



Accommodation Schedule

Type A	4 bed / 8 person house	x	4
Type B	4 bed / 8 person house	x	7
Type C	4 bed / 8 person house	x	1
Type D	5 bed / 10 person house	x	4
Type E	5 bed / 10 person house	x	6
Type E1	5 bed / 10 person house	x	1
Type G	5 bed / 10 person house	x	7
Type I *	3 bed / 6 person house	x	4
Type J	5 bed / 10 person house	x	1

Grand Total Dwellings x 35

* Indicates M4.3 House

Key

- Existing trees to be retained
- Existing trees to be removed
- New indicative tree planting

Note: Refer to drawing no. 2065 / P / 10.03 for details of boundary treatments.

Rev. D	04.10.23	Play space removed.
Rev. C	13.01.23	2 No. Visitor parking spaces adjacent Plot 33 relocated.
Rev. B	14.07.22	Plots 2 & 33 pushed back from carriageway to open up entrance into site. Plot 1 reduced in size (new house type J in lieu of house type F) to suit new location of plot 2. Plot 33 amended to new house type E1 & plot 34 amended to house type B to accommodate new location of plot 33. 6 No. new visitor parking spaces added. Roofscape amended to reduce mass / height of roofs. Summer house added to the rear of plot 35.
Rev. A	20.05.22	Pump station planting added to the site layout.



PLANNING AND DESIGN
cmyk (Planning & Design) Ltd
6 The Gavel Centre, Parkers Wood
St Albans, Herts. AL3 6PQ
t: 01727 830123 e: email@cmykuk.net
www.cmykuk.net

Abbey Developments Ltd.
Abbey House,
2 Southgate Road
Potters Bar, Herts.
EN6 5DU

For: Hall Lane, Upminster.

Title: Site Layout

Scale: 1:500 @ A1

Date: January 2022

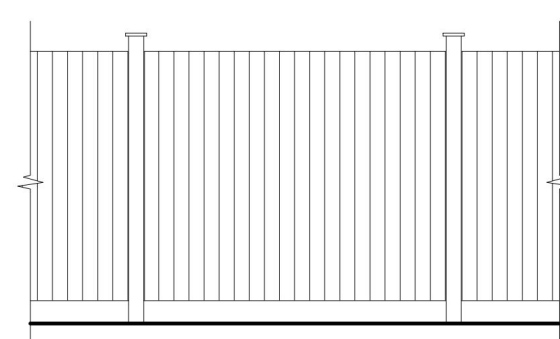
Dwg No: 2065 / P / 10.02

Rev: D

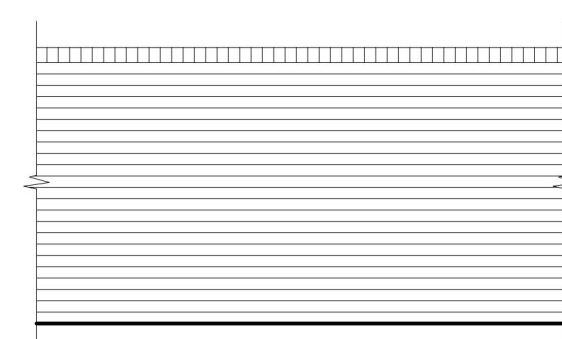


Key

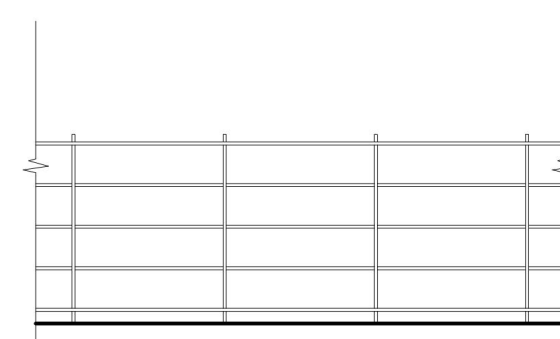
- 1.2m high black painted railings with 1.5m high brick piers at openings.
- 1.2m high metal estate railings
- 1.8m brick screen wall
- 1.8m close board fence (1.2m post & wire fence to be provided where existing vegetation present)
- 1.8m close board fence between rear garden and public realm
- 1.2m post and wire fence (only where existing vegetation is present)
- Thick planting in front of existing fence, new 1.8m high chainlink fence to be provided if no existing fence exist.
- 1.8m high close board fence with new tree planting if existing trees are absent.
- Thick planting to be provided (if no existing vegetation present) in front of existing fence, new 1.2m high post & wire fence to be provided if no existing fence exists.



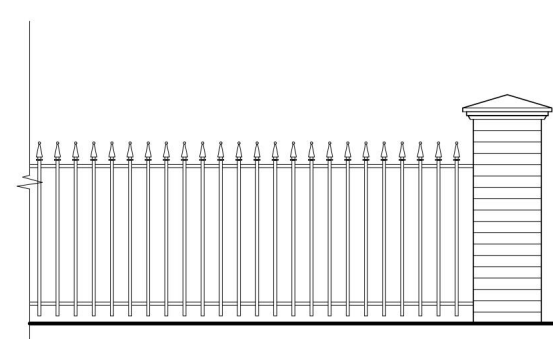
1.8m high closeboard fence with timber posts & gravel boards
(1.2m post & wire fence to be provided where existing vegetation present)



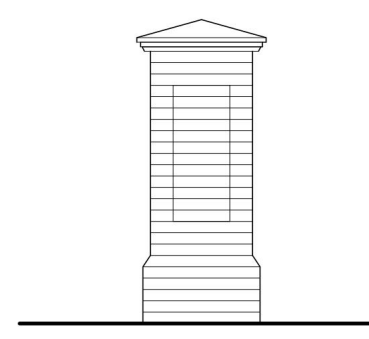
1.8m high brickwall



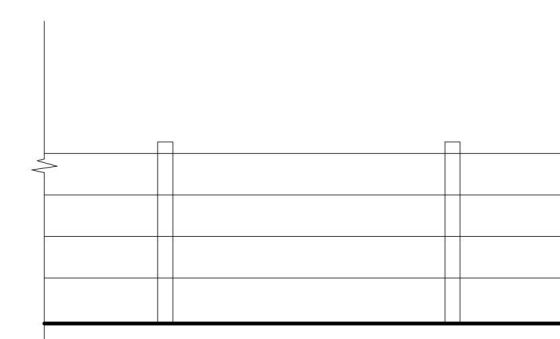
1.2m high metal estate railings



1.2m high black painted railings with 1.5m high brick pier



2.0m high brick feature pier



1.2m high post and wire fence (only to be provided through existing vegetation)



 cmyk PLANNING AND DESIGN cmyk (Planning & Design) Ltd 6 The Gavel Centre, Parkers Wood St Albans, Herts. AL3 6PQ t: 01727 830123 e: email@cmyk.net www.cmyk.net	For: Abbey Developments Ltd. Abbey House, 2 Southgate Road Potters Bar, Herts. EN6 5DU	Job: Hall Lane, Upminster.	Date:
		Title: Boundary Treatment Plan	
		Scale: 1:500 & 1:50 @ A1	Date: January 2022
		Dwg No: 2065 / P / 10.03	Rev: D

Rev. D 04.10.23 Play space removed.

Rev. C 13.01.23 2 No. Visitor parking spaces adjacent Plot 33 relocated.

Rev. B 17.08.22 Post and wire fence added.

Rev. A 14.07.22 Amended to suit revised site layout 02 rev B.



Key

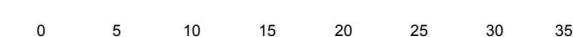
- 543.9m² Plot Area (min area 370 m²)
- 10.3 Plot Width (min 10m)
- 10.3 Back to back distance from existing properties

Rev. E 04.10.23 Play space removed.
Rev. D 13.01.23 2 No. Visitor parking spaces adjacent Plot 33 relocated.
Rev. C 14.07.22 Amended to suit revised site layout 02 rev B.
Rev. B 01.06.22 Back to back distances from existing properties indicated.
Rev. A 18.05.22 Dimensions to site boundaries added.



