

# **Douglas and King Architects**

**Details of Hard and Soft Landscaping, Drawings of Proposed Ground Levels**

**Discharge of Planning Condition 5**

**Planning Consent Reference – 2015/2789/P**

*252 Finchley Road. London. NW3 7AA*

*Revision A – 24<sup>th</sup> May 2016*

## **1.0 Introduction**

Please note the SUDs drainage design has been prepared by Conisbee Engineers and is submitted as part of a separate document.

Please find enclosed;

Drawing FINc252 ga 150  
(Details of Hard and Soft Landscaping) External Works Strategy.

Drawing FINc252 ga 700  
Details of Hard and Soft Landscaping.

Drawing FINc252 ga 702  
Bat and Bird Box Specification and Locations  
Specification of Bird and Bat Boxes

Drawing FCH 252 DMGA 101  
Site Layout Providing Hoarding Arrangement

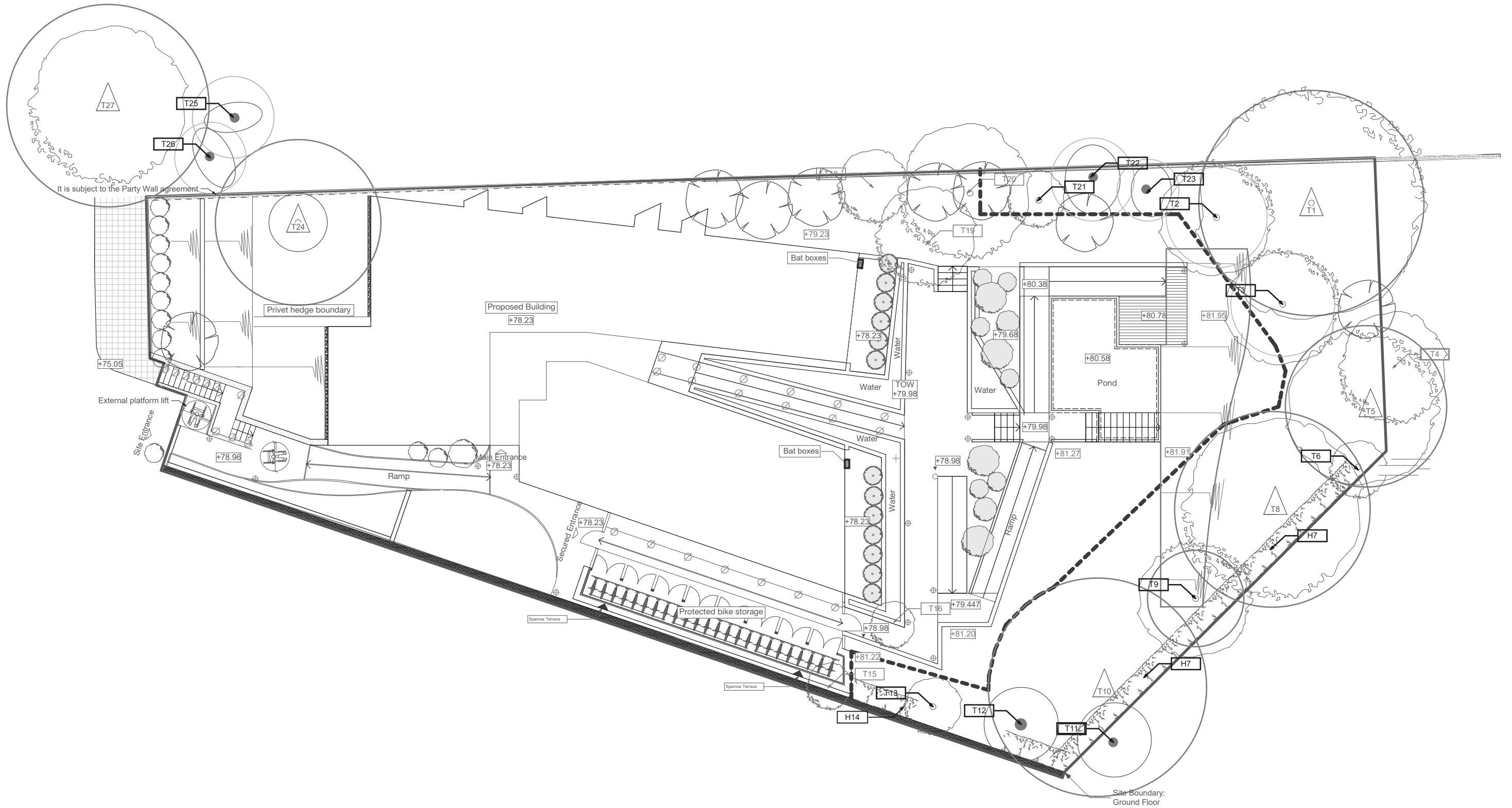
Drawing FCH 252 DMGA 105  
Hoarding Arrangement - Plan

