

## Elemental Hard Landscape Works Specification

### Threshold Spaces Brent Cross Cricklewood

1065-15-SP-06

Issued for and on behalf of

**Brent Cross Cricklewood Development Partners**

Revision	Description	Issued by	Checked by	Date
-	Phase 1 AN RMA Submission	IM	GG/RG	29.03.17
A	Issued for RMA	IM	GG	19.04.17



## Threshold Spaces, Brent Cross Cricklewood

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The following Specification is based on the latest revision of the following Landscape Drawings, Documents and Specifications for the Brent Cross East Zone (BXE) Threshold Spaces:

<b>1065-15-002-004 &amp; 1065-15-006-007</b>	Threshold Spaces General Arrangement
<b>1065-15-501-503 &amp; 1065-15-507-508</b>	Sections - Threshold Spaces
<b>1065-15-401-417</b>	Threshold Spaces Landscape Details

Phase 1BN RMA Design Development Report – Sections 2.4 Tempelhof Circus, 2.6 Energy Centre, 2.8 Layfield Place, 2.13 Fenwick Place, 2.19 Adjacent 1BN Landscape

For soiling and planting details, refer to the latest revisions of:

<b>1065-15-SP-01</b>	Phase 1BN Base Landscape Specification
<b>1065-15-SP-02</b>	Phase 1BN Soft Landscape Specification
<b>1065-15-202-205 &amp; 1065-15-207-209</b>	Threshold Spaces Planting Plans

For Architectural details, refer to Chapman Taylor and CRTKL's drawings

For Drainage, refer to Engineer's details



**Section 1.0** Groundworks

**Section 2.0** Edges

**Section 3.0** Surface Finishes

**Section 4.0** Steps

**Section 5.0** Street Furniture

**Section 6.0** Irrigation

External Lighting to be detailed and specified at a later stage by Lighting Consultant



## Threshold Spaces, Brent Cross Cricklewood

REF	ITEM	SUBSTRATE	DESCRIPTION	APPEARANCE/ FINISH	PERFORMANCE CRITERIA	DESIGN LIFE	NOTES
<b>1.0</b>	<b>Groundworks</b>						
1.1	Land drains to soft landscape areas	Connections to surface water drainage system to Civil Engineer's Specification	Land drainage pipes 75mm diameter		BS 4962:1989 Specification for plastics pipes and fittings for use as subsoil field drains	25 years	R12 Below ground drainage systems / R13 Land drainage  Extent of drainage to be determined at post detailed planning consent
1.2	Drainage to tree pits	Connections to surface water drainage system to Civil Engineer's Specification	Land drainage pipes 75mm diameter positively connecting tree pit to drainage surface water system		BS 4962:1989 Specification for plastics pipes and fittings for use as subsoil field drains	25 years	R12 Below ground drainage systems / R13 Land drainage  Extent of drainage to be determined at post detailed planning consent
1.3	Recessed manhole cover	To Engineer's detail and specification	Location to be coordinated with AECOM	Galvanised steel  Paving bond to extend seamlessly through the recessed cover with paving fixed into cover using high performance mortar	Load classifications to BS EN 124 Gully tops and manhole tops for vehicular and pedestrian areas	25 years	Q10 Kerbs / edgings / channels / paving accessories  Supplied by Jones of Oswestry or similar approved
1.4	Slot drain	To Civil Engineer's detail and specification	Marshalls Slot Drain Duo or similar approved	Galvanised steel	BS EN 1433:2002 Drainage channels for vehicular and pedestrian areas	25 years	Q10 Kerbs / edgings / channels / paving accessories  Extent of drainage to be determined post detailed planning consent



