



48

44

# Front



## MEAPLAN Architecture

Drawing Number:  
**B101**  
Issued for  
Pre Application  
**Planning Application**  
Building Control Ap  
Tenders  
Construction

Client  
**Pirooz Armenian**  
**46 Warren Rd UB10 8AD, London**

---

Title

**Proposed Elevations**

## Landscaping

Project number	230719-B
Date	July 2023
Drawn by	RB
Checked by	MB
Scale @ A3	1 : 100

SCALE BAR

1:100 @ A3

0m 5

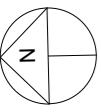
1:50 @ A3

0m 1 2 2.5

1:20 @ A3

0m 1 2

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# Ground F

## 1

1 : 100

### Landscaping

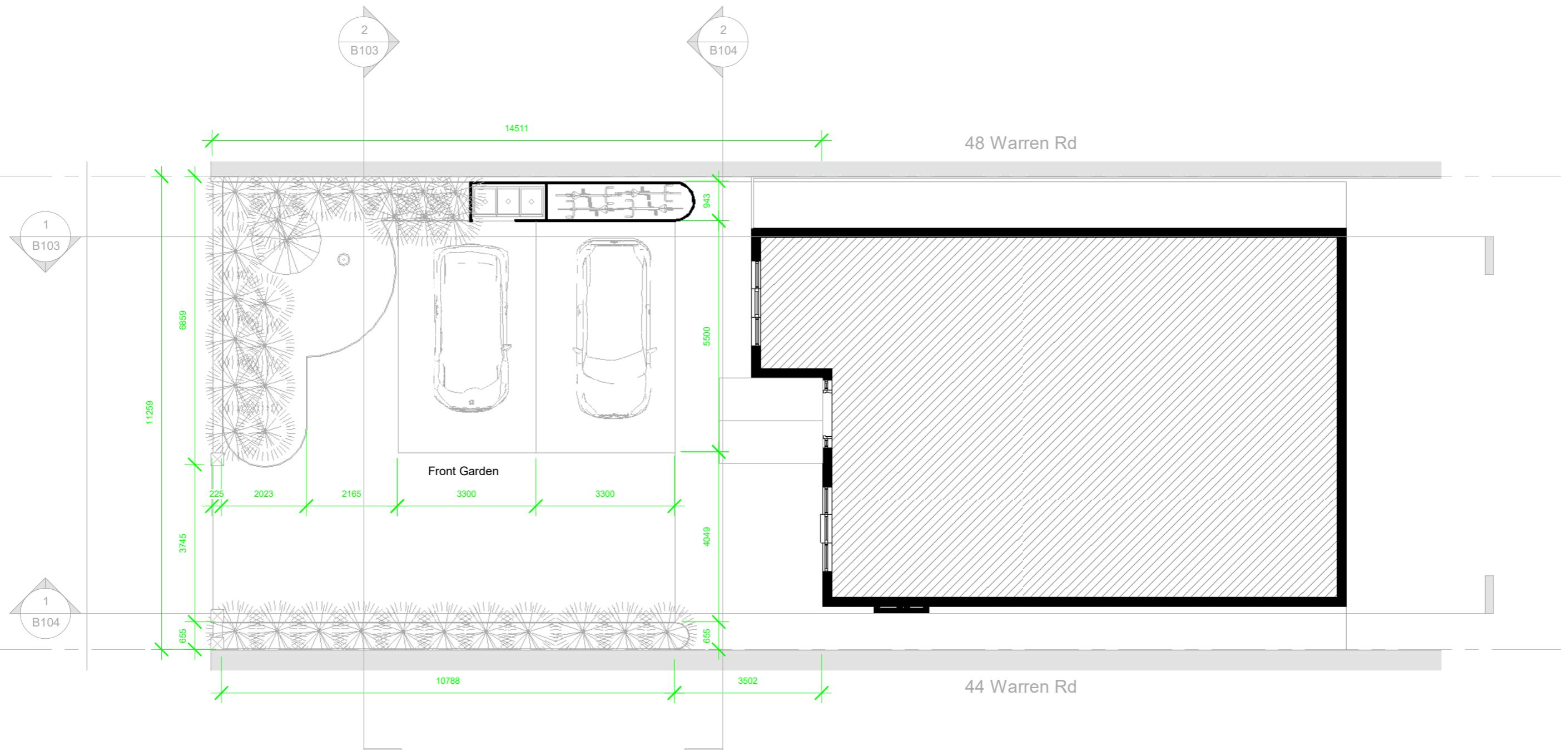
Project number	230719-B1
Date	July 2023
Drawn by	RB
Checked by	MB
Scale @ A3	1 : 100

