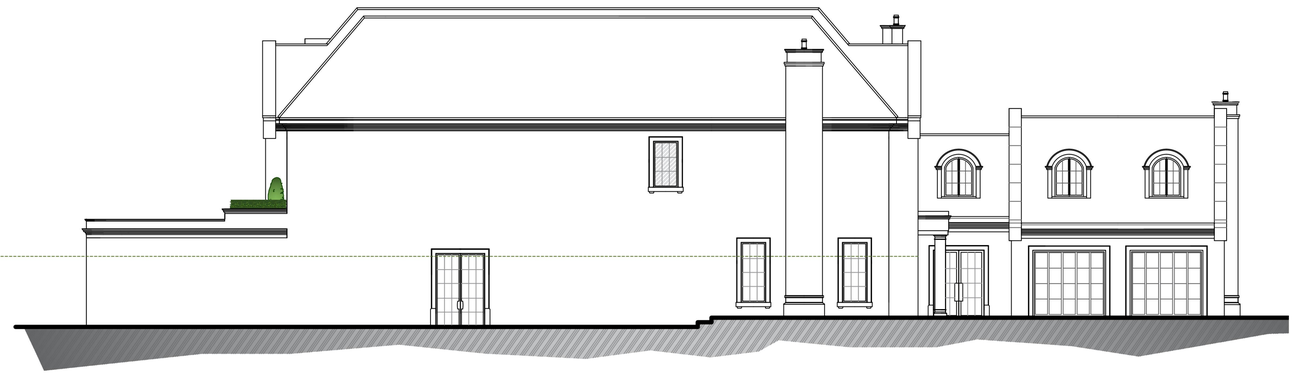


PROPOSED FRONT ELEVATION (A)
1.100



PROPOSED FLANK ELEVATION (D)
1.100



PROPOSED FLANK ELEVATION (B)
1.100



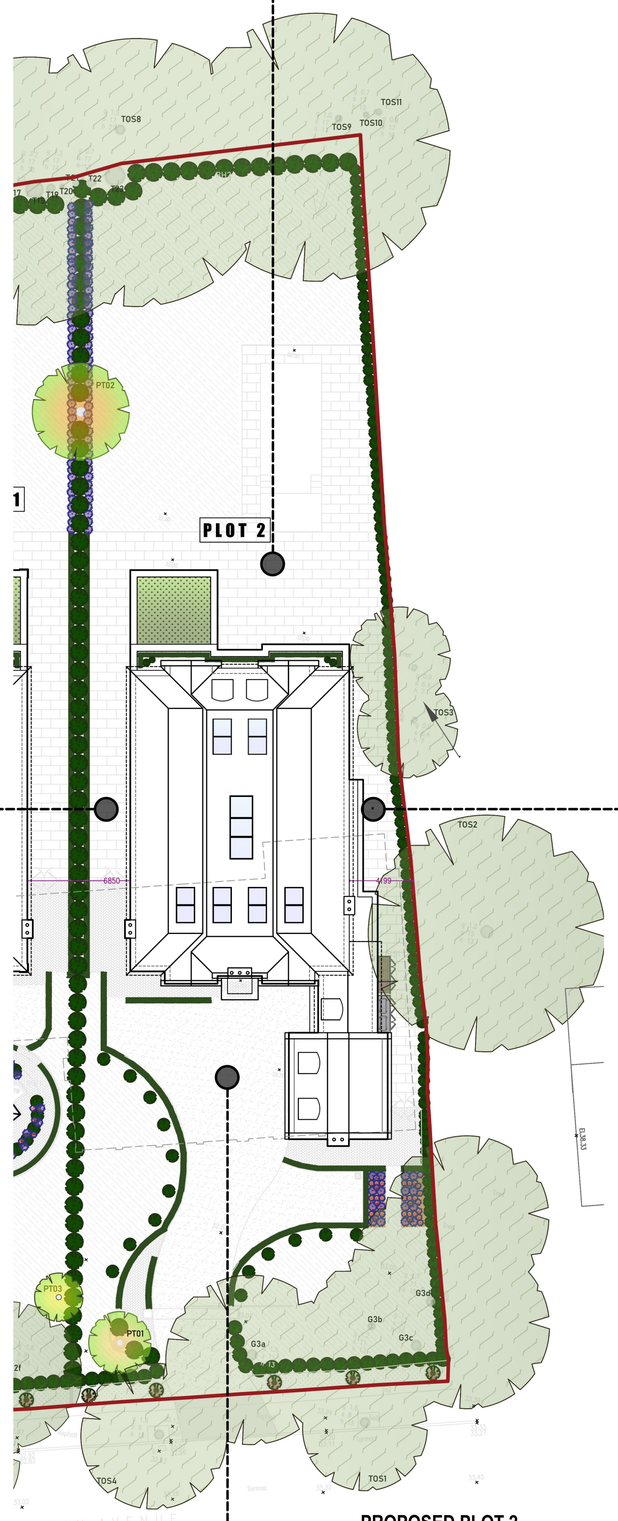
PROPOSED REAR ELEVATION (C)
1.100

ELEVATION C

ELEVATION D

ELEVATION B

ELEVATION A



PROPOSED PLOT 2
1.200

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0 1 2 3 4 5 6 7 8 9 10
metres
1.100

0 1 2 3 4 5 6 7 8 9 10
metres
1.200

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Client: C/o Breden Ltd

Project Address: 3 Sylvan Avenue
Emerson park, Hornchurch
RM11 2PL

Drawing Title: PROPOSED ELEVATIONS (PLOT 2)

Scale: 1.100 - NOTED | Date: OCTOBER 26 | Drawn:

Drawing no: 2642-1 | Rev:

Drawing issue: PLANNING ISSUE

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0 1 2 3 4 5 6 7 8 9 10
metres
1.100

Outline of existing house and outbuildings shown dashed.

