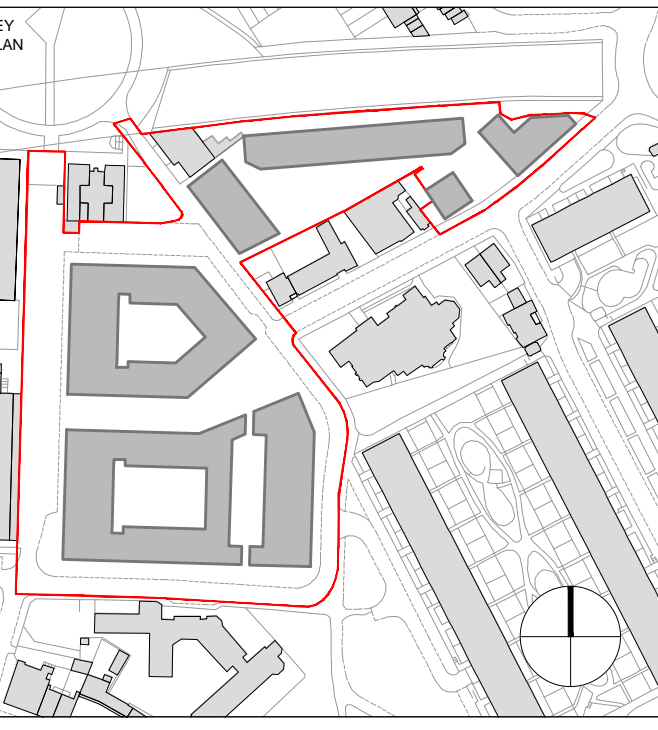


Aerial photograph of Bacton Low Rise



## APPENDIX 2 - PLANS





THIS DRAWING IS BASED ON DIMENSIONAL SURVEY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT CANNOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THIS SURVEY INFORMATION.

ALL DIMENSIONS ARE SHOWN IN METRIC.

THIS DRAWING REMAINS THE COPYRIGHT OF **KARAJANJEVIC CARBON ARCHITECTS**

ALL INTERNAL LAYOUTS ARE FOR ILLUSTRATIVE PURPOSES ONLY

**UNIT LABEL**

Example

A 05 03	BLOCK CODE LISTED
2407	UNIT CODE
WALL	UNIT TYPE
GR	TERRACE

**UNIT SIZE**

M 1807P	Measure
P 400P	House
400P	Apartment






**UNIT TYPE**


0001	Wheelchair Accessible Unit
0000	Adaptable Wheelchair Accessible Unit

**TRAILER**

SR	Serial Period
MS	Market Date
IS	Intermediate Date

**HATCH REFERENCES**

	GREEN ROOF
	GROUND FLOOR (UNCOVERED) TERRACE
	RECESSED BALCONY/TERRACE, UPPER FLOOR/ROOF TERRACE
	STANDING SEAM ROOF
	ACCESS HATCH

 APPLICATION SITE BOUNDARY

[illegible]

**karakusevic carson architects**  
The Gymnasium  
56 Kingsway Place, Sans Walk  
London EC1R 0LU  
Tel: +44 207 566 6300  
Fax: +44 207 566 7381  
Email: [mail@karakusevic-carson.com](mailto:mail@karakusevic-carson.com)

PROJECT  
Bacton Low Rise Redevelopment  
London Borough of Camden  
London

BLR SITE  
PROPOSED GROUND FLOOR PLAN

DRAWING NUMBER		REVISION
202_A_P_BLR_100_00		00
ATU# <b>PLANNING APPLICATION</b>		
DATE	DRAWN BY	SCALE
23/11/12	WL	1/200 @ A0
DT DATE	CHECKED BY	PROJECT NUMBER
23/11/12	SM	202





