

General Notes
DO NOT SCALE. All dimensions must be checked on site, errors are to be reported.

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Contractors must ensure that cross referenced drawings and specifications noted on these drawings are checked on a regular basis to ensure that the latest revisions are used.

Key

- Phase A-G Hybrid Planning application boundary
- Land outside the application border in which applicant has an interest
- Detailed application boundary
- Area benefiting from RMA approval (not to be reviewed through this application)
- LBBB school to be delivered by LPA

Building development zone boundary

Plot A Apartment development zone letter

Plot 11 House development zone number

For phasing refer to drawing 448-PTA-PP-ZZ-DR-A-C-1003

Colour Code

- North edge - existing trees retained and reinforced with native ecology tree/shrub planting. Intermixed with amenity and play.
- Swale - flood alleviation capacity with native ecology tree, shrub and SuDS planting. Intermixed with amenity and play.
- Garden squares - typical London squares with trees, hedges, groundcover and amenity grassland. Intermixed with amenity and play.
- South gardens - flood alleviation capacity with native ecology tree, shrub and SuDS planting. Intermixed with amenity and play.
- Hard Surfaces - typical roads and promenades within the public realm, outside of building development zones
- Tree lined streets - Appropriate avenue and street tree planting with varying species choices (refer to tree strategy)
- Semi private podium courtyards - Spaces for residents of each apartment plot with trees, hedges, groundcover and amenity grassland. Intermixed with amenity and play.
- Semi private courtyards at grade - Spaces for residents of each apartment plot with trees, hedges, groundcover and amenity grassland. Intermixed with amenity and play.
- Private back gardens - amenity grassland for individual house owners

Drawing Notes

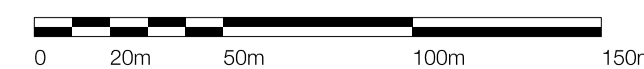
-Boundaries indicate development zones. Refer to engineer drawings for enabling and ground works required.

+ 1.5 / - 3m Horizontal limit of deviation from development zone boundary permitted.

Softscape indicated may include 30% of area as paths and play surface.

A minimum 50% of public realm outside the development zones to be provided as soft landscape

Scale 1:2000 @ A1



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Title

Parameter plan
Softscape and hardscape strategy
LBBB Phases A-G Hybrid Application

Project

Beam Park

Scale

1:2500 @ A1

1:5000 @ A3

Issue Record

Issue	By	Chk	Date
PL2 For Planning	EB	SR	08.11.2022
PL1 For Planning	CM	SR	13.05.2022

Drawing Number

448-PTA-PP-ZZ-DR-A-C-1007 PL2

Revision

Status
For Planning

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