BRETON

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Client:	C/o Breden Ltd
Project Address:	3 Sylvan Avenue Emerson park, Hornchurch RM11 2PL
Drawing Title:	GROUND FLOOR PLANS
Scale: 1.100 - NOTED	Date: OCTOBER 26 / Drawn:
Drawing no: 2642-2	Rev:
Drawing issue:	PLANNING ISSUE

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0 1 2 3 4 5 6 7 8 9 10
metres
1.100

PRINCIPAL BEDROOM
PRINCIPAL LIVING
PRINCIPAL ENSUITE
NOOK
LANDING
PRINCIPAL DRESSING
UTILITY/ LAUNDRY
ELEVATOR
WARDROBE
ENSUITE
GRAND LIBRARY
GUEST SUITE 2
OFFICE

OBSCURE

TOS7
TOS3
TOS2
TOS6
BF1
Vegetation

RL39.60
EL35.03
RL41.50
EL36.18
EL34.75
RL39.04
RL39.03
EL37.63
RL39.39
EL37.58
34.42
32.70
32.71
32.81
32.80
BRW

G2a
G2b
G2c
G2d
G2e
G2f
G3a
G3b
G3c
G3d
PT03
PT01

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Client: C/o Breden Ltd

Project Address: 3 Sylvan Avenue
Emerson park, Hornchurch
RM11 2PL

Drawing Title: FIRST FLOOR PLANS

Scale: 1.100 - NOTED
Date: OCTOBER 26
Drawn:

Drawing no: 2642-3
Rev:

Drawing issue: PLANNING ISSUE

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0 1 2 3 4 5 6 7 8 9 10
metres
1.100

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Client: C/o Breden Ltd

Project Address: 3 Sylvan Avenue, Emerson park, Hornchurch, RM11 2PL

Drawing Title: SECOND FLOOR PLANS

Scale: 1.100 - NOTED | Date: OCTOBER 26 | Drawn:

Drawing no: 2642-4 | Rev:

Drawing issue: PLANNING ISSUE

Lower single-storey flat roofs incorporating green roof systems in accordance with the proposed Biodiversity Net Gain (BNG) strategy.

Flat roof skylight concealed behind raised roof upstand, ensuring it is not visible from ground level.

Outline of existing house and outbuildings shown dashed.

EXISTING GRADE II LISTED WATER TOWER – PROPOSED RESTORATION WORKS SUBJECT TO A SEPARATE LISTED BUILDING CONSENT APPLICATION. REFER TO DRAWING 2642-7 FOR HERITAGE PROTECTION MEASURES AND HERITAGE STATEMENT 2642-9 FOR FURTHER DETAILS.

Flat roof skylight concealed behind raised roof upstand, ensuring it is not visible from ground level.

TOS2 & TOS3 CANOPY SPREADS REMAIN UNALTERED AND UNAFFECTED BY THE PROPOSED DEVELOPMENT. REFER TO DRAWINGS 2642-6 & 2642-7 AND BNG/AIA REPORT 2642-8

TOS2
TOS3
TOS6
TOS7
G1
G2a
G2b
G2c
G2d
G2e
G2f
G3a
G3b
G3c
G3d
PT01
PT03
BF1
CS1
6981
6850
4199
RL39.03
EL36.18
EL34.75
RL40.75
EL38.33
Vegetation

0 1 2 3 4 5 6 7 8 9 10
metres
1.200

0 1 2 3 4 5 6 7 8 9 10
metres
1.100

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Drawing Title: ROOF PLANS

Scale: 1.100 - NOTED | Date: OCTOBER 26 | Drawn:

Drawing no: 2642-5 | Rev:

Drawing issue: PLANNING ISSUE



LANDSCAPING PLAN 1.200

TREE REFERENCE / DESCRIPTION / STATUS

T1, T3, T5, T7 – Original TPO trees, absent prior to current ownership.

T2, T6 – Trees crossed out on original TPO plan.

T4 – Existing protected Cypress, proposed removal and replacement.

G1 – Original TPO group (2 Scots Pines, 1 Cypress), absent prior to current ownership.

G2 – Original TPO group (5 Pines, 1 Fir, 1 Holly), retained and protected.

G3 – Original TPO group (2 Douglas Firs, 3 Pines), retained and protected.

T12–T23 – Existing non-TPO trees, retained and protected.

TOS1–TOS11 – Existing off-site trees, retained and protected where applicable.

PT01–PT02 – Proposed replacement Cypress trees.

PT03 – Proposed native Holly tree.

ARBORICULTURAL REFERENCE NOTE

All original tree and group reference numbers identified within Tree Preservation Order 12/72 have been retained without alteration to maintain consistency with the original TPO documentation.

Additional tree reference numbers, including T12–T23, TOS1–TOS11 and PT01–PT03, have been assigned solely for identification purposes and do not form part of, or represent amendments to, the original TPO.

This drawing shall be read in conjunction with the accompanying Arboricultural Plan and Arboricultural Impact Assessment for detailed tree identification, existing conditions, proposed removals, replacement planting, Root Protection Areas (RPAs) and tree protection measures.

LANDSCAPING KEY & SPECIFICATION

BH1 – LOW-LEVEL BOX HEDGING
Proposed formal box hedging (Buxus sempervirens), maintained to a maximum height of 450mm and width of 400mm.
BH2 – BOUNDARY HEDGING
Proposed dense evergreen laurel hedging (Prunus laurocerasus), maintained at 1.8–2.0m high.
WG1 – WILDFLOWER PLANTING
Proposed native wildflower meadow planting areas to enhance biodiversity.
OT1 – ORNAMENTAL TOPIARY
Proposed ornamental topiary specimens planted within lawn areas.
OT2 – ORNAMENTAL TOPIARY PLANTERS
Proposed ornamental topiary specimens within decorative external planters.
TS1 – TURF LAWN
Proposed cultivated turf lawn laid on prepared topsoil.
RD1 – RESIN-BOUND DRIVEWAY
Proposed permeable resin-bound driveway surfacing on suitable free-draining sub-base.
PP1 – PERMEABLE PAVING SETTS
Proposed permeable paving setts with free-draining joints and permeable sub-base.
PO1 – PORCELAIN PAVING
Proposed impermeable porcelain paving laid to suitable falls with appropriate surface water drainage.
SP1 – EXTERNAL SWIMMING POOL
Proposed external swimming pool, maximum water depth 1.2m.
LF1 – LOW-LEVEL METAL FENCING
Proposed green powder-coated metal fencing, 1.0m high.
BF1 – TIMBER BOUNDARY FENCING
Proposed close-boarded timber fencing, 1.8m high above finished ground level, positioned within the site boundary in front of existing boundary fencing.
EV1 – ELECTRIC VEHICLE CHARGING
Proposed ground-fixed, freestanding EV charging unit, minimum 7kW.
AS1 – AIR SOURCE HEAT PUMP
Proposed air source heat pump and associated storage area.
CS1 – CYCLE STORAGE
Proposed secure cycle storage within garages.
BS1 – BIN STORAGE
Proposed designated waste and recycling bin storage area.

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NST – PROPOSED EVERGREEN HOLLY STANDARD TREES
(Ilex 'Nellie R. Stevens') – 11 No.
Individual standard trees planted at minimum 3.0 m overall height, approximately 5.0 m centres, within prepared planting beds with 50–75 mm bark mulch. Pruned and maintained to a maximum 1.2 m crown spread and 4.0–4.5 m overall height.



RD1 PARMESAN RESIN–BOUND GRAVEL
Proposed Parmesan resin–bound gravel by GCL Products, featuring a natural blend of warm cream, beige and golden aggregates, with a smooth, permeable finish suitable for driveways.



