















	+1.00	Existing levels - Retained
	+1.00	Proposed levels Levels to be achieved / confirmed on-site by contractor. Construction dig-out as per construction detailing to achieve final levels. Arisings to be set aside for re-use in earth mounding and path verges where material suitable. Hard break out to be carted away (in line with construction of new residential units / enabling package).
		Site extents: New residential units (please refer to Architect's drawing package)
		Existing tree : Retained All proposed tree works to comply with BS-5837 (2012).
		Proposed tree All proposed tree works to comply with BS-5837 (2012).
		Proposed timber bench seating: Ground fixed between finished surface, (50% with back rests, 50% without). Please refer to specification
		P01 - Self-binding gravel surface Gravel surface laid to subsoil/cement bander with timber edging to both sides. Path verges to be graded and seeded. Please refer to specification
		P02 - Tiger Mulch surface Resin bound rubber surface to central activity area. Laid to existing ground levels, with timber edging perimeter. Please refer to specification
		P02a - Tiger Mulch safety surface Resin bound rubber safety surface to be laid at depths to match each player / fitness piece critical fall height. Contractor to liaise with product manufacturer's for depths / extents
		P03 - Thermo plastic markings Allowance for up to 10 No. colours, thermoplastic markings to existing tarmac area for play / activity / games. (e.g. chess, basketball etc.) Exact art work to be agreed, assume 50% of area, with CA / TMO
		P04 - Site-work concrete slabs re-used Existing pavers to be assessed on-site for fitting and set aside for re-use along alleyway. Allowance to be made for new pavers to replace broken pavers - laid to existing ground levels
		P05 - New concrete slabs to match re-used New pavers to match adjacent fitted pavers to alleyway to make close area/interface with new/existing build extents. Edging to be agreed with engineer - flush pin kerb or similar.
		P06 - New Asphalt (Tarmac) foot path New, full depth foot path to concrete pin kerbs to all edges except where mapping in to adjacent hard tarmac surfaces. Path verges to be graded and seeded. Please refer to specification.
		K(125) - upland kerb to swale Raised kerb length to waste edge (alleyway). Upgrade set at 100mm. Kerb run: 3 No. 255mm lengths with 150mm drainage gap (smoothed concrete bed finish at ground level for waterflow).
		Proposed grass mound Earth mound grass seeded. Mound to be made from soil arisings from path construction (supplemented with imported sub-base/topsoil as required) to central activity area. Please refer to specification
		Gr - existing grass retained Arisings grass to be retained in-situ. Where new proposals meet existing grass allowance to be made by contractor for making good, marring in levels and grass seeding, (local import of topsoil where required)
		Proposed raised planters - 6 No. Corten steel planters to integrate seating (manufacturer: Kineley), to be installed to product recommendations. Planting to specification.
		Proposed planting Refer to planting plans for layout, density and species. Plants to be planted in proposed beds with site-won topsoil (where available) or new imported topsoil as required.
		Proposed swale planting Plants to planting plans for layout, density and species. Plants to be planted in proposed beds with site-won topsoil (where available) or new imported topsoil as required.
		Courtyard perimeter fencing Refer to construction detailing for new lengths of metal rail fence. Existing fence lines in all (local fill as required) to be removed and replaced/realigned as proposed No. pedestrian / 1 No. double leaf TMOG test
		Courtyard gates 1 No. pedestrian gate (East entrance) and 1 No. double leaf (South-West entrance), to match railing design and finish. Allowance to be made for self-closing, hinges, and for control to be confirmed with the TMOG test
		Mb - Metal barriers existing relocated Existing 1 No. high metal rail to be lifted, self-side and move. Railing to be sande, primed and painted (Colours: black, Hammerite or similar - see relevant conditions). Exact location to be agreed with URC Highways and integrate with new residential unit boundary
		Feature boulder 9 No. Feature boulders set within new landscape, boulders to be set min. 1m apart. Please refer to construction detailing.
		Lighting columns - existing removed Lighting columns to be lifted, set aside and relocated - to engineers design and specification. Exact location to be agreed with client on-site.
		Lighting columns - existing relocated Lighting columns (lift see above), to be relocated - to engineers design and specification. Exact location and spacing to be agreed with client on-site.

07/07/22	First Issue						T8	AM	
Date	Description						Dm	Cik	





Project

Godwin and Crowndale Landscape Improvements

Client

London Borough of Camden

Scale @A1	Status for Tender
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Drawing Title

Landscape General Arrangement

Job Nr 11906	Drawing Nr 11906-LD-PLN-002	Issue T01
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