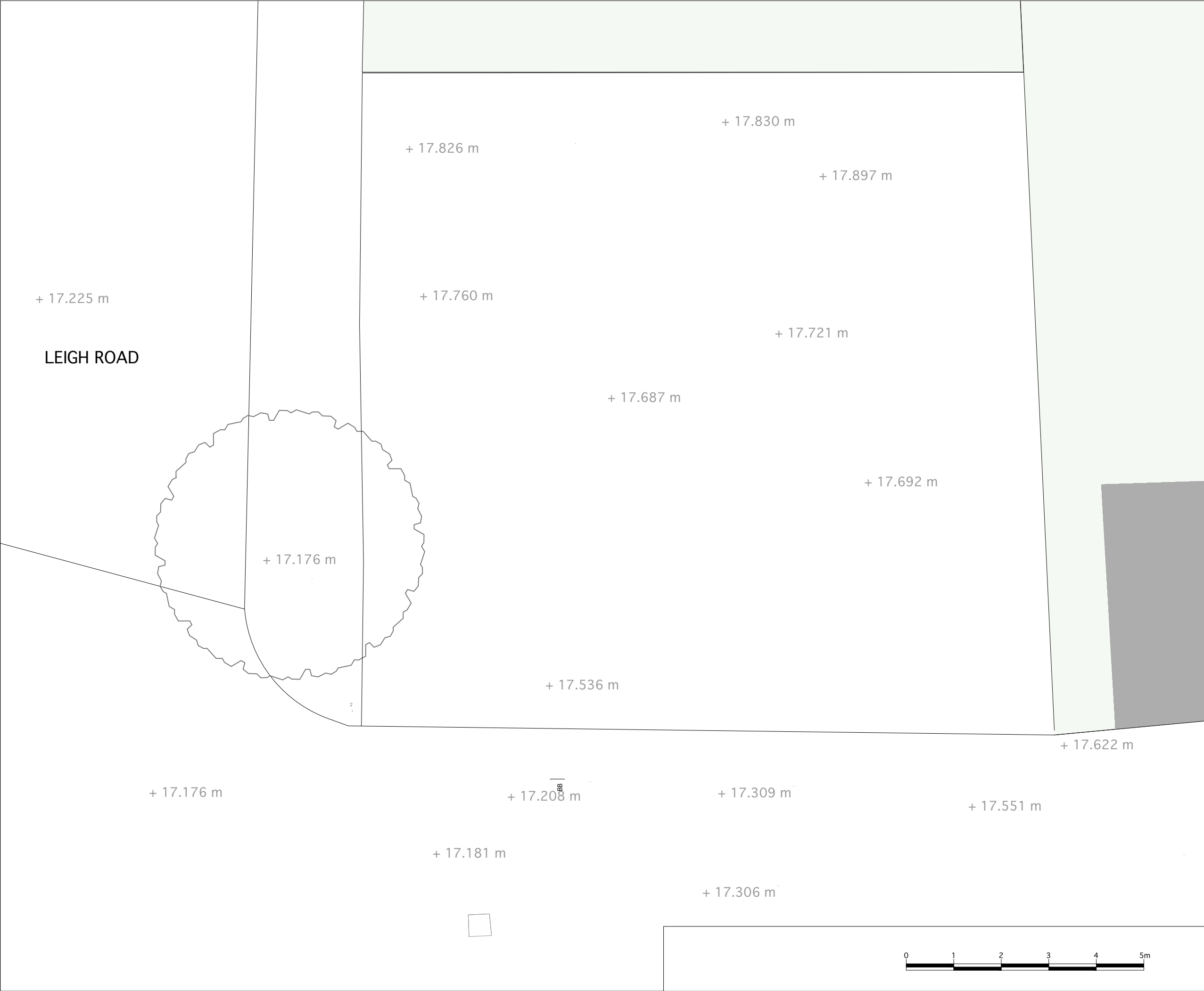




Notes

Revision Schedule		
Rev	Date	Description
P_05	17.09.24	ASHP as Energy Statement, Bike & Bins Updates.
T_01		
T_02		
C_01		
C_02		