For: Abbey House, 2 Southgate Road, Potters Bar, Herts, EN6 3DU

Job: Hall Lane, Upminster.
Title: Plot Width & Areas Plan
Scale: 1:500 @A1
Date: January 2022
Dwg No: 2065 / P / 10.04
Rev: E





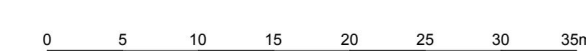
Key

- Site Area = 34263m²
- Open Space "A" Area = 2146m²
- Open Space "B" Area = 3075m²
- Open Space "C" Area = 4372m²

Open Space Total Area = 9593m² (28%)
(min 25%)

Rev. D	04.10.23	Play space removed.
Rev. C	13.01.23	2 No. Visitor parking spaces adjacent Plot 33 relocated.
Rev. B	14.07.22	Amended to suit revised site layout 02 rev B.
Rev. A	18.05.22	Open space areas identified as "A" "B" & "C". Total for each area stated. "Play Area" area also stated.

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		Title: Open Space Plan	
		Scale: 1:500 @A1	Date: January 2022
		Dwg No: 2065 / P / 10.05	Rev: D





Key

Refuse Strategy:

Private refuse storage areas for houses are located in rear gardens and moved by residents on collection day to kerbside.

Private refuse collection is from adjacent to the highway or from collection points.

Where kerbside collection is not possible directly outside the property, Refuse Collection Points are shown.

- Private refuse storage area location.
- Kerbside collection points for houses.
- Refuse Collection Points.

Travel Route

- Operatives.
- Residents.
- Refuse Vehicle Turning

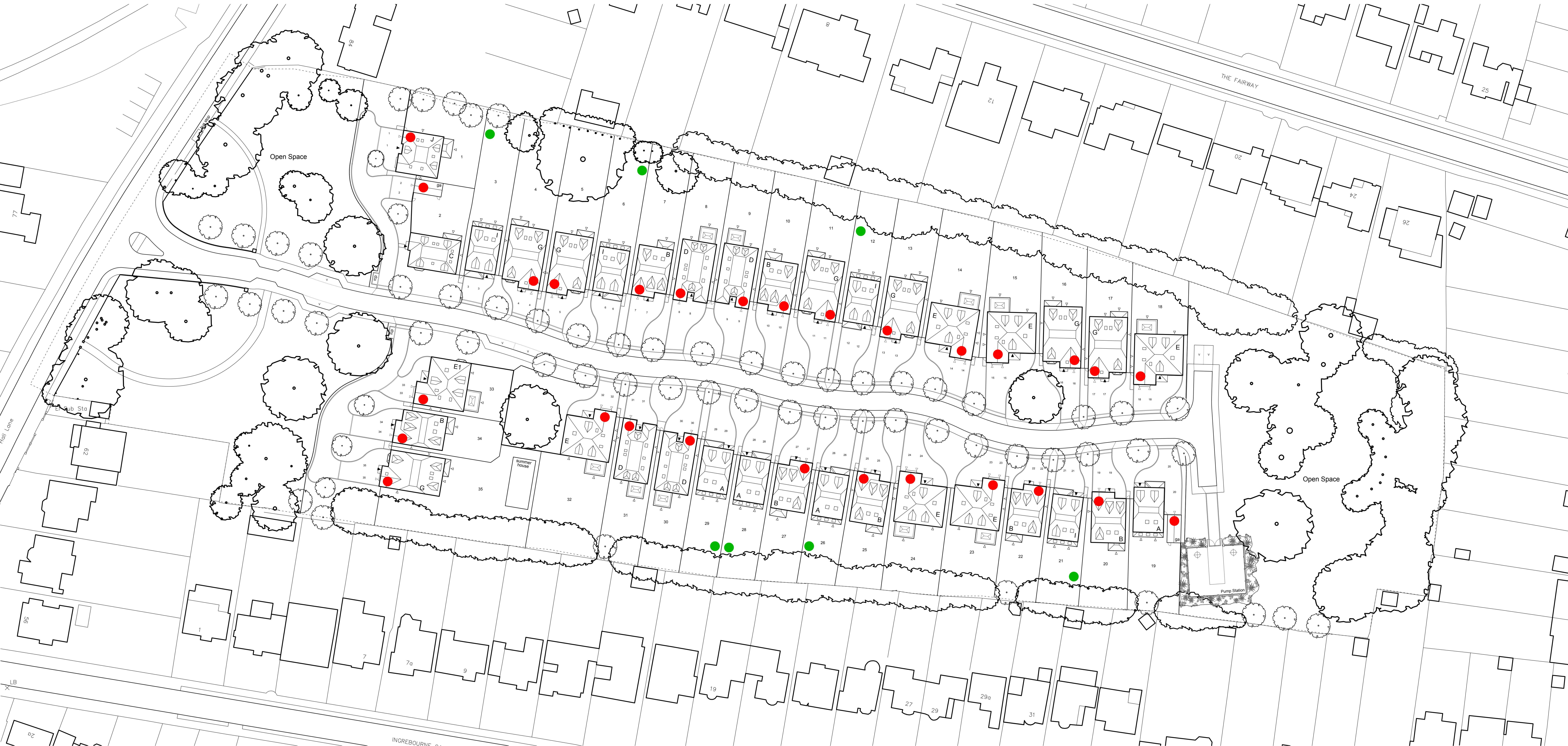
- Rev. C 04.10.23 Play space removed.
- Rev. B 13.01.23 2 No. Visitor parking spaces adjacent Plot 33 relocated.
- Rev. A 14.07.22 Amended to suit revised site layout 02 rev B

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PLANNING AND DESIGN
cmyk (Planning & Design) Ltd
6 The Cavel Centre, Parkers Wood
St Albans, Herts. AL3 6PQ
t: 01727 830123 e: email@cmykuk.net
www.cmykuk.net

For:
Abbey
Abbey Developments Ltd.
Abbey House,
2 Southgate Road
Potters Bar, Herts.
EN6 5DU

Job:
Hall Lane, Upminster.
Title:
Refuse Strategy Plan
Scale:
1:500 @A1
Date:
January 2022
Dwg No:
2065 / P / 10.06
Rev:
C





Key

-  Cycle storage within garage.
(Parking requirements - 2 spaces per dwelling.
All plots provide 2 surface parking spaces
therefore all garages are suitable for secure
cycle storage)
-  Cycle storage within a Trimetal Protect-a-Cycle
metal store.



The Trimetal cycle storage system fits up to 3 adult bikes within.

Rev. C 04.10.23 Play space removed.
Rev. B 13.01.23 2 No. Visitor parking spaces adjacent Plot 33 relocated.
Rev. A 14.07.22 Amended to suit revised site layout 02 rev B

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		Title: Cycle Strategy Plan	
		Scale: 1:500 @A1	Date: January 2022
		Dwg No: 2065 / P / 10.07	Rev: C





Key



Wall mounted EV Rolec Wallpod fixed to internal wall of garage.



Rev. D 04.10.23 Play space removed.
Rev. C 13.01.23 2 No. Visitor parking spaces adjacent Plot 33 relocated.
Rev. B 14.07.22 Amended to suit revised site layout 02 rev B
Rev. A 18.05.22 Electric Charging points to all plots.

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PLANNING AND DESIGN
cmyk (Planning & Design) Ltd
6 The Gavel Centre, Potters Wood
St Albans, Herts. AL3 6PQ
t: 01727 830123 e: email@cmykuk.net
www.cmykuk.net

For: **Abbey**
Abbey Developments Ltd.
Abbey House,
2 Southgate Road
Potters Bar, Herts,
EN6 5DU

Job:
Hall Lane, Upminster.

