




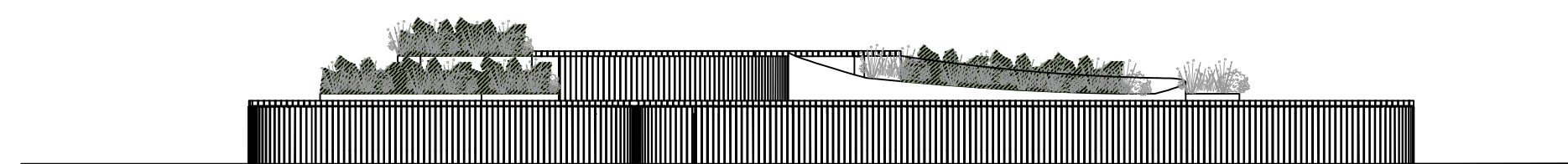
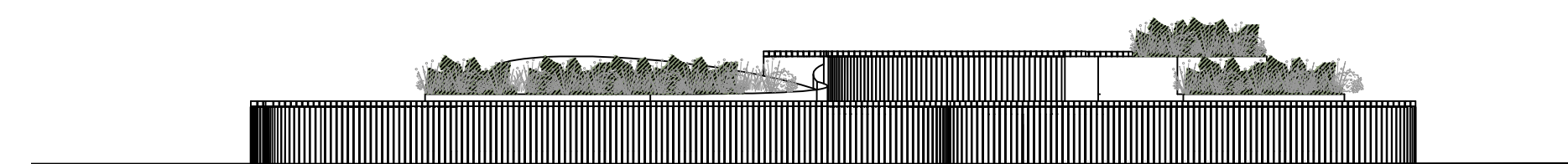
 AREA OF STRUCTURAL OPENING
 EXISTING GRANITE BLOCKS LOCATION
 EXISTING VENT LOCATION

-  EXISTING BLOCK TO BE REMOVED AND REPLACED WITH PAVING
-  EXISTING BLOCK TO BE REMOVED AND REPLACED WITH GRILLE, MATCHING EXISTING
-  INDICATIVE LOCATION OF DRAINAGE GULLY



FRONT ELEVATION A-A'
SCALE 1:50



BACK ELEVATION B-B'
SCALE 1:50



BENCH TYPE 14B VIEW
NOT TO SCALE

GENERAL NOTES

1. DO NOT SCALE DRAWING.
2. ALL SETTING OUT, LEVELS AND DIMENSIONS TO BE AGREED ON SITE.
3. THE DIMENSIONS OF ALL MATERIALS MUST BE CHECKED ON SITE BEFORE BEING LAID OUT.
4. THIS DRAWING MUST BE READ WITH THE RELEVANT SPECIFICATION CLAUSES AND DETAIL DRAWINGS.
5. ORDER OF CONSTRUCTION AND SETTING OUT TO BE AGREED ON SITE.

HEALTH AND SAFETY INFORMATION

REFER TO HEALTH AND SAFETY FILE.

Rev	Description	Date
00	First Issue	30.08.19
01	Stage 3 Issue for Tender	11.09.19
02	Stage 3 Issue for Tender	23.09.19
03	Stage 3 Issue for Tender	07.11.19

CLIENT

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CONSULTANT

TOWNSHEND
LANDSCAPE ARCHITECTS

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PROJECT

REGENTS PLACE - PHASE 2

TITLE

Detail 3.24 Bench Type 14B

PROJECT NUMBER

667.01

SCALE (@ A1)

1:10

DATE _____

AUG 2019

DRAWN BY

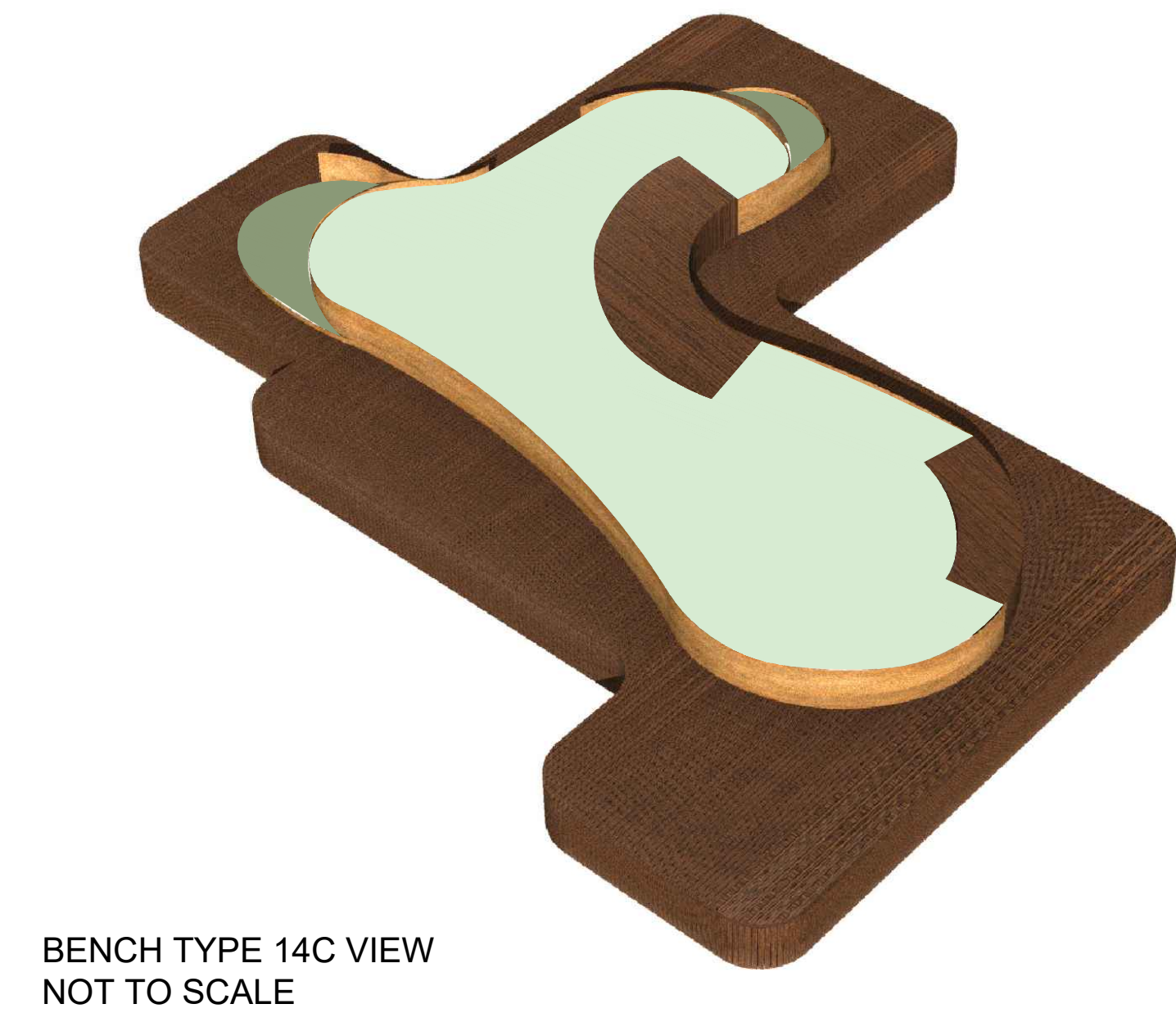
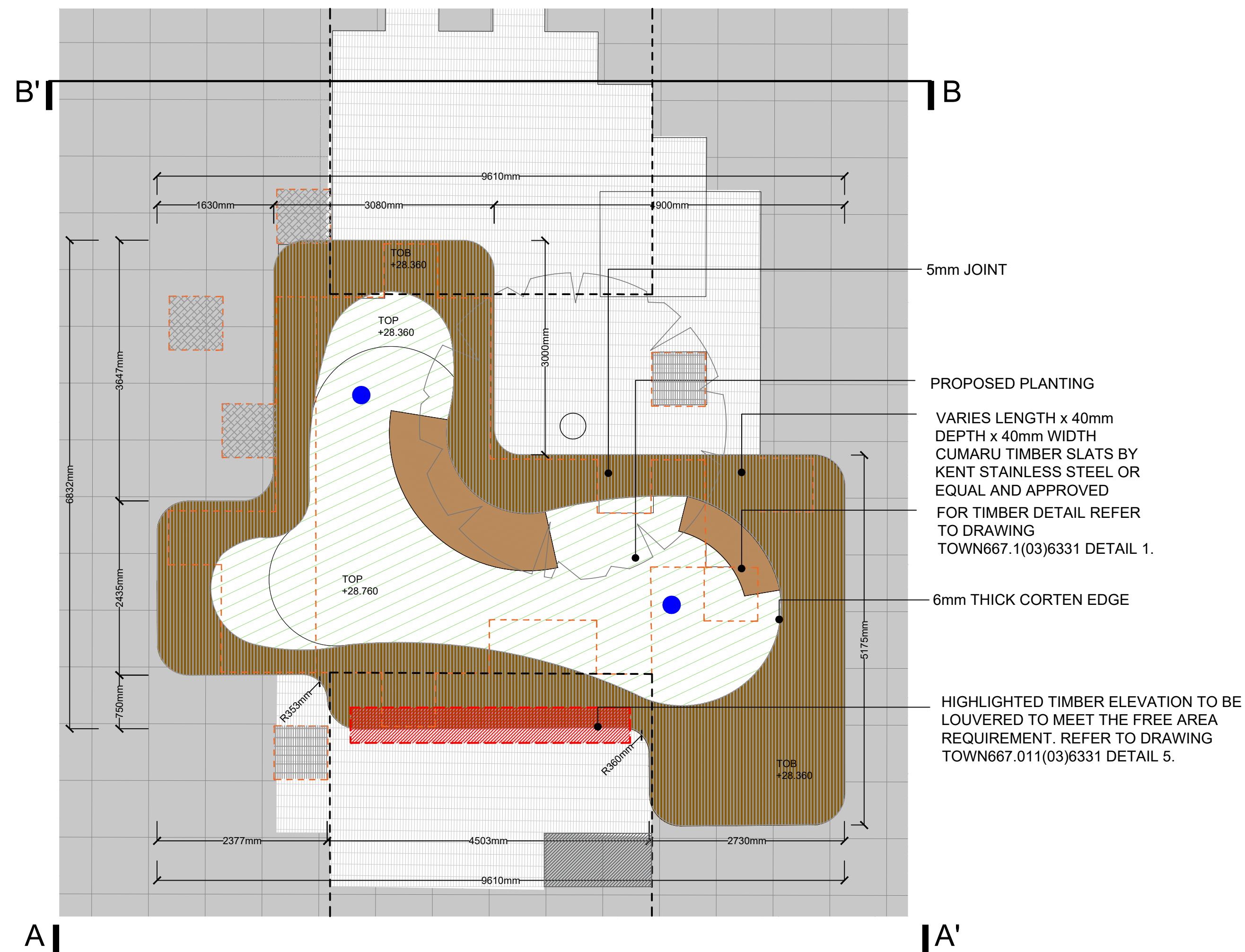
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DRAWING NUMBER

TOWN667.01(03)6324

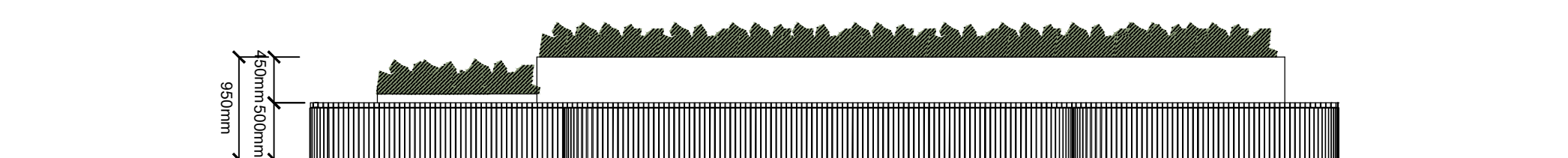
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2019/5154/P Condition 3 Discharge

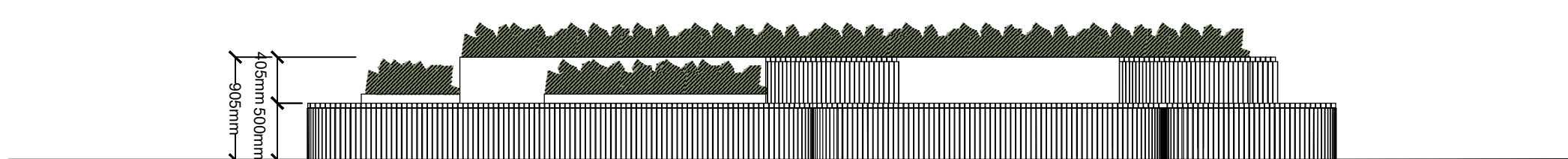


DETAIL 6.25A
BENCH TYPE 14C PLAN
ON GIANT CAUSEWAY
SCALE 1:50

- AREA OF STRUCTURAL OPENING
- EXISTING GRANITE BLOCKS LOCATION
- EXISTING VENT LOCATION
- INDICATIVE LOCATION OF DRAINAGE GULLY
- EXISTING BLOCK TO BE REMOVED AND REPLACED WITH PAVING
- EXISTING BLOCK TO BE REMOVED AND REPLACED WITH GRILLE, MATCHING EXISTING
- EXISTING PAVING TO BE REMOVED AND REPLACED WITH GRILLE TO ALLOW FOR FREE AREA



FRONT ELEVATION A-A'
SCALE 1:50



BACK ELEVATION B-B'
SCALE 1:50

GENERAL NOTES

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- ORDER OF CONSTRUCTION AND SETTING OUT TO BE AGREED ON SITE.

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PROJECT

REGENTS PLACE - PHASE 2

TITLE

Detail 3.25 Bench Type 14C

PROJECT NUMBER

667.01

SCALE (@ A1)

