

Adams Habermehl



Newcombe House and Kensington Church Street
Landscaping Strategy Addendum

**NEWCOMBE HOUSE AND
KENSINGTON CHURCH STREET
LANDSCAPE STRATEGY ADDENDUM**

Prepared for

NOTTING HILL GATE KCS LTD

by

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NEWCOMBE HOUSE AND KENSINGTON CHURCH STREET LANDSCAPE STRATEGY ADDENDUM

1 Introduction

This addendum to the Newcombe House and Kensington Church Street landscape strategy has been prepared in support of amendments made to planning application PP/17/05782 (GLA ref: 3109a) for the mixed use redevelopment of the Newcombe House Site in the Royal Borough of Kensington and Chelsea. This report should be read in conjunction with the Landscape Strategy Statement dated September 2017.

The proposed amendments do not alter the description of development, which remains as follows:

‘Demolition of the existing buildings and redevelopment to provide office, residential, and retail uses, and a flexible surgery/office use, across six buildings (ranging from ground plus two storeys to ground plus 17 storeys), together with landscaping to provide a new public square, ancillary parking and associated works.’

The proposed amendments to the application can be summarised as:

- an increase in the number of homes (to a total of 55) and alterations to the housing mix;
- an increase in the proportion of affordable homes (to 35% by hab room and 41.8% by unit);
- an increase in office floorspace of 414 sqm GEA (to a total of 5,306 sqm);
- the addition of one storey to Kensington Church Street Building 1 in C3 residential use (from four storeys to five);
- the addition of two storeys to West Perimeter Building 3 in B1 office use (from five storeys to seven);
- alterations to the layouts of Kensington Church Street Buildings 1 and 2, and West Perimeter Buildings 1 and 3, with associated changes to the facades;
- minor alterations to the façade of the Corner Building on levels 4, 5 and 6 to respond to the revised massing of West Perimeter Building 3; and

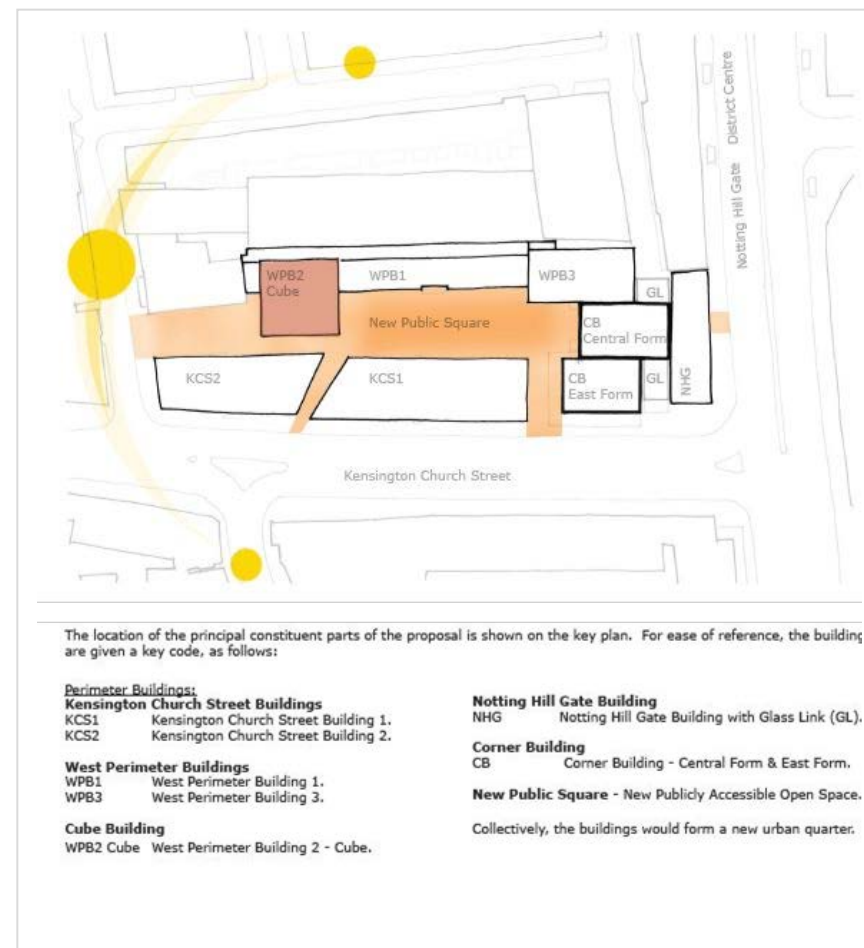
- minor alterations to the services strategy for West Perimeter Building 2.

Further details of the amendments are set out within the Design and Access Statement Addendum and Planning Statement Addendum.

The purpose of this addendum is to assess the proposed changes to the development landscape proposals.

The purpose of this addendum is to supplement the original document submitted with the planning application. It does not unnecessarily repeat information previously provided where it remains relevant, unless it assists the commentary within the report.

The location of building elements is shown on the key plan below for ease of reference.



2 Scheme related changes to landscape proposals

WPB3

Whilst the WPB3 building is increased by 2 floor levels, the design of the rooftop garden remains broadly consistent. The description of planting materials and character in the 2017 landscape strategy remains relevant. However, a revised version of the garden layout (0586 SK16 Rev B) is included as Appendix 1 to this addendum. The revised plan shows new levels and minor adjustment to a planting bed and lawn area at the centre of the garden to accommodate localised change to the lift overrun housing, as a result of a second lift being added to the Doctor's surgery. In addition, a timber trellis shelter is introduced around the main seating area.

CB East Form

The intensive garden at level 14 now includes a timber trellis shelter around the seating area and a revised plan (0586 SK17 Rev A) is included as Appendix 2 to show this element.

