

© JCLA

Do not scale from this drawing. Any discrepancies or queries should be brought to the attention of the authors. Dimensions are to be verified on site prior to construction.

To be read in conjunction with all relevant Architects', Services and Structural Engineers' drawings.

All existing site, tree and building information has been compiled from different sources.

Refer to current revisions of all referenced files.

- Notes:**
- Refer to separate Tree Survey by Tim Moya Associates (March 2019) - RPA information taken from Tree Survey.
 - Refer to Tree Protection Plan and Arboricultural Impact Assessment by Tim Moya Associate (Jan-20).
 - Refer to Architect's information for levels/falls information within the site boundary, above basement.
 - ALL WORKS IN THE PUBLIC REALM ARE TO DETAIL DESIGN BY LB CAMDEN

- Key:**
- Planning application boundary
 - Areas agreed as to detail design by LB Camden under S106/278 agreement
 - Areas to be adopted by LB Camden as public highway, subject to S38 agreement as noted in planning consent, also agreed as to detail design by LB Camden under S106/278 agreement
 - Stone setts; square format (bound)
 - Contrasting stone setts at vehicle exit to St Pancras Way; square format (bound)
 - Timber cobbles (unbound)
 - Stone mastic asphalt (internal street); to Architect's details
 - Wetpour rubber surface around play elements
 - Planting areas
 - Proposed trees
 - refer to SP108_01_GP
 - Existing tree to be retained
 - refer to SP108_00_ET and tree survey

Rev	Date	Description
P1	05.08.19	Issued for planning
P2	25.11.19	Retained selected existing trees, added access points for refuse on Georgiana St Stage 3 issue
S31	03.02.20	Issued for Tender
T1	30.10.20	Updated plan layout & public realm annotation
T2	18.02.22	

JCLA
Jonathan Cook Landscape Architects Ltd
3A 111111f Yard
LONDON SE17 3QA
Tel +44 (0)207 703 3270
www.jcla.co.uk

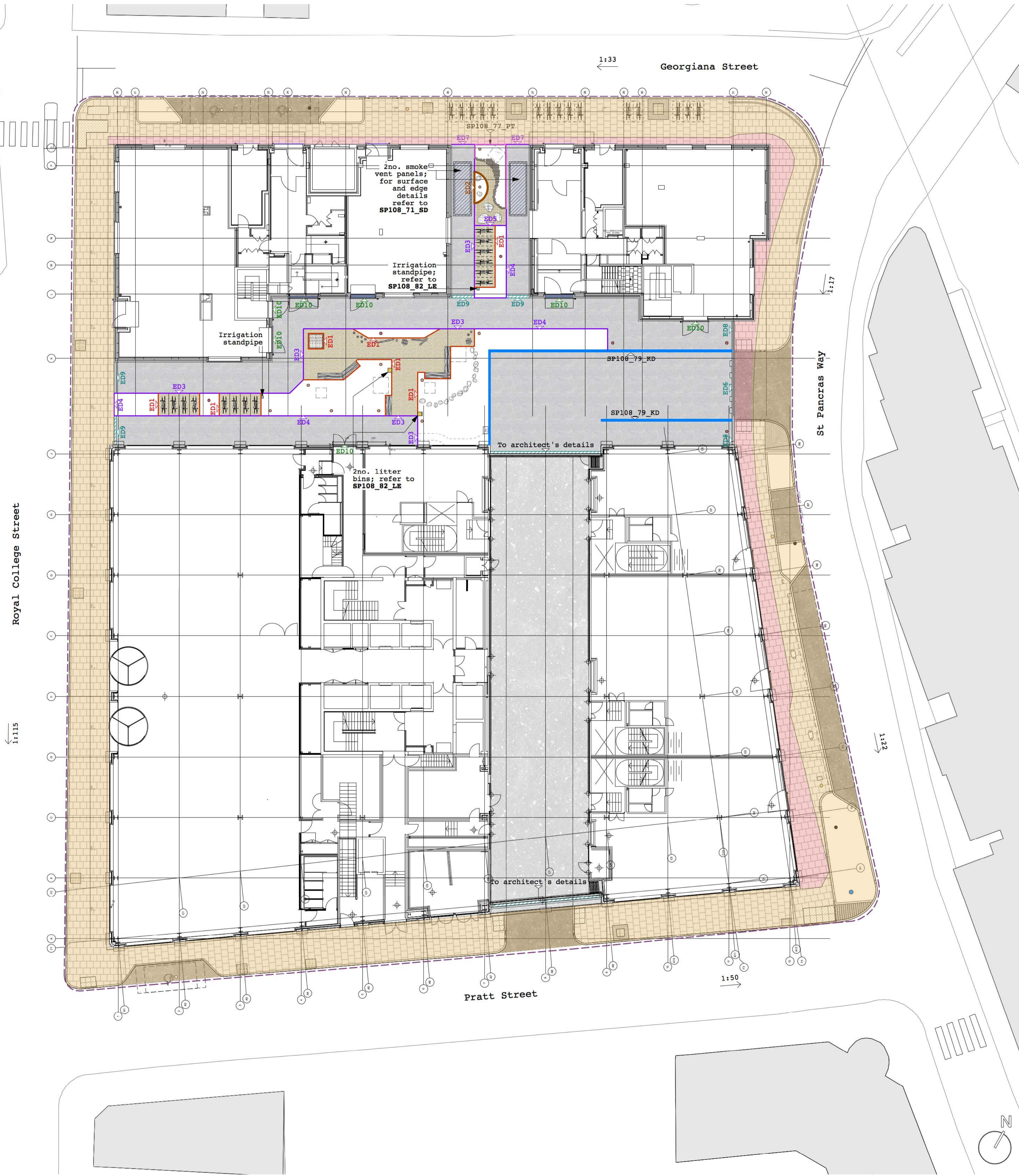
Client
W.RE

Project
SP108: St Pancras Commercial centre

Drawing Title
Proposed plan: Ground (materials)

Drawing Number
SP108-02-GM

Date 18.02.22	Revision T2
Scale (8 A1) 1:200	Drawing Status Stage 4



- Key:**
- Surfaces: Within site boundary
- Granite setts; square format (bound); refer to detail SP108_71_SD
 - Timber cobbles (unbound); refer to detail SP108_71_SD
 - Asphalt to match existing roadway; refer to detail SP108_71_SD & engineer's spec.
 - Wetpour rubber surface around play elements; refer to detail SP108_71_SD
 - 35mm thickness granite setts within smoke vent outlet panels, subject to mock-up panel and breakout test witnessed by LFB; refer to detail SP108_71_SD
 - 20mm thickness granite setts to building threshold to match granite setts to central public space.

