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ALL DIMENSIONS ARE SHOWN IN METRIC.

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NOTES

D1 - L0 - 01	Building ID - Level - Unit Number
Unit Type 1	Unit Type
SR - 1B2P	Tenure - Occupancy
50.00 m2	Unit Area

MS: Market Sale
SR: Social Rent
INT: Intermediate

Please refer to Landscape Architects' drawings for further information on landscape proposals

 MEP Cupboard: 2000 x 750 mm

Revisions to planning set indicated by red cloud

Karakusevic Carson Architects

Unit E03
The Biscuit Factory
100 Clements Road
London SE16 4DG

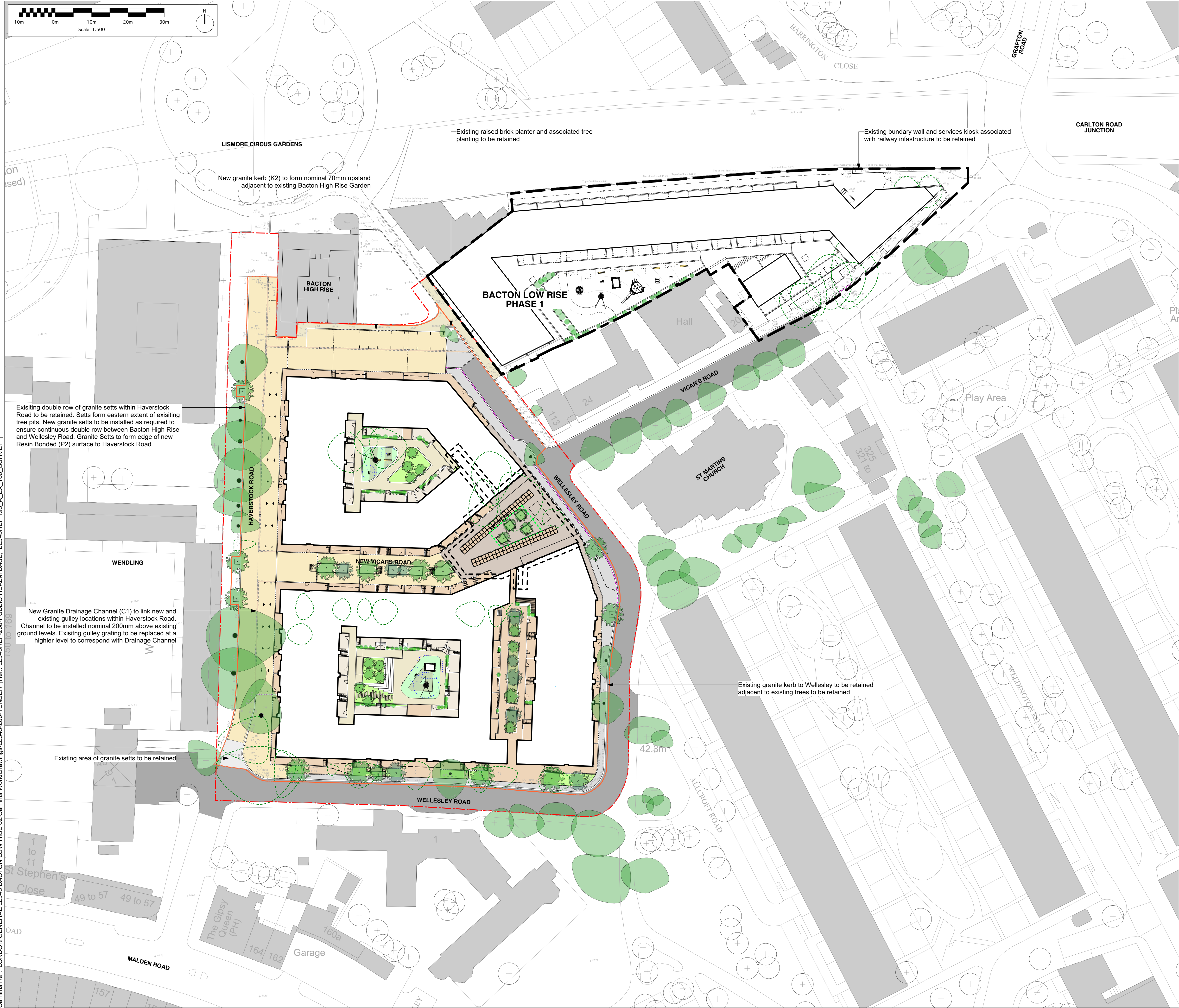
mail@karakusevic-carson.com | 0207 566 6300

