



- 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.

Key

Trees

Phase 1 & 3: Proposed street tree:
Semi mature, 20-25cm (Girth), 2.5m clear stem.
1200mm x 1200mm x 1000mm tree pit installed with root barrier to road and building line, irrigation pipe for watering, platipus tree anchor system and root cell underground system. Species from: *Acer campestre* 'Streetwise'

Phase 1 & 3: Trees to proposed street planters:
Standard (Extra Heavy), 3.5-4m (H), multistem with short leg.
Tree pit installed with root barrier to road and building line and platipus tree anchor system. Species from: *Betula utilis* var. *Jacquemontii*

Phase 3: A mix of tree groups and single specimens to courtyard:
1200mm x 1200mm x 1000mm tree pit installed with root barrier, irrigation pipe for watering, platipus tree anchor system and root cell underground system.
Group (T3): Standard (Extra Heavy), 18-20cm (Girth), Min 2m clear stem.
Species from: *Prunus avium* 'Plena', *Tilia cordata* 'Greenspire', *Sorbus aucuparia* 'Streetwise'
Specimen (T4): Semi-mature, 20-25cm (Girth), 2.5m clear stem. Species from: *Carpinus betulus* 'Frans fontaine', *Sorbus aucuparia* 'Streetwise'

Phase 3: Proposed fruit blossom trees to private back gardens:
Standard 12-14cm (Girth), 1.75m clear stem.
To be planted in soft landscape of private gardens. Species from: *Malus domestica*, *Prunus* sp

Phase 2: Trees in space between towers:
Semi-mature, 20-25cm (Girth), 2.5m clear stem.
1200mm x 1200mm x 1000mm tree pit installed with root barrier, irrigation pipe for watering, platipus tree anchor system and root cell underground system.
Species from: *Populus tremula*

Phase 2: Trees in Community Open Space:
Extra heavy & semi mature, 18-20 / 25-30 / 30-35cm (Girth).
To be planted in soft landscape of community open space
Species from: *Salix babylonica* 'Pendula', *Alnus glutinosa*, *Betula pendula*, *Robinia pseudoacacia*, *Prunus avium* 'Plena'

Phase 2: Proposed trees along Belsize Road:
Semi mature, 30-35cm (Girth), 2.5 clear stem
Tree pit / planter installed with root barrier, platipus tree anchor system and where planted in hard landscape, a irrigation pipe for watering and a root cell underground system. Species from: *Alnus cordata*, *Tilia cordata* 'Green Spire'

Existing trees to be retained

Root protection area - RPA of existing trees

Planting

Buffer planting to provide privacy to flats:
Semi deciduous hedge to provide year long privacy and interest.
Fagus sylvatica: 1.2m (H), Container grown 7.5l, Bushy form, Instant Hedge

Buffer planting to provide privacy to Health Centre
Hedge of dog roses and emergent shrubs offers security and screens views into the Health Centre whilst maintaining light into the building. With fragrant flowers, autumn hips and thorns, it provides an attractive, robust buffer to the building. 1.2 - 1.8m (H)

Buffer planting to provide security and screening to carpark
Evergreen hedge provides security and screens views into carpark and neighbouring residential dwelling. *Taxus baccata* 1.8m (H).

Existing hawthorn hedge
Existing hawthorn (*Crataegus monogyna*) hedge to be retained

Raised planter and ground level planting beds retaining existing trees:
Existing trees in paving small planters are to be provided with new enlarged planting areas for root development. Shrub and perennial planting will provide year around greenery and cover. Dashed line indicates areas of shrub planting to provide a green buffer to the road.

Raised entrance planter and proposed new street tree:
A new street tree (*Tilia cordata* 'Greenspire') continues the tradition of lime trees along Belsize Road. The tree sits in a planter of shrub and perennial planting to extend the 'green buffer' between the road and buildings.

Proposed planters to street:
Shrub and herbaceous planting to provide year around greenery and cover

Proposed raised planters with buffer planting to building and wall elevation (courtyard):
Evergreen and deciduous grasses and shrubs to provide seasonal interest and highlights. Shade resistant planting

'Play planting' to courtyard:
Robust and low maintenance planting chosen to promote wildlife and biodiversity

Proposed raised planters with buffer planting to building and wall elevations (courtyard):
Evergreen and deciduous grasses and shrubs to provide seasonal interest and highlights to the entrance of the courtyard. Sunny positioning

Garden terraces to Snowman and Casterbridge:
Swathes of ornamental grasses with shrub and perennial highlight planting to provide seasonal colour and interest

Woodland shade tolerant meadow mix to Community Open Space:
Mix to be over-seeded into existing areas of grass. Provides an attractive, robust layer and increases biodiversity and ecological interest. With mown areas for paths, play opportunities (as indicated on plan)

Raised growing / allotment beds for Community Centre Garden:
Planting to be arranged and overseen by the Community Centre

Raised growing / allotment beds for Residents:
Planting to be arranged and overseen by Residents

Planes of lawn to courtyard and the space between the towers:
Areas of terraced lawn as indicated

Private Gardens:
Lawns to back gardens

Amenity Grass in the Community Open Space:
Existing grass to be retained where possible. New areas/ areas of poor quality grass are to be turfed / re-seeded as necessary.

26.10.15
DATE
JB
DRAWN
ISSUED FOR PLANNING
DESCRIPTION OF REVISION
A
JB
REVISION
LETTER
BY

Farrer Huxley Associates

Unit 11 Union Wharf, 23 Wenlock Road, London, N1 7SB
W: www.fha.co.uk E: info@fha.co.uk
T: 020 7490 3635

DRAWING STATUS:
Planning

CLIENT:
London Borough of Camden

PROJECT TITLE:
Abbey Area Redevelopment

Site Wide

DRAWING TITLE:
Softworks Strategy

DRAWING SCALE:
1:500
PAPER SIZE
A1

DRAWN BY:
HW
APPROVED BY:
BA

DRAWING DATE:
150121
APPROVED DATE:
150209

DRAWING NUMBER:
FHA586L401

REVISION:
A

Copyright Farrer Huxley Associates 2014