BH1 LOW–LEVEL BOX HEDGING
Proposed Buxus sempervirens planted within ornamental beds at 300mm centres, using healthy container–grown plants, minimum 300–400mm high. Maintained as formal clipped hedging to a maximum height of 450mm and width of 400mm.



PO1 EGYPTIAN LIGHT PORCELAIN PAVING
Proposed Egyptian Light porcelain paving slabs by London Stone, featuring natural limestone–effect detailing. 900X600X20MM.



PP1 DIJON TUMBLED LIMESTONE COBBLES
Natural Dijon limestone cobbles in warm beige tones, laid in a herringbone pattern with permeable joints over a suitable free draining sub base.



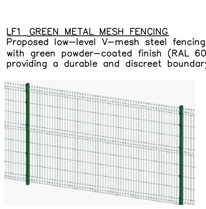
BH2 EVERGREEN LAUREL HEDGING
Proposed dense evergreen Cherry Laurel hedging (Prunus laurocerasus), planted at 600mm centres, with an initial planting height of 1.5m and maintained at approximately 1.8–2.0m to provide year–round boundary screening.



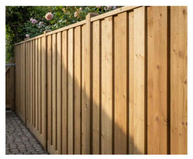
WG1 PURPLE WILDFLOWER PLANTING
Proposed ornamental wildflower and perennial planting beds featuring Lavender (Lavandula angustifolia), Salvia, Verbena and other purple–flowering species, providing seasonal colour and nectar rich planting to attract bees, butterflies and other pollinators.



OT1 ORNAMENTAL BAY TREES
Proposed evergreen Bay Trees (Laurus nobilis), approximately 1.5m high at planting, with formal rounded topiary crowns and clear stems, individually planted within lawn areas to provide year round architectural interest.



LF1 GREEN METAL MESH FENCING
Proposed low–level V–mesh steel fencing, 1.2m high, with green powder–coated finish (RAL 6005), providing a durable and discreet boundary enclosure.



BF1 CLOSE–BOARDED TIMBER FENCING
Proposed 1.8m high pressure treated timber close boarded fencing, with vertical overlapping boards, timber posts and horizontal capping rails, positioned within the site boundary in front of existing boundary fencing.



OT2 ORNAMENTAL POTTED TOPIARY
Proposed large decorative terracotta or natural stone planters featuring mature evergreen ornamental topiary, providing formal architectural planting and year round visual interest.



BS1 ENCLOSED BIN STORAGE
Proposed Trimetals Quad metal storage enclosure for 240–litre wheelie bins, providing secure and discreet storage for household waste and recycling.2500X700X1160MMH

AS1 AIR SOURCE HEAT PUMP ENCLOSURE
Proposed metal screening enclosure, matching the Trimetals Quad storage unit in appearance, to discreetly conceal external air source heat pumps, with suitable ventilation and servicing access.2500X700X1160MMH



EV1 FREESTANDING ELECTRIC VEHICLE CHARGER
Proposed Project EV EVA–22D–SE–RFID freestanding 22kW electric vehicle charging unit, with dual Type 2 sockets and RFID access control. Overall dimensions: 1637mm high × 310mm wide.



CS1 SECURE CYCLE STORAGE
Proposed Cranit FW1 vertical wall mounted bicycle storage racks, finished in black powder coated steel, with gas assisted lifting mechanism and maximum load capacity of 32kg per rack. Three bicycle spaces provided within the integral garage of each dwelling.



SP1 EXTERNAL SWIMMING POOL
Proposed external swimming pool with neutral–toned porcelain tile finish and a maximum water depth of 1.2m.



TS1 CULTIVATED TURF LAWN
Proposed Stadium Turf by Online Turf, comprising a durable blend of perennial ryegrass and fine fescues, providing a dense, hardwearing natural grass lawn suitable for residential gardens and recreational use.

CHH – PROPOSED NATIVE HORNBEAM HEDGEROW
Continuous native boundary hedge between Plots 1 and 2, planted at 1.8 mm height, approximately 4–5 plants per linear metre, within prepared topsoil and maintained to a maximum height of 2.0 m.

NST – PROPOSED FRONTAGE STANDARD TREES (11 No.)
DEDICATED STREET SCENE LANDSCAPING & BIODIVERSITY NET GAIN PROVISION

Species: Ilex 'Nellie R. Stevens'(Evergreen Holly).
Planting size: Minimum 3.0 m overall height at installation.
Spacing: Approximately 5.0 m centres, as indicated on plan.
Crown management: Maximum maintained spread of 1.2 m and overall height of 4.0–4.5 m.

The proposed NST trees comprise individual evergreen standards within a dedicated frontage landscape strip adjoining the public highway, providing permanent street scene enhancement and contributing to the development's Biodiversity Net Gain (BNG).

The trees are situated wholly within the application site but entirely outside the enclosed private residential gardens, being physically and functionally separated by a continuous Laurel (Prunus laurocerasus) screening hedge and low level boundary fencing internally. The strip forms independent frontage landscaping rather than private domestic amenity space.

The landscape strip shall remain in private ownership, with inspection, watering, pruning and maintenance undertaken externally from the adjoining public footway, without access through the private gardens. Ongoing responsibility shall rest with the respective property owner(s).

For BNG purposes, the trees are proposed as Urban – Individual Trees, maintained as distinct specimens separate from the Laurel hedge and recorded within the accompanying Small Sites Metric and BNG Assessment.

Planting shall incorporate a continuous, suitably prepared, free draining soil bed with appropriate topsoil, 50–75 mm composted bark mulch and low growing groundcover where appropriate. Adequate rooting conditions, support and establishment watering shall be provided.

All trees shall be installed during the landscaping phase, prior to occupation, and retained as permanent frontage landscaping. Regular pruning shall maintain the specified maximum crown spread of 1.2 m and height of 4.0–4.5 m, ensuring crowns remain within the application boundary without overhanging the public footway.

PT03– SEE SPEC.
PT01– SEE SPEC.