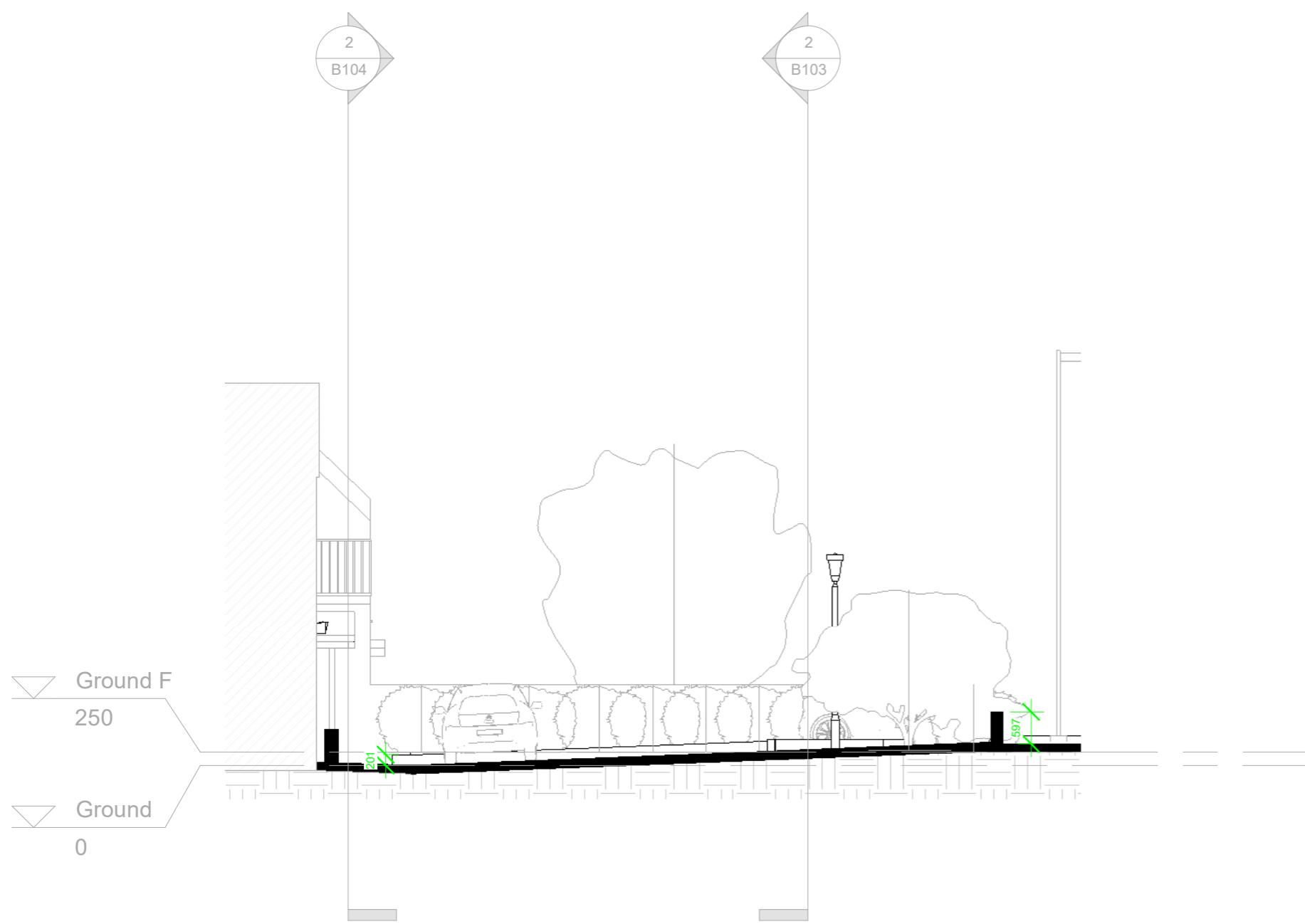
No.	Description	Date

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		1:50 @ A3
0m	1	2 2.5
		1:20 @ A3
0m	1	2