1:10

DATE

AUG 2019

DRAWN BY

FL

CHECKED BY

SP

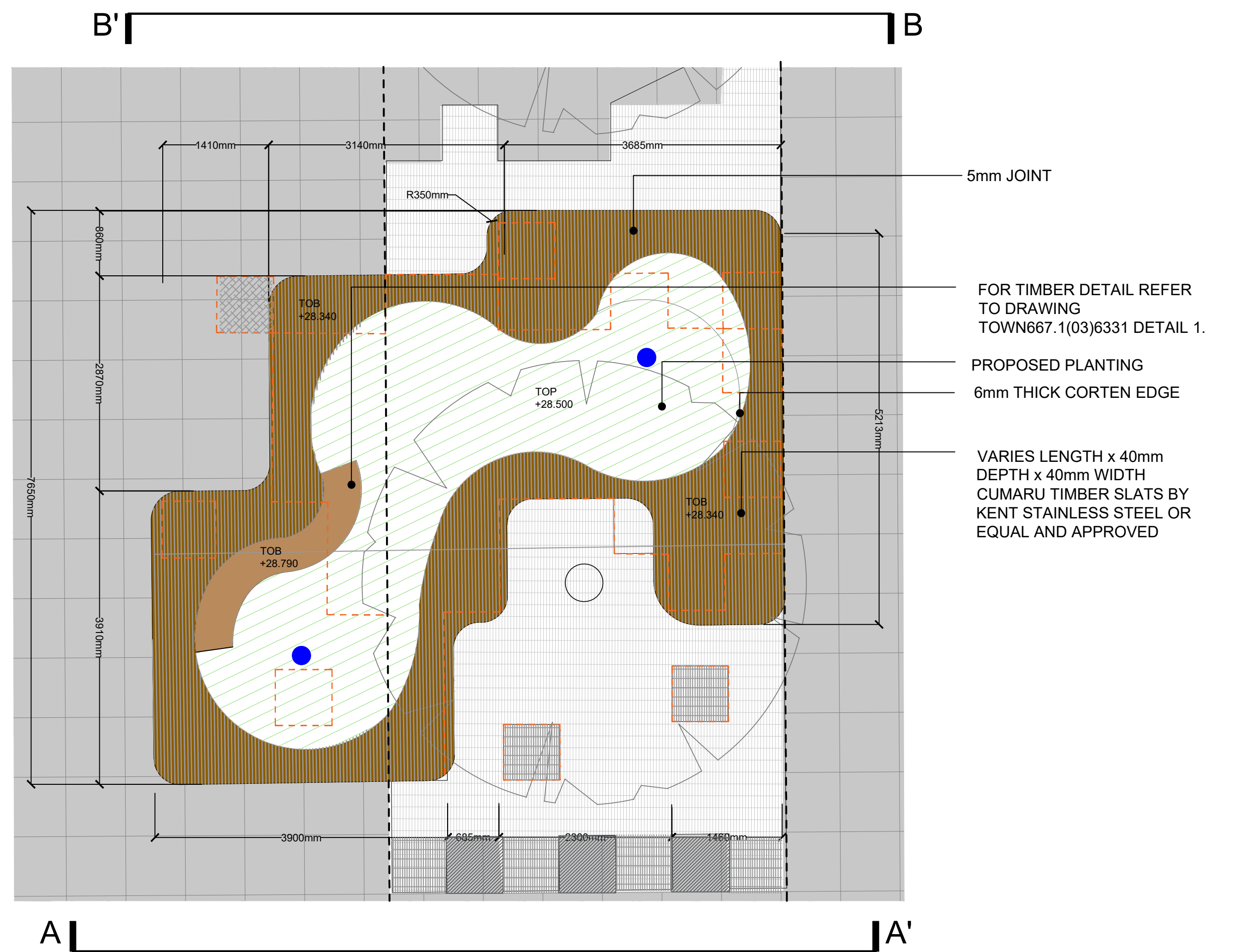
2019/5154/P Condition 3 Discharge

DRAWING NUMBER

TOWN667.01(03)6325

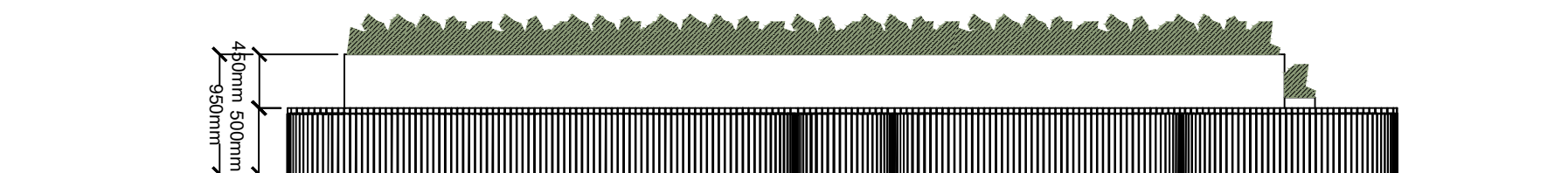
REV

03

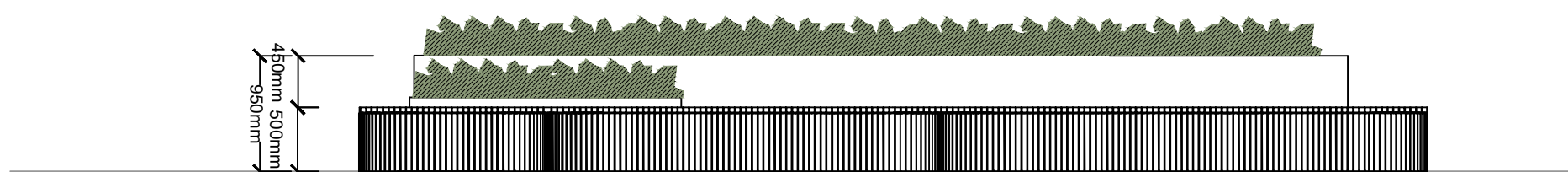


DETAIL 6.26A
BENCH TYPE 14D PLAN
ON GIANT CAUSEWAY
SCALE 1:50

- AREA OF STRUCTURAL OPENING
- - - EXISTING GRANITE BLOCKS LOCATION
- EXISTING VENT LOCATION
- INDICATIVE LOCATION OF DRAINAGE GULLY
- EXISTING BLOCK TO BE REMOVED AND REPLACED WITH PAVING
- EXISTING BLOCK TO BE REMOVED AND REPLACED WITH GRILLE, MATCHING EXISTING
- EXISTING PAVING TO BE REMOVED AND REPLACED WITH GRILLE TO ALLOW FOR FREE AREA



FRONT ELEVATION A-A'
SCALE 1:50



BACK ELEVATION B-B'
SCALE 1:50



BENCH TYPE 14D VIEW
NOT TO SCALE

GENERAL NOTES

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PROJECT

REGENTS PLACE - PHASE 2

TITLE

Detail 3.26 Bench Type 14D

PROJECT NUMBER

667.01

SCALE (@ A1)

1:10

DATE

AUG 2019

DRAWN BY

FL

CHECKED BY

SP

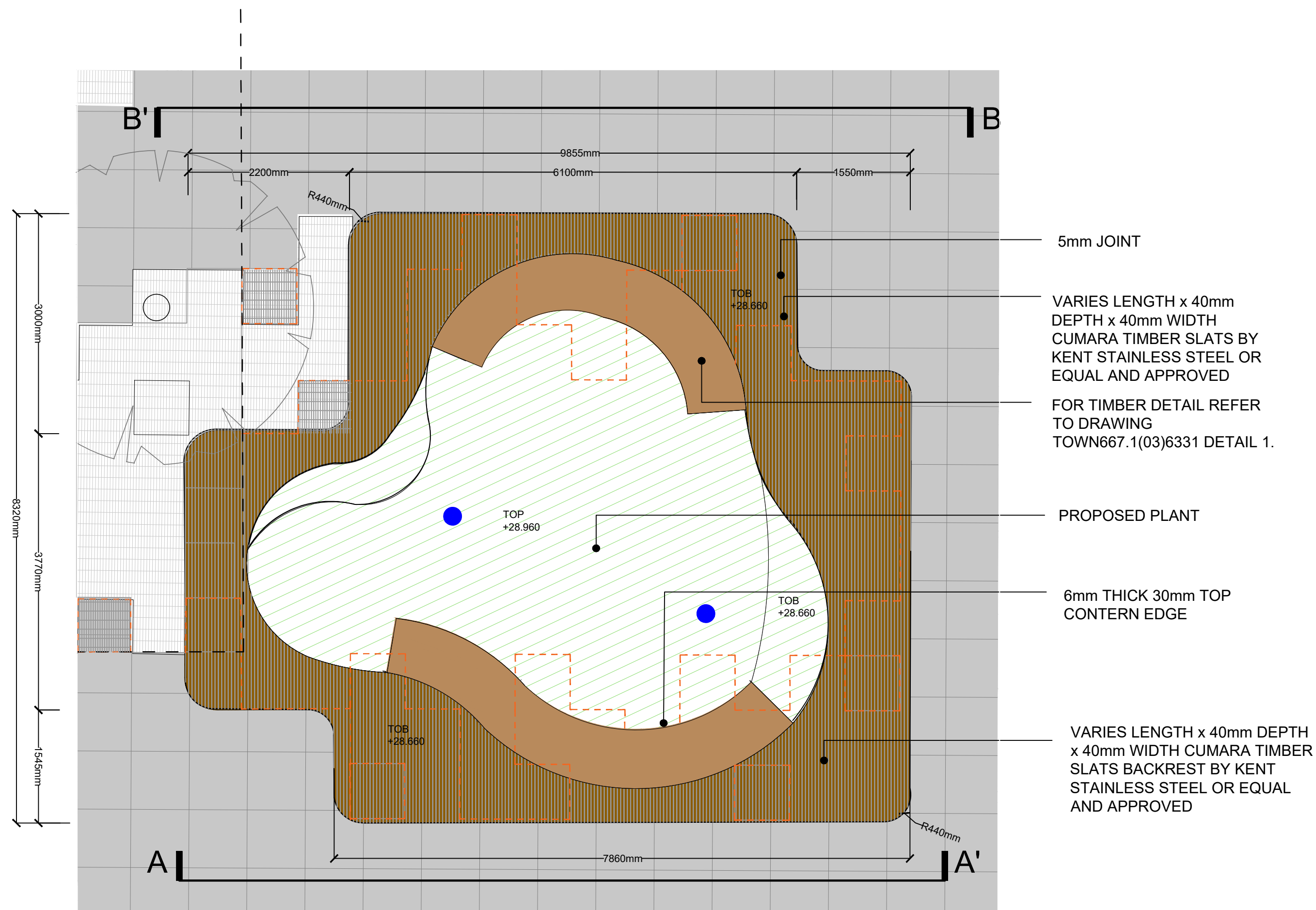
2019/5154/P Condition 3 Discharge

DRAWING NUMBER

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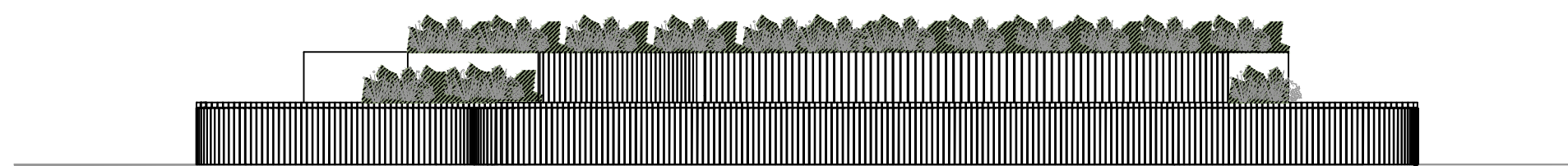
REV

02

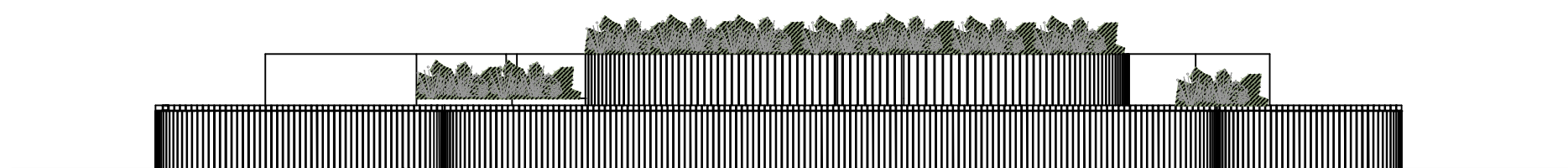


DETAIL 6.27A
BENCH TYPE 14E PLAN
ON GIANT CAUSEWAY
SCALE 1:50

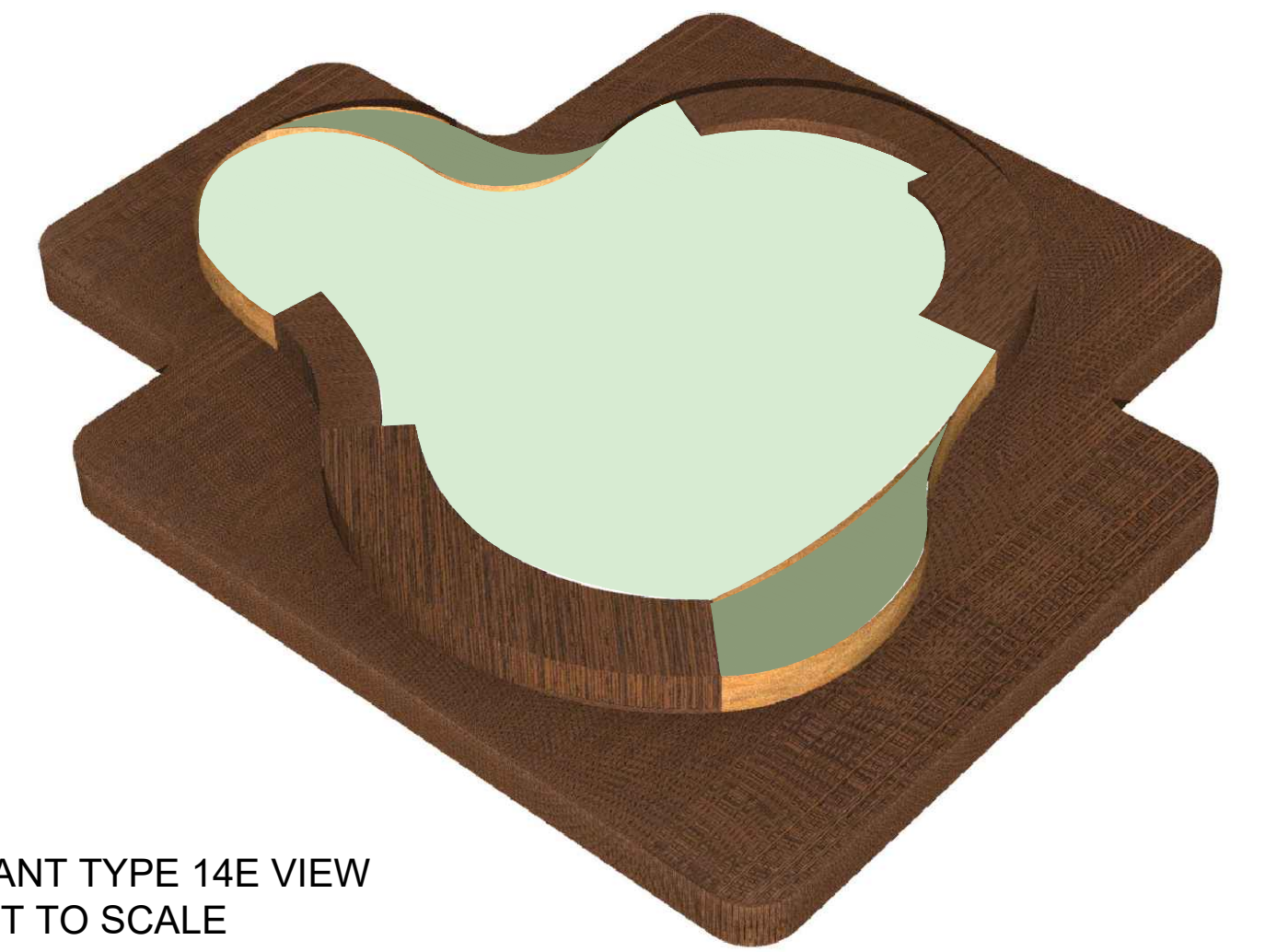
- AREA OF STRUCTURAL OPENING
- EXISTING GRANITE BLOCKS LOCATION
- EXISTING VENT LOCATION
- EXISTING BLOCK TO BE REMOVED AND REPLACED WITH PAVING
- EXISTING BLOCK TO BE REMOVED AND REPLACED WITH GRILLE, MATCHING EXISTING
- INDICATIVE LOCATION OF DRAINAGE GULLY



FRONT ELEVATION A-A'
SCALE 1:50



BACK ELEVATION B-B'
SCALE 1:50



PLANT TYPE 14E VIEW
NOT TO SCALE

GENERAL NOTES

- DO NOT SCALE DRAWING.
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PROJECT

REGENTS PLACE - PHASE 2

TITLE

Detail 3.27 Bench Type 14E

PROJECT NUMBER

667.01

SCALE (@ A1)

1:10

DATE

AUG 2019

DRAWN BY

GM

CHECKED BY

SP

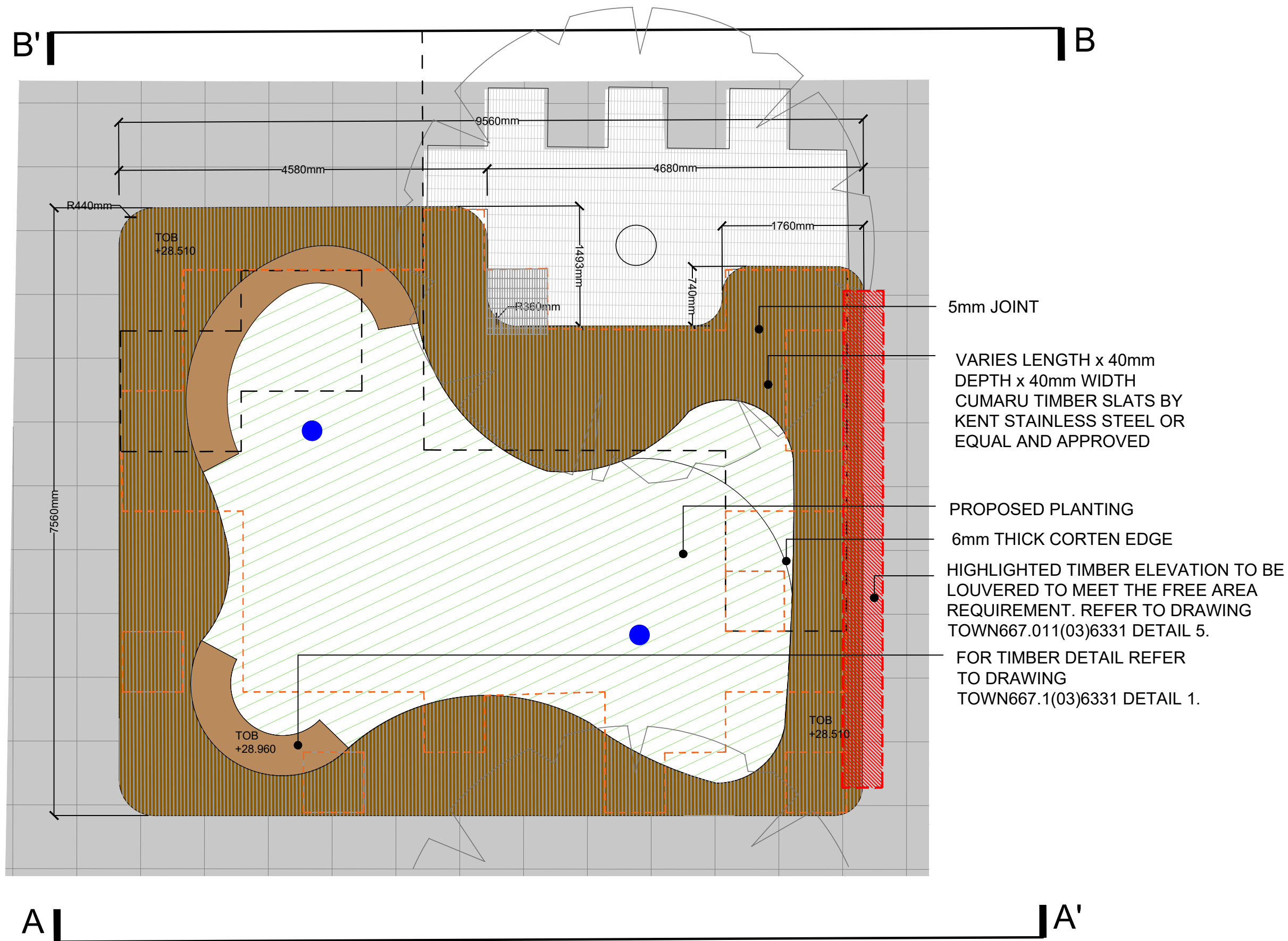
2019/5154/P Condition 3 Discharge

DRAWING NUMBER

TOWN667.01(03)6327

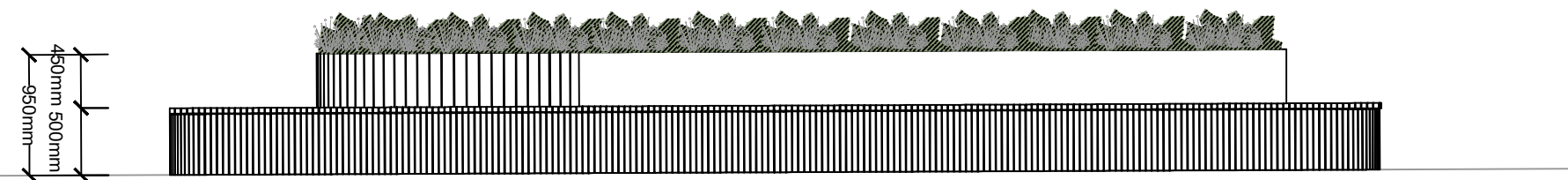
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02

