



AURA
ARCHITECTURE

51 ADDISCOMBE ROAD
CROYDON
CR0 6SB

PLANNING CONDITION
DISCHARGE



EXISTING PROPERTY



New windows to match existing style and material.
UPVC finish in a dark grey / anthracite colour.



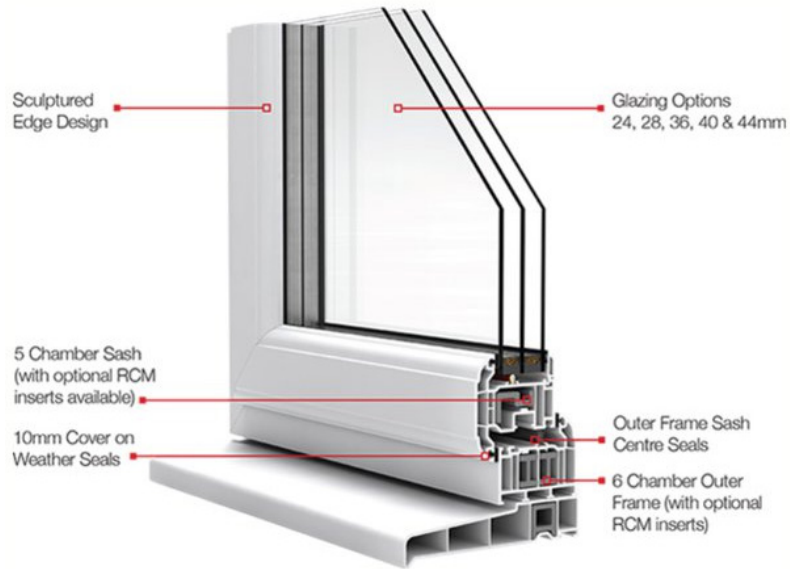
Render material to match existing where infilling garage door.



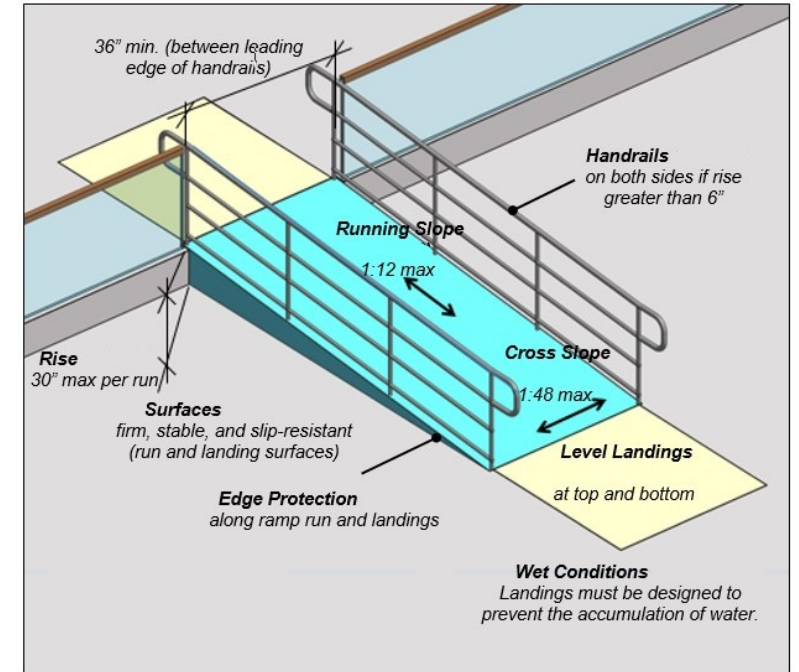
PROPOSED ELEVATION

EXTERNAL FACING MATERIALS

TYPICAL EXTERNAL ELEMENTS



TYPICAL WINDOW DETAILS



TYPICAL ACCESS RAMP REQUIREMENTS

CYCLE PARKING PROVISION



The proposal includes a storage unit for a total of 13 x semi-vertical bike stands in the front garden and a second storage unit for 2 x accessible bikes. The images to the left is the proposed style of shelters. They will be clad in timber slats like the photographs suggest and will have a green roof.



