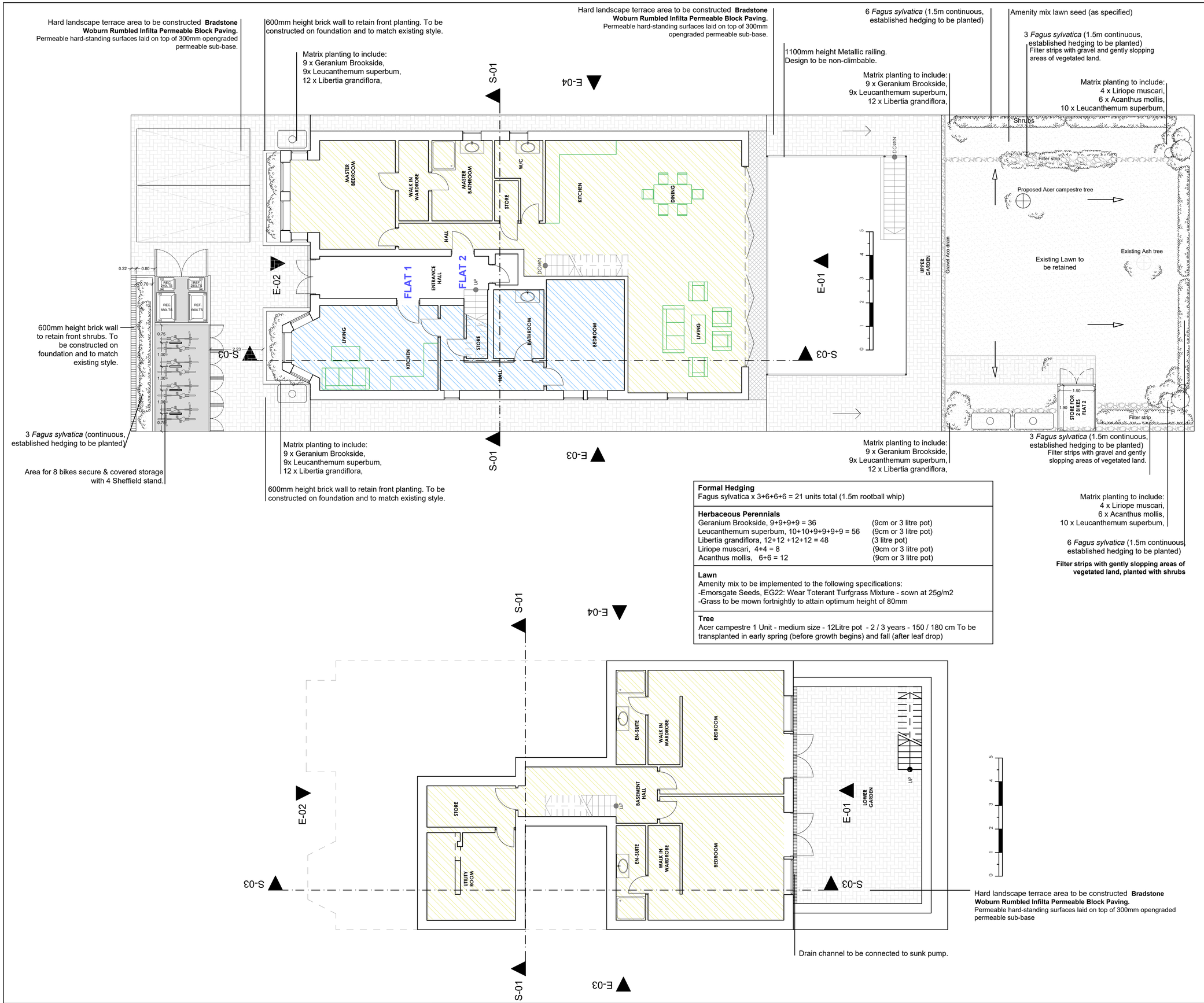

Formal Hedging
Fagus sylvatica x 3+6+6+6 = 21 units total (1.5m rootball whip)

Herbaceous Perennials

Geranium Brookside, 9+9+9+9 = 36	(9cm or 3 litre pot)
Leucanthemum superbum, 10+10+9+9+9+9 = 56	(9cm or 3 litre pot)
Libertia grandiflora, 12+12 +12+12 = 48	(3 litre pot)
Liriope muscari, 4+4 = 8	(9cm or 3 litre pot)
Acanthus mollis, 6+6 = 12	(9cm or 3 litre pot)

