front brick boundary wall to be replaced:
- to be constructed with London Stock bricks
- Flemmish bond brickwork

to match existing material, features and height (approx. 1100 mm TBC) of other boundary brick walls of property

channel drainage system:
type: ACO raindrain domestic channel drain
1m x 118mm x 97mm - A15
product code: 47000

two rows of setts:
buff sandstone setts - light beige
100x100x20-50mm thick

front brick boundary wall to be replaced:
- to be constructed with London Stock bricks
- Flemmish bond brickwork

to match existing material, features and height (approx. 1100 mm TBC) of other boundary brick walls of property

bollard lighting:
BEGA LED system bollards
bollard head 99 760 K3
colour: Anthracite grey

paving:
type: Cedstone, Aeolian Sandstone
size: 600 x 600 mm x 25mm
build up bottom to top:
- 100 mm hardcore
- 10 mm sand blinding
- 50 mm mortar bed
- paving slabs

thick steel edging:
- to separate the paving slabs and resin bonded surface
- to be flush with surfaces

knee rail fence around car parking spaces:
- supplier: Filcris
- V-Top Post 100mm x 100mm x 1.25m
- use with the 80mm x 80mm x 3m profile rails
- to be fitted using standard screws or galvanised steel straps (not supplied)

channel drainage system:
type: ACO Raindrain Domestic Channel Drain
1m x 118mm x 97mm - A15
product code: 47000

setts organized in T-shape (x2 at rear and front) to distinguish two car parking spaces:
buff sandstone setts - light beige
100x100x20-50mm thick

two rows of setts:
buff sandstone setts - light beige
100x100x20-50mm thick

proposed new typical resin bonded surface paving to parking spaces
build up from bottom to top:
- **150mm type one or type three**
- 60mm tarmac
- 18mm resin

colour: oyster pearl

existing dwarf boundary wall to be made good

existing roadside kerb edge

knee rail fence around car parking spaces:
- supplier: Filcris
- V-Top Post 100mm x 100mm x 1.25m
- use with the 80mm x 80mm x 3m profile rails
- to be fitted using standard screws or galvanised steel straps (not supplied)

in-ground plant bed 2:
- 1.27 sq. m
- Buxus hedging
- refer to horticultural notes
- to be contained within thick steel edging set above paving

in-ground plant bed 3:
- 4.5 sq. m
- to be lined with Buxus hedging
- refer to planting key for species
- refer to horticultural notes
- to be contained within thick steel edging set above paving (thick edging to keep line straight)

side access gate (communal):
1) gate posts (1748(h)x100(w)x100(d)mm):
to be FSC timber (treated for external use), planed smooth
2) trellis gate (1634(h) 608(w) 38(d)mm):
to be constructed with 38x38mm FSC timber (treated for external use), planed smooth with dado joints (19(d)x38(w)mm) @ 76mm spacing (gap size)
gate frame: (18x38mm)
gate dimensions including frame: 1670(h)x644(w)x38mm(d)mm)
top of gate to line up with top of gate posts
3) hardware:
- HardwareCisa 11610 electronic nightlatch
- Lockey GC200 pedestrian gate closer - GC200
- rim cylinder to be provided by Akelius (Master Suited)
- direct supply & coordination with FDS Ltd
- Alpro electric rim strikes AL150
- connected to 2N keypad
- push to exit

permiable resin bonded surface paving:
build up from bottom to top:
- **150mm type one or type three**
- 60mm tarmac
- 18mm sureset resin paving
- colour: oyster pearl

channel drainage system:
type: ACO raindrain domestic channel drain
1m x 118mm x 97mm - A15
product code: 47000

bins enclosure:
enclosed on three sides by lattice fence
height: 1496 mm

Euro bin (3x):
1100 litre Eurobin
1370(h) x 1260(w) x 990(d)
15-18 bags

lattice perimeter fence:
height: 1520 mm

plant bed 1 (4.1 sq. m):
- in-ground planting
- to be lined with Buxus hedging
- to be in alignment with paving slabs and centered appox. below two windows of Apt 1
- to be contained within thick steel edging (thick; to retain straight lines)
- steel edging to be set above paving by 50 mm to retain the plant bed
- refer to planting key for species
- refer to horticultural notes

