



KEY

	Planning Application Boundary (Corresponds With Extent Of Essential Living Ownership)
	Proposed Finished Ground Level (External Public Realm & Landscape) +96.07
	Proposed Long-Fall & Cross-Fall (External Public Realm & Landscape) +40
	Existing Ground Level (Topographical Survey) +92.00
	Existing Contour To Be Retained
	Proposed Contours
	Existing Tree To Be Retained
	Existing Tree To Be Removed
	Proposed Tree Planting

The proposed external levels shown are based upon the following criteria:

- All existing ground levels to the Avenue Road Adopted Highway footway are to be retained.
- Minor regrading works to Eton Avenue Adopted Highway footway. Minor changes in ground levels to drain surface water towards gully locations (gully low points located within Essential Living land).
- Level or gently sloping ramped access to be provided between all proposed door thresholds and the existing highway footways. Pedestrian access to comply with BS 8300 'Design of buildings and their approaches to meet the needs of disabled people. Code of practice.'
- Where proposed on site levels fall towards the existing highway footway then surface water will be intercepted by an appropriate drainage system (e.g. gully, slot drain, drainage channel etc).
- Possible minor regrading works required to the existing park walkway (Swiss Cottage Open Space). Exact details of interface between east elevation and existing Swiss Cottage Open Space to be agreed with Local Authority Camden Parks Department.

NOTES

- All dimensions in millimetres unless otherwise shown.
- All levels in metres above Ordnance Datum (mAOD) unless otherwise shown.
- All dimensions to be checked on site and any discrepancies reported to Employer before pricing / work starts.
- Any ambiguities or discrepancies within this drawing and any other information given elsewhere must be reported to Camlins and the Employer for clarification before pricing work proceeds.
- All drawings to be read in conjunction with other Camlins drawings and specification information as appropriate.
- Refer to relevant Engineer's and Architect's information as appropriate for confirmation of all engineering and architectural details.
- All works to be carried out in accordance with the latest British Standards and appropriate codes of practice as a minimum.

Rev.	Date	Description	Revised by	Checked by

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Essential Living

General Arrangement - Proposed External Levels

Status Planning	Drawn by JS	Checked by DWJ
Drawing Number LL443-150-0021	Revision -	Scale 1:250@A1
		Date 21.07.2017

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