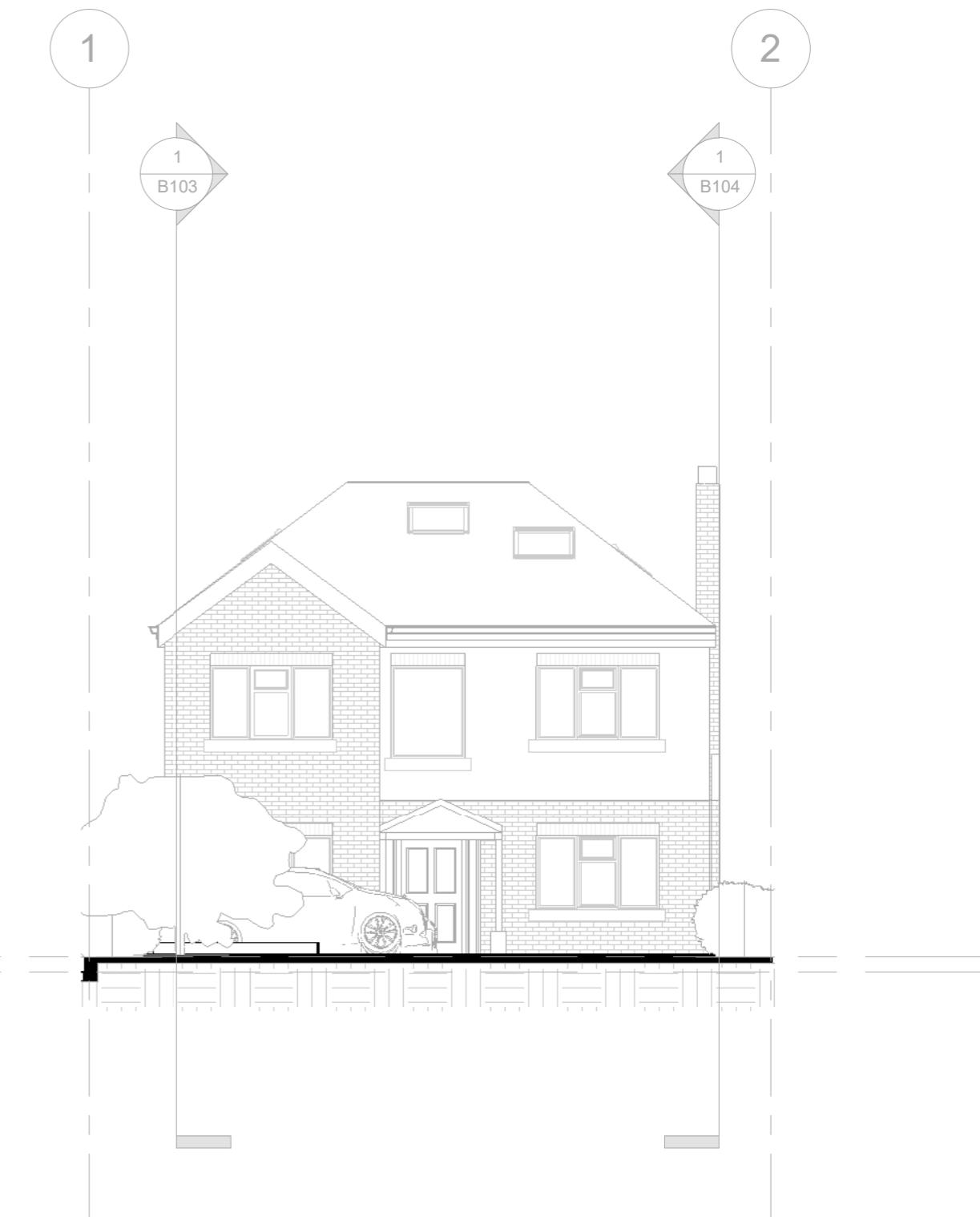
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1 Longitudinal AA  
1 : 100