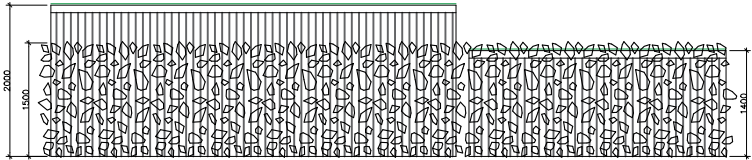
The bike stores will be fully secure and sheltered. In addition to the main bike storage structures, there will be an additional Sheffield hoop with parking for 2 x visitors bikes. The image below is the proposed style of cycle parking for this.



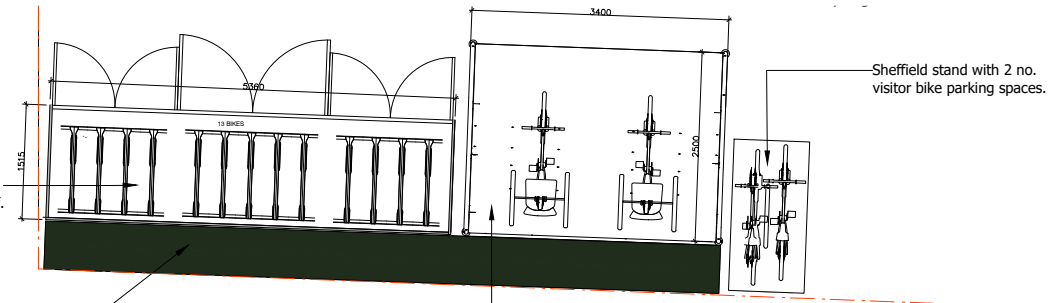
Secure bike store with 13 semi vertical bike spaces and green roof. Overall height: 2m.

New planter with biodiversity landscaping to screen bike stores.

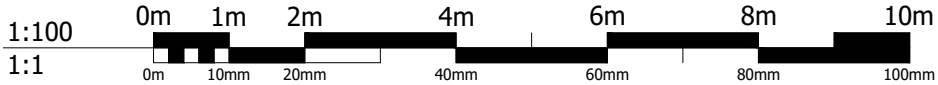
New accessible bike store with 2 x bike spaces and green roof. Overall height: 1.4m



BIKE STORE ELEVATION FROM STREET
1:100@A4



BIKE STORE PLAN VIEW
1:100@A4



 <p>140/240 litre - Red Food Waste Bin</p>	<p>Height: 1070mm Width: 480mm Depth: 560mm</p>	<p>Max Load: 56kg Approx 1-3 bags</p>	<p>Food waste only</p>
 <p>240 litre - Grey Residual Bin</p>	<p>Height: 1060mm Width: 570mm Depth: 720mm</p>	<p>Max Load: 96kg Approx 3-4 bags</p>	<p>General waste or Small size offices or Small size business</p>
 <p>240 litre - Blue Recycling Bin</p>	<p>Height: 1060mm Width: 570mm Depth: 720mm</p>	<p>Max Load: 96kg Approx 3-4 bags</p>	<p>Dry recycling or Small size offices or Small size business</p>

