LEGEND: LEGEND: Red Line Boundary (Approved Masterplan) Red Line boundary Phase 1C Red Line Boundary Phase 1C Red Line Boundary Street edge treatments: High quality exposed aggregate concrete kerb e.g. Charcon Eco Proposed finished level CK1 Countryside Kerb or similar approved 255mmW x 125mmD x 915mm L with associated flush and drop kerbs as required. Refer to Landscape Specification Q10/112. Existing finished level to be retained (29.73) High quality exposed aggregate concrete edge e.g. Charcon Flat PK1 Top Edge 59mmW x 150mmD/200mmD x 915mm L or similar approved. For laying flush (150mmD) and as upstand edge (200mmD).Refer to Landscape Specification Q10/111. Proposed gradient and fall direction Galvanised steel edge restraint to reduced dig path construction SE1 associated with RPZ of existing trees. Refer to Detail. Refer to Internal Finished Floor Level of Landscape Specification Q10/200A F.F.L. = ground floor unit. Refer also to Architect's +30.400 Galvanised steel angle edge restraint to climbing plant stations drawings for details. SE2 within hard landscape. Typically 125x125mm. Refer to Landscape Specification Q10/200B. Note: All proposed levels and/or earthworks to Galvanised steel angle edge restraint to tree pits in rubber crumb. SE3 marry in smoothly with existing where applicable Typically 1200mm dia x 195mm depth. Refer to Landscape and all interfaces with existing surfaces at site Specification Q10/200C. boundaries to be made good. Garden Square edge treatments: Natural stone edge for laying flush and upstand 300mmW x NS1 200mmD x min. 500mmL. Refer to Landscape Specification Q10/120. Surface Finishes: Hot rolled Asphalt to vehicle carriageway to Engineer's specification and details. LEGEND: High quality concrete block paving unit e.g. 100mm x 300mm x 80mm (D) Charcon Andover Textured or similar approved. Refer to Red Line boundary Landscape Specification Q24/110A. Standard: Colour: Silver Fleck, Laid stretcher bond to pavement / Phase 1C Red Line Boundary herringbone to trafficked areas. Variation: Stretcher bond used in trafficked area (following strategy /2/ used for Phase 1A/1B) Building thresholds to Plot JKL and I: Tiles to architects detail and Existing trees to be retained + specification. Threshold line to be confirmed prior to stage 5 issue without remedial works High quality porous concrete block paving e.g. Charcon Andover Infilta range or similar approved. Colour Silver Fleck. Refer to Landscape Specification Q24/115A. - Within public realm: 100mm W x 300mm L x 80mm D - Within communal courtyard: 100mm W x 200mm L x 80mm D Root Protection Zone (RPZ) Variation - Reduced dig buildup to protect existing trees. Refer to drawing AGC377-GRA-1C-XX-DR-L-5322 Proprietary self binding gravel (hoggin) e.g. Breedon gravel or similar approved. Note: Within RPZ of existing trees material to be laid as 'no-dig' construction. Refer to Landscape Specification Q23/130A. Proprietary porous rubber crumb play surface (colour tbc to JKL Existing trees to be removed. Courtyard/ Rainbow Green to FGHI Courtyard) e.g. Playtop Safety Surfacing or similar approved. Depths to be confirmed to suit individual play equipment safety fall heights to manufacturers recommendations. Refer to Landscape Specification Q26/360. Natural stone setts laid in 500mm textured strip 100mmW x 100mmD x 100mmL. Refer to Landscape Specification Q24/130. Drawing to be read in conjunction with the Gravel maintenance strip with proprietary geotextile weed Arboricultural