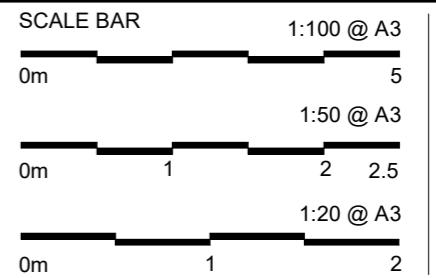


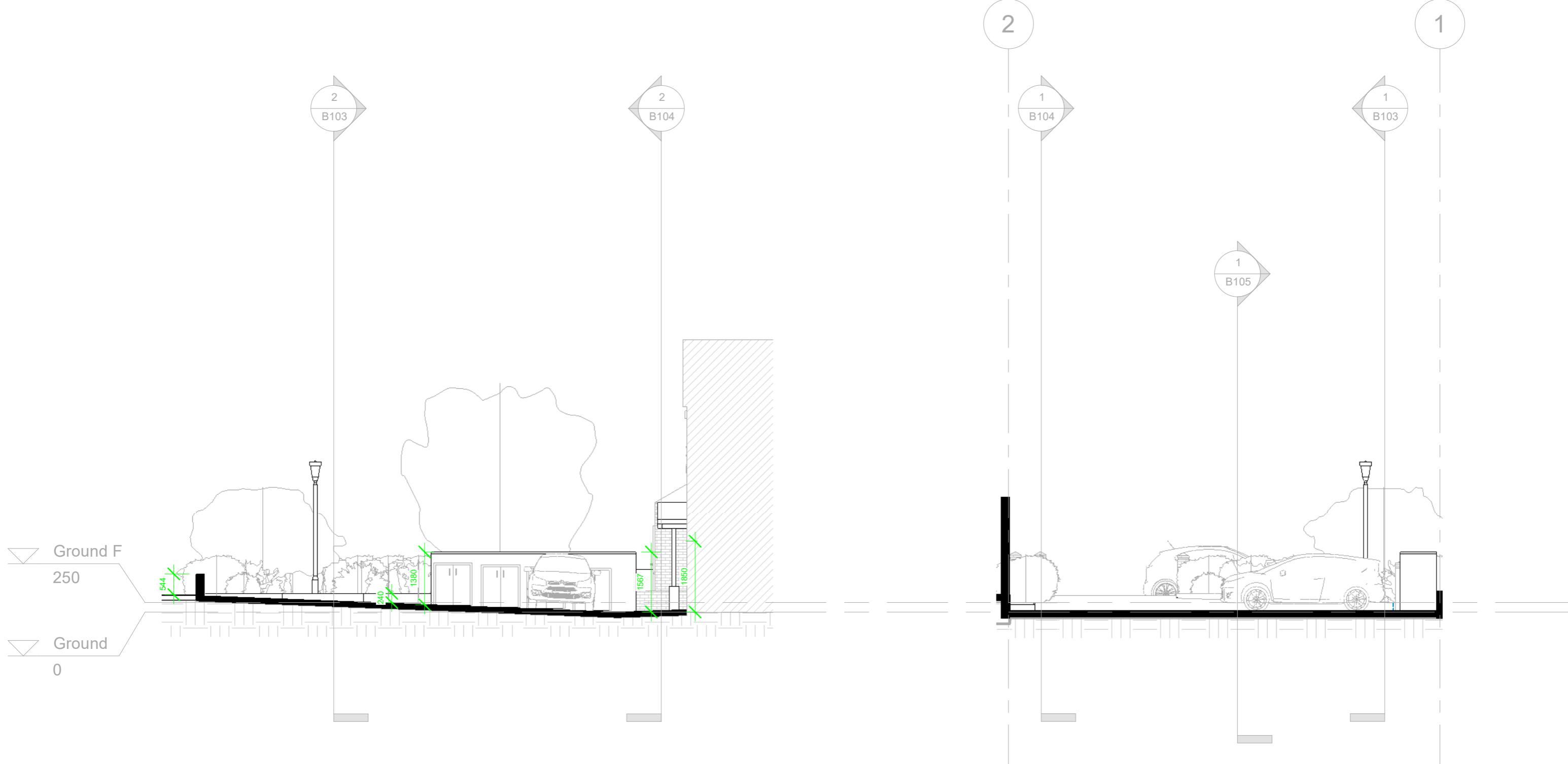
2 Cross AA  
1 : 100

**Landscaping**

Project number	230719-B1
Date	July 2023
Drawn by	RB
Checked by	MB
Scale @ A3	1 : 100

No.	Description	Date

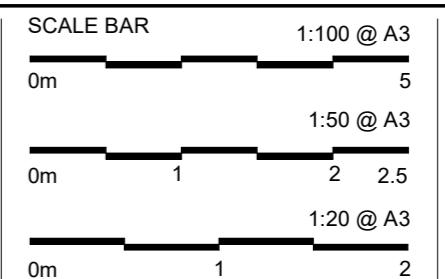




1 Longitudinal BB  
1 : 100

2 Cross BB  
1 : 100

No.	Description	Date



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## Filled Soakaway Notes :

The proposed rear extension includes the installation of a Soakaway system in accordance with building regulations to ensure proper drainage and prevent water buildup on the property. The Soakaway will be designed and installed by a qualified professional in compliance with all relevant codes and standards and will also be inspected and approved by the local building authority before use."

### Soakaway location

Soakaway should be:  
built on land lower than, or sloping away from, buildings  
sited at least 5m from the foundations of a building  
sited to take account of topography, ensuring that water is drained away from the building  
in soil of low permeability, only be provided where no alternative system is available.