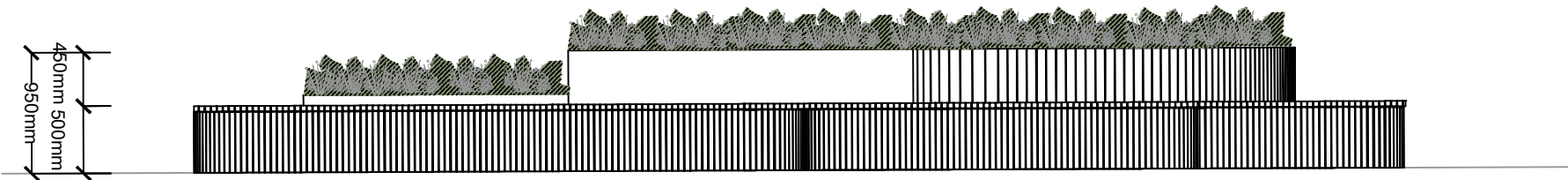


DETAIL 6.28A
BENCH TYPE 14F PLAN
ON GIANT CAUSEWAY
SCALE 1:50

- AREA OF STRUCTURAL OPENING
- EXISTING GRANITE BLOCKS LOCATION
- EXISTING VENT LOCATION
- EXISTING GRANITE BLOCK TO BE REMOVED AND REPLACED WITH PAVING
- EXISTING GRANITE BLOCK TO BE REMOVED AND REPLACED WITH GRILLE, MATCHING EXISTING
- INDICATIVE LOCATION OF DRAINAGE GULLY



FRONT ELEVATION A-A'
SCALE 1:50



BACK ELEVATION B-B'
SCALE 1:50

GENERAL NOTES

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PROJECT

REGENTS PLACE - PHASE 2

PROJECT NUMBER

667.01

DATE

AUG 2019

TITLE

Detail 3.26 Bench Type 14F

SCALE (@ A1)

1:10

DRAWN BY

FL

CHECKED BY

SP

2019/5154/P Condition 3 Discharge

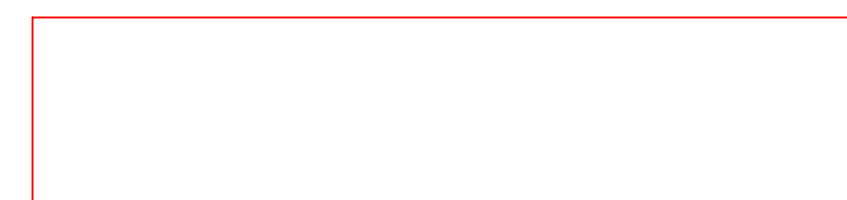
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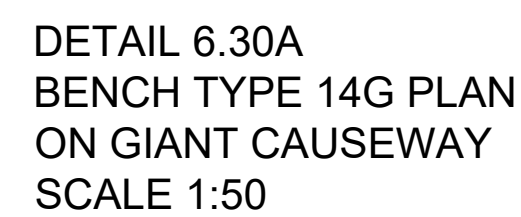
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REV

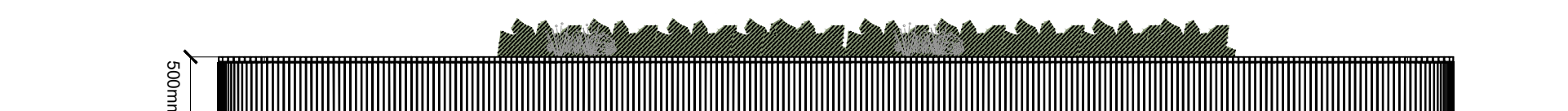
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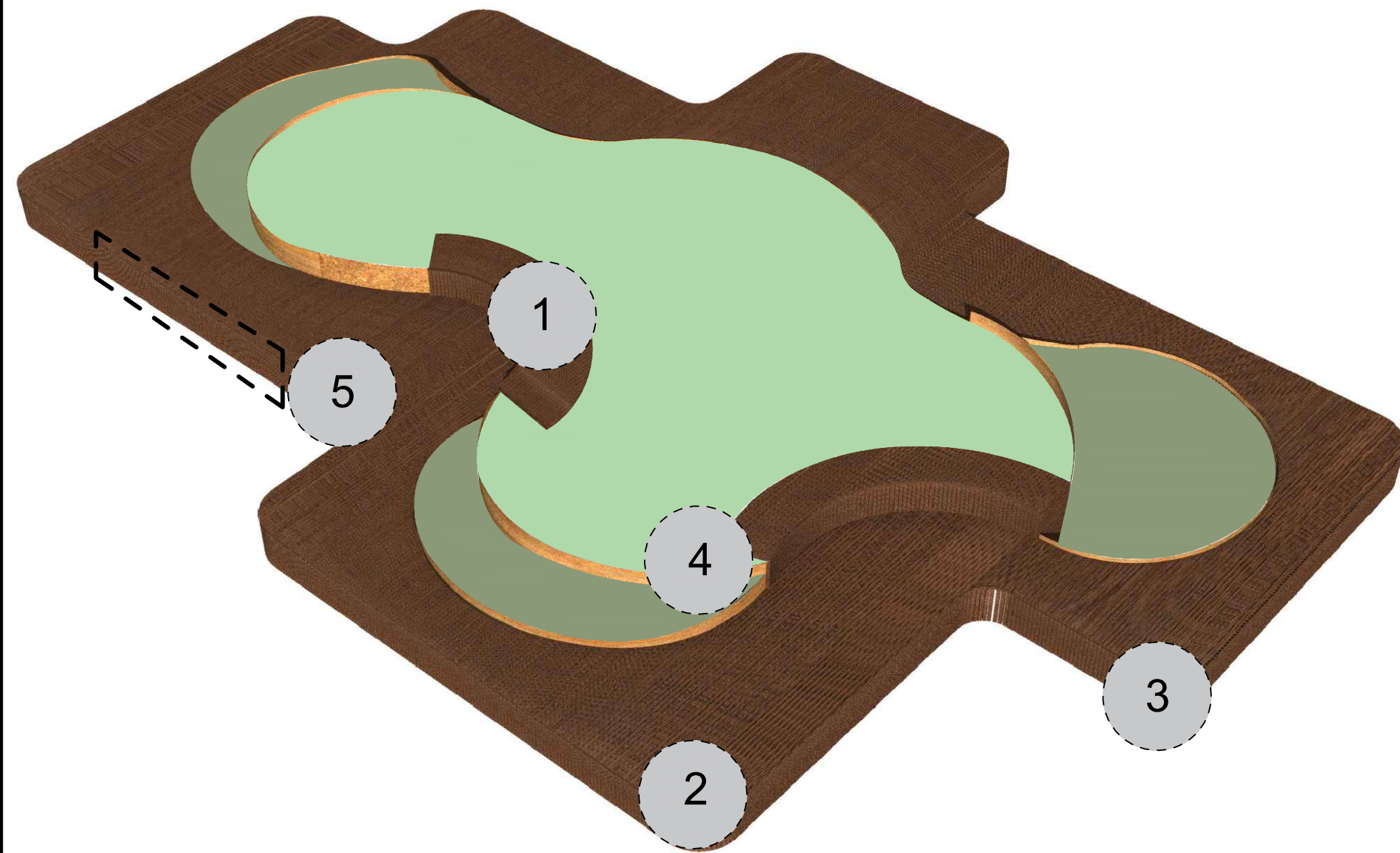


BENCH TYPE 14H VIEW
NOT TO SCALE

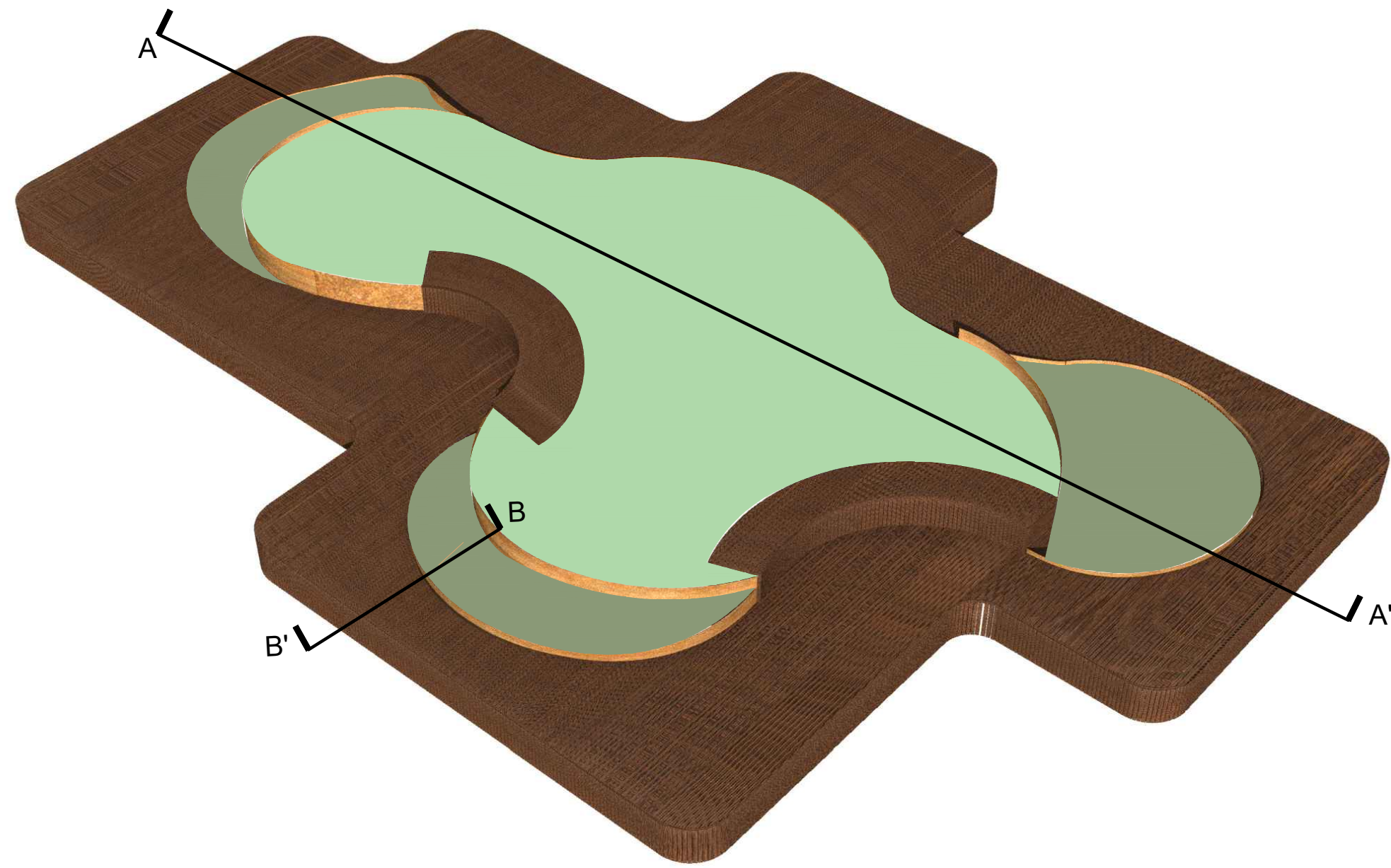


FRONT ELEVATION A-A'
SCALE 1:50

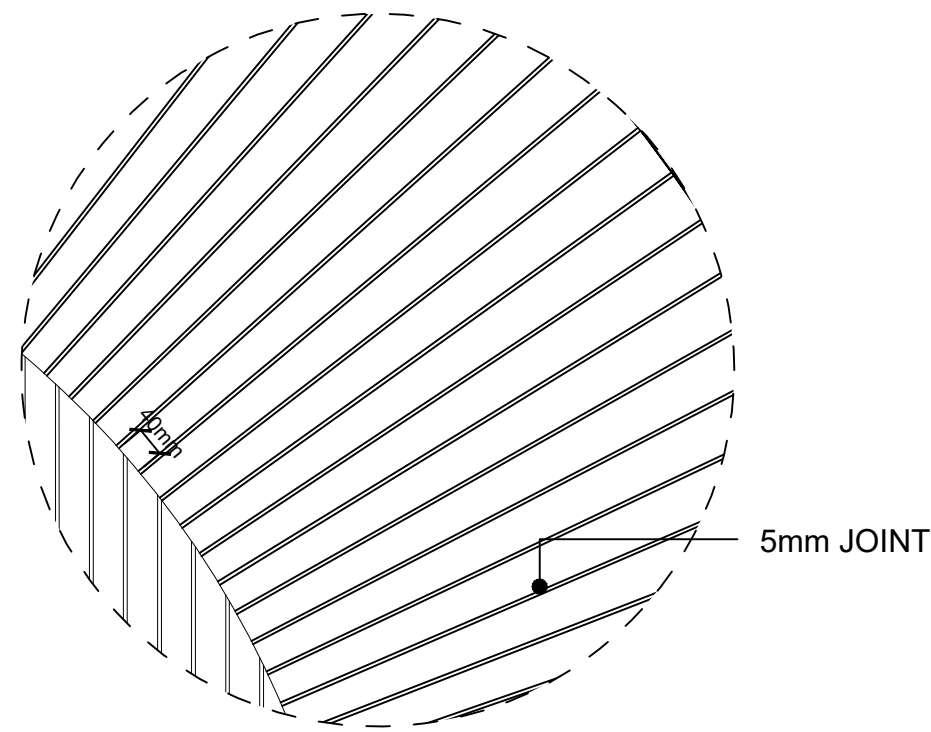
<div>GENERAL NOTES</div> <div>1. DO NOT SCALE DRAWING. 2. ALL SETTING OUT, LEVELS AND DIMENSIONS TO BE AGREED ON SITE. 3. THE DIMENSIONS OF ALL MATERIALS MUST BE CHECKED ON SITE BEFORE BEING LAID OUT. 4. THIS DRAWING MUST BE READ WITH THE RELEVANT SPECIFICATION CLAUSES AND DETAIL DRAWINGS. 5. ORDER OF CONSTRUCTION AND SETTING OUT TO BE AGREED ON SITE.</div>			<div>RevDescriptionDate</div> <div>00 First Issue23.08.19</div> <div>01 Stage 3 Issue for Tender11.09.19</div> <div>02 Stage 311.09.19</div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div>	<div>CLIENT</div> <div>British Land</div> <div>45 Seymour Street, London W1H 7LX Telephone: 020 7486 4466 Fax: 020 7935 5552 E-Mail info@britishland.com</div>	<div>CONSULTANT</div> <div>TOWNSHEND LANDSCAPE ARCHITECTS</div> <div>Northumberland House 303-306 High Holborn London WC1V 7JZ E-mail: lia@townshenda.com Telephone: 020 7729 9333</div>	<div>PROJECT</div> <div>REGENTS PLACE - PHASE 2</div>	<div>PROJECT NUMBER</div> <div>667.01</div>	<div>DATE</div> <div>AUG 2019</div>	<div>2019/5154/P Condition 3 Discharge</div>
<div>HEALTH AND SAFETY INFORMATION</div> <div>REFER TO HEALTH AND SAFETY FILE.</div>			<div>Northumberland House 303-306 High Holborn London WC1V 7JZ E-mail: lia@townshenda.com Telephone: 020 7729 9333</div>	<div>DETAIL</div> <div>Detail 3.28 Bench Type 14H</div>	<div>SCALE (@ A1)</div> <div>1:10</div>	<div>DRAWN BY</div> <div>FL</div>	<div>CHECKED BY</div> <div>SP</div>	<div>DRAWING NUMBER</div> <div>TOWN667.01(03)6330</div>	<div>REV</div> <div>02</div>



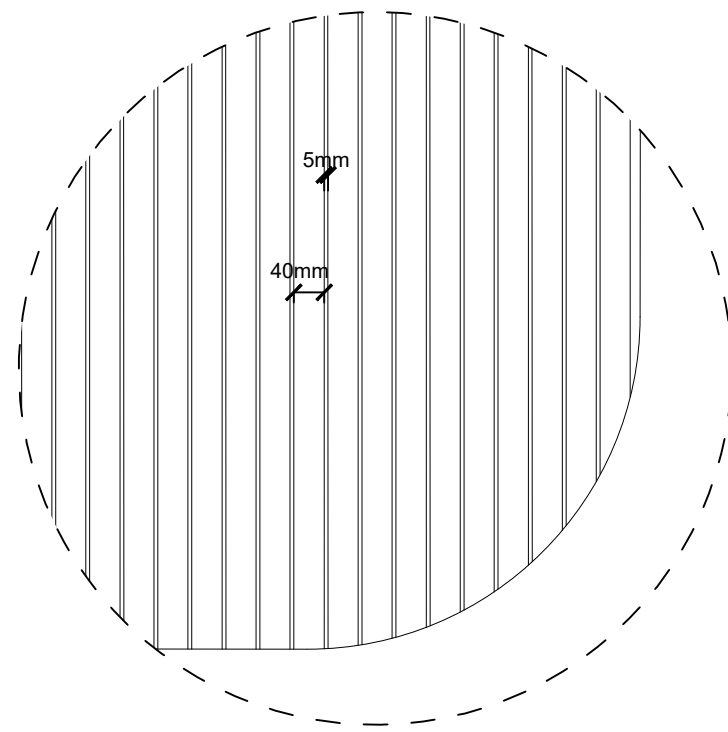
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NOT TO SCALE