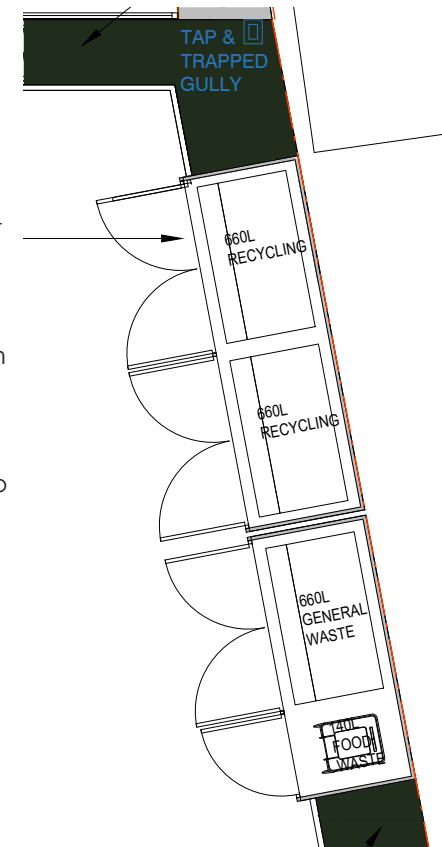
Based on Croydon's guidelines of "1 resident = 48ltrs general waste, 96 litres dry recycling and 4.6 ltrs food recycling" we have calculated that this 13 resident scheme will need 60 ltrs food recycling, 1,248 ltrs dry recycling and 624 ltrs general waste.

Based on the bin sizes pictured to the left, our proposal includes storage for 140ltrs of food recycling, 1,320 ltrs of dry recycling and 660 ltrs of general waste - Exceeding the minimum amounts required.

The bins will be housed in a timber structure to keep waste tidy and dry. See example image below. The store will be vented and include louvred doors/grills. There is to be a wash down area with a tap and trapped gully near the bin store to meet part H requirements.

The bins will be situated in the front courtyard against the boundary line.

REFUSE STORES



Medium capacity

Capacity:	Dimensions:	Load:	Suitable for:
 <p>360 litre - Grey Bin</p>	<p>Height: 1115mm Width: 580mm Depth: 870mm</p>	<p>Max Load: 144kg Approx 5-6 bags</p>	<p>General waste or Medium size offices</p>
 <p>660 litre - Grey/Blue Bin</p>	<p>Height: 1215mm Width: 1370mm Depth: 770mm</p>	<p>Max Load: 264kg Approx 10-12 bags</p>	<p>General waste or Medium size business</p>
 <p>660 litre - Recycling Bin</p>	<p>Height: 1215mm Width: 1370mm Depth: 770mm</p>	<p>Max Load: 264kg Approx 10-12 bags</p>	<p>Dry mixed recycling (e.g. paper, cardboard, plastics, and metals such as cans) Offices Schools Medium size business</p>



HARD LANDSCAPING



EXISTING PROPERTY

The existing hardscaping (red brick paving) is to remain. If any bricks are damaged during the building works, they are to be replaced like for like.



Example of red brick paving (existing).



Where new access ramps are proposed, these are to be formed in concrete with a black metal railing like the above images suggest.

SOFT LANDSCAPING



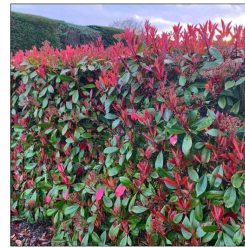
Euonymus japonicus 'Ovatus Aureus' 1
SCALE - NTS