### Soakaway design

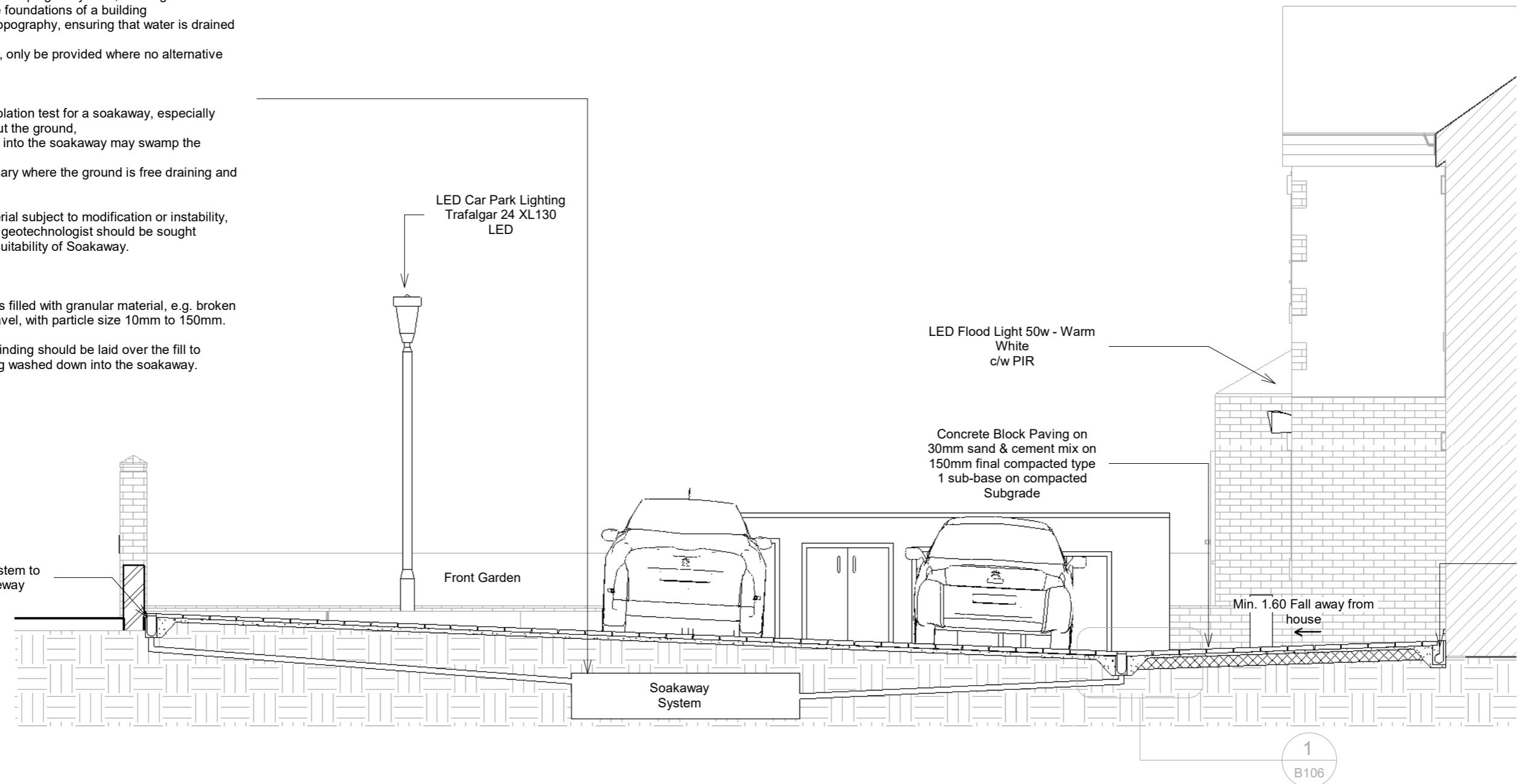
NHBC will require a percolation test for a soakaway, especially where there is doubt about the ground, a large quantity of run-off into the soakaway may swamp the ground.  
A test may not be necessary where the ground is free draining and granular.

In soil, chalk and fill material subject to modification or instability, the advice of a specialist geotechnologist should be sought regarding the siting and suitability of Soakaway.

### Small soakaway

Small soakaway are holes filled with granular material, e.g. broken brick, crushed rock or gravel, with particle size 10mm to 150mm.

PVC sheet or concrete blinding should be laid over the fill to prevent topsoil from being washed down into the soakaway.



## Section 1 1 : 50

Drawing Number:  
**B105**

Issued for  
Pre Application  
Planning Application Approval  
Building Control Approval  
Tenders  
Construction

Client  
**Pirooz Armenian**  
**46 Warren Rd UB10 8AD, London.**

Title  
**Proposed Ramp Details**

### Landscaping

Project number  
**230719-B1**  
Date  
**July 2023**  
Drawn by  
**RB**  
Checked by  
**MB**  
Scale @ A3  
**1 : 50**

No.	Description	Date

SCALE BAR	1:100 @ A3
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1	2.5
2	2.5
1	2