Alan Camp Architects LLP., 88 Union Street, London, SE1 0NW  
tel: 020 7593 1000. fax 020 7593 1001. mail@alancamp.com

job  
BACTON LOW RISE  
CAMDEN

drawn: GW	date: 09/13
--------------	----------------

drawing  
GENERAL ARRANGEMENT PLAN  
SITE PLAN  
DHO SITE

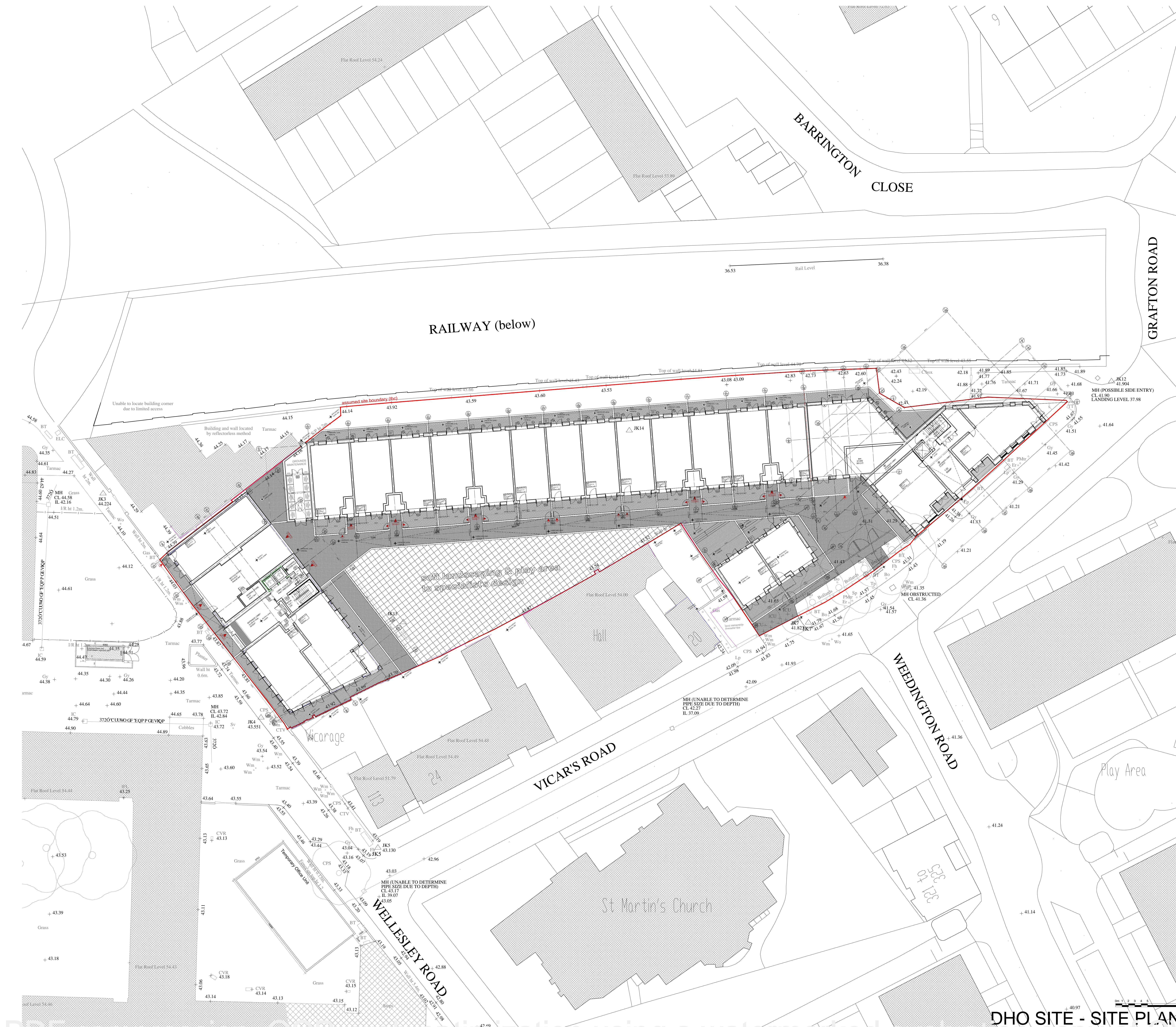
scale:	job no:
1/200 @ A0	1952
1/400@ A2	

note: all dimensions to be checked prior to commencement of the work. if this drawing exceeds the quantities in any one of the sheets are to be informed before the work is commenced, for all other purposes other than planning application purposes do not scale. use dimensions, this drawing is copyright.