Drawing FCH 252 DMGA 106  
Details of Hoardings

For details of Changes in Ground Levels please refer to the following drawings that indicate comparative sectional levels.

FINc252 PLEX 001  
FINc252 PLEX 100  
FINc252 PLEX 101  
FINc252 PLEX 102  
FINc252 PLEX 103  
FINc252 PLEX 104  
FINc252 PLEX 200  
FINc252 PLEX 201  
FINc252 PLEX 300  
FINc252 PLEX 302  
FINc252 PLEX 303  
FINc252 PLGA 101  
FINc252 PLGA 102  
FINc252 PLGA 103  
FINc252 PLGA 104  
FINc252 PLGA 105  
FINc252 PLGA 106  
FINc252 PLGA 107  
FINc252 PLGA 200  
FINc252 PLGA 201  
FINc252 PLGA 202

**(Details of Hard and Soft Landscaping) External Works Strategy**



- Notes
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  5. Do not scale from this drawing.

**Douglas and King Architects**

148-150 Curtain Road London EC2A 3AR  
 t + 44 (020) 7613 1395  
 info@douglasandking.com  
 www.douglasandking.com

revision	date	notes

project:  
 FINc252  
 252 Finchley Road NW3 7AA  
 client:  
 Finchley Road  
 Developments

drawing title:  
 Hard and Soft Landscape  
 Proposals

scale:  
 1:200@A3  
 date:  
 May  
 2016  
 drawing no:  
 FINc252 GA 150



PLANNING

## **Details of Hard and Soft Landscaping**



**Notes:**

All existing trees to be surveyed in line with Arboriculturalist recommendations on commencement of works. All planting and environmental details are as outlined in Middlemarch Environmental report issued in August 2015. For bat box locations refer to Drawing FINc252 GA 702A. For Garden and Access lighting refer to Drawing FINc252 GA 701A. Five Hedgehog gaps to be built into existing boundaries.

**Front Area Landscaping**

The existing planting and ornamental trees are to be retained as far as possible. Planting creates a natural boundary between the street and the existing habitat, which is retained post construction. Existing Oak tree to be pruned and protected. Existing Cononeaster Horizontalis (Wall Spray) retained and growth encouraged.

**Area Adjacent to Building on Boundary**

The area is to be planted in lawn and three fruit trees. Trees to consist of Pear, Plum and Apple. Lush planting to enhance existing and create new borders. Proposed plants are: cover Ivy, and woodland style plants and shrubs including Osmanthus, geranium, snowdrops and primroses.

**Central Route from Building to Rear Garden**

The route runs to the rear garden bounded by planting beds and a small rill. Planting consisting of Dutch Rush Reeds (Equisetum Hyemale) along with marginal shelf pond planting to include Lythrum Salicaria, Juncus Ensifolius and Ranunculus Flammula.

**Water Feature Defining Defensible Space to Rear of Ground Floor Apartments**

The Rill or shallow water feature is created to provide both a natural habitat and a defensible space to the rear terraces of the ground floor apartments.

