

LEGEND:

- Red Line Boundary (Approved Masterplan)
- Phase 1C Red Line Boundary
- 29.730 Proposed finished level
- (29.73) Existing finished level to be retained
- 1:40 Proposed gradient and fall direction
- F.F.L. = +30.400 Internal Finished Floor Level of ground floor unit. Refer also to Architect's drawings for details.

Note: All proposed levels and/or earthworks to marry in smoothly with existing where applicable and all interfaces with existing surfaces at site boundaries to be made good.

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- Existing trees to be retained without remedial works
- Root Protection Zone (RPZ)
- Existing trees to be removed.

Note:

- Drawing to be read in conjunction with the Arboricultural Impact Assessment (AIA) & Method Statements and Tree Survey produced by Hayden's Arboricultural Consultants.
- All work in relation to existing trees to be carried out strictly in accordance with BZ5837/2012 Trees in Relation to Construction.

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Living Roof Strategy:

- Living Roof: Proprietary brown roof to be compatible with the proposed PV system. Refer also to Landscape Specification Section Q37.
- Living Roof: Bespoke Acid Grassland mix extensive green roof. Refer also to Landscape Specification Section Q37.
- Living Roof: Proprietary lightweight Sedum roof to ancillary buildings (eg. cycle stores).

Raised planters to private roof gardens:

- Evergreen hedgerow planting within metalwork planters. Refer also to Planter Details AGC377-GR-1C-XX-DR-L-5506, Landscape Specification Q31/292A and Plant Schedules.
- Residents own planting within metalwork planters. Refer also to Planter Details AGC377-GR-1C-XX-DR-L-5506, Landscape Specification Q31/292A.

Habitat Boxes:

- Proprietary integral bird nest boxes incorporated into the building elevations, to accommodate the following species: Sparrow terrace, Starling, Swift, Black Redstart

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Street edge treatments:

- CK1 High quality exposed aggregate concrete kerb e.g. Charcon Eco Countryside Kerb or similar approved 255mmW x 125mmD x 915mm L with associated flush and drop kerbs as required. Refer to Landscape Specification Q10/111.
- PK1 High quality exposed aggregate concrete edge e.g. Charcon Flat 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 Q10/110.
- SE1 Galvanised steel edge restraint to reduced dig path construction associated with RPZ of existing trees. Refer to Detail. Refer to Landscape Specification Q10/200A.
- SE2 Galvanised steel angle edge restraint to climbing plant stations typically 125x125mm. Refer to Landscape Specification Q10/200B.
- SE3 Galvanised steel angle edge restraint to tree pits in rubber crumb. Typically 1200mm dia x 195mm depth. Refer to Landscape Specification Q10/200C.

Garden Square edge treatments:

- NS1 Natural stone edge for laying flush and upstand 300mmW x 200mmD x min. 500mmL. Refer to Landscape Specification Q10/120.

Surface Finishes:

- Hot rolled Asphalt to vehicle carriageway to Engineer's specification and details.
- High quality concrete block paving unit e.g. 100mm x 300mm x 80mm (D) Charcon Andover Textured or similar approved. Refer to Landscape Specification Q24/110A. Standard: Colour: Silver Fleck. Laid stretcher bond to pavement / herringbone to trafficked areas.
- Variation: Stretcher bond used in trafficked area (following strategy used for Phase 1A/1B)
- Building thresholds to Plot JKL and I: Tiles to architects detail and specification. Threshold line to be confirmed prior to stage 5 issue
- High quality porous concrete block paving e.g. Charcon Andover Inlita 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
- Variation - Reduced dig buildup to protect existing trees. Refer to drawing AGC377-GR-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 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.
- Gravel maintenance strip with proprietary geotextile weed suppressant membrane and timber edge restraints. Refer to Landscape Specification Q23/160 & Q23/310.
- Proprietary 'Flexipave' golden gravel infill to trees in rubber crumb (SE3 edge treatment). Refer to Landscape Specification Q23/190A.
- 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 Landscape Specification Q25/520.

Furniture/Landscape Structures:

- B: Fixed bollard. Refer to Landscape Specification Q50/190.
- B1: Timber bench seating. Refer to Landscape Specification Q50/220A.
- B2: Timber bench seating with planter. Refer to Landscape Specification Q50/220B.
- B3: Timber bench seating over retaining wall/ planter wall. Refer to Landscape Specification Q50/220C.
- B4: Proprietary timber cube seats. Refer to Landscape Specification Q50/220D.
- B5: Concrete bench. Refer to Landscape Specification Q50/220E.
- CS1: Stainless steel 'Sheffield' style cycle stands. Refer to Landscape Specification Q50/210.
- '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.
- Ref: WT3: Garden wall boundaries to private amenity spaces leading to courtyards. Includes a single leaf access gate to each garden, to Landscape Specification Q50/130A. Brick finish to match Architectural elevations. Refer to Landscape Specification Section F10.
- Ref: WT1: Raised planter privacy strip structures to Plot frontages. Brick finish to match Architectural elevations. Brick coping. Refer to Landscape Specification Section F10 & E70/420A.
- 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.
- Ref: WT5: Low retaining walls to stepped access. Brick finish to match garden walls. Brick coping. Refer to Landscape Specification Section F10.
- Ref: WT8: Raised planter. Brick finish to match adjacent Architectural elevations. Brick coping. Refer to Landscape Specification Section F10.
- Proprietary play equipment with associated safety surface zone. Ref: P1 to P15. Refer to approved Play Strategy. Refer to Landscape Specification Q52/320 to 440.
- Lighting bollard to Engineer's details
- 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.