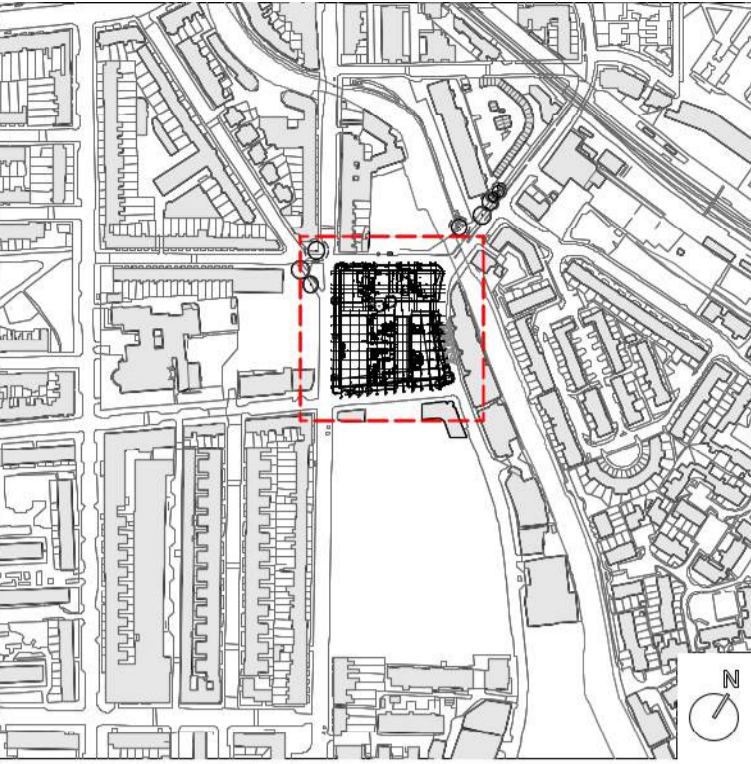
NOTE: Covered street (asphalt) under office building to architect's spec.
- Refer to Civil engineer's information for all joint requirements within bound stone surfaces, and for concrete base specification.

Edges: Within site boundary; refer to details where noted

- ED1** - Timber edge; flush treated (tanalised) softwood timber edge to path, allow for natural stain to match colour of adjacent timber setts; refer to detail SP108_72_ED_1
- ED2** - Timber edge; raised treated (tanalised) softwood timber edge to planting area within play garden; refer to detail SP108_72_ED_1
- ED3, ED4, ED5, ED6, ED7** - Metal edge; angled metal edge suitable for use within public realm - AluExcel (120x4mm or 100x4mm) by Kinley systems; refer to detail SP108_72_ED_2
- Timber play edge; treated softwood timber edge to planting areas, as detailed; refer to detail SP108_77_FT
- Solid granite kerb; 150mm width, varies in height as detailed. Granite to match adjacent granite setts in type/colour; refer to detail SP108_79_KD
- ED6, ED8, ED9** - Access road drainage edge; refer to SP108_72_ED_3.
For drainage channel and grating detail refer to Engineer's and Architects information.
- ED10** Building threshold drainage edge; refer to architect's information

Landscape elements/furniture: Within site boundary

- 2no. external watering points
- SPTB miniature standpipe for soft landscape by Arrow Valves;
refer to detail SP108_82_LE
- 3no. bespoke timber benches;
refer to detail SP108_82_GB
- 14no. cycle stands;
refer to detail SP108_82_LE
- Bespoke play elements;
refer to detail SP108_78_PE
- 2no. litter bins;
refer to detail SP108_82_LE
- Proposed lighting columns & bollards;
refer to external lighting proposals by others;
refer to detail SP108_80_LF for foundation requirements



© JCLA
Do not scale from this drawing. Any discrepancies or queries should be brought to the attention of the authors. Dimensions are to be verified on site prior to construction.

To be read in conjunction with all relevant Architects', Services and Structural Engineers' drawings.

All existing site, tree and building information has been compiled from different sources.

Refer to current revisions of all referenced files.

Notes:

- Refer to separate Tree Survey by Tim Moya Associates (March 2019) - RPA information taken from Tree Survey.
- Refer to Tree Protection Plan and Arboricultural Impact Assessment by Tim Moya Associate (Jan-20).
- Refer to architect's information for proposed surface levels and falls on top of the ground floor slabs.

- Key:**
- Planning application boundary
 - Areas agreed as to detail design by LB Camden under S106/278 agreement
 - Areas to be adopted by LB Camden as public highway, subject to S38 agreement as noted in planning consent, also agreed as to detail design by LB Camden under S106/278 agreement

Rev	Date	Description
S31	03.02.20	Stage 3 issue
T1	30.10.20	Issued for Tender
T2	09.11.20	Added note re: Civil Engineers
T3	18.02.22	Update plan layout, edges & public realm annotation

JCLA

Jonathan Cook Landscape Architects Ltd
3A Cliffside Yard
LONDON SE17 3QA
Tel +44 (0)207 703 3270
www.jcla.co.uk