Lawn
Amenity mix to be implemented to the following specifications:
-Emorsgate Seeds, EG22: Wear Toterant Turfgrass Mixture - sown at 25g/m2
-Grass to be mown fortnightly to attain optimum height of 80mm

Tree
Acer campestre 1 Unit - medium size - 12Litre pot - 2 / 3 years - 150 / 180 cm To be transplanted in early spring (before growth begins) and fall (after leaf drop)

Hard landscape terrace area to be constructed **Bradstone Woburn Rumbled Infilta Permeable Block Paving.** Permeable hard-standing surfaces laid on top of 300mm opengraded permeable sub-base

Drain channel to be connected to sunk pump.

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RPR Planning
Town Planning and Architectural Services

RPR Planning Ltd.
Tel: 0203 565 4515
Mob: 078 9661 7854
Email:info@rprplanning.co.uk
Web:www.rprplanning.co.uk

Rev	Date	Description	Made	Checked
B	10/06/2019	Condition 15 updated-CON/005 added	MEC	RR
A	03/06/2019	Basement bike storage updated	MEC	RR

Drawing Status:

Project
80 GREENCROFT GARDENS, LONDON NW6 3JQ

Client
80 Greencroft LLP

Drawing Title
PROPOSED GROUND AND BASEMENT FLOOR PLANS

CONDITIONS - 6, 9 & 15

Drawn/Design EC		Date MARCH 2019
Scales 1:75 @ A1	Drawing No. CON/001	Rev B

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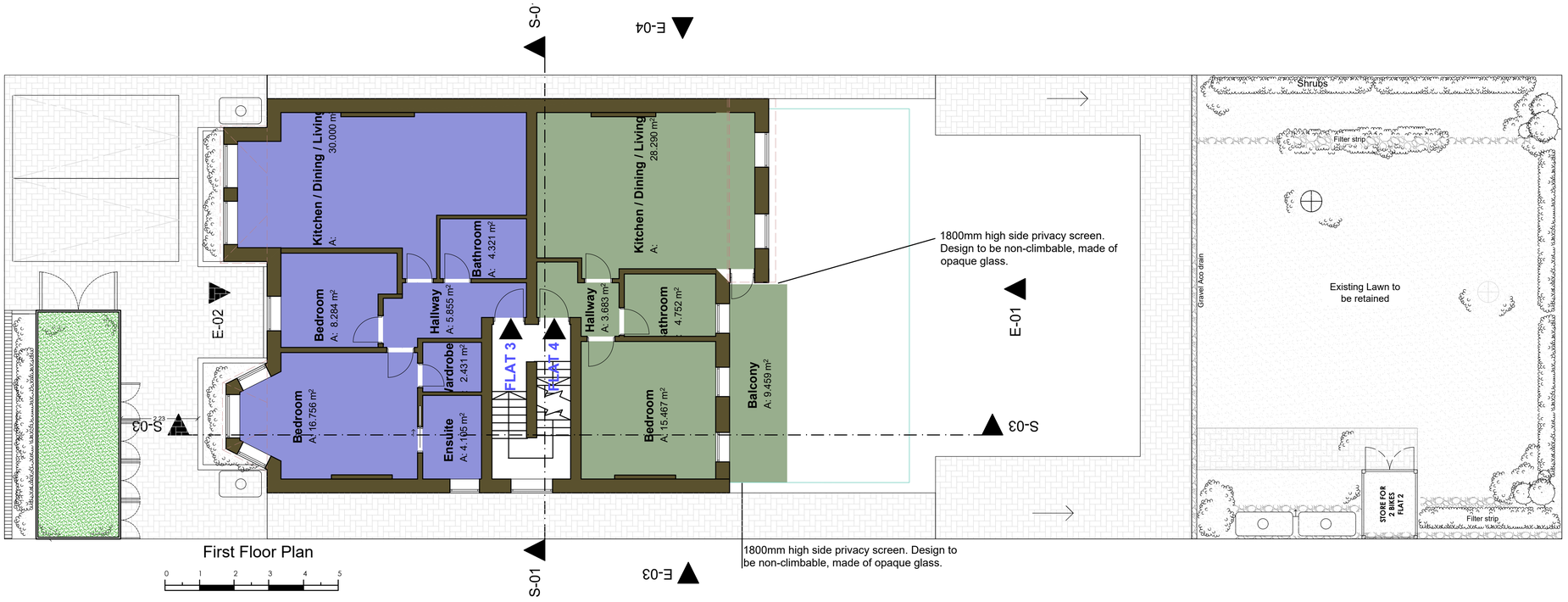
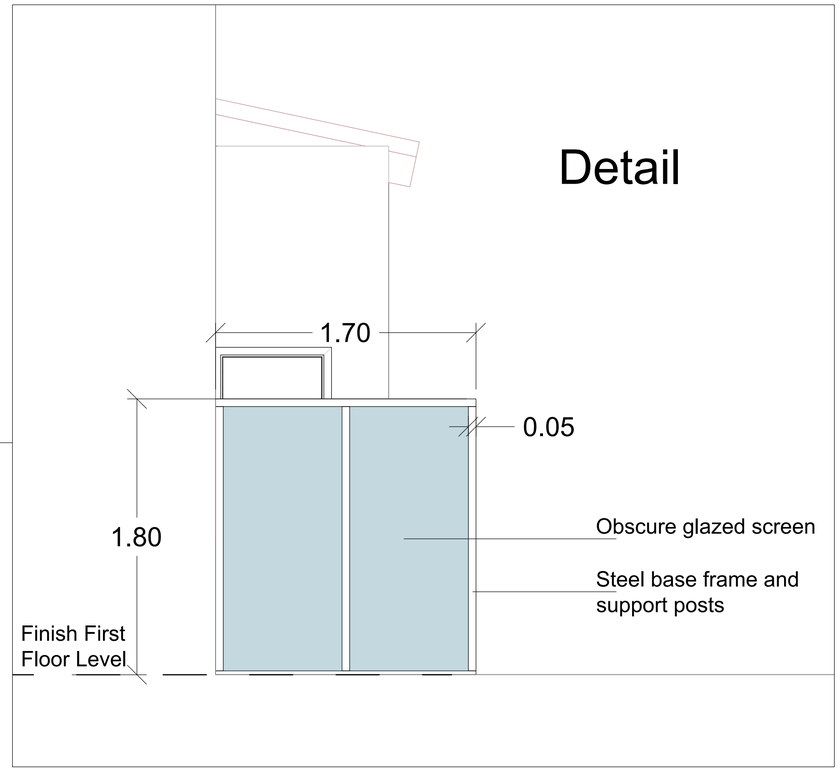


First Floor Plan

Side Elevation

Detail



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Mob: 078 9661 7854
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Drawing Status:

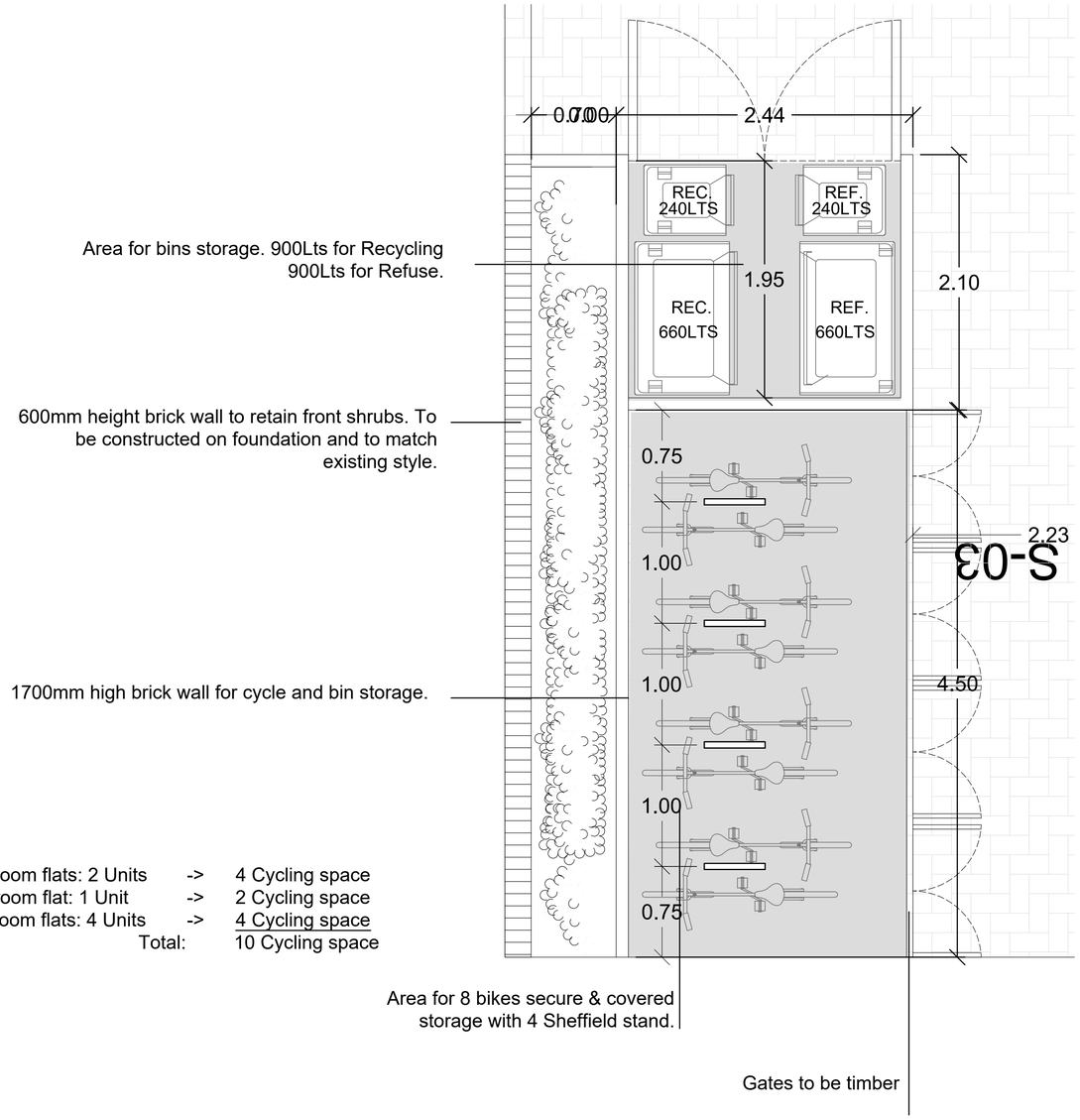
Project
80 GREENCROFT GARDENS, LONDON NW6 3JQ

Client
80 Greencroft LLP

Drawing Title
PROPOSED FIRST FLOOR AND SIDE ELEVATION PLANS.
CONDITION - 13

Drawn/Design		Date
EC		MARCH 2019

Scales	Drawing No.	Rev