North Arrow

 North

Project

CORNER PLOT OF LYNDHURST DRIVE,
LEYTON

Drawing Title

EXISTING GROUND FLOOR PLAN

Drawing Number

E_001

Scale

1.75 @ A3

Date of first issue

18/10/2023

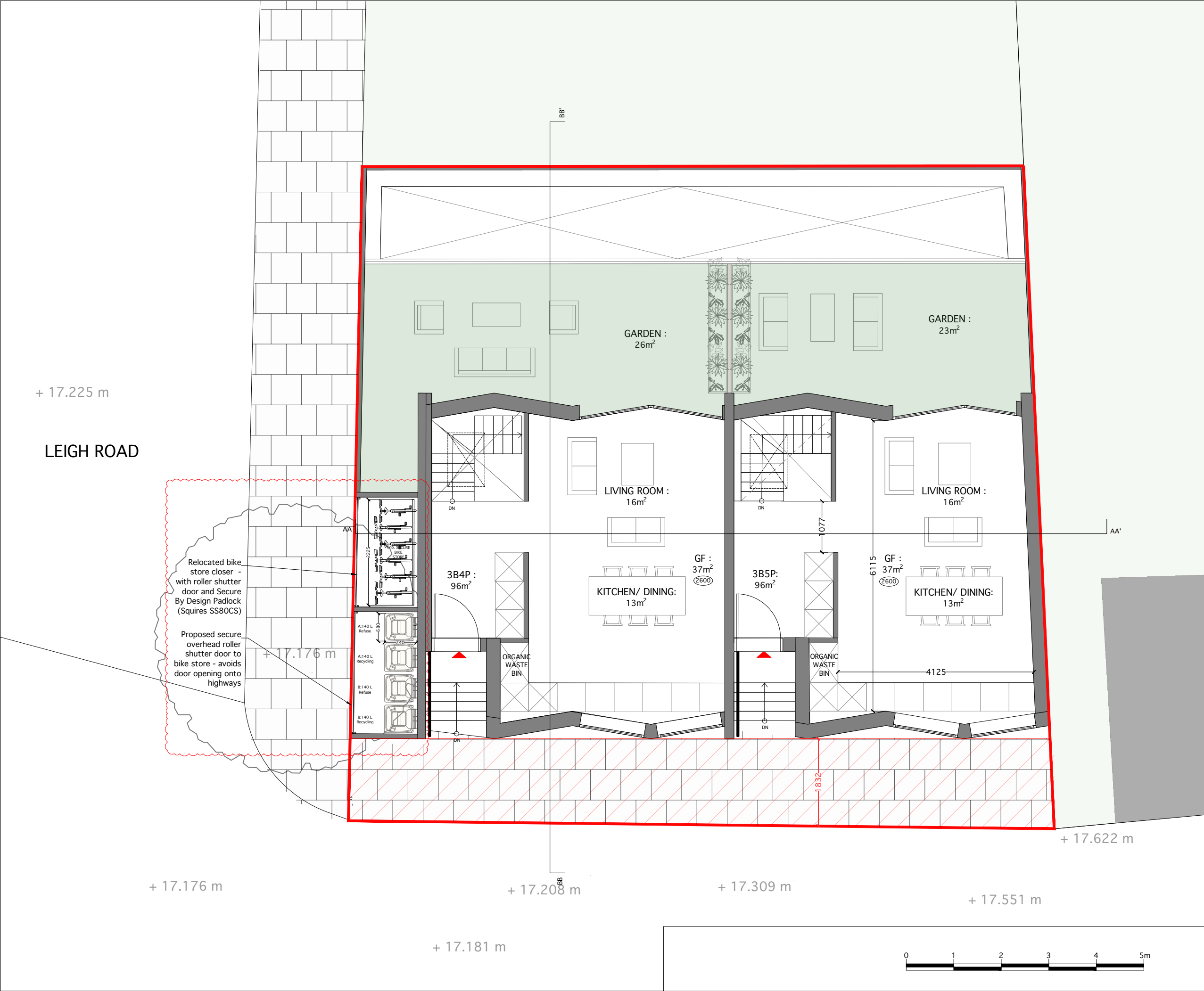
Status

PLANNING

Revision

P_05

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Notes

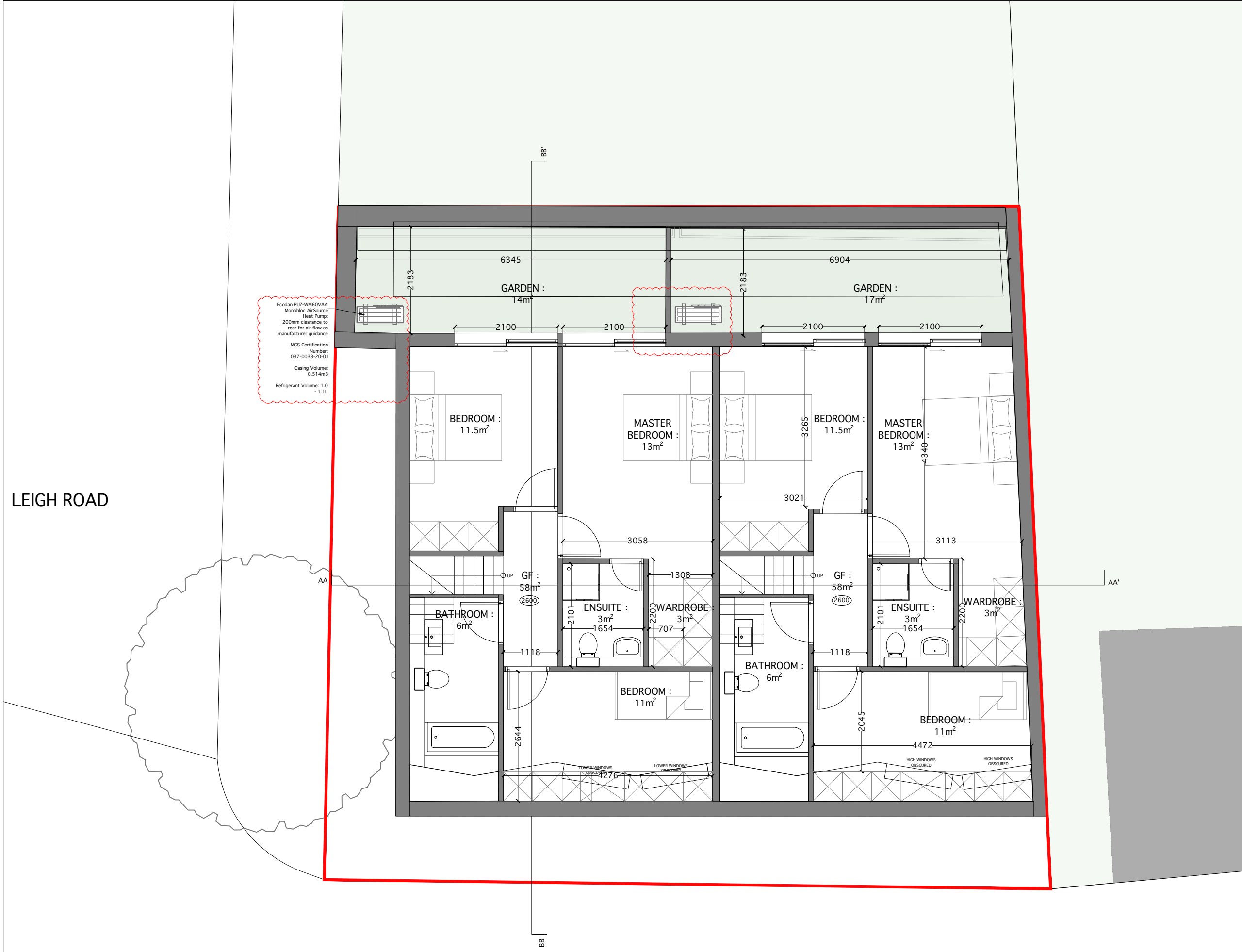
AREA CALCULATIONS				
HOUSE	FLOOR	TYPE	AREA	AMENITY
1	UGF	3B5P	37 SQM	26 SQM
1	LGF	3B5P	58 SQM	14 SQM
		TOTAL	95 SQM	40 SQM
2	UGF	3B5P	37 SQM	23 SQM
2	LGF	3B5P	58 SQM	17 SQM
		TOTAL	95 SQM	40 SQM

Revision Schedule		
Rev	Date	Description
P_05	17.09.24	ASHP as Energy Statement, Bike & Bins Updates.
T_01		
T_02		
C_01		
C_02		



Project		
CORNER PLOT OF LYNDHURST DRIVE, LEYTON		
Drawing Title		Drawing Number
PROPOSED UPPER GROUND FLOOR PLAN		A_101
Scale	1.75 @ A3	Date of first issue
		18/10/2023
Status	PLANNING	Revision
		P_05

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Ecodan PUE-WME0VAA
Monobloc Air Source
Heat Pump;
200mm clearance to
rear for air flow as
manufacturer guidance