Title:
Electric Charging Points

Scale:
1:500 @A1

Date:
January 2022

Dwg No:
2065 / P / 10.08

Rev:
D

0 5 10 15 20 25 30 35m



Key

1. Dwellings orientated to address streets, Public Spaces and each other.
2. Brick piers and the narrowing of the carriageway at the entrance to the site defines the defensible space and psychologically gives the impression that the area beyond is private therefore limiting access/use to residents and their legitimate visitors.
3. Back to back dwelling arrangements used wherever possible.
4. Excessive permeability avoided with a clear vehicular and pedestrian route through the scheme designed to be visually open and well used.
5. Self contained development - No vehicle or pedestrian footpaths/cycle through routes linking the development to other streets.
6. Paths and pavements are not isolated but run as part of the street to the front of dwellings so to not open up rear access to properties and to assist in way finding and activity by reinforcing movement in the right places.

7. Corner plots have windows from habitable rooms addressing both Public Frontages.
8. Features used to define areas of limited public access.
9. Defensible space employed to define the Public / Private domains.
10. No rear garden footpaths
11. Rear garden access gates to be sited on or as near to the front of properties as possible, to avoid concealment areas.
12. All side and rear garden boundaries adjacent to the Public Domain to be minimum 1.8 metres high.
13. All rear garden gates to be minimum 1.8 metres high and lockable from both sides with a key operated lock.
14. All parking provided on plot.
15. Rear Parking courts and remote off plot parking not used.

16. Landscaping next to footpaths to be specified to avoid tall species and avoid the opportunity for concealment.
17. Front garden areas to be planted with defensible species to delineate the Private domain and discourage people approaching windows etc.
18. Tree location and species carefully considered to avoid providing access to upper storeys.
19. Street Lighting design will be co-ordinated with Landscape design to avoid heavily shaded areas.
20. Mix of dwelling types to enable greater potential for homes to be occupied during the day, increasing natural surveillance.
21. Secure external bicycle storage to SBD standards for properties without garages.

Rev. C 04.10.23 Play space removed.
Rev. B 13.01.23 2 No. Visitor parking spaces adjacent Plot 33 relocated.
Rev. A 14.07.22 Amended to suit revised site layout 02 rev B



Abbey Developments Ltd.
Abbey House,
2 Southgate Road
Potters Bar, Herts,
EN6 5DU

Job:
Hall Lane, Upminster.
Title:
Secured By Design
Scale:
1:500 @A1
Date:
December 2021
Dwg No:
2065 / P / 10.09
Rev:
C





Key

Walls:

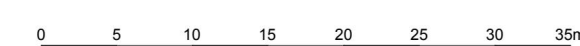
- Buff Brick
- Soft Red/Orange Brick
- Tudor Boarding
- Dark Red Tile Hanging
- Off White Render
- Mid / Light Brown Weatherboarding

Roofs:

- Brown/Red Plain Tiles
- Grey Plain Tiles

Rev. C 04.10.23 Play space removed.
Rev. B 13.01.23 2 No. Visitor parking spaces adjacent Plot 33 relocated.
Rev. A 14.07.22 Amended to suit revised site layout 02 rev B.

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	 Abbey Developments Ltd. Abbey House, 2 Southgate Road Potters Bar, Herts. EN6 5DU	Hall Lane, Upminster.	
	Scale:	Date:	
	1:500 @A1	January 2022	
	Dwg No:	Rev:	
2065 / P / 10.10			C

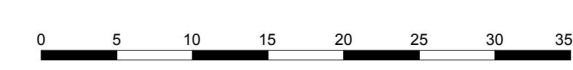


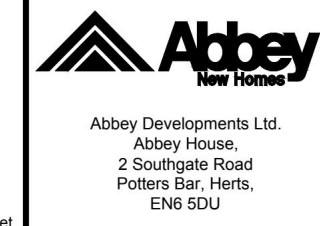


Key

 Tegula Paving

Rev: C 04.10.23 Play space removed.
Rev: B 13.01.23 2 No. Visitor parking spaces adjacent Plot 33 relocated.
Rev: A 14.07.22 Amended to suit revised site layout 02 rev B.



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	 Abbey Developments Ltd. Abbey House, 2 Southgate Road Potters Bar, Herts, EN6 5DU	Hall Lane, Upminster.		
		Title:	Surface Materials Layout	
		Scale:	1:500 @A1	Date:
		Dwg No:	2065 / P / 10.11	Rev:
				C



Key

On plot 2.5m x 5.0m parking space.

On plot 2.5m x 5.0m occasional visitor parking space.

Adoptable visitor parking space.

The Approved Design Code for this site states that all dwellings should have two parking spaces. Each plot has been designed with two surface parking spaces, located on private, dedicated driveways. These are indicated by the blue boxes. As such, any garages provided do not count towards the parking standard and can be utilised for cycle storage etc.

The Approved Design Code does not call for any visitor parking spaces and the illustrative layout that accompanies it does not show any. However, it is acknowledged that residents may, occasionally, receive visitors and the scheme has been designed to facilitate this. The majority of plots have been designed with driveways that are suitable to accommodate an additional visitor parking space. These are shown by the red boxes. By affording room for occasional visitors to park 'on plot' this discourages visitors from parking on the street and promotes both safety and security. In addition to the above, a further 6 visitor spaces are provided that are accessed directly from the highway and these are available for general use. These are represented by the green boxes.

The boxes indicated are 2.5 metres wide x 5.0 long in compliance with a standard parking space. However, it should be noted that even a large car such as a BMW 5 series is less than 2.0 metres wide.

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PLANNING AND DESIGN

CMYK (Planning & Design) Ltd

6 The Gavel Centre, Potters Wood

St Albans, Herts. AL3 6PQ

t: 01727 830123 e: email@cmykuk.net

www.cmykuk.net

For:

Abbey

New Homes

Abbey Developments Ltd.

Abbey House,

2 Southgate Road

Potters Bar, Herts,

EN6 5DU

Job:

Hall Lane, Upminster.

Title:

Parking Plan - Sheet 1

Scale:

1:250 @A1

Date:

July 2022

Dwg No:

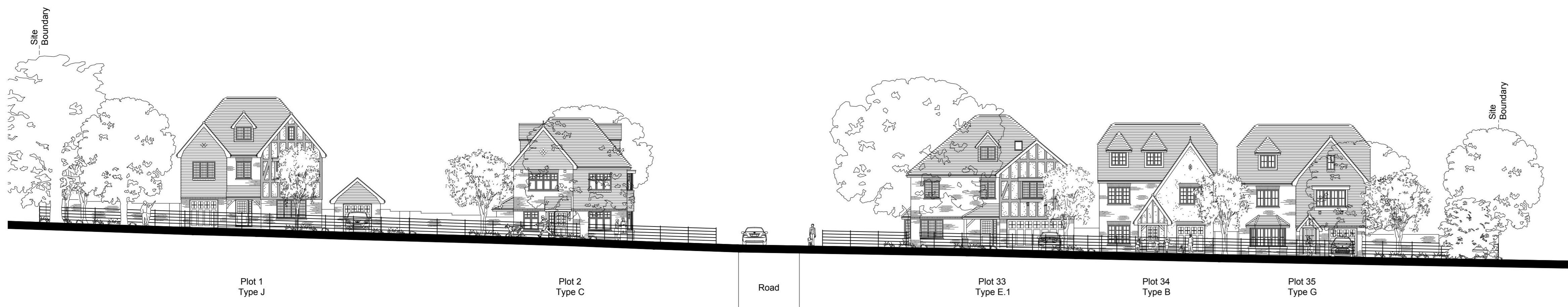
2065 / P / 10.12.1

Rev:

B

Rev. B 04.10.23 Play space removed.

Rev. A 13.01.23 2 No. Visitor parking spaces adjacent Plot 33 relocated.



