

# Arthur Stanley House

## Planning Conditions Response\_06 Landscape

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## Condition No. 6 - Landscaping & Terraces

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Prior to construction of any above ground superstructure, full details of hard and soft landscaping and means of enclosure of all un-built, open areas and roof terraces shall be submitted to and approved by the local planning authority in writing. Details shall include samples of all ground surface materials and finishes. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

# Landscaping & Terraces

## 1.0 Landscape Strategy

### Strategy for Highways Works

All areas of publicly accessible highways pavement to Tottenham Street and Tottenham Mews within the application boundary are to be resurfaced according to agreed finishes in adherence with LBC guidance documents. The plan shown opposite illustrates the principles inherent within in the design proposals, proposed suraface finishes are shown on page

1.0 Portions of works inside the application red line boundary subject to further confirmation are:

- 1. Amendment to the kerb line fronting the commercial building on Tottenham Mews
- 2. Lamp post relocation fronting the commercial building and on Tottenham Mews
- 3. Bollard removal from Tottenham Mews

2.0 Portions of works outside the application red line boundary subject to further confirmation:

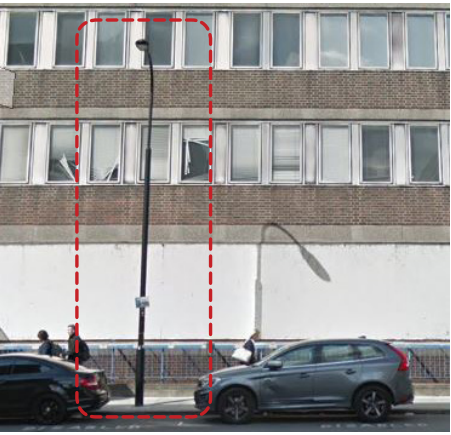
- 1. Re-paving and curb of the existing pavement outside the application boundary fronting the residential building on Tottenham Mews
- 2. Lamp post relocation fronting the residential building on Tottenham Mews
- 3. Lamp post relocation fronting the commercial building on Tottenham Street

### Lamp post relocations

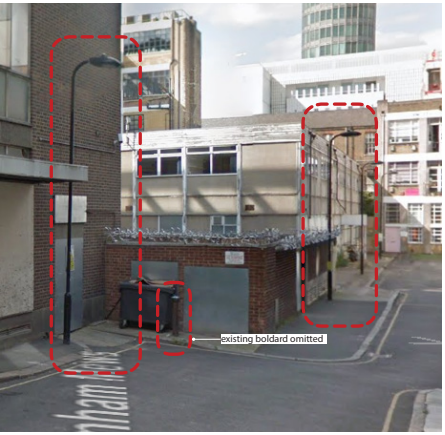
The relocation of three existing lamp posts and the removal of one bollard is proposed to ensure the new windows and entrances are not unduly obstructed. Necessary permits and installation guidance would be secured with the Highways Agency prior to these works.

### KEY

- Site boundary
- Existing kerb line
- Proposed amended kerb line as shown on consented general arrangement drawings
- Extended pavement with new surface finish in Mews, yorkstone (tbc with Highways).
- New surface finish in Mews, yorkstone (tbc with Highways).
- New surface finish in Mews, yorkstone (tbc with Highways).
- New surface finish along Tottenham Street, concrete pavers (tbc with Highways).
- Current street lamp location
- Proposed street lamp location



1 no. lamp post on Tottenham Street



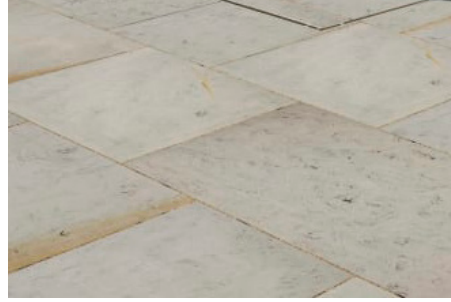
2 no. lamp posts on Tottenham Mews reposition and bollard removal



