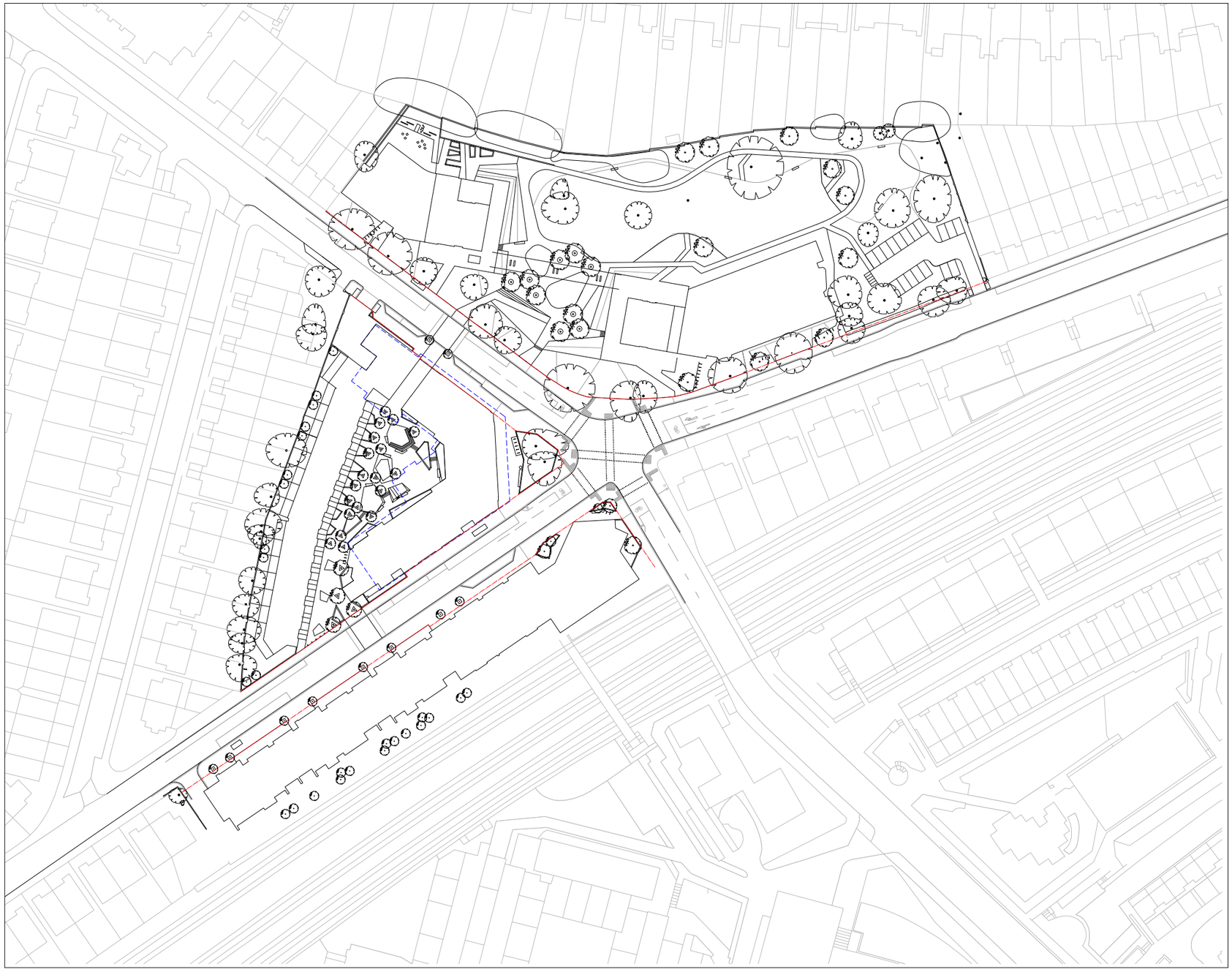
5.1 Appendices

5.11 Illustrative Masterplan

5.1 Appendices

5.12 Highways Adoption Boundary



NOTES:

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6. Waterproofing of any element to be specified by others.

7. All proprietary products shall be installed in accordance with manufacturers written instructions.

8. Plant numbers are an indication only and plants should be ordered to suit site areas in accordance with scheduled plant densities.