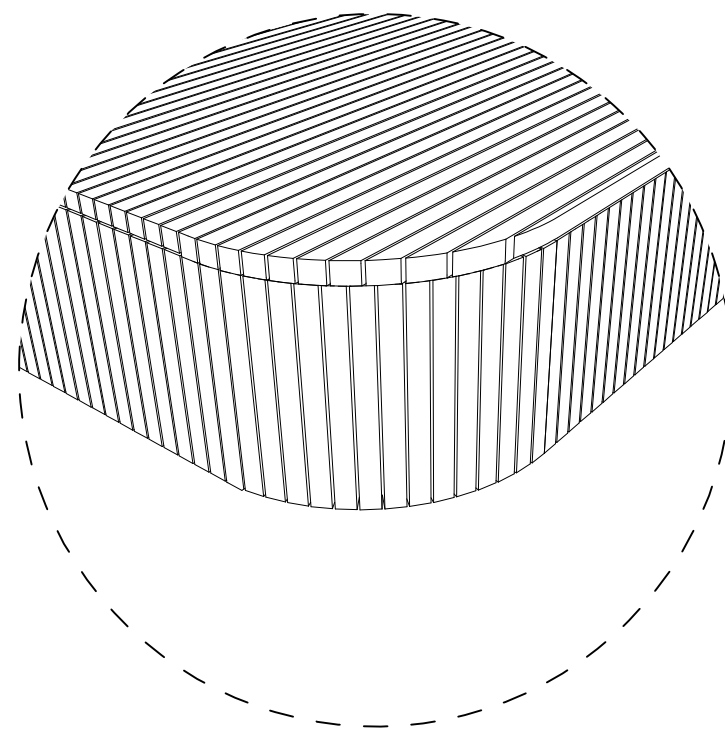
BENCH TYPE 14A VIEW
NOT TO SCALE



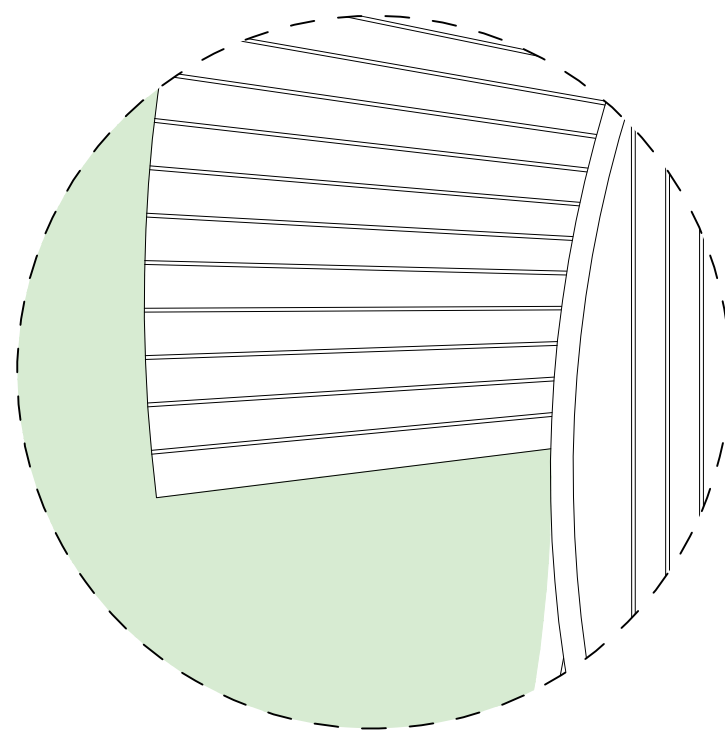
ZOOM IN DETAIL NO.1
SCALE 1:10



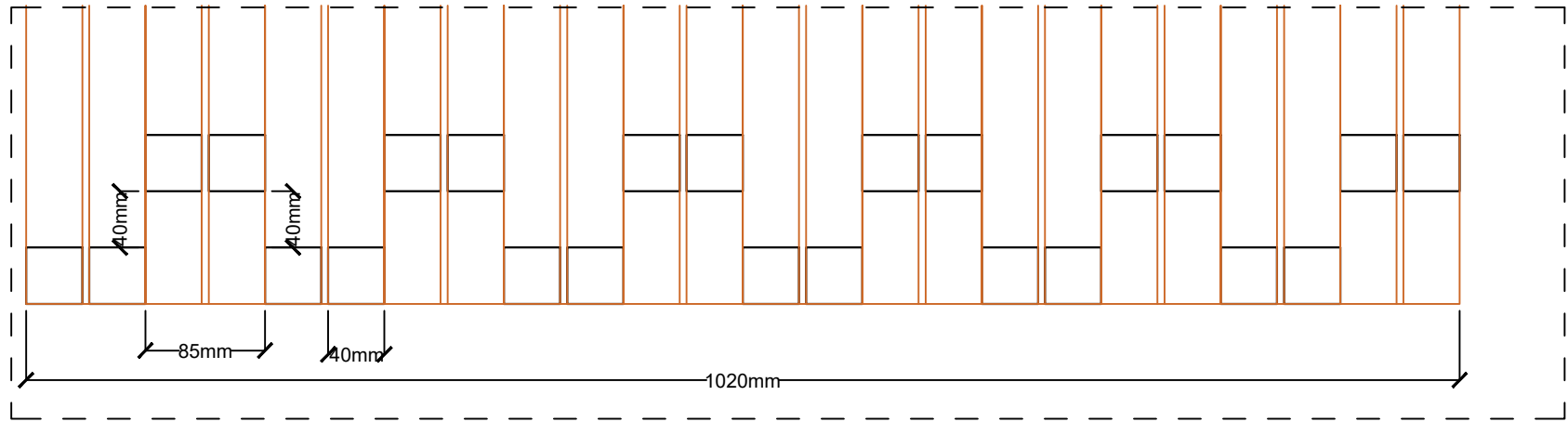
ZOOM IN DETAIL NO.2
SCALE 1:10



ZOOM IN DETAIL NO. 3
SCALE 1:10

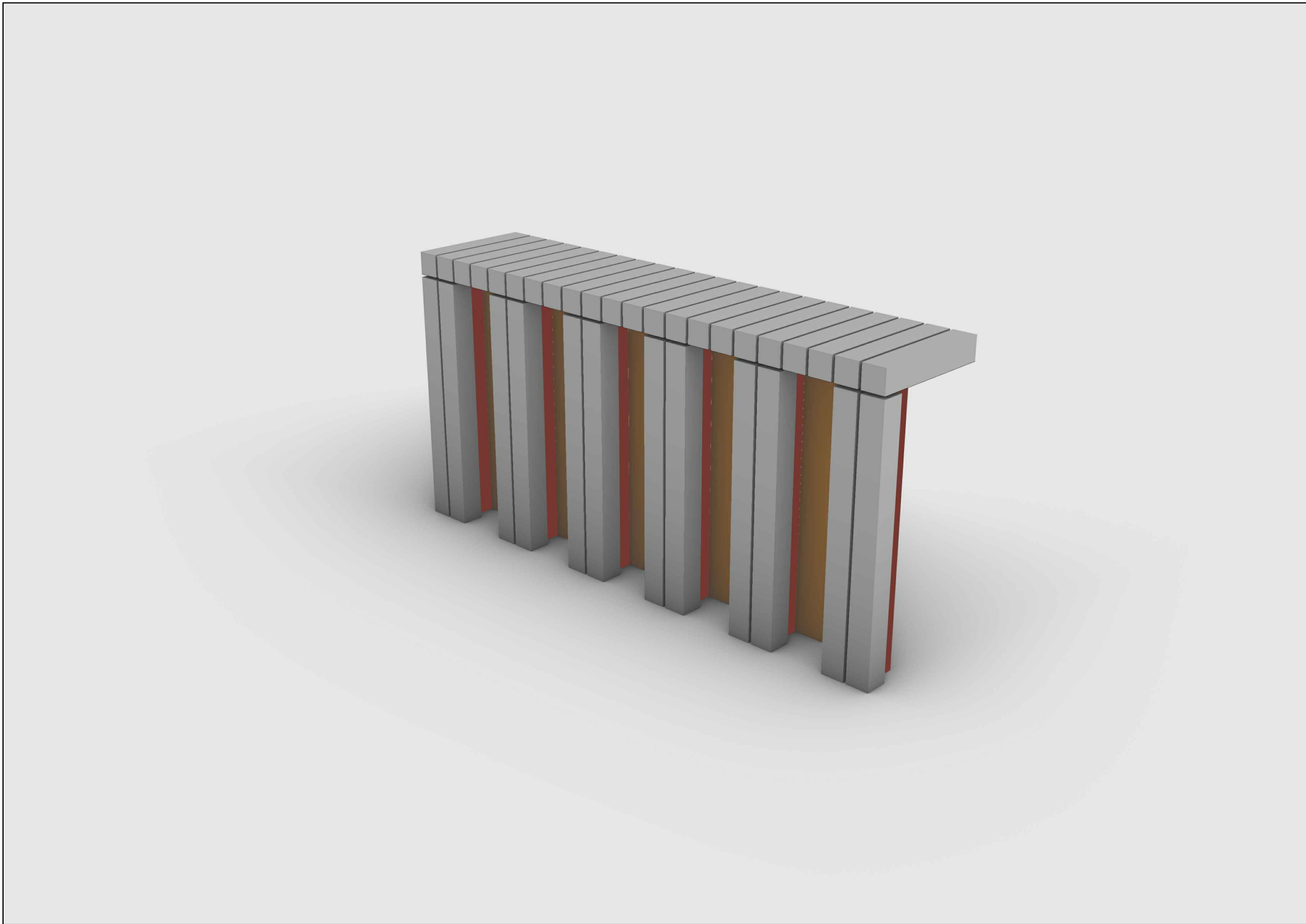


ZOOM IN DETAIL NO. 4
SCALE 1:10



FREE AREA PER LINEAR
METER = 0.18m2

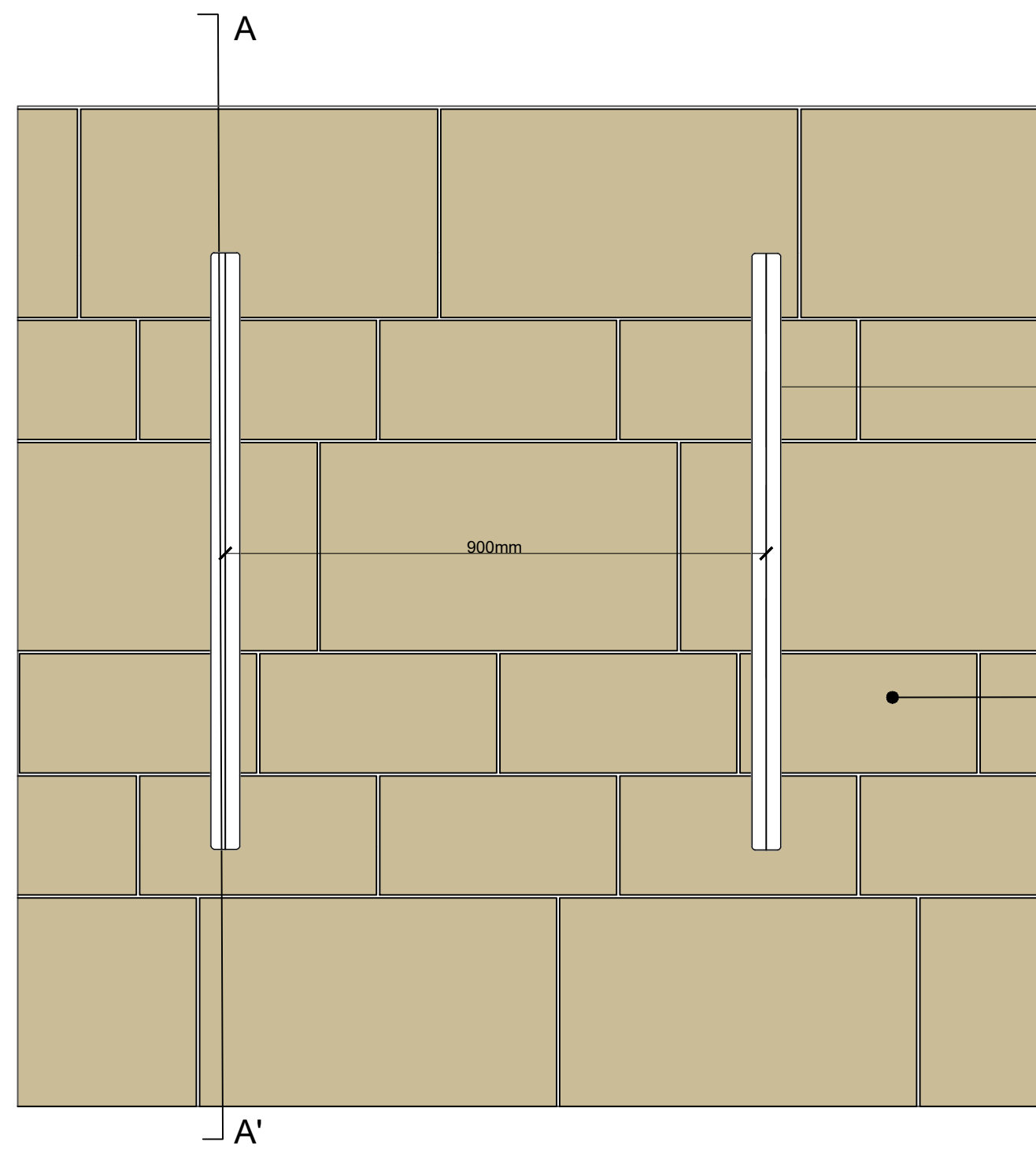
ZOOM IN DETAIL NO.5
LOUVRE DETAIL
SCALE 1:5



ZOOM IN DETAIL NO.5
TYPICAL LOUVRE DETAIL
NTS

SECTION B-B
SCALE 1:10

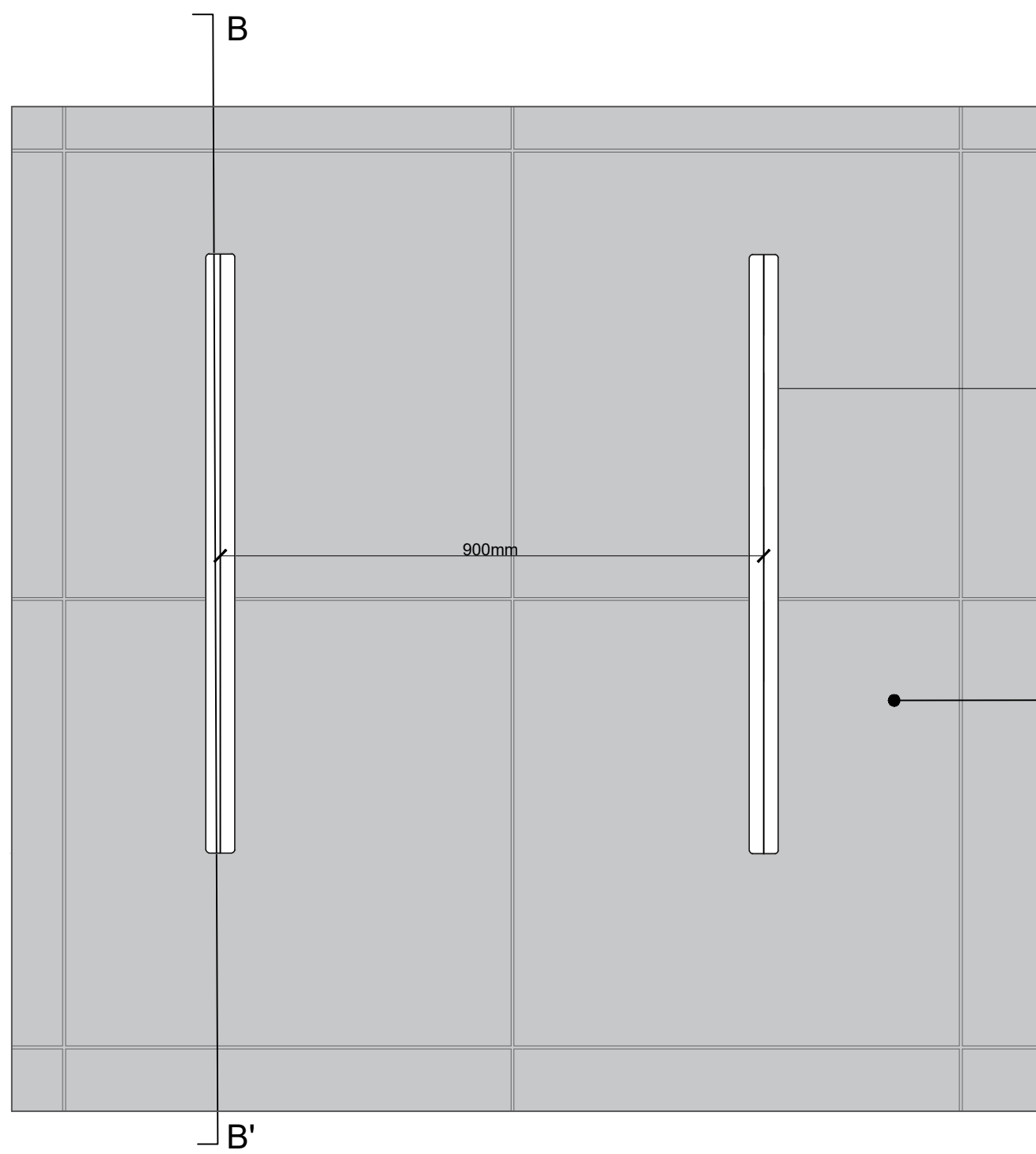
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9333</div> <div><div>PROJECT</div><div>REGENTS PLACE - PHASE 2</div><div>PROJECT NUMBER</div><div>667.01</div><div>DATE</div><div>AUG 2019</div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> 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Rev	Description	Date																												
00	First Issue	20.09.19																												
01	Stage 3 Issue	08.11.19																												