3 Brick continues as floor finish at external threshold



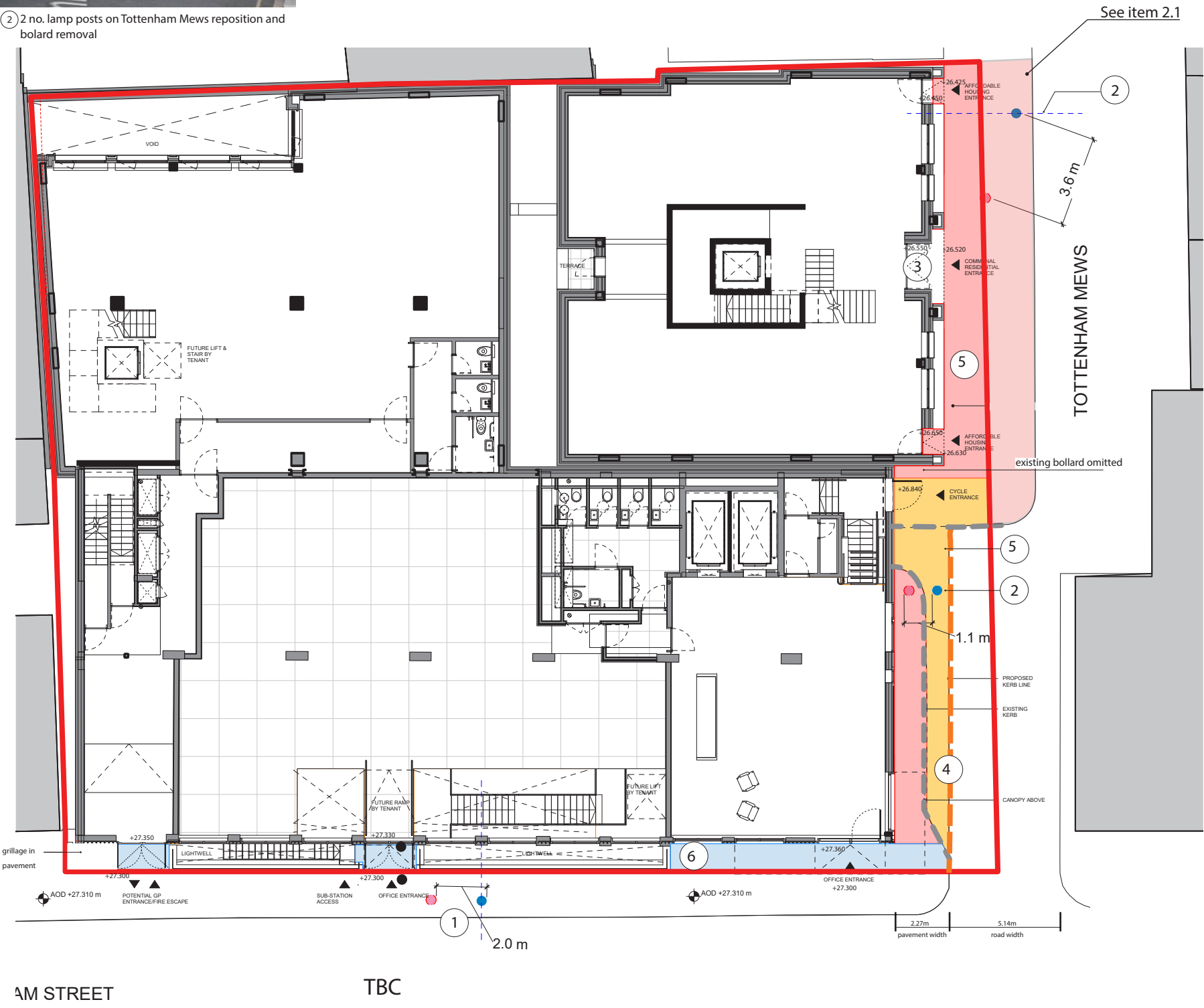
4 Marshalls Tarvos grey granite kerbstone