KCS1

The KCS1 building now includes an additional residential floor which retains an open roofed terrace as a play area but displaces much of the earlier open rooftop terrace. The rooftop terrace was shown in landscape drawing 0586SK23 and that plan is now withdrawn. The rooftop terrace was also described in sections 3.12 and 3.13 of the Landscape Strategy document and that text is superseded by this addendum.

The play area is retained within the upper floor, whilst a balance of amenity / play space is included within the building at -1 level, reducing weather dependence for play. Landscape plan 0586 SK26 is included as Appendix 3 to describe indicative planting measures for the play area. Planting is proposed in raised planters and to the Pergola structure that partially covers the play area.

The play area would include sensory planting with scented and tactile varieties. Pergola elements would support evergreen and scented climbers such as Japanese honeysuckle, evergreen clematis and common jasmine to provide summer shade and enhance the garden amenity, whilst lower level planters would focus on tactile, scented and culinary species that can contribute to the quality of the play experience. Well established stock would be used to achieve an 'instant' effect, with climbers trained into the pergola at the planting date

The internal building revisions have not resulted in meaningful change to the external landscape proposals, though the KCS2 ground floor west elevation will now include an external wall shrub / climber planted panel adjacent to the door to demarcate the residential entrance. For clarification, hedge planter elements at the south elevation of the Corner Building East Form and north-west corner of KCS1 building are to be managed at 1.5m height.

3.0 Conclusions

In conclusion, the proposed development revisions result in limited and localised change to the landscape provision, but on balance, are anticipated to maintain the overall quality and diversity of landscape and amenity provision that would have been brought forward with the September 2017 proposals. No changes are proposed to the high quality public square proposed as part of the September 2017 plans.

Appendices:

Appendix 1 WPB3 garden layout 0586SK16 Rev B

Appendix 2 Corner Building East Form level 14 roof garden layout 0586SK17 Rev A

Appendix 3 KCS1 roof garden 0586 SK26



LANDSCAPE LAYOUT 1:50



PLANTING AREAS 1:100

NOTES

ALL INTENSIVE GARDEN DECK BUILD-UP DETAILS ASSUME OVERALL BUILDUP OF 500MM WITH 250MM OF LANDSCAPE MATERIALS AND 250 MM INCORPORATING INSULATION AND WATERPROOFING LAYER TO USCA SPEC. LANDSCAPE PAVING DEPTHS FINE TUNED WITHIN OVERALL DECK DEPTHS AS SET OUT BELOW.

PERIMETER PAVING TO MAINTENANCE PATH:
PERIMETER DRAIN:
190MM WIDE GALVANISED GULLY FRAME IN CONNECTED SECTIONS WITH GALVANISED ORISGRILLE PATTERN SCREW-DOWN GRILLE SECTION TO SUIT.
BAUDER MINERAL DRAIN
LATERAL FILTER FLEECE TO EDGE OF DSE40 DRAIN LAYER
PATHWAY:
450 2 PCC PAVING SLABS, OPEN JOINTS WITH SPACERS OVER
3.5MM CRUSHED GRAVEL 30-50MM DEPTH
BAUDER FILTER FLEECE
BAUDER DSE 40 FILLED WITH BAUDER MINERAL DRAIN. MINERAL DRAIN DEPTH TO BE ADJUSTED TO ACCOMMODATE OVERALL 500MM BUILD-UP LEVELS
BAUDER FSM 100 FIBRE PROTECTION MAT
TO USCA SPEC.
BAUDER PE FOIL SEPARATION LAYER (2 LAYERS)
BAUDER WATERPROOFING SYSTEM
INSULATION

TIMBER DECKING:
25MM X 75MM EUROPEAN ROBINA (ROBINA PSEUDACACIA) HARDWOOD DECKING, RIBBED FINISH.
5MM GAPS. JOCKING BOARDS TO BE SCREW FIXED USING PROPRIETARY HOODS. SPACER FIXINGS BETWEEN BOARDS TO JOISTS OVER BAUDER PEDESTAL SUPPORT SYSTEM.
SIZE AND SPAN OF JOISTS TO BE CALCULATED ONCE THE LIVE LOAD REQUIREMENTS ARE ESTABLISHED.
OVER:
BAUDER PEDESTAL SUPPORT ADJUSTED TO ACCOMMODATE OVERALL 500MM BUILD-UP LEVELS
BAUDER FSM 100 FIBRE PROTECTION MAT
TO USCA SPEC.
BAUDER PE FOIL SEPARATION LAYER (2 LAYERS)
BAUDER WATERPROOFING SYSTEM
INSULATION

CORTEN EDGING:
CORTEN EDGING TO SUPPORT SOIL IN LAWN TO BE 210MM HIGH WITH BOTTOM EDGE ROLLED 50MM.
CORTEN EDGING TO DECKING TO BE 210MM HIGH WITH BOTH ENDS ROLLED 50MM.

STONE PAVING ELEMENTS
STONE TO MATCH ASHLAR FACADE CLADDING, VARYING LENGTHS WITHIN DESIGN. DEPTH TO BE AGREED.

GRAVEL
GRAVEL TO BE CRUSHED FLINT GRAVEL, 6-10MM. GRAVEL TO FORM 100MM WIDE MOWING STRIP AT EDGE OF PLANTERS, AND INFILL PAVING WHERE SHOWN.