private courtyard
square lattice fence and gate
- **fence to cont. across bike shed area on perimeter**
to be constructed with 38x38mm FSC timber (treated for external use), planed smooth with dado joints (19(d)x38(w)mm) @ 76mm spacing (gap size)
setting: concrete

perimeter close boarded fencing
- standard: To BS 1722-5.
- height: nominally 1800 mm.
- boards/ rails: softwood feather edged boards on arris rails
- posts: 100x100 mm nominal section, softwood planed finish
- setting: concrete
- bay sizing at 1800 mm
- accessories: 150 mm Wood gravel board.
- Set out and erect:
- alignment: straight lines
- tops of posts: following profile of the ground
- setting posts: rigid, plumb and to specified depth, or greater where necessary to ensure adequate support
- fixings: all components securely fixed

wall-mounted lighting:
BEGA Wall luminaire 66 649 K3.
Colour: Anthracite grey

in-ground plant bed 4:
- 5 sq. m
- refer to planting key for species
- refer to horticultural notes
- to be contained within steel edging set above paving

two rows of setts:
buff sandstone setts
light beige
100x100x20-50mm

channel drainage system:
type: ACO raindrain domestic channel drain
1m x 118mm x 97mm - A15
product code: 47000

railway sleeper plant bed:
- internal surface area 27 sq. m
- to be constructed with horizontal timber railway sleepers dims: 642(w)x600(h)x4782(l) mm
- refer to planting key for species
- refer to horticultural notes

in-ground plant bed 5:
- 4.2 sq. m
- refer to planting key for species
- refer to horticultural notes
- to be contained within steel edging set above paving

18 no. cycle store:
bike stand spacing @750 mm to CL
refer to Section B-B for bike shed details

private courtyard
square lattice fence and gate
to be constructed with 38x38mm FSC timber (treated for external use), planed smooth with dado joints (19(d)x38(w)mm) @ 76mm spacing (gap size)
setting: concrete

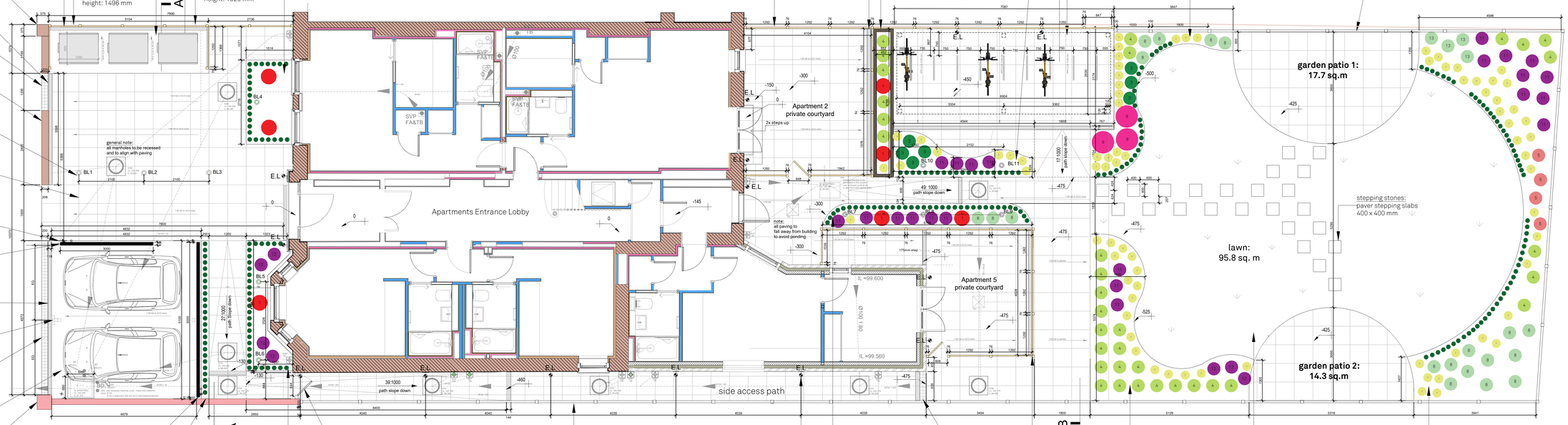
in-ground plant bed 6:
- 6.6 sq. m
- refer to planting key for species
- refer to horticultural notes
- to be contained within natural edging

in-ground plant bed 8:
- 13 sq. m
- refer to planting key for species
- refer to horticultural notes
- to be contained within natural edging