Impact Assessment (AIA) & suppressant membrane and timber edge restraints. Refer to Method Statements and Tree Survey produced Landscape Specification Q23/160 & Q23/310. by Hayden's Arboricultural Consultants. All work in relation to existing trees to be carried Proprietary 'Flexipave' golden gravel infill to trees in rubber crumb out strictly in accordance with BZ5837:2012 (SE3 edge treatment). Refer to Landscape Specification Q23/190A. Trees In Relation to Construction. Steps (ref: ST1 and ST2) to E70/410A with associated tactile paving to Q25/320, colour contrast nosing and handrails (ref: R1). Refer to Details. Ramp (1:20 or steeper) with associated tactile paving and handrails (ref R1). Refer to details. Tactile blister studs at primary route crossing points. Refer to LEGEND: Landscape Specification Q25/520. Furniture/Landscape Structures: Red Line boundary \frown B B: Fixed bollard. Refer to Landscape Specification Q50/190. B1: Timber bench seating. Refer to Landscape Specification Phase 1C Red Line Boundary Q50/220A. B2: Timber bench seating with planter. Refer to Landscape Living Roof Strategy: Specification Q50/220B. Living Roof: Proprietary brown roof to be B3: Timber bench seating over retaining wall/ planter wall. Refer to compatible with the proposed PV system. Refer Landscape Specification Q50/220C also to Landscape Specification Section Q37. B4: Proprietary timber cube seats. Refer to Landscape Specification Q50/220D. Living Roof: Bespoke Acid Grassland mix extensive green roof. Refer also to Landscape Specification B5: Concrete bench. Refer to Landscape Specification Q50/220E. Section Q37. CS1: Stainless steel 'Sheffield' style cycle stands. Refer to Living Roof: Proprietary lightweight Sedum roof to Landscape Specification Q50/210. ancilliary buildings (eg. cycle stores). 'Grow Your Own' FSC certified treated softwood planter boxes typically 1.0m x 1.0m x 0.9m high within communal courtyards. Ref: PB1. Refer to Landscape Specification Q31/296A. Raised planters to private roof gardens: Ref WT3: Garden wall boundaries to private amenity spaces leading to courtyards. Includes a single leaf access gate to each garden, to Evergreen hedgerow planting within metalwork Landscape Specification Q50/130A. Brick finish to match Architectural planters. Refer also to Planter Details elevations. Refer to Landscape Specification Section F10. AGC377-GRA-1C-XX-DR-L-5506, Landscape Specification Q31/292A and Plant Schedules. Ref: WT1: Raised planter privacy strip structures to Plot frontages. Brick finish to match Architectural elevations. Brick coping. Refer to Landscape Residents own planting within metalwork planters. Specification Section F10 & E70/420A. Refer also to Planter Details AGC377-GRA-1C-XX-DR-L-5506, Landscape Specification Q31/292A. Ref: WT4: Low retaining wall with brick facing to match garden walls. Pre-cast concrete coping to 300mm wide. Refer to Landscape Specification Section F10 Habitat Boxes: Ref: WT5. Low retaining walls to stepped access. Brick finish to match garden walls. Brick coping. Refer to Landscape Specification Section F10. Proprietary integral bird nest boxes incorporated into the building elevations, to accommodate the Ref: WT8. Raised planter. Brick finish to match adjacent Architectural following species: elevations. Brick coping. Refer to Landscape Specification Section F10. \bigcirc Sparrow terrace Starling \bigtriangleup Proprietary play equipment with associated safety surface zone. Ref. P1

