

LEGEND

HARD LANDSCAPE

-  Permeable block paving to private drives and entrance paths in herringbone pattern with single soldier course and low kerb unit to edge, harvest colour, 160 x 120mm guage e.g. Tegula Permeable Paving by Marshalls or similar approved
-  Textured concrete paving slabs, natural/buff colour, 450 x 450mm stack bond eg Marshalls Urbex textured paving or similar approved
-  Ø6-10mm Garden Pea Shingle aggregate, brown/buff colours and 50mm wide flush timber edge. (Not to be applied on sloping areas)

BOUNDARY TREATMENT

-  Boundary wall to heights shown on elevation (retaining if necessary) in stretcher bond to complement architectural brick. Piers to be included at wall ends and structural intervals, stepped as indicated on elevations- brick on edge copings to brick piers.
-  As type 1- but with 590mm ht walls (retaining as necessary) in stretcher bond to complement architectural brick. Piers to be included at wall ends and structural intervals, brick on edge coping. Timber closeboard fence fixed to top to create overall height of 1200mm on upper side GL.
-  Low brick walls (retaining as necessary) in stretcher bond pattern to compliment architectural brick, red/brown tones. Piers to be included at wall ends and structural intervals, brick on edge coping. Timber board fence fixed to top to create overall 1.8m height.
-  1.8m Close Board Fence with lockable gates at access. Fences to include a hedgehog passage/gate, refer to ecologist recommendations
-  Low brick walls (retaining as necessary) in stretcher bond pattern with brick on edge coping

All boundary treatments are to be wildlife friendly with no structures and points that can impale animals.

Detail design of all paving build ups, structures and walls to engineer's detail.

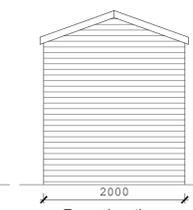
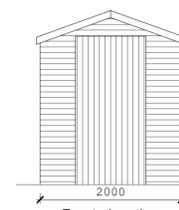
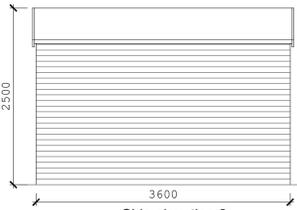
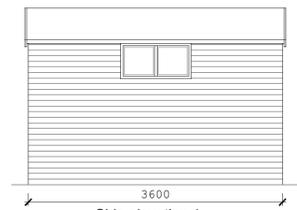
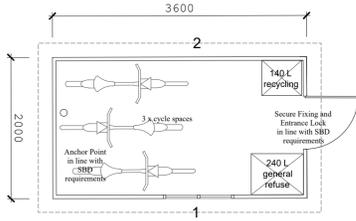
 Electric vehicle charging point

SOFT LANDSCAPE

Refer to landscape drawings for details

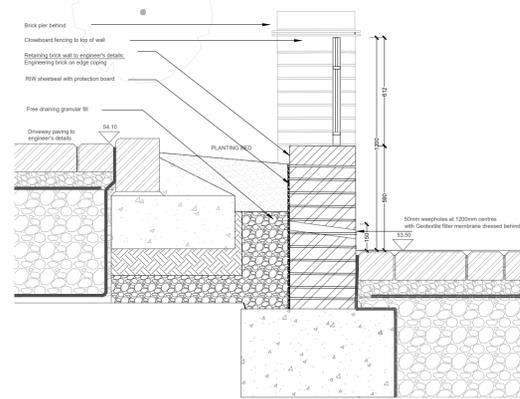
-  Hedge planting
-  Mixed planting
-  Proposed grassed areas to private gardens - existing grass area/ flowering lawn or Emorsgate EW1
-  Sewer Easement and exclusion zone

Air source heat pump locations
 ASHPs shown based on the Mitsubishi Ecodan R32 Monobloc ASHP Model PUZ-WM60VAA (-BS).
 The ASHP must meet the criteria of both the MCS 020 guidelines 'MCS Planning Standards for Permitted Development installations of Wind turbines and Air source Heat Pumps on Domestic Premises' and the relevant criteria of The Town and country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 14 Class G- Installation or alteration etc of air source heat pumps on domestic premises.

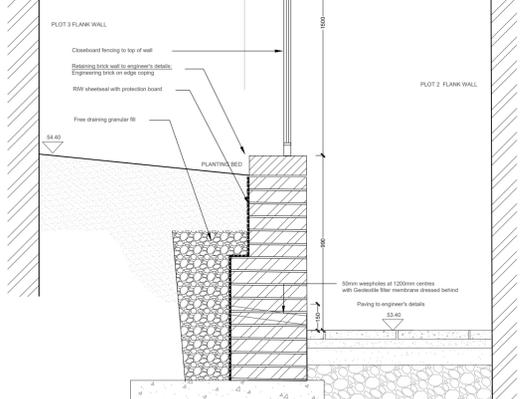


BIN AND REFUSE STORE PLAN 1:50

BIN AND REFUSE STORE- ELEVATIONS 1:50



Front separating retaining wall, Section A-A 1:20



Rear separating retaining wall, Section B-B 1:20

- Notes**
- Do not scale from this drawing
 - Verify all dimensions on site before commencing work or preparing shop drawings
 - All errors or discrepancies must be reported to the designer or contract administrator immediately on discovery
 - This drawing remains the sole copyright of GPM2 Design Ltd. until such time as an assignable licence is granted
 - All materials, workmanship and components must comply with the relevant British Standards, codes of practice and any manufacturers instructions

Contractors should make themselves aware of accredited details and use as appropriate to ensure continuity of insulation and air barrier. Any divergence from accredited details should be noted and continuity of insulation and air barrier maintained. Positions of Accredited details shown on drgs. marked thus.

Note (not all positions marked similar positions should use Accredited Detail Check with Contract Administrator, designer or surveyor if in doubt)

Rev.	Date	Details
A	12.09.24	Bin and refuse store details added.
B	25.09.24	Bin and refuse store details amended. Position of sewer amended.
C	20.11.24	Walls and fences amended, driveway levels amended as agreed. Rear levels added for comment. Air source heat pump locations added.
D	03.12.24	Air source heat pump location to Plot 5 amended. Indicative bollard locations added. Retaining wall details added.
E	08.01.25	Planning notes added.
F	20.03.25	Air Source Heat Pump notes added

Residual Risks Where noted on drawing with this symbol 

In addition to the hazards/risks normally associated with the types of work detailed on this drawing take note of the above. It is assumed that all works on this drawing will be carried out by a competent contractor working, where required, to an appropriate method statement. All materials, workmanship and components must comply with the relevant British Standards, codes of practice, accredited details and any manufacturers instructions.

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PROJECT: Residential Development Land at Priory Road
CLIENT: Mercury Land Holdings Limited
 Town Hall, Main Road
 Romford

TITLE: Site Plan
DRAWN: CC **DATE:** Jan 24 **SCALE:** 1:200 @ A1
ISSUED FOR: Tender **CHECKED:** SL
DRAWING NO: 431-100 **REV:** F