Section 1 - 1



Section 2 - 2



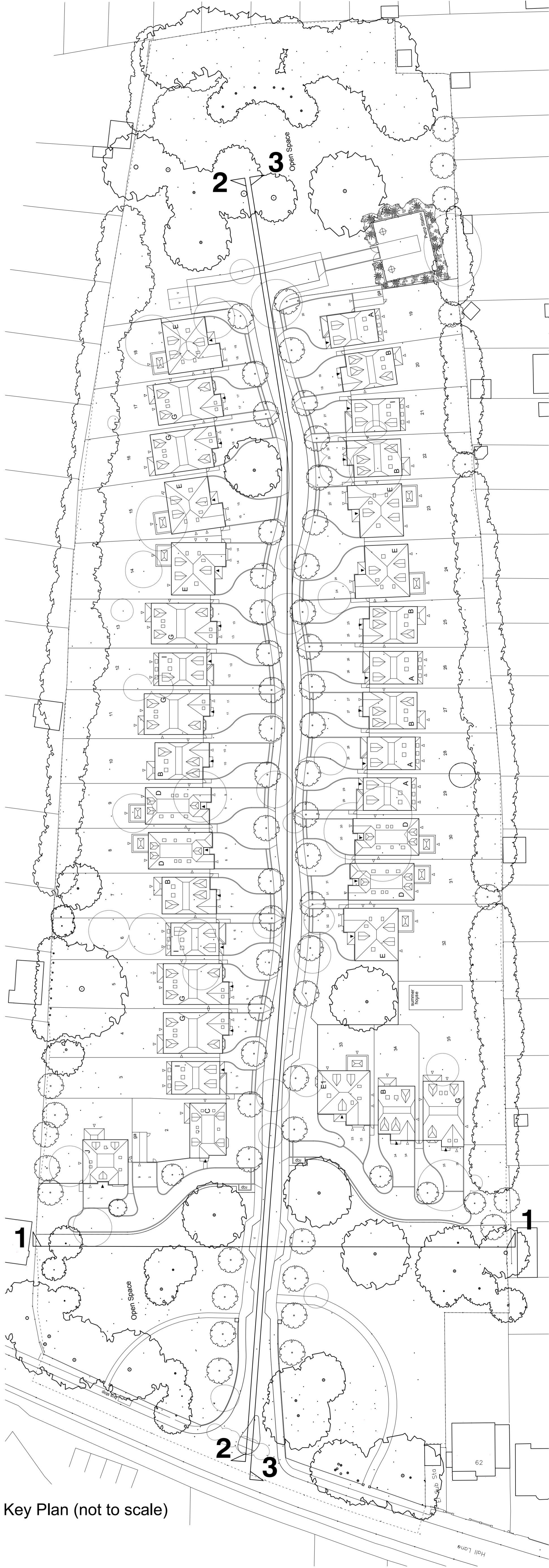
Section 2 - 2 cont.



Section 3 - 3



Section 3 - 3



Key Plan (not to scale)

Rev. C 04.10.23 Plot space removed.	Rev. B 19.07.22 Street scene removed to suit updated elevations and included in accordance with site layout B.	Rev. A 20.05.22 Pump station added.
For: Hall Lane, Upminster.		
By: Abbey Developments Ltd.		
Scale: 1:200 @A0		
Date: December 2021		
2005 / P / 40 01		

Proposed Planting Schedule

Species Name	Height	Pot Size	Specification	Density	No.
Acer campestre	10-12cm	3L	Instant Hedgerow, C	1/m	18
Acer campestre 'Streetwise'	10-12cm	3L	Instant Hedgerow, C	1/m	18
Acer capillipes	200-250cm	Counted	Multi-Stemmed, 3 stems, 3x RB	3	3
Betula 'Graywood Ghost'	2-3.5m	Counted	Multi-Stem, RB	3	3
Carpinus betulus	1.5m	10L	Instant Hedgerow, C	1/m	228
Corylus avellana	1.5m	10L	Instant Hedgerow, C	1/m	228
Crataegus monogyna	1.5m	10L	Instant Hedgerow, C	1/m	228
Crataegus monogyna 'Crimson Cloud'	1.5m	10L	Instant Hedgerow, C	1/m	228
Crataegus monogyna	1.5m	10L	Instant Hedgerow, C	1/m	228
Fagus sylvatica	1.5m	10L	Instant Hedgerow, C	1/m	228
Prunus cerasifera 'Nigra'	200-250cm	Counted	Multi-Stemmed, 3 stems, 3x RB	3	3
Prunus sargentii	1.5m	10L	Instant Hedgerow, C	1/m	18
Prunus spinosa	1.5m	10L	Instant Hedgerow, C	1/m	18
Tilia cordata 'Green Spire'	1.5m	10L	Instant Hedgerow, C	1/m	18

Species Name	Height	Pot Size	Specification	Density	No.
Cornus sanguinea	150cm	3L	Instant Hedgerow, C	1/m	18
Cornus sanguinea 'Midwinter Fire'	150cm	3L	Instant Hedgerow, C	1/m	18
Cornus stolonifera 'Kelsey'	90-100cm	2L	Several shoots, 3 brks, C	6/m ²	272
Corylus avellana	150cm	3L	Instant Hedgerow, C	1/m	18
Corylus avellana	150cm	3L	Instant Hedgerow, C	1/m	18
Euonymus europaeus	40-50cm	3L	Bushy, 7 brks, C	4/m ²	158
Euonymus europaeus 'Maculata'	40-50cm	10L	Branched, 5 brks, C	4/m ²	158
Euonymus fortunei 'Silver Queen'	30-40cm	SL-7.5L	Bushy, 9 brks, C	6/m ²	21
Fuchsia 'Alice Hoffman'	20-30cm	3L	Bushy, 5 brks, C	6/m ²	21
Fuchsia 'Mrs Popple'	20-30cm	3L	Bushy, 5 brks, C	6/m ²	21
Hebe 'White Gem'	30-40cm	3L	Bushy, C	3/m ²	29
Hebe 'White Gem'	30-40cm	3L	Bushy, C	3/m ²	29
Lavandula angustifolia 'Alba'	30-40cm	10L	Bushy, 9 brks, C	6/m ²	73
Lavandula angustifolia 'Hidcote'	20-30cm	3L	Bushy, C	3/m ²	96
Lavandula angustifolia 'Twickel Purple'	20-30cm	2-7.5L	Bushy, 7 brks, C	6/m ²	96
Ligustrum vulgare	40-50cm	2L	Branched, 3 brks, C	3/m ²	241
Rosa 'Forest Flame'	40-50cm	10L	Bushy, 7 brks, C	4/m ²	241
Rosa 'Forest Flame'	40-50cm	10L	Bushy, 7 brks, C	4/m ²	241
Rosa canina	80-80cm	3L	1+1 Branched, 2 brks, B	3/m ²	241
Rosmarinus officinalis	30-50cm	3L	Bushy, C	3/m ²	15
Skimmia japonica 'Rubella'	8-7.5L	Bushy, 5 brks, C	4/m ²	111	111
Skimmia japonica 'Vetcher'	8-7.5L	Bushy, 5 brks, C	4/m ²	111	111
Viburnum bodnantense	30-40cm	10L	Bushy, 5 brks, C	6/m ²	84
Viburnum opulus	150cm	10L	Instant Hedgerow, C	1/m	18
Viburnum opulus	40-50cm	3L	Branched, 4 brks, C	3/m ²	801
Vinca minor 'Alba'	SL-7.5L	C	Branched, 4 brks, C	6/m ²	243

Species Name	Height	Pot Size	Specification	Density	No.
Veronica montana 'Alba'	100-150cm	15L	Several Shoots, C	Counted	4
Veronica montana 'Alba'	100-150cm	15L	Several Shoots, C	Counted	4
Hydrangea petiolaris	100-150cm	15L	Several Shoots, C	Counted	4
Onoclea perennans 'Graham Thomas'	100-150cm	15L	Several Shoots, C	Counted	4