Swift

Black Redstart

Lighting bollard to Engineer's details

Specification Q52/320 to 440.

0

⊕PL Lighting column to Engineer's details

Boundary treatments: Refer to Architects details and specifications. Note: Materials palette to match the approved palette within the adjacent Phase 1A/1B works. All materials subject to sample approval.

to P15. Refer to approved Play Strategy. Refer to Landscape



Phase 1C Red Line Boundary

Communal Courtyards Planting Strategy:

mix

Red Line boundary



mix



Mix C: Evergreen ground cover shrubs planted to

Mix A: Semi-ornamental grasses and herbaceous

Mix B: Ground cover, herbaceous and bulb planting

leading edge of plant bed (typically a 500mm wide

strip unless shown otherwise on drawings).

Raised planter privacy strips to residential frontages:



Mix D: Evergreen shrubs and climbing plants

Public Realm Planting:

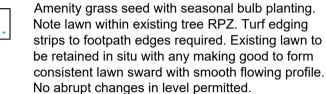


Mix E: Ground cover shrub planting to Agar Grove and below existing trees. Ferns and sedge species groups to be included as highlight planting. Note: Hand dug pit planting required within the RPZ of existing trees. Refer also to Soiling GA and AIA.



Mix F: Understorey evergreen shrub planting within streetscape.





Climbing Plants:



Climbing plant proposed to external garden wall or building facade with appropriate support system.

Tree/wall mounted habitat box. Refer to Landscape Specification Q50/350B

Note: For details of planting proposals refer also to Plant Schedules (Landscape Specification Appendix AGC377-GRA-1C-XX-SH-L-9001).

LEGEND:

Tree Pits

XX

Red Line boundary

Phase 1C Red Line Boundary

'Grow your Own' bespoke freestanding planter boxes within communal courtyard areas. Typically 1.0m x 1.0m x 0.75m high. Ameliorated topsoil depth circa 600mm depth. To include proprietary drainage layer, filter membrane, waterproofing to inside face of planter and drainage outlets in base of planter.

> Existing topsoil (with lawn) to be retained in situ during construction. Maximum 100mm depth topsoil skim to be placed within RPZ of existing trees, to take grass seeding for any areas to be made good. All levels to marry in smoothly to existing. Note working methodology to be in compliance with the approved AIA by Hayden's Arboricultural Consultants for all areas within the RPZ of existing trees. Refer to Landscape Specification Q28 for soiling and Q30 for Seeding/turfing requirements.

Proposed topsoil to take ground cover planting within the RPZ of existing trees. Maximum 100mm skim of topsoil with individual pit planting of shrubs (300x300x300mm pit dims). Topsoil depth to increase to c.450mm depth where root positions allow outside the RPZ of the existing tres. Exact extents and depths to be confirmed with trial digs on site prior to commencement of soiling works. Refer to Landscape Specification Q28 for soiling and Q30 for Seeding/turfing requirements.

Typically 450mm depth ameliorated topsoil over 150mm depth drainage layer with proprietary geotextile lining to planters and around drainage layer to residential frontage privacy strips. Refer to Landscape Specification Q28 for topsoil and amelioration requirements.

600mm depth ameliorated topsoil over 300mm depth subsoil. Refer to Landscape Specification Q28 for topsoil and amelioration requirements.

450mm depth ameliorated topsoil over 300mm depth subsoil. Refer to Landscape Specification Q28 for topsoil and amelioration requirements.

Proprietary structural tree sand pit or trench for tree planting within hard landscape areas. Refer to Landscape Specification Q28/520.

Ameliorated topsoil tree pits over drainage layer for tree planting within soft landscape areas. Refer to Landscape Specification Q28 and Q31 for pit dimensions and backfill requirements.

Soiling General Notes:

LEGEND:

Red Line boundary

Urban Boulevard:

Street Trees:

Forager's Orchard:

interest

Orchard Trees:

Highlight Trees:

Garden Square:

Espalier Tree Planting:

Existing tree to be retained

Pyrus spp.,Tilia spp.

Prunus spp.

pollination of species.

semi-mature, rootballed trees.

Phase 1C Red Line Boundary

semi-mature, rootballed trees.

semi-mature, rootballed trees.

Street tree planting to strengthen existing TPO tree

cover mix; Alnus cordata, Tilia cordata planted as

Street tree planting with oversized urban tree soil

pits in hard paved areas, typically with evergreen

cordata, Alnus cordata, Corylus colurna planted as

Fruiting or flowering tree planting within communal

courtyards including appropriately sized specimen

Malus spp., Prunus spp., Pyrus spp., Magnolia sp.

planted as standards, extra heavy standards and

e.g. Liquidambar styraciflua, Pinus nigra planted as

Garden square frontages and public realm open

Note: For details of planting proposals refer also to

Plant Schedules (Landscape Specification

Appendix AGC377-GRA-1C-XX-SH-L-9001).