1:75 @ A1	CON/002	B



Area for bins storage. 900Lts for Recycling
900Lts for Refuse.

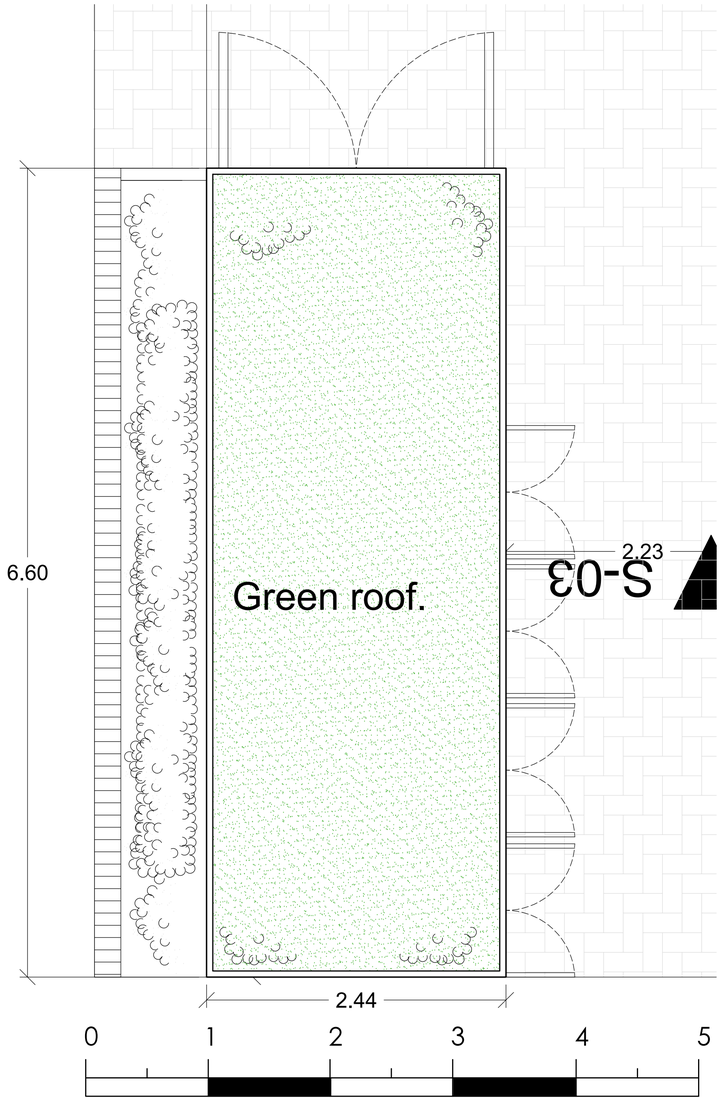
600mm height brick wall to retain front shrubs. To be constructed on foundation and to match existing style.