5 Marshalls Whitworth grey yorkstone paving flags







5 Concrete paving flags



# Landscaping & Terraces

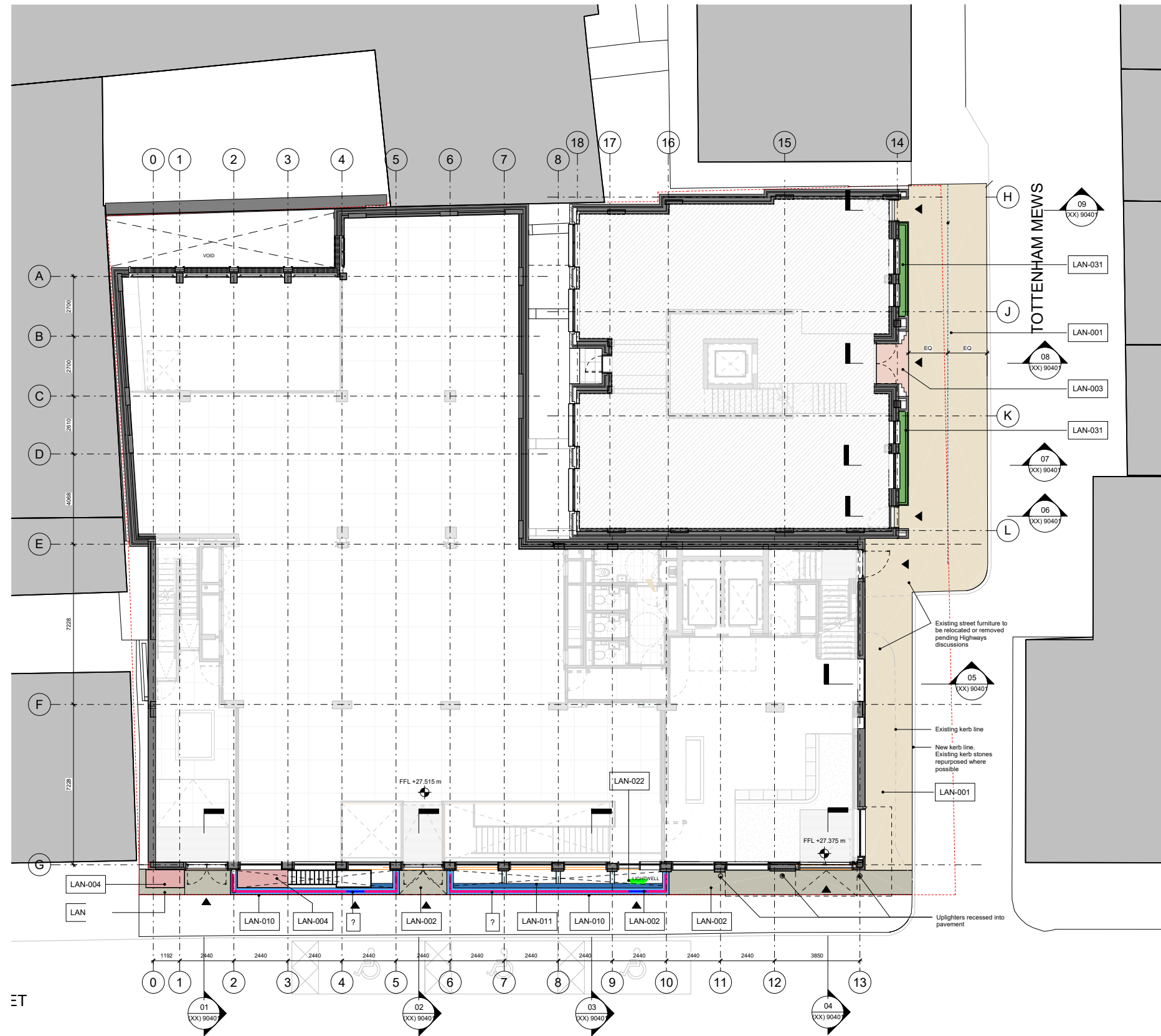
## 2.0 Landscape Proposal

**KEY**

	LAN-001 York Stone Paving Flags
	LAN-002 Concrete Paving Flags
	LAN-003 Brick Soldier Paving
	LAN-004 Walk-on PPC Steel Grating

**Finishes**

Finishes are selected in accordance with LBC highways guidance documents 'Charlotte Street Conservation Area Appraisal and Management Plan'; 'Local Character'; and 'Footway Details'. These are to be reviewed and agreed with Camden Highways Departement prior to construction.