lawn:
- to be leveled and contained within thick steel edging where it meets paving

in-ground plant bed 7:
- 27.47 sq. m
- refer to planting key for species
- refer to horticultural notes
- to be contained within natural edging

perimeter close boarded fencing
- standard: To BS 1722-5.
- height: nominally 1800 mm.
- boards/ rails: softwood feather edged boards on arris rails
- posts: 100x100 mm nominal section, softwood planed finish
- setting: concrete
- bay sizing at 1800 mm
- accessories: 150 mm Wood gravel board.
- Set out and erect:
- alignment: straight lines
- tops of posts: following profile of the ground
- setting posts: rigid, plumb and to specified depth, or greater where necessary to ensure adequate support
- fixings: all components securely fixed



EXTERNAL WORKS PLAN

0 0.5 1 2.5 5
Scale 1: 50 @ A0 (1: 100 @ A3)

N

HORTICULTURAL NOTES

1.0 general
1.1 all work to be carried out to the satisfaction of the architect
1.2 engineer to confirm foundation details in accordance with practice note 4.2 of the NHBC guide

2.0 planting
2.1 no planting position shall be altered without the approval of the architect
2.2 planting to commence during the first planting season (mid Nov–mid March) after substantial completion of the site
2.3 should planting commence outside the dormant period (0ctober to mid-March), allow for all bare root stock to be supplied container grown and an intensive watering regime
2.4 all plant material procedures are to conform to the relevant British Standards (3936/4428) codes of practice and the specification

3.0 soil
3.1 imported topsoil to BS 3882:2015, subsoil to BS 8601:2013
3.2 ameliorants: sanitized and stabilized compost
3.3 preparation materials generally;
- purity: free of pests and disease
- foreign matter: on visual inspection, free of fragments and roots of aggressive weeds, sticks, straw, subsoil, pieces of brick, concrete, glass, wire, large lumps of clay or vegetation, and the like
3.4 contamination: do not use topsoil contaminated with subsoil, rubbish or other materials that are:
- corrosive, explosive or flammable
- hazardous to human or animal life
- detrimental to healthy plant growth

subsoil: in areas to receive topsoil or planting media, do not use subsoil contaminated with the above materials

3.5 objectionable odour: none
3.6 give notice: if any evidence or symptoms of soil contamination are discovered on the site or in topsoil or planting media to be reported
3.7 the soil profile for landscape areas shall be as follows:
- amenity grassed areas - 100mm topsoil / 350mm subsoil
- shrub areas - 300mm / 300mm subsoil
- tree pits - 300mm topsoil / 600mm-800mm subsoil (depending on size of rootball)

4.0 drainage
4.1 all landscaped areas to be free draining, contractors to ensure all planting beds and tree pits are free draining.
4.2 prior to topsoiling all compacted ground is to be fully de-compacted and deep ripped (400-600mm) to allow good drainage
4.3 all areas where soil is to be incorporated over formerly hard areas or compacted ground, these are to be excavated a further 300mm, or as required to remove all sub-base aggregate and backfilled to below topsoil level with free draining subsoil to match PH of topsoil used on site.
4.4 following settlement of subsoil, top up areas and cultivate to depth of topsoil. contractor to only work with or over topsoil when dry to avoid compaction and the need for lengthy remedial operations to re-create a friable, free-draining soil

5.0 trees
5.1 trees to be selected and planted in accordance with BS 8545:2014
5.2 tree pits in soft areas should be no deeper than the existing rootball or container depth and should have a diameter at least 75mm greater than the root system. The base of the tree pit, if sub-soil, should remain undisturbed, unless additional measures are specified, to avoid sinking of the rootball. Sides of the tree pit should be scarified to promote lateral root growth. The rootflare should be proud of the soil and easily visible after planting. Tree stock should be supplied with nursery line marked on tree if available from nursery and line planted flush with ground level. Existing soil horizons (where visible/apparent) should be replicated as far as practicable
5.3 unless specified otherwise, trees are to be secured by stakes: 14-16cm girth trees and below by single stake and 18-20cm girth trees and larger to be double staked. Multi-stem trees to be secured with single angled stake to main leader. Trees to be secured at low level (500mm) with biodegradable ties. Stakes to be placed outside of the rootball and extend at least 450mm into the ground. Once the tree has established stakes are to be removed (minimun 5 years)
5.4 Each new tree pit shall incorporate a seep hose system to facilitate a hose being inserted to avoid unnecessary water loss. All trees planted in grass shall be fitted with mower/strimmer guards or mulched with a min 500mm diameter circle of mulch away from the main stem/trunk to protect stem/trunk from strimmer damage
5.5 where trees are to be planted in close proximity to public services such as foul, surface and mains water, an appropriate root barrier such as ReRoot600 to 2000 or equivalent is to be installed to a depth below invert levels of services. Root barrier to be located as far from the tree as possible to maximise root growth and stability of the tree
5.6 Turfed areas to be rotavated and topsoil levelled as required, remove debris and stones above 30mm dia. De-compact ground as stated above. Add pre-seeding fertilizer to manufacturer's specification. Turf shall be weed free, laid from planks (to avoid damage) with broken joints and well butted up. Water as necessary to avoid shrinkage
5.7 All preparations, both hard and soft under/around trees to be retained must be carried out by hand to protect roots