MCS Certification
Number:
037-0033-20-01

Casing Volume:
0.514m3

Refrigerant Volume: 1.0
- 1.1L

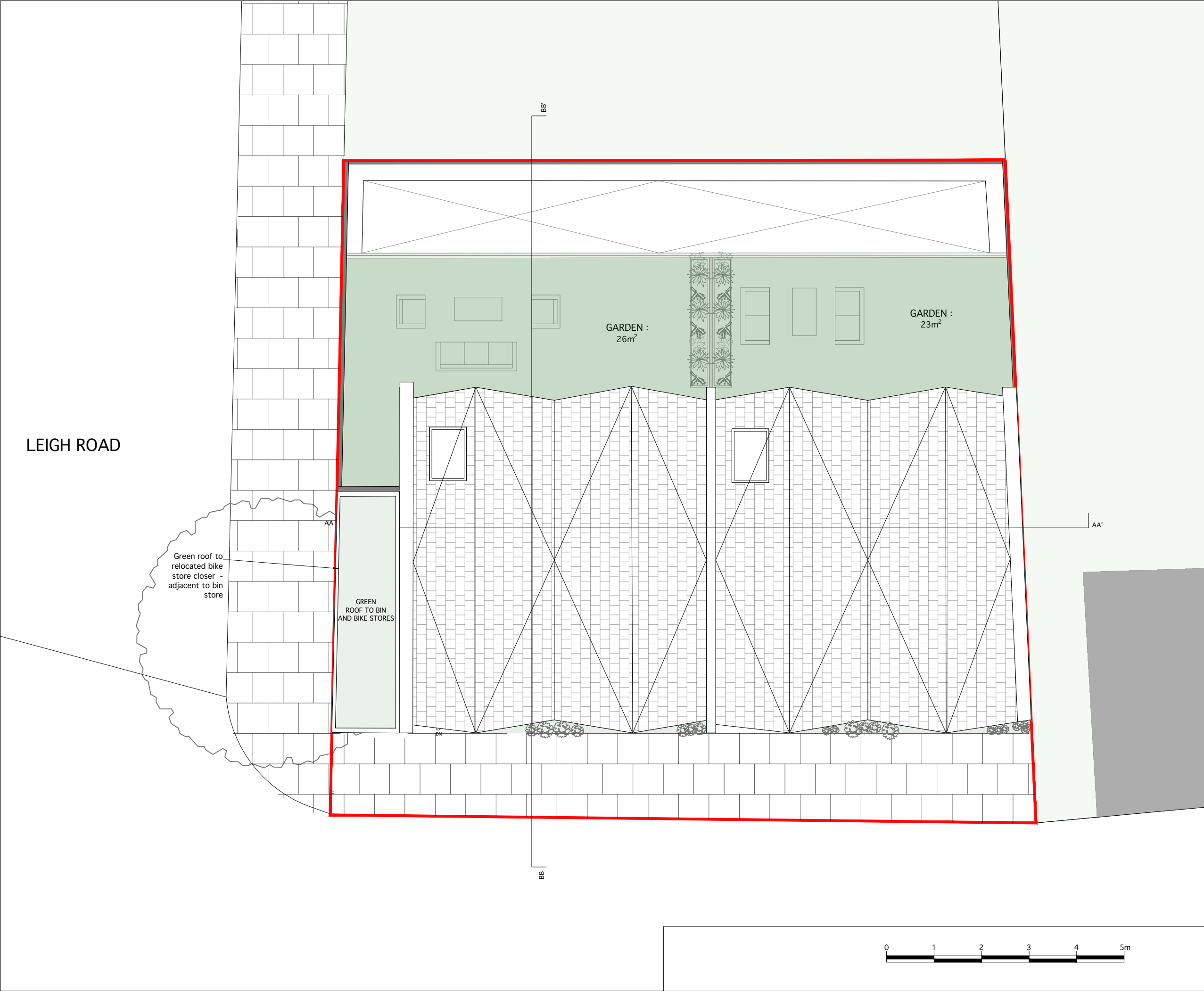
Notes

AREA CALCULATIONS				
HOUSE	FLOOR	TYPE	AREA	AMENITY
1	UGF	3B5P	37 SQM	26 SQM
1	LGF	3B5P	58 SQM	14 SQM
		TOTAL	95 SQM	40 SQM
2	UGF	3B5P	37 SQM	23 SQM
2	LGF	3B5P	58 SQM	17 SQM
		TOTAL	95 SQM	40 SQM

Revision Schedule		
Rev	Date	Description
P_05	17.09.24	ASHP as Energy Statement, Bike & Bins Updates.
T_01		
T_02		
C_01		
C_02		

North Arrow		
Project		
CORNER PLOT OF LYNDHURST DRIVE, LEYTON		
Drawing Title	Drawing Number	
PROPOSED LOWER GROUND FLOOR PLAN	L_102	
Scale	1:75 @ A3	Date of first issue 18/10/2023
Status	PLANNING	Revision P_05

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Notes

AREA CALCULATIONS				
HOUSE	FLOOR	TYPE	AREA	AMENITY
1	UGF	3B5P	37 SQM	26 SQM
1	LGF	3B5P	58 SQM	14 SQM
		TOTAL	95 SQM	40 SQM
2	UGF	3B5P	37 SQM	23 SQM
2	LGF	3B5P	58 SQM	17 SQM
		TOTAL	95 SQM	40 SQM

Revision Schedule		
Rev	Date	Description
P_05	17.09.24	ASHP as Energy Statement, Bike & Bins Updates.
T_01		
T_02		
C_01		
C_02		

North Arrow		
Project		
CORNER PLOT OF LYNDHURST DRIVE, LEYTON		
Drawing Title		Drawing Number
Proposed Roof Plan		A_103
Scale	1.75 @ A3	Date of first issue
		18/10/2023
Status	PLANNING	Revision
		P_05

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Notes

/Users/remic03/Desktop/Screenshot 2025-02-17 at 10.57.08.png

Existing Tree Adjacent to Site

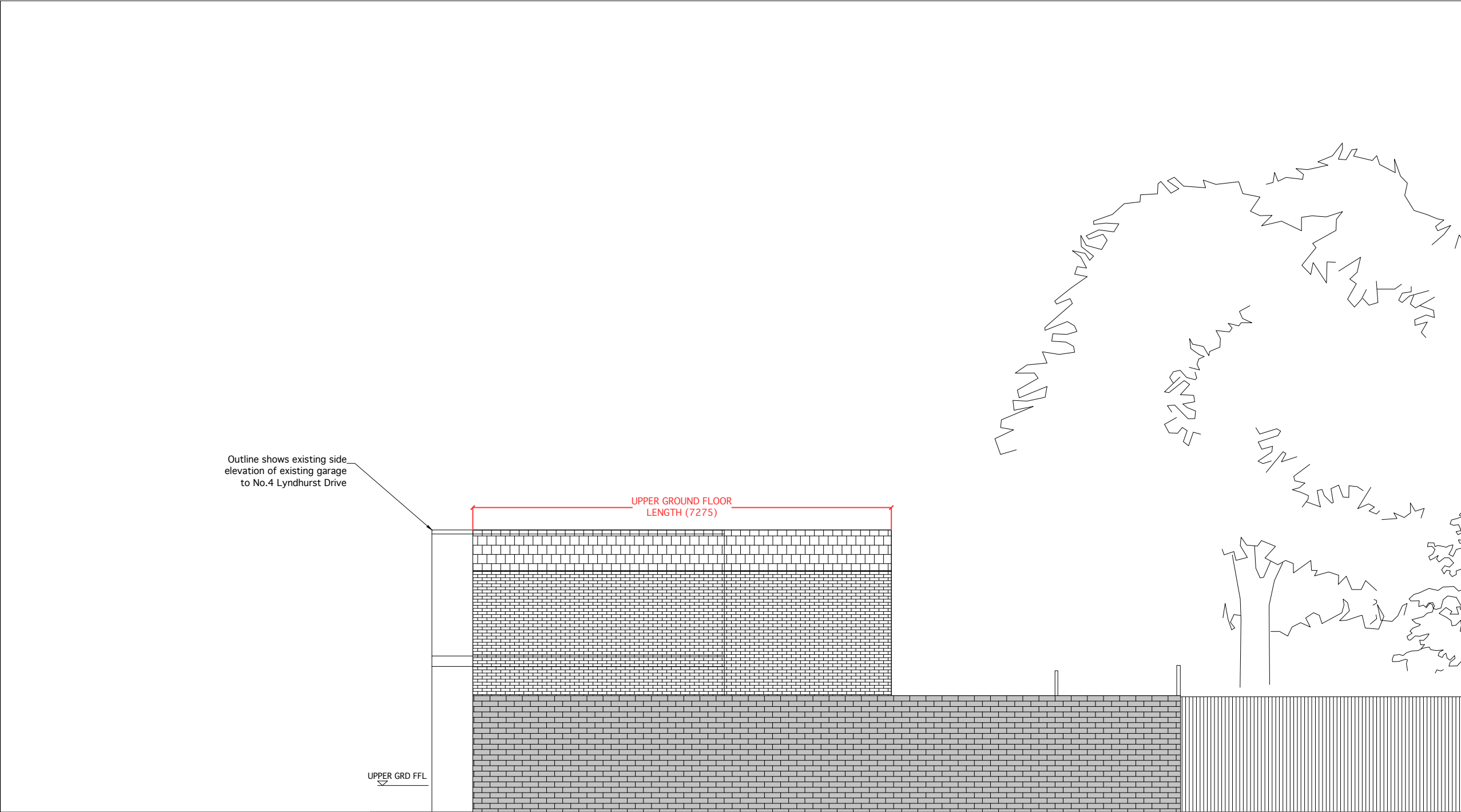
Revision Schedule		
Rev	Date	Description
P_05	17.09.24	ASHP as Energy Statement, Bike & Bins Updates.
T_01		
T_02		
C_01		
C_02		

North Arrow

Project		
CORNER PLOT OF LYNTHURST DRIVE, LEYTON		
Drawing Title		Drawing Number
Proposed North Elevation		A_200
Scale	Date of first issue	
1.75 @ A3	18/10/2023	
Status	Revision	
PLANNING	P_05	

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Outline shows existing side elevation of existing garage to No.4 Lyndhurst Drive

UPPER GROUND FLOOR LENGTH (7275)

