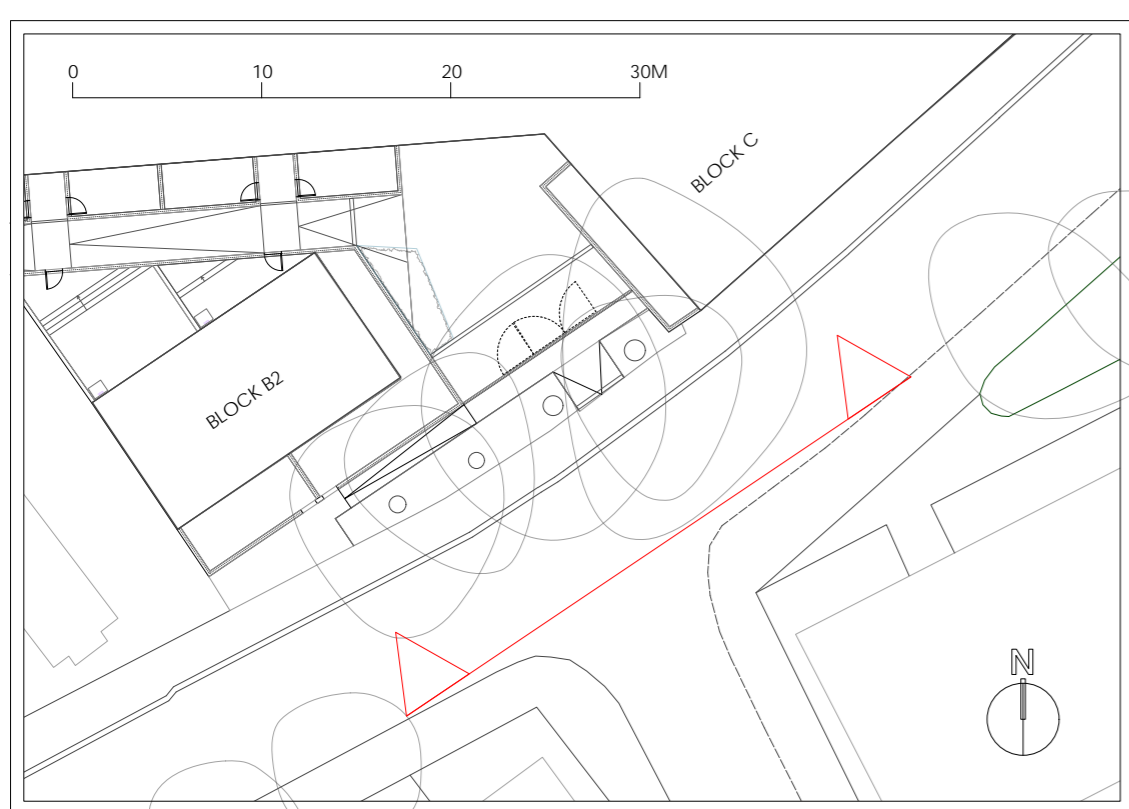
Visual showing replacement Platanus x hispanica (London plane) trees with proposed ornamental entrance gates. Trees are under planted with ornamental grasses and herbaceous planting



Visual showing replacement Platanus x hispanica (London plane) trees with proposed ornamental entrance gates and crossover. Trees are under planted with ornamental grasses and herbaceous planting



Under planting includes low maintenance evergreen ornamental grasses with pockets of herbaceous and bulb planting for seasonal colour and interest



LOCATION MAP

Vicar's Road Tree Planting Bacton Low Rise - DHO Site

Produced for Rydon Construction Ltd

January 2015

PLANTING NOTES

- All planting to adhere to all the relevant British Standards and Codes of Practice including:
 - BS 3882 Recommendations for topsoil
 - BS 3936 Part 1 Nursery stock Specification for trees and shrubs
 - BS 3969 Recommendation for turf for general purposes
 - BS 3998 Recommendations for tree work
 - BS 4043 Recommendations for transplanting root balled trees
 - BS 4428 Code of Practice for general landscape operations (excluding hard surfaces)
 - BS 5837:2012 Guide for trees in relation to construction
 - BS 7370 Recommendations for maintenance of soft landscaping
 - BS 8545: From nursery to independence in the landscape
- All planting to be carried out with reference to the issued NBS specification 03/03/14
- The minimum topsoil depth for grassed areas should be 150mm. The minimum topsoil depth for shrubbed areas should be 450mm. The minimum topsoil depth for trees should be 600mm
- Positions of plants shall be ascertained by first placing shrubs randomly but of equal distances apart, in the area shown on the drawings of each species.
- Trees shall be planted in tree pits as detailed in Drg. No. HO-439-DHO_IP_002, HO-439-200-141, HO-439-200-142, HO-439-200-144, HO-439-200-145.
- Landscaping works within tree protection zones should adhere to BS 5837:2012 Guide for trees in relation to construction. Refer to Arboricultural Method Statement, Drg No. GRNGE-BCNLNWS
- On site checks should be made by the engineer to ensure that tree roots will not cause any future damage to any structures or underground services.
- Plants should be supplied exactly true to name, in the event that this is not possible an alternative should be found following consultation with the landscape consultant (tel. 07990 576 900, email info@hannahoakden.co.uk)