TITLE
Bacton Phase 2 Proposed Ground Floor Plan

STATUS	
For Planning	

REVISION DATE	DRAWN BY	SCALE
03/05/2017	MC	1:200 @ A1
FIRST ISSUED	CHECKED BY	PROJECT NUMBER
29/09/2016	CH	307





- NOTES**
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KEY

Contractual Site Area

Application Site Boundary

Rev.	Date	Description	Revised by	Checked by
			New Dolanog House, Severn Road, Welshpool, Powys, SY21 7AR 01938 554886 www.camlins.com	

Camlins

Bacton Low Rise, London
London Borough of Camden

General Arrangement - Masterplan

Status PLANNING	Drawn by JS / LC	Checked by DWJ
Drawing Number LL543-100-0001	Revision -	Scale 1:500@A1
		Date 23.09.2016



Camline Ref: LONDON GENERAL/LL543 BACTON LOW RISE (2)Camline Work/Drawings/LL543-200-TENDER [Rd: LL543REF-200-PUBLIC REALM BASE; LL543REF 193 A EX_100_SURVEY]

	Contractual Site Area
	Application Site Boundary
	Bitumen Macadam Surface To Local Authority Highway Approval Reinstatement of Highway Carriageway only where affected by the works. For Details Refer To Drg. No. LL543-200-0201
	Bitumen Macadam With Resin Bounded Aggregate Haverstock Road & New Vicars Road For Details Refer To Drg. No. LL543-200-0201
	Granite Sett Cross-Over (Haverstock Road & Wellesley Road) Where possible existing granite setts to be retained or re-used For Details Refer To Drg. No. LL543-200-0202
	Precast Concrete Flags To Local Highway Authority Approval Reinstatement of Highway Footway only where affected by the works For Details Refer To Drg. No. LL543-200-0202
	Self Binding Aggregate For Details Refer To Drg. No. LL543-200-0203
	40-60mm Cropped Granite Setts (St Martins Square & Commercial Frontage) Contrasting coloured setts laid to irregular pattern For Details Refer To Drg. No. LL543-200-0203
	Concrete Block Paving In Herringbone Pattern (Communal Footways And Courtyards) Colour To Be Confirmed 200mm length x 50mm on face x 65mm deep For Details Refer To Drg. No. LL543-200-0204
	Concrete Block Paving In Stretcher Bond (Private Garden Spaces) Colour To Be Confirmed 200mm length x 50mm on face x 65mm deep For Details Refer To Drg. No. LL543-200-0204
	Timber Deck (Courtyard Private Garden Spaces) For Details Refer To Drg. No. LL543-200-0205
	Bitumen Macadam & Resin Bound Aggregate Surface (Courtyard Circulation Space) For Details Refer To Drg. No. LL543-200-0205