PLAN 4.01A
CYCLE STAND
OSNABURGH STREET
SCALE 1:10

750mm HEIGHT x 1000mm LENGTH x 50mm
Ø SHEFFIELD STAINLESS STEEL CYCLE
HOOPS SATIN POLISHED FINISH BY KENT
STAINLESS STEEL OR EQUAL AND
APPROVED

PAVING TYPE 1B
200mm WIDTH x 398mm LENGTH x 50mm
DEPTH GRANITE PAVING BY MARSHALLS
OR EQUAL AND APPROVED

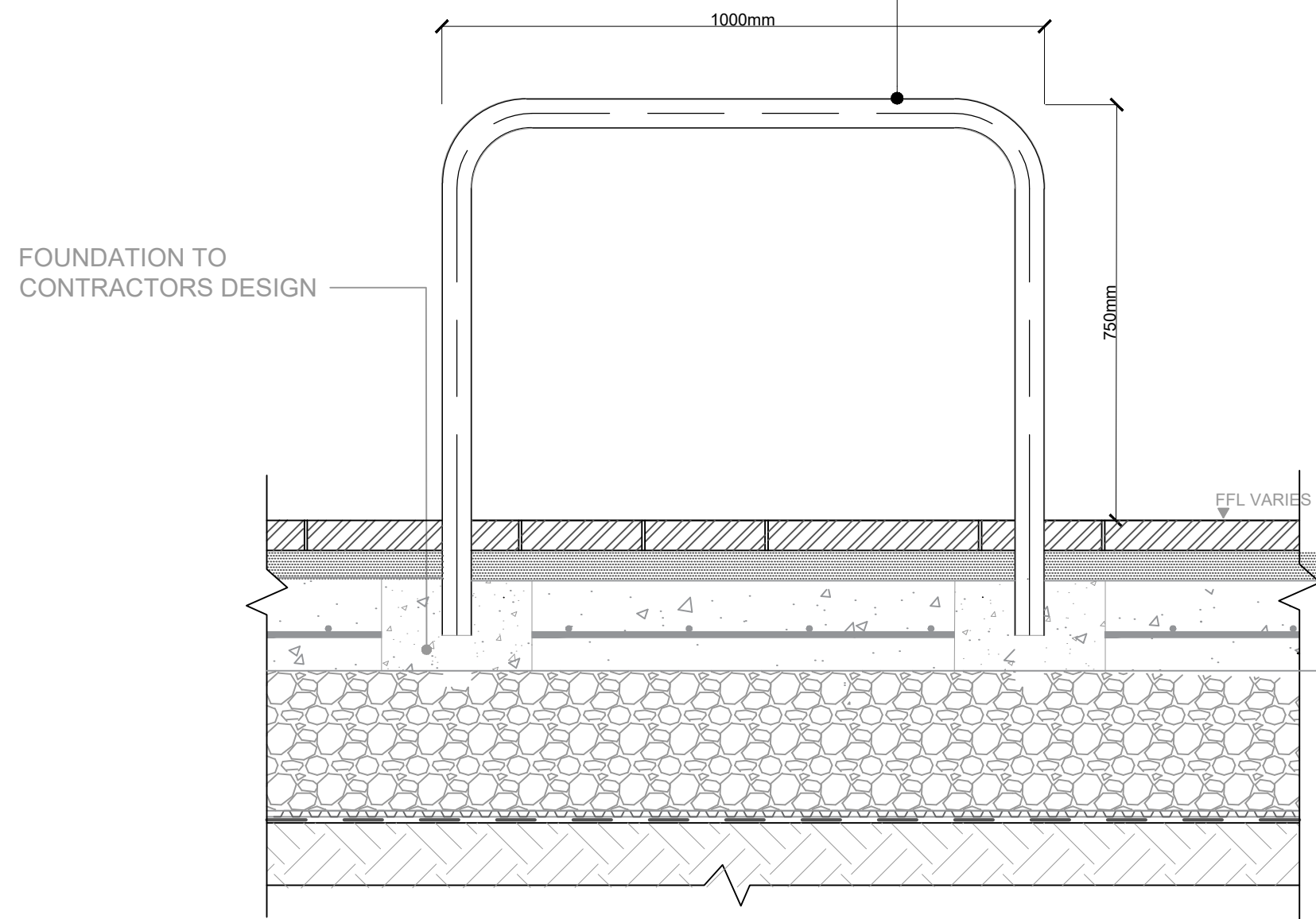


PLAN 4.01B
CYCLE STAND
ON EXISTING PAVING
SCALE 1:10

750mm HEIGHT x 1000mm LENGTH x 50mm
Ø SHEFFIELD STAINLESS STEEL CYCLE
HOOPS SATIN POLISHED FINISH BY KENT
STAINLESS STEEL OR EQUAL AND
APPROVED

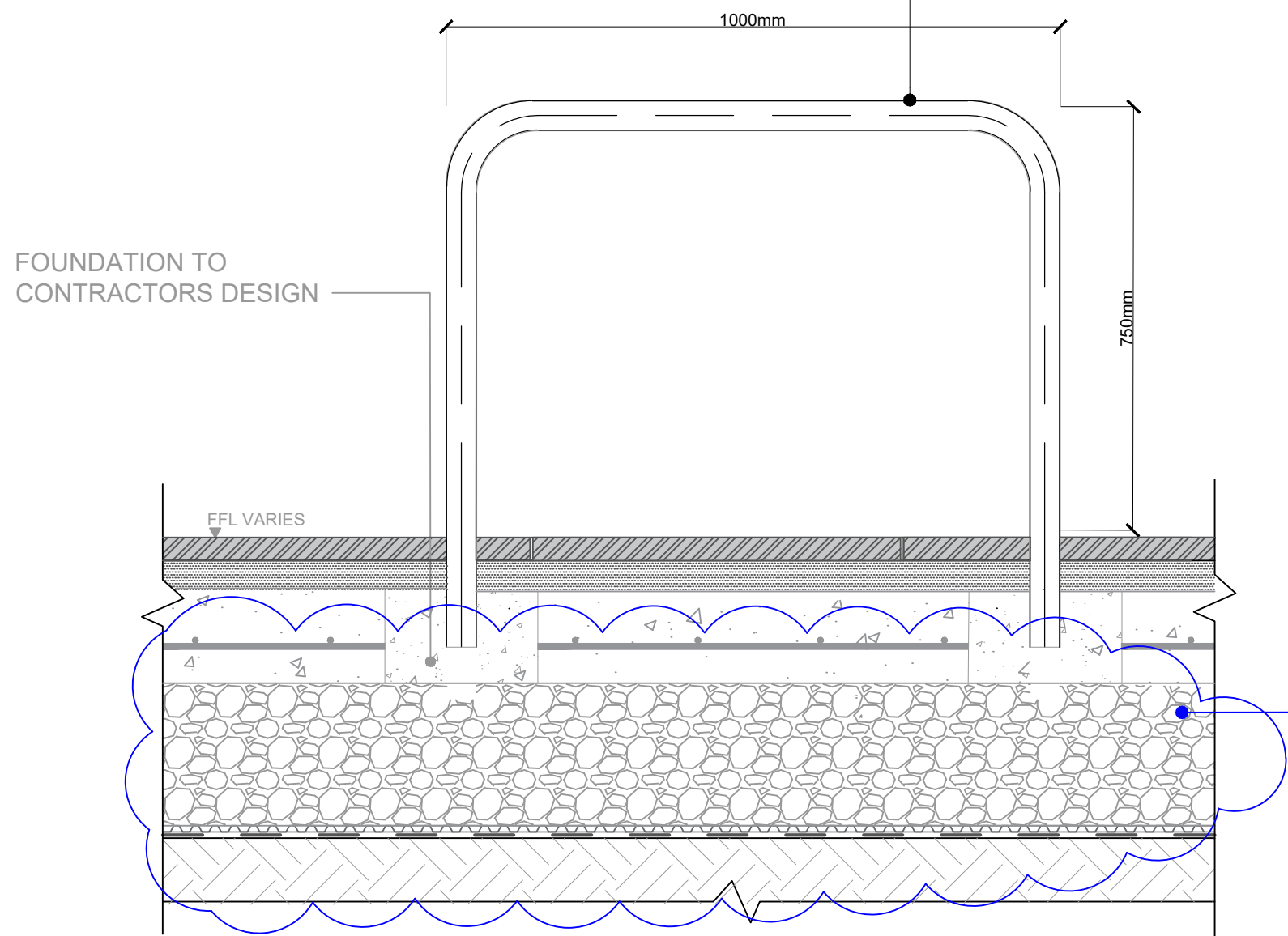
EXISTING PAVING

750mm HEIGHT x 1000mm LENGTH x 50mm Ø
SHEFFIELD STAINLESS STEEL CYCLE HOOPS SATIN
POLISHED FINISH BY KENT STAINLESS STEEL OR
EQUAL AND APPROVED



SECTION A-A'
SCALE 1:10

750mm HEIGHT x 1000mm LENGTH x 50mm Ø
SHEFFIELD STAINLESS STEEL CYCLE HOOPS SATIN
POLISHED FINISH BY KENT STAINLESS STEEL OR
EQUAL AND APPROVED



SECTION B-B'
SCALE 1:10

GENERAL NOTES

1. DO NOT SCALE DRAWING.
2. ALL SETTING OUT, LEVELS AND DIMENSIONS TO BE AGREED ON SITE.
3. THE DIMENSIONS OF ALL MATERIALS MUST BE CHECKED ON SITE BEFORE BEING LAID OUT.
4. THIS DRAWING MUST BE READ WITH THE RELEVANT SPECIFICATION CLAUSES AND DETAIL DRAWINGS.
5. ORDER OF CONSTRUCTION AND SETTING OUT TO BE AGREED ON SITE.

HEALTH AND SAFETY INFORMATION

REFER TO HEALTH AND SAFETY FILE.

Rev	Description	Date
00	First Issue	23.08.19
01	Stage 3 Issue for Tender	11.09.19
02	Stage 3	08.11.19

CLIENT

British Land
45 Seymour Street, London W1H 7LX
Telephone: 020 7486 4466 Fax: 020 7935 5552
E-Mail: info@britishland.com

CONSULTANT

TOWNSHEND
LANDSCAPE ARCHITECTS

Northumberland House 303-306 High Holborn | London WC1V 7JZ
E-mail: tia@townshendia.com
Telephone: 020 7729 9333

PROJECT

REGENTS PLACE - PHASE 2

TITLE

Detail 4.01 Cycle Stand Details

PROJECT NUMBER

667.01

SCALE (@ A1)

1:10

DATE

AUG 2019

DRAWN BY

GM

CHECKED BY

SP

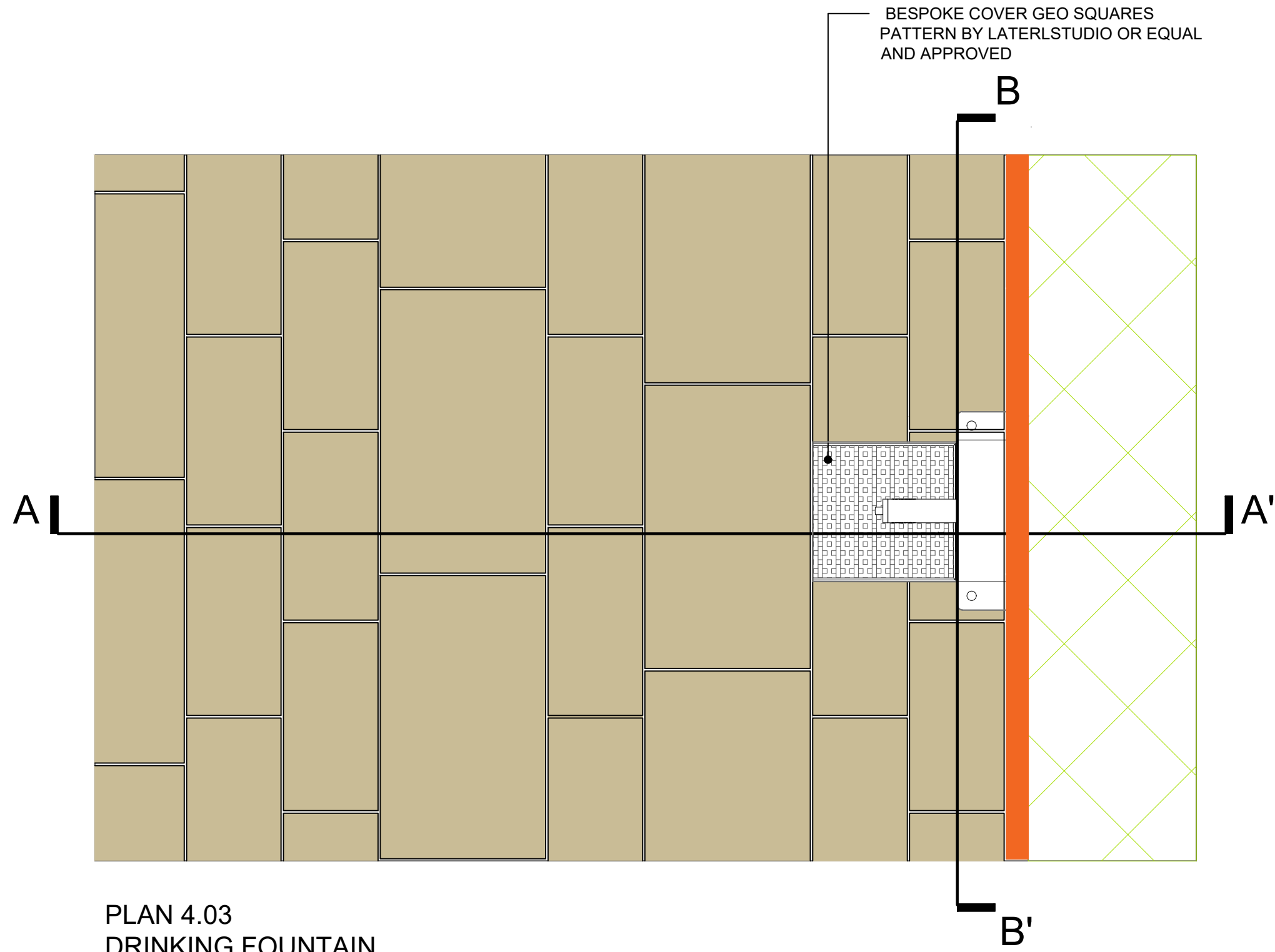
2019/5154/P Condition 3 Discharge

DRAWING NUMBER

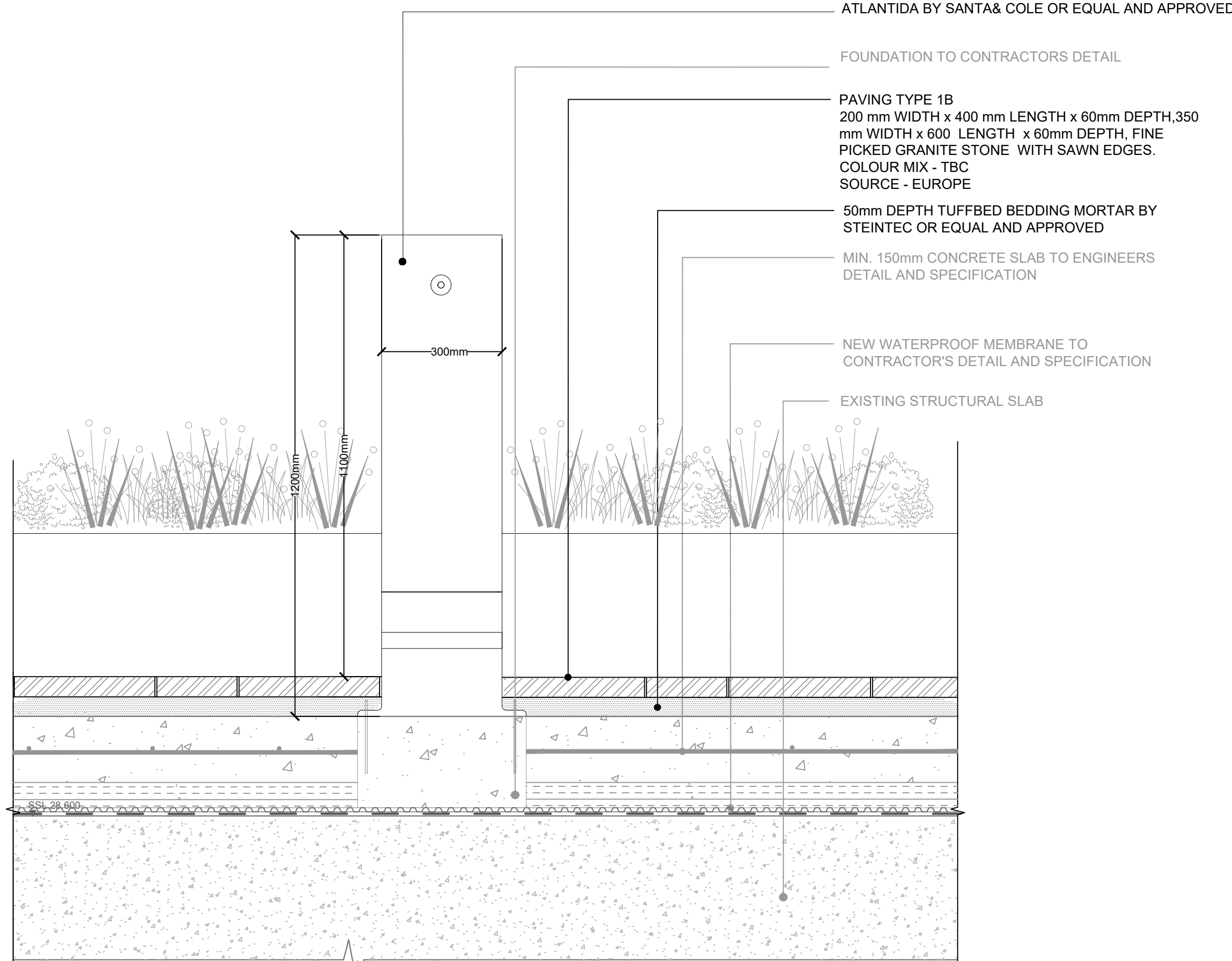
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REV