Euonymus japonicus 'Ovatus Aureus' 1
SCALE - NTS



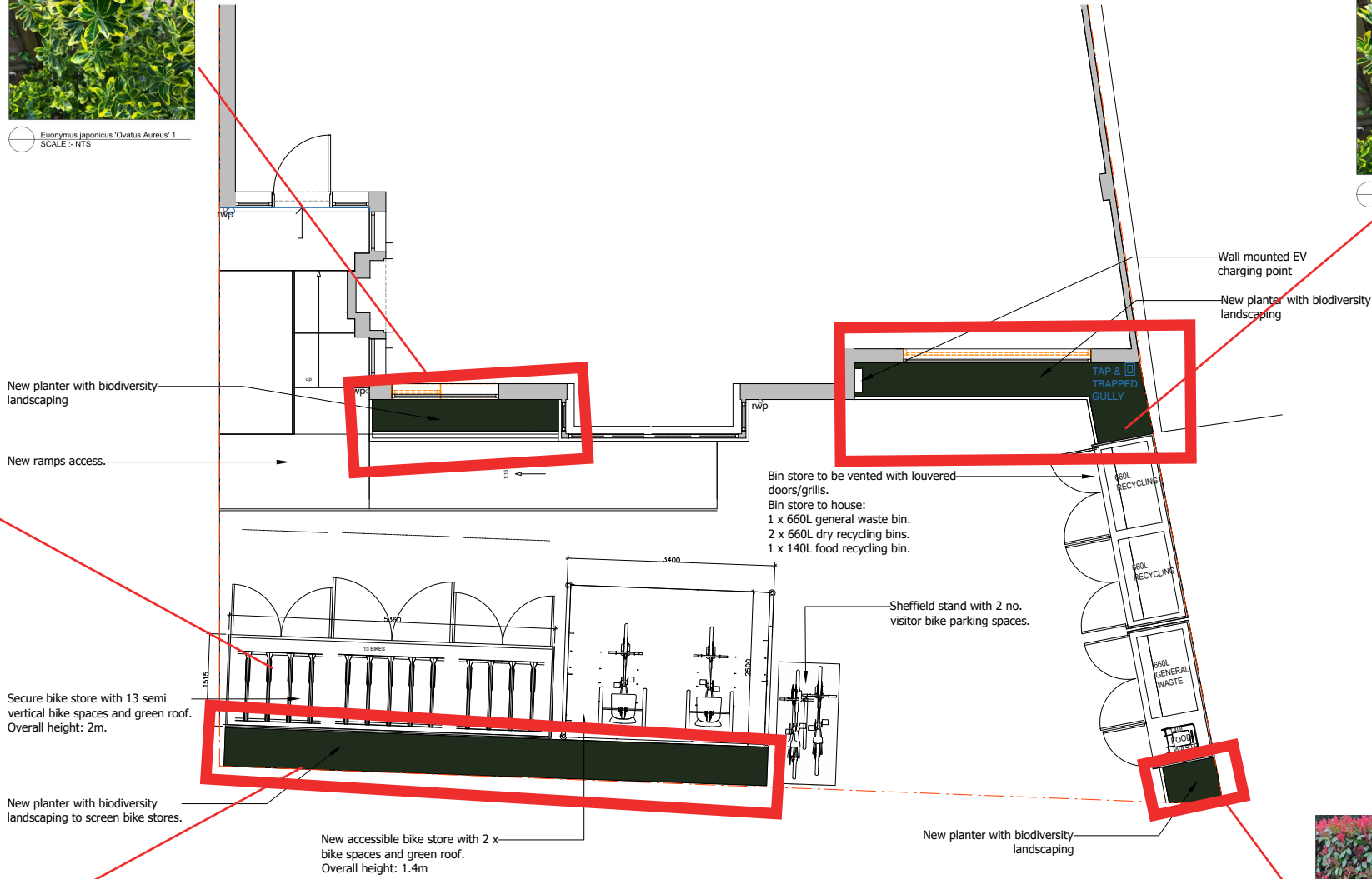
SEDUM GREEN
ROOF TRAYS
COVERING
ROOF OF BIKE
STORES



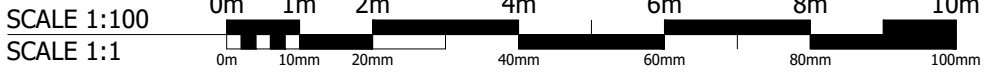
Photinia x fraseri 'Red Robin' Hedge 1
SCALE - NTS