# Landscaping & Terraces

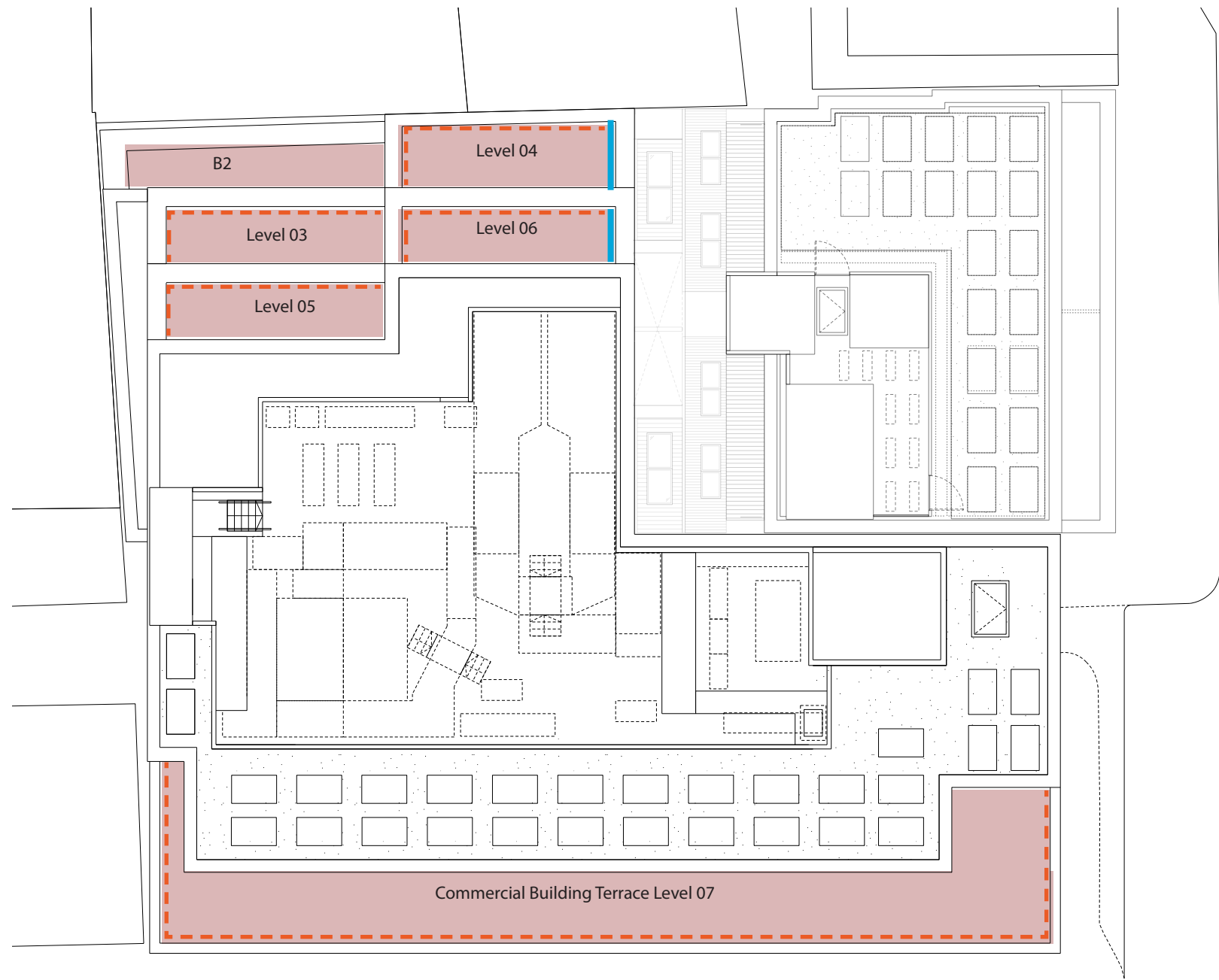
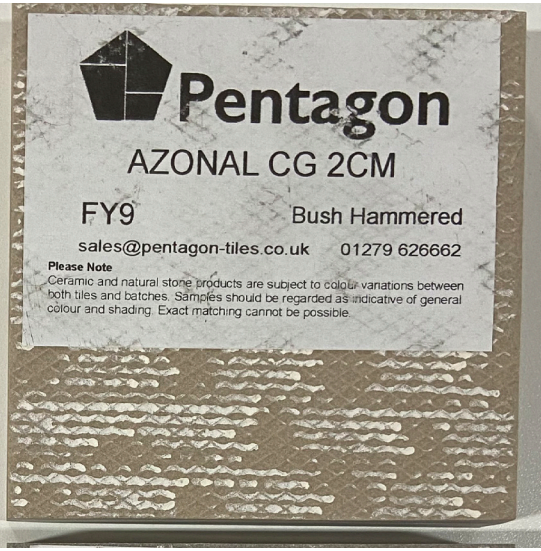
## 3.0 Terraces Treatment\_ Office

### Materials and Finishes

Due to the limited floor buildup zone available as result of working with the levels of the retained structure, a high density porcelain external floor tile is to be laid over above-slab rigid insulation boards, permitting the thinnest possible profile.

Two grey colours are employed, alternating in alignment with the piers between windows.

The tile has a bush hammered finish to meet require slip resistance ratings outlined in BS 7976.



Roof plan showing scope of office terraces

- Scope of paving
- Line of metal balustrade
- Privacy screens to terrace



# Landscaping & Terraces

## 3.0 Terraces Treatment\_ Residential

### Materials and Finishes

A light grey porcelain has been specified to the residential terraces. This will ensure a high quality finish and compliment the wider material palette consisting of bronze colour metal work and pale grey concrete bricks (as per condition 04).



Roof plan showing scope of residential terraces

- Scope of paving
- Line of metal balustrade