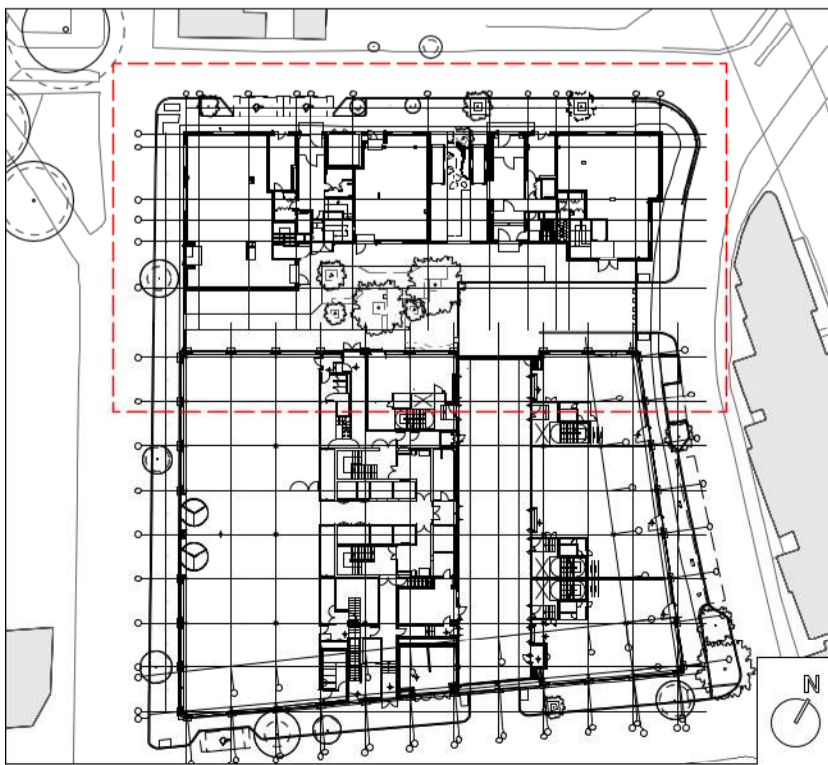
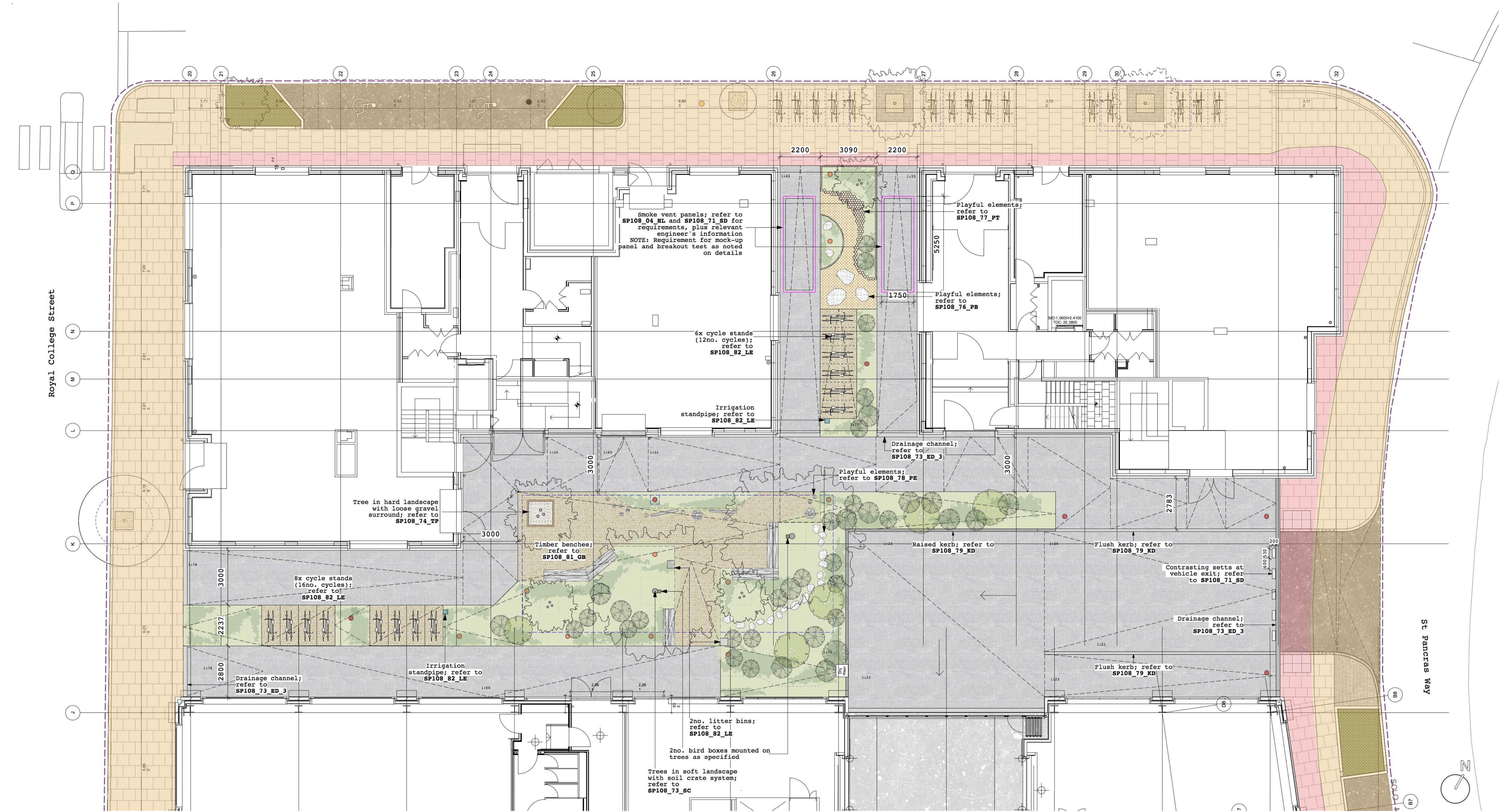
Client
W.RE

Project
SP108: St Pancras Commercial centre

Drawing Title
Proposed plan: Hard landscape (surfaces and edges)

Drawing Number
SP108-04-HL

Date 18.02.22	Revision T3
Scale (8 A1) 1:200	Drawing Status Stage 4



Key:

- Planning application boundary
- Areas agreed as to detail design by LB Camden under S106/278 agreement
- Areas to be adopted by LB Camden as public highway, subject to S38 agreement as noted in planning consent, also agreed as to detail design by LB Camden under S106/278 agreement
- Stone setts; small, square format (bound); refer to SP108_71_SD
- Setts above smoke vents; granite to match surrounds - to be confirmed by LFB test on site; refer to SP108_71_SD
- Timber cobbles (unbound); refer to SP108_71_SD
- Asphalt; to match existing roadway; refer to SP108_71_SD
- Wetpour rubber surface (porous); refer to SP108_71_SD

For edge detail locations refer to SP108_04_HL

- Proposed trees; Refer to current revision of SP108_01_GP
- Existing tree to be retained - refer to SP108_01_GP
- Soil crate system within central landscape; refer to SP108_13_03 & SP108_73_SC
- Textural mix planting - grasses, ferns, spilling perennials, splashes of colour and texture
- Taller, structural planting - shrubs, tall grasses, moments of intensity and height
- Multi-stem shrubs providing framework

Refer to planting plans SP108_31_PP_1-4

- Proposed lighting; refer to external lighting proposals by others and SP108_80_LF for foundation requirements
 - Lighting column
 - Lighting bollard
- Timber benches; refer to SP108_81_GB
- Play elements; timber shapes, stepping stones, balancing beams; refer to SP108_78_PE
- Irrigation standpipe; refer to SP108_82_LE
- 2no. litter bins; refer to detail SP108_82_LE
- 2no. bird boxes mounted on large trees; as specified

Rev	Date	Description
P1	05.08.19	Issued for planning
P2	25.11.19	Revised tree proposals, extended planted area within public space to meet office building, added dropped kerbs for bin access
S31	03.02.20	Stage 3 issue
T1	30.10.20	Issued for Tender
T2	18.02.22	Updated plan layout, falls & public realm annotation

Notes:

- Refer to separate Tree Survey by Tim Moya Associates (March 2019) - RPA information taken from Tree Survey.
- Refer to Tree Protection Plan and Arboricultural Impact Assessment by Tim Moya Associate (Jan-20).
- Refer to architect's information for proposed surface levels and falls on top of the ground floor slabs.

JCLA

Jonathan Cook Landscape Architects Ltd
3A Iliffe Yard
LONDON SE17 3QA
Tel +44 (0)207 703 3270
www.jcla.co.uk