**Water Feature**

Pond plants to include: water lily Froebellii, marginal plants as Acorus Calamus, Cyperus Eragrostis

**Raised Planting Beds Leading to Gardens**

Planting beds with low level plant combinations and also include small shrubs. Plants including: Perennial, plug plants sweet pea.

Finchley Road

ENTRANCE LOBBY

**Entrance Route**

The entrance route is defined by a stone pathway that leads from a disabled lift to the entrance of the building. A mixture of ornamental and bio-diverse planting is proposed for the route. The roof of the Bin Storage to be planted with Baudei Wildflower Blanket.

**Boundary with Church**

The boundary with the Church to be planted with Ornamental Shrubs and small trees including: Acer Japonica, Viburnum Plicatum, Syringa Meyer, Palibin (Dward Lilac)

**Bicycle Store and Route to Rear Garden**

Route that runs through to the rear of the garden past the bicycle sheds. The framing of the cycle shed creates a pergola for climbing plants with centres that allow daylight to ground floor bedroom windows. A low level planting against ground floor windows creates defensible spaces. For cycle shed details refer to drawing FINc252 ??? Climber plants to be Wisteria Sinesis. Low level planting to be evergreen Red Berberis hedging.

**Garden Pathways and Ramps**

Garden pathways to be covered with permeable slate chippings and planted on the borders.

**Existing Planting behind Protection Zone**

Existing planting within protection zone to the rear of the garden to be protected and enhanced with ground cover ivy, woodland style plants and shrubs including Osmanthus, geranium, snowdrops and primroses.

Notes

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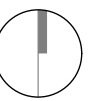
148-150 Curtain Road London EC2A 3AR  
t + 44 (020) 7613 1395  
info@douglasandking.com  
www.douglasandking.com