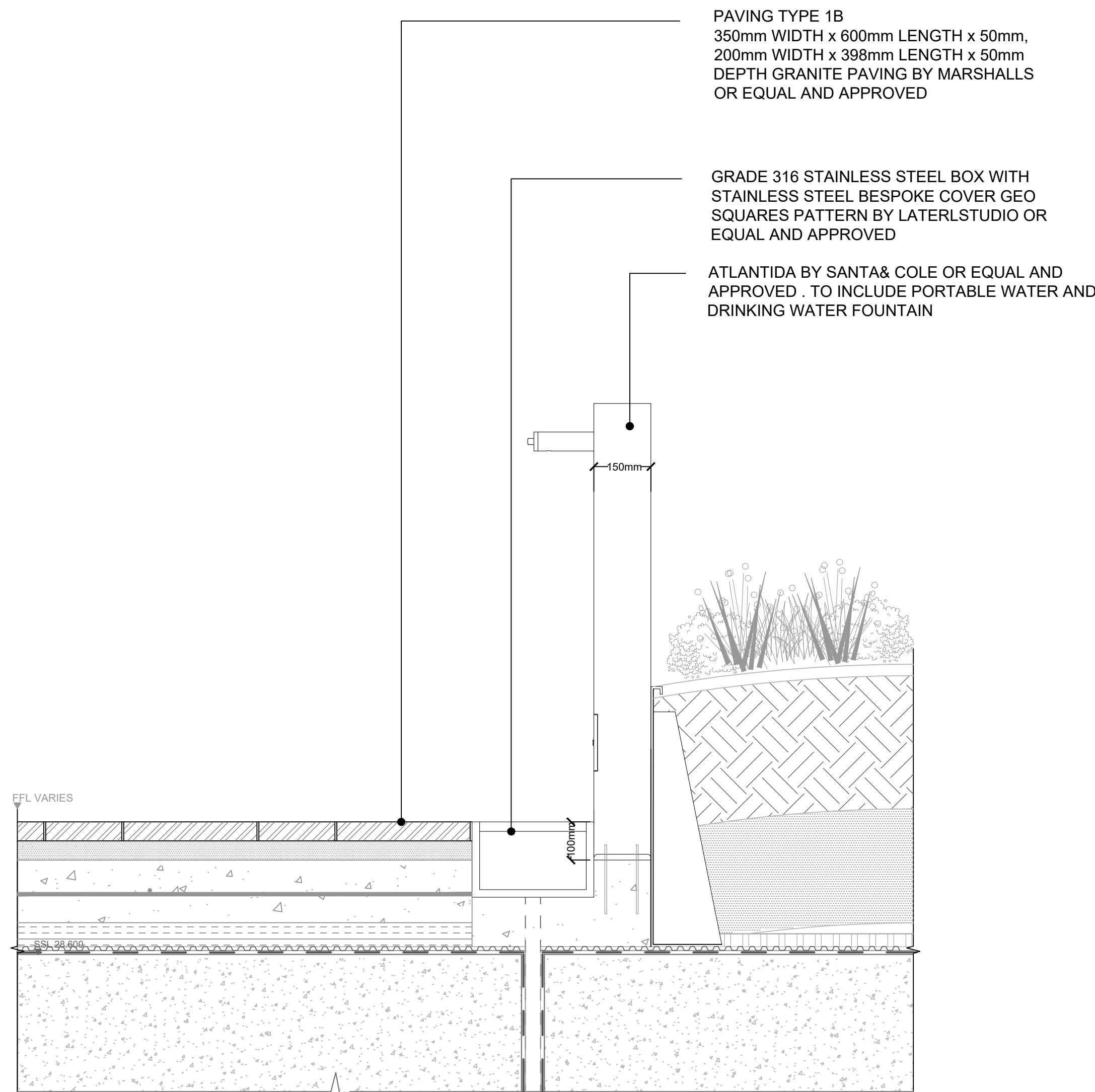
02



PLAN 4.03
DRINKING FOUNTAIN
SCALE 1:10



SECTION A-A'
SCALE 1:10



SECTION B-B'
SCALE 1:10

GENERAL NOTES

1. DO NOT SCALE DRAWING.
2. ALL SETTING OUT, LEVELS AND DIMENSIONS TO BE AGREED ON SITE.
3. THE DIMENSIONS OF ALL MATERIALS MUST BE CHECKED ON SITE BEFORE BEING LAID OUT.
4. THIS DRAWING MUST BE READ WITH THE RELEVANT SPECIFICATION CLAUSES AND DETAIL DRAWINGS.
5. ORDER OF CONSTRUCTION AND SETTING OUT TO BE AGREED ON SITE.

HEALTH AND SAFETY INFORMATION

REFER TO HEALTH AND SAFETY FILE.

Rev	Description	Date
00	First Issue	23.08.19
01	Stage 3 Issue for Tender	11.09.19
02	Stage 3	08.11.19

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E-mail: tia@townshendia.com
Telephone: 020 7729 9333

PROJECT

REGENTS PLACE - PHASE 2

TITLE

Detail 4.03 Drinking Fountain Details

PROJECT NUMBER

667.01

SCALE (@ A1)

1:10

DATE

AUG 2019

DRAWN BY

GM

CHECKED BY

SP

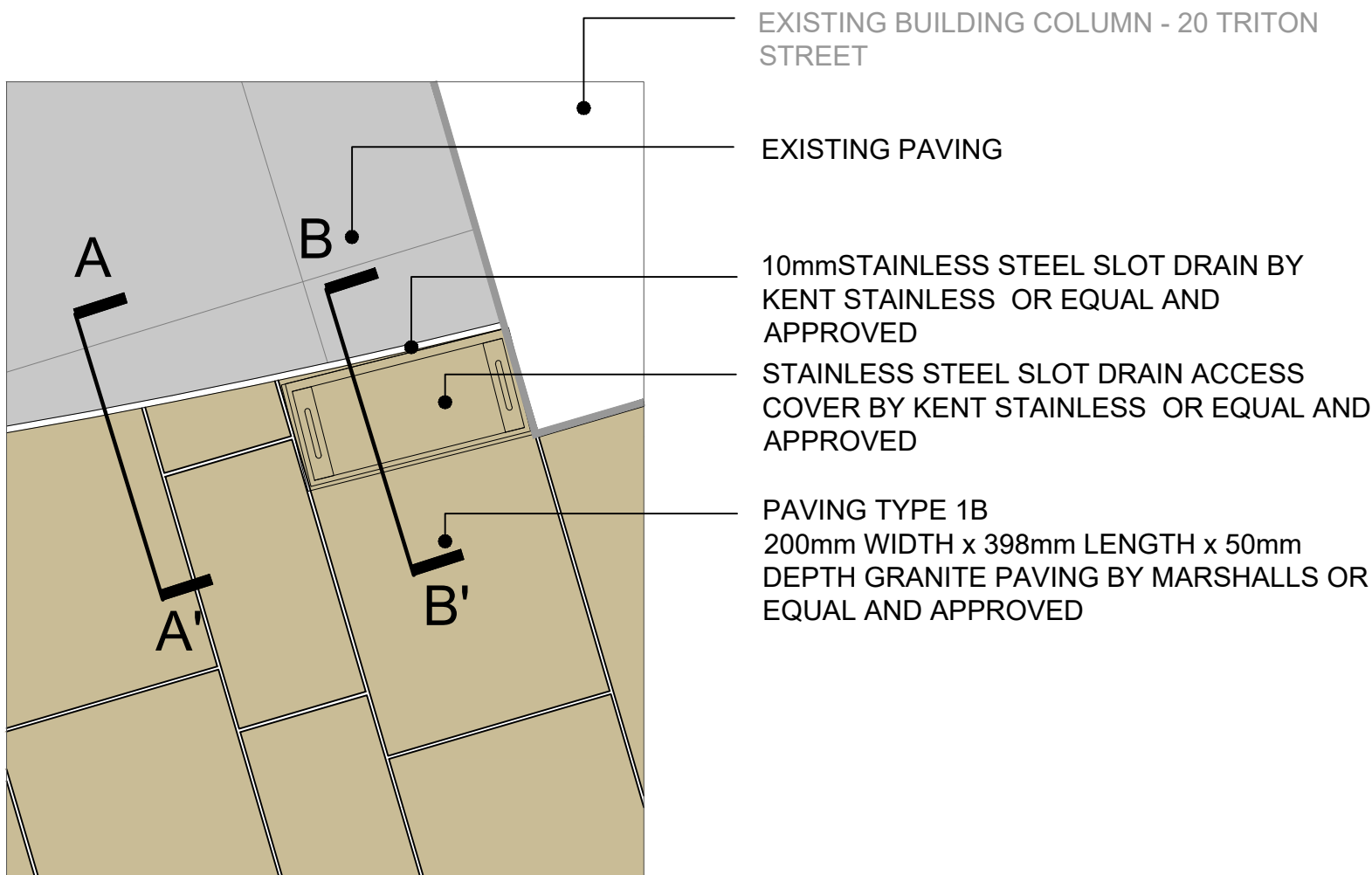
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DRAWING NUMBER

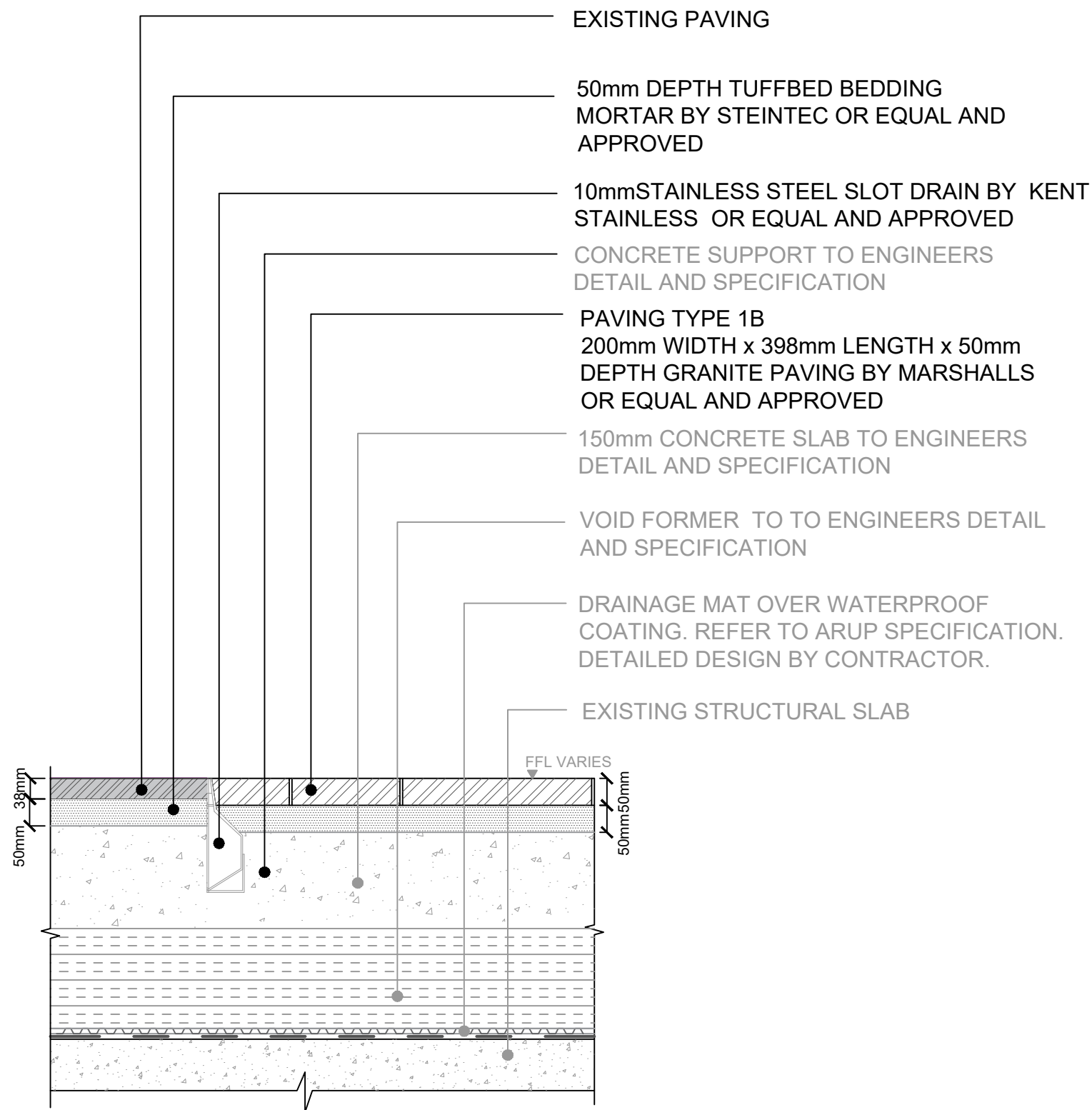
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REV

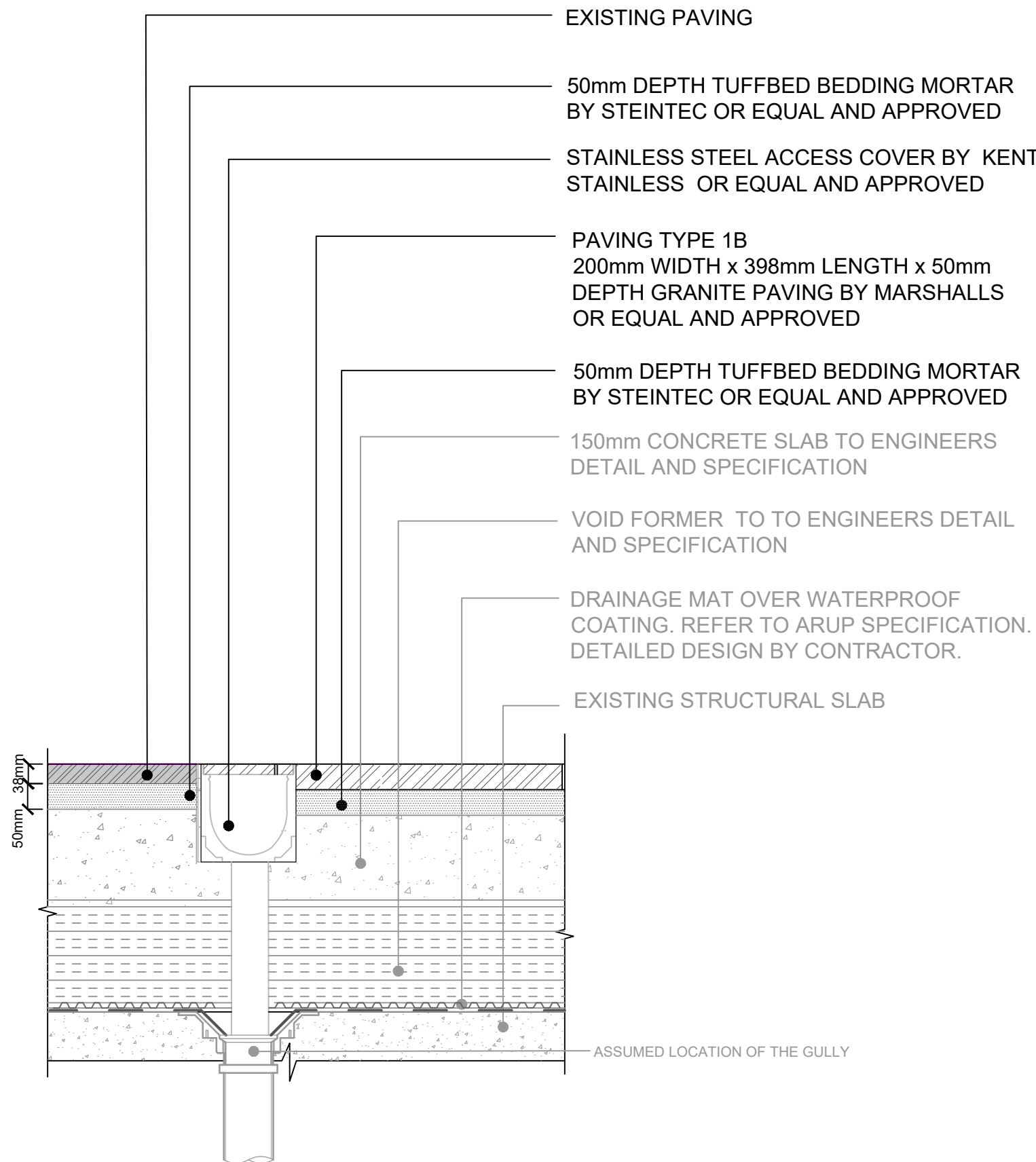
02



DETAIL 6.01
TYPICAL SLOT DRAIN ON GRANITE PAVING TYPE B1
SCALE 1:10



SECTION A-A'
SCALE 1:10



SECTION B-B'
SCALE 1:10

GENERAL NOTES

1. DO NOT SCALE DRAWING.
2. ALL SETTING OUT, LEVELS AND DIMENSIONS TO BE AGREED ON SITE.
3. THE DIMENSIONS OF ALL MATERIALS MUST BE CHECKED ON SITE BEFORE BEING LAID OUT.
4. THIS DRAWING MUST BE READ WITH THE RELEVANT SPECIFICATION CLAUSES AND DETAIL DRAWINGS.
5. ORDER OF CONSTRUCTION AND SETTING OUT TO BE AGREED ON SITE.