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REF	ITEM	SUBSTRATE	DESCRIPTION	APPEARANCE/ FINISH	PERFORMANCE CRITERIA	DESIGN LIFE	NOTES
<b>2.0</b>	<b>Edges</b>						
2.1	<p>Kerb Type 1</p> <p>Natural Stone kerb</p> <p>To Key Spaces / Thresholds, adjacent to natural stone paving</p>	Haunch and foundation to Civil Engineer's detail and specification	<p>Natural Stone kerb</p> <p>Granite kerb</p>	<p>Sawn all sides with top and face fine picked</p> <p>Colour – silver / grey</p> <p>200mm width x 300mm height</p> <p>All radii less than 12m to be constructed using special / curved kerb units</p> <p>Special units to be used at all corners</p>	BS EN 1343:2012 Kerbs of natural stone for external paving	50 years	Q10 Stone / concrete / brick kerbs / edgings / channels
2.2	<p>Kerb Type 2</p> <p>PCC road kerb</p> <p>To Perimeter paving areas, adjacent to concrete paving</p>	Haunch and foundation to Civil Engineer's detail and specification	<p>PCC road kerb</p> <p>Standard pre-cast concrete unit</p>	<p>Finish: Bull nosed</p> <p>Colour: As Cast</p> <p>145mm w x 255mm h x 914mm l</p> <p>Corner units to be used for all 90° corners</p> <p>Dropper LH / RH – sizes as above</p>	BS EN 1340:2003 Concrete kerb units		Q10 Stone / concrete / brick kerbs / edgings / channels



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REF	ITEM	SUBSTRATE	DESCRIPTION	APPEARANCE/ FINISH	PERFORMANCE CRITERIA	DESIGN LIFE	NOTES
2.3	Metal edge  To edges of rubber crumb play areas in Layfield Place and Fenwick Place	Haunch and foundation to Civil Engineer's detail and specification	Aluminium edging  Kinley Systems AluExcel Aluminium Edge Restraint or similar equal and approved	Finish: Mill finished		25 years	Q10 Stone / concrete / brick kerbs / edgings / channels  Supplied by: Kinley Systems Northpoint, Compass Park, Junction Road, Staplecross, East Sussex, TN32 5BS  Or equal approved
<b>3.0</b>	<b>Surface Finishes</b>						
3.1	Natural Stone Paving  To Key Spaces / Thresholds	Sub base to Civil Engineer's detail and specification  All bedding and jointing to utilise high performance mortar – Steintech, Parex or similar approved  Paving depth and sub base detail to accommodate emergency vehicle loadings as required	Natural Stone Paving  Granite paving or similar equal and approved	Mixture of warm grey tones in a range of sizes  Paving details to be confirmed during detailed design phase	BS 7533-3:2005 +A1:2009 Pavements constructed with clay, natural stone or concrete pavers	50 years	Q25 Slab/Brick/Sett/Cobble Pavings
3.2	Concrete Flag Paving  To Perimeter Footways	Sub base and bedding to Civil Engineer's detail and specification	High quality Concrete Flag Paving	Paving details to be confirmed during detailed design phase	BS 7533-3:2005 +A1:2009 Pavements constructed with clay, natural stone or concrete pavers	25 years	Q25 Slab/Brick/Sett/Cobble Pavings



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REF	ITEM	SUBSTRATE	DESCRIPTION	APPEARANCE/ FINISH	PERFORMANCE CRITERIA	DESIGN LIFE	NOTES
3.3	Concrete Block Paving  To Laybys & Collect by Car (CBC)	Sub base and bedding to Civil Engineer's detail and specification	High quality Concrete Block Paving	Paving details to be confirmed during detailed design phase	BS 7533-3:2005 +A1:2009 Pavements constructed with clay, natural stone or concrete pavers	25 years	Q25 Slab/Brick/Sett/Cobble Pavings
3.4	Pedestrian Crossings	Sub base and bedding to Civil Engineer's detail and specification	To AECOM's Highway specification	To AECOM's Highway specification	BS 7533-3:2005 +A1:2009 Pavements constructed with clay, natural stone or concrete pavers		To AECOM's Highway specification
3.5	Hardwood Timber Decking  To Fenwick Place	Foundation to Engineer's detail and specification	Tropical hardwood timber deck  70mm wide, 40mm thick, smooth planed timber, 5mm spacing between boards  Alternate boards with carborundum strips  Hidden deck fastening for seamless effect or similar, equal and approved	Softwood weather treated timber joists and Softwood weather treated timber noggins to support timber decking  Finish – planed flat with pencil rounding to leading edges  'Skid Proof' non-slip finish to timber	BS EN 350:2016 Durability of wood and wood-based products  Design to appropriate use class loading  BS 8417:2011 +A12014 Preservation of Wood	15 years	Q55 External Decks  Refer to Detail 1065-15-412  All tropical hardwood to be FSC certified with a full chain of custody



