

P:\LONDON PROJECTS\2019\1947_PROJECT OSPREV01 CAD\02 SHEET LAYOUT\1947-EXA-ZZ-DR-L-00100.DWG



LEGEND

HARD LANDSCAPE

- SURFACE TYPE 01 - TARMAC ROAD
- SURFACE TYPE 02 - CONCRETE BLOCK PAVING
- SURFACE TYPE 03 - PERMEABLE BLOCK PAVING
- SURFACE TYPE 04 - PERMEABLE BLOCK PAVING
- SURFACE TYPE 05 - PERMEABLE BLOCK PAVING
- SURFACE TYPE 06 - PERMEABLE RESIN BOUND GRAVEL
- SURFACE TYPE 07 - CONCRETE SETTS
- SURFACE TYPE 08 - PERMEABLE PLAY SURFACING
- SURFACE TYPE 09 - GREEN PERMEABLE PAVING
- SURFACE TYPE 10 - COMPOSITE TIMBER DECKING
- SURFACE TYPE 11 - RESIDENTIAL PAVING
- SURFACE TYPE 12 - SELF-BINDING GRAVEL

SOFT LANDSCAPE

- EVERGREEN HEDGE
- SPECIES RICH LAWN
- IN-GROUND PERENNIAL PLANTING
- PREPARED SELF-GROW BEES
- FILTRATION GARDEN / RAINGARDEN

WALLS, EDGES, STEPS AND FURNITURE

- BRICK WALLS AND STEPS TO MATCH ADJACENT SURFACE TREATMENT
- RESIDENTIAL STEPS AND BRICK WALLS WITH GATE
- ECOLOGICAL BOUNDARY WALL TO RATIONALISE LEVEL CHANGE
- BAKERSFIELD RETAINING WALL TO RATIONALISE LEVEL CHANGE
- SHEFFIELD CYCLE STANDS ARRANGED IN GROUPS
- DROP-DOWN BOLLARDS TO MANAGE VEHICLE MOVEMENT

SEATING AND SEAT ELEMENTS

- BUILT-IN TIMBER SEATING ELEMENTS
- MOVEABLE SEATING ELEMENTS

SENSORY / EXTRA-CARE GARDEN

- TIMBER CIRCLE SEATS WITH BACKS AND ARMRESTS
- WATER FEATURE / FOUNTAIN WITH ROCKY EDGE AND ROCKERY PLANTING

WOMENS GARDEN + PLOT A AND PLOT B COMMUNAL COURTYARDS

- STAINLESS STEEL AND TIMBER PERGOLA WITH CLIMBING SPECIES
- CASCADING WATER FEATURE

PLAY EQUIPMENT

PLAY EQUIPMENT AND LAYOUTS OF PLAY AREAS ARE CURRENTLY UNDER REVIEW AND ARE SUBJECT TO CHANGE. LIST BELOW IS INDICATIVE AND NON-EXHAUSTIVE.