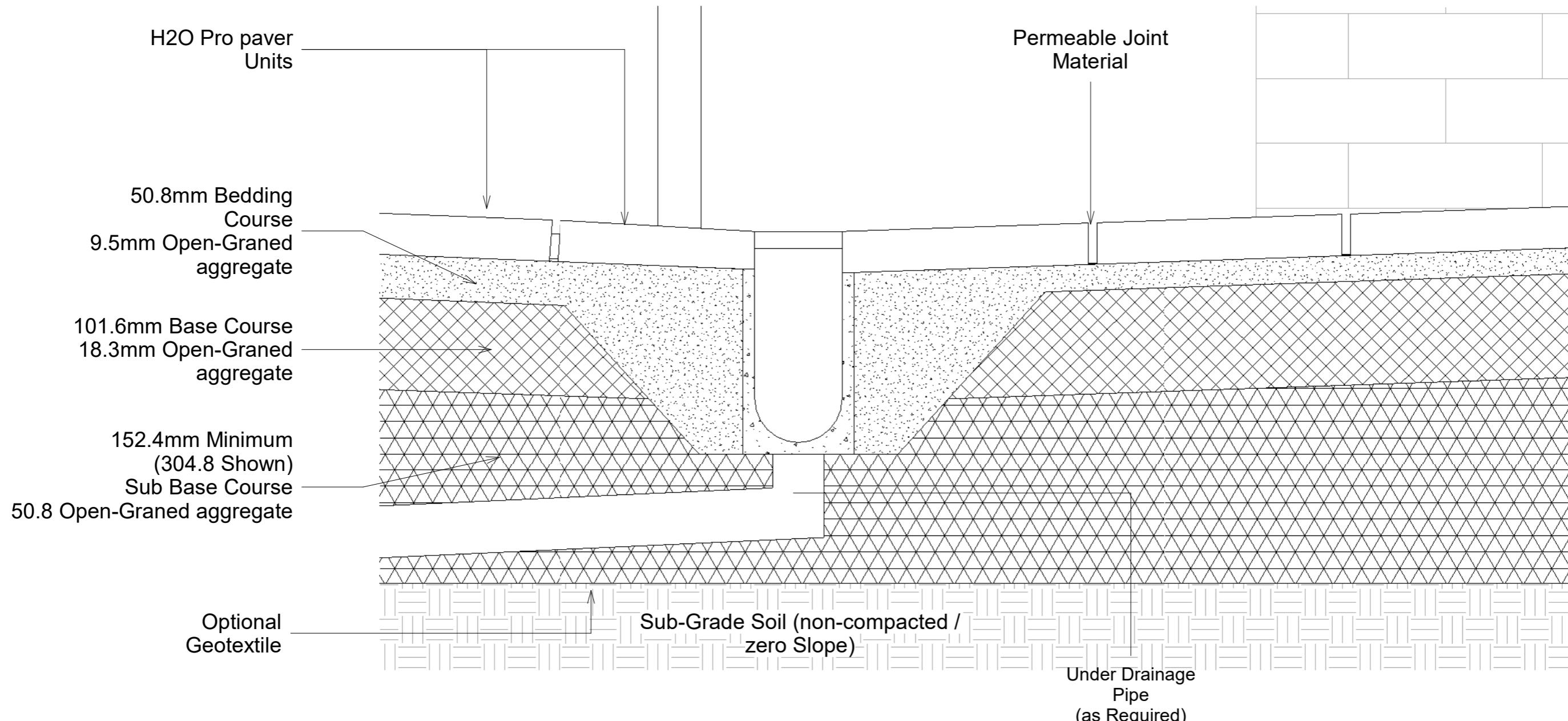
  

SCALE BAR	1:50 @ A3
0m	1
1	2
2	2.5
1	2

SCALE BAR	1:20 @ A3
0m	2
1	2
2	2
1	2

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1

Detail 1

1 : 5

Drawing Number:  
**B106**

Issued for

Pre Application  
Planning Application Approval  
Building Control Approval  
Tenders  
Construction

Client

**Pirooz Armenian**  
46 Warren Rd UB10 8AD, London.

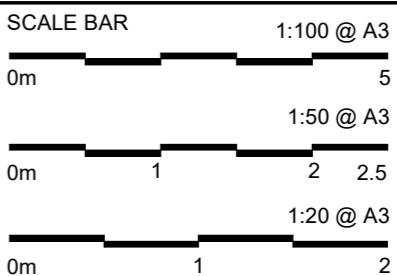
Title

**Proposed Ramp Details**

**Landscaping**

Project number 230719-B1  
Date July 2023  
Drawn by RB  
Checked by MB  
Scale @ A3 1 : 5

No.	Description	Date



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1

# Axonometry



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info@megaplan.co.uk  
London, United Kingdom

Drawing Number:  
**B107**

Issued for  
Pre Application  
**Planning Application Approval**  
Building Control Approval  
Tenders  
Construction