space ornamental flowering tress; Pyrus spp.,

espaliers ensuring self-pollination or cross

trees providing highlights with strong seasonal

shrub planting at each planting station; Tilia

groups within linear beds of evergreen ground

- 1. Site won topsoil feasibility survey to be carried out by contractor to assess feasibility and suitability for reuse on site. Any short fall of topsoil or in the event of site-won material being unsuitable for reuse on site to be made up and supplied by contractor to comply to topsoil requirements within D20/Q28 Sections of the Landscape specification.
- 2. All site won topsoil (if available) to be chemically tested and analysed by a qualified soil scientist with recommendations for suitability for site specific use and to comply to topsoil requirements within D20/Q28 Sections of the Landscape specification.
- 3. For all tree pit sizes refer to Landscape Specification Q31/508 and Details. Contractor highlight any evident discrepancy in his tender, site specific details for pit dimensions take precedence.
- 4. Contractor to calculate all required volumes of topsoil and specified ameliorants in accordance with specified depths and tree pit volumes.
- 5. All topsoil, subsoil placement and earthworks to comply to relevant British Standards:
- BSBS 1377-2:1990 Methods of test for soils for civil engineering purposes. Classification tests.
- BS3882:2015 Specification for topsoil and requirements for use.
- BS4428:1989 Code of practice for general landscape operations (excluding hard surfaces)
- BS 5930: 2015 Code of practice for site investigations.
- BS6031:2009 Code of practice for earthworks BS8000-0:2014 Workmanship on building sites.
- Code of practice for excavating and filling. • Drawing to be read in conjunction with Engineer's proposals.

Mulches:

For all plant beds at ground level, refer to Landscape Specification Q31/487 Ornamental Bark Mulch. Typically placed at 75mm depth. For roof level planters (Plot I, Level 04) refer to Clause Q31/488 placed at 50mm depth.

KEY TO SECTIONS AND DETAILS:

- 3. Paving subbase and geotextiles to Engineer's details and specification.
- Specification Q10/112.
- . Mortar bed to kerb unit.
- Q24/115A.
- 8. Paving bedding course to Engineer's details and specification. 9. Type 1 subbase, to Engineer's specification.
- Specification Q31/515A 11. High quality non-porous concrete block paving. Refer to Landscape Specification Q24/110.
- 12. PK1. High quality exposed aggregate concrete edge laid flush. Refer to Landscape Specification Q10/111
- specification 15. Proprietary self binding gravel (hoggin). Refer to Landscape Specification
- Q23/130A.
- to Landscape Specification Q26/360.
- Q28/347.
- Refer to Landscape Specification D20/400 to 404.
- Refer to Landscape Specification Q24/130. 21. Natural stone edge laid flush. Refer to Landscape Specification Q10/120.
- application, Contractor's choice. details
- Q31/515A, with perforated drainage pipe and connections to Engineer's details and specification.
- framework. Refer to Landscape Specification Q50/220.
- BS8300. Refer to Landscape Specification Q40/410B. of existing tree roots.
- Refer to Landscape Specification Q31/514.
- Q28/530A/Section Q37.
- Landscape Specification E70/510. 34. Pre-cast concrete step units. Refer to Landscape Specification E70/410A to Step
- Type 1 (150mm step unit). 35. Step units laid on mortar bedding with butt joints between units.
- Type 2 (95mm step unit).
- 39. Proprietary filter membrane to Landscape Specification Q31/515A
- Landscape Specification Section Q31.
- details and Landscape Specification Q10/200B.
- height. Refer to Landscape SpecificationQ31/292A.
- to Landscape Specification Q31/292A.
- Landscape Specification Q31/510. AIA and Civil Engineers Details and Specification.
- Details and Specification.
- to AIA and Civil Engineers Details and Specification.
- Refer to Landscape Specification Q40/141A.
- E70/420A. Details. To Landscape Specification Q25/320.
- 54. Bespoke metalwork post to handrails to steps and ramps. To Details. To Landscape Specification Q40/410B.
- Landscape Specification Q40/410B. details and specification.
- Specification Q10/201B.
- Q23/190A. Specification Q50/220E.