0 1 2 3 4 5 6 7 8 9 10 metres 1.200

0 1 2 3 4 5 6 7 8 9 10 metres 1.100

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Client: C/o Breden Ltd

Project Address:
3 Sylvan Avenue
Emerson park, Hornchurch
RM11 2PL

Drawing Title: Landscaping Plan

Scale: 1.200 - NOTED | Date: OCTOBER 26 | Drawn:

Drawing no: 2642-6 | Rev:

Drawing issue: PLANNING ISSUE

EXISTING TREE SURVEY SCHEDULE

Refer to Master Tree Survey Schedule in AIA 2642-8 (Appendix D)

Ref.	Species	G (m)	S (m)	H (m)	Cat.	Status
T4	Cypress	1.30	7	15	C	REMOVE
G2a	Pine	1.90	9	15	C	RETAIN
G2b	Pine	2.00	9	11	C	RETAIN
G2c	Pine	1.80	9	15	C	RETAIN
G2d	Holly	0.90	9	15	C	RETAIN
G2e	Pine	1.60	9	14	B	RETAIN
G2f	Pine	1.60	9	14	B	RETAIN
G3a	Pine	1.80	11	13	C	RETAIN
G3b	Pine	1.20	11	13	C	RETAIN
G3c	Douglas fir	1.70	11	18	C	RETAIN
G3d	Douglas fir	1.70	11	18	B	RETAIN
T13	Cedar	3.20	17	18	B	RETAIN
T14	Conifer	1.20	17	13	B	RETAIN
T15	Conifer	2.00	17	14	B	RETAIN
T16	Conifer	1.20	17	9	B	RETAIN
T17	Conifer	0.90	17	17	C	RETAIN
T18	Cedar	3.20	17	18	B	RETAIN
T19	Conifer	1.30	17	14	C	RETAIN
T20	Conifer	0.50	17	14	C	RETAIN
T21	Conifer	0.70	17	13	C	RETAIN
T22	Conifer	1.30	17	20	B	RETAIN
T23	Cedar	3.80	17	21	B	RETAIN
TOS1	Lime	1.60	8	15	B	RETAIN
TOS2	Conifer	1.20*	15	13*	B*	RETAIN
TOS3	Topiary	0.90*	6.4	7*	B*	RETAIN
TOS4	Lime	1.60	9	15	B	RETAIN
TOS5	Lime	2.20	9	16	B	RETAIN
TOS6	Lime	1.50	9	17	B	RETAIN
TOS7	Hedgerow	—	—	—	—	RETAIN
TOS8	Conifer	1.50	17	21	B	RETAIN
TOS9	Conifer	1.00	17	11	B	RETAIN
TOS10	Conifer	0.70	17	10	C	RETAIN
TOS11	Conifer	0.90	17	10	C	RETAIN

G = girth | S = canopy spread | H = height | Cat. = BS5837 category | * = estimated/provisional

REF.	SPECIES	STATUS / HISTORICAL RECORD
T1	Oak	Absent since at least 1999 (historical imagery)
T2	—	Crossed out on original TPO plan
T3	Cypress	Absent since at least 1999 (historical imagery)
T5	Yew	Absent since at least 2013 (historical imagery)
T6	—	Crossed out on original TPO plan
T7	Cypress	Absent since at least 2006 (historical imagery)
G1	Tree Group	Absent since at least 1999 (historical imagery)



Outline of existing house and outbuildings shown dashed.

DEMOLITION WORKS WITHIN ROOT PROTECTION AREAS (RPAs)

All demolition works within designated RPAs shall be undertaken using controlled hand methods in accordance with BS 5837:2012 and the accompanying Arboricultural Method Statement.

Existing foundations within RPAs shall remain undisturbed wherever practicable to prevent unnecessary root damage.

Where foundation removal is unavoidable, works shall be undertaken using hand tools or other arboriculturally approved methods under the supervision of a suitably qualified arboriculturist.

No mechanical excavation, root severance or ground disturbance shall be permitted within RPAs without prior arboricultural assessment and approval of the proposed methodology.

T4 – EXISTING CYPRESS TREE
PROPOSED FOR REMOVAL (TPO 12/72)
T4's RPA has been calculated using the current surveyed stem girth of 1.3m in accordance with BS 5837:2012. The RPA is illustrated to demonstrate the extent of the existing arboricultural constraint and its relationship with the proposed dwelling footprints. T4 is proposed for removal, subject to the necessary statutory authorisation.

TEMPORARY TREE PROTECTION FENCING (TPF) ZONE

Temporary tree protection fencing shall be erected during initial site setup, prior to commencement of demolition or construction works, and remain securely in situ throughout the construction period until the landscaping phase.

FENCING SPECIFICATION: Protective fencing shall comply with BS 5837:2012, Section 6.2 and Figure 2, comprising rigid welded mesh panels approximately 2.3m high, securely fixed to a scaffold framework with vertical and horizontal supports and diagonal bracing to prevent displacement.

SIGNAGE: Clearly visible warning signs stating "TREE PROTECTION AREA – KEEP OUT" shall be securely attached to the fencing at regular intervals and maintained throughout construction.

CONSTRUCTION EXCLUSION ZONE: No construction materials, storage, plant, machinery, site access, excavation or ground disturbance shall be permitted within designated TPF zones.

Fencing shall remain in place until completion of the principal construction works and shall only be removed when authorised for the landscaping phase, in accordance with the accompanying Arboricultural Impact Assessment and Arboricultural Method Statement.

PT01 – PROPOSED CYPRESS TREE
Young specimen planted in accordance with the landscaping specification, following completion of all foundation works during the landscaping phase. Positioned outside all retained tree RPAs.

PT03 – PROPOSED HOLLY TREE
Young specimen planted in accordance with the landscaping specification, following completion of all foundation works during the landscaping phase. Positioned outside all retained tree RPAs.

PROPOSED TREE PLANTING – LANDSCAPE CROSS-REFERENCE

All proposed replacement and additional tree planting, including PT01–PT03 and the 11 No. NST frontage Holly standards, is detailed on Proposed Landscaping Plan Drawing No. 2642–6. These proposed trees are separate from the existing tree survey and construction–stage tree protection requirements illustrated on this drawing.

PT02 – PROPOSED CYPRESS TREE
Young specimen planted in accordance with the landscaping specification, following completion of all foundation works during the landscaping phase. Positioned outside all retained tree RPAs.

TEMPORARY TREE PROTECTION FENCING

Temporary protective fencing to be installed in accordance with BS 5837:2012, Section 6.2 and Figure 2, comprising a rigid, braced barrier system secured against displacement.

Fencing to be erected in the locations indicated prior to commencement of demolition, excavation or construction works and retained throughout the construction period.

All fenced Root Protection Areas (RPAs) shall remain designated Construction Exclusion Zones, with no excavation, storage of materials, plant movement or changes to existing ground levels permitted.

Fencing shall only be removed following completion of construction works, in accordance with the approved Arboricultural Impact Assessment and Arboricultural Method Statement.

Hatching indicates Hang dug foundations

LISTED WATER TOWER – TEMPORARY HERITAGE PROTECTION ZONE (HPZ)

A 6.0m × 6.0m temporary heritage protection perimeter shall be established around the Grade II listed Water Tower during initial site setup, prior to commencement of demolition or construction works, and remain securely in situ throughout the construction period until the landscaping and approved restoration phase.

FENCING SPECIFICATION: Protective fencing shall comprise rigid welded mesh panels approximately 2.0m high, securely fixed and adequately braced to prevent displacement. Fencing shall be freestanding where necessary, with no fixings, anchors or supports attached to the historic structure or its fabric.

SIGNAGE: Clearly visible warning signs stating "LISTED HERITAGE STRUCTURE – PROTECTED AREA – KEEP OUT" shall be securely attached to the fencing at regular intervals and maintained throughout construction.

