



**ANTHOLOGY
KENNINGTON STAGE**

Built from London

PROOF OF EVIDENCE

Noel Farrer FLI PPLI

Landscape Architect

October 2020

**FARRER
HUXLEY**

WOODLANDS & MASTERS SITE

Appellant: Anthology Kennington Stage Limited
Location: Kennington Former Woodlands and Masters Site, off Dugard Way,
Kennington SE11 4TH
PINS Reference: APP/N5660/W/20/3248960
LPA Reference: 19/02696/FUL

5.0 | Appendix A – supporting information for “Proof of evidence on Quality of Amenity Space (Refusal Reason No. 8)”

October 2020

5.0 APPENDIX A

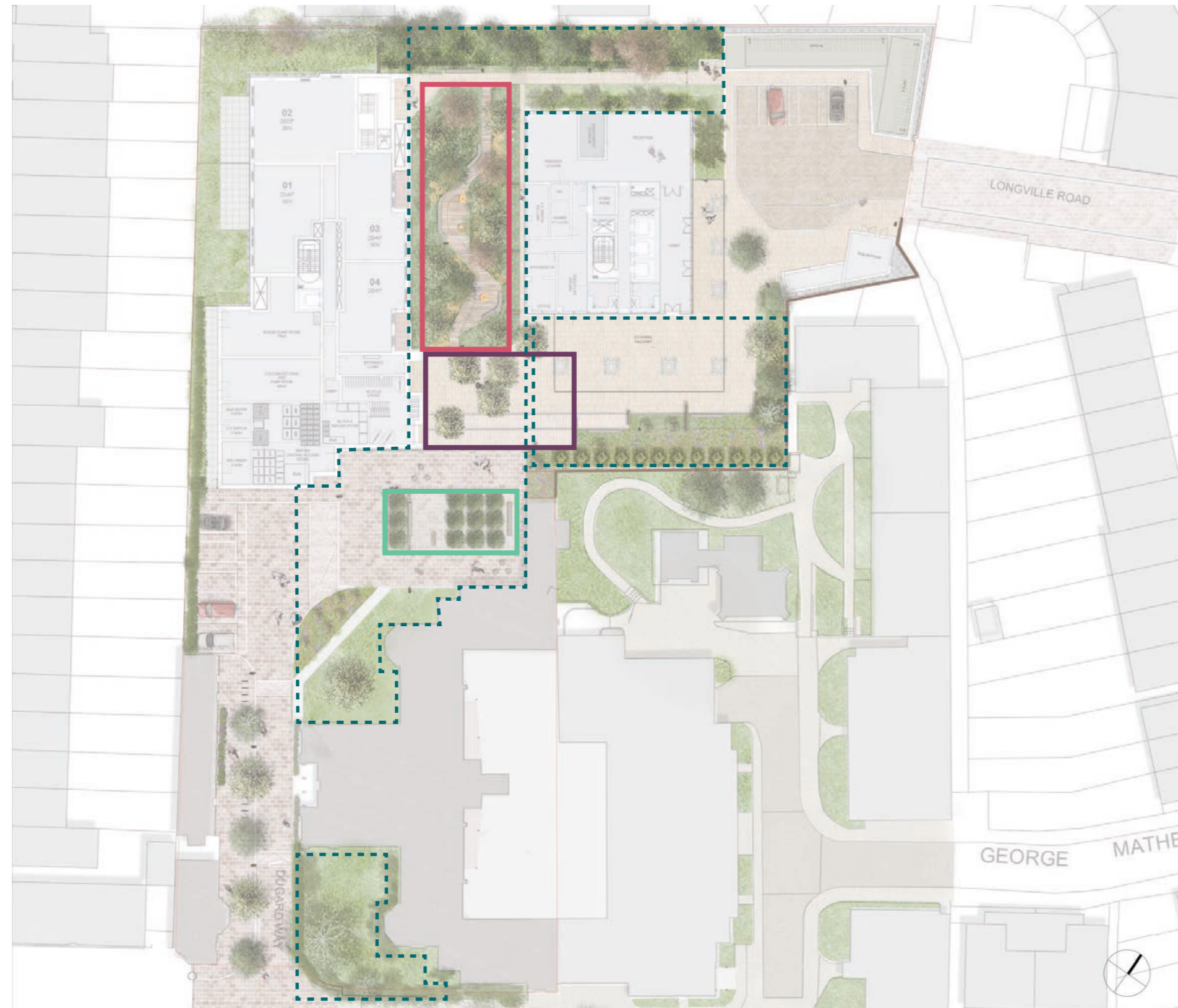
- 5.1 Play provision and quantum figures 1 & .2
- 5.2 Landscape plan figures 3 & 4
- 5.3 Illustrative material
- 5.4 Illustrative views
- 5.5 Urban greening factor (UGF)
- 5.6 CAD drawings

Woodlands & Masters Site

REASON FOR REFUSAL N° 8

5.1 PLAY PROVISION AND QUANTUM

APPEAL SCHEME LAYOUT



WHAT THE PLANNING SUBMISSION LAYOUT PROVIDES

Doorstep (under 5)	336 m ²
Neighbourhood (5-11)	128 m ²
Youth (12+)	208 m ²

Total Dedicated Provided 672 m²

Total Multifunctional/ incidental 1710 m²

Figure 1 - Play provision and quantum

Woodlands & Masters Site

REASON FOR REFUSAL N° 8

SCHEME REFINEMENT LAYOUT

Refer to 3.2.1 of Proof of Evidence on Quality of Amenity Space (Refusal Reason No. 8) for reason for refinement



WHAT THE APPEAL LAYOUT PROVIDES

Doorstep (under 5)	275 m ²
Neighbourhood (5-11)	200 m ²
Youth (12+)	115 m ²

Total Dedicated Provided 590m²

Total Multifunctional/ incidental 1710 m²

KEY

- - - Doorstep Under 5
- - - Neighbourhood 5 to 11
- - - Youth 12+
- - - Multifunctional/ incidental (all ages)

5 10 15 20

Figure 2 - Play provision and quantum

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REASON FOR REFUSAL N° 8

APPEAL SCHEME LAYOUT

DOORSTEP UNDER 5'S PLAY



Stepping walls



Stepping Stone



Stepping stones

DEDICATED NEIGHBOURHOOD PLAY 5-11



Balancing

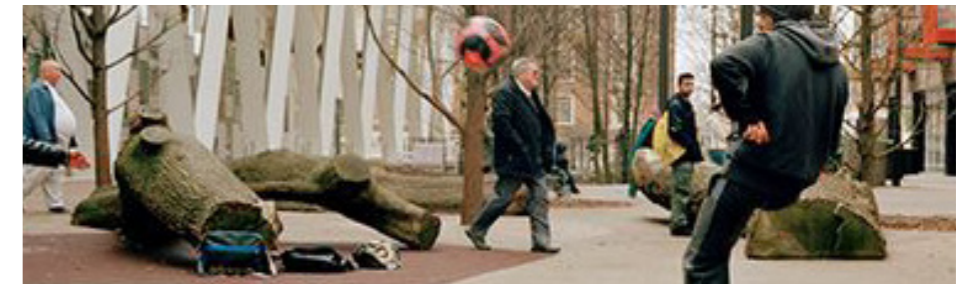


Stepping Stone



Play boulders

YOUTH 12+



Multifunctional space

Woodlands & Masters Site

REASON FOR REFUSAL N° 8

SCHEME REFINEMENT LAYOUT

Refer to 3.2.1 of Proof of Evidence on Quality of Amenity Space (Refusal Reason No. 8) for reason for refinement

DOORSTEP UNDER 5'S PLAY

DEDICATED NEIGHBOURHOOD PLAY 5-11

YOUTH 12+



Stepping Stone Cameras



Wooden Spinning Element



Stepping Stone Cameras



Jumping / Climbing Cameras)



Table Tennis Table



Stepping Stone Film Reels



Wooden Play Animal Sheep



Stepping Stone Film Reels



Optical Spinning Disks



Jumping / Climbing Cameras



Optical Spinning Disks



Play Boulders



Cropped Granite Time Count



Cropped Granite Strips



Optical Spinning Disks

Woodlands & Masters Site

REASON FOR REFUSAL N° 8

5.2 LANDSCAPE PLAN

APPEAL SCHEME LAYOUT

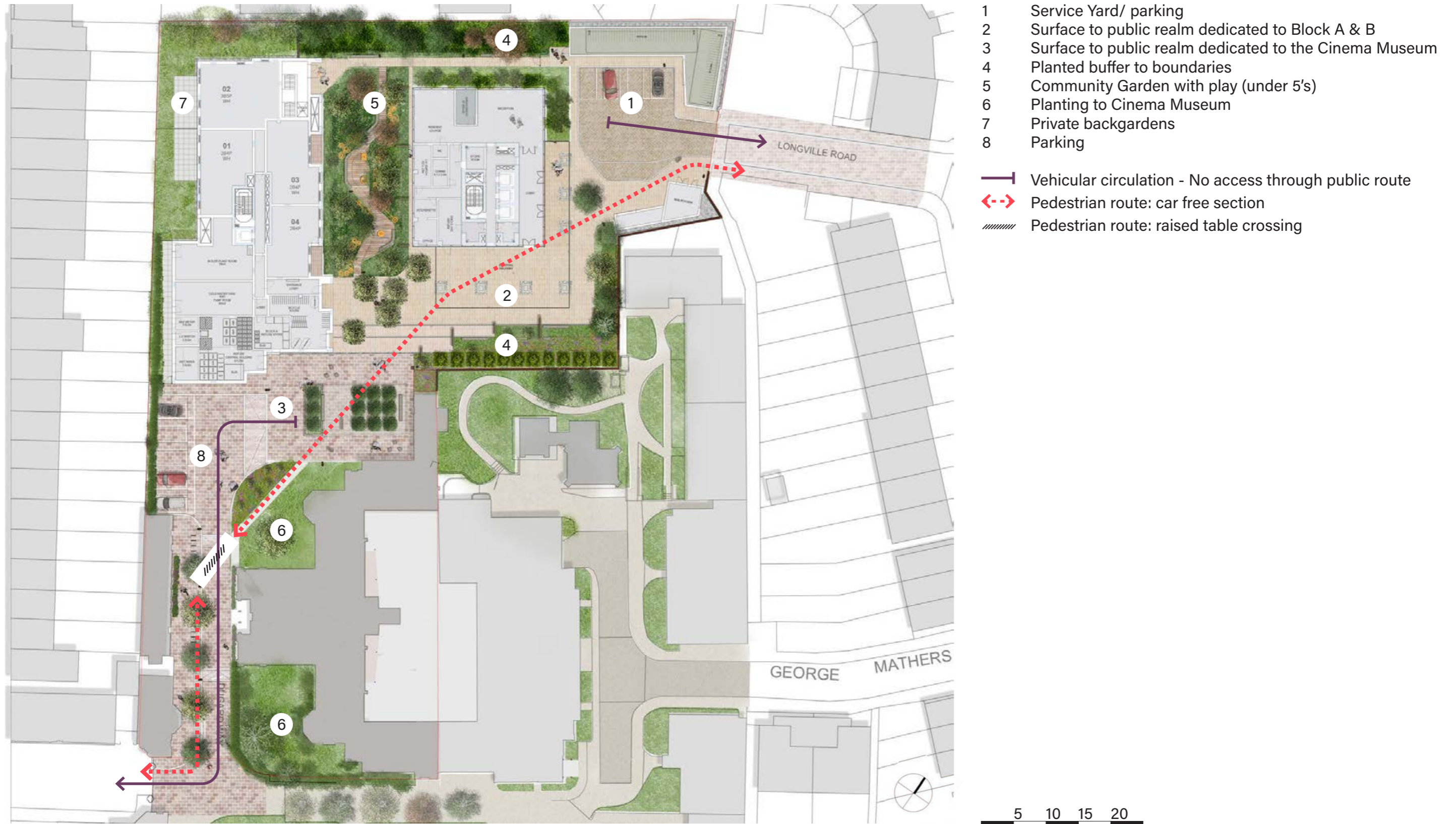


Figure 3 - Public realm and amenity space provision

Woodlands & Masters Site

REASON FOR REFUSAL N° 8

SCHEME REFINEMENT LAYOUT

Refer to 3.2.1 of Proof of Evidence on Quality of Amenity Space (Refusal Reason No. 8) for reason for refinement