UPPER GRD FFL



JAMES LAME

LOWER GRD FFL

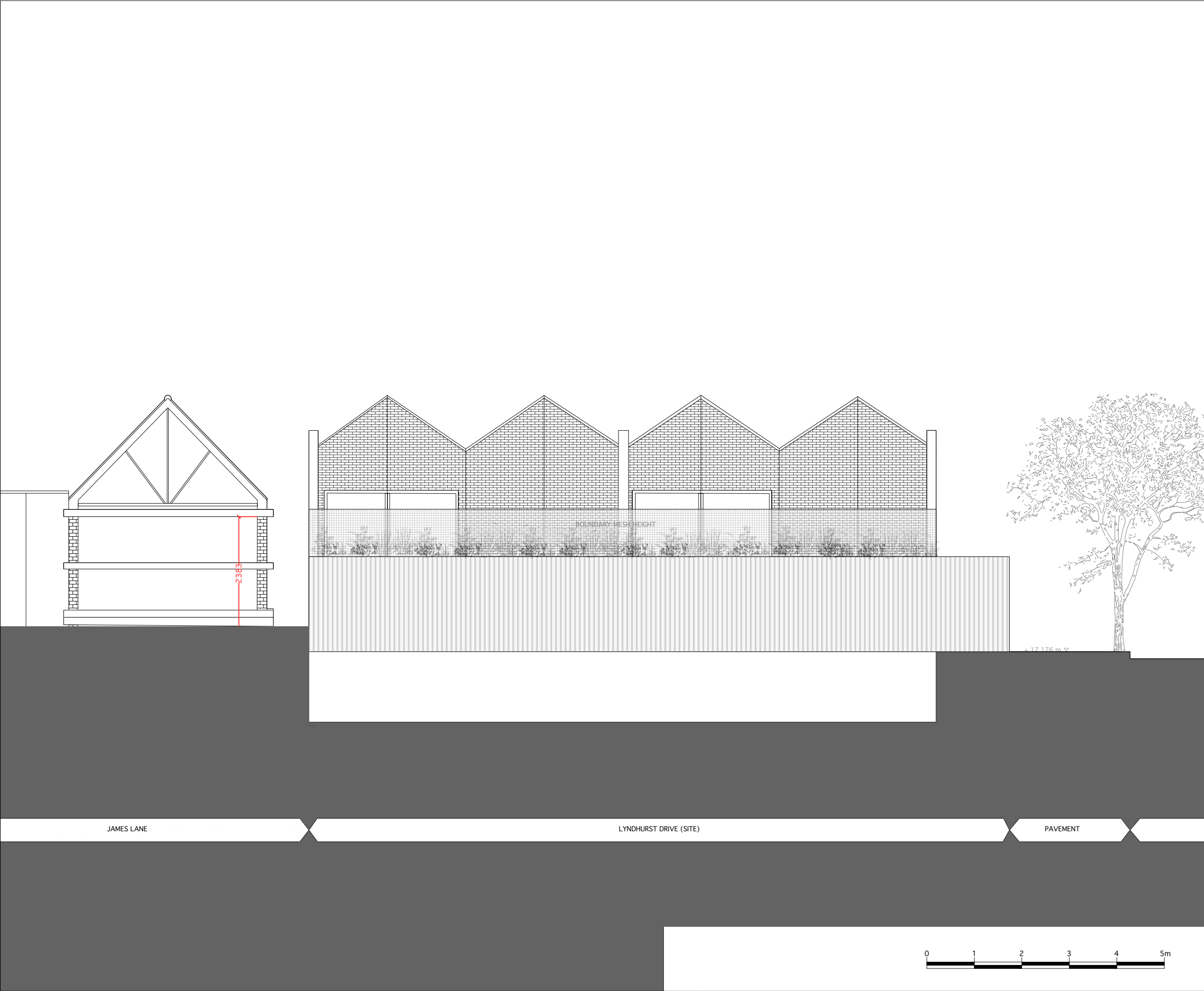
LYNDHURST DRIVE (SITE)



Notes

Revision Schedule		
Rev	Date	Description
P_05	17.09.24	ASHP as Energy Statement, Bike & Bins Updates.
T_01		
T_02		
C_01		
C_02		
North Arrow		
Project		
CORNER PLOT OF LYNDHURST DRIVE, LEYTON		
Drawing Title		Drawing Number
Proposed East Elevation		A_201
Scale	1.75 @ A3	Date of first issue
		18/10/2023
Status	PLANNING	Revision
		R_05

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Notes

Revision Schedule		
Rev	Date	Description
P_05	17.09.24	ASHP as Energy Statement, Bike & Bins Updates.
T_01		
T_02		
C_01		
C_02		

North Arrow

Project	
CORNER PLOT OF LYNDHURST DRIVE, LEYTON	
Drawing Title	Drawing Number
PROPOSED REAR ELEVATION	A_202
Scale	Date of first issue
	18/10/2023
Status	Revision
PLANNING	P_05

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Notes

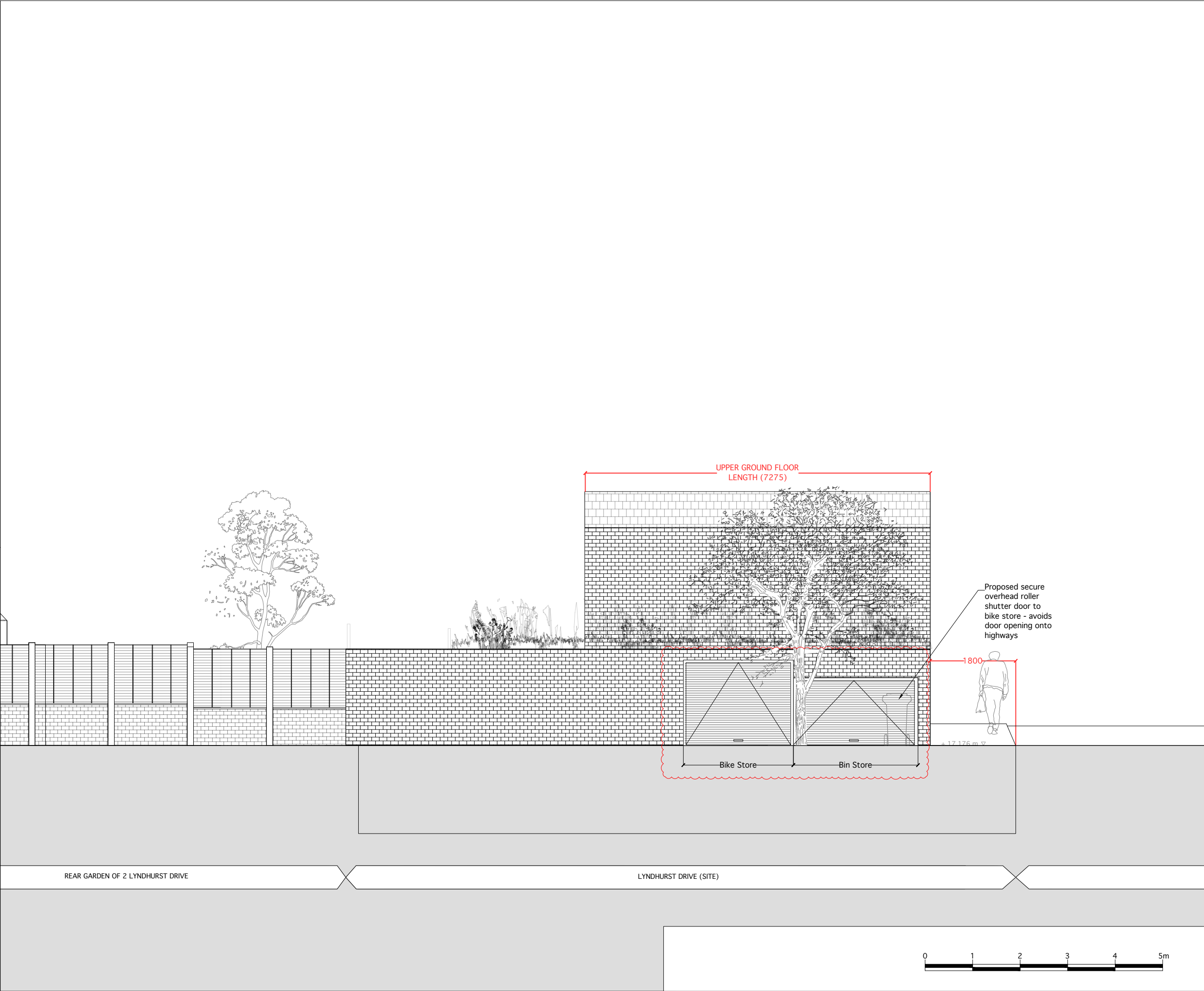
Revision Schedule		
Rev	Date	Description
P_05	17.09.24	ASHP as Energy Statement, Bike & Bins Updates.
T_01		
T_02		
C_01		
C_02		