revision	date	notes

project:	FINc252 252 Finchley Road NW3 7AA
client:	Finchley Road Developments

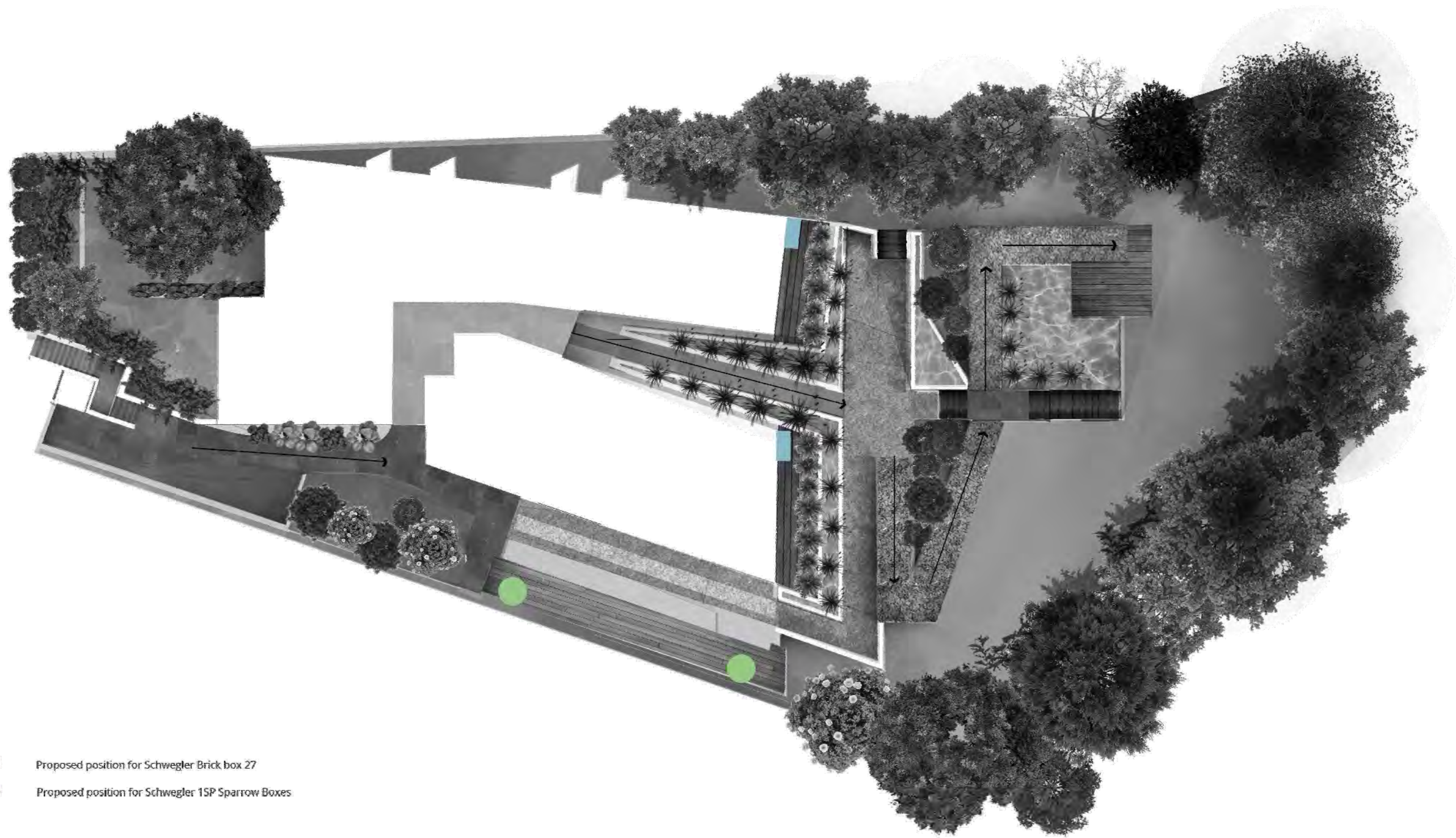
drawing title:	Proposed Landscaping, Hard and Soft Landscaping plan
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scale:	1:200@A3	date:	May 2016
drawing no:	FINc252 GA 700		





**Bat and Bird Box Specification and Locations**  
**Specification of Bird and Bat Boxes**



- Proposed position for Schwegler Brick box 27
- Proposed position for Schwegler 1SP Sparrow Boxes

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revision	date	notes

project: FINc252 252 Finchley Road NW3 7AA
client: Finchley Road Developments

drawing title:  Proposed Bird and Bat Box Locations
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scale: 1:200@A3	date: May 2016
drawing no: FINc252 GA 702A	

PLANNING



## WILDLIFE HABITATS



The Schwegler Brick Box 27 has been specifically designed for bats. This box should be cemented into a wall in a building or underneath a bridge, arch or tunnel where conditions are relatively humid. Particularly useful for incorporating into new buildings to attract bats, or to provide new roost sites where existing buildings with bats are being renovated. This box contains a single internal wooden panel to simulate a crevice where bats can roost. The front panel is removeable for easy cleaning.

Dimensions: 265H x 180W x 240D mm. Entrance hole: 55 x 26mm



The ISP Sparrow Terrace has been designed to help redress the balance of falling house sparrow numbers. The current UK population of 6 million pairs is half what it was in 1980 and this is thought to be due to habitat destruction and lack of suitable nesting spaces. Sparrows are social birds and like to nest in company. This terrace provides ideal nesting opportunities for three families. Made of Schwegler's revolutionary wood-concrete mix, this terrace is durable, breathable and will last many decades. It may also occasionally attract tits, redstarts and spotted flycatchers.

The terrace can be fixed on to the surface of a suitable wall or incorporated into the wall. It is suitable for all types of houses in built-up areas, and on industrial and agricultural buildings such as barns, sheds and factories. Due to its weight (15kg), it is not suitable for fences or garden sheds. Ideally place the terrace two metres or more above the ground. Either install on the surface of the wall using the plugs and screws provided, or install directly into the wall. Cleaning is advisable but not necessary. The front panel can be removed by turning the screw hook.