1. Hot rolled Asphalt to vehicle carriageway to Engineer's specification and details. 2. Dense binder course to Engineer's details and specification.

4. CK1. High quality exposed aggregate concrete kerb laid flush. Refer to Landscape

6. In-situ concrete haunching and subbase to Engineer's details and specification. High quality porous concrete block paving, refer to Landscape Specification

10. Proprietary filter membrane wrapped around drainage layer. Refer to Landscape

13. Existing concrete paving slabs to Agar Grove made good, replacement paving to match existing. Paving bedding and subbase made good to Engineer's details and

14. Existing concrete paving slabs and paving makeups retained in-situ.

16. Porous EDPM rubber crumb play surface, laid in strict accordance with supplier's recommendations to suit the critical fall heights of individual play equipment. Refer

17. Decorative bark mulch to plant beds. Refer to Landscape Specification Q31/487. 18. Ameliorated topsoil to plant bed or tree pit, placed below level of adjacent paving edge. Refer to Soiling General Arrangements and Landscape Specification

19. Free draining subsoil placed at 300mm depth below topsoil unless otherwise noted. 20. Natural stone setts laid to form profiled channel drain. Setts laid with flush joints.

22. Brickwork coping and brickwork facing to retaining wall, brick to match Architectural finishes for each building plot. Refer also to Landscape Specification Section F10. 23. Proprietary waterproof treatment to rear face of retaining wall, e.g. bitumen based

24. Concrete footings to walls and structures shown indicatively, Refer to Engineer's 25. Clean washed gravel drainage layer to base of planter to Landscape Specification

26. Blockwork retaining wall, to Engineer's details and specification. 27. Bench B3. FSC certified hardwood timber fixed to galvanised powder coated steel

28. Metalwork handrail to all steps and ramps unless otherwise noted, to comply with

29. SE1 Metalwork edge with metalwork stake fixings at 1.5m centers. Note: fixing points locally haunched in. Exact positions to be adjusted on site subject to position

30. Proprietary underground guy system with load dissipating mat and ratchet adjustment. Refer to Landscape Specification Q31/585 31. Aeration pipe to tree rootball, with plastic cap finished flush with top of mulch layer.

32. Proprietary lightweight roof garden soil to planters. Refer to Landscape Specification

33. Proprietary contrast nosing strips to meet Building Regs Part M / BS 8300. Refer to

36. In-situ concrete step footings and subbase to Engineer's details and specification. 37. Pre-cast concrete step units. Refer to Landscape Specification E70/410A to Step

38. Proprietary urban tree soil planting medium placed throughout tree pit below hard landscape finishes. Refer to Landscape Specification Q28/521A.

40. Rootball. Contractor to note that size of rootball shown (diameter and depth) is provided as approximate guide only and no other intent is applied. Refer to

41. Perforated pipe and connections to Engineer's details and specification. 42. Bespoke metalwork, freestanding planter to achieve min. 450mm soil depth within RPZ of existing trees. Refer to Details and Landscape Specification Q31/292A.

43. SE2 Bespoke metalwork edge to form in ground planter for climbers. Refer to 44. Proprietary metalwork planter: proprietary filter membrane to drainage layer. placed

to base of growing medium and lapped up inside face of planter to min. 150mm 45. Proprietary metalwork planter: proprietary drainage board to base of planter. Refer

46. Proprietary root barrier placed to extent of tree pit/ tree trench within hard

landscape, to plant beds adjacent to facades/retaining walls. Exact extent and position subject to further coordination with site wide utilities and drainage. Refer to

47. Proposed no fines sand bedding to no-dig construction path makeup. Refer also to

48. Proposed proprietary geotextile filter membrane placed over cellular confinement system to no-dig construction path makeup. Refer also to AIA and Civil Engineers

49. Proposed proprietary cellular confinement system and free draining infill. Refer also

50. Proposed proprietary geotextile load dissipating mat placed below no-dig construction path. Refer also to AIA and Civil Engineers Details and Specification. 51. Proprietary stainless steel trellis system to support climbing plants to external walls.