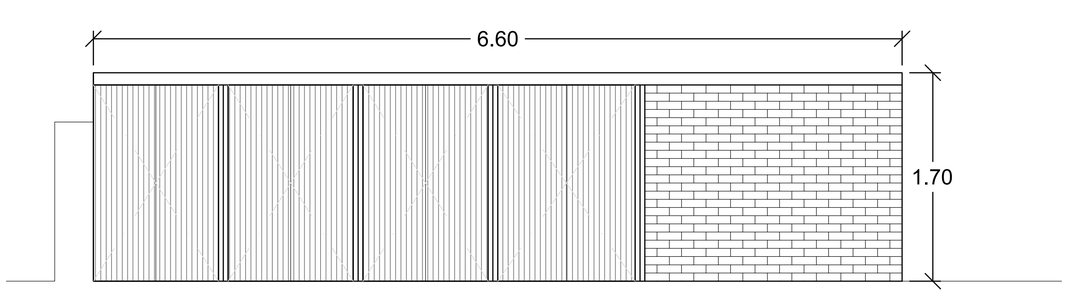
1700mm high brick wall for cycle and bin storage.

3 Bedroom flats: 2 Units -> 4 Cycling space
2 Bedroom flat: 1 Unit -> 2 Cycling space
1 Bedroom flats: 4 Units -> 4 Cycling space
Total: 10 Cycling space

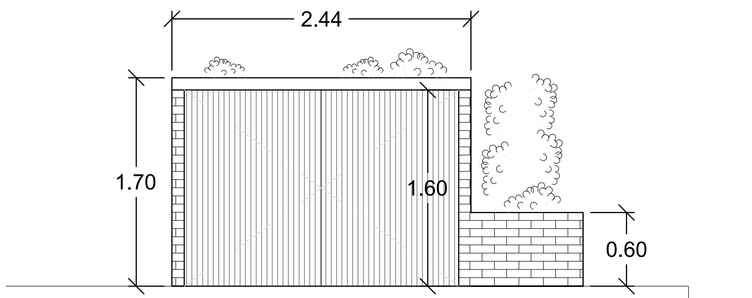
Area for 8 bikes secure & covered storage with 4 Sheffield stand.

Gates to be timber





Bikes - Elevation



Bins - Elevation

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Drawing Status:

Project
80 GREENCROFT GARDENS, LONDON NW6 3JQ

Client
80 Greencroft LLP

Drawing Title
PROPOSED BIKES / BINS STORAGE

CONDITION - 11 & 12

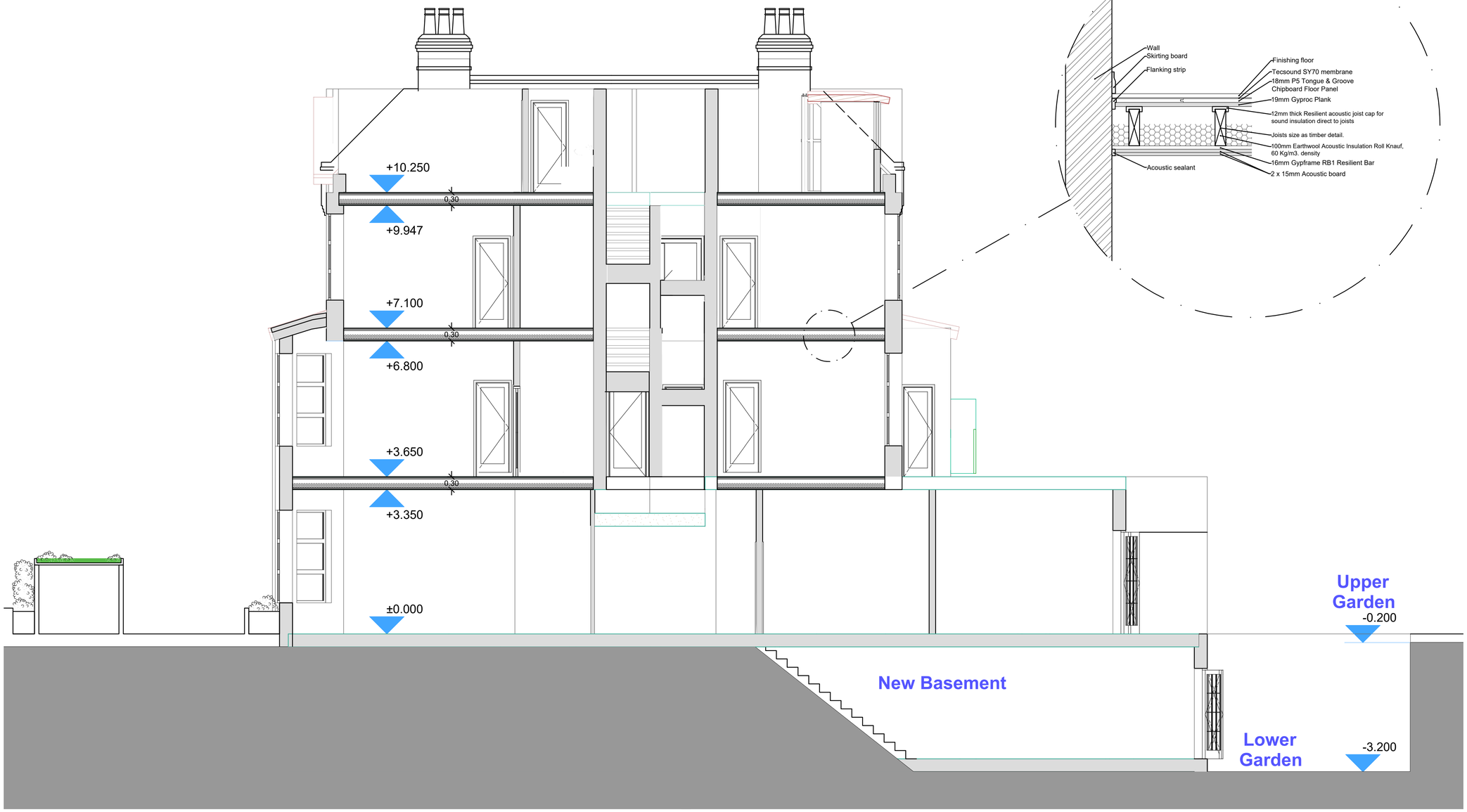
Drawn/Design EC

Date MARCH 2019

Scales 1:75 @ A1

Drawing No. CON/003

Rev B



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Project
80 GREENCROFT GARDENS, LONDON NW6 3JQ