PLANTERS FIRMED FROM CORTEN SHEET 3MM THICK, 50MM FOLDED RETURN AT TOP EDGE. ASSUMED SECTIONAL CONSTRUCTION WITH PLATE ELEMENTS 2M LONG, FIXED TO GALVANISED FRAME WITH COUNTERSUNK FITTINGS, WITH FINISHED HEIGHTS ABOVE DECK AS SHOWN. MAIN PLANTERS 0.8M, FREESTANDING PLANTER 0.4M. BASE OF CORTEN PLANTERS AND SUPPORTING FRAME REST ON BAUDER FILTER FLEECE AND DSE 40 DRAINAGE. MINERAL DRAIN AS ELSEWHERE. ALL FINELY ADJUSTED TO ENSURE EVEN PLANTER LINE AND LEVEL.

PLANTER GROWING MEDIUM TO BE:
BAUDER INTENSIVE SUBSTRATE LIGHTWEIGHT GROWING MEDIUM OR FREE-DRAINING TOPSOIL TO B.S. DEPENDING ON WEIGHT LIMITATIONS. DEPTH OF GROWING MEDIUM DEPENDENT ON PLANTED AREA AND GROWING MEDIUM DEPTH TO ACCOMMODATE ANY VARIATION IN OVERALL DECK BUILD-UP LEVELS (IE ONLY ADJUST LEVELS WITH MINERAL DRAIN IN PAVED AREAS - SEE PAVING SPECS. FOR TURF AREAS, ALLOW SURFACE 10MM BEDDING COMPOST. TERRAM GEOCOMPOSITE BONDED GEOTEXTILE MESH TO LINE PLANTER SIDES AND BASE TO USCA SPEC.
BAUDER PE FOIL SEPARATION LAYER (2 LAYERS)
BAUDER WATERPROOFING SYSTEM
INSULATION

TURF AREAS
20MM TURF
10MM BEDDING COMPOST
200MM INTENSIVE SUBSTRATE
BAUDER FILTER FLEECE
BAUDER DSE 40 DRAIN

PLANTING:
HEDGE / INSTANT: PORTUGUESE LAUREL HEDGE SUPPLIED AS READY GROWN STOCK TO 1.55M TALL TO PROVIDE 2M SCREEN INCLUDING PLANTER DEPTH. GROWING MEDIUM DEPTHS APPROX 450MM (450 ABOVE FFL, 200 BELOW).
MEDIUM SHRUBS AND AMENITY PLANTING, WELL ESTABLISHED PLANTS, TYPICALLY 5LITRE POT SIZE. GROWING MEDIUM DEPTHS APPROX 650MM (450 ABOVE FFL, 200 BELOW) IN MAIN PLANTER AND APPROX 500MM (300 ABOVE FFL, 200 BELOW) IN FREE-STANDING PLANTERS, BUT 460MM (+ DRAIN LAYER) IN LIFT OVER-RUN PLANTER.
TURF - PREMIUM GRADE TURF SPECIFICALLY PROVIDED AS LOW MAINTENANCE SHADE TOLERANT GRASS SPECIES. GROWING MEDIUM DEPTHS APPROX 210MM.

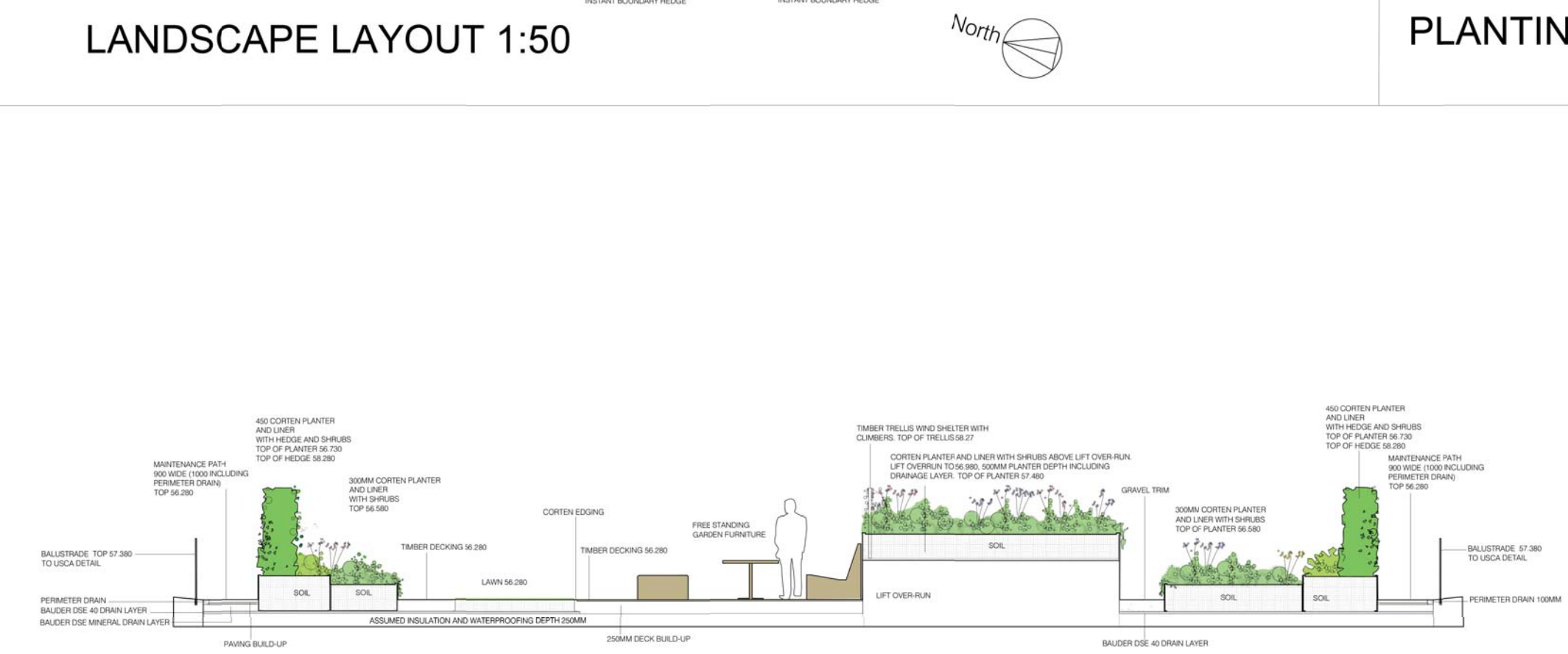
IRRIGATION SYSTEM TO INTENSIVE GARDENS:
IRRIGATION SYSTEM BY ACCESS IRRIGATION LTD - INCLUDING PUMP, TANK, FERTILISER DOSER & CONTROLLER. REQUIRES MAINS WATER SUPPLY AND ELECTRICITY SUPPLY.
FEEDS IRRIGATION VIA LEAKY PIPE / DRIP IRRIGATION SYSTEM THROUGH PLANTER BEDS.
SUPPLY PIPES RUN BENEATH DECKING LAYER.
ALSO REQUIRES FREESTANDING RAIN SENSOR (WIRED / WIRELESS)

