KEY

+1.00 Existing levels - Retained

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).

EXISTING SURFACES

RPA — Demolition works within tree RPAs
Any demolition works within any Root Protection Area of any retained tree to be hand dug provisionally to ascertain position of tree roots.

Existing soft landscape - full depth removal
Strip existing grass layer and remove any planting. Reduce levels as required for proposed hard landscape. Store all salvaged topsoil and subsoil for re-use on site.

Existing soft landscape - removal
Strip existing grass layer and remove any planting. Existing soil to be retained in-situ for localised re-profiling in mounds, verges and new planting (supplements by imported topsoil as required)

Existing macadam - full depth removal
Break out existing macadam surface and sub-base as required for new hard landscape proposals and cart to tip.

Existing macadam - removal for soft landscape
Break out existing macadam surface and sub-base as required for soft landscape proposals and cart to tip. Remove any remaining rubble or large stones and break up remaining sub-soil to ensure free drainage in preparation for planting.

Existing concrete paving - lift/removal
Careful lifting of existing concrete paving, to be set-aside and re-use along alleyway. Break out of any sub-base and haunching as required for hard landscape proposals and services installation. Break out cart to tip.

EXISTING EDGING

Existing metal rail barrier to be lifted
Existing metal rail (cycle) barrier to be lifted, set aside for re-used and relocated in scheme as per proposals plan PLN_002.

Existing metal railing fence to be removed
Break out existing railing fence and footing and cart to tip. Allowance for making good break out to match adjacent / proposed.

Existing brick wall with railing to be removed
Break out existing brick wall and footing and cart to tip. Ensure clean cut to existing wall retained and minor repairs to make good. Allowance for making good break out to match adjacent / proposed.

Sheet Notes:

Please read the adjacent plans in conjunction with the below:

- Do not scale from this drawing.
- All dimensions are drawn in millimetres.
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- Refer to LUC drawing nos. 11906-LD-PLN-001-002 for information on hardworks proposals and 11906-LD-PLN-003 for softworks.
straight line to allow re-bonding of new surface.

- Site Works Phasing: works to be carried out in accordance with the 10 No. residential building works and enabling package.

- Demolitions & Removals: any site removals are to be undertaken by the contractor as part of the enabling works for the new residential units. Arisings from reduced levels to be set aside for reuse where suitable as topsoil and subsoil for proposed grass mounds and path verges. All hard breakout and existing site furniture to be carted away.

- Making Good: the contractor is to make allowance to ensure all edges and joins with adjacent surfaces are made good with the appropriate surface/edging material, (e.g. asphalt infill to areas of cut in existing paths). Where required making good path repairs to be sealed appropriately - e.g. for asphalt with bitumen tack to adjacent asphalt surface.

- Archaeology / UXO: the contractor is to notify the CA and LBC should any heritage / UXO features be exposed during the works.t lighting column position and specification.

- General Items:
Please refer to ALL specification clauses in the Landscape Specification for guidance on design elements, (where not referenced, the contractor is responsible for the identification of the relevant items across ALL work items on the site, and report to CA prior to commencement).

- All salvaged materials, furniture and soil to be stored on site for future re-use (as detailed above) in locations to be confirmed.

- All manholes to be retained and protected on-site during demolition/construction.

- All demolition works of surfaces abutting buildings to be broken out by hand to avoid potential damage.

- All permanent landscape furniture features such as metal railing to be retained in situ and protected during works.

-All cutting of macadam surfaces where existing surface is to be retained to be carried out with a circular saw in a neat

Relocation/replacement setting out: this is to be agreed on-site with the CA prior to commencement of works, unless stated otherwise. Allowance is to be made for ALL relocated items to have new surface pads installed to CA specification and direction.

The contractor is responsible for ALL necessary protection of existing trees and vegetation to be retained in accordance with BS: 5837 2012.

All construction works are to be carried out in accordance with the latest statutory guidance, building regulations and national building specification standards.

The contractor is to follow standard practice and manufacturer recommendations for all landscape elements, unless otherwise directed.

The contractor should not lay hard paving or perform extensive earth works in adverse weather conditions.

Existing services, trenching and man-holes: Contractor to make allowance to CAT scan and other necessary methods all landscape areas prior to commencement of works to assess existing service runs (e.g. water, sewer, electrics, cable, phone, internet, and surface drainage). Contractor to notify CA, and cease works to services run areas, if any services are found to be in conflict with the proposed landscape and/or finished levels.

Iss	Date	Description	Drn	Chk
A	07.07.22	First Issue	AM	TB

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Project
Godwin and Crowndale Landscape Improvements

Client
London Borough of Camden

Scale @A1
1:100

Status
for Tender

Drawing Title
Demolitions, Clearance + Earthworks - WEST

Job Nr	Drawing Nr	Issue
11906	11906-LD-PLN-010a	T01