The Sparrow Terrace is available in either Stone or Brown Brood chamber dimensions:

- \* Height: 16cm
- \* Width: 10.5cm
- \* Depth: 15cm

External dimensions:

- \* Height: 24.5cm
- \* Width: 43cm
- \* Depth: 20cm

\* Weight: 15kg.

## **Site Layout Providing Hoarding Arrangement**

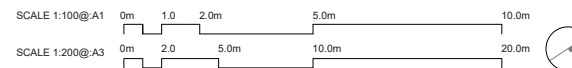


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148-150 Curtain Road, London EC2A 3AR  
 t +44 (0)20 7413 3288  
 info@douglasandking.com  
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Revision	Date	Notes
A	3.05.2016	Final issue
B	24.05.2016	Discharge of Planning Conditions



Project:	FINC252 252 Finchley Road NW3 7AA	Scale:	1:100@A1 1:200@A3	Date:	MAY 2016
Client:	Finchley Road Development	Drawing No:	FINC252_PLGA_101	Title:	
		Drawing Title:	Construction Management Plan		

## **Hoarding Arrangement – Plan**



Please see hoarding drawing DM\_106 for dimensions and details regarding specific location of Post, Horizontal members and finishes

Party Wall Area - See Party wall Specs for details

Line of sheet pile wall to be designed by contractor

Please see hoarding drawing DM\_106 for dimensions and details regarding specific location of Post, Horizontal members and finishes

Area to be widened

Please see hoarding drawing DM\_106 for dimensions and details regarding specific location of Post, Horizontal members and finishes

Party Wall Area - See Party wall Specs for details

Landscaping Area Level Change

A - PROPOSED SITE SECTION LEVELS

B - PROPOSED SITE SECTION LEVELS

C - PROPOSED SITE SECTION LEVELS

D - PROPOSED SITE SECTION LEVELS

E - PROPOSED SITE SECTION LEVELS

F - PROPOSED SITE SECTION LEVELS

G - PROPOSED SITE SECTION LEVELS

REFER TO DRAWING FINc252 DM200,201 &203 FOR SITE ENABLING SETIONS



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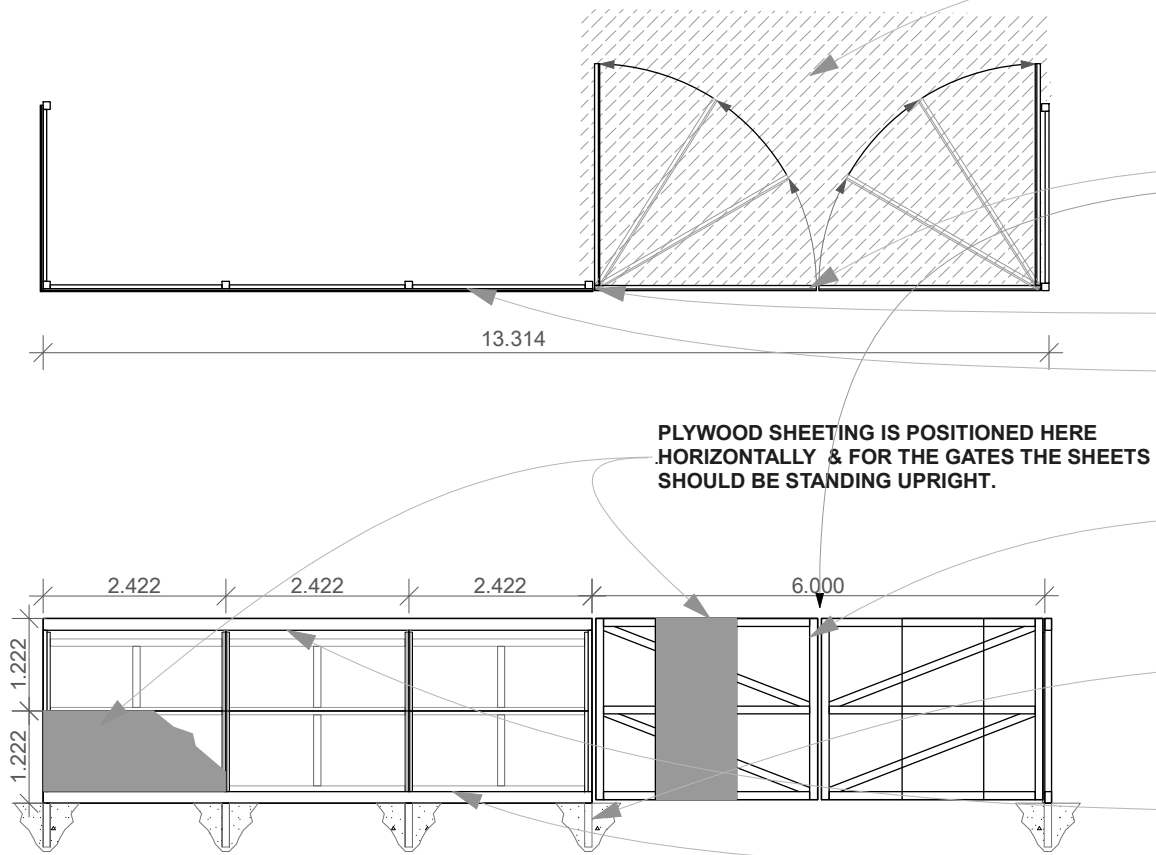
148-150 Curtain Road, London EC2A 3AR  
 +44 (0)20 7413 3399  
 info@douglasandking.com  
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Revision	Date	Notes
A	3.05.2016	Final issue
B	24.05.2016	Discharge of Planning Conditions