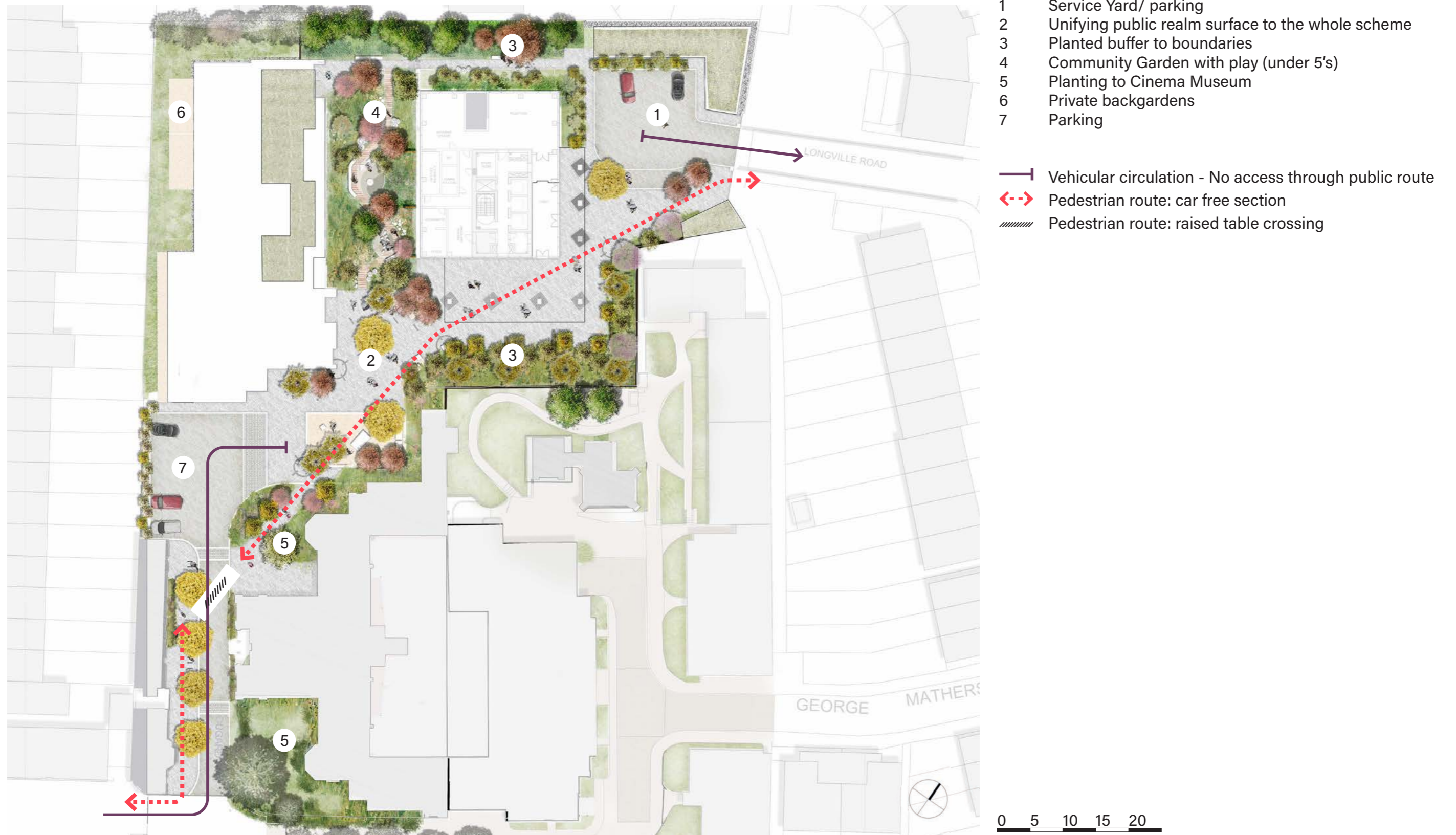


Figure 4 - Public realm and amenity space provision

Woodlands & Masters Site

REASON FOR REFUSAL N° 8

5.3 ILLUSTRATIVE MATERIAL

APPEAL SCHEME LAYOUT - HARD LANDSCAPE STRATEGY

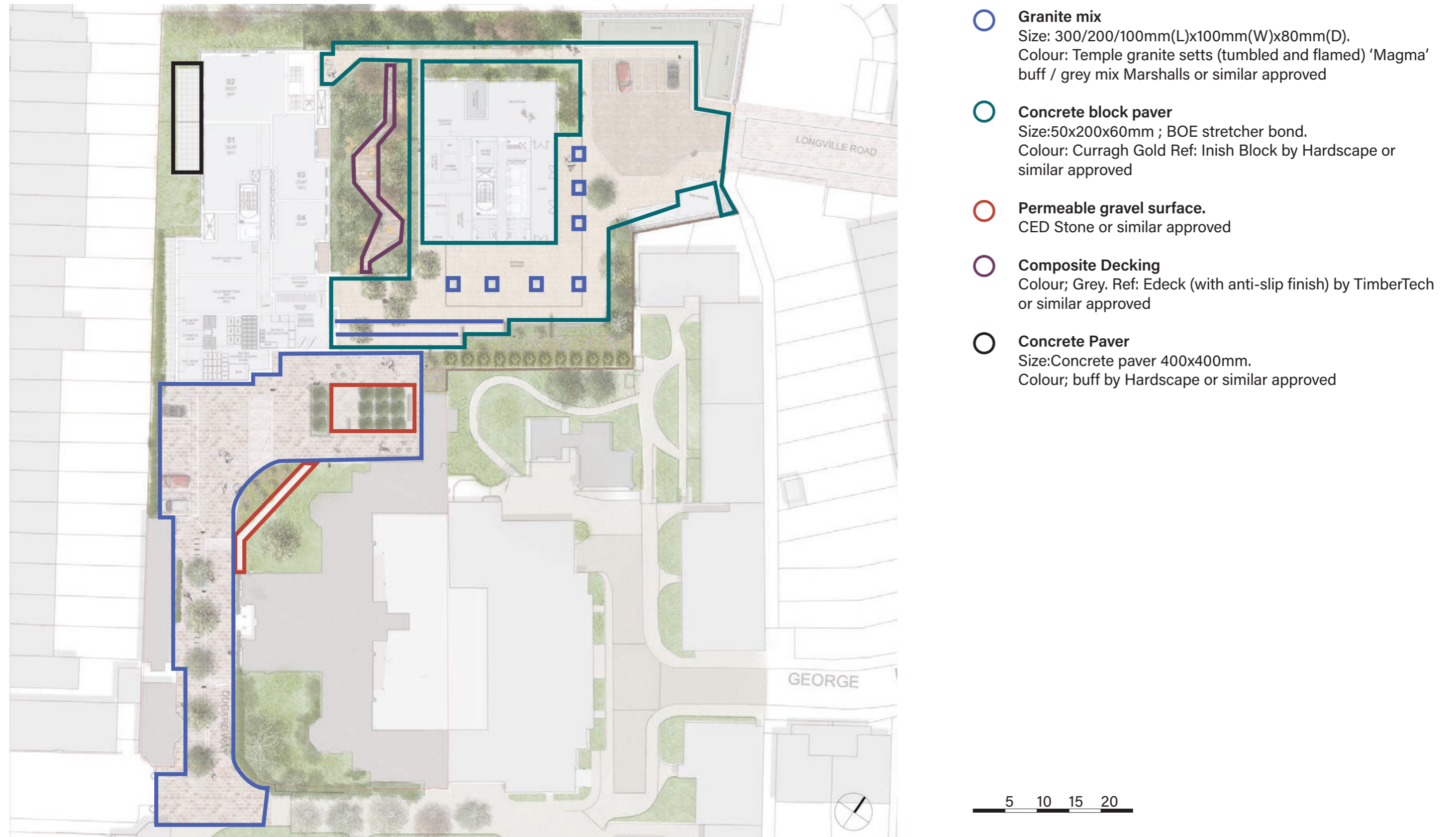


Figure 5 - Hard landscape strategy

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REASON FOR REFUSAL N° 8

APPEAL SCHEME LAYOUT - HARD LANDSCAPE PALETTE



Granite Mix



Self binding gravel



Composite Decking



Concrete Block Paver

Woodlands & Masters Site

REASON FOR REFUSAL N° 8

SCHEME REFINEMENT LAYOUT - HARD LANDSCAPE STRATEGY

Refer to 3.2.1 of Proof of Evidence on Quality of Amenity Space (Refusal Reason No. 8) for reason for refinement



- **Granite mix**
Vehicular
 Temple granite setts (tumbled and flamed)
 Size: 300/200/150/100mm(L)x100mm(W)x80mm(D)
 Colour: Silver / grey mix
- Vehicular ramp to raised table
 Temple granite setts (bush hammered)
 Size: 200(L)x200(W)x80(D)mm
 Colour: Silver-grey
- Pedestrian
 Temple granite setts (flamed)
 Band A
 Size: 300/200/150/100mm(L)x100mm(W)x80mm(D)
 Colour: Silver Grey 33% Pink 33% Yellow 33%
 Band B
 Size: 200/150/100mm(L)x70mm(W)x80mm(D)
 Colour: Black/Dark Grey 33%, Mid Grey 33%, Green/Pink 33%
- Tactile surface around columns
 Temple granite setts (split face)
 Size: 300/200/150/100mm(L)x100mm(W)x80m(D)
 Colour: Black
- Tactile surface for play and time count pattern
 Temple granite setts (split face)
 Size: 100x100x100mm
 Supplier: CED Ltd or similar approved
- Self binding gravel
 Super CEDEC permeable gravel surface, colour; Golden Amber.
 Supplier: CED Stone or similar approved
- Composite Decking
 Composite timber decking. colour; Burnt basalt, Ref: Enhanced grain (with anti-slip finish)
 Supplier: Millboard or similar approved
- Play Safety Surface
 Wetpour/rubber crumb play surface. Colour: max 3 colours
 Beige, light and medium grey
 Supplier: Playtop outdoor or similar approved

Figure 6 - Hard landscape strategy

Woodlands & Masters Site

REASON FOR REFUSAL N° 8

SCHEME REFINEMENT LAYOUT - HARD LANDSCAPE STRATEGY

Refer to 3.2.1 of Proof of Evidence on Quality of Amenity Space (Refusal Reason No. 8) for reason for refinement



Granite Mix



Self binding gravel



Composite Decking



Play Safety Surface

Woodlands & Masters Site

REASON FOR REFUSAL N° 8

APPEAL SCHEME LAYOUT - TREE STRATEGY



- Existing trees
- Proposed:**
- Entrance trees (formal): Single species; clear stem
- Single accent trees: Single species; multi stem
- Formal trees: Two single species; clear stem with cube head
- Transition trees: Single species; clear stem
- Entrance trees (informal): Single species; clear stem
- Boundary trees: Single species; clear stem
- Residential Garden trees: Mixed species; clear and multi stem

Figure 7 - Tree strategy

Woodlands & Masters Site

REASON FOR REFUSAL N° 8

APPEAL SCHEME LAYOUT - TREE SPECIES PALETTE

PROPOSED ENTRANCE TREES (FORMAL)



Amalanchier lamarckii 'Robin Hill'

PROPOSED SINGLE ACCENT TREES



Cercis siliquastrum

PROPOSED FORMAL TREES



Carpinus betulus/ Fagus sylvatica



Carpinus betulus/ Fagus sylvatica

TRANSITION TREES



Acer freemanii 'Autumn Blaze'

PROPOSED ENTRANCE TREES (INFORMAL)



Robinia pseudoacacia 'Frisa'

BOUNDARY TREES



Acer Platanoides 'Deborah'