North Arrow

Project		
CORNER PLOT OF LYNDHURST DRIVE, LEYTON		
Drawing Title		Drawing Number
Proposed South Elevation		A_202
Scale	1:75 @ A3	Date of first issue
		18/10/2023
Status	PLANNING	Revision
		P_05

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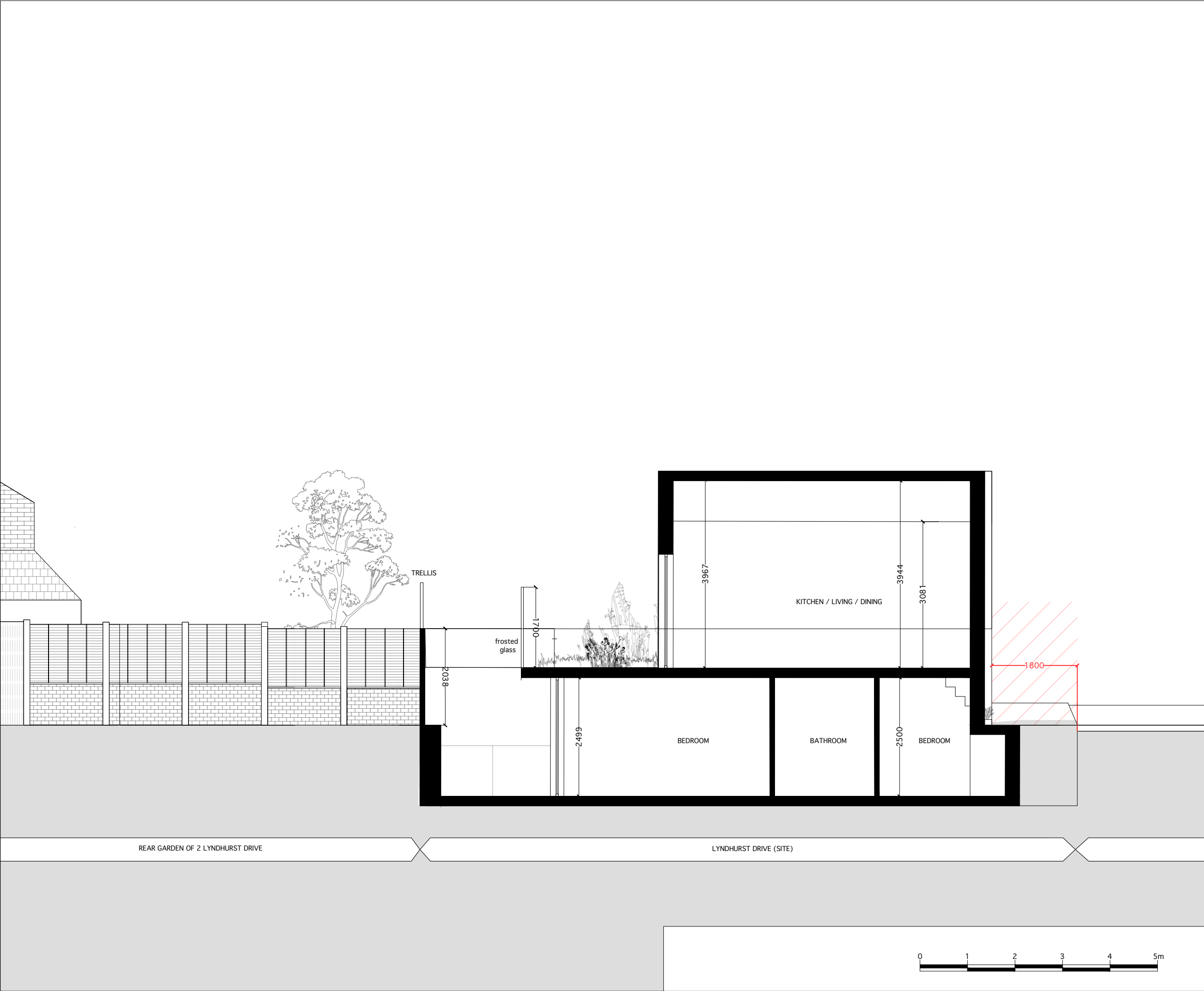
Notes

Revision Schedule		
Rev	Date	Description
P_05	17.09.24	ASHP as Energy Statement, Bike & Bins Updates.
T_01		
T_02		
C_01		
C_02		

North Arrow

Project		
CORNER PLOT OF LYN DHURST DRIVE, LEYTON		
Drawing Title		Drawing Number
ProposedWest Elevation		A_203
Scale	Date of first issue	
1.75 @ A3	18/10/2023	
Status	Revision	
PLANNING	P_05	

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Notes

Revision Schedule		
Rev	Date	Description
P_05	17.09.24	ASHP as Energy Statement, Bike & Bins Updates.
T_01		
T_02		
C_01		
C_02		

North Arrow

Project

CORNER PLOT OF LYNDHURST DRIVE,
LEYTON

Drawing Title		Drawing Number
Proposed Section AA		A_300
Scale	1.75 @ A3	Date of first issue 18/10/2023
Status	PLANNING	Revision P_05

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Notes

Revision Schedule		
Rev	Date	Description
P_05	17.09.24	ASHP as Energy Statement, Bike & Bins Updates.
T_01		
T_02		
C_01		
C_02		

North Arrow

Project

CORNER PLOT OF LYNDHURST DRIVE, LEYTON

Drawing Title		Drawing Number	
Proposed Section BB		A_301	
Scale	1:75 @ A3	Date of first issue	18/10/2023
Status	PLANNING	Revision	R_05

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Soft Landscape Specification - 5 Year

General

- All materials and workmanship shall be in accordance with the appropriate and current British Standards and in particular Nursery stock and BS4428 1989 The Code of Practice for General Landscape Operations.
- If specified plants are unobtainable alternative should be agreed with the Landscape Designer who may be required to seek local Planning authority approval if considered material to the application approval.

Ground Preparation

- All topsoil will be imported to BS3882 Multipurpose grade
- Weed clearance: Prior to the commencement of planting and grassing the site shall be cleared of weeds.

Cultivation prior to planting or grassing: Areas to be planted and grassed shall be cultivated to a depth of 300mm for planted areas and 100mm for grassed areas, removing all weed growth and forming a fine tilth. Minor grading shall be carried out to ensure an even surface particularly at junctions with edging, kerbs, paths etc. Cultivation into adjacent areas will be carried out to ensure full marrying-in of levels. Stones larger than 50mm in any dimension, roots, tufts of grass and foreign matter shall be removed.

Final Grading: When topsoil is reasonably dry and workable it shall be graded to smooth, flowing contours, with falls, for adequate drainage, removing all minor hollows and ridges.

All topsoiled planted areas are to be covered with a 25mm depth of organic compost prior to planting.