Project:	FINc252 252 Finchley Road NW3 7AA	Drawing title:	Demolition proposed plan site levels & Retaining details	Scale:	1:100@A1 1:200@A3	Date:	MAY 2016
Client:	Finchley Road Development	Drawing no.:	FINc252_PLGA_105 B	DRAWING			

## **Details of Hoardings**

**Plan view - Security Gates**  
Scale 1:50



Area is to be flattened to allow the opening and closing of the security gates

All required signage is to be put onto the front of the Security gates. Health & safety Signage, Clients Details, Architects signage & Emergency details are required. Please see Specifications for further details

**The Required paint finish to the hoarding is to be MATTE Black. A good paint finish is required**

100x75mm Post set in concrete  
100x50mm Timber horizontal post for the fixing of 18mm Plywood Sheeting  
Each horizontal member should be notched in the post. See 1:20 section for details

The Security Gates are to be hinged securely and should be constructed in a similar way as shown to ensure its stability throughout the construction phase

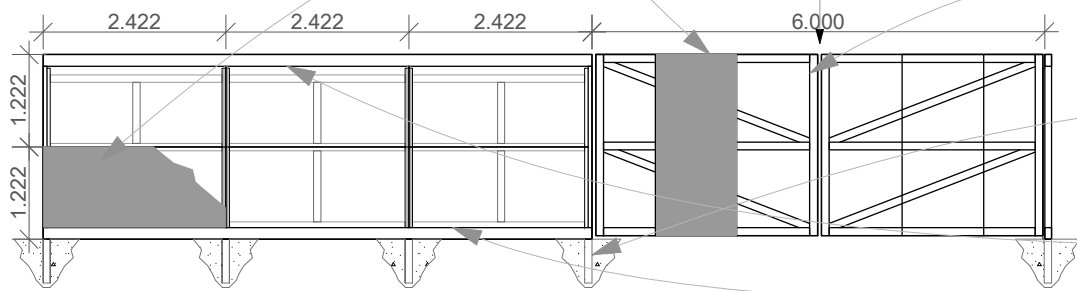
Each timber 100x75mm post when placed into concrete should be in a plumb up right positioned to ensure that the 1220x2440 plywood sheets are aligned properly

**NOTE all fixings should be suitable to their locations.**

Top rails should be no smaller than 150x18mm  
Also All upright ribs that cover the butt jointed ply sheets are to be no less the 75mm wide.