CONSTRUCTION EXCLUSION ZONE: No construction materials, storage, plant, machinery, site access, excavation, ground disturbance or unauthorised works shall be permitted within the designated 6.0m × 6.0m protection zone.

Fencing shall remain in place until authorised removal to facilitate approved restoration or landscaping works. All works affecting the listed structure shall be undertaken in accordance with the relevant Listed Building Consent and approved heritage documentation.

OFF–SITE TREES TOS2 & TOS3 – INDICATIVE RPAs

The canopy spreads (S) of off–site trees TOS2 and TOS3 have been accurately recorded through the measured topographical survey. Stem girths and heights have been estimated from visual observations and photographic evidence, as direct access for measurement was unavailable. The resulting stem diameters and Root Protection Areas (RPAs) are therefore indicative.

The proposed Plot 2 dwelling is positioned further from these trees than the existing dwelling, increasing separation from their anticipated rooting areas. Proposed foundations remain outside the indicative RPAs, with precautionary hand excavation specified along the closest foundation sections to minimise potential root disturbance during construction.

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Client: C/o Breden Ltd

Project Address: 3 Sylvan Avenue, Emerson park, Hornchurch, RM11 2PL

Drawing Title: EXISTING ARBORICULTURAL ASSESMENT & TREE PROTECTION PLAN

Scale: 1.200 - NOTED | Date: OCTOBER 26 | Drawn:

Drawing no: 2642-7 | Rev:

Drawing issue: PLANNING ISSUE

0 1 2 3 4 5 6 7 8 9 10 metres 1.200

0 1 2 3 4 5 6 7 8 9 10 metres 1.100

ARBORICULTURAL ASSESSMENT
EXISTING TREE SURVEY 1.200

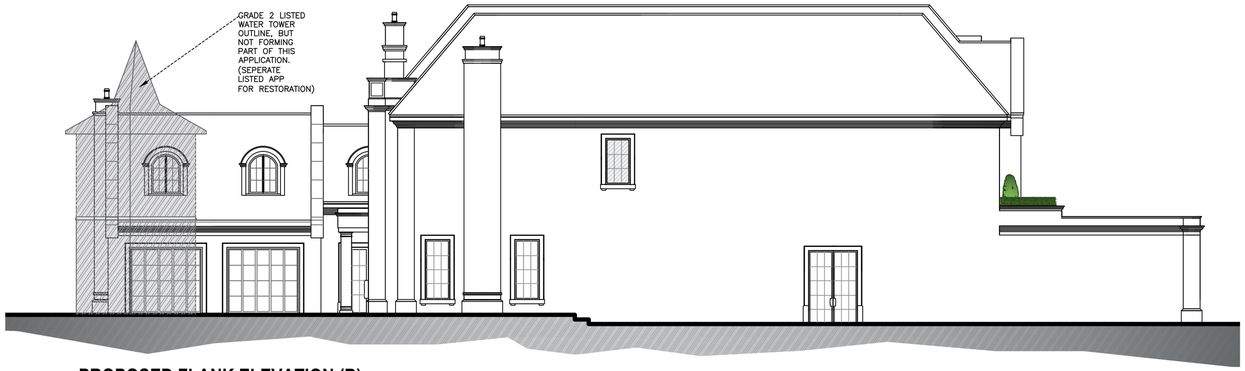
TREE PROTECTION PLAN WITH PROPOSED RPA'S 1.200



PROPOSED FRONT ELEVATION (A)
1.100



PROPOSED FLANK ELEVATION (D)
1.100

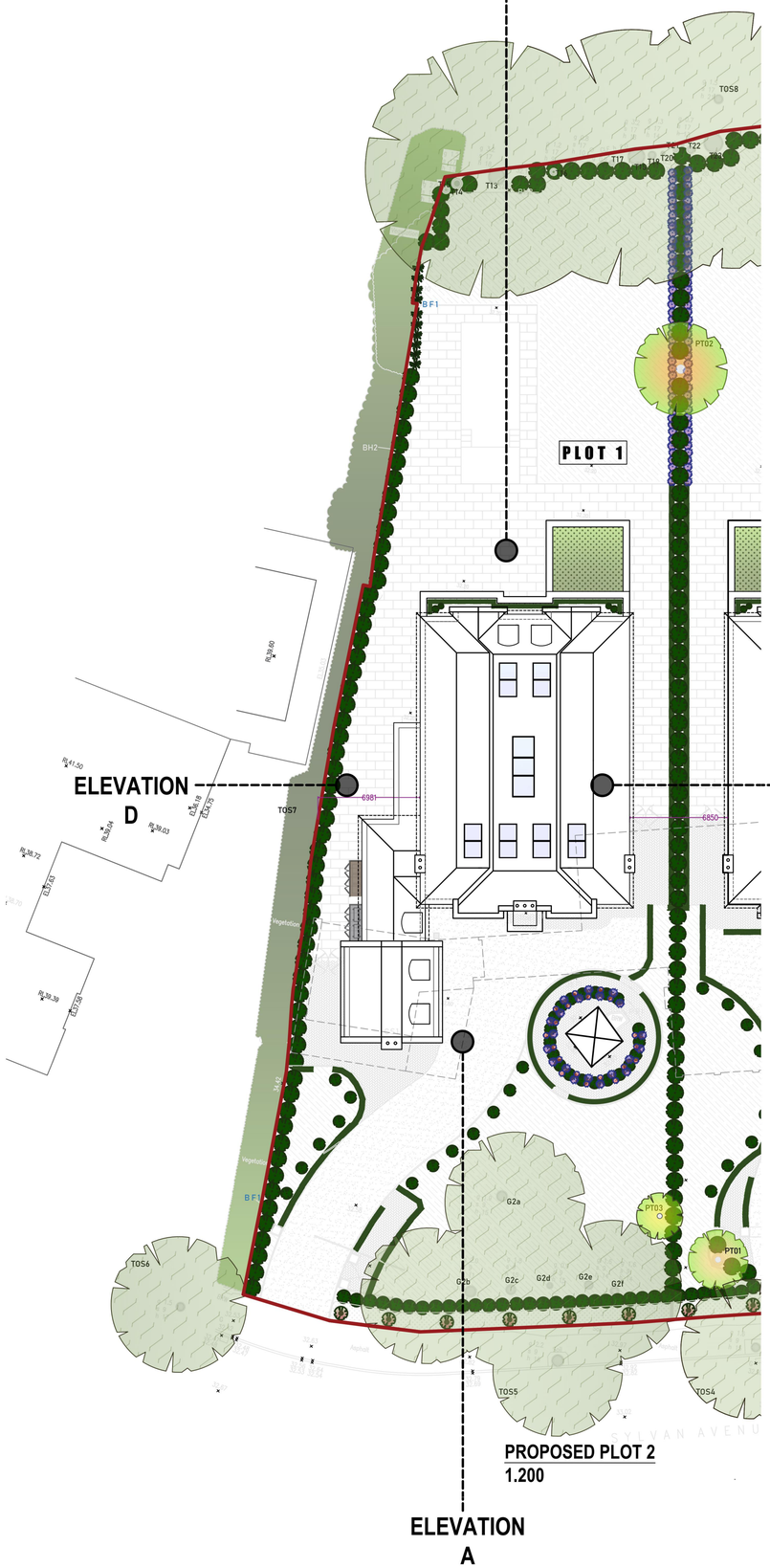


PROPOSED FLANK ELEVATION (B)
1.100



PROPOSED REAR ELEVATION (C)
1.100

ELEVATION C



ELEVATION D

ELEVATION B

ELEVATION A

PROPOSED PLOT 2
1.200

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0 1 2 3 4 5 6 7 8 9 10
metres
1.100