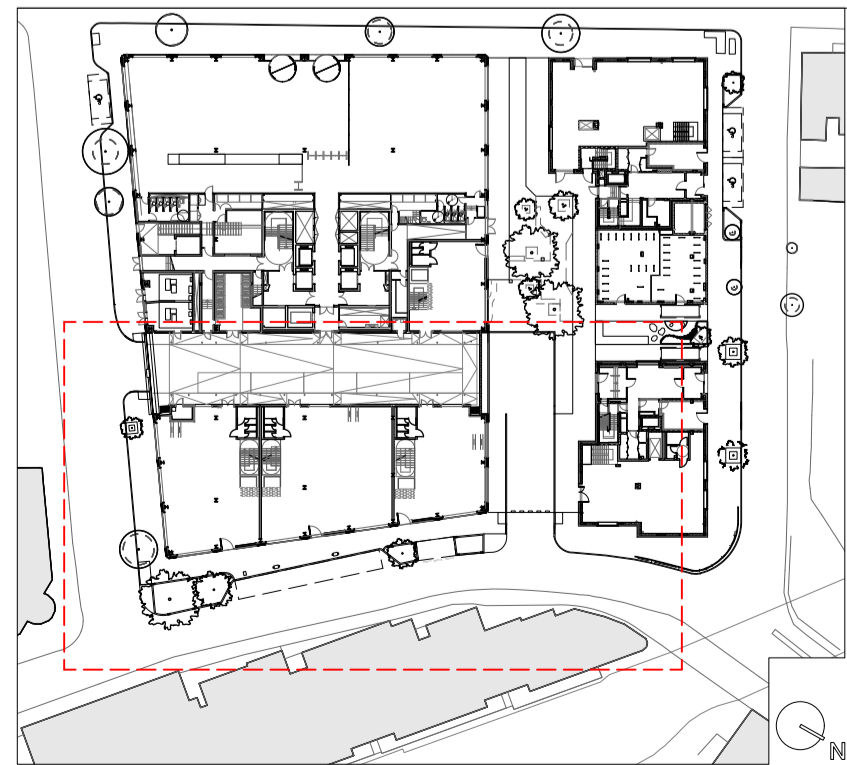
© JCLA

Do not scale from this drawing. Any discrepancies or queries should be brought to the attention of the authors. Dimensions are to be verified on site prior to construction.

To be read in conjunction with all relevant Architects', Services and Structural Engineers' drawings.









All existing site, tree and building information has been compiled from different sources.
Refer to current revisions of all referenced files.

Client	W.RE
Project	SP108: St Pancras Commercial centre
Drawing Title	Proposed area plan 1: Public space/Georgiana Street
Drawing Number	SP108-11-01
Date	18.02.22
Scale (8 A1)	1:100
Revision	T2
Drawing Status	Stage 4



Existing lighting / fire hydrant relocation
 Allow for re-location of 3no. existing lighting columns to indicative proposed locations, and 1no. fire hydrant to location to be agreed (TBC with LB Camden)

● = Existing light column position ● = Existing fire hydrant position
 ● = Proposed light column position TBC

	Public realm; York stone paving or concrete flags - Spec. TBC
	Asphalt; to match existing roadway - Spec. TBC
	York stone tactile paving - Spec. TBC
	Crossovers: Textured granite blocks - Spec. TBC
	Tree grilles for trees in hard surface - Spec. TBC
	Permeable resin bound surface around base of existing trees to be retained - Spec. TBC
	Proposed rain garden in public realm - Spec. TBC
	EV charge point - Spec. TBC

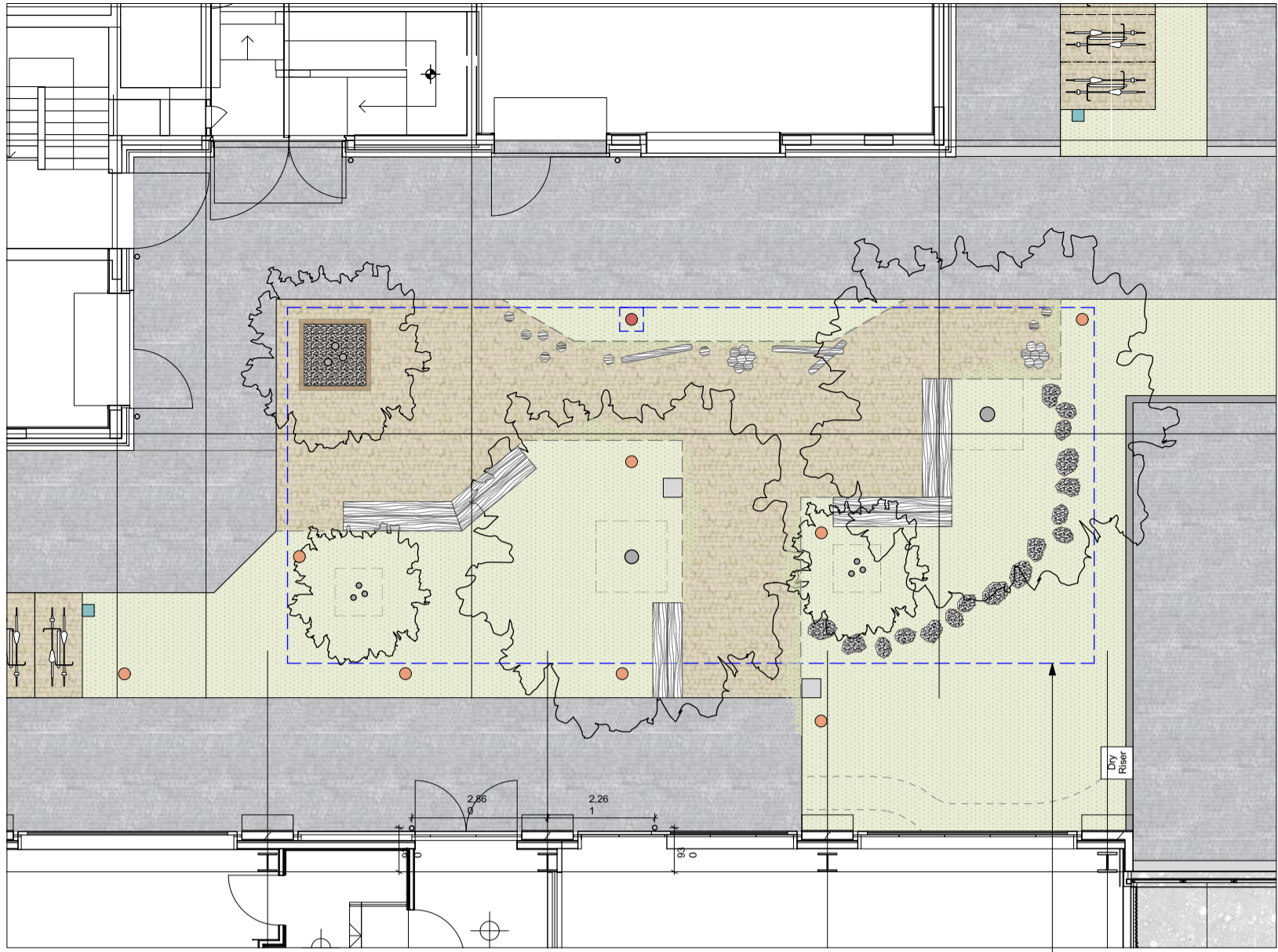
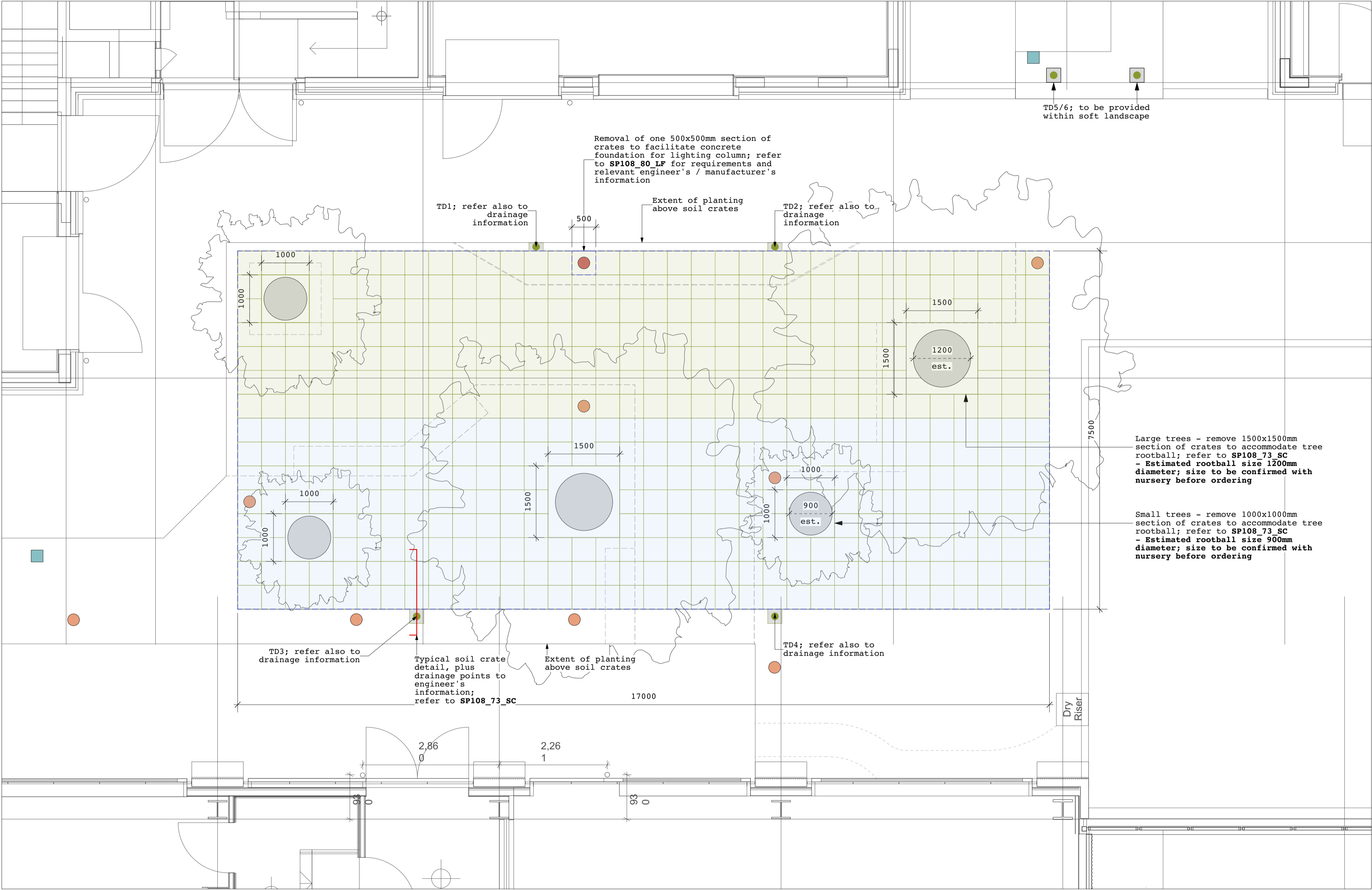
Notes:

- Refer to separate Tree Survey by Tim Moya Associates (March 2019) – RPA information taken from Tree Survey.
- Refer to Tree Protection Plan and Arboricultural Impact Assessment by Tim Moya Associate (Jan-20).
- Refer to architect's information for proposed surface levels and falls on top of the ground floor slabs.

----- Site ownership boundary line

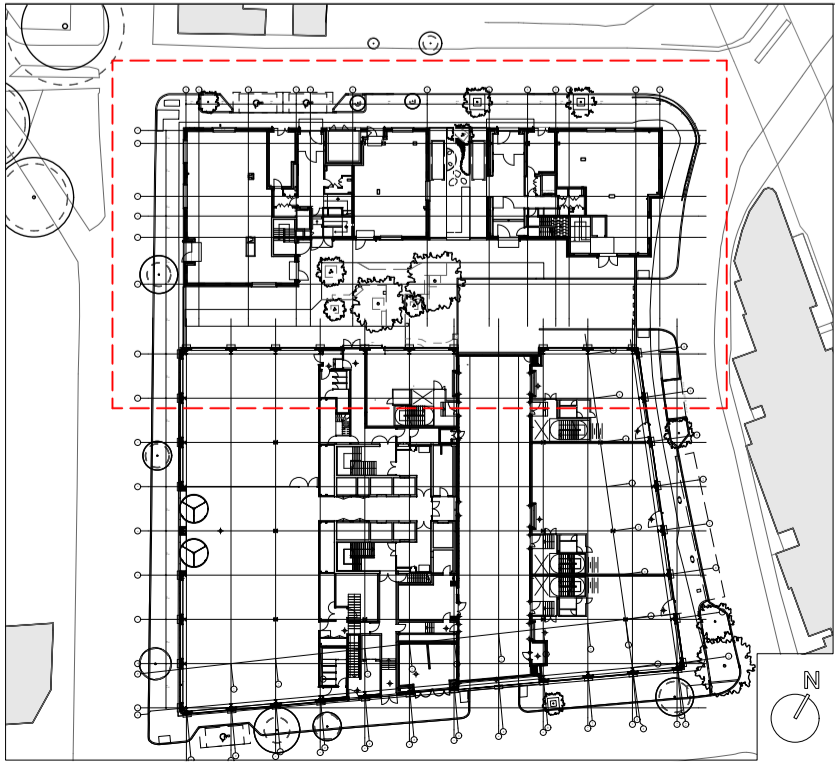
----- All works outside of the dashed blue line within the public realm are subject to legal agreement with LB Camden; Contractor to allow for this process in tendering

Client W.RE	
Project SP108: St Pancras Commercial centre	
Drawing Title Proposed area plan 2: St Pancras Way	
Drawing Number SP108-12-02	
Date 30.10.20	Revision T1
Scale (8 A1) 1:100	Drawing Status Stage 4



Materials key plan - GL (1:125)

Extent of soil crate system



Key:

- Proposed trees; Refer to current revision of **SP108_01_GP**
- Soil crate system extent, providing uncompacted rooting volume for new trees and supporting surface above
- Soil crate system layout; refer to **SP108_73_SC**
 - Soil crate system eg. RootSpace 2 modules deep, with aeration deck
 - Crate system 500x500mm in plan
- RootSpace 400 + 600 combination**
- RootSpace 600 + 600 combination, where surface levels allow**

- Tree pit drainage points (TD1-4): 100mm diameter pipe (to engineer's details)
 - Central area: located at edge of soil crates to avoid penetrations within soil crate system, refer to detail **SP108_73_SC**
 - Soft landscape, between residential buildings (TD5,6): Located within soft landscape area to provide overflow drainage points
- 2no. external watering points
 - SPTB miniature standpipe for soft landscape by Arrow Valves;
 - refer to detail **SP108_82_LE** and engineer's information
- Proposed lighting columns & bollards; refer to external lighting proposals by others; refer to detail **SP108_80_LF** for foundation requirements

Rev	Date	Description
T1	30.10.20	Issued for Tender
T2	18.02.22	Updated plan layout

Notes:

- Refer to separate Tree Survey by Tim Moya Associates (March 2019) - RPA information taken from Tree Survey.
- Refer to Tree Protection Plan and Arboricultural Impact Assessment by Tim Moya Associate (Jan-20).
- Refer to architect's information for proposed surface levels and falls on top of the ground floor slabs.