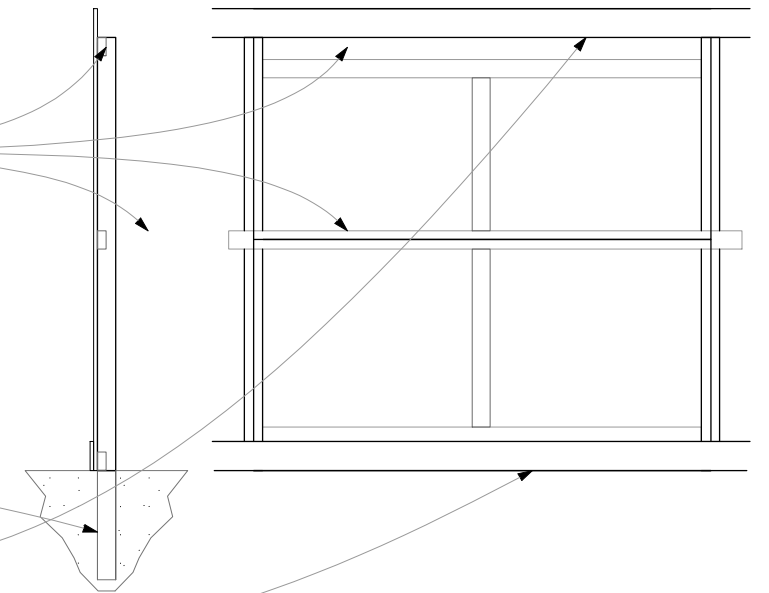
Bottom Rails should be no smaller than 150x18mm

**Front Elevation - Security Gates**  
Scale 1:50



**NOTE: The build up shown here is the typical build up for the complete hoarding set up.**

**Front Elevation & Section**  
Scale 1:20



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Revision	Date	Notes
A	3.05.2016	timber issue
B	24.05.2016	discharge of Planning Conditions



Project:	FINC252 252 Finchley Road NW3 7AA	Drawing title:	Hoarding Details	Scale:	1:100@A1 1:200@A3	Date:	MAY 2016
Client:	Finchley Road Development	Drawing no.:	FINC252_PLGA_106 B				

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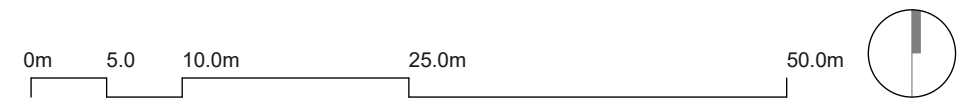
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FINc252 PLGA 102  
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The Site: 252 Finchley Road