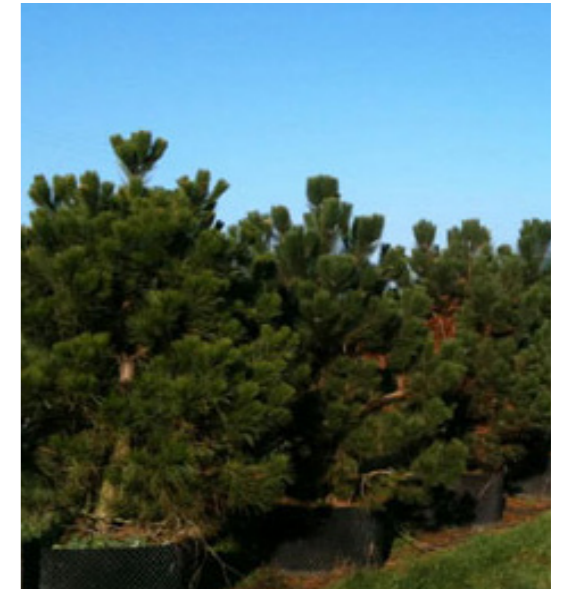
TREES TO RESIDENTIAL GARDEN



Robinia pseudoacacia 'Frisa'



Pinus sylvestris



Pinus nigra austriaca

Woodlands & Masters Site

REASON FOR REFUSAL N° 8

SCHEME REFINEMENT LAYOUT - TREE STRATEGY

Refer to 3.2.1 of Proof of Evidence on Quality of Amenity Space (Refusal Reason No. 8) for reason for refinement

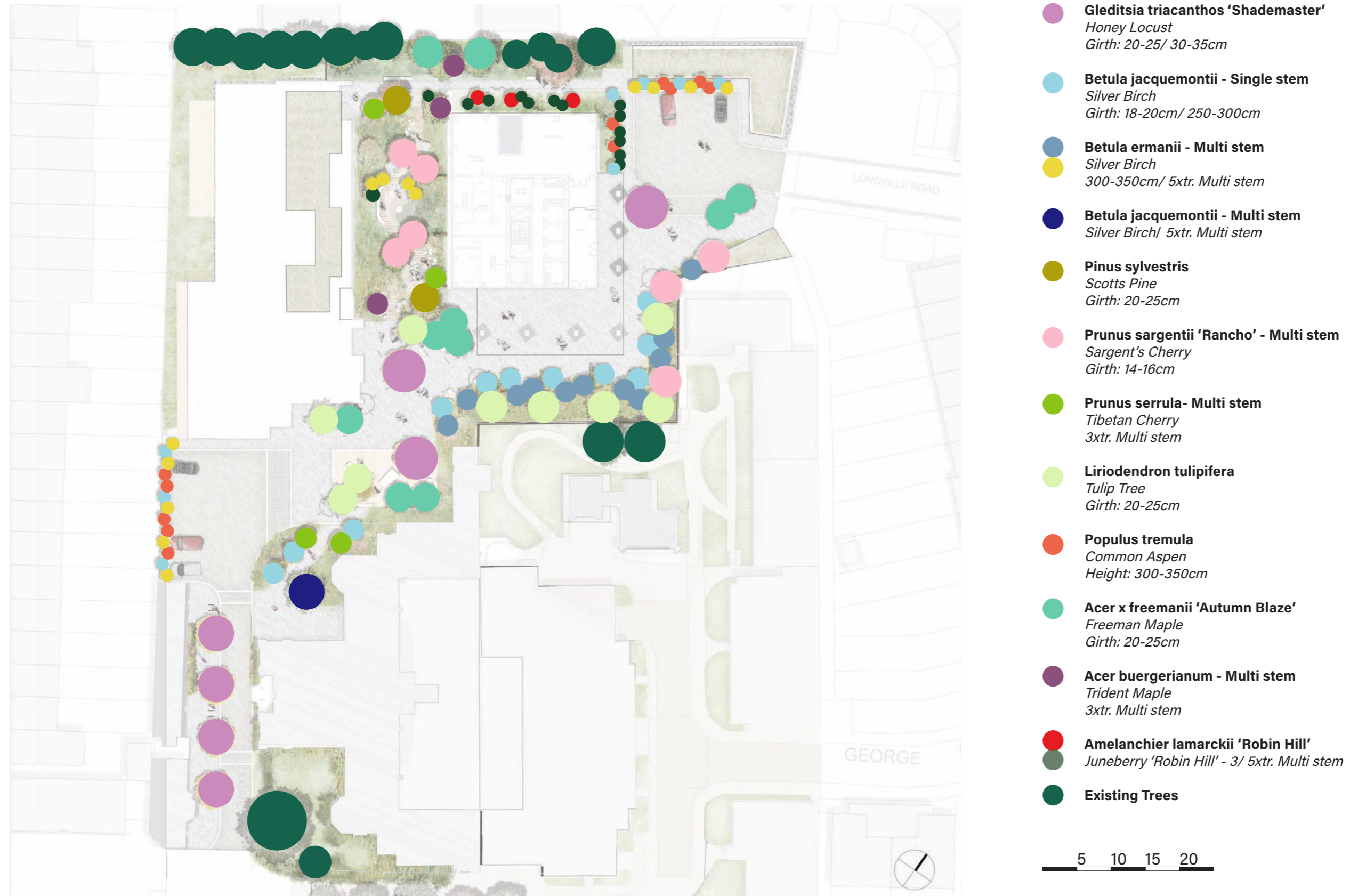


Figure 8 - Tree strategy


Woodlands & Masters Site

REASON FOR REFUSAL N° 8


SCHEME REFINEMENT LAYOUT - TREE SPECIES PALETTE

Refer to 3.2.1 of Proof of Evidence on Quality of Amenity Space (Refusal Reason No. 8) for reason for refinement





 Gleditsia triacanthos
'Shademaster'




 Betula jacquemontii




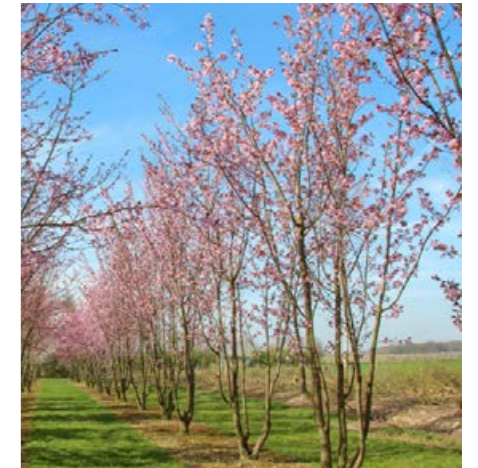
 Betula ermanii - Multi stem





 Betula jacquemontii -
Multi stem




 Pinus sylvestris



 Prunus sargentii 'Rancho' -
Multi stem



 Prunus serrula - Multi stem




 Liriodendron tulipifera




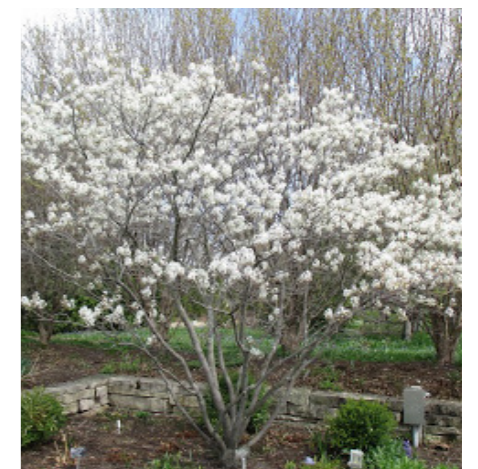
 Populus tremula 'Erecta'




 Acer x freemanii 'Autumn
Blaze'



 Acer buergerianum -
Multi stem



 Amelanchier lamarckii 'Robin
Hill'

Woodlands & Masters Site

REASON FOR REFUSAL N° 8

APPEAL SCHEME LAYOUT - SOFT LANDSCAPE STRATEGY



- Public Route**
Sensory and evergreen planting
Native grasses and perennials for colour and seasonal interest
Formal hedging elements to provide structure and form to boundaries
Native specimen plants to create focal points and add height
- Lawn to Cinema Museum**
Species rich flowering lawn
- Community Garden**
Lush, shade tolerant planting that is colourful and sensory
Incorporating native species to provide a rich groundcover
Native specimen plants and hedging to provide structure and form
Rockeries incorporated to provide invertebrate habitats
- Residential Gardens (private)**
Species rich shade tolerant lawn
- Green roof (cycle store)**
Species rich green roof
Loggeries and rockeries incorporated to provide invertebrate habitats
- Border to East boundary**
Mixed native shrubs

Figure 9 - Soft landscape strategy

Woodlands & Masters Site

REASON FOR REFUSAL N° 8

APPEAL SCHEME LAYOUT - SOFT LANDSCAPE PALETTE

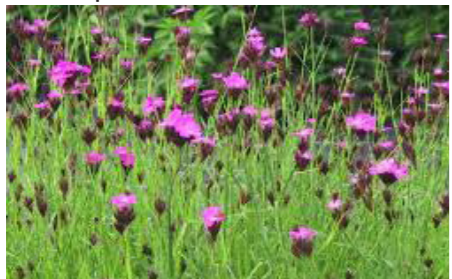
PUBLIC ROUTE



Ilex crenata 'Dark Green'



Echinops 'Blue Globe'



Dianthus carthusianorum



Vinca minor 'Alba'



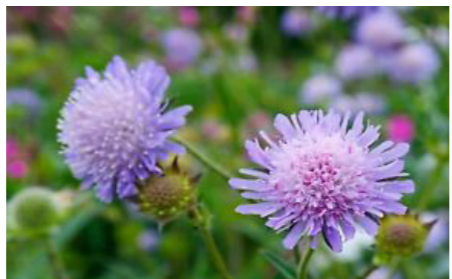
Rosa Carpet



Panicum virgatum



Trisetum flavescens



Knautia arvensis



Miscanthus 'Morning Light'



Viburnum tinus 'Eve Price'

RESIDENTIAL GARDENS



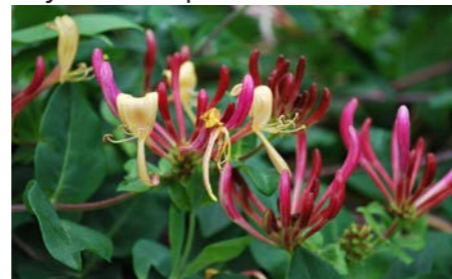
Acer griseum



Fagus sylvatica



Phyllitis scolopendrium



Lonicera periclymenum



Rodgerisa sp.



Cornus 'Variegata'



Polystichum setiferum



Corylus avellana



Luzula sp.



Asplenium sp.

LAWNS



Flowering lawn



Shade tolerant turf

GREEN ROOF



Sedum roof

Woodlands & Masters Site

REASON FOR REFUSAL N° 8

SCHEME REFINEMENT LAYOUT - SOFT LANDSCAPE STRATEGY

Refer to 3.2.1 of Proof of Evidence on Quality of Amenity Space (Refusal Reason No. 8) for reason for refinement



- **Public Route**
Sensory and evergreen planting
Native grasses and perennials for colour and seasonal interest
Native specimen plants to create focal points and add height
- **Community Garden**
Lush, shade tolerant planting that is colourful and sensory
Incorporating native species to provide a rich groundcover
Rockeries incorporated to provide invertebrate habitats
- **Boundary planting**
Sensory and evergreen planting
Mixed native shrubs
Planting mix with varying heights to provide visual interest
- **Lawn**
Meadowmat Wild Flower Matting
- **Green roof**
Extensive Green Roof System
- **Climbers**
To both side of wind screens
To front of selected boundary walls
- ▨ **Border to East boundary**
Mixed native shrubs
- **Existing planting**
Existing soft landscape to be retained

Figure 10 - Soft landscape strategy

Woodlands & Masters Site

REASON FOR REFUSAL N° 8

SCHEME REFINEMENT LAYOUT - SOFT LANDSCAPE SPECIES PALETTE

Refer to 3.2.1 of Proof of Evidence on Quality of Amenity Space (Refusal Reason No. 8) for reason for refinement

PUBLIC ROUTE



Anemanthele lessoniana



Echinops 'Blue Globe'



Chaerophyllum hirsutum



Cirsium rivulare



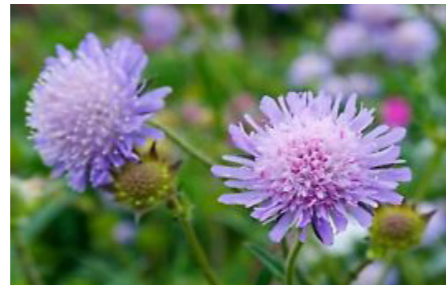
Perovskia sp.