52. Pre-cast concrete coping to raised planter walls. Refer to Landscape Specification

53. Tactile paving (corduroy hazard warning) slabs laid to steps and ramps. Refer to

55. Bespoke metalwork cover plate to fixing points of handrail posts. To detail. To

56. Locally reduced paving sub-base over tree pit planting medium. To Engineer's

57. In-situ concrete footing to steel edge restraint. Extents of footings to be kept to a minimum within the extents of tree pit. Concrete to Engineer's specification. 58. SE3. Galvanised steel edge restraint to rubber crumb surface, 1200mm diameter with lugs for fixing. Bolt fixings to in-situ concrete footings. Refer to Landscape

59. Proprietary porous gravel infill to tree pits. Refer to Landscape Specification

60. Bench B5. Concrete bench. Refer to Landscape Specification. Refer to Landscape

S4 – For Stage Approval

GENERAL NOTES:

All dimensions and levels to be checked and verified on site before

- commencing any work or producing shop drawings This drawing is to be read in conjunction with all other relevant drawings, specifications and schedules.
- Any discrepancy concerning the drawings should be referred to the originator / CA immediate All dimensions in millimetres unless noted otherwise
- All levels in metres
- Existing service alignments to be checked on site by the contractor on site by the contractor prior to construction work commencing The content of this drawing is to be read in conjunction with the latest project CDM risk register

NOTES:

- Refer to General Arrangement drawings, Landscape Details and Landscape Specification as cross reference documents for all landscape proposals.
- Refer to Civil Engineer's details and specification for all proposed paving makeups and drainage. Shown indicatively in Landscape Architect's drawings.
- Refer to M+E Engineer's details and specification for all utilities and lighting proposals. Shown indicatively in Landscape Architect's drawings. Refer to Structural Engineer's information for all
- external structures and footings. Shown indicatively in Landscape Architect's drawings.
- All works to existing trees or within the Root Protection Zone (RPZ) of the existing trees to be carried out in strict accordance with BS 5837:2012. To be read in conjunction with the Arboricultural Impact Assessment (AIA) by Havden's Arboricultural Consultants.
- Contractor to make provision for further site investigation to determine the exact extent of existing tree roots and localised level survey at each tree.
- Please refer to the site wide drawing by Hawkins Brown, reference AGV-HBA-NE-00-DR-A-20-0001 for the Active Site Boundary including proposed hoarding lines.
- Contractor to allow for positive connections of all tree drains to existing/proposed surface water drainage system or soakaway agreed with Engineer's prior to commencement. Refer to Engineer's details and specification for all structural, services, drainage and pavement makeup requirements.
- Softworks Details to be read in conjunction with Soiling General Arrangement and Soft Landscape General Arrangement plans AGC377-AL-TZ-1-001 to 004 and AGC377-AL-SW-1-001 to 004 and Plant Schedules.
- 10. Exact location of aeration pipes to tree pits to be set out on site to allow for correct positioning of tree rootball in tree pits. Shown indicatively only on Landscape Details.

Bench type B3 reverted to original detail to avoid retaining soil behind bench. New bench type B5 added for new scenario adjacent to private garden entrances

AMENDMENTS FOR 02:

09/12/2021 STAGE 4 - FOR STAGE APPROVAL 21/10/2021 STAGE 4 - FOR STAGE APPROVAL 17/03/2021 STAGE 4 - DRAFT FOR COORDINATION ev. Date Description

9 grant

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LB CAMDEN

AGAR GROVE REGENERATION PHASE 1C

HARD & SOFT LANDSCAPE KEY

N/A @ A1 02/04/2019 GA CH PC STAGE 4 - FOR STAGE APPROVAL awing Number:

AGC377-GRA-1C-XX-DR-L-1122

02