9. Any proposed plant substitution shall be agreed with the landscape architect prior to ordering.

Key

Indicative Highways Adoption Boundary to be agreed with LBC Highways

Extent of basement below

N

DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	APPROVED BY
29.10.13	JR	ISSUED FOR PLANNING	A	JR

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Planning

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London Borough of Camden

PROJECT TITLE :
Abbey Area Redevelopment
Site Wide

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Highways Adoption Boundaries

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5.13 Hardworks Strategy

Key

Indicative Highways Adoption Boundary to be agreed with LBC Highways

Extent of basement below

Surface Materials

P1 All pavements:
Concrete pavers specified and laid to LBC Streetscape Design Manual. Size: 600mm (W) x 600mm (L) x 75mm (D) . Existing pavers to retained/re used where possible

P2 Junction and highlight paving to spaces in front of retail units:
Yorkstone pavers specified and laid to LBC Streetscape Design Manual. Size: 600mm (W) x random lengths

P3 Loading and parking bays set into pavement:
Granite setts specified and laid to LBC Streetscape Design Manual. Size: 200mm (W) x 100mm (L) x 100mm (D). Colour: Silver grey. Vehicular loading

P4 Main surface to Courtyard, the space between the towers, the Community Open Space and Community Centre back garden:
Resin bound gravel. Colour: Light Buff. To take local vehicular loading as indicated

P5 Highlight paving to Courtyard:
Resin bound gravel. Colour: Medium to dark buff. To take local vehicular loading as indicated

P6 Surface around trees in Courtyard:
Permeable resin bound gravel. Colour: Buff

P7 Private front gardens:
Concrete setts with a top layer of natural stone aggregates. Colour: grey

P8 Private back gardens:
FSC timber decking to patios

P9 Sand play area:
FSC Timber decking to sand pit

P10 Sand play area:
Sand surfacing – playground grade to comply to BS EN 1177 for safety and quality

P11 Residential entrance and back garden:
Concrete pavers with a top layer of natural stone aggregates. Colour: grey

P12 Play space between the towers:
Play safety surfacing.

P13 Parking Court:
Permeable macadam

P14 Parking Court:
Grasscrete to provide green parking.

TP1 Tactile paving to controlled crossings:
Red tactile paving to LBC Streetscape Design Manual and LBC Highways drawings and specification

TP2 Tactile paving to uncontrolled crossings:
Buff or dark grey tactile paving to LBC Streetscape Design Manual and LBC Highways drawings and specification

ST1 Steps to Courtyard:
Resin bound gravel to steps with metal edge to riser to match raised planters

ST2 Steps to Community Open Space:
Concrete steps with exposed aggregate

Edging

E1 All pavements:
Granite kerb specified and laid to LBC Streetscape Design Manual. Size: 300mm (W) x 900-1200mm (L) x 200mm (D).Colour: to match existing. Laid with 125mm upstand. Existing kerb to be retained/re used where possible

E2 All parking and loading bays set into pavement:
Granite kerb specified and laid to LBC Streetscape Design Manual. Size: 300mm (W) x 900-1200mm (L) x 200mm (D).Colour: to match existing. Laid with 50mm upstand

E3 Junction between different pavement material:
Granite kerb specified and laid to LBC Streetscape Design Manual. Size: 300mm (W) x 900-1200mm (L) x 200mm (D). Laid flush

E4 Raised planters to Courtyard and public realm:
Metal edge to raised planters. Sides of upstands to be angled in

E5 Grass terrace:
Timber sleeper edge to terraces

E6 Raised planters to Phase 2:
Metal edge to raised planters. Sides of upstands to be angled in where possible. Straight sides against existing trees to allow trees as much space as possible.

E7 Timber retaining edge:
Timber sleeper retaining edge to woodland boundary planting

Boundaries

F1 Mews house back garden:
1500mm (H) brick retaining wall. To match Architects details for Mews houses. 500mm (H) double faced faced FSC contemporary timber trellis - horizontal slats only

F2 Bike/ pedestrian barrier across paths to the space between towers:
900mm (H) bespoke metal barriers to safely control access onto road. Subject to consultation

F3 Fence to creche:
1800mm (H) bespoke metal fence

Note: Perimeter fencing to Belsize Open Space subject to consultation

Street Furniture

CS Cycle stands:
Sheffield or Camden cycle stands for visitor cycle parking in accordance with the LBC Local Development Framework Core Strategy & Development policies, the London Plan and London Cycling Design Standards. Colour: Black powder coated
Phase 1 : 2 stands (Total 4 spaces)
Phase 2: Community Centre: 5 stands (Total 10 spaces)
Phase 2: Health Centre: 17 stands (Total 34 spaces)
Phase 3: 5 stands (Total 10 spaces)

CS2 Secured and Covered Cycle stands:
Bespoke metal cover to provide protection from the weather to Sheffield or Camden cycle stands for employee cycle parking. Stands are to be secured as set out in the London Plan and London Cycling Design Standards. Metal detailing to match raised planter.
Phase 3: 5 stands (Total 10 spaces)

RB Rubbish bins:
Rubbish bins to LBC Streetscape Design Manual

B1 Benches to planters:
Metal benches with FSC timber slats. Powder coated metal to match planters

B2 Freestanding benches:
Metal benches with FSC timber slats. Powder coated metal to match planter. Locations indicative and subject to consultation

B3 Park benches:
FSC timber and steel benches. Locations indicative and subject to consultation

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Notes:

Drawings to be read in conjunction with LBC Highways drawings and specification for the junction, crossings and parking arrangement.

N

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