JCLA

Jonathan Cook Landscape Architects Ltd
3A Iliffe Yard
LONDON SE17 3QA
Tel +44 (0)207 703 3270
www.jcla.co.uk

© JCLA

Do not scale from this drawing. Any discrepancies or queries should be brought to the attention of the authors. Dimensions are to be verified on site prior to construction.

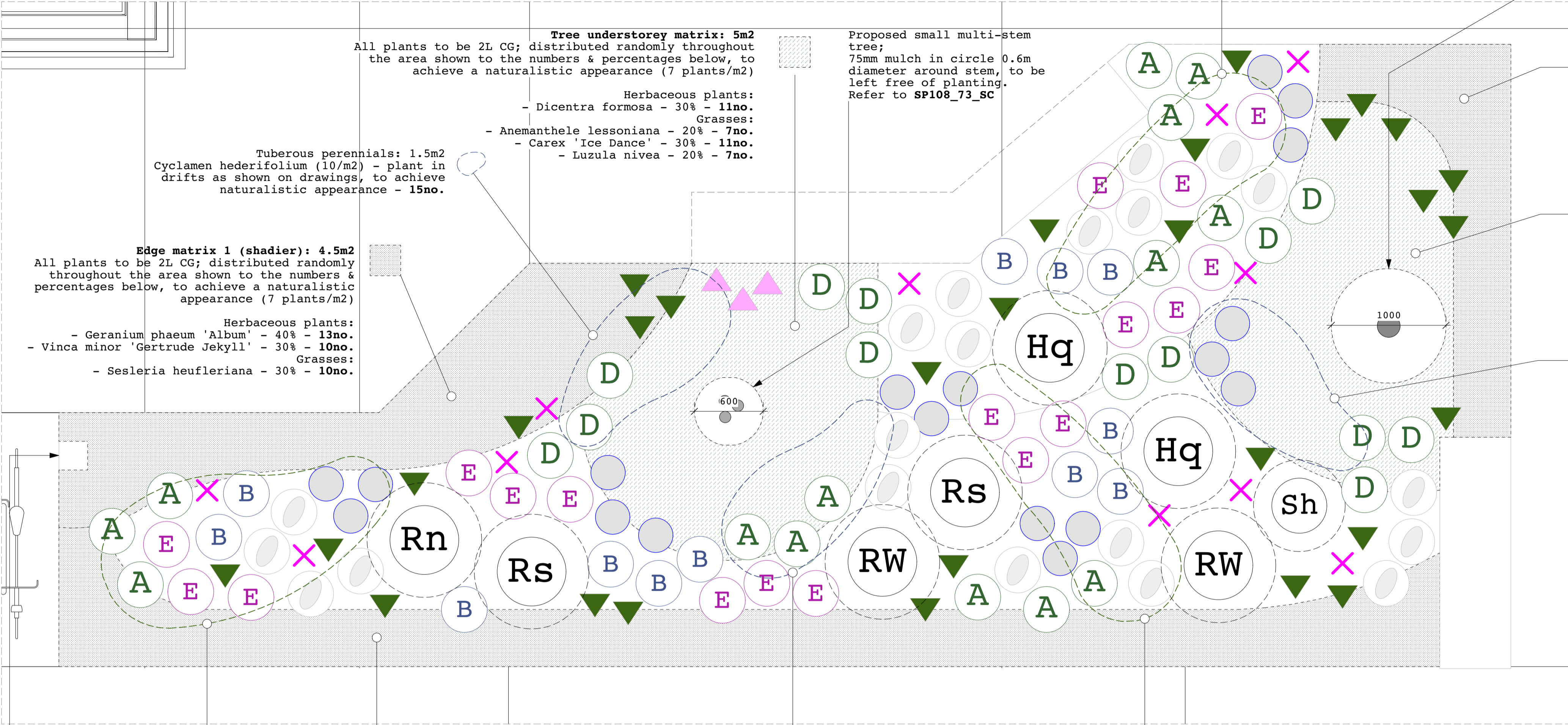
To be read in conjunction with all relevant Architects', Services and Structural Engineers' drawings.

All existing site, tree and building information has been compiled from different sources.

Refer to current revisions of all referenced files.

Client	
W.RE	
Project	
SP108: St Pancras Commercial centre	
Drawing Title	
Proposed area plan 3: Soil crate system layout	
Drawing Number	
SP108-13-03	
Date	Revision
18.02.22	T2
Scale (@ A1)	Drawing Status
1:50	Stage 4

Central garden - Area A



Irrigation standpipe;
refer to SP108_82_LE & relevant engineer's
information

Proposed large tree;
75mm mulch in circle 1m diameter around stem, to be left
free of planting. Refer to SP108_73_SC

Edge matrix 1 (shadier): 2.5m2
All plants to be 2L CG; distributed randomly throughout the
area shown to the numbers & percentages below, to achieve a
naturalistic appearance (7 plants/m2)

Herbaceous plants:
- Geranium phaenum 'Album' - 40% - **8no.**
- Vinca minor 'Gertrude Jekyll' - 30% - **6no.**
Grasses:
- Sesleria heufleriana - 30% - **6no.**

Tree understorey matrix: 5m2
All plants to be 2L CG; distributed randomly throughout the
area shown to the numbers & percentages below, to achieve a
naturalistic appearance (7 plants/m2)

Herbaceous plants:
- Dicentra formosa - 30% - **11no.**
Grasses:
- Anemanthele lessoniana - 20% - **7no.**
- Carex 'Ice Dance' - 30% - **11no.**
- Luzula nivea - 20% - **7no.**

Tuberous perennials: 1.5m2
Cyclamen hederifolium (10/m2) - plant in drifts as shown on
drawings, to achieve naturalistic appearance - **15no.**

Mid-height (shade):
Plant as directed by symbol below, to achieve an
overall density of 7 plants/m2

Herbaceous plants, 2L CG:

- Aster divaricatus - **20no.**
- Brunnera macrophylla 'Jack Frost' - **12no.**
- Epimedium grandiflorum 'Lilafee'- **18no.**
- Anemone x hybrida 'Honore Jobert'- **18no.**
- Polystichum setiferum 'Herrenhausen'- **29no.**
- Digitalis purpurea - **3no.**