P01 ROBINA STILTS SUPPLIER: KOMPAN	P21 OUTDOOR FOOSBALL/MARBLES GAMES TABLE SUPPLIER: TO BE CONFIRMED
P02 ROBINA BALANCE BEAM ON SPRINGS SUPPLIER: KOMPAN	P22 JUMPING DISCS SUPPLIER: RICHTER SPIELGERATE
P03 CUBE SEATS SUPPLIER: WOODSCAPE	P23 HAWKS NEST SUPPLIER: HANDMADE PLACES
P04 ROBINA BALANCE POSTS WITH ROPE SUPPLIER: KOMPAN	P24 TIMBER ANIMALS SUPPLIER: RICHTER SPIELGERATE
P05 ROBINA BALANCE PLUS SUPPLIER: KOMPAN	P25 MONKEY SWINGING BARS SUPPLIER: TO BE CONFIRMED
P06 ROBINA SINGLE BALANCE BEAM SUPPLIER: KOMPAN	P26 INCLUSIVE BASKET SWING SUPPLIER: TO BE CONFIRMED
P07 TIMBER STEPPING LOGS	P27 CUSTOM PLAY TOWER WITH SLIDES, SWING BRIDGES, CLIMBING NETS, HIGH ROPS COURSE, HAND GRIPS AND CLIMBABLE MESH, FIREMAN'S POLE AND FEATURE SLIDES SUPPLIER: TO BE CONFIRMED
P08 EPDM BALLS - VARIOUS SIZES SUPPLIER: STILUM	P28 ZIPLINE OR FLYING FOX SUPPLIER: TO BE CONFIRMED
P09 SMALL SEE-SAW OR SPRINGER SUPPLIER: RICHTER SPIELGERATE	P29 FOSSIL ROCKS AND CLIMBERS SUPPLIER: TO BE CONFIRMED
P10 TALK TUBES SUPPLIER: JUPITER PLAY	P30 BUG HOTELS AND MAGNIFYING STATIONS SUPPLIER: TO BE CONFIRMED
P11 STAINLESS STEEL SLIDE - SMALL SUPPLIER: RICHTER SPIELGERATE	P31 TIMBER BALANCING AND CLIMBING ELEMENTS, NETS AND LOG STACKS TO CREATE NATURE TRIM TRIAL UNDER EXISTING TREES AND IN NATURE GARDEN
P12 SPINNER SUPPLIER: RICHTER SPIELGERATE	P32 SEE-SAW - LARGE SUPPLIER: FLIGHTS OF FANTASY
P13 TIMBER STEPS	P33 MUD-KITCHEN AND LEARNING AREA
P14 TREE-FREE SHELTER AND CUBE SEATS SUPPLIER: WOODSCAPE	P34 OUTDOOR TABLE TENNIS TABLES SUPPLIER: TO BE CONFIRMED
P15 SCRAMBLING CUBE BLOCKS SUPPLIER: WOODSCAPE	P35 PANDORA CLIMBING FRAME SUPPLIER: SCORPION PLAY
P16 HERONS NEST SUPPLIER: HANDMADE PLACES	P36 WIDOW'S WEB NEST SUPPLIER: SOVEREIGN PLAY
P17 STAINLESS STEEL SLIDE - MEDIUM SUPPLIER: RICHTER SPIELGERATE	
P18 OUTDOOR CHESS/GAMES TABLE SUPPLIER: TO BE CONFIRMED	
P19 RESIDENTIAL HAMMOCKS SUPPLIER: TO BE CONFIRMED	
P20	

ECOLOGICAL ENHANCEMENT AND HABITAT

ANNUAL HOMES AND FINAL QUANTITIES TO BE SELECTED BY QUALIFIED PROJECT ECOLOGIST. ALL ANNUAL HOMES TO BE LOCATED FACING SOUTH OR WEST. PROPOSED HOMES INTEGRATED WITHIN THE FRAMEWORK OF THE BUILDING FACADE ARE NOT SHOWN.

EC01 SPARROW 'TERRACES' min. 2 or 3m above ground, and placed in groups to accommodate sparse colonies	EC03 BAT BOX To be filled with organic material from removed trees
EC02 SWIFT NEST BOX min. 4m above ground with clear flight lines	EC04 BUG HOTEL

0 20m

No dimensions are to be scaled from this drawing. All dimensions are to be checked on site. Area measurements for indicative purposes only.

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Client
PEABODY

NOTES:

- FIRE ACCESS AND MAINTENANCE ACCESS TO PLOT C TO BE INCORPORATED
- TRECASTLE WAY TO BE UPDATED FOLLOWING INCLUSIVE DESIGN WORKSHOP WITH LBI - 25.08.2021
- ECOLOGICAL RETAINING WALL TO BE DEVELOPED IN CONSULTATION WITH ECOLOGISTS AND STRUCTURAL ENGINEERS
- ARBORICULTURALIST TO REVIEW ALL EXISTING TREES AND ROOT PROTECTION AREAS
- LAYOUTS AND PLANTING TYPES SUBJECT TO FINALISING AGAINST UPDATED UGF CALCULATION

SK02 80% DRAFT	26.08.2021
SK01 80% DRAFT	25.08.2021
Rev Description	Date

EXTERIOR ARCHITECTURE

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MANCHESTER
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Project title
PROJECT HOLLOWAY