Implementation

The works shall be carried out in weather conditions suitable for operations and during the appropriate seasons which will be considered to be as follows:
(The Landscape Designer is to be consulted where works are to be carried outside this time):

- Planting of rootball hedging from November - March
- Planting of containerised tree and shrub plants - all year.
- Turfing - Spring / Autumn or at any time conditions allow.

Where the appropriate season falls after Practical Completion, works will be carried out in the next following season.

Tree planting

- Half Standard Trees shall have a stem girth of circa 8-10cm at 1m above ground level, reasonably straight clear stem of 1.25-1.5m to the first branch of 1.75-2.0m and a well balanced branching head. At least two times transplanted.
- All trees shall be pit planted upright in the center of the pit and at original soil depth and in accordance with BS 4428:1989.
- Trees shall be planted into pits with a diameter of at least 500mm greater than that of the root system when full spread and a depth of 250mm greater than the depth of the root system. The bottom of each pit shall be pierced to a depth of 300mm with tines of a fork or similar implement to ensure root penetration and free drainage.
- Each tree pit shall be backfilled with appropriate tree start compost and fertilizer at rates in accordance with suppliers recommendations.
- Trees shall be watered thoroughly immediately after backfilling.
- A 50mm depth of ornamental bark mulch ('Melcourt Spruce Ornamental Bark Mulch' or equal) shall be spread around each tree to a diameter of 1m.

Shrub Planting

- All plants shall be pit planted in accordance with BS 4428: 1989.
- Planting holes shall be 150mm wider than the root spread and 200mm greater than the depth of the root system.
- Each plant shall be backfilled with an appropriate shrub compost ('Melcourt All Purpose Peat Free Compost' or equal) & fertiliser ('Rootgrow Professional' or equal), and at rates in accordance with suppliers recommendations (not required when using imported topsoil certified to BS3882:2015).
- Upon completion of planting work, all plants shall be inspected for damage and pruning shall be carried out. The punning shall be limited to the minimum necessary to remove dead or damaged twigs or branches or to compensate for the loss of roots and the results of transplanting operations. Pruning shall be carried out in such a manner so as not to change the natural habit or shape of the plant. All cuts shall be made flush leaving no stubs.
- Planted areas shall be forked and / or raked to a fine tilth with an even grade at the time of planting.
- All planted areas shall be thoroughly watered after planting.
- A 50mm depth of ornamental bark mulch ('Melcourt Spruce Ornamental Bark Mulch' or equal) shall be spread around amenity planted areas and thoroughly watered down after spreading.

Work to Existing Trees

- All tree work shall comply with BS 3998: 2010 and be carried out in accordance with good arboricultural techniques.

Turfing

- Turf quality shall be in accordance with BS 3969:1992 unless otherwise stated, and be free of undesirable grasses and weeds and have been treated with selected herbicides not less than 4 week and not more than 3 months before lifting.
- Turfing operations shall be in accordance with BS 4428: 1989 and the requirements of this specification
- A pre-turfing fertiliser shall be spread on all areas to be turfed prior to laying.
- After final grading the soil surface shall be lightly and uniformly firmed and reduced to a fine tilth 25mm deep with a true, even surface by raking or harrowing. All bricks, stones or other objects over 30mm in any dimension shall be removed from the surface.
- The soil shall be kept free of weeds prior to turfing.
- Turf shall be laid on the prepared soil bed and firmed into position in consecutive rows with staggered joints and closely butted. Laying shall be from planks laid on previously laid turf. A dressing or finely sifted top-soil shall be applied and brushed into joints to fill completely.
- During the establishment of the turf sufficient water shall be applied to maintain healthy growth.
- When turf is established and is 50-75mm high, it shall be topped to approximately 30mm high. Clippings produced shall be retained on site for composting purposes.

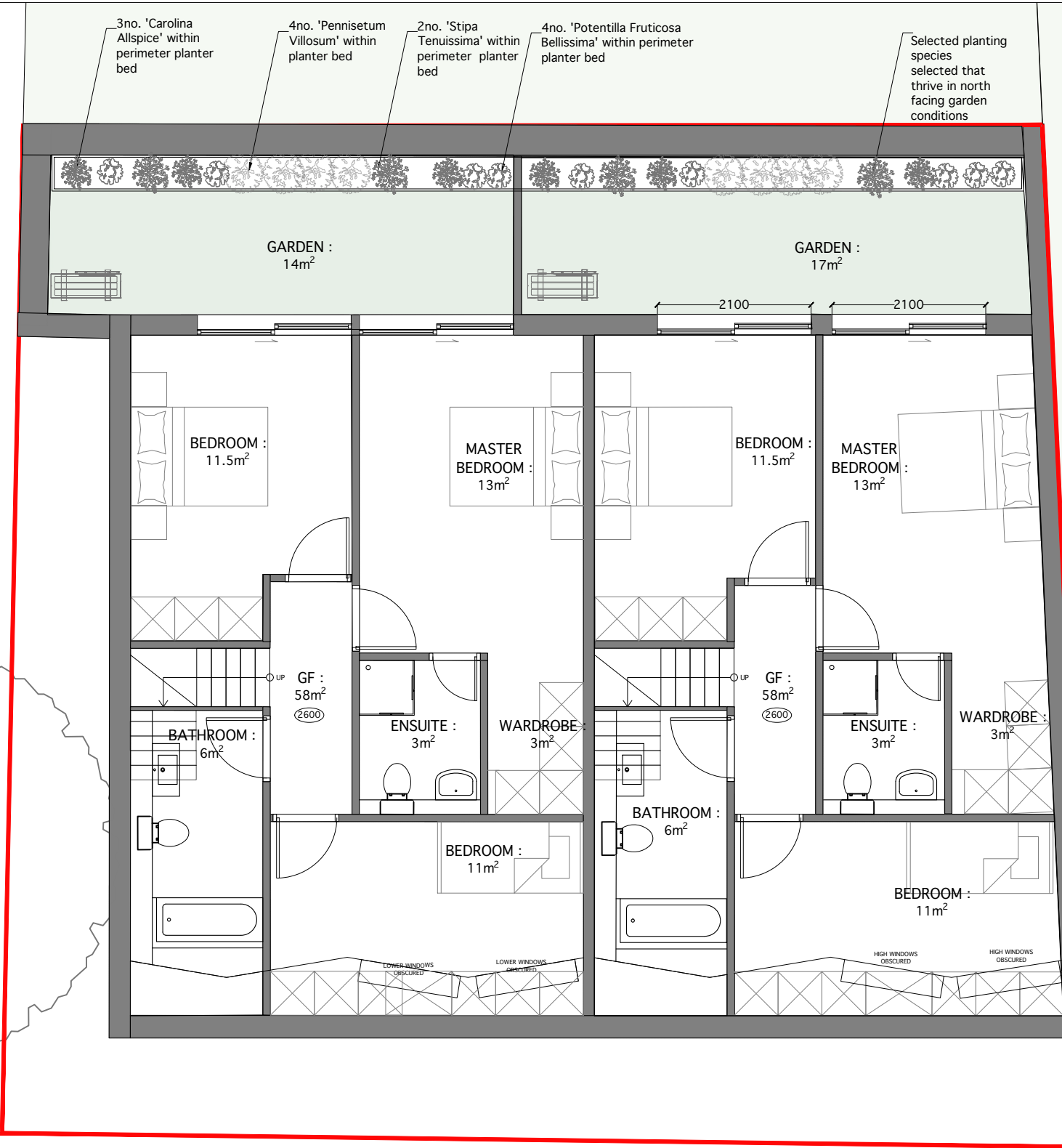
Implementation

All planting specified is to be carried out prior to practical completion. Should this be in the months between April-October, the rootball hedge planting will be planted in the following season Nov-March. Shrub/herbaceous beds will be planted post occupation by the owner their preferred design but based on the principles set out on this drawing.

