

Land to the rear of
88 St Paul's Road, London

Layouts | Proposed Landscape Plan
July 2026

CLIENT | SPR88 LTD
DRAWING NO | **AT23006.P.110** SCALE | 1:100 @ a2
DRAWN | IF CHECKED | IF

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finishes key

- 1 | limestone paving, with narrow gravel breaks and borders to edges and soft landscaping to boundaries as indicated. Planting species tbc. by client and specialist. To be both shade and drought tolerant, requiring minimal maintenance from occupant.
- 2 | To both main entrance, and sliding doors to living space, ACO RainDrain slot drain channel to be installed in accordance with manufacturer recommendations and guidance.
- 3 | Indicates grass lawn, to be planted with flowering grass and wildflower lawn mix. Mix tbc. by specialist. Planted tree species tbc.
- 4 | Limestone paved seating area with gravel border retained by metal edging (between grass & gravel).
- 5 | Metal gate with perforated screen, black. For elevation details refer to drawing AT23006.P.107.
- 6 | Timber clad, green roof, Brighton Bike & Bin Shed (custom). Timber to be Cedar. Slot finish, treated with Osmo oil to extend lifespan.

schedule of accommodation
1b | 1p dwelling @ 40sqm

parking | car-free development
PTAL zone 3

cycling | total provision @ 1no space
standards based on *Development Management DPD policy DM32, DM35 and The London Plan 2021 (Chapter 10 Transport)*

1b | 1p requirement @ '1sp per studio or 1b | 1p dwelling'

refuse | total provision @ 2no bins (240L each)
standards based on *Local Plan Policy SP6, Development Management and Sustainable Design and Construction SPD (2013) incl. Appendices*

1b | 1p requirement:
240L general refuse (wheelie bin @ 730x580x1080)
240L recycling (wheelie bin @ 730x580x1080)
1no food waste box (350x300x360)
1no garden waste sack (450x450x600)
home composting for homes with private gardens @ 240L

servicing
residents' carrying distance to refuse storage areas no more than 30 metres (excl. any vertical distance) - in line with H6 par 1.8 of Building Regs Approved Document H | wheelie bins to be no more than 25m from the point of collection (10m for bulk containers)

residential waste to be serviced by a refuse vehicle parked on the kerbside along St Paul's Rd (collection distance @ c. 8m)

- application boundary
- existing structures to be demolished
- existing buildings and structures

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Note 2 | Do not scale off this drawing. All dimensions should be obtained from the Architect, checked on site and any discrepancies reported prior to commencement.

Note 3 | Any and all elements relating to the fire safety of the building will require separate confirmation and approval by a fully accredited fire engineering consultant, who has been appointed by the client.

Note 4 | Unless stated otherwise, the drawing is based on measured survey and land registry info provided by others.