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Communal Courtyards Planting Strategy:

- Mix A: Semi-ornamental grasses and herbaceous mix.
- Mix B: Ground cover, herbaceous and bulb planting mix.
- Mix C: Evergreen ground cover shrubs planted to 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.
- Amenity grass seed with seasonal bulb planting. Note lawn within existing tree RPZ. Turf edging strips to footpath edges required. Existing lawn to be retained in situ with any making good to form consistent lawn sward with smooth flowing profile. No abrupt changes in level permitted.

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-GR-1C-XX-SH-L-9001).

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'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 trees. 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.

Tree Pits

- 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.

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Urban Boulevard:
Street tree planting to strengthen existing TPO tree groups within linear beds of evergreen ground cover mix; Alnus cordata, Tilia cordata planted as semi-mature, rootballed trees.

Street Trees:
Street tree planting with oversized urban tree soil pits in hard paved areas, typically with evergreen shrub planting at each planting station; Tilia cordata, Pyrus calleryana 'Chanticleer', Alnus cordata, Corylus colurna planted as semi-mature, rootballed trees.

Forager's Orchard:
Fruiting or flowering tree planting within communal courtyards including appropriately sized specimen trees providing highlights with strong seasonal interest.

Orchard Trees:
Malus spp., Prunus spp., Pyrus spp., Magnolia sp. planted as standards, extra heavy standards and espaliers ensuring self-pollination or cross pollination of species.

Highlight Trees:
e.g. Liquidambar styraciflua, Pinus nigra planted as semi-mature, rootballed trees.

Garden Square:
Garden square frontages and public realm open space ornamental flowering trees; Pyrus spp., Prunus spp.

Espalier Tree Planting:
Pyrus spp., Tilia spp.

Existing tree to be retained

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

Soiling General Notes:

- 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.
- 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.
- 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.
- Contractor to calculate all required volumes of topsoil and specified ameliorants in accordance with specified depths and tree pit volumes.
- 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.

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:

- Paving subbase and geotextiles to Engineer's details and specification.
- In-situ concrete haunching and subbase to Engineer's details and specification.
- Paving bedding course to Engineer's details and specification.
- High quality non-porous concrete block paving. Refer to Landscape Specification Q24/110.
- Hot rolled Asphalt to vehicle carriageway to Engineer's specification and details.
- Dense binder course to Engineer's details and specification.
- Decorative bark mulch to plant beds. Refer to Landscape Specification Q31/487.
- Ameliorated topsoil to plant bed or tree pit, placed below level of adjacent paving edge. Refer to Soiling General Arrangements and Landscape Specification Q28/347.
- Proprietary underground guy system with load dissipating mat and ratchet adjustment. Refer to Landscape Specification Q31/585
- Aeration pipe to tree rootball, with plastic cap finished flush with top of mulch layer. Refer to Landscape Specification Q31/514.
- 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 Landscape Specification Section Q31
- 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 Landscape Specification Q31/510.
- Breedon gravel finish
- Free draining subsoil placed at 300mm depth below topsoil unless otherwise noted. Refer to Landscape Specification D20/400 to 404
- Proposed proprietary geotextile filter membrane placed over cellular confinement system to no-dig construction path makeup. Refer also to AIA and Civil Engineers Details and Specification
- Locally reduced paving sub-base over tree pit planting medium. To Engineer's details and specification.
- 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.
- 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 Specification Q10/201B.
- Proprietary porous gravel infill to tree pits. Refer to Landscape Specification Q23/190A.
- Proprietary waterproof treatment to rear face of retaining wall, e.g. bitumen based application, Contractor's choice.
- Clean washed gravel drainage layer to base of planter to Landscape Specification Q31/515A, with perforated drainage pipe and connections to Engineer's details and specification.
- SE2 Bespoke metalwork edge to form in ground planter for climbers. Refer to details and Landscape Specification Q10/200B.
- Proprietary stainless steel trellis system to support climbing plants to external walls. Refer to Landscape Specification Q40/141A.
- Proprietary urban tree soil planting medium placed throughout tree pit below hard landscape finishes. Refer to Landscape Specification Q28/521A.
- Proprietary filter membrane to Landscape Specification Q31/515A.
- Clean washed gravel drainage layer to base of planter to Landscape Specification Q31/515A, with perforated drainage pipe and connections to Engineer's details and specification.
- CK1. High quality exposed aggregate concrete kerb laid flush. Refer to Landscape Specification Q10/112.
- Mortar bed to kerb unit.

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 immediately
- 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 Hayden'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-SERV-1-001 to 004 and Plant Schedules.
- 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.

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CLIENT
LB CAMDEN

PROJECT
AGAR GROVE REGENERATION
PHASE 1C

TITLE
HARD & SOFT LANDSCAPE KEY

Scale:	Date:	Drawn:	Checked:	Approved:
N/A @ A1	02/04/2019	GA	CH	PC

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