HEALTH AND SAFETY INFORMATION

REFER TO HEALTH AND SAFETY FILE.

Rev	Description	Date
00	First Issue	23.08.19
01	Stage 3 Issue for Tender	11.09.19
02	Stage 3	08.11.19

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Telephone: 020 7729 9333

PROJECT

REGENTS PLACE - PHASE 2

PROJECT NUMBER

667.01

DATE

AUG' 2019

TITLE

Detail 6.01 Typical Drainage Details - Sheet 1

SCALE (@ A1)

1:10

DRAWN BY

FL

CHECKED BY

SP

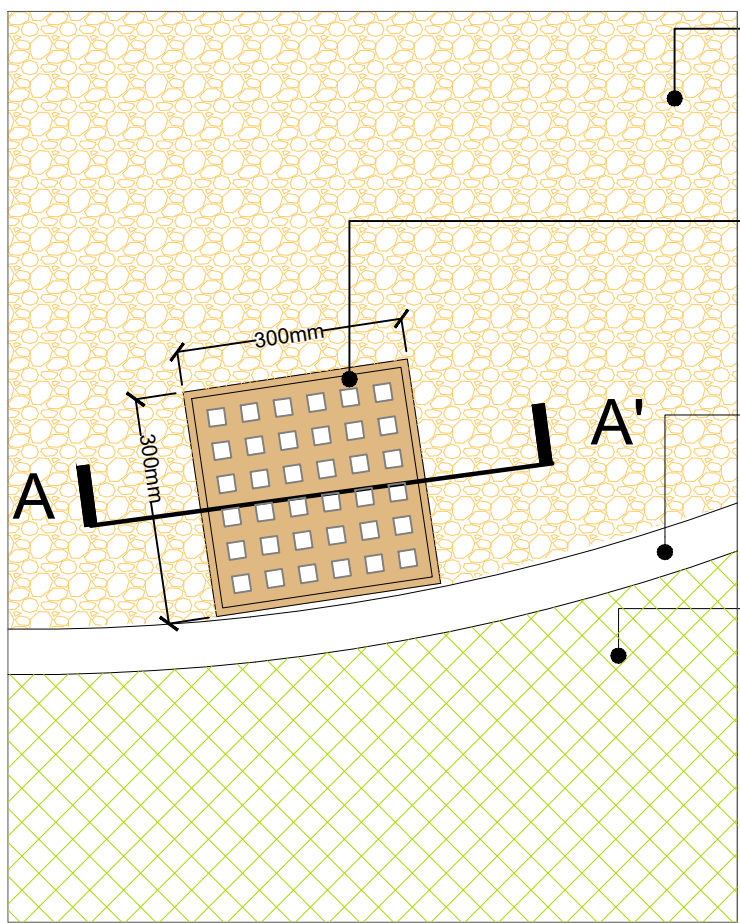
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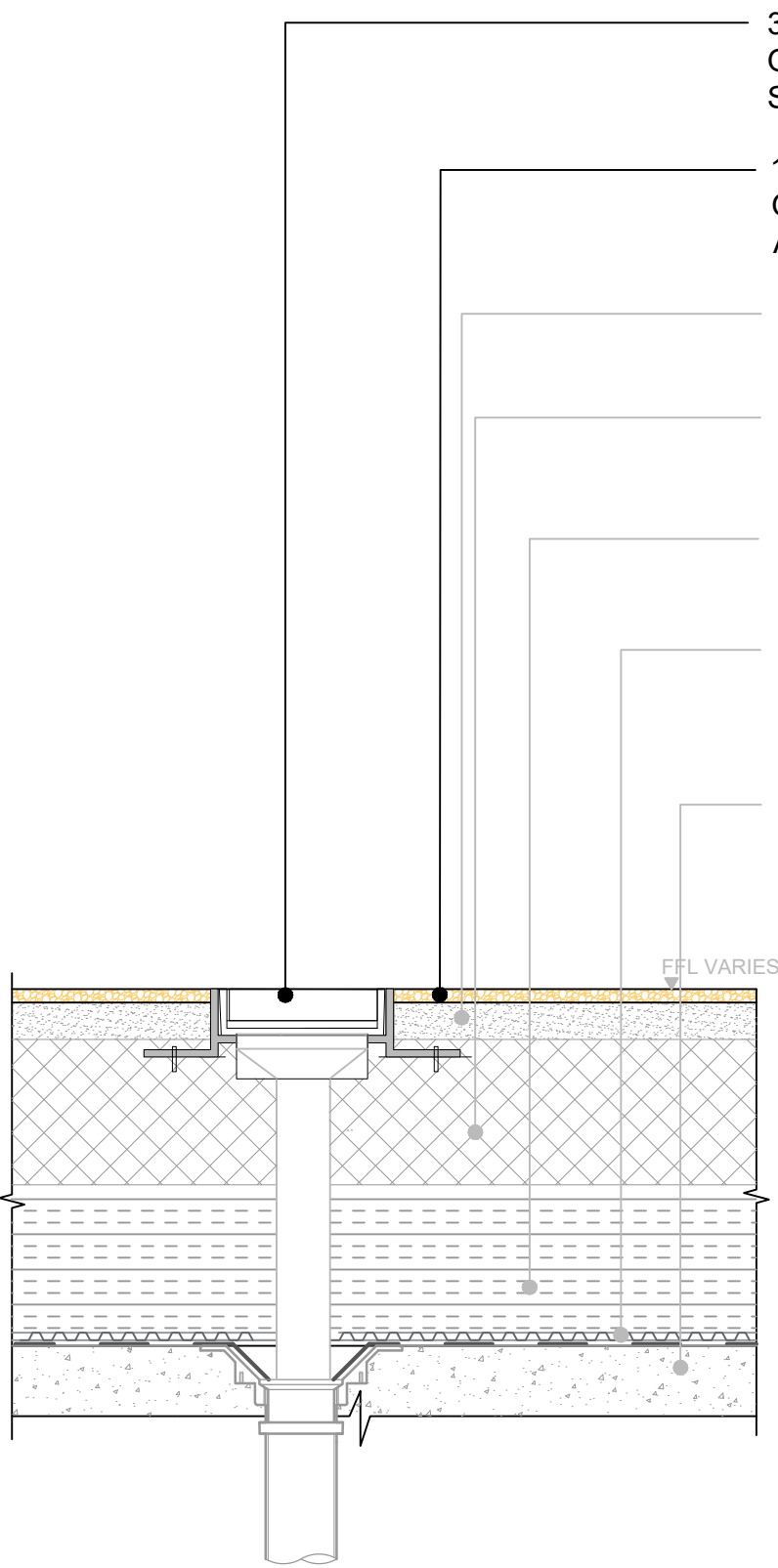
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2019/5154/P Condition 3 Discharge



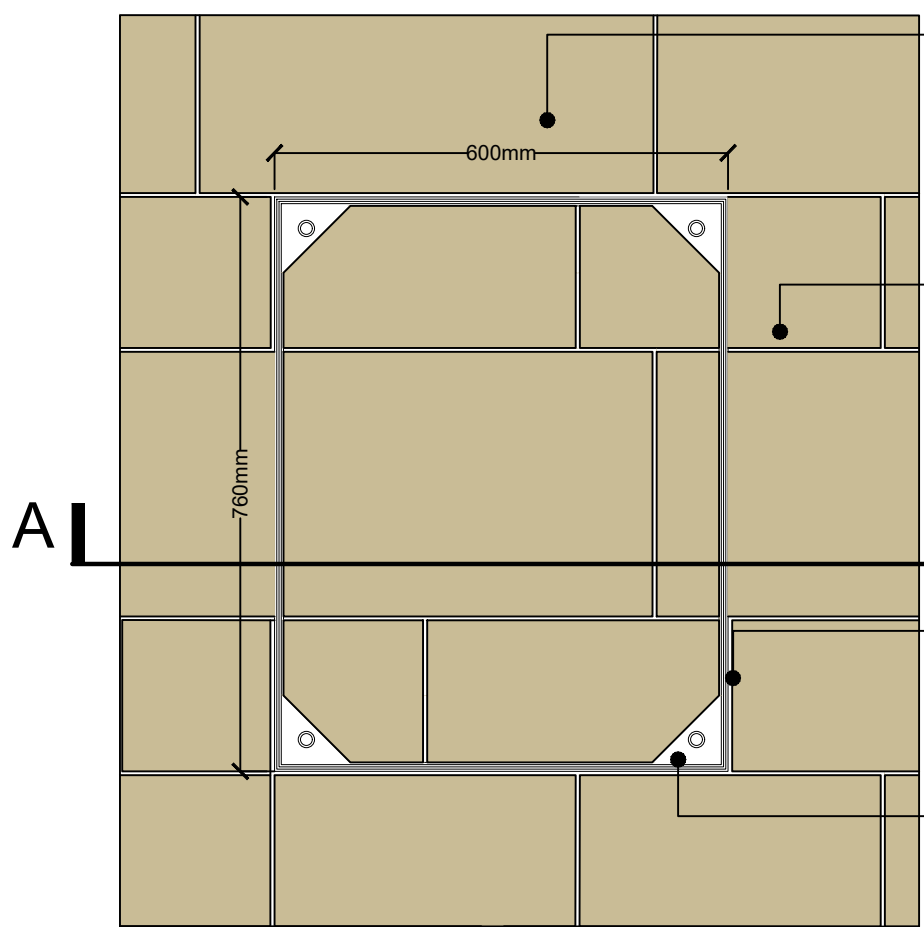
- 18mm DEEP 3-6mm RESIN BONDED GRAVEL SURFACE BRITTANY BRONZE BY ADDAGRIP OR EQUAL AND APPROVED
- 300mm LENGTH x 300mm WIDTH CAST IRON GULLY COVER BY LATERAL DESIGN STUDION OR EQUAL AND APPROVED
- VARIOUS HEIGHT x 6mm THICK PERIMETA HIGRADE, CORTEN EDGE WITH 30mm WIDE ROUNDED TOP BY KINLEY SYSTEMS, OR EQUAL AND APPROVED
- PROPOSED PLANTING TO TLA SPECIFICATION

DETAIL 6.02A
TYPICAL GULLY ON RESIN BONDED SURFACE
SCALE 1:10



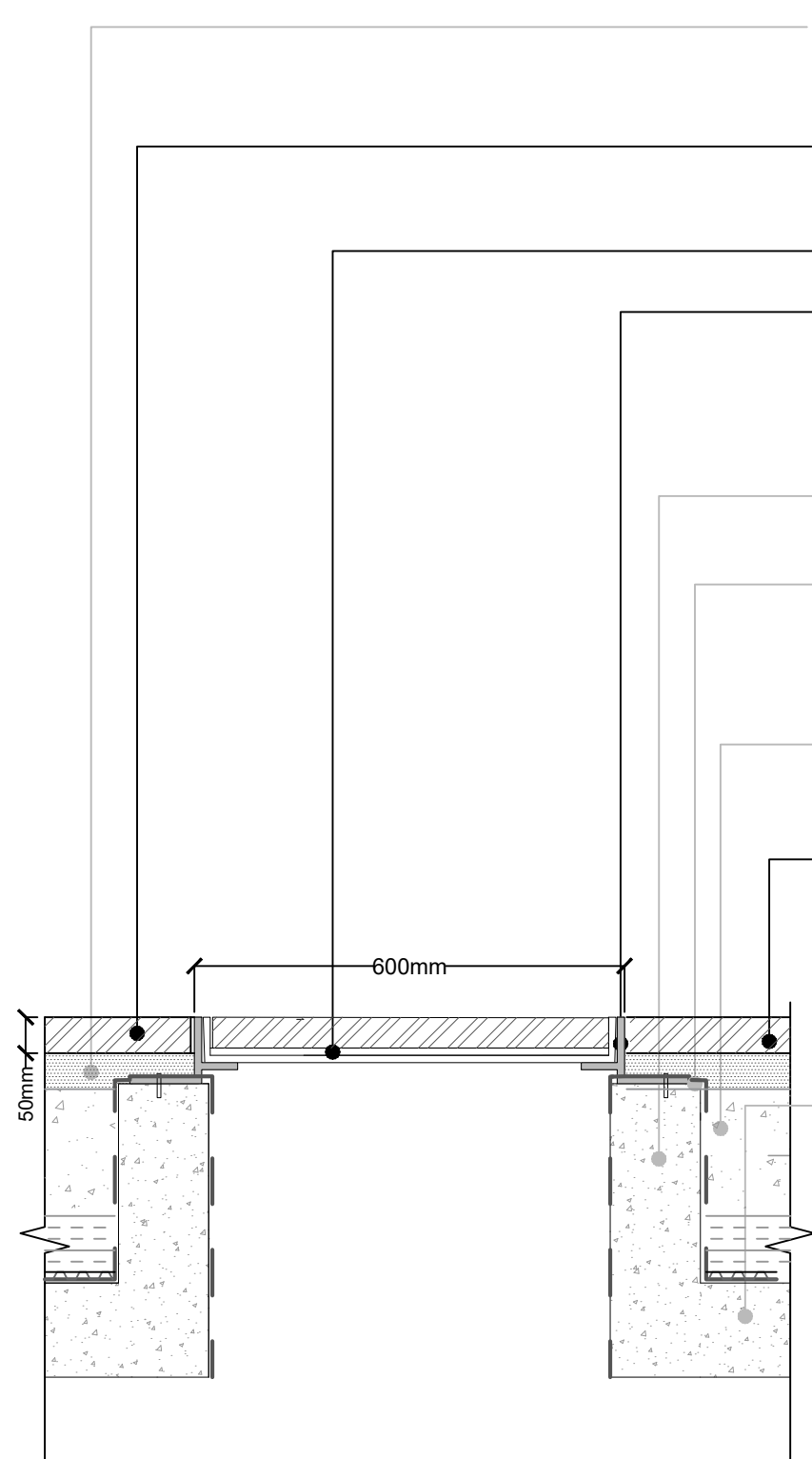
- 300mm LENGTH x 300mm WIDTH CAST IRON GULLY COVER BY LATERAL DESIGN STUDION OR EQUAL AND APPROVED
- 18mm DEEP 3-6mm RESIN BONDED GRAVEL SURFACE BRITTANY BRONZE BY ADDAGRIP OR EQUAL AND APPROVED
- 50mm DEPTH BINDER COURSE TO ENGINEERS DETAIL AND SPECIFICATION
- MIN. 150mm DEPTH TYPE 1 SUB-BASE TO ENGINEERS DETAIL AND SPECIFICATION
- VOID FORMER TO TO ENGINEERS DETAIL AND SPECIFICATION
- DRAINAGE MAT OVER WATERPROOF COATING. REFER TO ARUP SPECIFICATION. DETAILED DESIGN BY CONTRACTOR.
- EXISTING STRUCTURAL SLAB

SECTION A-A'
SCALE 1:10



- PAVING TYPE 1B
350mm WIDTH x 600mm LENGTH x 50mm DEPTH GRANITE PAVING BY MARSHALLS OR EQUAL AND APPROVED
- PAVING TYPE 1B
200mm WIDTH x 398mm LENGTH x 50mm DEPTH GRANITE PAVING BY MARSHALLS OR EQUAL AND APPROVED
- 5.5mm TUFFGROUT JOINT COLOURED TO MATCH PAVING BY STEINTEC OR EQUAL AND APPROVED
- STAINLESS STEEL RECESSED ACCESS COVER BY KENT STAINLESS OR EQUAL AND TO ENGINEERS DETAIL AND SPECIFICATION

DETAIL 6.02B
RECESSED MANHOLE ON PAVING TYPE 1A
ON SLAB DETAIL
SCALE 1:10



- REINFORCED BEDDING MORTAR TO ENGINEERS DETAIL AND SPECIFICATION
- PAVING TYPE 1B
200mm WIDTH x 398mm LENGTH x 50mm DEPTH GRANITE PAVING BY MARSHALLS OR EQUAL AND APPROVED
- 20mm EPOXY MORTAR BED
- STAINLESS STEEL RECESSED ACCESS COVER BY KENT STAINLESS OR EQUAL AND TO ENGINEERS DETAIL AND SPECIFICATION
- EXISTING CONCRETE STRUCTURE TO BE SURVEYED ON SITE
- WATERPROOFING SYSTEM: DRAINAGE MAT OVER WATERPROOF COATING. REFER TO ARUP SPECIFICATION. DETAILED DESIGN BY CONTRACTOR.
- VOID FORMER TO ENGINEERS DETAIL AND SPECIFICATION
- PAVING TYPE 1B
350mm WIDTH x 600mm LENGTH x 50mm DEPTH GRANITE PAVING BY MARSHALLS OR EQUAL AND APPROVED
- EXISTING STRUCTURAL SLAB

SECTION B-B'
SCALE 1:10

GENERAL NOTES

- DO NOT SCALE DRAWING.
- ALL SETTING OUT, LEVELS AND DIMENSIONS TO BE AGREED ON SITE.
- THE DIMENSIONS OF ALL MATERIALS MUST BE CHECKED ON SITE BEFORE BEING LAID OUT.
- THIS DRAWING MUST BE READ WITH THE RELEVANT SPECIFICATION CLAUSES AND DETAIL DRAWINGS.
- ORDER OF CONSTRUCTION AND SETTING OUT TO BE AGREED ON SITE.