drawing no.	rev.
GA-SP-L00	as below

revisions

rev.	date	description	issued by	checked
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	B2/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	RR
P10	23.10.14	B2 deposited as per RCL instruction	GW	CA



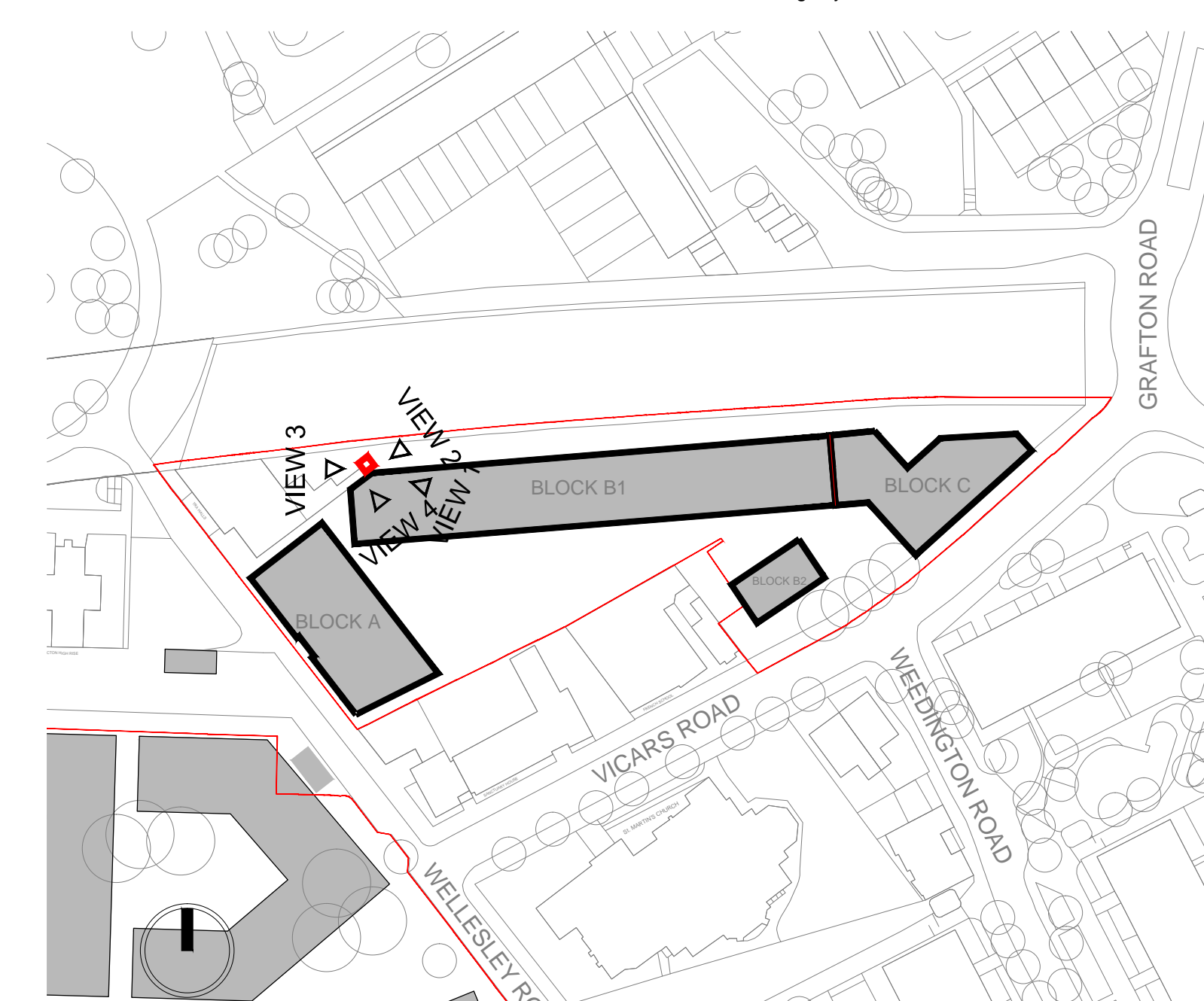
Grid Line Junction Section	Easting	Northing	Correction Code
A-A-01	52066468.0	53333946.0	02 07 14
A-D-01	52066850.7	53345120.8	02 07 14
A-J-01	52104429.8	53512600.0	02 07 14
A-K-01	52116451.8	53521794.8	02 07 14
B1-01-B1	52116328.3	53533006.9	28 10 14
B1-01-B3	52119228.0	53541022.2	28 10 14
B1-14-B1	52118017.4	53550120.8	28 10 14
B1-14-B3	52116912.3	53547716.8	28 10 14
C-01-C	52116959.4	53550231.1	bc
C-04-C	52119620.0	53563002.4	bc
C-05-C	52116957.8	53547712.5	bc
C-05-C	52119132.5	53544396.3	bc
C-06-C	52221026.0	53539371.8	bc
C-08-C	52223112.0	53587303.4	bc
C-09-C	52230064.5	53539374.4	bc
B2-01-B2	52112240.0	53333369.9	25 07 14
B2-03-B2	52112470.0	53341281.0	25 07 14
B2-04-B2	52117836.5	53325663.0	25 07 14
B2-03-B3	52116711.5	53333514.5	25 07 14