Anthriscus sylvestris



Calamagrostis brachytricha



Kanautia arvensis



Helenium autumnale



Sanguisorba officinalis

WOODLAND PLAY AREA



Aruncus sp.



Vinca minor 'Alba'



Phyllitis scolopendrium



Lythrum salicaria



Hakonechloa macra 'Aureola'



Rosa rogusa



Corylus avellana



Dicentra sp.



Polygonatum x hybridum



Polystichum setiferum

BOUNDARY PLANTING



Aquilegia sp.



Dicentra sp.



Persicaria sp.



Yasminum sp.



Flowering lawn



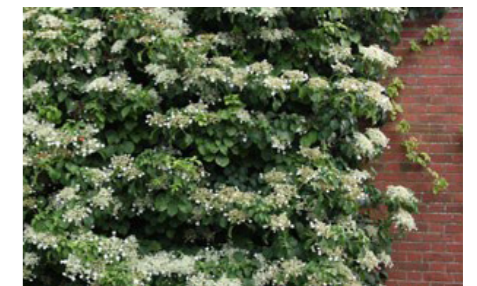
Luzula sp.



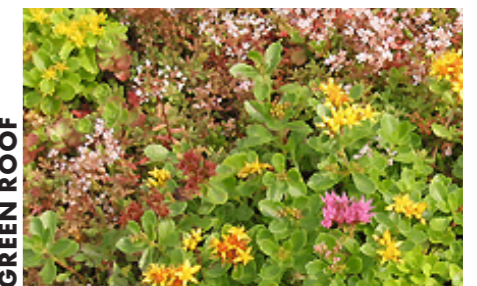
Polystichum setiferum



Geranium sp.



Hydrangea sp.



Sedum roof

CLIMBERS

LAWNS

GREEN ROOF

Woodlands & Masters Site

REASON FOR REFUSAL N° 8

SCHEME REFINEMENT LAYOUT - PLAY STRATEGY

Refer to 3.2.1 of Proof of Evidence on Quality of Amenity Space (Refusal Reason No.8) for reason for refinement



- 1 Table Tennis Table
Supplier: POPP world or similar and approved
- 2 Stepping Stone Cameras (B - bespoke)
- 3 Jumping / Climbing Cameras (B - bespoke)
- 4 Stepping Stone Film Reels (B - bespoke)
- 5 Optical Spinning Disks (B - bespoke)
- 6 Wooden Spinning Element
Supplier: Richter play or similar and approved
- 7 Wooden Play Animal
Supplier: Richter play or similar and approved
- 8 Play boulders
Supplier: CED Ltd. or similar and approved
- 9 Cropped Granite Time Count
Refer to hard works strategy
- 10 Cropped Granite Strips
Refer to hard works strategy

Figure 11 - Play strategy

Woodlands & Masters Site

REASON FOR REFUSAL N° 8

SCHEME REFINEMENT LAYOUT - PLAY PALETTE

Refer to 3.2.1 of Proof of Evidence on Quality of Amenity Space (Refusal Reason No. 8) for reason for refinement



1 Table Tennis Table



6 Wooden Spinning Element



7 Wooden Play Animal



8 Play boulders



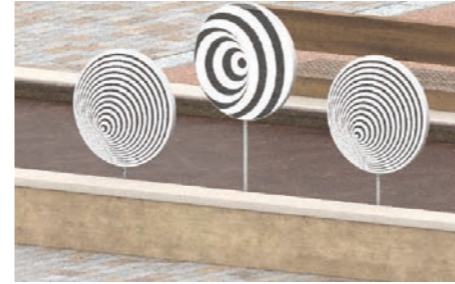
2 Stepping Stone Cameras (B)



3 Jumping / Climbing Cameras (B)



4 Stepping Stone Film Reels (B)



5 Optical Spinning Disks (B)



9 Cropped Granite Time Count



10 Cropped Granite Strips

Woodlands & Masters Site

REASON FOR REFUSAL N° 8

APPEAL SCHEME LAYOUT - BOUNDARY STRATEGY



- █ Existing brickwall
- █ Existing 2100mm (average) fence to be removed and replaced with brickwall; brickwall to marry in with existing in height, bond and colour
- █ Existing 2100mm (average) fence to be retained and made good or replaced.
- ▤ Flat bar railing height to marry in with existing brickwall (max. 1800m) with matching single gate for access
- ▤ Proposed railing (2000mm) with matching single gate
- Proposed boundary treatment (1800mm)



Figure 12 - Boundary strategy

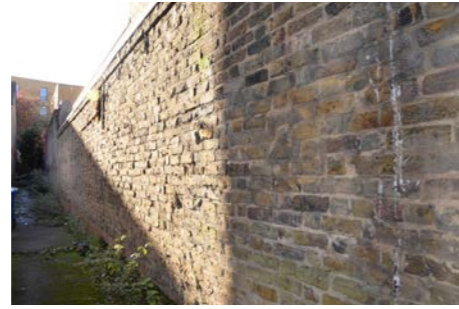
Woodlands & Masters Site

REASON FOR REFUSAL N° 8

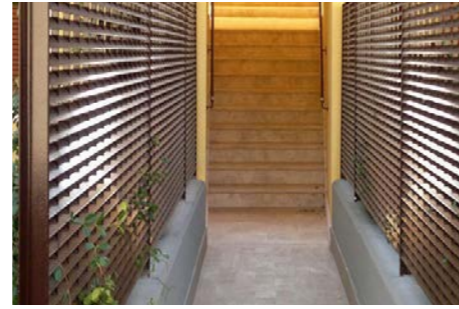
APPEAL SCHEME LAYOUT - BOUNDARY PALETTE



Existing brickwall



Ext. brickwall/ fence to be removed



Flat bar railing (proposed)



Railing (proposed)

Woodlands & Masters Site

REASON FOR REFUSAL N° 8

SCHEME REFINEMENT LAYOUT - BOUNDARY STRATEGY

Refer to 3.2.1 of Proof of Evidence on Quality of Amenity Space (Refusal Reason No. 8) for reason for refinement










-  Modena fence 2000mm high and single gate
Supplier: Lang + Fulton or similar and approved
-  Torino railing fence 1800mm high and single gate
Supplier: Lang + Fulton or similar and approved
-  Existing 2100mm (average) fence to be removed and replaced with brickwall; brickwall to marry in with existing in height, bond and colour
-  Existing brickwall
-  Existing 2.10m (average) fence to be retained and made good or replaced
-  Proposed brickwall boundary treatment (1800mm)
-  Proposed brick entrance columns to match boundary wall in height



Figure 13 - Boundary strategy

Woodlands & Masters Site

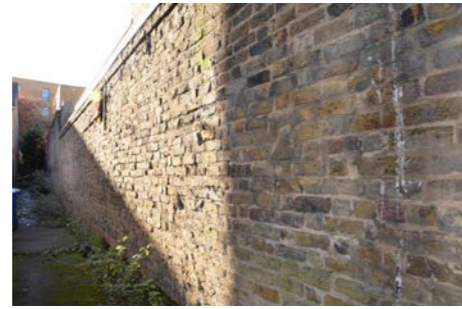
REASON FOR REFUSAL N° 8

SCHEME REFINEMENT LAYOUT - BOUNDARY PALETTE

Refer to 3.2.1 of Proof of Evidence on Quality of Amenity Space (Refusal Reason No. 8) for reason for refinement



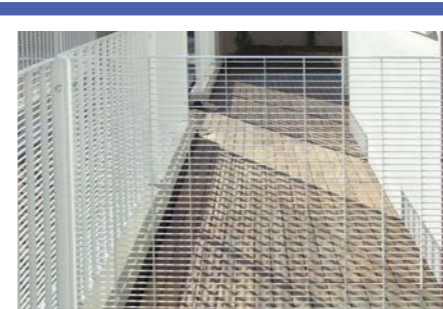
Existing brickwall



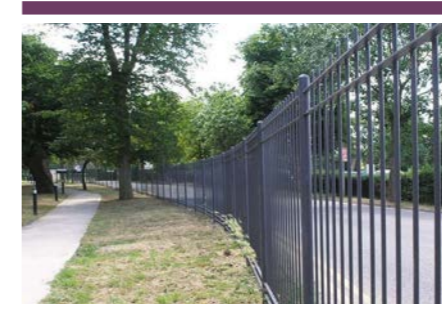
Ext. brickwall/ fence to be removed



Torino fence



Torino single gate



Modena railing



Modena single gate

Woodlands & Masters Site

REASON FOR REFUSAL N° 8

SCHEME REFINEMENT LAYOUT - FURNITURE STRATEGY

Refer to 3.2.1 of Proof of Evidence on Quality of Amenity Space (Refusal Reason No. 8) for reason for refinement



- Bloc bench (with arm/ backrest)
Colour: white
Supplier: Vestre or similar and approved
- Bloc seating cube
Colour: white
Supplier: Vestre or similar and approved
- Vroom curved bench
Colour: white
Supplier: Vestre or similar and approved
- Forum cycle hoop
Colour: white
Supplier: Vestre or similar and approved
- Wind screens, size varies
Bespoke
- Steel bollard 'Hvilan'
Colour: white
Supplier: Vestre or similar and approved
- Steel bollard 'Hvilan' - demountable
Colour: white
Supplier: Vestre or similar and approved

5 10 15 20

Figure 14 - Furniture strategy

Woodlands & Masters Site

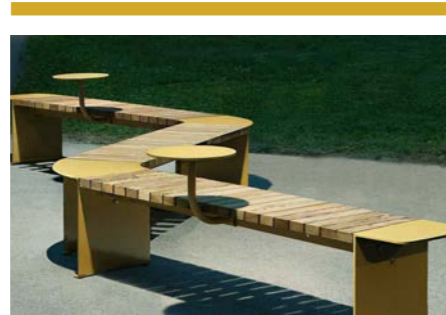
REASON FOR REFUSAL N° 8

SCHEME REFINEMENT LAYOUT - FURNITURE PALETTE

Refer to 3.2.1 of Proof of Evidence on Quality of Amenity Space (Refusal Reason No. 8) for reason for refinement



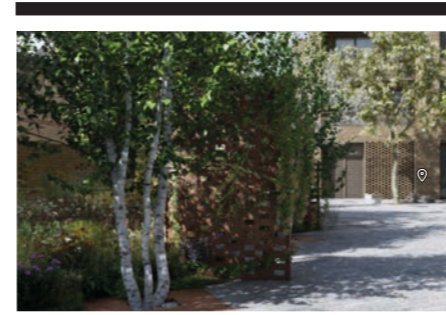
Bloc seat/ bench



Vroom bench



Forum cycle stand



Bespoke screens



Steel bollards

Woodlands & Masters Site

REASON FOR REFUSAL N° 8

APPEAL SCHEME LAYOUT - LIGHTING STRATEGY



- **Entrance and Site approach**
 Columns
 Uplighters to trees and soft landscape
 In ground waymarker lighting
 Lighting off building as needed (external walkway/cycle store)
- **Entrance (Masters House)**
 Columns
 Uplighters to trees
- **Setting to Masters House**
 Uplighters to trees and soft landscape
- **Main Square**
 Uplighting to trees
 Lighting of building as needed (to reduce use of columns in this area)
 Feature lighting to benches, seating cubes
- **Community Garden**
 Overall, soft ambient light suitable for residential area
 Columns only as needed to meet lux level requirements
 Uplighters to trees and soft landscape