Species Name	Height	Pot Size	Specification	Density	No.
Bergenia 'Bressingham White'	10L	C	6/m ²	408	408
Erigeron karvinskianus	8-7.5L	C	6/m ²	80	80
Geranium 'Ann Folkard'	10L	C	6/m ²	212	212
Geranium 'Ann Folkard'	10L	C	6/m ²	212	212
Hebe 'White Gem'	10L	C	6/m ²	134	134
Hebe 'White Gem'	10L	C	6/m ²	134	134
Solidago Goldenmosa	8-7.5L	C	6/m ²	80	80
Stachys byzantina	3L	Full Pot	3/m ²	36	36
Viola odorata	3L	Full Pot	3/m ²	36	36

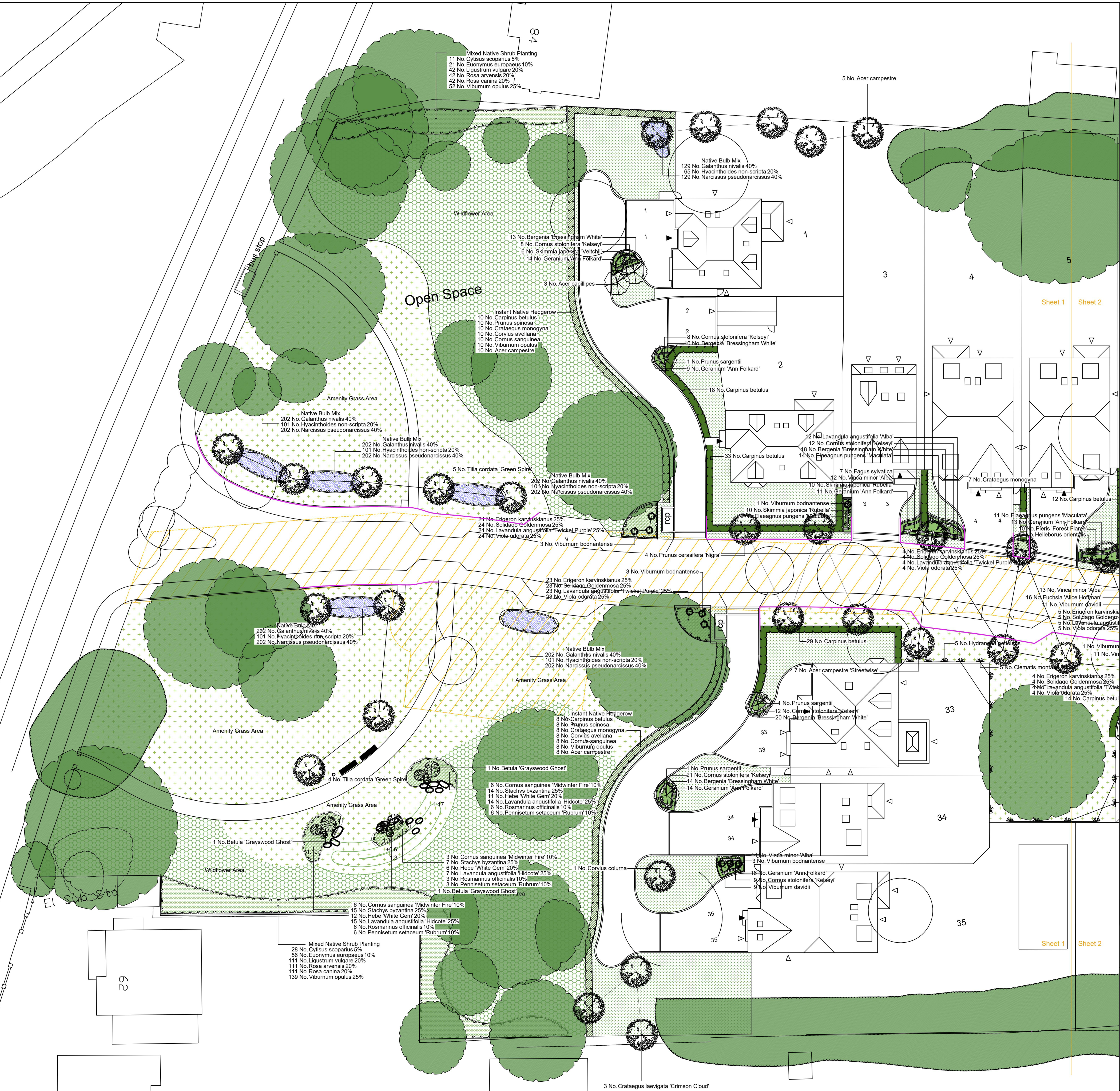
Species Name	Height	Pot Size	Specification	Density	No.
Galanthus nivalis	100cm	15L	100cm	11	11
Hyacinthoides non-scripta	100cm	30cm	100cm	570	570
Narcissus pseudonarcissus	100cm	30cm	100cm	1139	1139

Species Name	Height	Pot Size	Specification	Density	No.
Pennisetum setaceum 'Rubrum'	8-7.5L	Full Pot	3/m ²	15	15

Species Name	Height	Pot Size	Specification	Density	No.
Pennisetum setaceum 'Rubrum'	8-7.5L	Full Pot	3/m ²	15	15

Legend

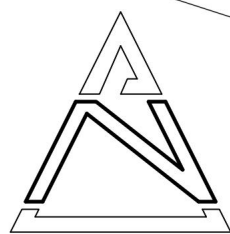
- Existing trees and vegetation to be retained and protected during construction
- Existing trees and vegetation proposed for removal with prior approval from LPA
- Proposed tree planting to be planted in line with tree planting pit detail, shown on sheet 3
- Proposed instant hedgerow planting to be planted in a single row and maintained in a neat form to a maximum height of 1.5m
- Proposed instant native hedgerow planting to be planted in a single row and maintained in a neat form to a maximum height of 1.5m
- Proposed planting beds to have plants evenly distributed throughout designated area
- Proposed mixed planting beds to have plants of same species arranged in groups between 3-9 in number, to be evenly distributed throughout designated area
- Proposed mixed native shrub planting to have plants evenly distributed throughout designated area
- Proposed specimen shrubs within planting beds
- Proposed climbing plants to be trained up adjacent wall/fences using galvanised hooks at wires set at 250mm intervals forming an overall grid 1800x1800mm in size
- Proposed grass area to receive good quality amenity turf laid on prepared ground in line with good horticultural practices
- Proposed amenity grass area to receive good quality amenity grass seed sown on prepared ground in line with good horticultural practices
- Proposed grass area to receive grass and wildflower seed mix EL1 Flowering Lawn Mixture at a sowing rate of 4g/m² on prepared ground in line with good horticultural practices. As supplied from Emorsgate Seeds or similar
- Existing grass area to be retained beneath existing trees and vegetation. To diversify the species mix the area is to be scarified and overseeding operations undertaken to ensure good contact between seed and soil. Overseeding to consist of mix EW1 Woodland Mixture at a rate of 4g/m² on prepared ground in line with good horticultural practices. As supplied from Emorsgate Seeds or similar
- Proposed bulb planting within grass area to be planted to a depth 3 times the size of bulb in Autumn for Spring flowering species and planting in Spring for Autumn flowering species
- Proposed root barrier (Re-Root 1000) to be installed along back edge of kerb line to protect adjacent hard surface from potential root egress. As supplied from Green-Blue Urban or similar. To be installed in line with supplier recommendations
- Proposed play boulders of various sizes, each to be greater than 300kg in size as supplied by CED stone or similar
- Proposed timber bench to be Broth Seat BX17 4014 Recycled plastic bench as supplied by Broxap or similar
- Proposed litter bin to be Maelor Traffic Road 90Ltr bin as supplied by Broxap or similar



SPECIFICATION
All works generally, to comply with the written Soft
Landscape Specification.