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REF	ITEM	SUBSTRATE	DESCRIPTION	APPEARANCE/ FINISH	PERFORMANCE CRITERIA	DESIGN LIFE	NOTES
3.6	Play Surface  To Fenwick Place and Layfield Place	Sub base and bedding to Civil Engineer's detail and specification	Wet Pour rubber surface finish with play mounds  Safety surface to safe fall zone. Thickness to manufacturer's specification including base coat and wearing coat in compliance with EN 1177 thickness value	Smooth, non-slip finish  Colour – TBC	BS EN 1177:2008 Impact attenuating playground surfacing. Determination of critical fall height  BS 7188:1998 +A2:2009 Impact absorbing playground surfacing	10 years subject to maintenance and intensity of use	Q26 Special Surfacings  Refer to Detail 1065-15-413
3.7	Tactile Paving  Blister Paving  To Crossings	Sub base and bedding to Civil Engineer's detail and specification	Natural stone where used adjacent to natural stone paving  Concrete where used adjacent to concrete paving  400mm x 400mm units	Grey / buff tone  Colour of tactile paving to visually contrast with adjacent paving	BS EN 1339:2003 Concrete paving flags  DD CEN/TS 15209:2008 Tactile paving surface indicators produced from concrete, clay and stone	25 years	Q25 Slab/Brick/Sett/Cobble Pavings
3.8	Tactile Paving  Corduroy Paving  To top and bottom of steps	Sub base and bedding to Civil Engineer's detail and specification	Natural stone where used adjacent to natural stone paving  Concrete where used adjacent to concrete paving  400mm x 400mm units	Grey / buff tone  Colour of tactile paving to visually contrast with adjacent paving	BS EN 1339:2003 Concrete paving flags  DD CEN/TS 15209:2008 Tactile paving surface indicators produced from concrete, clay and stone	25 years	Q25 Slab/Brick/Sett/Cobble Pavings





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REF	ITEM	SUBSTRATE	DESCRIPTION	APPEARANCE/ FINISH	PERFORMANCE CRITERIA	DESIGN LIFE	NOTES
<b>4.0</b>	<b>Steps</b>						
4.1	External Steps To Fenwick Place	Concrete foundation to Civil Engineer's detail and specification	Natural stone steps with contrasting nosing strips  280mm tread x 150mm riser  Top step to be 400mm tread x 150mm riser to comply with Building Regulations Part M	Natural stone to match adjacent paving  Contrast nosing to be black, natural stone, 55mm x 55mm with 10mm Ø pencil rounded to leading edge	Part M Building Regulations  BS 7533-3:2005 +A1:2009 Pavements constructed with clay, natural stone or concrete pavers	25 years	L37 External stair, ramp, handrail and balustrade systems  Refer to Detail 1065-15-414
4.2	External Steps To Tempelhof Circus	Concrete foundation to Civil Engineer's detail and specification	Natural stone steps with contrasting nosing strips  300mm tread x 150mm riser  Top step to be 400mm tread x 150mm riser to comply with Building Regulations Part M	Natural stone to match adjacent paving  Contrast nosing to be black, natural stone, 55mm x 55mm with 10mm Ø pencil rounded to leading edge  Potential for Public Art to be incorporated into steps	Part M Building Regulations  BS 7533-3:2005 +A1:2009 Pavements constructed with clay, natural stone or concrete pavers	25 years	L37 External stair, ramp, handrail and balustrade systems  Refer to Detail 1065-15-415



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REF	ITEM	SUBSTRATE	DESCRIPTION	APPEARANCE/ FINISH	PERFORMANCE CRITERIA	DESIGN LIFE	NOTES
4.3	Handrail  To steps at Fenwick Place and Tempelhof Circus	Foundations to Civil Engineer's detail and Specification	Single height stainless steel topped handrail  Stainless steel posts to match handrail  Posts to be root-fixed with steps / paving units core drilled to receive posts and epoxy reinforced to hide junction with paving  Handrail to be fixed to posts with 'Qrail' stainless steel adjustable 'thread tube' brackets or similar approved	External grade stainless steel  Satin polished finish	Part M Building Regulations  BS 7533-3:2005 +A1:2009 Pavements constructed with clay, natural stone or concrete pavers	25 years	L37 External stair, ramp, handrail and balustrade systems  Refer to Detail 1065-15-414 and 1065-15-415
4.4	Glass balustrade  To Tempelhof Circus Steps	Channel fixing to manufacturer's latest guidance	Frameless glass balustrade with satin polished external grade stainless steel handrail  1100mm height		Toughened and laminated glass to conform to BS 6180:2011 Barriers in and about buildings	25 years	L37 External stair, ramp, handrail and balustrade systems  Refer to Detail 1065-15-415