0 1 2 3 4 5 6 7 8 9 10
metres
1.200

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Drawing Title:
PROPOSED ELEVATIONS
(PLOT 1)

Scale: 1.100 - NOTED
Date: OCTOBER 26
Drawn:

Drawing no: 2642-10
Rev:

Drawing issue:
PLANNING ISSUE



PROPOSED STREET SCENE- PLOT 1
1.100

PROPOSED STREET SCENE- PLOT 2
1.100

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0 10 20 30 40 50 60 70 80 90 100
metres 1.500

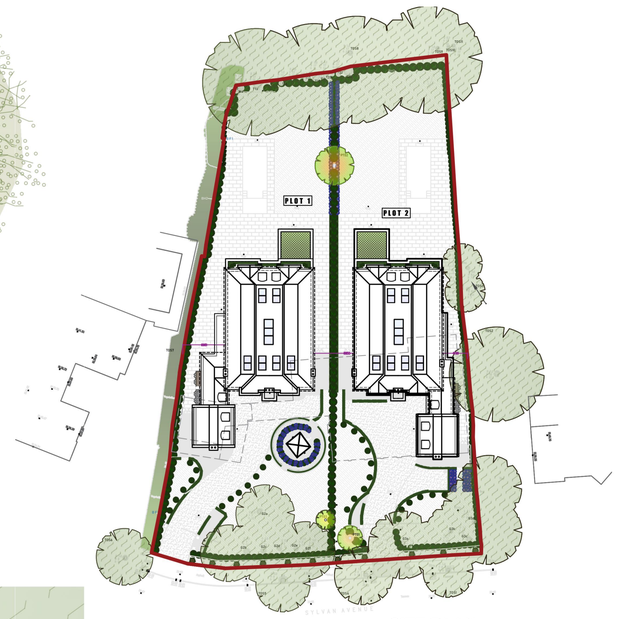
0 1 2 3 4 5 6 7 8 9 10
metres
1.100

0 1 2 3 4 5 6 7 8 9 10
metres
1.200



PROPOSED STREET SCENE- PLOT 1
WITH BOUNDARY TREATMENTS
(SEE 2642-6 & BNG)
1.100

PROPOSED STREET SCENE- PLOT 2
WITH BOUNDARY TREATMENTS
(SEE 2642-6 & BNG)
1.100



SITE PLAN
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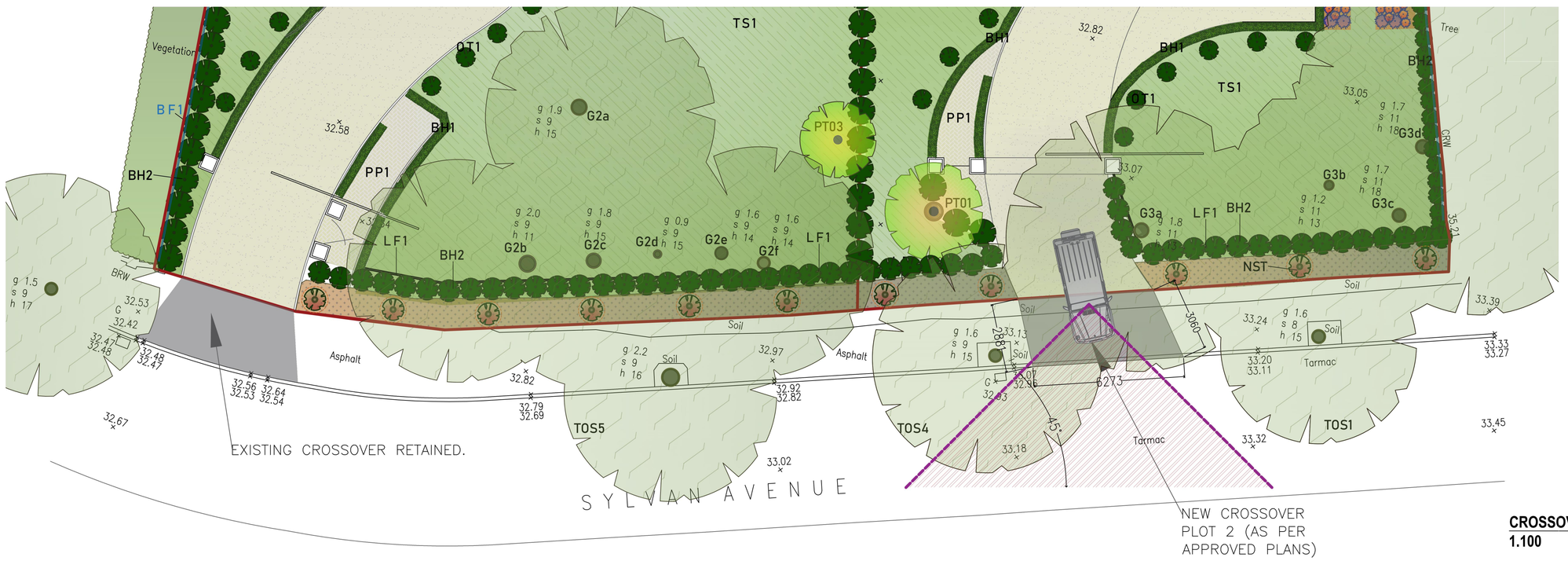

