

Outline Hard Landscape Specification

Plots 53 & 54, Brent Cross Cricklewood

Document reference 1065-10-SP-03

Issued for and on behalf of

Brent Cross Cricklewood Development Partners

Revision	Description	Issued By	Date
-	Phase 1AN RMA Submission	GJ	07.11.2014

This report has been produced to support and describe the Phase 1A North Reserved Matters Application. It is not therefore submitted for formal approval and instead provides context to the application submission.

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Note:

- a. The following Outline Specification is based on the landscape drawings: 1065-10-001, 1065-10-003, 1065-10-004 and Plots 53 & 54 Stage D Report, reference 1065-10-G506
- b. Refer to the Outline specification for Soft Landscape Works for Soils and Planting information

Ref	Item	Substrate	Description	Appearance/Finish	Notes
1.0 STRUCTURES					
1.1	Cycle stores	Insitu Concrete foundations to Structural Engineers Specification	Frame: Galvanised Steel Roof: Flat Biodiversity Sides: Vertical Timber Slats	Frame Colour: Galvanised Steel Timber Colour: Natural	FSC Certified timber
1.2	Bin Store	Insitu Concrete foundations to Structural Engineers Specification	Frame: Galvanised Steel Roof: Flat roof Sides: Vertical Timber Slats	Frame Colour: Galvanised Steel Timber Colour: Natural	FSC Certified timber
1.3	CHP unit		To M&E Engineers Detail		
2.0 GROUNDWORKS					
2.1	Land drains to soft landscape areas	Connections to surface water drainage system to Civil Engineers Specification	Land drainage pipes 75mm diameter		Extent of drainage to be determined at post detailed planning consent.
2.2	Drainage to tree pits	Connections to surface water drainage system to Civil Engineers Specification	Land drainage pipes 75mm diameter		Extent of drainage to be determined at post detailed planning consent.
3.0 WALLS					
3.1	Retaining walls to Rear Gardens	Foundation, drawing and specification to Structural Engineers detail.	Timber crib system with infill planting	Pressure Treated timber	
3.2	Low walls to Building thresholds	Foundation, drawing and specification to Structural Engineers detail.	Brick walls to match building	Colour: to match bricks used on building elevation Texture: to match bricks used on building elevation	
3.3	Raised timber planter		Hardwood timber planters 500mm high	Finish: Smooth Planed	
4.0 STAIRS AND RAMPS					
4.1	Steps	Foundation, drawing and specification to Structural Engineers detail.	Steps to be formed with Pre Cast Concrete Conservation units. With inlaid contrasting bands on the riser and treads.	Textured Conservation Silver Grey unit with black contrasting bands	

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5.0 EDGES					
5.1	Precast Concrete Road Kerbs 125mm	Insitu concrete foundation	Straight and Radius kerbs.	Textured Colour: Silver Grey	To Engineers detail
5.2	Precast Concrete Edging Kerbs 50mm x 250mm	Insitu concrete foundation		Colour: Standard concrete finish	
5.4	Timber edging		Pressure treated softwood to be used to form the path edges. Timber peg and board edging. Square pressure treated softwood post at all joints and changes in direction. Top of edging to be flush with surrounding surface	All timber to be pressure treated, sawn and planed.	
6.0 SURFACE FINISHES					
6.1	Car Park Aisles	to Civil Engineers Specification	Pre-Cast Concrete Permeable Paving units	Colour:	To Engineers detail
6.2	Parking Bays	Sub-base to Civil Engineers Specification.	Pre-Cast Concrete Permeable Paving units	Colour: Bays to be delineated with textured pre cast concrete block of contrasting colour	
6.3	Pedestrian Surface	Consolidated crushed stone and geotextile membrane to Civil Engineers Specification	Pre-Cast Concrete Paving units		
6.10	Flag Paving to terrace areas	Consolidated crushed stone and geotextile membrane to Civil Engineers Specification	Pre Cast Concrete flag paving		
7.0 FURNTIURE					
7.1	Seat/Bench Type 1	In situ concrete foundation to manufacturers detail. Recessed blot fixings	Product: Rough and Ready 6 Bench or equal and approved Supplier: Streetlife or equal and approved Seat top to be tropical hardwood	Material: Galvanised Steel supports, Hardwood timber top. Finish: As supplied Colour: As supplied All timber to be sawn and planed.	All tropical hardwood to be FSC certified with a full chain of custody.
7.2	Cycle Stands	Insitu Concrete foundation	Galvanised Steel Sheffield Stands Root fixed. Galvanised steel plate for cycle racks at ends of runs. Colour band to cycle stands situated	Colour: Galvanised Steel Colour band to cycle stands situated at the ends of runs.	

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			at the ends of runs Supplier: BROXAP or equal and approved. Ref: BXMW/GSO		
8.0 FENCING/ BALUSTRADE					
8.1	Fencing Type 1: To Rear Gardens	Insitu Concrete foundations to Structural Engineers Specification	2m height. Horizontal timber slats Gates to match fencing	Colour: Natural	
9.0 PIPED SUPPLY SYSTEM					
9.1	Manual Irrigation points	Break tank to M&E Engineers specification.	Located at 25m radii distances (2 points no more than 50m apart).		
10.0 ECOLOGICAL ENHANCEMENTS					
10.1	Bird Boxes		Exact location to be confirmed on site		
10.2	Bat Boxes		Exact location to be confirmed on site		
10.3	Bug Hotels / Dead Wood Habitat Piles		Site won material		
11.0 LIGHTING					
11.1	Column luminaries	To M&E Engineers specification.	To M&E Engineers specification.		All lighting subject to a separate lighting design and submission.
12.0 DRAINAGE					
12.2	Tree pits		Tree pits within soft landscape area to be connected to a positive drainage system where required		