



Key	
	Indicative Highways Adoption Boundary to be agreed with LBC Highways
	Extent of basement below
Surface Materials	
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	
	P1
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	
	P2
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	
	P3
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	
	P4
Highlight paving to Courtyard: Resin bound gravel. Colour: Medium to dark buff. To take local vehicular loading as indicated	
	P5
Surface around trees in Courtyard: Permeable resin bound gravel. Colour: Buff	
	P6
Private front gardens: Concrete setts with a top layer of natural stone aggregates. Colour: grey	
	P7
Private back gardens: FSC timber decking to patios	
	P8
Sand play area: FSC Timber decking to sand pit	
	P9
Sand play area: Sand surfacing - playground grade to comply to BS EN 1177 for safety and quality	
	P10
Residential entrance and back garden: Concrete pavers with a top layer of natural stone aggregates. Colour: grey	
	P11
Play space between the towers: Play safety surfacing	
	P12
Parking Court: Permeable macadam	
	P13
Parking Court: Grasscrete to provide green parking.	
	P14
Tactile paving to controlled crossings: Red tactile paving, to LBC Streetscape Design Manual and LBC Highways drawings and specification	
	TP1
Tactile paving to uncontrolled crossings: Buff or dark grey tactile paving, to LBC Streetscape Design Manual and LBC Highways drawings and specification	
	TP2
Steps to Courtyard: Resin bound gravel to steps with metal edge to riser to match raised planters	
	ST1
Steps to Community Open Space: Concrete steps with exposed aggregate	
	ST2
Edging	
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	
	E1
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	
	E2
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	
	E3
Raised planters to Courtyard and public realm: Metal edge to raised planters. Sides of upstands to be angled in	
	E4
Grass terrace: Timber sleeper edge to terraces	
	E5
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.	
	E6
Timber retaining edge: Timber sleeper retaining edge to woodland boundary planting	
	E7
Boundaries	
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	
	F1
Bike/ pedestrian barrier across paths to the space between towers: 900mm (H) bespoke metal barriers to safely control access onto road. Subject to consultation	
	F2
Fence to creche: 1800mm (H) bespoke metal fence	
	F3
Note: Perimeter fencing to Belsize Open Space subject to consultation	
Street Furniture	
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)	
	CS
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)	
	CS
Rubbish bins: Rubbish bins to LBC Streetscape Design Manual	
	RB
Benches to planters: Metal benches with FSC timber slats. Powder coated metal to match planters	
	B1
Freestanding benches: Metal benches with FSC timber slats. Powder coated metal to match planter. Locations indicative and subject to consultation	
	B2
Park benches: FSC timber and steel benches. Locations indicative and subject to consultation	
	B3

- NOTES:
1. This drawing is to be read in conjunction with all relevant contract documentation from the design team, with any conflicting information to be brought to the attention of Farrer Huxley Associates in writing before commencing on site.
 2. The contractor is to check and verify all levels and dimensions before construction. Any discrepancies are to be brought to the attention of Farrer Huxley Associates in writing before commencing on site.
 3. All dimensions in mm, unless otherwise stated.
 4. Do not scale from this drawing.
 5. All sub base and concrete design and specification to engineer's details. All diagrams provided here are purely indicative.
 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.
- Notes:**
- Drawings to be read in conjunction with LBC Highways drawings and specification for the junction, crossings and parking arrangement.

N

26.10.15

JB

DATE

DRAWN

ISSUED FOR PLANNING

DESCRIPTION OF REVISION

REVISION

APPROVED

A

JB

LETTER

BY

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DRAWING STATUS:

Planning

CLIENT:

London Borough of Camden

PROJECT TITLE:

Abbey Area Redevelopment

Site Wide

DRAWING TITLE:

Hardworks Strategy

DRAWING SCALE:

1:500

DRAWN BY:

HW

DRAWN DATE:

141113

PAPER SIZE:

A1

APPROVED BY:

BA

APPROVED DATE:

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A

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