Figure 15 - Lighting strategy

Woodlands & Masters Site

REASON FOR REFUSAL N° 8

SCHEME REFINEMENT LAYOUT - LIGHTING STRATEGY

Refer to 3.2.1 of Proof of Evidence on Quality of Amenity Space (Refusal Reason No. 8) for reason for refinement



- **Public Route**
3.0m columns with 1no. spotlight
- **Woodland Play Area**
Bollard lighting
- **Youth Area**
4.0m columns with 2no. spotlight
- **Entrance & building columns**
Uplighters

NOTE:
Uplighters to selected trees to the whole amenity space



3.0/ 4.0m column



Bollard



Figure 16 - Lighting strategy

Woodlands & Masters Site

REASON FOR REFUSAL N° 8

5.4 ILLUSTRATIVE VIEWS (taken from Rockhunter's Model)

SCHEME REFINEMENT LAYOUT - ILLUSTRATIVE VIEW LOCATION

Refer to 3.2.1 of Proof of Evidence on Quality of Amenity Space (Refusal Reason No. 8) for reason for refinement



Illustrative view 1

Figure 18 - View looking underneath the covered walkway along the public route arriving from Longville Road leading towards Dugard Way

Illustrative view 2

Figure 19 - View looking towards the Service Yard/ parking

Illustrative view 3

Figure 20 - View looking towards the Community Garden between Block A and Block B with the 5-11 year olds play area in the front

Illustrative view 4

Figure 21 - View looking towards Longville Road entrance along public route and underneath the covered walkway

Illustrative view 5

Figure 22 - View looking towards the Masters House (Cinema Museum) with the Youth 12+ play area in the front

Illustrative view 6

Figure 23 - View looking towards the Youth area from the pedestrian route

Figure 17 - Illustrative view location

Woodlands & Masters Site

REASON FOR REFUSAL N° 8

SCHEME REFINEMENT LAYOUT - ILLUSTRATIVE VIEWS

Refer to 3.2.1 of Proof of Evidence on Quality of Amenity Space (Refusal Reason No. 8) for reason for refinement



Figure 18 - View looking underneath the covered walkway along the public route arriving from Longville Road leading towards Dugard Way

Woodlands & Masters Site

REASON FOR REFUSAL N° 8

SCHEME REFINEMENT LAYOUT - ILLUSTRATIVE VIEWS

Refer to 3.2.1 of Proof of Evidence on Quality of Amenity Space (Refusal Reason No. 8) for reason for refinement



Figure 19 - View looking towards the Service Yard/ parking

Woodlands & Masters Site

REASON FOR REFUSAL N° 8

SCHEME REFINEMENT LAYOUT - ILLUSTRATIVE VIEWS

Refer to 3.2.1 of Proof of Evidence on Quality of Amenity Space (Refusal Reason No. 8) for reason for refinement



Figure 20 - View looking towards the Community Garden between Block A and Block B with the 5-11 year olds play area in the front

Woodlands & Masters Site

REASON FOR REFUSAL N° 8

SCHEME REFINEMENT LAYOUT - ILLUSTRATIVE VIEWS

Refer to 3.2.1 of Proof of Evidence on Quality of Amenity Space (Refusal Reason No. 8) for reason for refinement



Figure 21 - View looking towards Longville Road entrance along public route and underneath the covered walkway

Woodlands & Masters Site

REASON FOR REFUSAL N° 8

SCHEME REFINEMENT LAYOUT - ILLUSTRATIVE VIEWS

Refer to 3.2.1 of Proof of Evidence on Quality of Amenity Space (Refusal Reason No. 8) for reason for refinement



Figure 22 - View looking towards the Masters House (Cinema Museum) with the Youth 12+ play area in the front

Woodlands & Masters Site

REASON FOR REFUSAL N° 8

SCHEME REFINEMENT LAYOUT - ILLUSTRATIVE VIEWS

Refer to 3.2.1 of Proof of Evidence on Quality of Amenity Space (Refusal Reason No. 8) for reason for refinement



Figure 23 - View looking towards the Youth area from the pedestrian route

Woodlands & Masters Site

REASON FOR REFUSAL N° 8

5.5 URBAN GREENING FACTOR

As stated in the Draft New London Plan Policy G5, new developments must contribute a minimum of 0.4 to the 'Urban Greening Factor' of London.

Each surface cover type is attributed a factor based on its greening value, the total UGF is then calculated as follows:

$$\frac{(\text{Factor A} \times \text{Area}) + (\text{Factor B} \times \text{Area}) + (\text{Factor C} \times \text{Area})}{\text{Total Site Area}}$$

The scheme we are proposing includes nine of the surface cover types defined in the Draft New London Plan:

- Semi-natural vegetation
- Extensive green roof
- Standard trees planted in natural soils
- Flower-rich perennial planting
- Hedges
- Standard trees in pits
- Green wall (climbers rooted in soil)
- Groundcover
- Permeable paving

G5

- A. Major development proposals should contribute to the greening of London by including urban greening as a fundamental element of site and building design, and by incorporating measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage.
- B. Boroughs should develop an Urban Greening Factor (UGF) to identify the appropriate amount of urban greening required in new developments. The UGF should be based on the factors set out in Table 8.2, but tailored to local circumstances. In the interim, the Mayor recommends a target score of 0.4 for developments that are predominately residential, and a target score of 0.3 for predominately commercial development.

	Surface Cover Type	Factor
← 285m ²	Semi-natural vegetation (e.g. woodland, flower-rich grassland) created on site.	1
	Wetland or open water (semi-natural; not chlorinated) created on site.	1
← 460m ²	Intensive green roof or vegetation over structure. Vegetated sections only. Substrate minimum settled depth of 150mm – see livingroofs.org for descriptionsA.	0.8
← 15m ²	Standard trees planted in natural soils or in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree – see Trees in Hard Landscapes for overviewB.	0.8
	Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014C.	0.7
← 1050m ²	Flower-rich perennial planting – see Centre for Designed Ecology for case-studiesD.	0.7
	Rain gardens and other vegetated sustainable drainage elements – See CIRIA for case-studiesE.	0.7
← 40m ²	Hedges (line of mature shrubs one or two shrubs wide) – see RHS for guidanceF.	0.6
← 310m ²	Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6
← 70m ²	Green wall –modular system or climbers rooted in soil – see NBS Guide to Façade Greening for overviewG.	0.6
← 230m ²	Groundcover planting – see RHS Groundcover Plants for overviewH.	0.5
← 200m ²	Amenity grassland (species-poor, regularly mown lawn).	0.4
	Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014I.	0.3
	Water features (chlorinated) or unplanted detention basins.	0.2
← 250m ²	Permeable paving - see CIRIA for overviewJ.	0.1
	Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0

Urban Greening Factor policy in the Draft New London Plan

REASON FOR REFUSAL N° 8

SCHEME REFINEMENT LAYOUT - URBAN GREENING FACTOR (UGF)

Refer to 3.2.1 of Proof of Evidence on Quality of Amenity Space (Refusal Reason No. 8) for reason for refinement

Factor	Surface cover type: Area (m2)	UGF
1	Semi natural vegetation: 285	285
0.8	Intensive green roof: 460	368
0.8	Trees in natural soil: 15	12
0.7	Flower rich perennial planting: 1050	735
0.6	Hedges: 40	24
0.6	Trees in separate pits: 310	186
0.6	Green wall/ climbers: 70	42
0.5	Groundcover: 230	115
0.4	Amenity grassland: 200	80
0.1	Permeable paving: 250	25

Total site area: 7015 m2

UGF = 0.27

Updated calculations below include the tree canopies at 10 years from planting.

$$\frac{(1 \times 285) + (0.8 \times 460) + (0.8 \times 45) + (0.7 \times 1050) + (0.6 \times 40) + (0.6 \times 930) + (0.6 \times 70) + (0.5 \times 230) + (0.4 \times 200) + (0.1 \times 250)}{7015}$$

UGF = 0.325

NOTE:

This UGF score is below the recommended score of 0.4, due to the restrictions of the existing buildings within the site, which limits the extents for green roofs. The UGF guidelines recognises that sites will need to be considered individually and tailored to local circumstances.



Figure 24 - UGF layout

Woodlands & Masters Site

REASON FOR REFUSAL N° 8

5.6 CAD DRAWINGS

SCHEME REFINEMENT LAYOUT

Refer to 3.2.1 of Proof of Evidence on Quality of Amenity Space (Refusal Reason 8) for reason for refinement

709-FHA-XX-00-DP-L-201 Hard Landscape

709-FHA-XX-00-DP-L-202 Kerb Types

709-FHA-XX-00-DP-L-401 Soft Landscape

709-FHA-XX-00-DP-L-402 Soft Landscape - Trees

709-FHA-XX-00-DP-L-601 Play Schedule

709-FHA-XX-00-DP-L-701 Furniture

709-FHA-XX-00-DP-L-702 Lighting

709-FHA-XX-00-DP-L-703 Walls & Boundaries

NOTES:

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3. All dimensions in mm, unless otherwise stated.
4. Do not scale from this drawing.
5. All sub base and concrete design and specification to engineer's details. All diagrams provided here are purely indicative.
6. Waterproofing of any element to be specified by others.
7. All proprietary products shall be installed in accordance with manufacturers written instructions.
8. Plant numbers are an indication only and plants should be ordered to suit site areas in accordance with scheduled plant densities.
9. Any proposed plant substitution shall be agreed with the landscape architect prior to ordering.

General drawing references. FHA information naming as:
 'FHA-???' for Plans
 'FHA-???' for Details

For General Arrangement, refer to ...100's series;
 For levels and drainage refer to ...300's series;
 For trees refer to ...400's series;
 For walls and boundaries ...500's series;
 For furniture and play refer to ...600's series;
 For lighting, refer to ...700's series

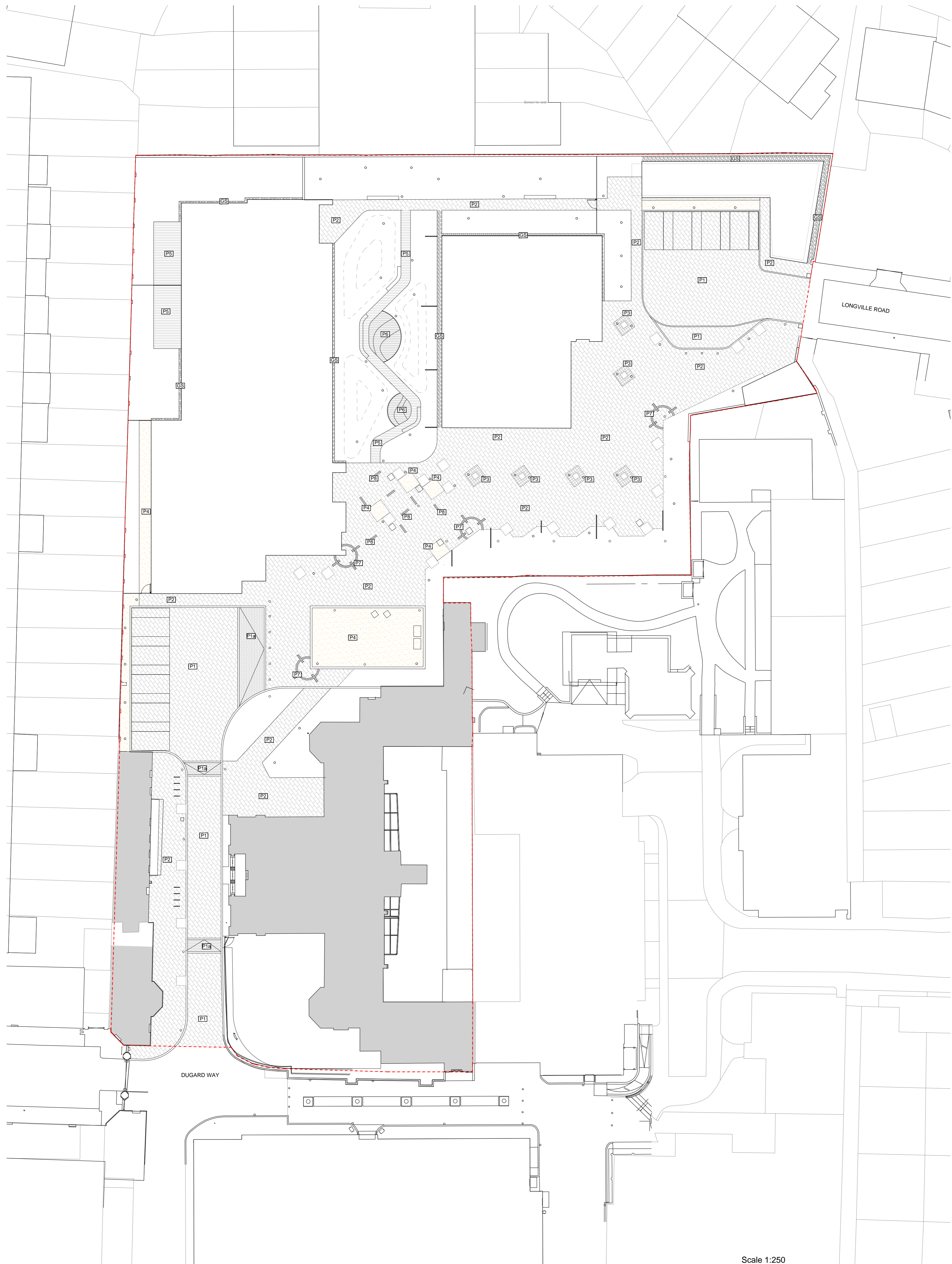
For specification refer to FHA-???'-SP-... series