GARDEN LIGHTING:
ALLOW FOR MAINS CONNECTION FOR GARDEN LIGHTING AND APPLIANCES WITH 2 X WEATHERPROOF EXTERNAL SOCKETS AND SPACE FOR LIGHTING CONTROL / PROGRAMMING BOARDS TO SPECIALIST GARDEN LIGHTING DESIGN REQUIREMENT. PROVIDE 50MM CUTTING WITH DRAW WIRES AND CAPPED ENDS BENEATH PAVED SURFACE / DECKING, THROUGH BASE OF PLANTER WALLS, BETWEEN ANY PLANTING BEDS.

EXTERNAL TAP:
ALLOW EXTERNAL WATER SUPPLY WITH BB TAP AND THREADED HOSE CONNECTION FOR GARDEN MAINTENANCE / WASH-DOWN PURPOSES. THIS TAP IS ADDITIONAL TO WATER SUPPLY FOR AUTOMATED IRRIGATION.

FREE-STANDING FURNITURE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

TIMBER TRELLIS SCREEN TO BE PLANNED ROBINA HARDWOOD 22 X 22 SECTION JOINED TO FORM A 75 X 75 CENTRED GRID. TRELLIS SET APPROXIMATELY 100MM ABOVE PLANTER SOILS TO HEIGHT AS SHOWN. DIMENSIONS TO INCLUDE ROBINA FRAMING 40 X 40, AND ROBINA POSTS 75 X 50, HELD IN PLACE WITH GALVANISED ANCHOR FRAME IN PLANTER AND BY VIRTUE OF 90 DEGREE JOINTION IN PLANTER LINE.



LANDSCAPE SECTION 1:50

NOTE: THIS DRAWING IS A REVISED VERSION OF 0586SK16 AS ISSUED FOR THE SEPTEMBER 2017 PLANNING APPLICATION

REVISIONS	REV	DATE	COMMENT
A	05.06.18		REVISION OF LEVELS AND LIFT OVER-RUN ETC.
B	05.07.18		ADDITION OF TRELLIS ADJACENT TO SEATING AREA

CLIENT:
NOTTING HILL GATE KCS LTD.

PROJECT:
NEWCOMBE HOUSE AND KENSINGTON CHURCH STREET

DRAWING TITLE:
BUILDING WPB3 INTENSIVE GARDEN LEVEL G+6

DATE SCALE DRAWING NO REV
JULY'18 1:50&1:100 @A1 0586.SK16 B

ADAMS HABERMEHL
22 THE NURSERY, SUTTON COURTENAY, ABINGDON, OXON, OX14 4UA
TEL: 01235 847795



LANDSCAPE LAYOUT 1:50

SECTION

NOTES

ALL INTENSIVE GARDEN DECK BUILD-UP DETAILS ASSUME OVERALL BUILDUP OF 500MM INCORPORATING 250MM LANDSCAPE FINISHES AND 250MM INSULATION AND WATERPROOFING LAYER (SPEC AND DEPTH TO BE CONFIRMED BY USCA) LANDSCAPE PAVING DEPTHS FINE TUNED WITHIN OVERALL DECK DEPTHS AS SET OUT BELOW.

TIMBER DECKING:
25MM X 75MM EUROPEAN ROBINIA (ROBINIA PSEUDACACIA) HARDWOOD DECKING, FIBBED FINISH, 5MM GAPS. FRAMED BY MATCHING BOARDS ENSURING CONSISTENT 10MM GAP TO EDGE OF BUILDING. DECKING BOARDS TO BE SCREW FIXED USING PROPRIETARY HIDDEN SPACER FIXINGS BETWEEN BOARDS TO JOISTS OVER BAUDER PEDESTAL SUPPORT SYSTEM. SIZE AND SPAN OF JOISTS TO BE CALCULATED ONCE THE LIVE LOAD REQUIREMENTS ARE ESTABLISHED. PEDESTAL UNITS ADJUSTED TO ACCOMMODATE OVERALL 500MM BUILD-UP LEVELS OVER.
BAUDER FSM100 FBRE PROTECTION MAT TO USCA SPEC.
BAUDER PE FOIL SEPARATION LAYER (2 LAYERS)
BAUDER WATERPROOFING SYSTEM
INSULATION

PLANTERS FORMED FROM CORTEN SHEET 5MM THICK, 50MM FOLDED RETURN AT TOP EDGE. FREESTANDING PLANTERS FORMING OPEN BASED BOX.
ALL PLANTERS TO HAVE SIDES LINED WITH TERRAM GEOCOMPOSITE BONDED DRAIN LAYER. PERIMETER RAISED PLANTER IS FORMED FROM CORTEN PANELS 2M LONG SECURED TO SUPPORT FRAME OF GALVANISED T SECTION STEEL 100 X 50 T SECTION, CORNER BRACED, FIXED TO CONTINUOUS FEET OF 150 X 25MM RPT PROOF RE-CYCLED PLASTIC PLANKING TO ACT AS BOTH STABILISED LOAD SPREADER AND PROVIDE ANCHOR BELOW PLANTER SOIL LAYER. FINISHED HEIGHTS ABOVE DECK AS SHOWN. FREESTANDING PLANTERS 0.3M. BASE OF CORTEN PLANTERS, RAILINGS AND SUPPORTING FRAME REST ON BAUDER FILTER FLEECE AND DSE 40 DRAIN AS ELSEWHERE. ALL FINELY ADJUSTED TO ENSURE EVEN PLANTER LINE AND LEVEL.