- NOTES:
  - Kitchen Tiles based on "Commodore Kitchens Rev E" layouts received 14.10.14
  - m2 (GIA) areas noted
  - RC structures to based on SE structural layouts received 12.09.14
  - External works paving tiles based on Oakden Landscape designs layout dated 14.03.05
  - Based on CLT dimensions 03.08.14
  - structural walls dimensioned to finishes
  - internal partitions dimensioned to finishes
  - Preferred external rain water pipes shown
  - Precursor construction locations based on Ancor-marks-up dated 02.06.14
- Full asit layout based on Walkshale by Latchways dated 07.05.13; Project reference number is Ancor-Rev A door opening numbers are SC-IO to follow
- Door-x measures 300mm clear on pull side of door
- Inclusive service riser dimensions (details to be provided by M&E)
- Kitchen tile reference as per SC-KIT to follow
- [MP] denotes moisture resistant plasterboard

TO BE READ IN CONJUNCTION WITH

- Survey Information dwg: 16181\_OGL GreenHatch Ground  
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 & NGL940868

LOCATION PLAN 1:1000



NOT FOR CONSTRUCTION



**TREE PLANTING SCHEDULE**

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/INF/11 C8 Produced by The Rotton Group  
 -External Lighting Illuminance Plot Drawing No. 12-0083/XSE/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**

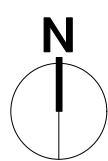
	Application Site Boundary
	Bitumen Macadam Surface to Local Authority Highway Approval (Reinstatement of Highway Carriageway) For Details Refer to Drg. No. HO-439-200-101
	Precast Concrete Flags to Local Highway Authority Approval (Reinstatement of Highway Carriageway) For Details Refer to Drg. no. HO-439-200-101
	Green Coloured EPDM Safety Surface (Play Areas) For Details Refer to Drg. No. HO-439-200-104
	Hardscape 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
	Hardscape 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
	Hardscape 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
	Hardscape 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
	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)
	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 Landscape Or Similar & Approved
	Nominal 1000mm High Cast Iron Bollard (B) 'Boxap' '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-BCNLWRS
	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
	IGUZZINI 1203_BD17_BL77 Delphi Cut-Off System 31.8W Refer to Drg. No. 12-0083/E/010 C2
	IGUZZINI 7133 Walky-Miniwalky Series 20W. Refer to Drg. No. 12-0083/E/010 C2
	IGUZZINI 8840_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. Breffis Omega Flow Permeable Paving replaced with Hardscape Irish 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. 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 footpath. Rev 05: 14/01/2015 1. Existing London plane trees removed and replacement trees and under planting added to Vicar's Road entrance.
---