For Schedules refer to FHA-???'-SH-... series



KEY

APPLICATION SITE BOUNDARY



Scale 1:250



KEY

- P1** GRANITE SETTS (vehicular)
 Size: 300/200/150/100(L) x 100(W) x 80mm(D)
 Finish: Tumbled
 Colour/ bond: Temple Granite Sets; Paving to be set at - 45 degree to enhance direction of travel. 10mm gaps between sets.
 Accessories: Granite sett; flamed finish. Colour: Silver grey size 100 x100mm to demarcate parking bays.
 Supplier: CED Ltd or similar approved.
- P1a** GRANITE SETTS (vehicular raised table)
 Size: 200 x 200mm
 Finish: Bush hammered.
 Colour: Silver-grey
 Bond: Stacked
 Supplier: CED Ltd or similar approved.
- P2** GRANITE SETTS (pedestrian)
 Size: 300/200/150/100mm(L) x 100mm(W) x 80mm (D)
 Finish: flamed
 Ref: Temple Granite Sets
 Supplier: CED Ltd or similar approved
 For size and colour mixes refer to detail drawing 709-FHA-XX-00-DT-L-201
- P3** GRANITE SETTS (Texture around columns)
 Size: 300/200/150/100mm(L) x 100mm(W) x 80mm (D)
 Finish: Split Face Finish
 Ref: Temple Granite Sets
 Supplier: CED Ltd or similar approved
- P4** SELF-BINDING GRAVEL
 Super CEDEC permeable gravel surface
 Colour: Golden Amber
 Supplier: CED Ltd or similar approved.
- P5** COMPOSITE TIMBER DECKING
 Colour: Burnt basalt
 Finish: Enhanced grain; anti slip
 Supplier: Millboard or similar approved
- P6** PLAY SAFETY SURFACE
 Wet Pour/Rubber crumb play surface
 Colour: Max. 3 colours
 e.g. beige (RAL 1001), light grey (RAL 7035) and medium grey (RAL 7012)
 Supplier: Playtop outdoor or similar approved
- P7** CROPPED GRANITE TIME COUNT
 Size: 100 x 100 x 100mm
 Colour: Black
 Finish: Split face
 Bond: to achieve circular arrangement
 Supplier: CED Ltd. or similar approved
- P8** CROPPED GRANITE STRIPS
 Size: 100 x 100 x 100mm
 Colour: Black
 Finish: Split face (as tactile surface for play)
 Bond: stack bonded
 Supplier: CED Ltd. or similar approved
- GS** - GRAVEL DRAINAGE STRIP to building
 Size: 20-16mm (b. agreed)
 Supplier: CED Ltd. or similar approved

DATE	ISSUED	DESCRIPTION OF REVISION	REVISION	APPROVED
2010/16	PS	PUBLIC ENQUIRY	P4	MM
2009/23	PS	ISSUED FOR INFORMATION	P3	MM
2009/22	PS	ISSUED FOR INFORMATION	P2	MM
2009/28	PS	ISSUED FOR INFORMATION	P1	MM

FARRER HUXLEY

Discovery House, 28-42 Banner Street,
 London, EC1Y 8QE
 www.fha.co.uk info@fha.co.uk
 T: 020 7490 3625

DRAWING STATUS:
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CLIENT:
ANTHOLOGY

PROJECT TITLE:
KENNINGTON STAGE

DRAWING TITLE:
HARD LANDSCAPE

DRAWING SCALE: 1:250
 DRAWN BY: PS
 APPROVED BY: MM
 DRAWN DATE: AUGUST 2020

DRAWING NUMBER: 709-FHA-XX-00-DP-L-201
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 'FHA-???-D-???' for Details

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 For walls and boundaries ...500's series;
 For furniture and play refer to ...600's series;
 For lighting, refer to ...700's series

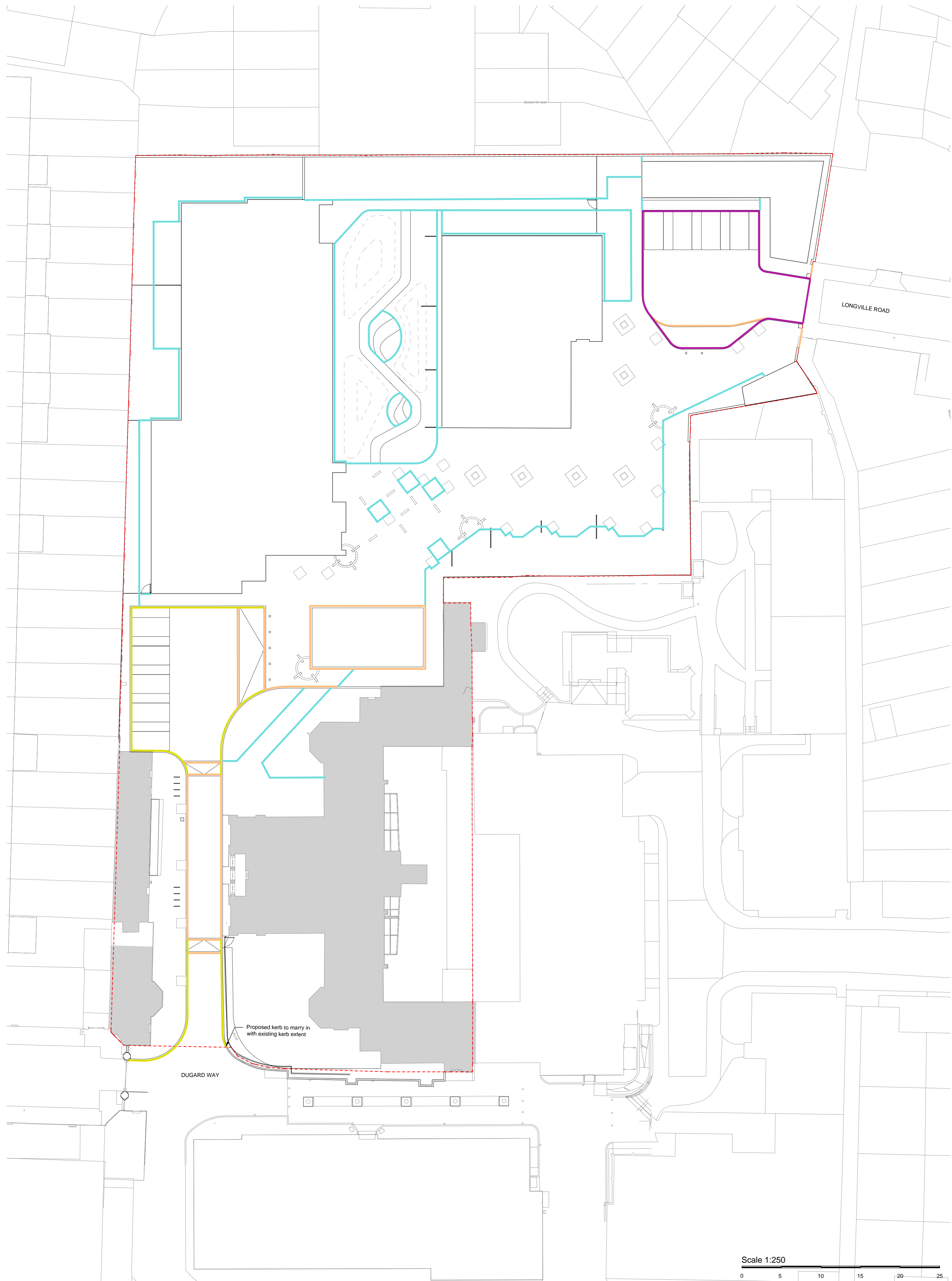
For specification refer to FHA-???-SP-... series



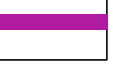

For Schedules refer to FHA-???-SH-... series



KEY

 APPLICATION SITE BOUNDARY



- KEY**
-  GRANITE KERBS - flush
 Size: 150mm (W) x 150(H) x 1000mm (L)
 Bush Hammered.
 Colour: Silver grey
 Ref: CED Ltd. or similar approved
 -  GRANITE KERBS - raised (100mm upstand)
 Size: 150(W) x 150(H) x 1000mm (L).
 Radii specials and drop kerbs as needed.
 Finish: Bush Hammered
 Colour: Silver grey
 Ref: CED Ltd. or similar approved
 -  GRANITE KERBS - raised (25mm upstand)
 Size: 150(W) x 150(H) x 1000mm (L).
 Radii specials and drop kerbs as needed.
 Finish: Bush Hammered
 Colour: Silver grey
 Ref: CED Ltd. or similar approved
 -  METAL EDGING
 Size: 4(W) x 100(H) mm
 Finish: Alexcel Mill (aluminium)
 Ref: Kinley or similar approved

DATE	ISSUED	DESCRIPTION OF REVISION	REVISION	APPROVED
2010/16	PS	PUBLIC ENQUIRY	P1	MM
2009/23	PS	ISSUED FOR INFORMATION	P2	MM
2009/03	PS	ISSUED FOR INFORMATION	P2	MM
2009/28	PS	ISSUED FOR INFORMATION	P1	MM

FARRER HUXLEY

Discovery House, 28-42 Banner Street,
 London, EC1Y 8QE
 www.fha.co.uk info@fha.co.uk
 T: 020 7490 3625

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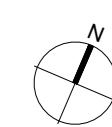
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KEY

APPLICATION SITE BOUNDARY



Scale 1:250
 0 5 10 15 20 25

KEY

- PUBLIC ROUTE PLANTING MIX
- COMMUNAL GARDEN PLANTING MIX
- BOUNDARY PLANTING MIX
- CLIMBERS TO BOTH SIDES OF WIND SCREENS
- BORDER TO EAST BOUNDARY MIXED NATIVE SHRUBS
- MEADOWMAT WILD FLOWER MATTING
Cottage Garden Mix
Supplier: Turfonline or similar approved
- GREEN ROOF
Extensive Green Roof System
Supplier: Bauder or similar approved
- EXISTING SOFT LANDSCAPE TO BE RETAINED

NOTE
 Refer to Planting Schedule 709-FHA-XX-00-SH-01 for planting mix detail.