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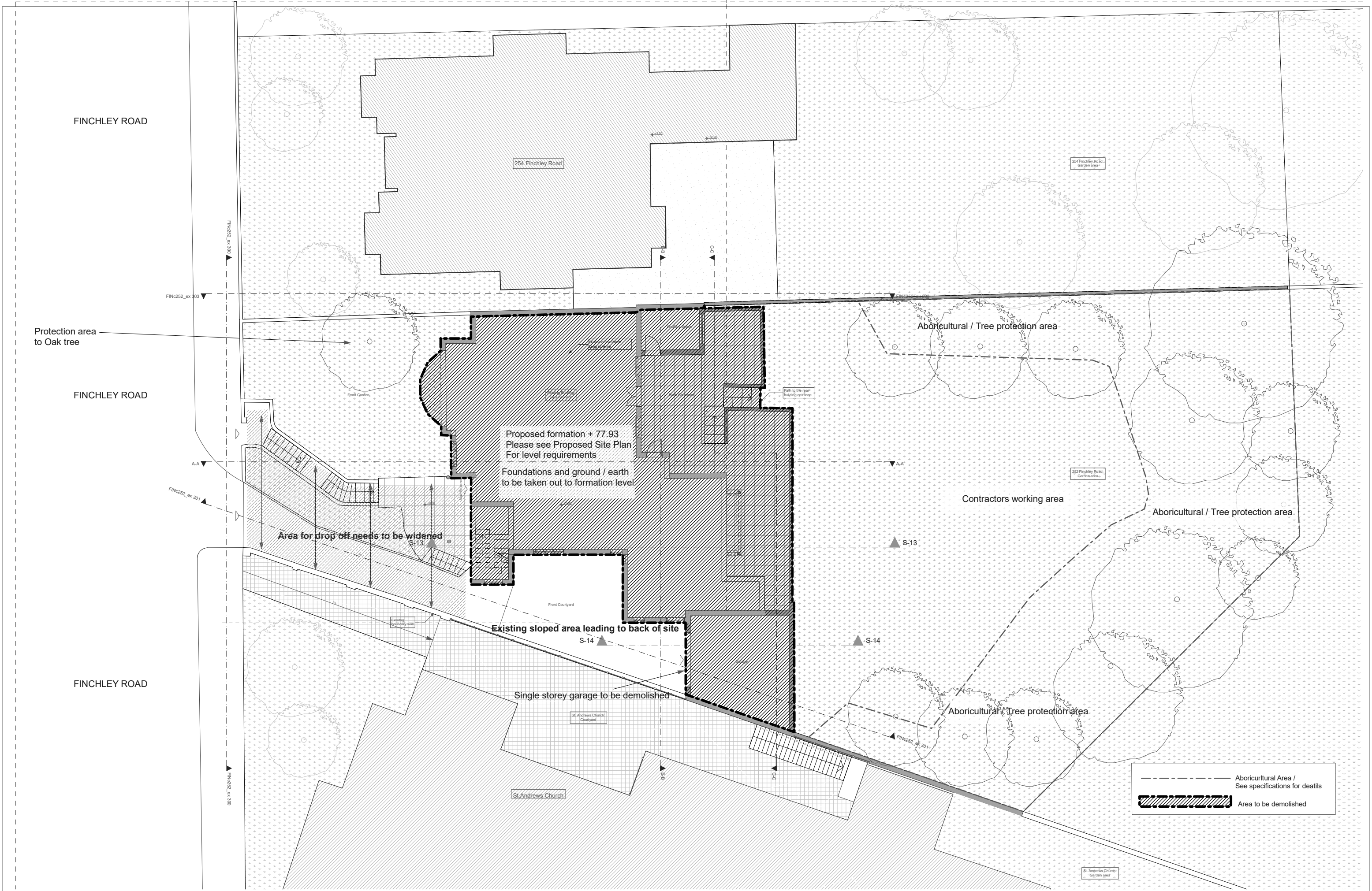
revision	date	notes
A	13 05 2016	Tender issue
B	24 05 2016	Discharge of Planning Conditions

project:	FINc252 252 Finchley Road NW3 7AA
client:	Finchley Road Development

drawing title:	Existing: Site Location
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scale:	1:500@A3	date:	MAY 2016
drawing no:	FINc252_PLEX 001_B		

PLANNING



FINCHLEY ROAD

Protection area to Oak tree

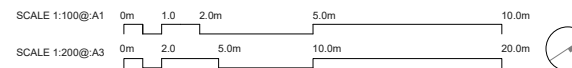
FINCHLEY ROAD

FINCHLEY ROAD

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 148-150 Curtain Road, London EC2A 3AR  
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Revision	Date	Notes
1	24.05.2016	Final issue for discharge of Planning Conditions.



--- Aboricultural Area / See specifications for details

Area to be demolished

Project	FINC252 252 Finchley Road NW3 7AA	Drawing title	Existing Floor	Scale	1:100@A1 1:200@A3	Date	MAY 2016
Client	Finchley Road Development	Drawing no.	FINC252_PLEX100				