PLANTER GROWING MEDIUM TO BE:
BAUDER INTENSIVE SUBSTRATE LIGHTWEIGHT GROWING MEDIUM, OR FREE-DRAINING TOPSOIL TO B.S. DEPENDING ON WEIGHT LIMITATIONS. DEPTH OF GROWING MEDIUM DEPENDENT ON PLANTED AREA AND GROWING MEDIUM DEPTH TO ACCOMMODATE ANY VARIATION IN OVERALL DECK BUILD-UP LEVELS (IE ONLY ADJUST LEVELS WITH MINERAL DRAIN IN PAVED AREAS - SEE PAVING SPECS. FOR TURF AREAS, ALLOW SURFACE 10MM BEDDING COMPOST).

SET OVER:
BAUDER FILTER FLEECE
BAUDER DSE 40
BAUDER FSM100 FBRE PROTECTION MAT
OVER 250MM USCA SPEC.
BAUDER PE FOIL SEPARATION LAYER (2 LAYERS)
BAUDER WATERPROOFING SYSTEM
INSULATION

MOWING STRIP
100MM GRAVEL & CORTEN MOWING STRIP TO PLANTER EDGES LAWN SOIL SUPPORTED WITH 210MM HIGH CORTEN EDGING, 50MM ROLLED EDGE TO BOTTOM

PLANTING:
HEDGE - INSTANT EW HEDGE SUPPLIED AS READY GROWN STOCK TO 0.95M TALL TO PROVIDE 1.7M SCREEN INCLUDING PLANTER DEPTH. GROWING MEDIUM DEPTHS APPROX 1000MM (800 ABOVE FFL 200 BELOW).
MEDIUM SHRUBS AND AMENITY PLANTING, WELL ESTABLISHED PLANTS, TYPICALLY 3/4TRE POT SIZE. GROWING MEDIUM DEPTHS APPROX 500MM (300 ABOVE FFL 200 BELOW) IN RAISED PLANTER AREAS.

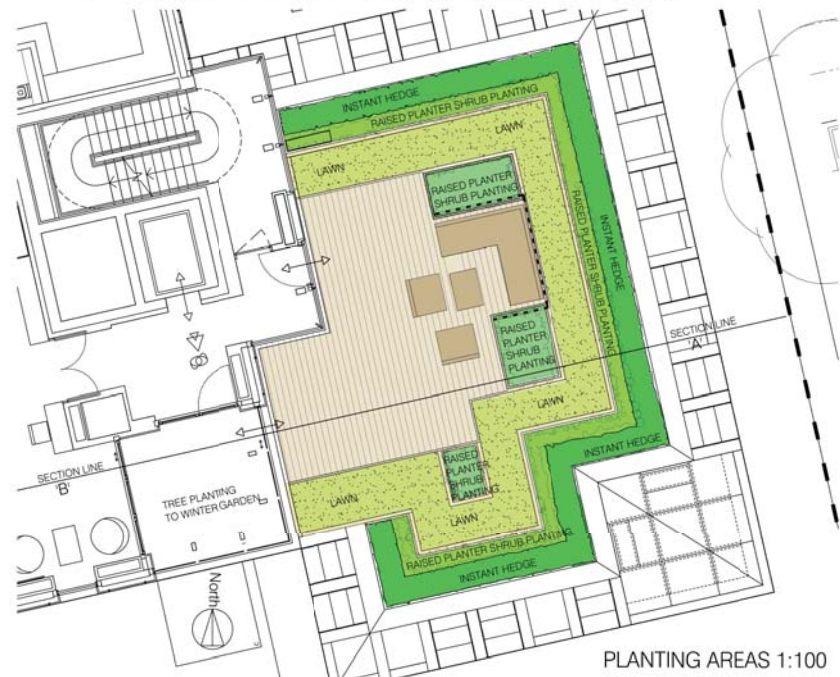
IRRIGATION SYSTEM TO INTENSIVE GARDENS:
1100 BOUNDARY PLANTER TO ACCOMMODATE IRRIGATION CABINET BY ACCESS IRRIGATION LTD - PART EPTSC. DIMENSIONS 600W X 800D X 300 D. CABINET CONTAINING PUMP, TANK, FERTILISER DOSER, & CONTROLLER. REQUIRES MAINS WATER SUPPLY AND ELECTRICITY SUPPLY. FEEDS IRRIGATION VIA 'LEAKY PIPE' / DRIP IRRIGATION SYSTEM THROUGH PLANTER BEDS. SUPPLY PIPES RUN BENEATH DECKING LAYER
ALSO REQUIRES FREESTANDING RAIN SENSOR (WIRED / WIRELESS)