DATE	ISSUED	DESCRIPTION OF REVISION	REVISION	APPROVED
2010/16	PS	PUBLIC ENQUIRY	PS	MM
2009/23	PS	ISSUED FOR INFORMATION	PS	MM
2009/02	PS	ISSUED FOR INFORMATION	PS	MM
2009/28	PS	ISSUED FOR INFORMATION	PS	MM

FARRER HUXLEY

Discovery House, 28-42 Banner Street,
 London, EC1Y 8QE
 www.fha.co.uk info@fha.co.uk
 T: 020 7490 3625

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NOTES:

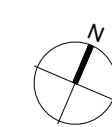
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 For lighting, refer to ...700's series

For specification refer to FHA-??-SP-... series

For Schedules refer to FHA-??-SH-... series



KEY
 APPLICATION SITE BOUNDARY



Scale 1:250
 0 5 10 15 20 25

KEY
 EXISTING TREES
 EXISTING TREES TO BE REMOVED

PROPOSED TREES

- | | |
|---|---|
| T1 - <i>Gleditsia tricanthos</i> 'Shademaster'
Honey Locust
Girth: 30-35cm | T5 - <i>Prunus sargentii</i> 'Rancho'
Sargent's Cherry
Size: 14-16cm |
| T1a - <i>Gleditsia tricanthos</i> 'Shademaster'
Honey Locust
Girth: 20-25cm | T5a - <i>Prunus serotina</i>
Tibetan Cherry
3xtr. Multi stem |
| T2 - <i>Betula jacquemontii</i> - Single stem
Silver Birch
Girth: 18-20cm | T6 - <i>Liriodendron tulipifera</i>
Tulip Tree
Girth: 20-25cm |
| T2a - <i>Betula jacquemontii</i> - Single stem
Silver Birch
Height: 250-300cm | T7 - <i>Populus tremula</i> 'Erecta'
Common Aspen
Height: 300-350cm |
| T3 - <i>Betula ermanii</i> - Multi stem
Silver Birch
5xtr. Multi stem | T8 - <i>Acer x freemanii</i> 'Autumn Blaze'
Freeman Maple
Girth: 20-25cm |
| T3a - <i>Betula ermanii</i> - Single stem
Silver Birch
Height: 300-350cm | T8a - <i>Acer buergerianum</i>
Tribent Maple
3xtr. Multi stem |
| T3b - <i>Betula jacquemontii</i> - Multi Stem
Silver Birch
5xtr. Multi stem | T9 - <i>Amelanchier lamarckii</i> 'Robin Hill'
Juneberry 'Robin Hill'
5xtr. Multi stem |
| T4 - <i>Pinus sylvestris</i>
Scotts Pine
Size: 20-25cm | T9a - <i>Amelanchier lamarckii</i> 'Robin Hill'
Juneberry 'Robin Hill'
3xtr. Multi stem |

NOTE
 Refer to Planting Schedule 709-FHA-XX-00-SH-01 for tree species and mix detail.

All trees to be removed; trees felled to be used as seating, play elements and/ or wooden animals.

Trees to be sourced from British grown nursery stock
 Trees all to be root balled and a mix of
 Standard, 14-16/ 16-18/ 20-25cm girth; Clear stem 200cm
 Standard, 25-30cm girth; Clear stem 250cm

Multi stem, 399-500cm high; min. 3 stems canopy above 100cm; container grown
 Multi stem, 500-700cm high; min 3 stems canopy above 100cm; container Grown

Trees to have underguying system (avoid tree stakes)

Structural soil to be used in areas of vehicular circulation/ overgun
 soil to be spread evenly and to establish good growing

DATE	ISSUED	DESCRIPTION OF REVISION	REVISION	APPROVED
2019/18	PS	PUBLIC ENQUIRY	PS	MM
2020/23	PS	ISSUED FOR INFORMATION	PS	MM
2020/03	PS	ISSUED FOR INFORMATION	PS	MM
2020/02	PS	ISSUED FOR INFORMATION	PS	MM
2020/28	PS	ISSUED FOR INFORMATION	PS	MM

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Discovery House, 28-42 Banner Street,
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 www.fha.co.uk info@fha.co.uk
 T: 020 7490 3625

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KENNINGTON STAGE

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SOFT LANDSCAPE TREES

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NOTES:

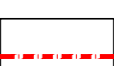
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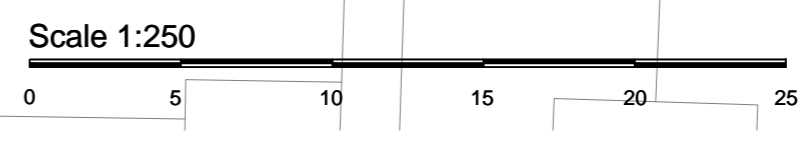
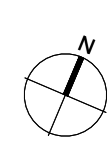
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For specification refer to FHA-???'-SP-... series

For Schedules refer to FHA-???'-SH-... series

KEY
 APPLICATION SITE BOUNDARY



KEY

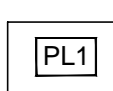
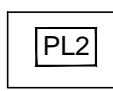
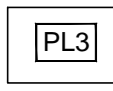


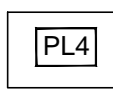
TABLE TENNIS TABLE
 White steel table tennis with black coloured 'netting'
 Supplier: POPP world or similar approved



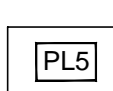
STEPPING STONE CAMERAS (BESPOKE)
 Timber blocks with coloured lens to front
 Size: 300 (l) x 150/200 (h) x 50 (w)mm
 Finish: Smooth with colour stain (white to body/black to lens)



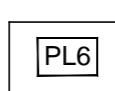
JUMPING/CLIMBING CAMERAS (BESPOKE)
 Timber camera fixed to tripod steel legs
 Timber camera to match PL2 in colour/size to match overall height
 C1: 700mm (h)
 C2: 950mm (h)
 C3: 1100mm (h)
 Finish: Smooth with colour stain (white to body/black to lens)
 Arranged in clusters of 3no. pointing in opposite directions for role play



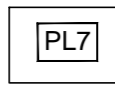
STEPPING STONE FILM REELS (BESPOKE)
 Timber reels as stepping stones stacked to achieve varying heights
 Min. 150 - 450mm
 Finish: Smooth with colour stain (colour: white)



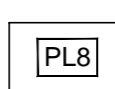
OPTICAL SPINNING DISKS (BESPOKE)
 Spinning round timber disks painted with optical patterns fixed to a timber post to allow for spinning movement.
 Disks size: 300mmØ
 Height: varies 500/750/1100mm
 Finish: Smooth with colour stain (colour: white base with black line patterns)



WOODEN SPINNING ELEMENT
 e.g. Rocker
 Supplier: Timberplay or similar approved



WOODEN PLAY ANIMAL
 Wobble sheep
 Supplier: Timberplay or similar approved



PLAY BOULDERS
 Ref: Celtic Boulders
 Various sizes
 Average approximate size: 350mm(W) x 500mm(L) x 150-350mm(H)
 Supplier: CED Stone or similar approved



CROPPED GRANITE TIME COUNT
 Size: 100 x 100 x 100mm
 Colour: Black
 Finish: Splt face
 Bond: to achieve circular arrangement
 Supplier: CED Ltd. or similar approved



CROPPED GRANITE STRIPS
 Size: 100 x 100 x 100mm
 Colour: Black
 Finish: Splt face (as tactile surface for play)
 Bond: stack bonded
 Supplier: CED Ltd. or similar approved

NOTE

Play areas required by SPG:
 Doorstep (under 5's): 191m²
 Neighbourhood (5-11): 123m²
 Youth (12+): 84m²
 Total dedicated required: 398m²

What the scheme provides:
 Doorstep (under 5's): 275m²

Neighbourhood (5-11): 200m²

Youth (12+): 115m²

Total dedicated provided: 590m²

DATE	ISSUED	DESCRIPTION OF REVISION	REVISION	APPROVED
2019/16	PS	PUBLIC ENQUIRY	P7	MM
2019/23	PS	ISSUED FOR INFORMATION	P6	MM
2019/15	PS	ISSUED FOR INFORMATION	P5	MM
2019/02	PS	ISSUED FOR INFORMATION	P4	MM
2019/28	PS	ISSUED FOR INFORMATION	P3	MM

FARRER HUXLEY

Discovery House, 28-42 Banner Street,
 London, EC1Y 8QE
 www.fha.co.uk info@fha.co.uk
 T: 020 7490 3625

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PROJECT TITLE:
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DRAWING TITLE:
ELEMENTS: PLAY

DRAWING SCALE: 1:250
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DRAWING NUMBER: 709-FHA-XX-00-DP-L-601
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NOTES:

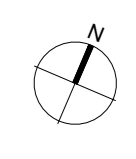
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8. Plant numbers are an indication only and plants should be ordered to suit site areas in accordance with scheduled plant densities.
9. Any proposed plant substitution shall be agreed with the landscape architect prior to ordering.

General drawing references. FHA information naming as:
 'FHA-???' for Plans
 'FHA-???' for Details

For Farrer Huxley Associates, refer to ...100's series;
 For levels and drainage refer to ...300's series;
 For trees refer to ...400's series;
 For walls and boundaries refer to ...500's series;
 For furniture and play refer to ...600's series;
 For lighting, refer to ...700's series

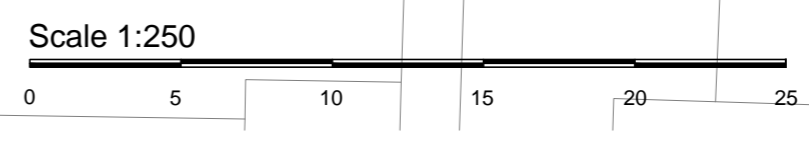
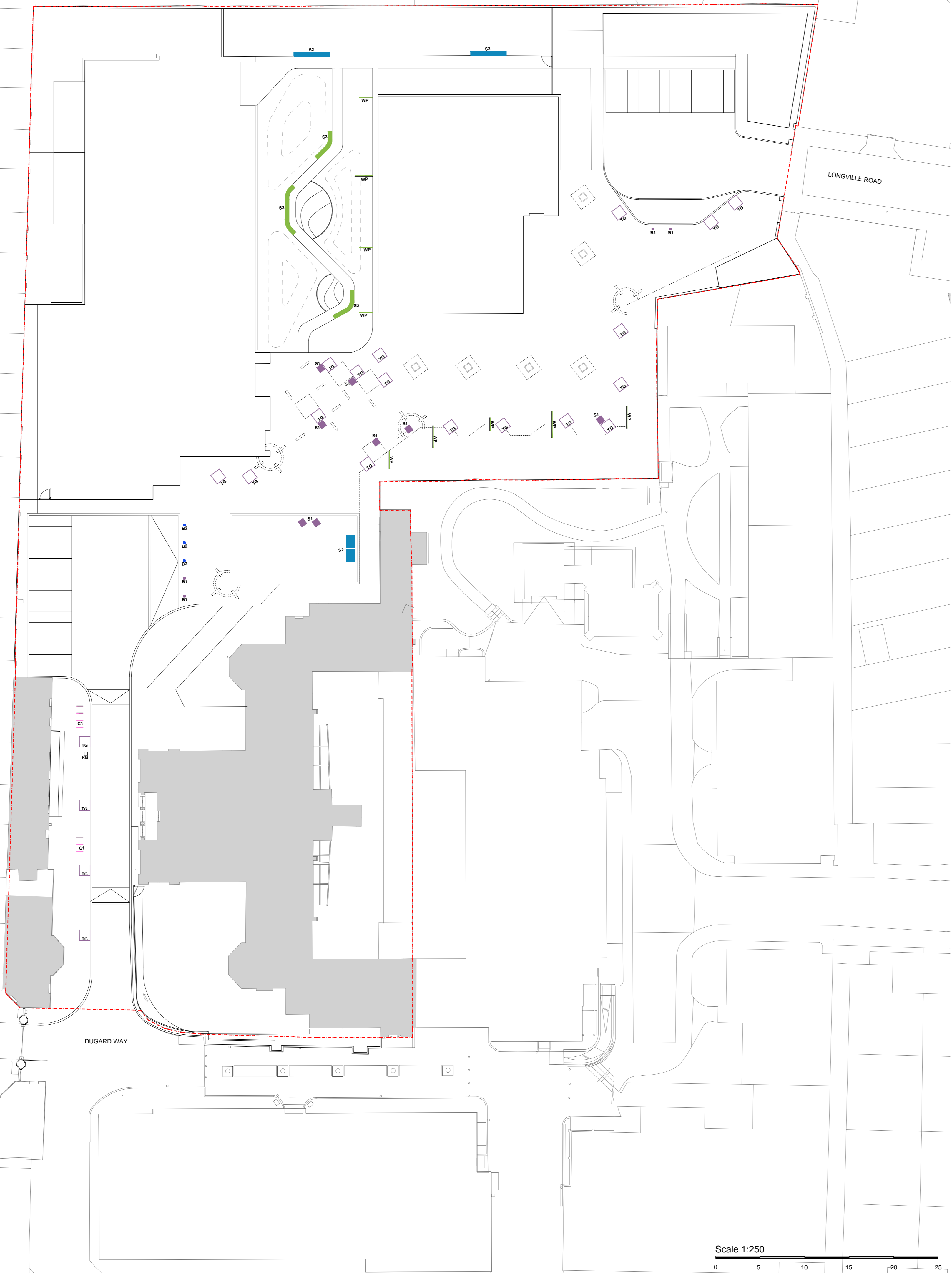
For specification refer to FHA-???'-SP-... series