**Hannah Oakden Landscape Design**

Hannah Oakden BA (Hons) MLA MLI  
 4 Byelaw Cottages, Spithurst 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





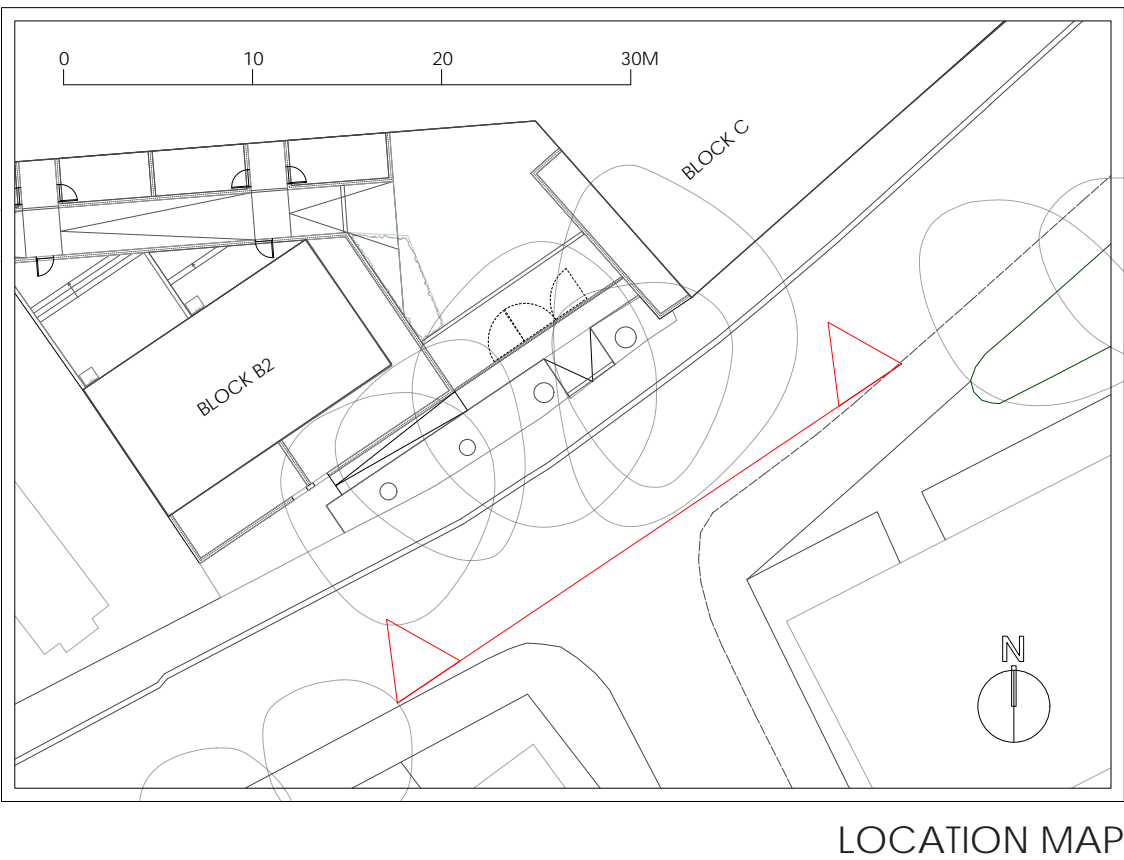
Visual showing replacement Platanus x hispanica (London plane) trees with proposed ornamental entrance gates. Trees are under planted with ornamental grasses and herbaceous planting