NOTES:
DO NOT SCALE FROM DRAWING
NOT FOR CONSTRUCTION, FOR PLANNING
PURPOSES ONLY



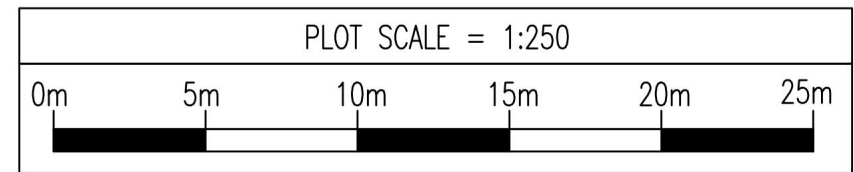


NOTES

1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEER'S DRAWINGS. ANY DISCREPANCIES FOUND BETWEEN INFORMATION SHOWN ON THIS OR ANY OTHER DRAWING SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY AND PRIOR TO ANY WORKS COMMENCING ON SITE.
2. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT ALL SERVICES THAT ARE LIKELY TO BE AFFECTED BY THE PROPOSED WORKS ARE LOCATED PRIOR TO WORKS COMMENCING. TRIAL HOLES ARE TO BE DUG IF NECESSARY.
3. ALL EXTERNAL WORKS STEPS WITH MORE THAN 3 RISERS REQUIRE A HANDRAIL / GUARDING TO ONE SIDE FOR PART M COMPLIANCE. DETAIL TO BE PROVIDED BY ARCHITECT.
4. ALL RAMPED APPROACHES TO THE FRONT DOOR OF DWELLINGS WHERE THE GRADIENT IS IN EXCESS OF 1:20 REQUIRE A HANDRAIL TO ONE SIDE FOR PART M COMPLIANCE. DETAIL TO BE PROVIDED BY ARCHITECT.
5. ALL CONCRETE AT OR BELOW GROUND LEVEL ON SITE SHALL BE ABLE TO WITHSTAND SULPHATE CONCENTRATIONS IN ACCORDANCE WITH THE BRE SPECIAL DIGEST 1.

LEGEND

- FFL-88.975 — FINISHED FLOOR LEVEL
- + 44.050 PROPOSED FINISHED LEVELS
- + (39.82) HIGHLIGHTED TOPOGRAPHICAL SURVEY LEVELS
- + 39.85 INTERPOLATED TOPOGRAPHICAL SURVEY LEVELS
- + 39.35 TOPOGRAPHICAL SURVEY LEVELS
- FLOW OF GROUND WATER
- DOOR TO BUILDING WITH FLUSH THRESHOLD
- DOOR TO BUILDING WITHOUT FLUSH THRESHOLD
- RG 150mm ROAD GULLY - 150mm OUTLET
- YG 100mm YARD GULLY (100mm OUTLET PIPE)
- 125x25mm PCC HALF BATTERED KERB - TYPE H82 - 150mm UPSTAND
- 125x150mm PCC BULLNOSED KERB - TYPE BN - 50/25mm UPSTAND
- 50x150mm PCC BULLNOSED EDGING - TYPE EDN - 15mm UPSTAND
- 50x150mm PCC SQUARE TOP EDGING - TYPE ET - FLUSH
- TRANSITION KERBS
- MAJOR CONTOURS
- MINOR CONTOURS
- EXISTING TREES TO BE RETAINED / ROOT PROTECTION AREA / PROTECTION FENCING
- PROPOSED TANKED PERMEABLE PAVING



AutoCAD.DWG VERSIONS OF THIS DRAWING NEED TO BE PRINTED USING THE SDP-STANDARD CTB FILE FOR CLARITY.

REV	DATE	DESCRIPTION	BY	CHK
P1	Jan 22	ISSUED FOR PLANNING.	A/V	
P2	Aug 22	SITE LAYOUT UPDATED TO CMYK Drg Ref 2065/P/10.02B. LEVELS REVIEWED (FFLS UNAFECTED).	A/V	
P3	Oct 23	SITE LAYOUT UPDATED PLAY AREA REMOVED.	MCH	

STATUS

PLANNING

This drawing is the property and copyright of the Consulting Engineer and shall not without written consent be communicated to a third party.

CLIENT

ABBNEY DEVELOPMENTS Ltd

SITE

HALL LANE
UPMINSTER

TITLE

Site Levels Plan
Sheet 1 of 2

SDP
CONSULTING
ENGINEERS

Head Office, Suite 3, Salar House, Campfield Road,
St Albans, Hertfordshire, AL1 5HT
Tel. 01727 844606. Fax. 01727 830771
Email. mail@sdpc.co.uk
Southern Office, 21a Bergates,
Christchurch, Dorset, BH23 1QD.
Tel. 01727 844606. Fax. 01202 490601
Email. sdpsouth@sdpc.co.uk

SCALE

1:250 @ A1

DRAWN

—

DATE

JAN 22

DRAWING NO.

E21-012-100

REV.

—

P3

- NOTES
1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEER'S DRAWINGS. ANY DISCREPANCIES FOUND BETWEEN INFORMATION SHOWN ON THIS OR ANY OTHER DRAWING SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY AND PRIOR TO ANY WORKS COMMENCING ON SITE.
 2. ALL CONCRETE AT OR BELOW GROUND LEVEL ON SITE SHALL BE ABLE TO WITHSTAND SULPHATE CONCENTRATIONS IN ACCORDANCE WITH BRE SPECAL DIGEST 1.
 3. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT ALL SERVICES THAT ARE LIKELY TO BE AFFECTED BY THE PROPOSED WORKS ARE LOCATED PRIOR TO WORKS COMMENCING. TRAIL HOLES ARE TO BE DUG IF NECESSARY.
 4. INVERT LEVELS GIVEN AT MANHOLES ON DRAWING ARE THAT OF THE LARGEST DIAMETER PIPE UNLESS OTHERWISE STATED.
 5. MANHOLE COVER LEVELS IDENTIFIED ON DRAWINGS ARE APPROXIMATE ONLY. ACTUAL LEVELS SHALL BE SET ON SITE TO SUIT THE LEVEL OF ADJACENT HARD FINISHES OR SOFT LANDSCAPING.
 6. ALL PIPEWORK SHALL JOIN AT SOFFIT TO SOFFIT UNLESS OTHERWISE STATED.
 7. ALL PIPEWORK SHALL BE 100mm UNLESS OTHERWISE STATED.
 8. ALL GULLIES SHALL BE TRAPPED AND ROADABLE.
 9. MANHOLE COVERS SHALL BE INSTALLED PARALLEL TO KERB LINES.
 10. ALL SEWERS SHALL BE LAID FROM THE OUTFALL UPSTREAM. IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK AND CONFIRM THE PRECISE SIZE AND DEPTH OF OUTFALLS PRIOR TO WORKS COMMENCING ON SITE.

LEGEND

- DEVELOPMENT BOUNDARY (DBC)
- PROPOSED ADAPTABLE FOUL WATER SEWER AND MANHOLE
- PROPOSED ADAPTABLE SURFACE WATER SEWER AND MANHOLE
- PROPOSED PRIVATE FOUL WATER DRAIN AND MANHOLE
- PROPOSED PRIVATE SURFACE WATER DRAIN AND MANHOLE
- PROPOSED PRIVATE SURFACE WATER ROODING EYE
- ROAD GULLY (150mm OUTLET PIPE)
- YARD GULLY (100mm OUTLET PIPE)
- EXISTING TREES TO BE RETAINED / ROOT PROTECTION AREA / PROTECTION FENCING
- PROPOSED TANKED PERMEABLE PAVING

ADAPTABLE MANHOLE TYPE KEY

- A PRECAST CONCRETE RING SECTION MANHOLE
- B PRECAST CONCRETE RING SECTION MANHOLE
- E PRECAST CONCRETE RING SECTION MANHOLE

PRIVATE MANHOLE TYPE KEY

- J 1200mm PRECAST CONCRETE RING SECTION MANHOLE
- L 500mm POLYPROPYLENE NON ENTRY DEEP INSPECTION CHAMBER
- M 500mm POLYPROPYLENE INSPECTION CHAMBER
- N 500mm POLYPROPYLENE CATCHPIT CHAMBER
- P 600mm POLYPROPYLENE INSPECTION CHAMBER

NOTE: MANHOLE COVER LEVELS GIVEN ON DRAWING ARE APPROXIMATE ONLY. MANHOLE COVERS SHALL BE SET TO SUIT THE LEVEL OF ADJACENT HARD FINISHED OR SOFT LANDSCAPE AREAS.