Management Schedule for Hedgerows, Shrubs, and Tree Planting

The maintenance will, from the outset, be monitored and carried by the occupier.

- Operation
- Litter will be collected. As necessary
- Keep planted areas clear of weed growth. Years 1-4 through May-Nov
- Check plant material is firmly planted and firm in where required. Year 1-3 as necessary
- Water plant material as necessary to maintain healthy growth. Year 1-3 as necessary
- Dead or dying shrubs, trees and hedging plants will be replaced. Year 1-3 March-April
- Fertilizer application to ensure establishment of planting. Year 1-3 as necessary
- Treat pests and diseases. Year 1-5 as necessary
- Pruning - Trees shall be allowed to achieve full structure. Remove all dead wood and diseased tissue from all planted material at the end of each growing season, and all stem growths from standard trees. Prune tree crowns if necessary to encourage development of good shape. Year 1-5 as necessary
- Grass will be mown and edged on a regular basis. Max grass height circa 100mm
- Fertilizer application to ensure establishment of grass. May or September
- Selective weed control to be carried out.



Notes

AREA CALCULATIONS				
HOUSE	FLOOR	TYPE	AREA	AMENITY
1	UGF	3B5P	37 SQM	26 SQM
1	LGF	3B5P	58 SQM	14 SQM
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2	UGF	3B5P	37 SQM	23 SQM
2	LGF	3B5P	58 SQM	17 SQM
		TOTAL	95 SQM	40 SQM

Revision Schedule		
Rev	Date	Description
P_05	17.09.24	ASHP as Energy Statement, Bike & Bins Updates.
T_01		
T_02		
C_01		
C_02		

North Arrow



Project	
CORNER PLOT OF LYNDHURST DRIVE, LEYTON	
Drawing Title	Drawing Number
PROPOSED LANDSCAPE UPPER GROUND FLOOR PLAN	L_101
Scale	Date of first issue
1:75 @ A3	18/10/2023
Status	Revision
PLANNING	P_05

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Soft Landscape Specification - 5 Year

General

- All materials and workmanship shall be in accordance with the appropriate and current British Standards and in particular Nursery stock and BS4428 1989 The Code of Practice for General Landscape Operations.
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Ground Preparation

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- Weed clearance: Prior to the commencement of planting and grassing the site shall be cleared of weeds.

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Final Grading: When topsoil is reasonably dry and workable it shall be graded to smooth, flowing contours, with falls, for adequate drainage, removing all minor hollows and ridges.

All topsoiled planted areas are to be covered with a 25mm depth of organic compost prior to planting.

Implementation

The works shall be carried out in weather conditions suitable for operations and during the appropriate seasons which will be considered to be as follows:

(The Landscape Designer is to be consulted where works are to be carried outside this time):

- Planting of rootball hedging from November - March
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- Turfing - Spring / Autumn or at any time conditions allow.

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- Trees shall be watered thoroughly immediately after backfilling.
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- Planted areas shall be forked and / or raked to a fine tilth with an even grade at the time of planting.
- All planted areas shall be thoroughly watered after planting.
- A 50mm depth of ornamental bark mulch ('Melcourt Spruce Ornamental Bark Mulch' or equal) shall be spread around amenity planted areas and thoroughly watered down after spreading.

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- All tree work shall comply with BS 3998: 2010 and be carried out in accordance with good arboricultural techniques.

Turfing

- Turf quality shall be in accordance with BS 3969:1992 unless otherwise stated, and be free of undesirable grasses and weeds and have been treated with selected herbicides not less than 4 week and not more than 3 months before lifting.
- Turfing operations shall be in accordance with BS 4428: 1989 and the requirements of this specification
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- After final grading the soil surface shall be lightly and uniformly firmed and reduced to a fine tilth 25mm deep with a true, even surface by raking or harrowing. All bricks, stones or other objects over 30mm in any dimension shall be removed from the surface.
- The soil shall be kept free of weeds prior to turfing.
- Turf shall be laid on the prepared soil bed and firmed into position in consecutive rows with staggered joints and closely butted. Laying shall be from planks laid on previously laid turf. A dressing or finely sifted top-soil shall be applied and brushed into joints to fill completely.
- During the establishment of the turf sufficient water shall be applied to maintain healthy growth.
- When turf is established and is 50-75mm high, it shall be topped to approximately 30mm high. Clippings produced shall be retained on site for composting purposes.

Implementation

All planting specified is to be carried out prior to practical completion. Should this be in the months between April-October, the rootball hedge planting will be planted in the following season Nov-March. Shrub/herbaceous beds will be planted post occupation by the owner their preferred design but based on the principles set out on this drawing.

Management Schedule for Hedgerows, Shrubs, and Tree Planting

The maintenance will, from the outset, be monitored and carried by the occupier.

- Operation
- Litter will be collected. As necessary
- Keep planted areas clear of weed growth. Years 1-4 through May-Nov
- Check plant material is firmly planted and firm in where required. Year 1-3 as necessary
- Water plant material as necessary to maintain healthy growth. Year 1-3 as necessary
- Dead or dying shrubs, trees and hedging plants will be replaced. Year 1-3 March-April
- Fertilizer application to ensure establishment of planting. Year 1-3 as necessary
- Treat pests and diseases. Year 1-5 as necessary
- Pruning - Trees shall be allowed to achieve full structure. Remove all dead wood and diseased tissue from all planted material at the end of each growing season, and all stem growths from standard trees. Prune tree crowns if necessary to encourage development of good shape. Year 1-5 as necessary
- Grass will be mown and edged on a regular basis. Max grass height circa 100mm
- Fertilizer application to ensure establishment of grass. May or September
- Selective weed control to be carried out.

'Bladder Campion'
within green roof
sedum

'Vipers bugloss'
within green roof
sedum

'Sedum album' within
green roof sedum

'Carolina Allspice'
within green roof
sedum

'Common Toadflax'
within green roof
sedum

Hedera Hibernica
planted to western
wall to help soften
development in line
with officer BNG
comments

GREEN
ROOF TO BIN
AND BIKE STORES

Proposed low level
defensive planters
infront of bedroom
windows - planting
formed of 'Potentilla
Fruticosa Bellissima'

'Carolina Allspice' and 'Potentilla Fruticosa
Bellissima' within raised permanent planter bed
with central timber privacy wall, providing
terrace screening

High level timber trellis
secured via wall mounted
fixing screws

GARDEN :
26m²

GARDEN :
23m²

Notes

AREA CALCULATIONS				
HOUSE	FLOOR	TYPE	AREA	AMENITY
1	UGF	3B5P	37 SQM	26 SQM
1	LGF	3B5P	58 SQM	14 SQM
		TOTAL	95 SQM	40 SQM
2	UGF	3B5P	37 SQM	23 SQM
2	LGF	3B5P	58 SQM	17 SQM
		TOTAL	95 SQM	40 SQM

Revision Schedule		
Rev	Date	Description
P_05	17.09.24	ASHP as Energy Statement, Bike & Bins Updates.
T_01		
T_02		
C_01		
C_02		

North Arrow



Project		
CORNER PLOT OF LYNDHURST DRIVE, LEYTON		
Drawing Title	Drawing Number	
PROPOSED LANDSCAPE LOWER GROUND FLOOR PLAN	L_102	
Scale	1:75 @ A3	Date of first issue 18/10/2023
Status	PLANNING	Revision P_05

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Private Dwelling M4(2) Compliance

- 1) External stairlift can be accommodated to provide step-free access to dwelling.
- 2) External entrance door clear width 850mm with 300mm nib and level threshold. Dusk to dawn timer lighting adjacent to entrance.
- 3) Stairs 850mm clear width - can accommodate stairlift as required by end user.
- 4) 900mm unobstructed corridor widths.
- 5) 1.2m min clear space in front of all kitchen units and appliances.
- 6) 850mm maximum to glazing of principal window in living room.
- 7) Master bedroom 750mm clear zones to both sides and foot of bed.
- 8) Other double beds to have 750mm clear zone to one side and foot of bed.
- 9) Single beds to have 750mm clear zone to one side of bed.
- 10) All bedrooms to have clear access route 750mm to windows/doors.
- 11) Bathroom including WC, basin and bath on the same floor as the main double bedroom.
- 12) 1100mm x 700mm clear access zones inform of WC & basin and to the side of the bath.