HEALTH AND SAFETY INFORMATION

REFER TO HEALTH AND SAFETY FILE.

Rev	Description	Date
00	First Issue	23.08.2019
01	Stage 3 Issue for Tender	11.09.19
02	Stage 3	08.11.19

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PROJECT

REGENTS PLACE - PHASE 2

PROJECT NUMBER

667.01

DATE

AUG 2019

TITLE

Detail 6.02 Typical Drainage Detail Sheet 2

SCALE (@ A1)

1:10

DRAWN BY

FL

CHECKED BY

SP

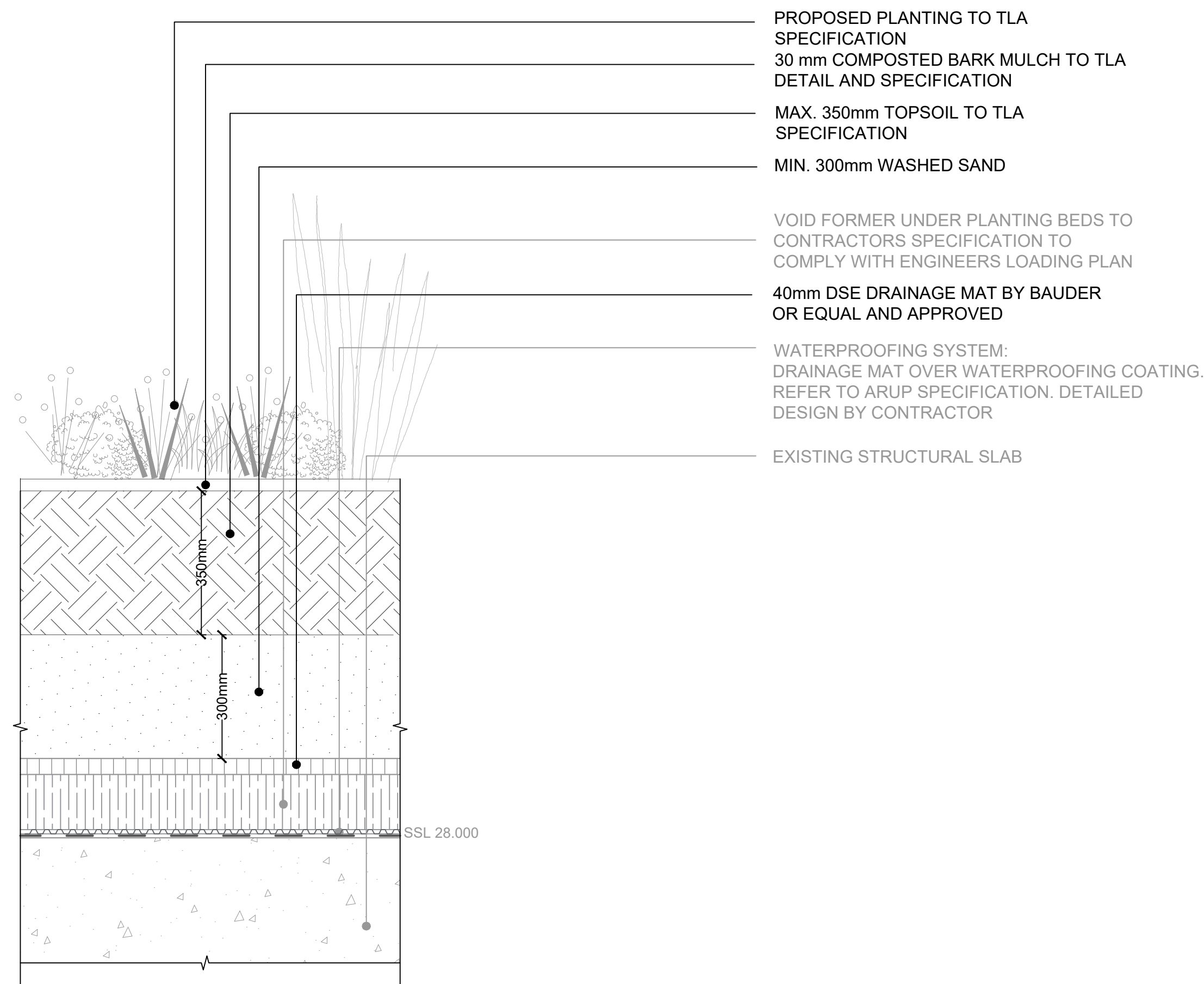
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TOWN667.01(03)6602

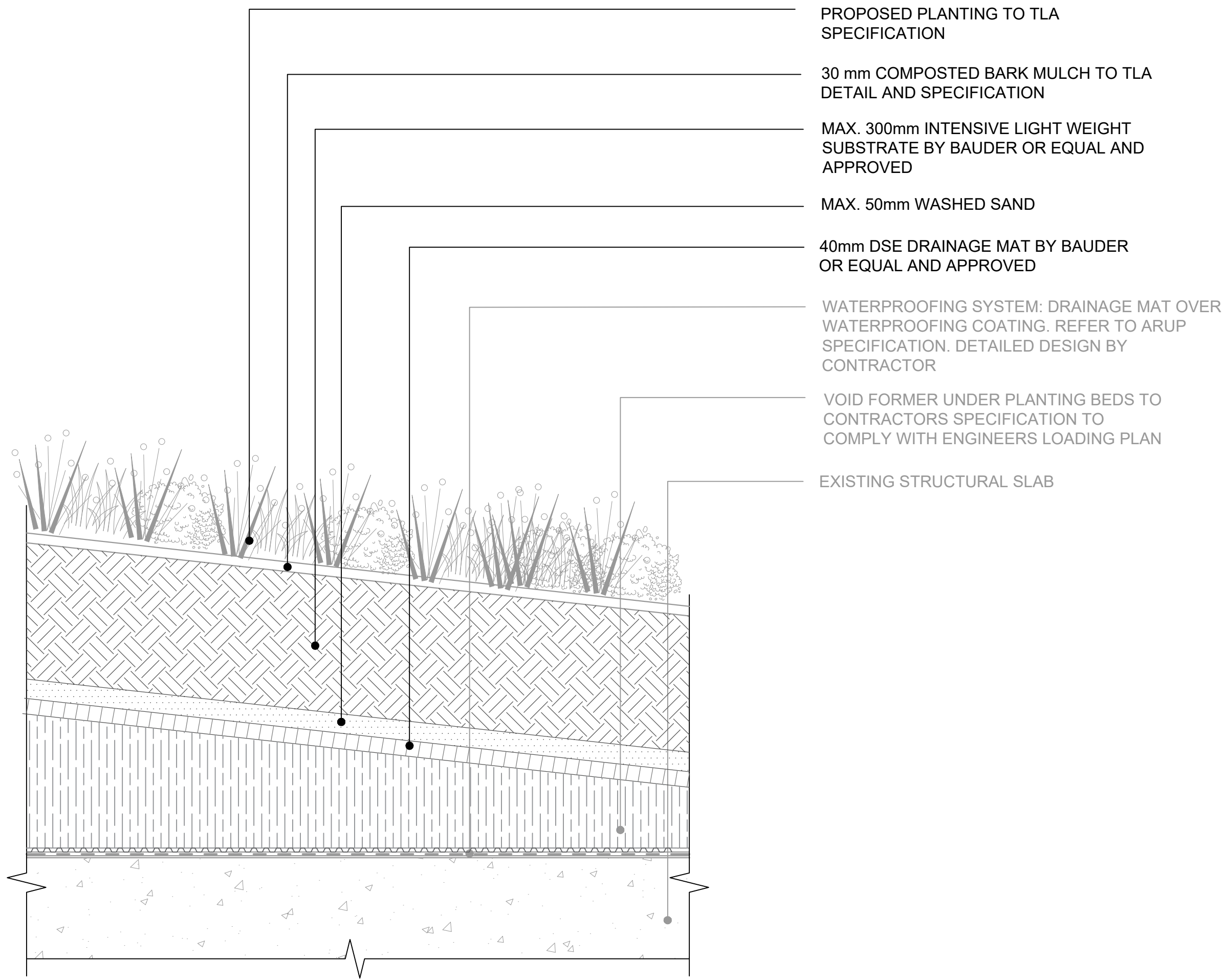
REV

02

2019/5154/P Condition 3 Discharge



DETAIL 7.01A
TYPICAL PLANTER BUILD UP ON SLAB
ON OSNABURGH STREET
SCALE 1:10



DETAIL 7.01B
TYPICAL PLANTING BUILD UP ON SLAB ON LINK STREET
WEST
SCALE 1:10

GENERAL NOTES

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PROJECT

REGENTS PLACE - PHASE 2

PROJECT NUMBER

667.01

DATE

AUGUST 2019

TITLE

Detail 7.01 Planter Build Up Details - Sheet 1

SCALE (@ A1)

1:10

DRAWN BY

GM

CHECKED BY

SP

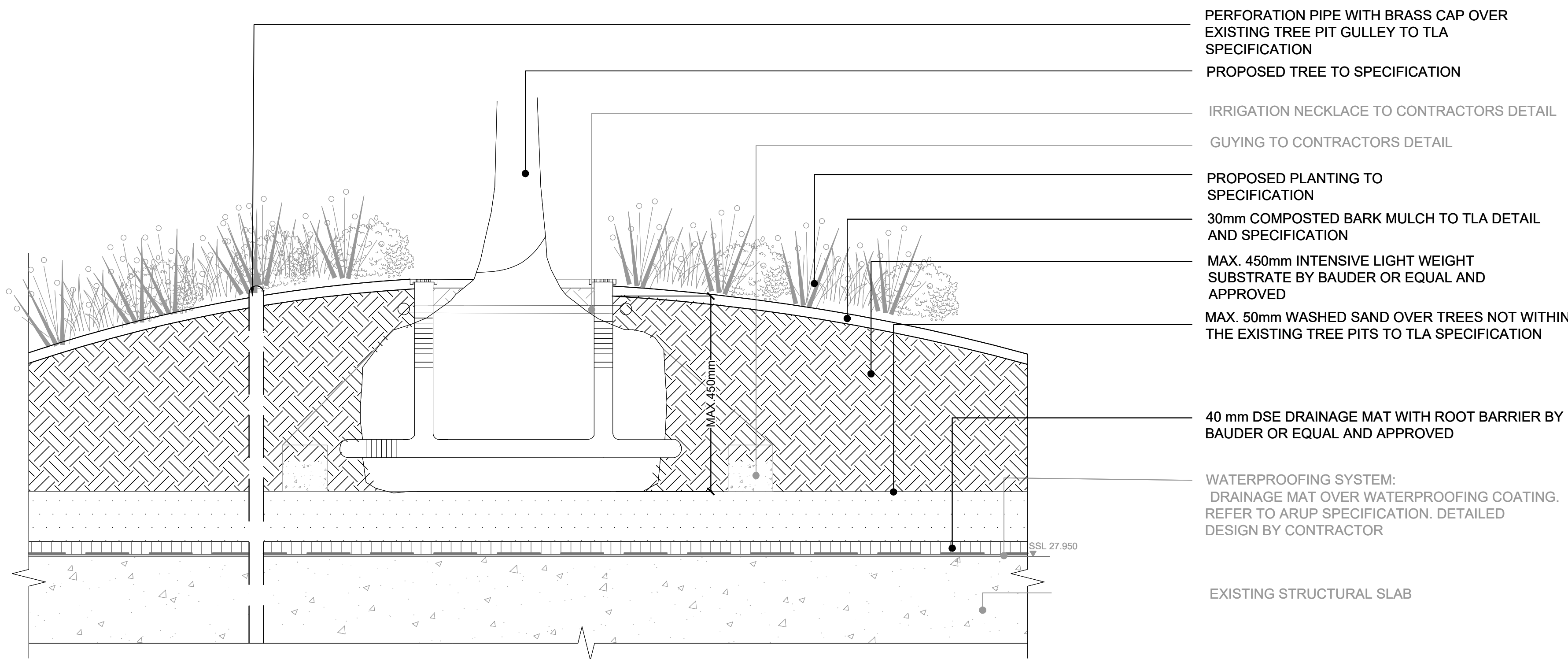
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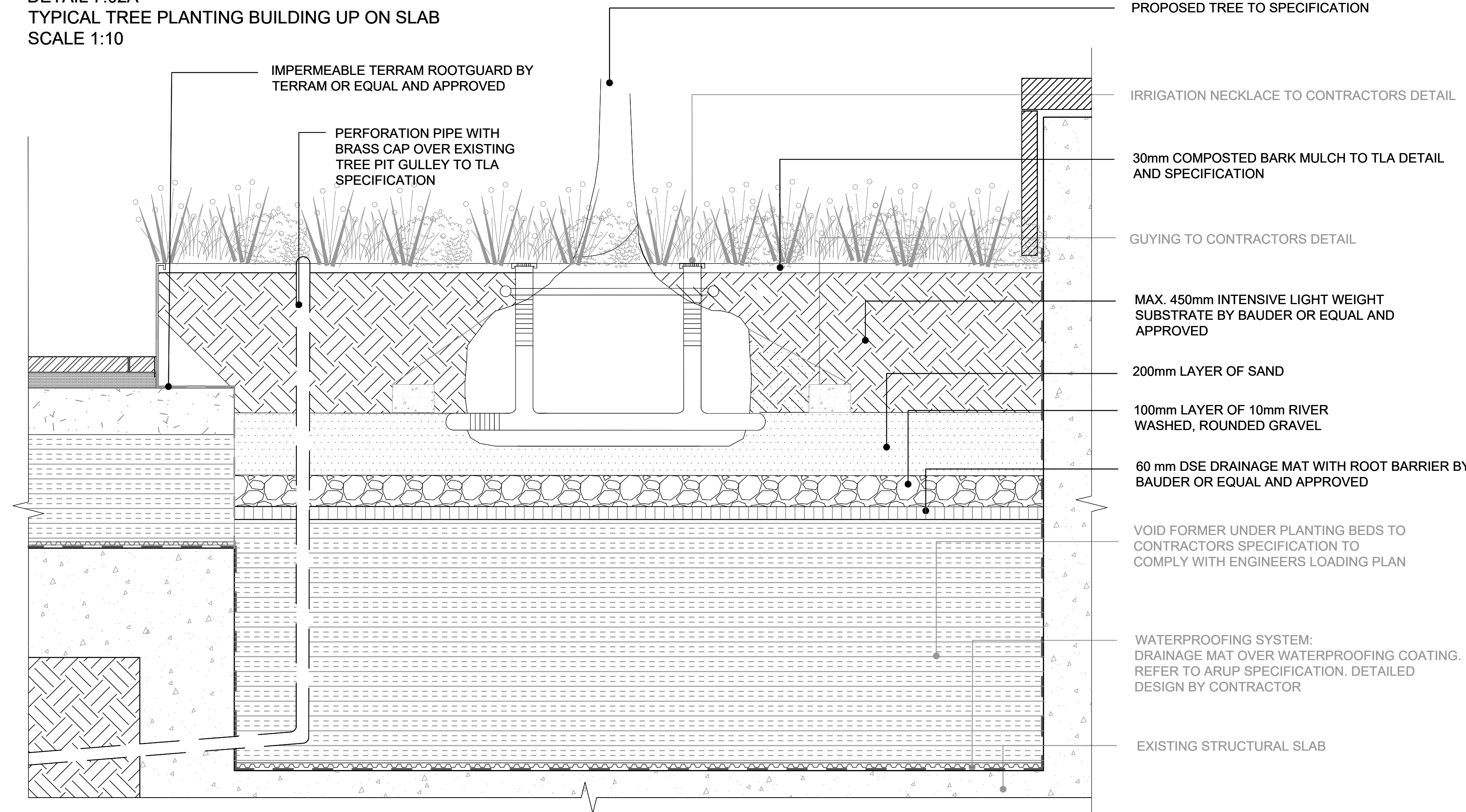
REV

02

2019/5154/P Condition 3 Discharge



DETAIL 7.02A
TYPICAL TREE PLANTING BUILD UP ON SLAB
SCALE 1:10



DETAIL 7.02B
TYPICAL TREE PLANTING BUILD UP ON SLAB
SCALE 1:10

GENERAL NOTES

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PROJECT

REGENTS PLACE - PHASE 2

PROJECT NUMBER

667.01

DATE

AUGUST 2019

TITLE

Detail 7.02 Planter Build Up Details - Sheet 2

SCALE (@ A1)

1:10

DRAWN BY

GM

CHECKED BY

SP

DRAWING NUMBER

TOWN667.01(03)6702

REV

02

2019/5154/P Condition 3 Discharge

Regent's Place Phase 2 Landscaping Rev 2

Application: 2019/5154/P

Submitted in discharge of condition 3

No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of tree pit volumes with sectional drawings and irrigation systems. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Details of hard and soft landscaping: Updated plan drawings

The following drawings have been updated since the first revision of this document:

Drawing Number	Original Revision Number	Updated Revision Number
3000	06	09
3001	05	08
3002	05	07
3003	04	07
3004	05	07
3005	05	08
3006	05	07
3007	04	05
3008	04	06
5010	02	03
5020	02	03
5021	02	03
5023	02	03
5024	02	03
5025	02	03