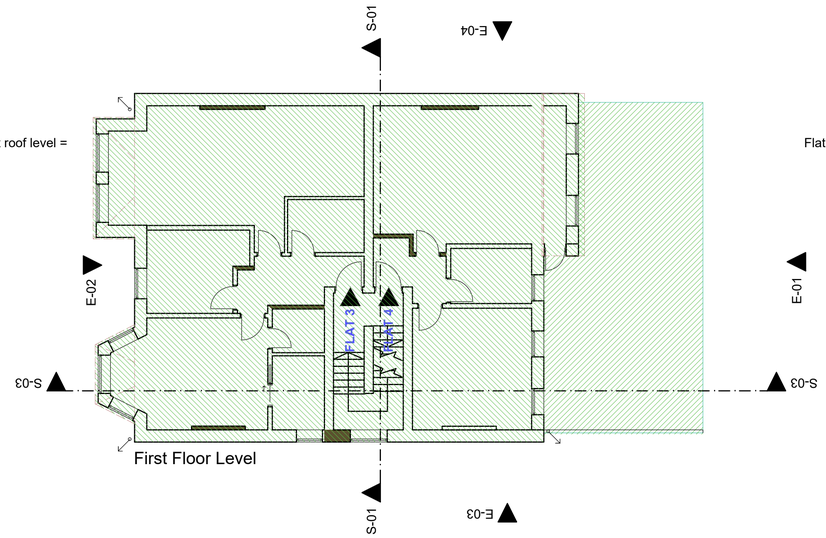
Client
80 Greencroft LLP

Drawing Title
PROPOSED SECTION

CONDITION - 10

Drawn/Design		Date
EC		MARCH 2019

Scales	Drawing No.	Rev
1:75 @ A1	CON/004	B



Pitched & Flat roof at roof level = 165Sq.m.

Flat roof + Balcony = 51Sq.m.

Drainage hierarchy:

~~1 store rainwater for later use~~

2 use infiltration techniques.

Action: Use Permeable Block Paving Ground on external areas.

3 attenuate rainwater in ponds or open water features for gradual release

Action: Use natural filter strip at rear garden.

4 attenuate rainwater by storing in tanks or sealed water features for gradual release.

Action: Use water tank to storage rainwater from first floor flat roof and basement terrace to use it for watering garden.

~~5 discharge rainwater direct to a watercourse~~

~~6 discharge rainwater to a surface water sewer/drain~~

~~7 discharge rainwater to the combined sewer~~.

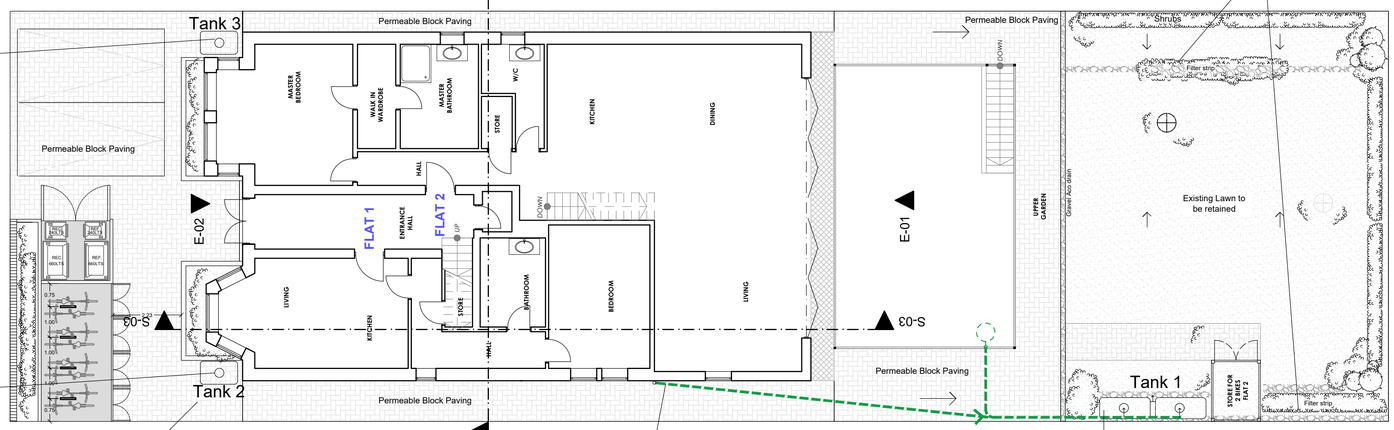
Discharge rainwater to store on water tank, over flow goes to filter strips or permeable paving.

Gravel aco drain

Filter strips with gravel and gently slopping areas of vegetated land, planted with shrubs

Water harvesting system

1 Medium water tank 1500lts. to be used for watering garden & washing the cars. Water collected from flat roof at Roof level using downpipes.
Overflow to be installed through standard PVC piping same Ø as inlet 2". Excess water permeable block paving.