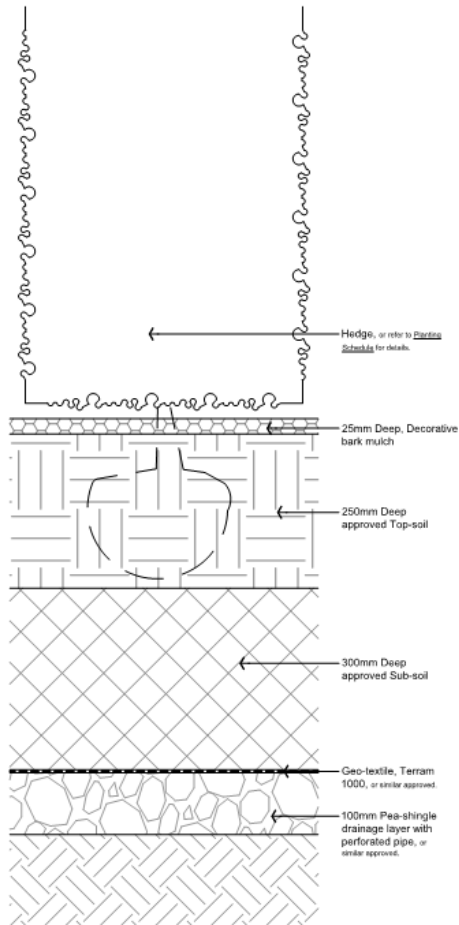
Photinia x fraseri 'Red Robin' Hedge 1
SCALE - NTS



FRONT GARDEN - PLAN VIEW
1:100@A4



MAINTENANCE/MANAGEMENT PLAN



LANDSCAPE NOTES:

1. GENERAL

1.1 All plants will conform to BS 3936-1 (1992); and be in accordance with the National Plant Specification. Supplying nurseries will be registered under the HTA Nursery Certification Scheme. All trees shall be planted in accordance with BS8545:2014. All plants will be packed and transported in accordance with the Code of Practice for Plant Handling as produced by CPSE.

1.2 Planting will not be carried out when the ground is waterlogged, frost bound or during periods of cold drying winds.

1.3 If the formation level is compacted it should be ripped through before topsoiling. Recommended topsoil depths are 450mm for shrubs and 150mm for grass.

2. TREE PLANTING

Ground Preparation and Tree Pit Excavation

2.1 If the formation level is compacted it will be ripped through before topsoiling.

2.2 Where necessary existing weeds will be treated with a suitable glyphosate-based herbicide and a suitable period allowed to elapse, as recommended by the manufacturer, for the herbicide to take effect.

2.3 Tree pits will be excavated to at least twice the diameter of the root spread and to be planted in accordance with BS 4428 (1989). The bottom and sides shall be forked to break up the subsoil. All extraneous matter such as plastic, wood, metal and stones greater than 50mm diameter in any dimension will be removed from site.

Planting

2.4 Trees are to be placed into the pits and backfilled with local topsoil previously stripped from the site. A general-purpose slow-release fertiliser (at the rate of 75g/m²) and Tree Planting and Mulching Compost (at the rate of 20litres/m²) are to be incorporated into the top 150mm of topsoil during backfilling. Where tree pits are more than 300mm deep, backfilled material shall be consolidated/firmed in 150mm layers.

2.5 Trees shall be planted as per the planting plans set out in the plant schedule on the relevant drawing.

2.6 Trees shall be well firmed-in and secured with stakes, proprietary rubber tree ties and spacers as below.

2.7 All newly planted trees over 1.5m high will be held so that movement at the root collar is minimised until new roots have developed to anchor the tree. Therefore, low staking (75mm dia x 1.5m length) will be used and attached to the tree at approximately 600mm above ground level. Stakes will be driven 300mm into undisturbed ground before planting the tree, taking care to avoid underground services and cables. The trees will be staked using proprietary rubber ties and must be firmly fixed with a spacing device used to prevent chafing against the tree.

2.8 All trees will be double staked. Composted bark mulch will be spread to a depth of 75mm across in a 1.0m diameter circle around all individual trees, ensuring that desirable groundcover plants (where present) are not buried.

2.9 All trees and shrubs shall be watered in at the end of each day of planting.

2.10 Shrubs are to be set out as shown on the drawing and pit planted into the prepared soil at the specified centres with minimal disturbance to the rootball and well firmed in. Spread ornamental pine bark mulch to a depth of 75mm across all new planting areas, ensuring groundcover plants are not buried.