Drawing title
GENERAL ARRANGEMENT PLAN - GROUND FLOOR

Issued By London	T: 020 7978 2101
Scale 1:500 @ A1	Drawn EXA
Status STAGE 2	Checked KB
Date 25.08.2021	Approved TOD

Drawing number
1947-EXA-ZZ-DR-L-00100

Revision
SK02

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LEGEND

PLANNING APPLICATION BOUNDARY

HARD LANDSCAPE

- SURFACE TYPE 02 - CONCRETE BLOCK PAVING
To footpaths and circulation areas
- SURFACE TYPE 06: PERMEABLE RESIN BOUND GRAVEL
To self-grow areas
- SURFACE TYPE 10: COMPOSITE TIMBER DECKING
To seating areas
- SURFACE TYPE 11: RESIDENTIAL PAVING
To residential terraces

SOFT LANDSCAPE

- PERENNIAL PLANTING IN RAISED PLANTER
- PREPARED SELF-GROW BEDS
- GREENBROWN ROOF - REFER TO ARCHITECTS DRAWINGS
- PROPOSED SHRUB OR TREE

SEATING AND SEAT ELEMENTS

- BUILT-IN TIMBER SEATING AND RECLINERS AN ARRAY OF TYPOLOGIES AND FORMS ATTACHED TO PROPOSED RAISED STEEL PLANTERS
- SEATING ELEMENTS AN ARRAY OF TYPOLOGIES COMPRISING COMMUNITY TABLES, LOUNGERS AND LOUNGE SETS, MEETING TABLES

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Client
PEABODY

NOTES:

- THIS PLAN INCLUDES COMMUNAL SPACE ONLY. REFER TO ARCHITECTURAL INFORMATION FOR PROVISION OF PRIVATE AMENITY SPACES

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P01	PLANNING SUBMISSION	01.11.2021
Rev	Description	Date

EXTERIOR ARCHITECTURE

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Project title
PROJECT HOLLOWAY

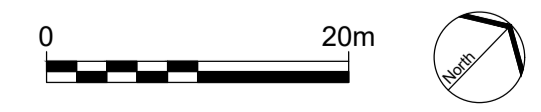
Drawing title
Landscape General Arrangement Plan_Roof

Issued By London
Scale 1:500 @ A1
Status PLANNING
Date 01.11.2021

T: 020 7978 2101
Drawn EXA
Checked TOD
Approved LP

Drawing number
1947-EXA-ZZ-ZZ-DR-L-00110

Revision
P01



B. Validation Criteria

All cover layer material (regardless of whether it is site-won or imported) must conform to the following general requirements:

- Be free of anthropogenic and deleterious material, including asbestos and gross contamination, such as oil free product, staining and odours.
- Meet the project landscaping specification requirements and conform to BS3882:2015 Specification for topsoil, including specific criteria for phytotoxic metals.
- Any recycled material should meet the WRAP Quality Protocol Aggregates from inert waste: End of waste criteria for the production of aggregates from inert waste, dated October 2013. As a minimum, the material should be tested for asbestos.

Table B.1 Validation Criteria

Proposed End Use	units	Residential without plant uptake	Source
Arsenic	mg/kg	40	DEFRA C4SLs
Antimony	mg/kg	550	CL:AIRE 2009
Barium	mg/kg	1300	CL:AIRE 2009
Beryllium	mg/kg	1.7	LQM S4ULs 2015
Boron (Water Soluble)	mg/kg	11000	LQM S4ULs 2015
Cadmium	mg/kg	150	DEFRA C4SLs
Chromium (Total)	mg/kg	910	LQM S4ULs 2015
Chromium (VI)	mg/kg	21	DEFRA C4SLs
Copper	mg/kg	200 (>7.0pH) 135 (6.0-7.0pH) 100 (<6.0)	BS3882:2015
Lead	mg/kg	310	DEFRA C4SLs
Mercury	mg/kg	1.2	LQM S4ULs 2015
Molybdenum	mg/kg	670	CL:AIRE 2009
Nickel	mg/kg	110 (>7.0pH) 75 (6.0-7.0pH) 60 (<6.0)	BS3882:2015
Selenium	mg/kg	430	LQM S4ULs 2015
Vanadium	mg/kg	1200	LQM S4ULs 2015
Zinc	mg/kg	300 (>7.0pH) 200 (6.0-7.0pH) 200 (<6.0)	BS3882:2015
Aliphatic EC5 - EC6	mg/kg	42	LQM S4ULs 2015
Aliphatic EC6 - EC8	mg/kg	100	LQM S4ULs 2015
Aliphatic EC8-EC10	mg/kg	27	LQM S4ULs 2015
Aliphatic EC10-EC12	mg/kg	130	LQM S4ULs 2015
Aliphatic EC12-EC16	mg/kg	1000	Waterman ³
Aliphatic EC16-EC35	mg/kg	1000	Waterman ³
Aliphatic EC35-EC44	mg/kg	1000	Waterman ³