Rainwater downpipe from flat roof at first floor level

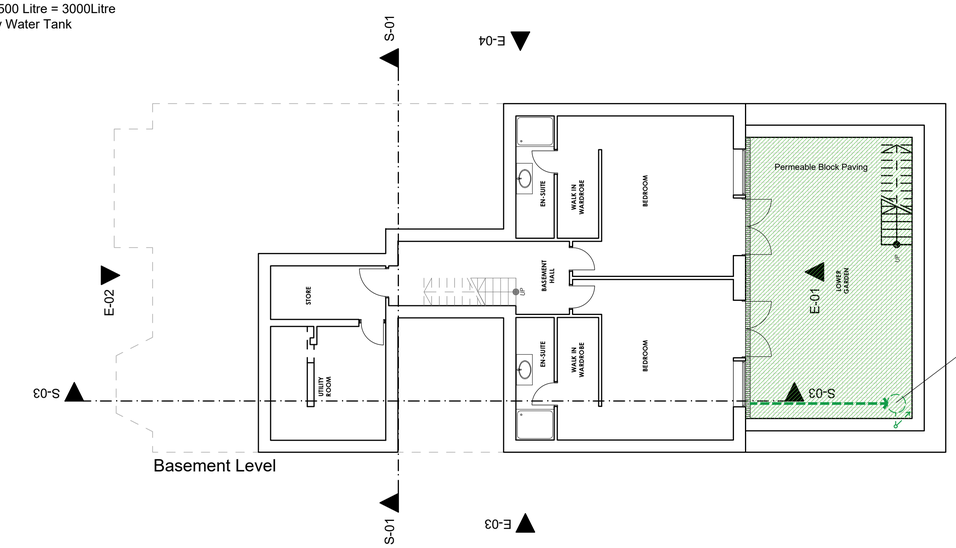
Water harvesting system

2 Medium water tank 1100lts. to be used for watering garden. Water collected from flat roof at First floor level and terraced from basement.
Overflow to be installed through standard PVC piping same Ø as inlet 2". Excess water goes to shurbs.

Tank 2 & 3 =
600mm x (165m2) x 0.8 x 0.9 x 0.05 = 3570 Litre

Adopted : 2 x 1500 Litre = 3000Litre
1500 Litre Utility Water Tank

Specification: 1500 Litre Utility Tank
Product Code: CEL1500BK
Height (mm): 2000
Length (mm): 1200
Width (mm): 780
Capacity (Litres): 1500



Sunken Terrace basement = 50Sq.m.

In case of water excess at basement level, rainwater will be pumped from sunken terrace to water tank 1 on the ground floor level using: 900 Series Basement Sump Pump which includes: -Zoeller U53 sump pump (10,000lph max) 5m lift & Chamber - 550mm dia x 585mm deep - 90ltr capacity

Shorthand method to determine the storage tank size for domestic buildings by the Environment Agency:

Size of storage tank (litres) = Annual rainfall (mm) x effective collection area (m2) x drainage coefficient (%) x filter efficiency (%) x 0.05

Where:
Annual rainfall (mm) is the average yearly rainfall: 600mm London.
Effective collection area is the area of the roof/terrace.
Drainage coefficient depends on the roof type, (see below).
Filter efficiency is specified by the manufacturer, commonly 90%.

Drainage Coefficients:
Pitched roof - 0.9
Pitched roof with riles - 0.8
Flat roof with gravel layer - 0.8

Tank 1 =
600mm x (50m2+51m2) x 0.8 x 0.9 x 0.05 = 2.182 Litre

Adopted : 2 x 1100 Litre = 2200Litre
Harlequin NP1100SL Slimline Non-Potable Water Tank

Specification: Model No: NP1100SL Brimful
Capacity (litres): 1097
Length (mm): 1650
Width (mm): 690
Height (mm): 1420
Weight (kg): 60
Access Point (mm): 300
Manhole Lid: Yes
Outlet: 2" BSP (F)

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Client
80 Greencroft LLP

Drawing Title
PROPOSED BASEMENT, GROUND AND FIRST FLOOR PLANS
CONDITIONS - 15

Drawn/Design		Date
EC		MARCH 2019
Scales	Drawing No.	Rev
1:100 @ A1	CON/005	B