GARDEN LIGHTING:
ALLOW FOR MAINS CONNECTION FOR GARDEN LIGHTING AND APPLIANCES WITH 2 X WEATHERPROOF EXTERNAL SOCKETS AND SPACE FOR LIGHTING CONTROL / PROGRAMMING BOARDS TO SPECIALIST GARDEN LIGHTING DESIGN REQUIREMENT. PROVIDE 50MM DUCTING WITH DRAW WIRES AND CAPPED ENDS BENEATH PAVED SURFACE / DECKING, THROUGH BASE OF PLANTER WALLS, BETWEEN ANY PLANTING BEDS.
EXTERNAL TAP
ALLOW EXTERNAL WATER SUPPLY WITH BIB TAP AND THREADED HOSE CONNECTION FOR GARDEN MAINTENANCE / WASH-DOWN PURPOSES. THIS TAP IS ADDITIONAL TO WATER SUPPLY FOR AUTOMATED IRRIGATION

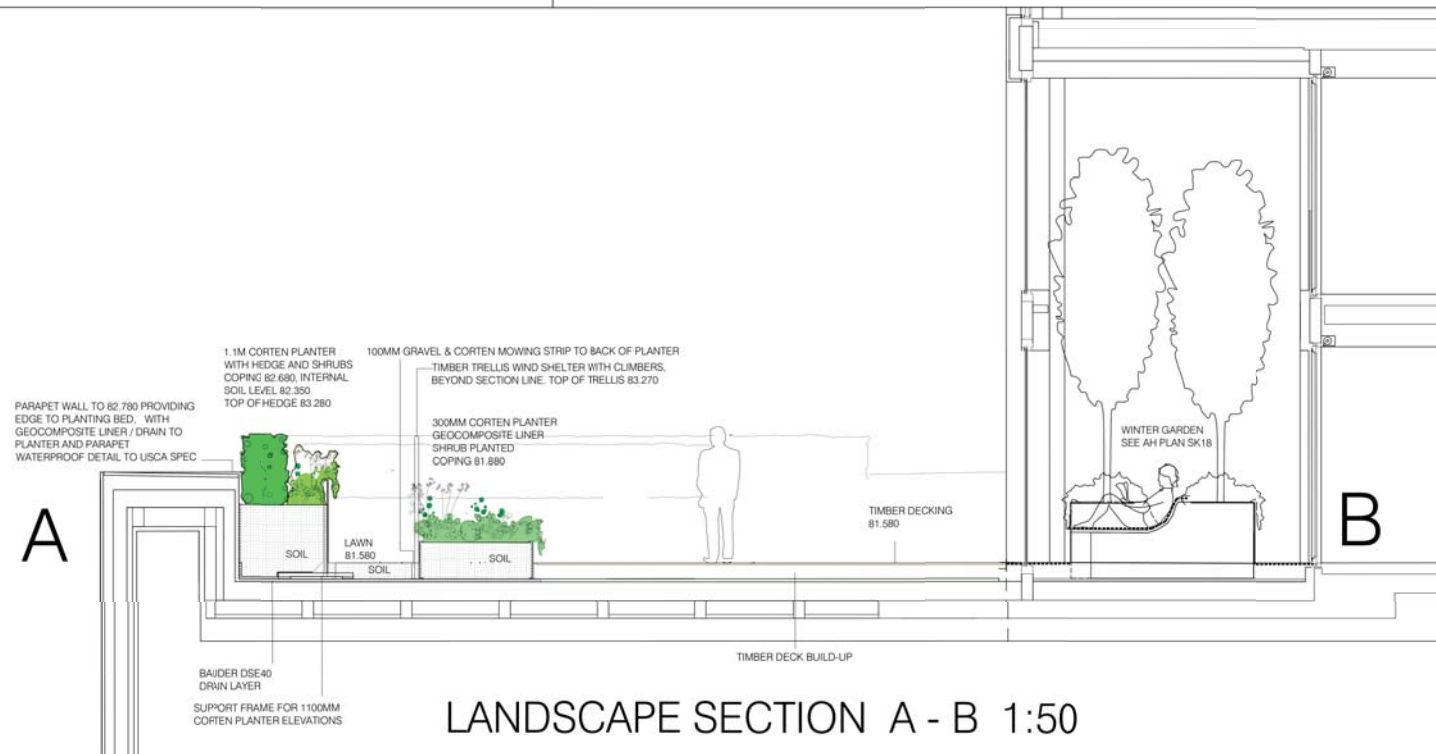
FREE-STANDING FURNITURE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

TIMBER TRELLIS SCREEN TO BE PLANNED ROBINIA HARDWOOD 22 X 22 SECTION JOINED TO FORM A 75 X 75 CENTRED GRID. TRELLIS SET APPROXIMATELY 100MM ABOVE PLANTER SOILS TO HEIGHT AS SHOWN. DIMENSIONS TO INCLUDE ROBINIA FRAMING 40 X 40, AND ROBINIA POSTS 75 X 50, HELD IN PLACE WITH GALVANISED ANCHOR FRAME IN PLANTER AND BY VIRTUE OF 90 DEGREE JOINTS IN SCREEN LINE