FOR FULL PLANT SCHEDULE REFER TO DRG. NO. HO-439_SL_CY106_R05_opt1 SOFT LANDSCAPE PLAN COURTYARD 1 OF 2

Drawing to be read in conjunction with:
 Detailed Arrangement HO-439_DA_001
 Tree Proposals Drawing No. HO-439-DHO_IP_002
 Ecological Enhancement Drawing No. HO-439_EC_003
 DHO Gateway Replacement Tree Planting Plan Drawing No. HO-439-200-115-Opt1Rev02
 Proposed Drainage Layout Drawing No. 12-0083/INF/11 CS Produced by The Rolton Group
 External Lighting Illuminance Plot Drawing No. 12-0083/XSPE/001
 General Arrangement Site Plan DHO Site Drawing No. 152-GA-SP-L00_R10 Produced by Alan Camp Architects

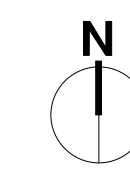
-All dimensions are in millimetres unless otherwise shown.
 -All levels are in Metres above Ordnance Datum

KEY

- Application Site Boundary
- Proposed Tree Planting
Minimum Topsoil Depth in Soft Landscaped Areas 600mm
Refer to Tree Pit Details HO-439-200-141, HO-439-200-142, HO-439-200-144, HO-439-200-145
- Existing Tree To Be Retained. Refer to Arboricultural Method Statement. Drg No. GRNGE-BCNLNWS
- Existing Tree To Be Removed
Refer to Arboricultural Method Statement
Drg No. GRNGE-BCNLNWS
- Specimen Shrub Planting
- Proposed Areas Of Low Shrub & Groundcover Planting
With Large Ornamental Shrubs (Courtyards)
Minimum Topsoil Depth 450mm
- Areas Of Meadow
Minimum Topsoil Depth 200mm
- Areas Of Grass
Minimum Topsoil Depth 150mm
- Verbena bonariensis 9cm pot
- Bulb Planting
- Log Piles for Ecology. Refer to Drg No. HO-439_EC_003
- Site Water Booster
Refer to Structural Engineers Drg. No. 12-0083 M 018
- Proposed Contours



Rev 01:
 11/03/2014
 1. Hard landscaping materials updated to include Permeable Paving.
 Rev 02:
 24/02/2014
 1. Breffis Omega Flow Permeable Paving replaced with Handicap High Paving to be used with paving spacers to create a permeable surface.
 2. Granite Kerb replaced with Concrete Kerb
 Rev 03:
 28/07/2014
 1. Key updated to include reference to detail drawings and topsoil depth.
 Rev 04:
 11/12/2014
 1. Plan updated in response to KCA comments.
 2. Rivetle garden added to rear of Block C in line with revised ACA layout.
 3. Lighting added.
 4. Water Booster located as advised by Rolton.
 5. Proposed new tree removed along Vicar's Road due to lack of space on footpath.
 Rev 05:
 14/01/2015
 1. Existing London plane trees removed and replacement trees and under planting added to Vicar's Road entrance.



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 Email: info@hannahoakden.co.uk

Client: Rydon Construction Ltd
 Project: Bacton Low Rise

Title: Courtyard 2 of 2
 Soft Landscaping

Drawing no. HO-439_SL_CY206_R05_opt1 Date: 14/01/2015

Scale: 1:100 @A1 Drawn by: HO Checked by: JH



APPENDIX 3 – TREE SCHEDULE

Bacton Low Rise - Arboricultural Data Tables

tree no	species	height	DBH (mm)	RPA (av. radius)	crown spread N-E-S-W	height to 1 st significant branch	age class	condition	structural condition	preliminary management recommendations	estimated remaining years	Category grade
Individual trees												
T1	Silver Birch	9	268	3.2	5-4-4-3	3	SM	Fair	Low crown, poor previous pruning noted, dead wood present.	Crown lift to clear path and road.	20+	B1-
T2	Rowan	8	160	1.9	1-2-4-3	2	Y	Poor	Mechanical damage to stem, asymmetric crown, limited long term prospects.	Fell	<5	R
T3	Rowan	9	230	2.8	5-5-4-3	3	SM	Fair	Compaction issues, dead wood present, close to adjacent building.	Reduce back from building, limited long-term prospects.	<10	C1-
T4	London Plane	17	615	7.4	9-9-10-4	4	M	Good	Good structure, form and vigor, occluded wound to stem, roots lifting tarmac.	Crown lift over road.	40+	B1+
T5	London Plane	18	550	6.6	8-6-8-7	4	M	Good	Good structure, form and vigor, occluded wound to stem, roots lifting tarmac.	None required.	40+	B1+
T6	London Plane	19	355	4.3	9-2-6-7	6	SM	Fair	Suppressed by neighboring trees, good vigor.	None required.	<40	B1-