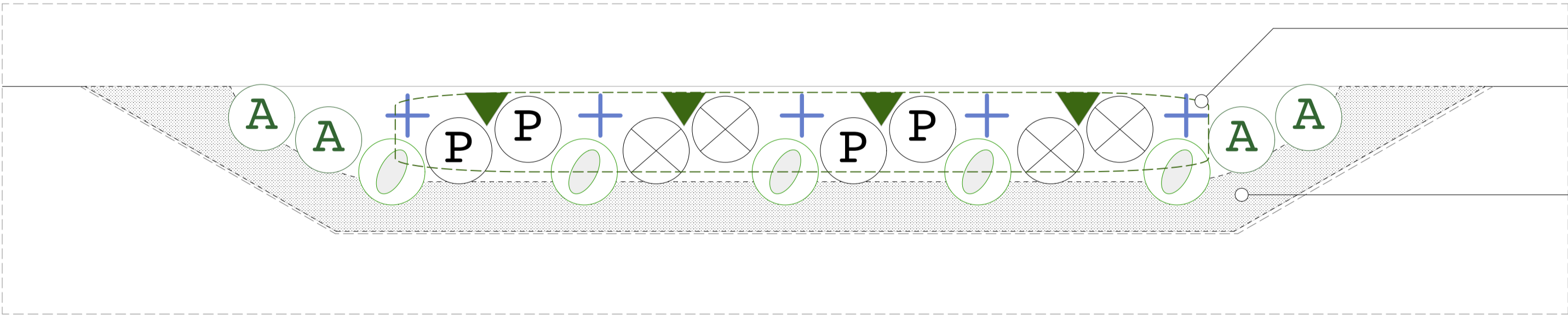
Grasses, 2L CG:

- Anemanthele lessoniana- **14no.**
- Deschampsia cespitosa 'Goldschlieier'- **13no.**
- Luzula nivea - **11no.**

Shrubs - 10L CG
Plant as directed by symbol
below

- Hydrangea quercifolia - **2no.**
- Ribes sanguineum - **2no.**
- Ribes sanguineum 'White Icicle' - **2no.**
- Ribes nigrum 'Ben Connan' - **1no.**
- Sarcococca hookeriana var. Digyna - **1no.**

Central garden - Area B



Bulbs: 2.4m2
Narcissus poeticus var. recurvus (8/m2)
- sow in drifts in area shown on
drawing, to achieve naturalistic
appearance - **20no.**

Edge matrix 2 (shadier): 2.5m2
All plants to be 2L CG; distributed randomly
throughout the area shown to the numbers &
percentages below, to achieve a naturalistic
appearance (7 plants/m2)

Herbaceous plants:
- Geranium phaenum 'Album' - 40% - **8no.**
- Vinca minor 'Gertrude Jekyll' - 30% - **6no.**
Grasses:
- Sesleria heufleriana - 30% - **6no.**

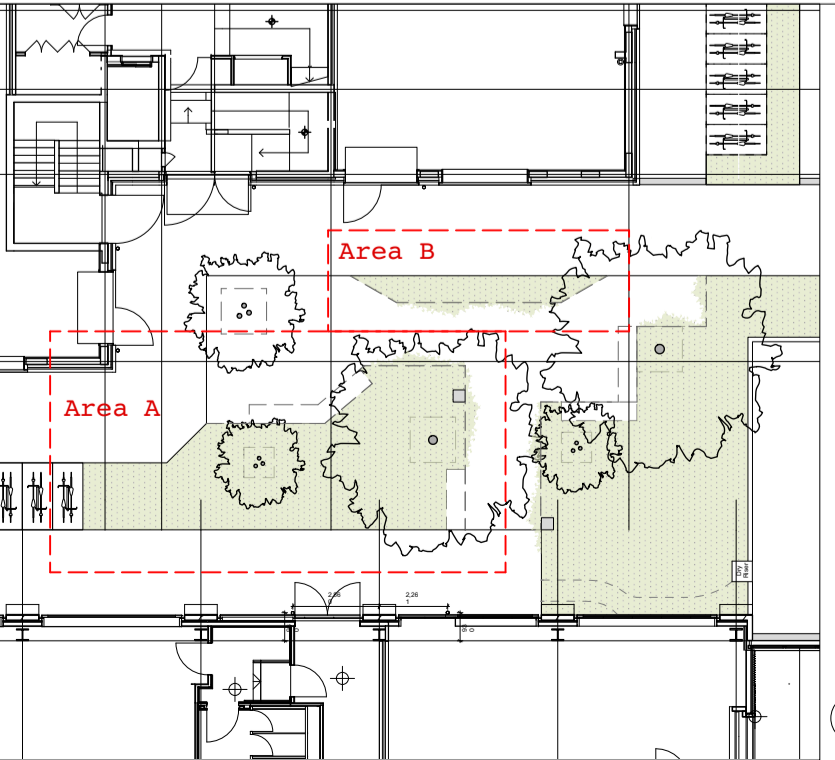
Mid-height (transition):
Plant as directed by symbol below, to achieve an
overall density of 7 plants/m2

Herbaceous plants, 2L CG:

- Achillea filipendulina 'Parker's Variety'- **5no.**
- Aster cordifolius 'Little Carlow'- **5no.**
- Monarda didyma 'Jacob Cline'- **4no.**
- Persicaria amplexicaulis 'Rosea'- **4no.**
- Polystichum setiferum 'Herrenhausen'- **4no.**

Grasses, 2L CG:

- Anemanthele lessoniana - **4no.**



Notes:

- Refer to separate Tree Survey by Tim Moya Associates
(March 2019) - RPA information taken from Tree Survey.
- Refer to Tree Protection Plan and Arboricultural
Impact Assessment by Tim Moya Associate (Jan-20).

This drawing must be printed and read in full colour.

Proposed trees:
- Refer to SP108_01_GP and planting schedule

Topsoil/growing medium for planting:
- Refer to Q28/711 in landscape specification SP108_Doc04_LS
for summary of growing medium & depths

Establishment fencing:
- Refer to Q31/730 in landscape specification SP108_Doc04_LS
- Refer also to planting schedule SP108_Doc05_PS

Rev	Date	Description
P1	05.08.19	Issued for planning
P2	25.11.19	Amended tree species
S31	03.02.20	Stage 3 issue
T1	30.10.20	Issued for Tender
T2	18.02.22	Updated plan layout & dry riser position

JCLA

Jonathan Cook Landscape Architects Ltd
3A Iliffe Yard
LONDON SE17 3QA
Tel +44 (0)207 703 3270
www.jcla.co.uk