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REF	ITEM	SUBSTRATE	DESCRIPTION	APPEARANCE/ FINISH	PERFORMANCE CRITERIA	DESIGN LIFE	NOTES
<b>5.0</b>	<b>Street Furniture</b>						
5.1	Seating Type 1  Swing Seat  To Layfield Place	Foundation to Engineer's detail and specification	Polyester powder coated galvanised steel frame  Swing mechanism affixed to frame via stainless steel rods	Seating formed of tropical hardwood battens affixed to galvanised steel frame  Translucent panel to roof with artwork pattern subject to artwork strategy	BS ISO 10474:2013 Steel and steel products  BS EN 350:2016 Durability of wood and wood-based products	20 years	Q50 Site/ Street furniture/ equipment  Refer to Detail 1065-15-406  All tropical hardwood to be FSC certified with a full chain of custody  To be detailed by specialist manufacturer
5.2	Seating Type 2  Pebble Seat		Freestanding cast stone seat	Silver / white colour with smooth, acid etched waterproofed finish		25 years	Q50 Site/ Street furniture/ equipment  Refer to Detail 1065-15-407
5.3	Seating Type 3  Bench Seat Freestanding	Foundation to Engineer's detail and specification	Cast stone bench base with tropical hardwood seating top integrated into planter edge using theft-proof steel comb system	All timber to be planed smooth with pencil rounded edges	BS EN 350:2016 Durability of wood and wood-based products	25 years	Q50 Site/ Street furniture/ equipment  Refer to Detail 1065-15-408  All tropical hardwood to be FSC certified with a full chain of custody



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REF	ITEM	SUBSTRATE	DESCRIPTION	APPEARANCE/ FINISH	PERFORMANCE CRITERIA	DESIGN LIFE	NOTES
5.4	Seating Type 4 Lounger Seat	Foundation to Engineer's detail and specification	Bespoke Streetlife 'Recliner' seating or similar approved  Tropical hardwood timber battens fixed to galvanised steel frame using theft-proof steel comb system	Seat formed using 900mm length x 70mm width x 150mm depth battens at 15mm spacings  All timber to be planed smooth with pencil rounded edges and 70mm Ø rounded front edge	BS EN 350:2016 Durability of wood and wood-based products	25 years	Q50 Site/ Street furniture/ equipment  Refer to Detail 1065-15-409  All tropical hardwood to be FSC certified with a full chain of custody
5.5	Seating Type 5 Cube Seat	Foundation to Engineer's detail and specification	Freestanding cast stone cube seat  600mm x 600mm x 400mm high with cast stone base  All edges to be pencil rounded	Cast stone to be silver / white colour with smooth, acid etched waterproofed finish		25 years	Q50 Site/ Street furniture/ equipment  Refer to Detail 1065-15-410



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REF	ITEM	SUBSTRATE	DESCRIPTION	APPEARANCE/ FINISH	PERFORMANCE CRITERIA	DESIGN LIFE	NOTES
5.6	Raised Planter	Foundation to Engineer's detail and specification	<p>Cast stone planter with timber top</p> <p>Cast stone planter edge 300mm wide x 400mm height with rounded profile to exposed edges</p> <p>Based to extend 50mm below paving to hide junction</p>	<p>Cast stone to be silver / white colour with smooth, acid etched waterproofed finish</p> <p>Tropical hardwood seating top integrated into planter edge using theft-proof steel comb system</p> <p>All timber to be planed smooth with pencil rounded edges and 150mm Ø rounded front edge</p>	BS EN 350:2016 Durability of wood and wood-based products	25 years	<p>Q50 Site/ Street furniture/ equipment</p> <p>Refer to Detail 1065-15-403</p> <p>All tropical hardwood to be FSC certified with a full chain of custody</p>