Client  
**Pirooz Armenian**  
**46 Warren Rd UB10 8AD, London.**

Title  
**Proposed Axonometry**

## Landscaping

Project number  
**230719-B1**

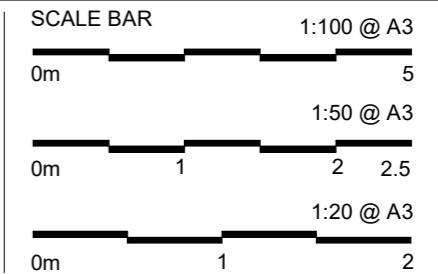
Date  
**July 2023**

Drawn by  
**RB**

Checked by  
**MB**

Scale @ A3

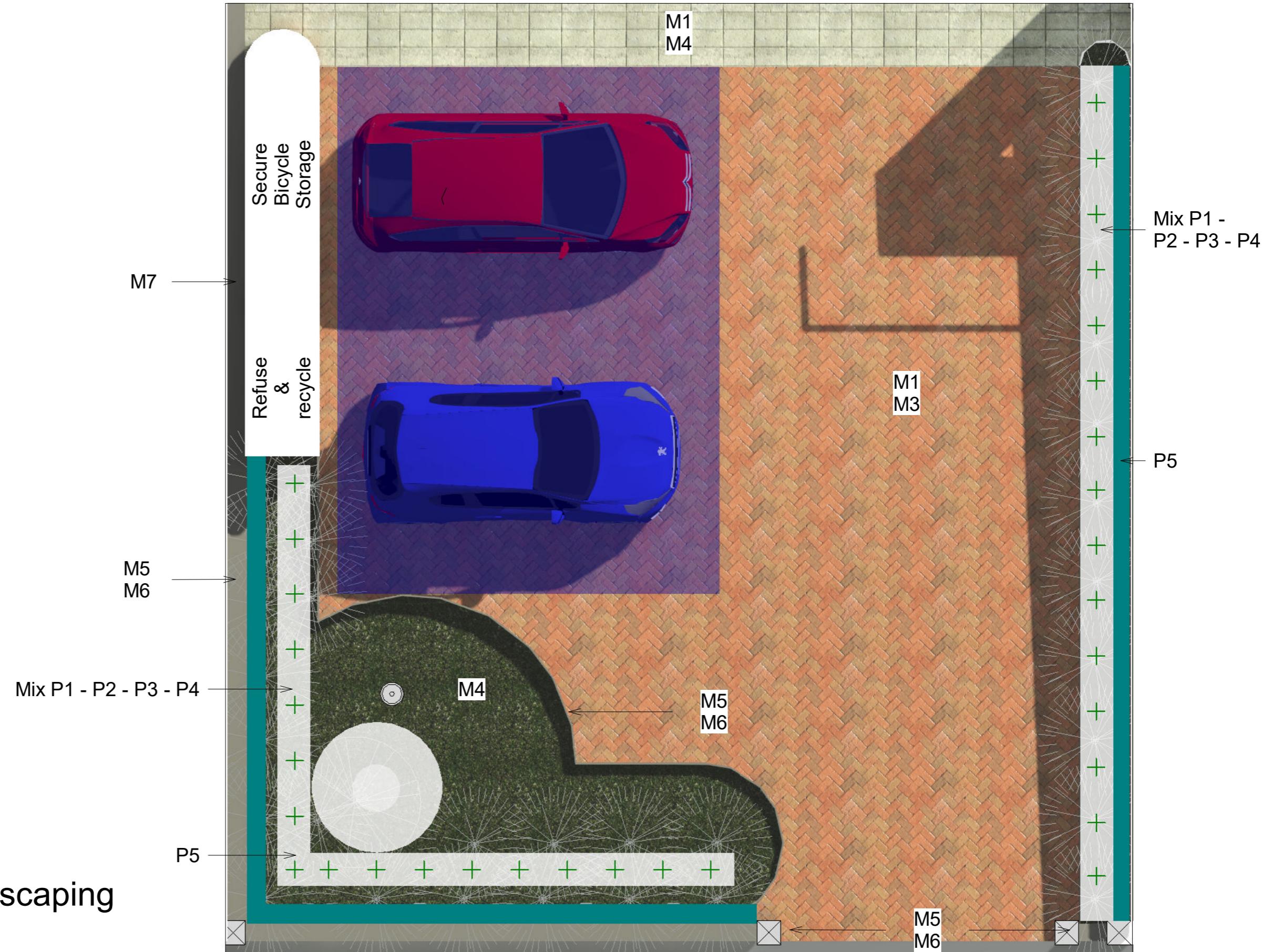
No.	Description	Date



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Legend	
Concrete Block Paving	
Brick Paving	
Mixer Flower Beds	
Proposed Hedge	
Existing Tree	
Parking Zone	



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London, United Kingdom

Drawing Number:  
**B108**

Issued for  
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Building Control Approval  
Tenders  
Construction

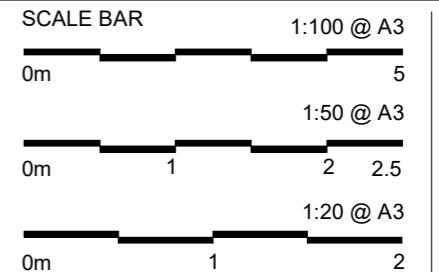
Client  
**Pirooz Armenian**  
46 Warren Rd UB10 8AD, London.