PLANTING AREAS 1:100



PLANTING AREAS 1:100



LANDSCAPE SECTION A - B 1:50

NOTE: THIS DRAWING IS A REVISED VERSION OF 0586SK17 AS ISSUED FOR THE SEPTEMBER 2017 PLANNING APPLICATION

REV	DATE	COMMENT
A	05.07.18	ADDITION OF TRELLIS ADJACENT TO SEATING AREA

CLIENT:
NOTTING HILL GATE KCS LTD

PROJECT:
NEWCOMBE HOUSE AND KENSINGTON CHURCH STREET

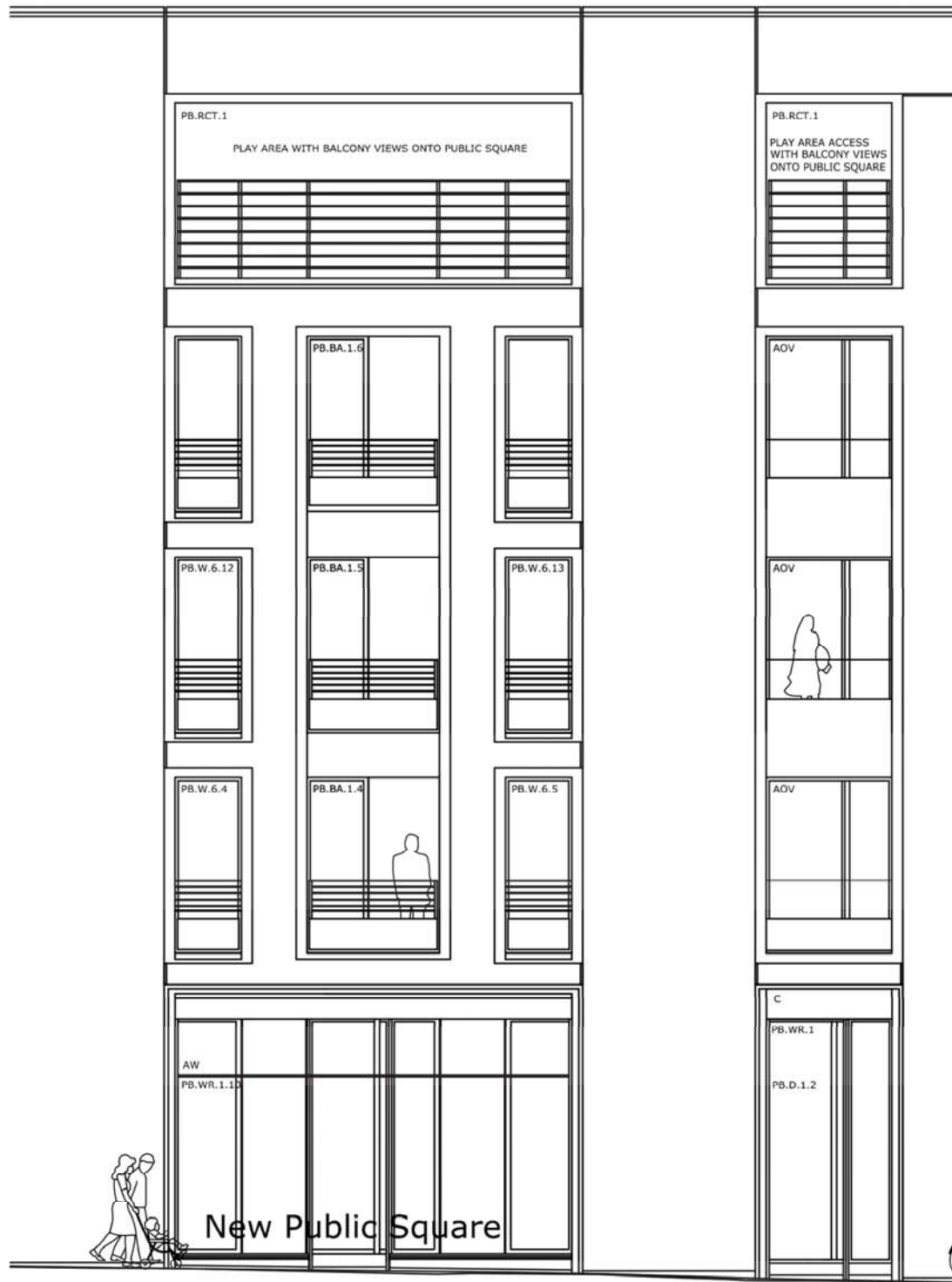
DRAWING TITLE:
INTENSIVE GARDEN LEVEL 14

DATE SCALE DRAWING NO REV
JULY'18 1:50 & 1:100 @A1 0586.SK17 A

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22 THE NURSERY, SUTTON COURTENAY, ABINGDON, OXON, OX14 4JA
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PLAY AREA AND PLANTING VIEWED THROUGH BALCONY 'WINDOWS'

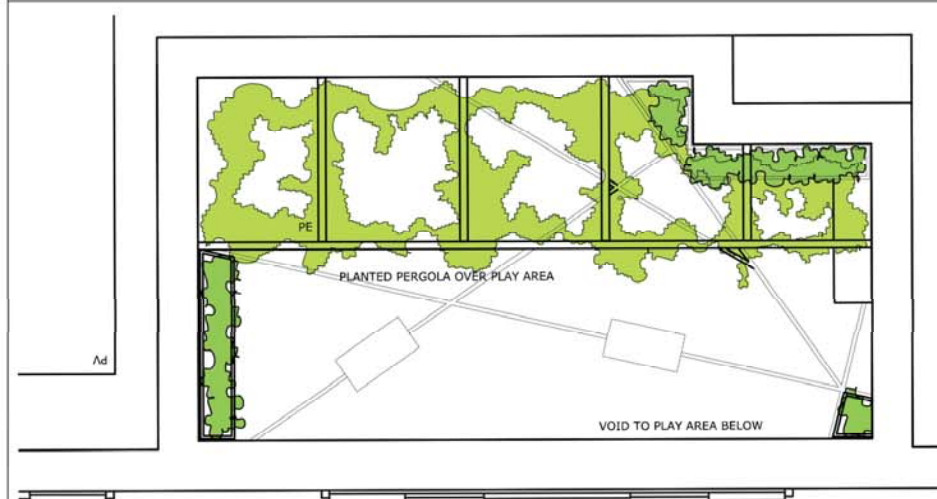
EXTENT OF PERGOLA STRUCTURE SET OVER PLAY AREA. PERGOLA AND PLANTING SCREENED IN PERPENDICULAR ELEVATIONAL VIEWS, BUT VIEWED OBLIQUELY THROUGH BALCONY OPENING FROM PUBLIC SQUARE