Maintenance during first growing season

2.11 All dead, dying or diseased trees will be replaced with trees of similar size and species. If the failure of the tree is due to disease and the disease is

considered likely to re-occur, then an alternative species may be used as replacement if agreed with the LPA.

2.12 Weed clearance: All planting areas will be kept weed free by hand weeding or herbicide treatment.

2.13 Checking trees: All tree ties and stakes will be checked and adjusted if too loose, too tight or if chafing is occurring. Any broken stakes will be replaced.

2.14 Formative pruning: Any damaged shoots/branches will be pruned back to healthy wood. Plants will be pruned in accordance with good horticultural practice to maintain healthy well-shaped specimens.

Watering during first growing season

2.15 The requirement for watering of newly planted trees will generally be dependent on weather conditions during the first growing season following planting. In a dry season watering may be required on a fortnightly basis from immediately after planting until the end of the growing season, but in a wet season watering may not be required at all. Therefore, trees shall be monitored regularly by test digging down to root level to assess the water content of the soil, with watering undertaken as required to ensure that the soil is at field capacity 2-3 days after watering.

3. GRASS

Preparation

3.1 The area to be turfed or seeded will be sprayed out with a glyphosate herbicide and cultivated to a depth of 100mm removing all weeds, debris, and stones over 25mm diameter. The surface will be raked to smooth flowing contours with a fine tillth, incorporating pre-seeding fertiliser at 70 g/m².

Delivery and Storage

3.2 Turf will be supplied in accordance with BS: 3936. Turf will be Medallion as supplied by Rolawn. It will be close textured and green in colour and be sufficiently fibrous to withstand handling. Turves will be regular in shape, 300mm wide and of uniform thickness (minimum 25mm). The grass will be closely mown and will not exceed 25mm in height. Turf will be stacked in piles of up to 1 metre. It will not be laid in frosty or waterlogged conditions and will not be stacked in rolls for more than three days.

Turf

3.3 Turfing operations will be in accordance with BS:4428:1989. Whole turves will be laid around the perimeter of the area to be turfed. The central area will be laid in rows with staggered joints, well butted together, working from planks positioned on turves already laid. The turf will be watered on completion. Any unevenness will be made good by lifting the turf and adjusting the levels. Should shrinkage occur, fine topsoil will be brushed into the joints.

Seeding

3.4 Grass seed will be sown in accordance with BS 4428 (1989) and will be sown from April to May or from September to October, during calm weather and not when the ground is frost bound or waterlogged. Seed will be sown in two equal sowings in transverse directions at 35g/m² for amenity grass. After sowing the seed will be lightly raked to create intimate contact with the soil.

Amenity Grass

3.5 When newly seeded and turfed areas reach 40mm they will be lightly rolled and cut to a height of 30mm. All arisings will be removed. Any bare patches will be made good at this time. Seeded areas shall be cut for a second time when the sward reaches 50mm high.

ABBREVIATION / SPECIES		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PF / Photinia x fraseri 'Red Robin'	Foliage												
	Flowers												
EJ / Euonymus japonicus 'Ovatus Aureus'	Foliage												
	Flowers												

HEDGE - PB Mix: Screening Around the existing building						
ABBREVIATION/SPECIES	SIZE	POT SIZE	ROOTBALL/SIZE	COMMENTS	DENSITY/lm	
PF/Photinia x fraseri 'Red Robin'	150cms (H) X 60cms(W)	C3	CG/As supplied	Hedge to be bushy, dense and free from holes, preformed box shaped hedge to sizes indicated. Plant numbers as required to form an instant continuous formal clipped shape; planted as shown on the landscape plan. Density and numbers are minimum acceptable standards and contractor to submit proposals showing exact number and layout for approval prior to installation.	5	
EJ/Euonymus japonicus 'Ovatus Aureus'		C3	CG/As supplied		5	