© JCLA

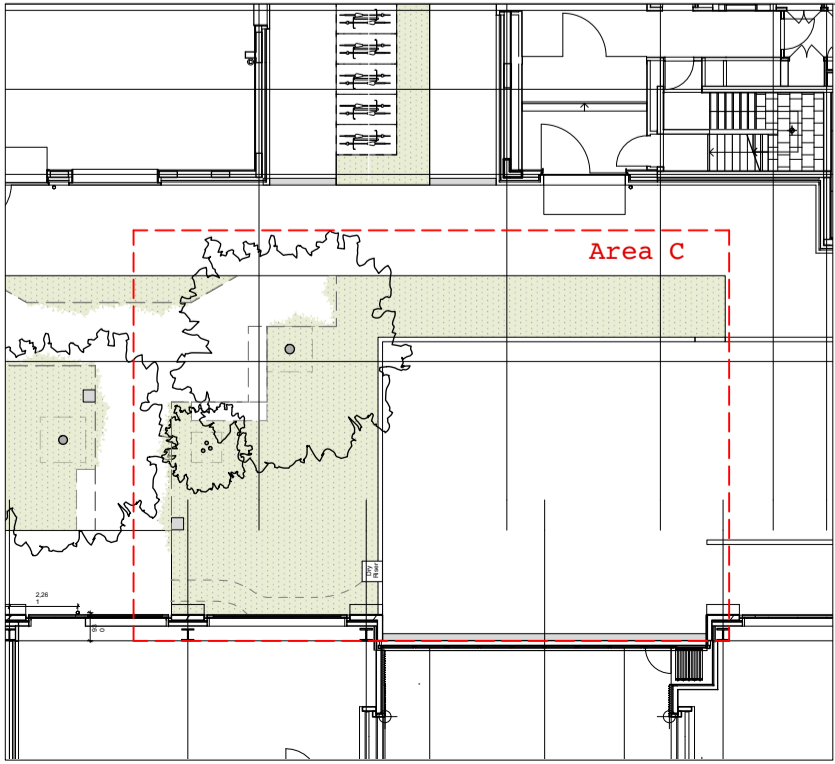
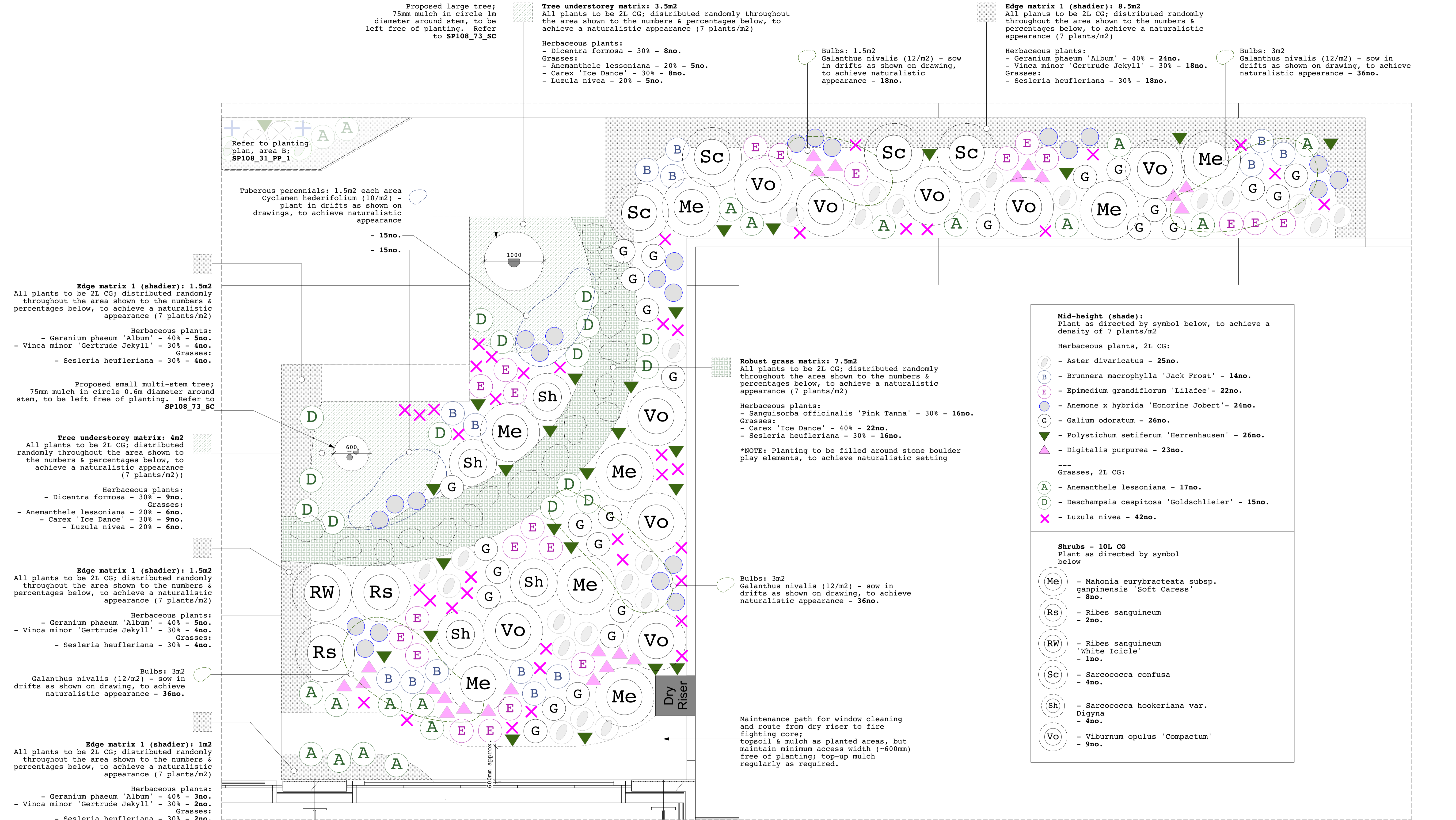
Do not scale from this drawing. Any discrepancies or
queries should be brought to the attention of the
authors. Dimensions are to be verified on site prior
to construction.

To be read in conjunction with all relevant
Architects', Services and Structural Engineers'
drawings.

All existing site, tree and building information has
been compiled from different sources.

Refer to current revisions of all referenced files.

Client W.RE	Project SP108: St Pancras Commercial centre	Drawing Title Proposed planting plan: Public space - Areas A and B	Drawing Number SP108-31-PP-1
Date 18.02.22	Revision T2	Scale (@ A1) 1:25	Drawing Status Stage 4



Notes:

- Refer to separate Tree Survey by Tim Moya Associates (March 2019) - RPA information taken from Tree Survey.

- Refer to Tree Protection Plan and Arboricultural Impact Assessment by Tim Moya Associate (Jan-20).

This drawing must be printed and read in full colour.

Proposed trees:

- Refer to SP108_01_GP and planting schedule

Topsoil/growing medium for planting:

- Refer to Q28/711 in landscape specification SP108_Doc04_LS for summary of growing medium & depths

Establishment fencing:

- Refer to Q31/730 in landscape specification SP108_Doc04_LS

- Refer also to planting schedule SP108_Doc05_PS

Rev

Date

Description

T1

30.10.20

Issued for Tender

T2

18.02.22

Updated plan layout

JCLA

Jonathan Cook Landscape Architects Ltd

3A Iliffe Yard

LONDON SE17 3QA

Tel +44 (0)207 703 3270

www.jcla.co.uk

© JCLA

Do not scale from this drawing. Any discrepancies or queries should be brought to the attention of the authors. Dimensions are to be verified on site prior to construction.

To be read in conjunction with all relevant Architects', Services and Structural Engineers' drawings.

All existing site, tree and building information has been compiled from different sources.

Refer to current revisions of all referenced files.

Client

W.RE

Project

SP108: St Pancras Commercial centre

Drawing Title

Proposed planting plan:
Public space - Area C

Drawing Number

SP108-31-PP-2

Date

18.02.22

Revision

T2

Scale (@ A1)

1:30

Drawing Status

Stage 4