Title  
**Landscaping**

**Landscaping**

Project number	230719-B1
Date	July 2023
Drawn by	RB
Checked by	MB
Scale @ A3	As indicated

No.	Description	Date



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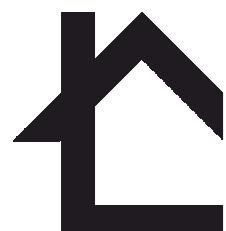
## Schedule of Materials

No.				
M1	Course Aggregate	Parking area and front garden, used in the joints for the entire permeable surface.	Coarse aggregates are irregular broken stones or naturally occurring round gravels that are used to make concrete, coarse aggregates for structural concrete consist of broken stones of hard rock like granite and limestone (angular aggregates) or river gravels (round aggregates).	
M2	Concrete Pavers	Front garden.		
M3	Brick Pavers	Parking area and driveway.	A paver is a paving stone, tile, brick or brick-like piece of concrete commonly used as exterior flooring. In a factory, concrete pavers are made by pouring a mixture of concrete and some type of coloring agent into a mold of some shape and allowing to set.	
M4	Stipa tenuissima - Grass	front garden, (green area)	S. tenuissima is a deciduous grass to 60cm, forming a compact upright tuft of thread-like leaves, with narrow, arching, feathery flowering panicles in summer	
M5	Brick London	215mm x 102.5mm x 65mm yellow brick with 10mm mortar on boundary wall and Kerbs	It's a pressed brick with frog, red and brown multi colour with a light sandfaced texture. The size of a standard brick in the UK is 215mm x 102.5mm x 65mm (length x depth x height)	
M6	Coping stone	140 x 600 x 50mm concrete coping stone on boundary wall with corner stone of boundary wall and Kerbs	<ul style="list-style-type: none"> <li>For use on top of walls</li> <li>Use on top of walls to protect them from water penetration</li> <li>Comes complete with drip channels</li> <li>Double weathered</li> </ul>	
M7	Softwood - Cladding Decking External Cladding	cladding wood 30x150x11mm on Refuse & Recycle and Secure Bicycle Store.	<p>It is used extensively to clad brick and mortar, timber frame buildings and increasingly in prefabricated modular buildings.</p> <p>It acts as a weatherboard or 'rainscreen' to the wall behind and has the additional benefit of protecting and concealing external insulation on walls.</p>	

## Schedule of Plants

No.		mm	mm	Expectancy		
P1	Aster	60	200	5+	Asters lend themselves well to a range of garden styles from prairie plantings to cottage gardens and mixed borders. More are perennials lasting years in the border, but some such as <i>Callistephus</i> (China asters) are grown as annuals from seed each spring.	
P2	Calendula	70	600	5+	These easy-to-grow hardy annuals flower from summer through to early autumn, making them a great choice for summer borders and containers. The flowers are good for cutting, have edible petals and are also used by herbalists to make skincare products. Plants often self-seed from year to year.	
P3	Annual leucanthemum	60	1300	5+	Blooming abundantly all summer, these mainly compact annuals are ideal for growing towards the front of a border, where they fill gaps left by earlier-flowering plants. These short-lived plants are also suitable for rock gardens and summer containers.	
P4	Zinnia	40	600	5+	Plant breeders have treated us to a rich colour range of velvet-petalled zinnias. Their single or double flowers make great bedding or container displays and are long-lived cut flowers. These tender annuals are at their best in the latter half of summer.	
P5	Buxus Semperfirens	40	600	5+	A large, evergreen shrub or small tree to 5m tall, with glossy, dark green leaves to 3cm long, and small, yellowish flowers in clusters, produced in the leaf axils during spring	

# 1 Schedules



# MEGAPLAN Architecture

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London, United Kingdom

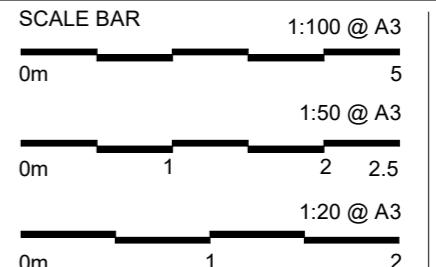
Drawing Number:  
**B109**

Issued for  
Pre Application  
**Planning Application Approval**  
Building Control Approval  
Tenders  
Construction

**Client**  
**Pirooz Armenian**  
**46 Warren Rd UB10 8AD, London**

## Title

<b>Landscaping</b>	
Project number	230719-1
Date	July 2023
Drawn by	F
Checked by	M
Scale @ A3	



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