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REF	ITEM	SUBSTRATE	DESCRIPTION	APPEARANCE/ FINISH	PERFORMANCE CRITERIA	DESIGN LIFE	NOTES
5.7	Cycle stand	In situ concrete foundation to Engineer's detail and specification	<p>Stainless steel Sheffield Stands with epoxy resin bonding to fix tubes into foundations</p> <p>All fixings to be below external finish level</p> <p>Stand to be root-fixed with paving units core drilled to receive posts and epoxy reinforced to hide junction with paving</p> <p>Positioned min. 1200mm apart and 550mm from any wall or obstruction</p> <p>Stainless steel plate for cycle racks at ends of runs</p>	Stainless steel		25 years	<p>Q50 Site/ Street furniture/ equipment</p> <p>Refer to Detail 1065-15-405</p> <p>Supplier: BROXAP or equal and approved.</p>



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REF	ITEM	SUBSTRATE	DESCRIPTION	APPEARANCE/ FINISH	PERFORMANCE CRITERIA	DESIGN LIFE	NOTES
5.8	Bollard	Foundation to Engineer's detail and specification  PAS 69	Marshalls GEO PAS 68 75-40 anti-terror bollards with flat top  168mm Ø core with 204mm Ø stainless steel outer shell  1100mm height from finished floor level  Spaced at 1200mm centres	316 grade brushed stainless steel outer shell	PAS 69 foundation	TBC	Q50 Site/ Street furniture/ equipment  Refer to Detail 1065-15-404  Some bollards will be demountable/telescopic to allow maintenance/emergency access  Final configuration to be confirmed
5.9	Litter bin	Freestanding with ground fixing bolts to insitu concrete foundations	mmcité 'PRAX' tropical hardwood litter bin with cover or similar approved  (ECP230 / 236)	Wooden batten sizes and material to coordinate with timber seating elements adjacent	BS EN 350:2016 Durability of wood and wood-based products	25 years	Q50 Site/ Street furniture/ equipment  All tropical hardwood to be FSC certified with a full chain of custody
5.10	Tree grille To Tempelhof Place	Foundation to Engineer's detail and specification	GreenBlue Urban 'Castle' galvanised steel tree grille with tray to receive recessed paving within frame  Square grille, size varies	Galvanised steel			Q50 Site/ Street furniture/ equipment  Refer to Detail 1065-15-402



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REF	ITEM	SUBSTRATE	DESCRIPTION	APPEARANCE/ FINISH	PERFORMANCE CRITERIA	DESIGN LIFE	NOTES
5.11	Productive Green Wall System	Independent steel frame to be fixed to building to Engineer's detail	<p>Scotscape green wall system</p> <p>1000mm x 1000mm x 85mm panels with built-in irrigation system at 150mm centres and waterproof backing</p> <p>Secured to a galvanised steel sub-structure with powder-coated aluminium alloy fixings</p>				<p>Scotscape LTD</p> <p>R Ditton Nurseries, Summerfield Lane, Surbiton, Surrey, KT6 5DZ</p> <p>0208 254 5000</p> <p>Refer to Detail 1065-15-416</p>
5.12	Climbing Plant Mesh Wall System	Drilled and plugged into walls to Engineer's detail and specification	<p>Galvanised steel tube frame to Engineer's detail and specification</p> <p>1000mm x 1000mm galvanised steel tube panels fixed to galvanised steel tube frame</p> <p>Rebar mesh 100mm x 100mm grid spacing fixed to panels</p> <p>Frame foundation and fixing below planter in growing medium to Engineer's specification and detail</p> <p>Stainless steel tensioned braided wires to support climbing plants</p>			25 years	Refer to Detail 1065-15-417





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<b>6.0</b>	<b>Irrigation</b>						
6.1	Manual irrigation points	Break tank to M&E Engineer's specification	MDHPE pipe works, Manual irrigation connection points, Rainbird Quick Coupling Connector  Located at 25m radii distances (2 points no more than 50m apart)		BS 7562-5:1993 Planning, design and installation of irrigation schemes	25 years	S14 Irrigation  Irrigation design to specialist irrigation subconsultant's detail and specification
6.2	Automatic irrigation system	To M&E Engineer's specification	Automatic solenoid valve controlled system to provide automatic irrigation to all raised planters		BS 7562-5:1993 Planning, design and installation of irrigation schemes		S14 Irrigation  Irrigation design to specialist irrigation subconsultant's detail and specification