PLOT SCALE = 1:250



AutoCAD.DWG VERSIONS OF THIS DRAWING NEED TO BE PRINTED USING THE SDP-STANDARD CTB FILE FOR CLARITY.

REV	DATE	DESCRIPTION	BY	CHK
P1	Jan 22	ISSUED FOR PLANNING.	A/V	
P2	Aug 22	SITE LAYOUT UPDATED TO CMYK Drg Ref 2065/P/10.02B. DRAINAGE AMENDED (FFL'S UNaffected).	A/V	
P3	Oct 23	SITE LAYOUT UPDATED PLAY AREA REMOVED.	MCH	

STATUS

PLANNING

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CLIENT

ABBHEY DEVELOPMENTS Ltd

SITE

HALL LANE
UPMINSTER

TITLE

Site Drainage Plan
Sheet 1 of 3

SDP
CONSULTING
ENGINEERS

Head Office, Suite 3, Salar House, Campfield Road,
St Albans, Hertfordshire AL1 5HT
Tel: 01727 844606. Fax: 01727 830771
Email: mail@sdpc.co.uk
Southern Office, 21a Bargetts,
Christchurch, Dorset BH23 1QD.
Tel: 01727 844606. Fax: 01202 490601
Email: sdpsouth@sdpc.co.uk

SCALE

1:250 @ A1

DRAWN

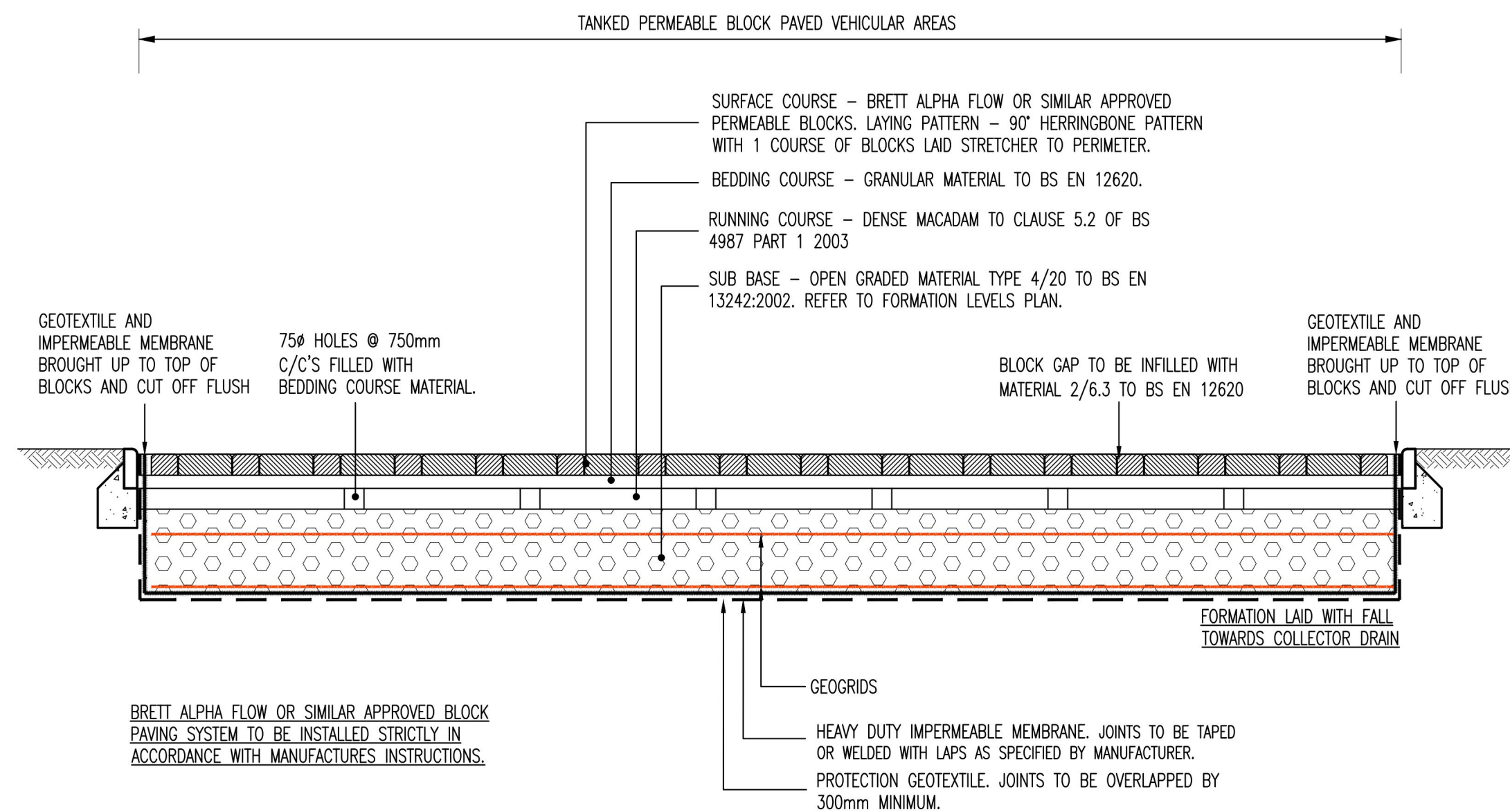
CHECKED

DATE

JAN 22

REV.

P3



Typical Tanked Permeable Block Paved Vehicular Area Section

SCALE 1:20

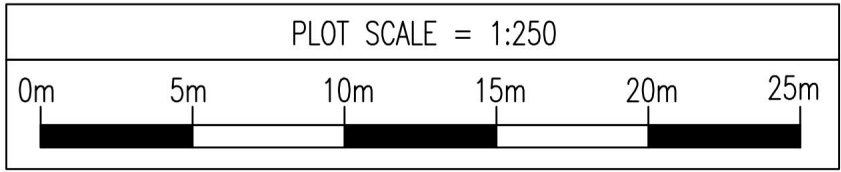
- NOTES
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 5. ALL CONCRETE AT OR BELOW GROUND LEVEL ON SITE SHALL BE ABLE TO WITHSTAND SULPHATE CONCENTRATIONS IN ACCORDANCE WITH THE BRE SPECIAL DIGEST 1.



INDICATIVE ONLY

LEGEND

- DEVELOPMENT BOUNDARY (IBC)
- FINISHED FLOOR LEVEL
- EXISTING TREES TO BE RETAINED / ROOT PROTECTION AREA / PROTECTION FENCING
- PROPOSED TARMAC ACCESS ROAD
- PROPOSED TARMAC FOOTPATHS / CROSSOVERS
- PROPOSED TANKED PERMEABLE PAVING



AutoCAD.DWG VERSIONS OF THIS DRAWING NEED TO BE PRINTED USING THE SDP-STANDARD CTB FILE FOR CLARITY.