Aromatic C5-C7	mg/kg	370	LQM S4ULs 2015
Aromatic C7-C8	mg/kg	860	LQM S4ULs 2015
Aromatic C8-C10	mg/kg	47	LQM S4ULs 2015
Aromatic C10-C12	mg/kg	250	LQM S4ULs 2015
Aromatic C12-C16	mg/kg	1000	Waterman ³
Aromatic C16-C21	mg/kg	1000	Waterman ³
Aromatic C21-C35	mg/kg	1000	Waterman ³
Aromatic C35-C44	mg/kg	1000	Waterman ³
Total TPH	mg/kg	1000	Waterman ³
Naphthalene	mg/kg	2.3	LQM S4ULs 2015
Acenaphthylene	mg/kg	2900	LQM S4ULs 2015
Acenaphthene	mg/kg	3000	LQM S4ULs 2015
Fluorene	mg/kg	2800	LQM S4ULs 2015
Phenanthrene	mg/kg	1300	LQM S4ULs 2015
Anthracene	mg/kg	31000	LQM S4ULs 2015
Fluoranthene	mg/kg	1500	LQM S4ULs 2015
Pyrene	mg/kg	3700	LQM S4ULs 2015
Benzo(a)anthracene	mg/kg	11	LQM S4ULs 2015
Chrysene	mg/kg	30	LQM S4ULs 2015
Benzo(b)fluoranthene	mg/kg	3.9	LQM S4ULs 2015
Benzo(k)fluoranthene	mg/kg	110	LQM S4ULs 2015
Benzo(a)pyrene	mg/kg	3.2	LQM S4ULs 2015
Indeno(1,2,3-cd)pyrene	mg/kg	45	LQM S4ULs 2015
Di-benzo(a.h.)anthracene	mg/kg	0.31	LQM S4ULs 2015
Benzo(g.h.i.) Perylene	mg/kg	360	LQM S4ULs 2015
Phenol	mg/kg	750	LQM S4ULs 2015
1,1,2,2 Tetrachloroethane	mg/kg	3.9	LQM S4ULs 2015
1,1,1,2 Tetrachloroethane	mg/kg	1.5	LQM S4ULs 2015
1,1,1 Trichloroethane	mg/kg	9	LQM S4ULs 2015
Trichloroethene	mg/kg	0.017	LQM S4ULs 2015
Tetrachloromethane (Carbon Tetrachloride)	mg/kg	0.026	LQM S4ULs 2015
1,2- Dichloroethane	mg/kg	0.0092	LQM S4ULs 2015
Chloroethene (Vinyl chloride)	mg/kg	0.00077	LQM S4ULs 2015
Trichloroethene	mg/kg	0.017	LQM S4ULs 2015
Tetrachloroethene	mg/kg	0.18	LQM S4ULs 2015
Trichloromethane (Chloroform)	mg/kg	1.2	LQM S4ULs 2015

Asbestos ²	%	Not detected	N/A
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- 1 - No threshold criteria available for this contaminant and land use
- 2 – Soil must be free from visually identifiable ACM
- 3 – A limiting value of 1,000mg/kg has been applied to petroleum hydrocarbons where the Residential End Use without Plant Uptake GAC is greater than 1,000mg/kg. The purpose of this limiting value is to restrict the importation of material which whilst not posing a risk to the human health receptors given the proposed end use would contain visual/olfactory evidence of contamination.



C. Abstraction Well Details

UK and Ireland Office Locations