	Green & Red Coloured EPDM Safety Surface (Play Areas) For Details Refer To Drg. No. LL543-200-0205
	Large Granite Flag Stepping Stones (Courtyard Gardens) 300mm Width x 100mm Depth x random lengths (600-1200mm) For Details Refer To Drg. No. LL543-200-0205
	Existing Granite Kurb To Be Lifted & Reinstated Where Affected By The Works (Wellesley Road) For Details Refer To Drg. No. LL543-200-0221
	New Granite Kurb To Form Nominal 70mm Upstand (Bacton High Rise) Silver Grey Granite 240mm wide x 200mm depth x random lengths (600mm - 1200mm) For Details Refer To Drg. No. LL543-200-0221
	Trim Installed Flush With Adjacent Paved Surfaces (St Martins Square) Silver Grey Granite 240mm wide x 200mm depth x random lengths (600mm - 1200mm) Width corresponds with selected bollard. Drg. No. LL543-200-0221
	Cropped Granite Setts Installed Flush With Adjacent Paved Surfaces To Define Parking Bays Silver Grey Granite 100x100x200mm For Details Refer To Drg. No. LL543-200-0221
	Textured Precast Concrete Edging 80mm Wide x 150mm Thick & Random Lengths For Details Refer To Drg. No. LL543-200-0221
	100x100x100mm Cropped Granite Sett Drainage Channel To Link Gulley Locations (Haverstock Road) For Details Refer To Drg. No. LL543-200-0241
	Drainage Channel & Cast Iron (Ductile) Grating For Details Refer To Drg. No. LL543-200-0241
	Gulley Locations For Details Refer To Drg. No. LL543-200-0241
	Slot Drain to be utilised at all door thresholds and ground floor window entrances / patio doors

	In-Situ Concrete Steps (Courtyard Areas & Private Garden Accesses) For Details Refer To Drg. No. LL543-200-0231
	215mm Thick Brick Walls With Brick On Edge Coping & 730mm High Railings (Private Garden Boundaries) For Details Refer To Drg. No. LL543-200-0251
	215mm Thick Brick Walls With Brick On Edge Coping & Nominal 1200mm High Featherboard Timber Panel Fence (Courtyard Gardens) For Details Refer To Drg. No. LL543-200-0252
	325mm wide In-Situ Concrete Garden Walls (Courtyard Raised Lawns) For Details Refer To Drg. No. LL543-200-0253
	Nominal 1000mm High Cast Iron Bollard (B) & Mountable Bollard (DB) 'Broxap' Oxford Cast Iron Bollard or similar (240mm width corresponds with T1) For Details Refer To Drg. No. LL543-200-0291
	Assorted Play Equipment For Details Refer To Drg. No. LL543-200-0292
	Proposed Areas Of Low Shrub & Groundcover Planting With Large Ornamental Shrubs (Courtyards) For Details Refer To Drg. No. LL543-200-0071
	Proposed Tree Planting For Details Refer To Drg. No. LL543-200-0071
	Existing Tree To Be Retained For Details Refer To Drg. No. LL543-200-0071
	Extent Of Basement Outline
	Area Of Wellesley Road Grass Verges To Be Reinforced To Allow For Pedestrian Traffic

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Rev.	Date	Description	Revised by	Checked by