REV	DATE	DESCRIPTION	BY	CHK
P1	Jan 22	ISSUED FOR PLANNING.	A/V	
P2	Aug 22	SITE LAYOUT UPDATED TO CMYK Dwg Ref 2065/P/10.02B. FINISHES AMENDED (FFL'S UNAFFECTED).	A/V	
P3	Oct 23	SITE LAYOUT UPDATED PLAY AREA REMOVED.	MCH	

STATUS

PLANNING

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CLIENT

ABBHEY DEVELOPMENTS Ltd

SITE

HALL LANE
UPMINSTER

TITLE

Surface Finishes Plan
Sheet 1 of 2

SDP
CONSULTING
ENGINEERS

Head Office, Suite 3, Salar House, Campfield Road,
St Albans, Hertfordshire, AL1 5HT
Tel. 01727 844606. Fax. 01727 830771
Email. mail@sdpc.co.uk

Southern Office, 21a Bargetts,
Christchurch, Dorset, BH23 1QD.
Tel. 01727 844606. Fax. 01202 490601
Email. sdpsouth@sdpc.co.uk

SCALE

1:250 @ A1

DRAWN

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DATE

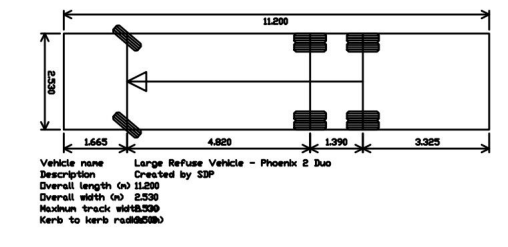
JAN 22

DRAWING NO.

E21-012-110

REV.

P3



AutoCAD.DWG VERSIONS OF THIS DRAWING NEED TO BE PRINTED USING THE SDP-STANDARD CTB FILE FOR CLARITY.

REV	DATE	DESCRIPTION	BY	CHK
P2	Aug 22	SITE LAYOUT UPDATED TO CMYK Drg Ref 2065/P/10.02B.	A/M	
P3	Oct 23	SITE LAYOUT UPDATED PLAY AREA REMOVED.	MCH	

STATUS

PLANNING

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SITE

HALL LANE
UPMINSTER

TITLE

REFUSE VEHICLE
TRACKING PLAN

SDP
CONSULTING
ENGINEERS

Head Office, Suite 3, Salar House, Campfield Road,
St Albans, Hertfordshire, AL1 5HT
Tel. 01727 844606. Fax. 01727 830771
Email. mail@sdpcc.co.uk

Southern Office, 21a Bergates,
Christchurch, Dorset, BH23 1QD.
Tel. 01727 844606. Fax. 01202 490601
Email. sdpsouth@sdpcc.co.uk

SCALE	DRAWN	DATE
1:500 @ A1	RT	DEC 21
DRAWING NO.	REV.	
E21-012-SK1000	P3	

- Proposed play boulders of various sizes, each to be greater than 300kg in size as supplied by CED alone or similar
- Proposed timber bench to be Broth Seat BX17 4014 Recycled plastic bench as supplied by Broxap or similar
- Proposed litter bin to be Maelor Trafflex round 90Lr bin as supplied by Broxap or similar



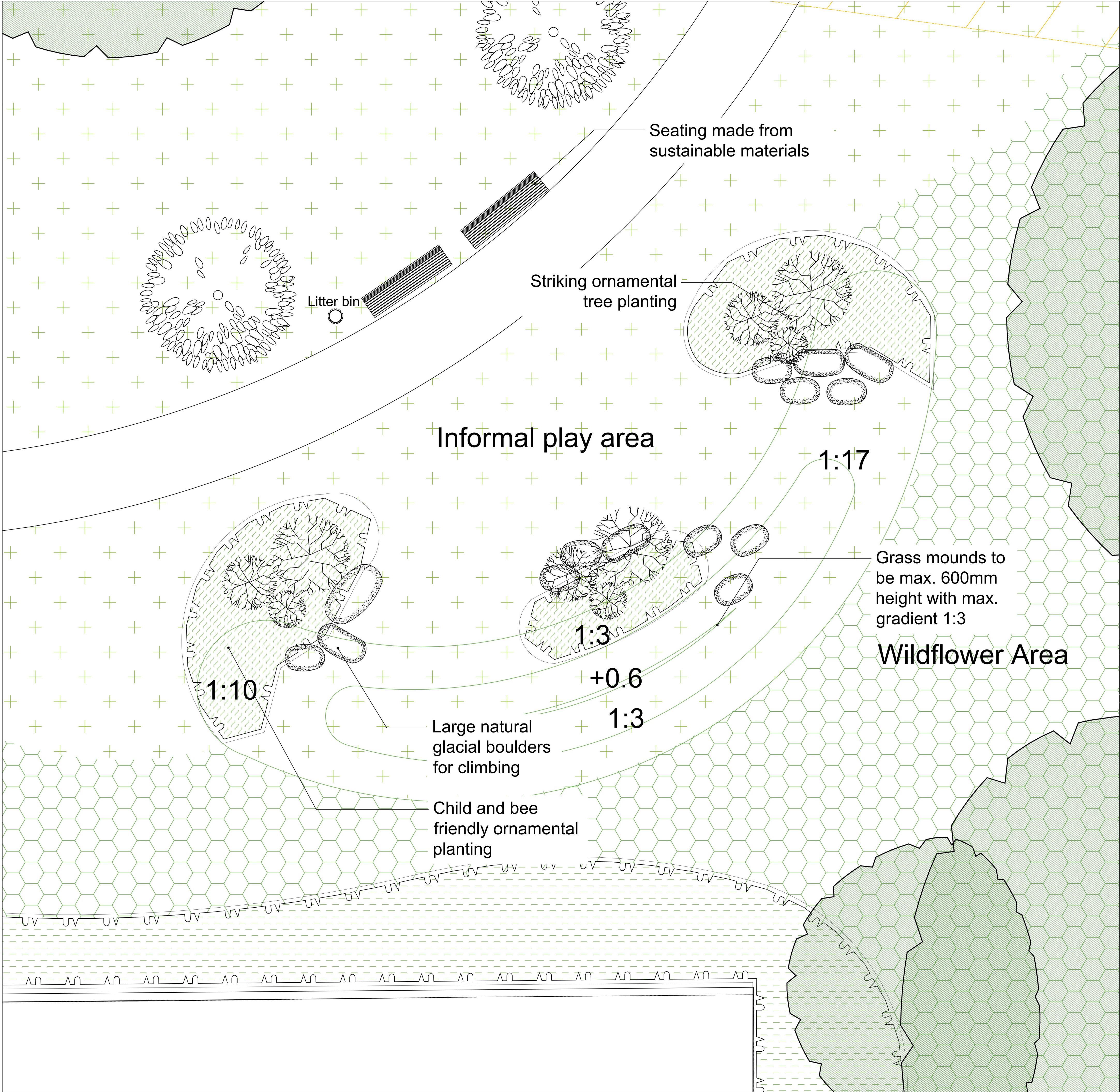
Multi stem ornamental birch tree for visual interest and ecological enhancements



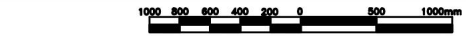
Child friendly planting provides year round visual interest and other sensory experiences such as touch and smell, defines the space and benefits wildlife



Child friendly smooth glacial boulders set into planting and mound, provides climbing and seating opportunities to all users



NOTES:
For planting specification, see ACD drg.
ABBEY23369-11 soft landscape proposals



A	16.10.23	Scale bar adjusted	JNT
Rev	Date	Details	Drawn



HEAD OFFICE
Rodbourne Rail Business Centre, Grange Lane,
Malmesbury, SN16 0ES
Tel: 01666 825646

4 & 5 The Old Mill, Fry's Yard, Bridge Street,
Godalming, GU7 1HP
Tel: 01483 425714

Suite 6, Crescent House, Yonge Close,
Eastleigh, SO50 95X
Tel: 02382 026300

email: mail@acdenv.co.uk
www.acdenvironmental.co.uk



scheme: Land at Hall Lane
Upminster
client: Abbey Developments
drawing: Informal Play Area
date: October 2023
scale: 1:50@A1
drawing no: ABBEY23369-12A

drawn: JNT checked: HCS

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