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

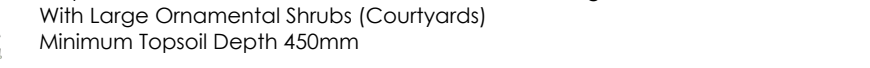
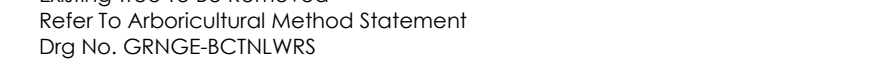
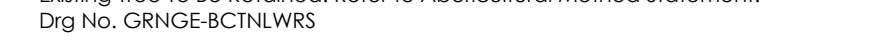
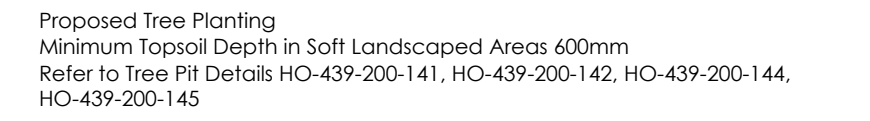
# Vicar's Road Tree Planting Bacton Low Rise - DHO Site

Produced for Rydon Construction Ltd  
January 2015



1. All planning to adhere to all the relevant British Standards and Codes of Practice including:
  - BS 5869 Recommendations for topsoil
  - BS 5936 Part 1 Nursery stock Specification for trees and shrubs
  - BS 5969 Recommendation for turf for general purposes
  - BS 5998 Recommendation for free work
  - BS 4043 Recommendations for transplanting root balled trees
  - BS 4428 Code of Practice for general landscape operations [excluding trees]
  - BS 5837-2012 Guide for trees in relation to construction
  - BS 5837-2012 Guide for trees in relation to construction, Refer to Arboricultural Association (UK) for further information
  - BS 8545: From nursery to independence in the landscape
- 2 All planning to be carried out with reference to the issued NBS 5837-2012 53/2012
3. The minimum topsoil depth for grassed areas should be 150mm
- The minimum topsoil depths for shrubbed areas should be 450mm
- The minimum topsoil depths for treebeds should be 750mm
4. Positions of plants shall be ascertained by first placing shrubs randomly at equal distances apart, in the areas shown on the drawings of each landscape.
5. Trees shall be planted in tree pits as detailed in Drg. No. LC-49-309-DHO, TP\_002, HO-49-320-201, LA-49-320-201-14, HO-49-320-144, HO-49-320-144
6. Landscaping works within free protection zones should adhere to BS 5837-2012 Guide for trees in relation to construction. Refer to Arboricultural Association (UK) for further information
7. 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
8. Plants should be supplied exactly true to name, in the event that this is not possible, the contractor shall be required to consult with the landscape consultant (tel: 07990 574 000, email: info@hannahcohen.co.uk)

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



Project: Bacton Low Rise

Title: Courtyard 2 of 2

no.	Date
-----	------

Date:  
14/01/2015

Drawn by:  
HO

Drawn by: HO	Checked by: JH
-----------------	-------------------

- Rev 01:  
11/03/2014
- 1. Hard landscaping materials updated to include Permeable Paving
- Rev 02:  
24/03/2014
- 1. Breff Omega Flow Permeable Paving replaced with Hardscape Instant Paving to be used with paving spaces
- 2. One concrete permeable surface
- 3. Granite Kerb replaced with Concrete Kerb
- Rev 03:  
26/07/2014
- 1. Key updated to include reference to detail drawings on drainage depth.
- Rev 04:  
11/12/2014
- 1. Plans updated in response to KCA comments
- 2. Private garden added as part of Block C in line with revised KCA layout.
- 3. Lighting added
- 4. Water booster installed as advised by Rollon.
- 5. Proposed 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



VICARS ROAD

metalwork artist]. For planting details and visual refer to Drg No. HO-439-200-115. Tree planting to be carried out in accordance with BS 8545:2014 trees: from nursery to independence in the landscape

ROAD

NEW TREE PLANTING - FOR DETAILS REFER TO DRD GATEWAY DRG. NO. HO-439-200-115 OPTION 1 AND TREE PIT DETAIL HO-439-200-146

0 5 10



### 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 <sup>st</sup> signifi- cant 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-