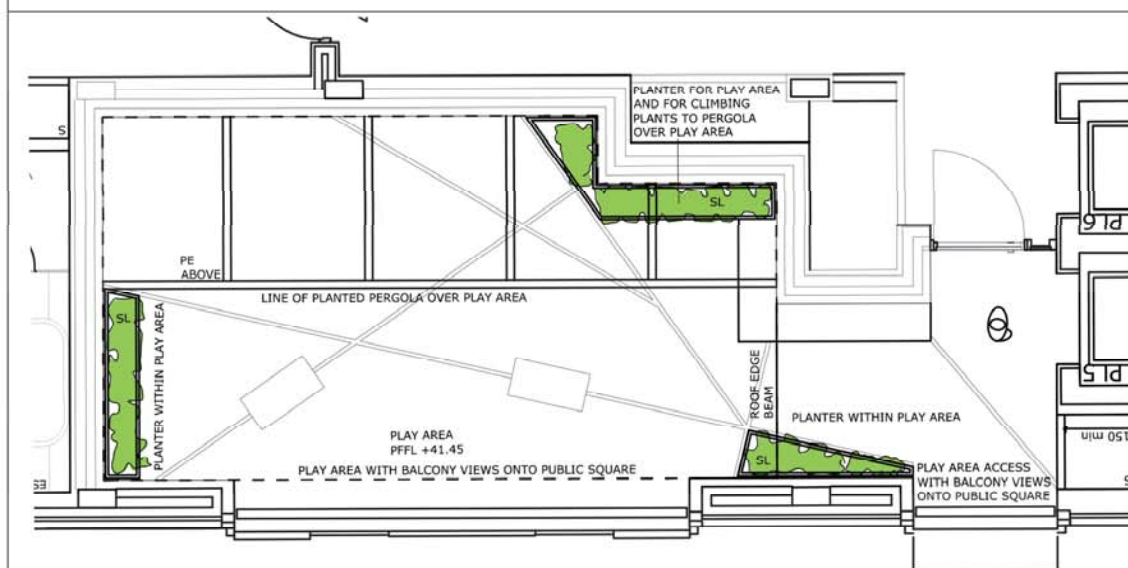
KCS1 - PART ELEVATION ONTO PUBLIC SQUARE



INDICATIVE PLANTING SPECIES FOR THE PLAY TERRACE PROVIDING SENSORY AND TACTILE QUALITIES TO ENHANCE PLAY VALUE



ROOF LEVEL: GROUND PLUS 5 - SHOWING PERGOLA OVER PLAY AREA



LEVEL: GROUND PLUS 4 - SHOWING PLANTERS WITHIN PLAY AREA

THIS SHEET PROVIDES AN OUTLINE DESCRIPTION OF SOFT LANDSCAPE ELEMENTS ONLY - PLAY ELEMENTS AND HARD MATERIAL FINISHES ARE SUBJECT TO SEPARATE STUDY:

PLANTER GROWING MEDIUM PROPOSED TO BE BAUDER INTENSIVE SUBSTRATE LIGHTWEIGHT GROWING MEDIUM, OR FREE-DRAINING TOPSOIL TO B.S. DEPENDING ON WEIGHT LIMITATIONS. DEPTH OF GROWING MEDIUM DEPENDENT ON PLANTED AREA, WITH GROWING MEDIUM DEPTH TO ACCOMMODATE ANY VARIATION IN OVERALL FLOOR BUILD-UP LEVELS

PLANTING: PROPOSED PLANTING TO BE SUPPLIED AS SEMI-MATURE / ESTABLISHED STOCK TO ALLOW THE PERGOLA CLIMBERS TO BE TRAINED INTO THE PERGOLA AT THE TIME OF PLANTING. CLIMBERS AND LOWER LEVEL PLANTING TO FOCUS ON SENSORY SPECIES INCLUDING SCENTED AND TACTILE VARIETIES, WITH EDIBLE PLANTING POTENTIALLY INCLUDED AS HERB SPECIES. A PROPORTION OF PLANTING WILL BE EVERGREEN TO MAINTAIN YEAR-ROUND INTEREST.

IRRIGATION SYSTEM: IRRIGATION SYSTEM PROPOSED TO BE BY 'ACCESS IRRIGATION LTD' - INCLUDING PUMP, TANK, FERTILISER DOSER, & CONTROLLER. REQUIRES MAINS WATER SUPPLY AND ELECTRICITY SUPPLY. FEEDS IRRIGATION VIA 'LEAKY PIPE' / DRIP IRRIGATION SYSTEM THROUGH PLANTER BEDS. SUPPLY PIPES RUN BENEATH FLOOR /DECKING LAYER ALSO REQUIRES FREESTANDING RAIN SENSOR (WIRED / WIRELESS)

EXTERNAL TAP PROPOSED ALLOWANCE OF EXTERNAL WATER SUPPLY WITH BIB TAP AND THREADED HOSE CONNECTION FOR MAINTENANCE / WASH-DOWN PURPOSES. THIS TAP IS ADDITIONAL TO WATER SUPPLY FOR AUTOMATED IRRIGATION.

REVISIONS	REV	DATE	COMMENT

CLIENT: NOTTING HILL GATE KCS LTD.

PROJECT: NEWCOMBE HOUSE AND KENSINGTON CHURCH STREET

DRAWING TITLE: BUILDING KCS1 OUTLINE PLANTING TO PLAY AREA

DATE: JULY'18 SCALE: 1:100 @A1 DRAWING NO: 0586.SK26

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