Camlins

Bacton Low Rise, London
London Borough of Camden

General Arrangement - Landscape

Status
PLANNING

Drawing Number
LL543-100-0002

Drawn by
JS / LC

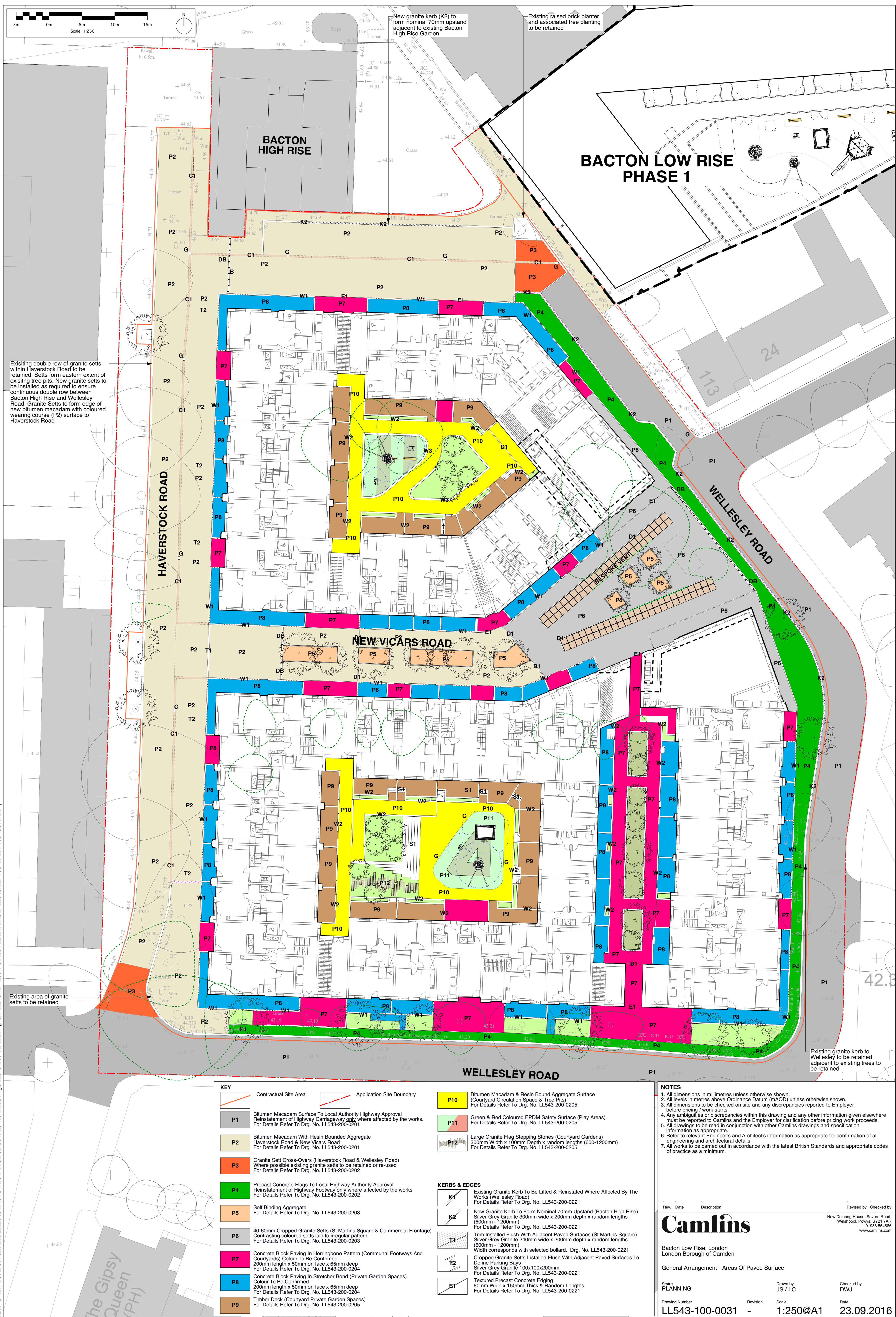
Revision
-

Scale
1:250@A1

Checked by
DWJ

Date
23.09.2016

New Dolan House, Severn Road,
Welspool, Powys, SY21 7AR
01938 554866
www.camlins.com





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TREE PLANTING SCHEDULE:

Ref.:	Species:	Stock Size:	Density / Spacing:	Form:	Quantity:
Bp	Betula pendula	25-30cm girth	As shown	3m clear stem	6no.
Bu	Betula utilis	25-30cm girth	As shown	3m clear stem	10no.
Gt	Gleditsia tricanthos 'Sunburst'	20-25cm girth	As shown	3m clear stem	4no.
Kp	Koeleruteria paniculata	3.0-3.5m height	As shown	3m clear stem	4no.
Lt	Liriodendron tulipifera	30-35cm girth	As shown	3m clear stem	4no.
Pn	Pinus nigra	4.0-5.0m height	As shown	3m clear stem	9no.
Pa	Platanus acerifolia	30-35cm girth	As shown	3m clear stem	4no.

NOTE: Exact tree species to be confirmed following continued consultation with Local Residents Association and Local Authority Arboricultural Officer.

KEY	
	Application Site Boundary
	Proposed Tree Planting Total - 41
	Existing Tree To Be Retained
	Contractual Site Area
	Existing Tree To Be Removed Total - 25
	Existing Tree To Be Removed

Rev. Date Description

Revised by Checked by

Camlins

Bacton Low Rise, London
London Borough of Camden

General Arrangement - Tree Removals & Tree Planting Plan

Status
PLANNING

Drawing Number
LL543-100-0071

Drawn by
JS / LC

Revision
-

Scale
1:250@A1

Checked by
DWJ

Date
23.09.2016

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