6.0 manhole covers
6.1 where manhole covers are located in shrub beds or hedge planting ensure that plants are spaced appropriately so they are not immediately adjacent to the cover

7.0 shrubs
7.1 all shrubs are to be furnished with at least 3 strong breaks and supplied container grown.
7.2 shrubs to be planted in holes big enough to accommodate the plant without damaging the roots (min. 300mm²)
7.3 plants to be firmed, watered in and dead/damaged branches removed after planting

8.0 use of pesticides
8.1 the use of pesticides (herbicides, insecticides, fungicides and slug pellets etc) should be discouraged to prevent cumulative fatal effects to animals via the food chain, particularly invertebrates, birds and/or mammals. Any pesticides used should be non-residual
8.2 a slow release fertilizer shall be applied after planting in accordance with manufacturer's instructions

9.0 ground floor window plant beds
9.1 all plant beds where access to ground floor windows is required are to have 400mm gravel strip offset from building facades
9.2 gravel to be pea shingle or similar approved

10.0 planting areas
10.1 all planted areas to be mulched with a medium grade bark mulch such as Melcourt Amenity Bark Mulch, 3-35mm, or similar to a minimum depth of 50mm after plants have been well watered.
10.2 where perennials are used a fine composted mulch such as Melcourt Composted Fine Bark or similar shall be applied to a depth of 50mm. Care must be taken not to smother the plants.
10.3 all plants in native mixes to be fitted with spiral rabbit protection guards
10.4 any tree, shrub or area of grass shall be replaced within a period of five years if they die within the next planting season after planting with another such plant of similar size and species.
10.5 should the site be at risk of rabbits, deer or badger, appropriate measures should be agreed, prior to planting, to ensure successful plant establishment - staking turf, appropriate stock fencing etc.

SECTION A-A

SECTION B-B

Akelius

Notes:
The contractors are to check all dimensions, drain runs and general conditions on site before works commence, and inform Akelius immediately upon discovery of any errors, omissions or discrepancies.
All works are to be carried out in accordance with current building regulations, British standards, codes of practice and local authority requirements.

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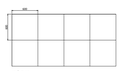
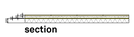
paving:
build up bottom to top:
- 100 mm hardcore
- 10 mm sand blinding
- 50 mm mortar bed
- paving slabs

type: Cedstone, Aeolian Sandstone
size: 600 x 600 mm x 25mm



plan



section

planting key:

All works to be carried out as per Akelius Workmanship Master Schedule.

PRELIMINARY	
FOR APPROVAL	
TENDER	
CONSTRUCTION	✓
AS BUILT	

REVISIONS
P1 - VW - 04.05.20 - Ent levels revised, Access and roadside kerb shown
P2 - VW - 14.05.20 - External works amended as per comments
C - LO - 10.09.20 - External works amended
E - LO - 08.12.20 - cycle store extended toward lawn to accommodate 18 no. spaces.
- central posts added to cycle store to accommodate extended roof span.
- boundary fence amendment behind extended cycle store.
- 'in-ground plant bed 5' reduced in size.
- bike stands removed from Apt. 1 & 2 Private Courtyards.

REV	DRAWING NO.	DRAWN	CHECKED
E	40068.002	LO	

PROJECT
110 GREENCROFT GARDENS
London, NW6 3PH

DRAWING TITLE
EXTERNAL WORKS PLAN AND SECTIONS

SCALE
1:50 @ A0

002