CROSSOVER PLANS
1.100

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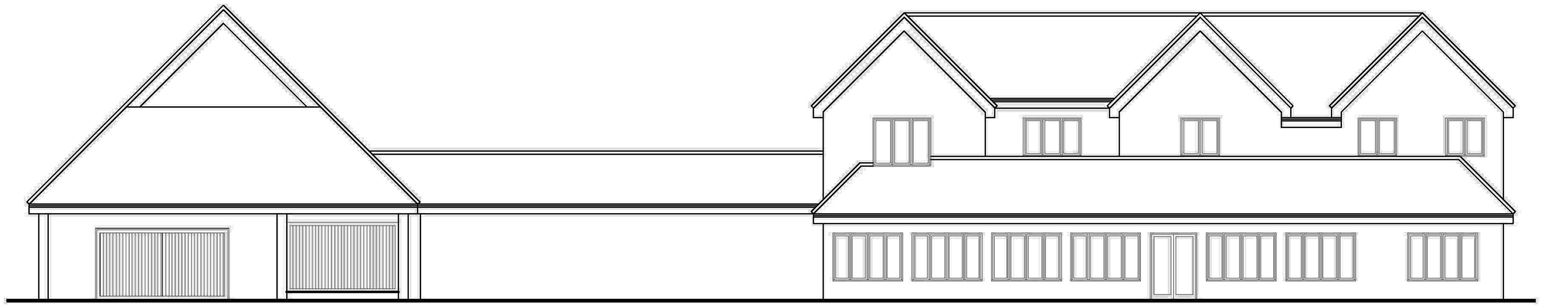
Drawing Title: STREET SCENES / CROSSOVERS

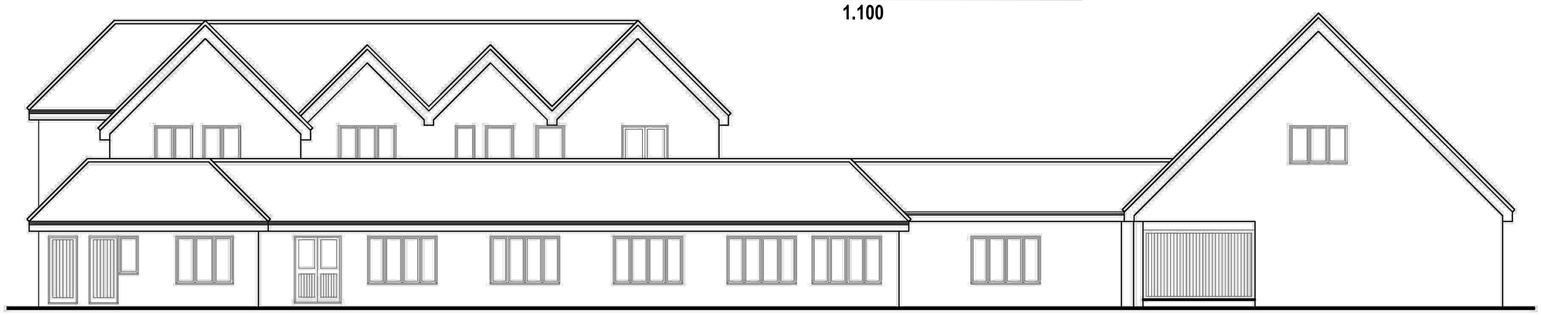
Scale: NOTED | Date: OCTOBER 26 | Drawn:

Drawing no: 2642-11 | Rev:

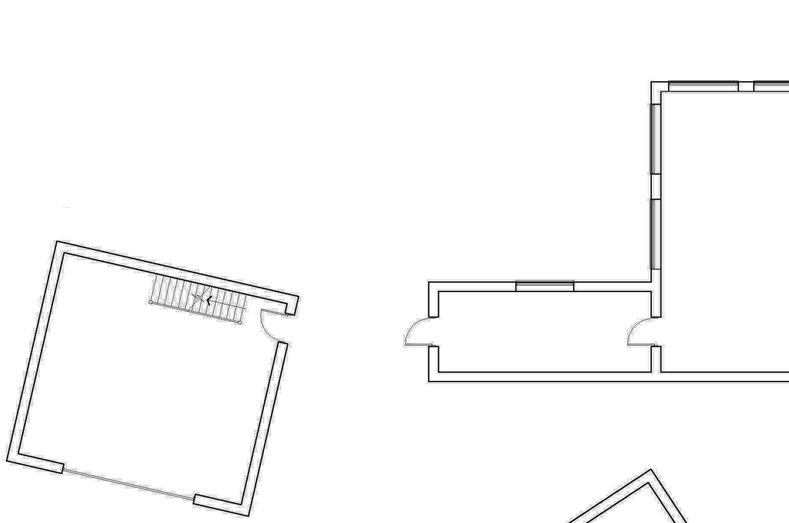
Drawing issue: PLANNING ISSUE

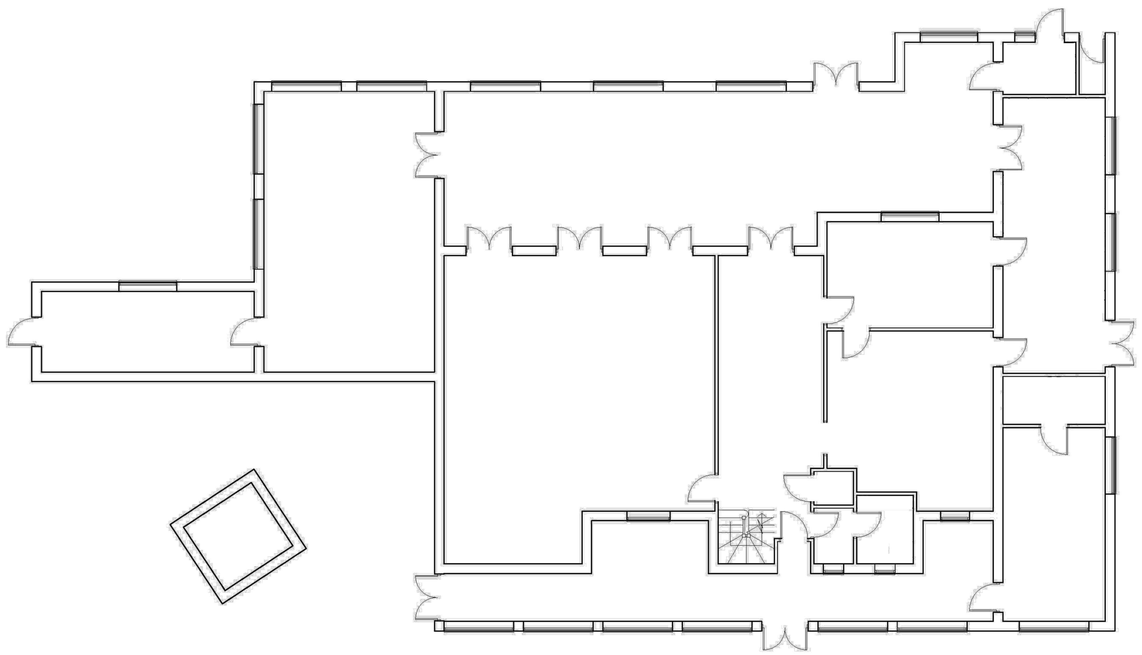


EXISTING FRONT ELEVATION
1.100



EXISTING REAR ELEVATION
1.100





EXISTING GROUND FLOOR PLAN
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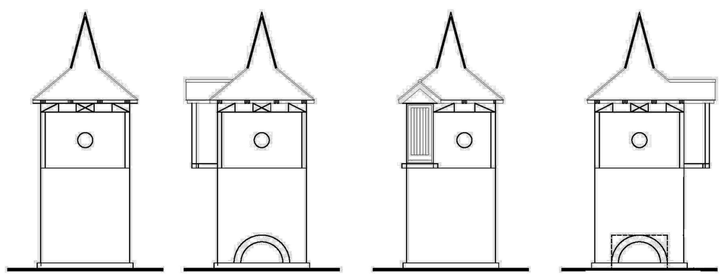
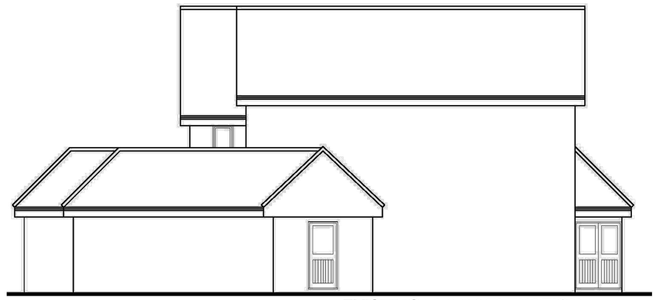


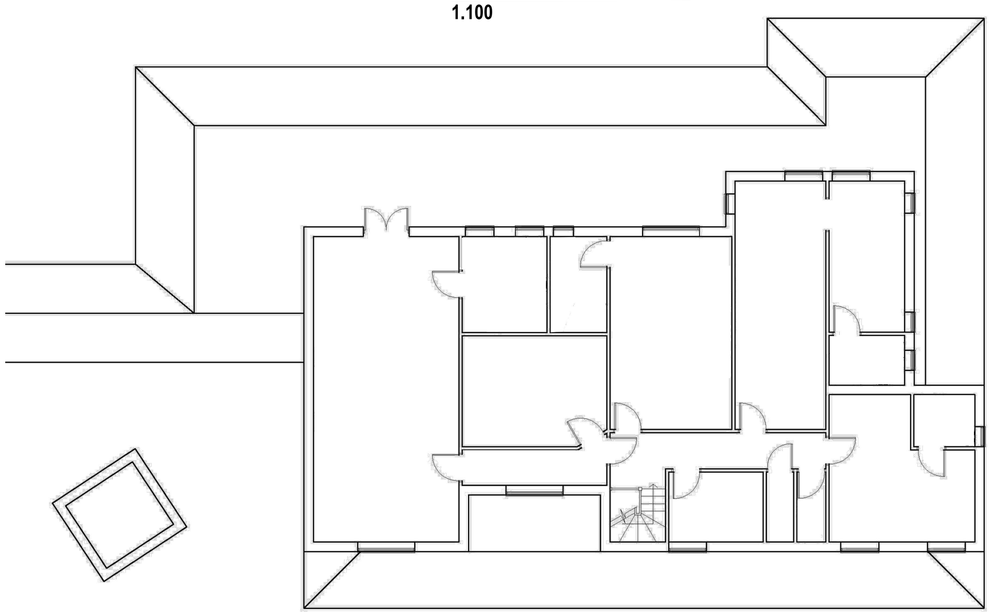
EXISTING GRADE 2 WATER TOWER ELEVATIONS
1.100



EXISTING FLANK ELEVATION
1.100



EXISTING FLANK ELEVATION
1.100



EXISTING FIRST FLOOR PLAN
1.100

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0 1 2 3 4 5 6 7 8 9 10
metres
1.100

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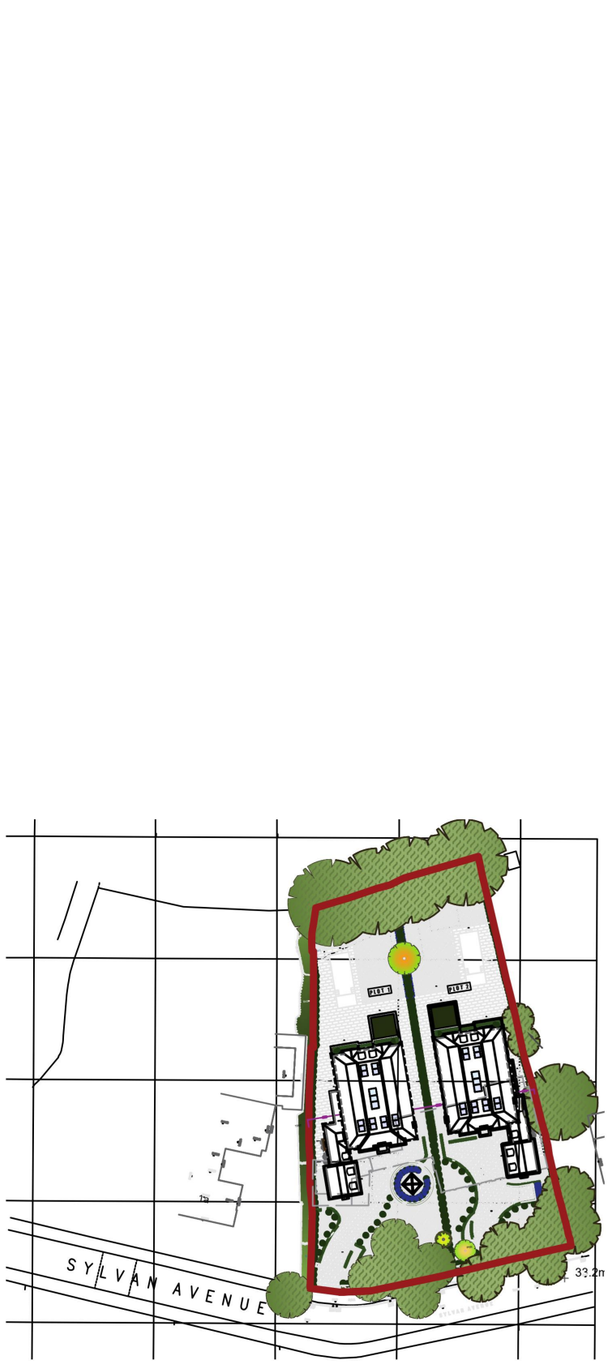
Drawing Title: EXISTING PLANS 1.100

Scale: NOTED | Date: OCTOBER 26 | Drawn:

Drawing no: 2642-12 | Rev:

Drawing issue: PLANNING ISSUE





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Project Address:
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Drawing Title:
Proposed Block / Location plan

Scale: noted A3 | Date: OCT 2026 | Drawn: Mj

Drawing no: 2642-14 | Rev:

Drawing issue:
PLANNING