For Schedules refer to FHA-???'-SH-... series



KEY

APPLICATION SITE BOUNDARY



KEY

- B1 - Fixed Steel bollard
e.g. 'Hvilan'
Fixing: below surface
Size: 800mm above ground at 2000mm centres
Colour: White powder coated finish
Supplier: Vestre or similar approved
- B2 - Removable Steel bollard
e.g. 'Hvilan'
Size: 800mm above ground at 2000mm centres
Colour: White powder coated finish
Supplier: Vestre or similar approved
- WP - Steel vertical decorative wind screens (BESPOKE)
Steel frame with pattern to match opening of brick wall with a 50/50 ratio of opening/ closure
Size: 75mm (w) x Min. 1500-2500 (l) x height varies. TBC by Engineer.
Colour: Corten
Fixing: Frame posts to be fixed below ground with 100mm gap to GF for panel
- C1 - Steel Cycle stand
e.g. 'Fonum'
Fixing: below surface
Size: 350 (w) x 750 (h) x 50 (w)mm
Colour: White powder coated finish
Total 8 hoops/ 16 spaces
Supplier: Vestre or similar approved

- RB - Rubbish Bin
e.g. 'Bloc'
Size: 140L
Colour: White powder coated finish
Total: 1no.
Supplier: Vestre or similar approved
- TG - Tree grille
e.g. 'Stelo Tree Grille'
Size: 1200 (w) x 140 (h)mm
Colour: Corten
Supplier: Artform Urban or similar approved
- S1 - Individual Seat Type 01
e.g. 'Bloc'
Steel frame with timber top for seating
Size: 460 (h) x 711 (w) x 680 (d)
Colour: White powder coated finish to steel
Supplier: Vestre or similar approved
- S2 - Bench Seat Type 02
e.g. 'Bloc' (with armrest/backrest)
Steel frame with timber top for seating
Size: 460 (h) x 470 (w) x 1740 (l)
Colour: White powder coated finish to steel
Supplier: Vestre or similar approved
- S3 - Seat Type 03
e.g. 'Vroom'
Curved steel bench with timber top seating to match S1/ S2
Size: varies
Colour: White powder coated finish to steel

DATE	ISSUED	DESCRIPTION OF REVISION	REVISION	APPROVED
20/10/16	PS	PUBLIC ENQUIRY	P4	MM
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FARRER HUXLEY

Discovery House, 28-42 Banner Street,
 London, EC1Y 8QE
 www.fha.co.uk info@fha.co.uk
 T: 020 7490 3625

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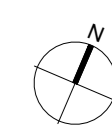
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 FHA-??-D-??-?? for Details

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 For levels and drainage refer to ...300's series;
 For trees refer to ...400's series;
 For walls and boundaries ...500's series;
 For furniture and play refer to ...600's series;
 For lighting, refer to ...700's series

For specification refer to FHA-??-SP-... series

For Schedules refer to FHA-??-SH-... series







KEY

 APPLICATION SITE BOUNDARY



Scale 1:250
 0 5 10 15 20 25

KEY

-  **LC1** - Light column (BESPOKE)
 Galv. MS column with attached 1no. spotlight
 Height: 3.0m
 Colour: Black powder coated for column with spotlight in white powder coated finish to match furniture
-  **LC2** - Light column (BESPOKE)
 Galv. MS column with attached 2no. spotlights
 Height: 4.0m
 Colour: Black powder coated for column with spotlight in white powder coated finish to match furniture
-  **UL** - Tree Up Light
 e.g. Radius 90 - Cimbal
 Material: Glass, stainless steel
 Supplier: Louis Poulsen or similar approved
-  **LB** - Light Bollard
 e.g. Flindt Bollard
 Size: 115 (W) x 800 (H) x 115mm (L)
 Material: Cast aluminium
 Colour: Black powder coated finish
 Supplier: Louis Poulsen or similar approved

NOTE
 Position of lighting location indicative only, lux level calculations to be submitted to determine final location and spacing for each light fitting.

DATE	ISSUED	DESCRIPTION OF REVISION	REVISION	APPROVED
2010/16	PS	PUBLIC ENQUIRY	P4	MM
2009/23	PS	ISSUED FOR INFORMATION	P3	MM
2009/02	PS	ISSUED FOR INFORMATION	P2	MM
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FARRER HUXLEY

Discovery House, 28-42 Banner Street,
 London, EC1Y 8QE
 www.fha.co.uk info@fha.co.uk
 T: 020 7490 3625

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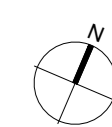
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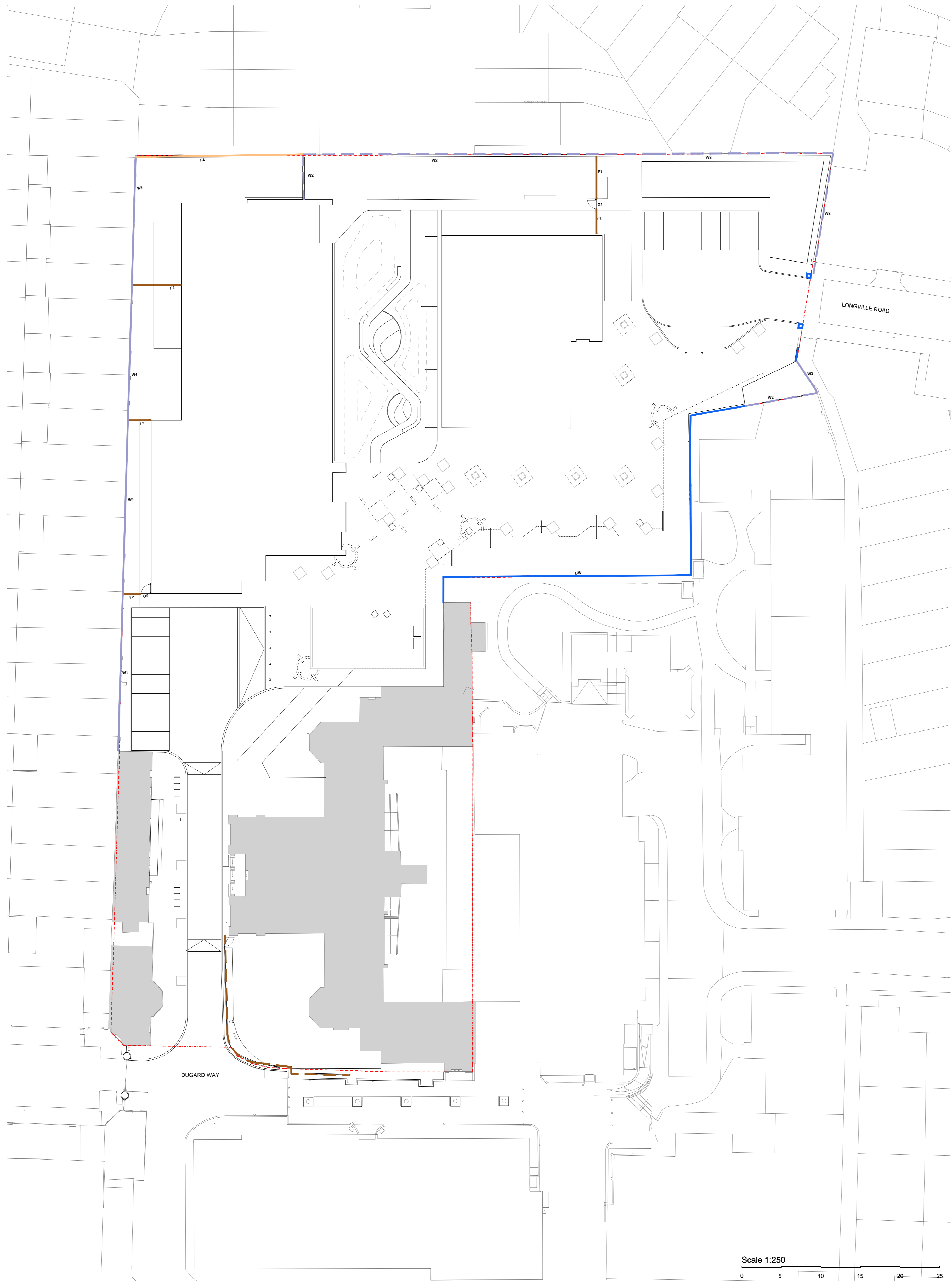
For specification refer to FHA-???-SP-... series

For Schedules refer to FHA-???-SH-... series



KEY

APPLICATION SITE BOUNDARY



Scale 1:250
 0 5 10 15 20 25

KEY

- W1 - EXISTING BRICK WALL
- W2 - Existing 2100mm (average) fence to be removed and replaced with brickwall; brickwall to match in with existing in height, bond and colour. Foundations to engineers approval/detail.
- BW - BOUNDARY BRICK WALL WITH SELECTED BREEZE BLOCK OPENINGS. Average height: 1800mm
- BP - BOUNDARY PILLARS. BRICK ENTRANCE PILLARS TO MIRROR EXISTING PILLARS BY DUGARD WAY
- G1 - SINGLE GATE. e.g. Modena Single Leaf Gate. Size: 1200 (w) x 2000mm (h). Colour: White Polyester powder coated finish. Accessories: Self closing mechanism. Supplier: Lang and Fulton or similar approved
- G2 - MAINTENANCE GATE. e.g. Torino Single Leaf Gate. Size: 1200 (w) x 1800mm (h). Colour: White Polyester powder coated finish. Accessories: Fob access for maintenance only. Supplier: Lang and Fulton or similar approved

- F1 - FENCE. e.g. Modena Steel Fencing. Colour: White polyester powder coated finish. Height: 2000mm to match G1 Single gate. Supplier: Land and Fulton or similar approved
- F2 - FENCE. e.g. Torino Steel Fencing. Colour: White polyester powder coated finish. Height: 1800mm to match G2 Single gate. Supplier: Land and Fulton or similar approved
- F3 - EXISTING FENCE AND GATE TO CINEMA MUSEUM GARDEN TO BE RETAINED
- F4 EXISTING TIMBER FENCE TO BE RETAINED OR REPLACED. 2.1m high.

Note: For northern boundary wall/fence treatment over tree RPAs refer to Arboricultural Method Statement and Tree Protection Plan.

DATE	ISSUED	DESCRIPTION OF REVISION	REVISION	APPROVED
2010/16	PS	PUBLIC ENQUIRY	P1	MM
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 London, EC1Y 8QE
 www.fha.co.uk info@fha.co.uk
 T: 020 7490 3625

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FARRER HUXLEY

farrerhuxley.co.uk
020 7490 3625

Unit 11, Union Wharf
23 Wenlock Road
London, N1 7SB