+ 17.225 m

LEIGH ROAD

+ 17.176 m

+ 17.176 m

+ 17.181 m

+ 17.208 m

+ 17.309 m

+ 17.551 m

+ 17.622 m

GARDEN :
26m²

GARDEN :
23m²

LIVING ROOM :
16m²

KITCHEN/ DINING:
13m²

GF :
37m²
(2600)

3B4P :
96m²

3B5P:
96m²

LIVING ROOM :
16m²

KITCHEN/ DINING:
13m²

GF :
37m²
(2600)

6

3

4

2

1

7

+ 17.208 m

+ 17.309 m

+ 17.551 m

+ 17.622 m



Notes

AREA CALCULATIONS				
HOUSE	FLOOR	TYPE	AREA	AMENITY
1	UGF	3B5P	37 SQM	26 SQM
1	LGF	3B5P	58 SQM	14 SQM
		TOTAL	95 SQM	40 SQM
2	UGF	3B5P	37 SQM	23 SQM
2	LGF	3B5P	58 SQM	17 SQM
		TOTAL	95 SQM	40 SQM

Revision Schedule		
Rev	Date	Description
P_05	17.09.24	ASHP as Energy Statement, Bike & Bins Updates.
T_01		
T_02		
C_01		
C_02		

North Arrow



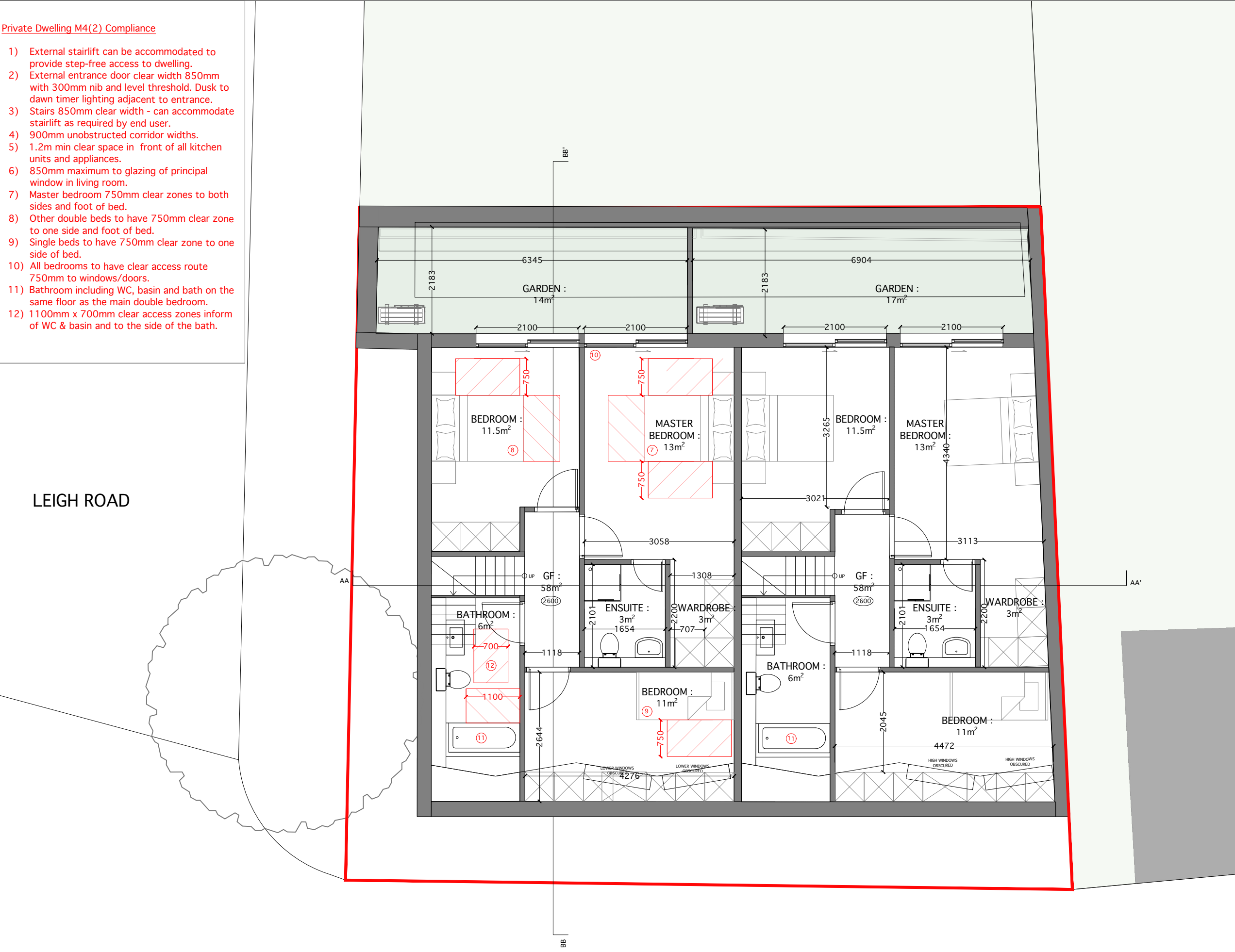
Project		
CORNER PLOT OF LYNDHURST DRIVE, LEYTON		
Drawing Title	Drawing Number	
PROPOSED UPPER GROUND FLOOR PLAN M4(2) COMPLIANCE PLAN	A_104	
Scale	Date of first issue	Revision
1.75 @ A3	18/10/2023	
Status	PLANNING	P_05

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Private Dwelling M4(2) Compliance

- 1) External stairlift can be accommodated to provide step-free access to dwelling.
- 2) External entrance door clear width 850mm with 300mm nib and level threshold. Dusk to dawn timer lighting adjacent to entrance.
- 3) Stairs 850mm clear width - can accommodate stairlift as required by end user.
- 4) 900mm unobstructed corridor widths.
- 5) 1.2m min clear space in front of all kitchen units and appliances.
- 6) 850mm maximum to glazing of principal window in living room.
- 7) Master bedroom 750mm clear zones to both sides and foot of bed.
- 8) Other double beds to have 750mm clear zone to one side and foot of bed.
- 9) Single beds to have 750mm clear zone to one side of bed.
- 10) All bedrooms to have clear access route 750mm to windows/doors.
- 11) Bathroom including WC, basin and bath on the same floor as the main double bedroom.
- 12) 1100mm x 700mm clear access zones inform of WC & basin and to the side of the bath.

LEIGH ROAD



Notes

AREA CALCULATIONS				
HOUSE	FLOOR	TYPE	AREA	AMENITY
1	UGF	3B5P	37 SQM	26 SQM
1	LGF	3B5P	58 SQM	14 SQM
		TOTAL	95 SQM	40 SQM
2	UGF	3B5P	37 SQM	23 SQM
2	LGF	3B5P	58 SQM	17 SQM
		TOTAL	95 SQM	40 SQM

Revision Schedule		
Rev	Date	Description
P_05	17.09.24	ASHP as Energy Statement, Bike & Bins Updates.
T_01		
T_02		
C_01		
C_02		

North Arrow		
Project		
CORNER PLOT OF LYNDHURST DRIVE, LEYTON		
Drawing Title		Drawing Number
PROPOSED LOWER GROUND FLOOR PLAN		A_105
Scale	1:75 @ A3	Date of first issue
Status	PLANNING	Revision
		P_05

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