

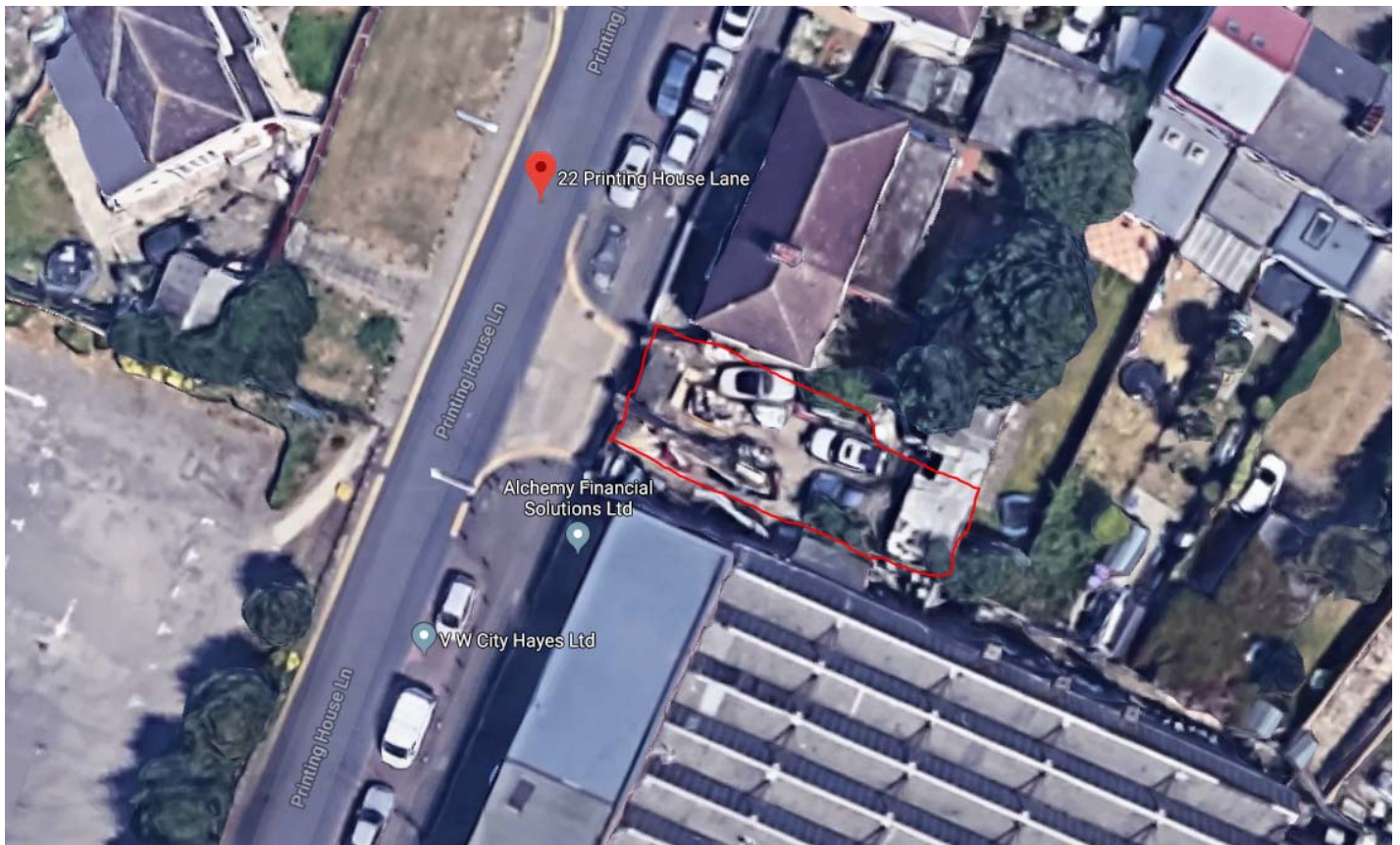
KLC ARCHITECTS

Land Adjoining 23 Printing House Lane Hayes
Pre-commencement Planning Conditions Report

KLC ARCHITECTS
250 York Road, Battersea
London SW11 3SJ

Contents

1.0 Condition 3	6
C3 Materials and external surfaces	
2.0 Condition 4	
C4 Landscaping (car parking & refuse/cycle storage)	
1. Details of Soft Landscaping	
1.a Planting plans (at not less than a scale of 1:100),	
1.b Written specification of planting and cultivation works to be undertaken,	
1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities	
where appropriate	
2. Details of Hard Landscaping	
2.a Refuse Storage	
2.b Cycle Storage	
2.c Means of enclosure/boundary treatments	
2.d Car Parking Layouts	
2.e Hard Surfacing Materials	
2.f External Lighting	



Aerial view of site

Introduction

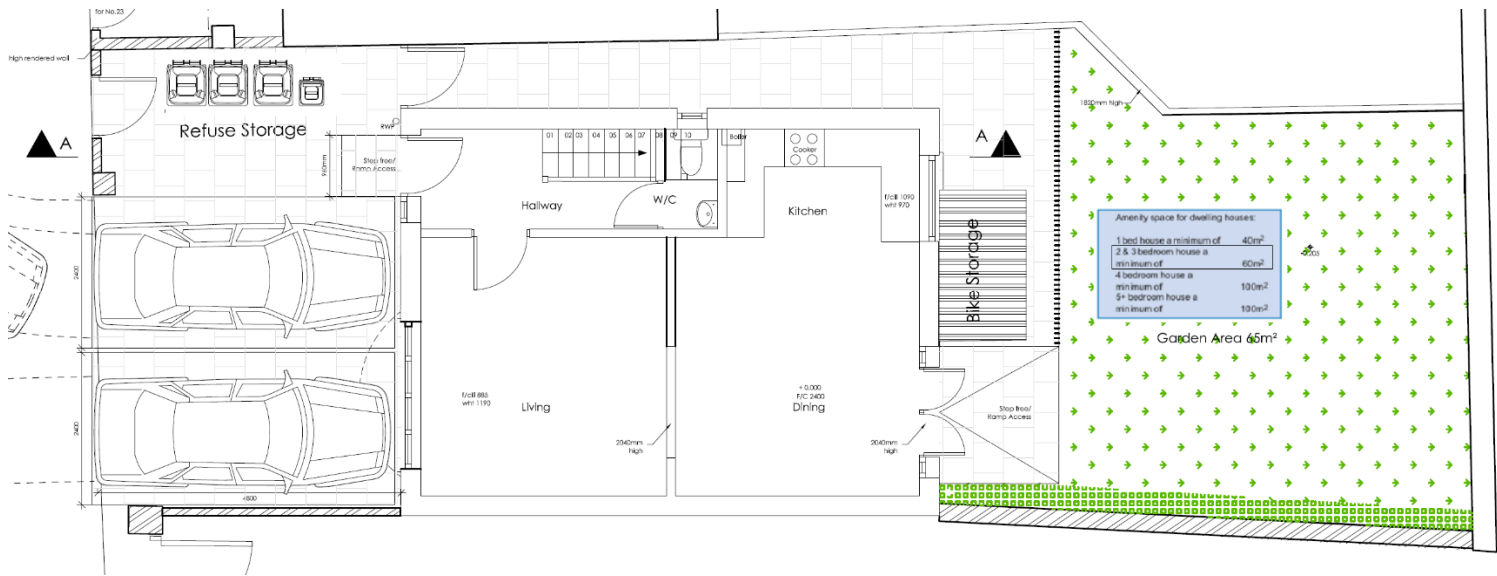
Pre-commencement Planning Conditions: 74297/APP/2018/3896

C3: Materials and external surfaces

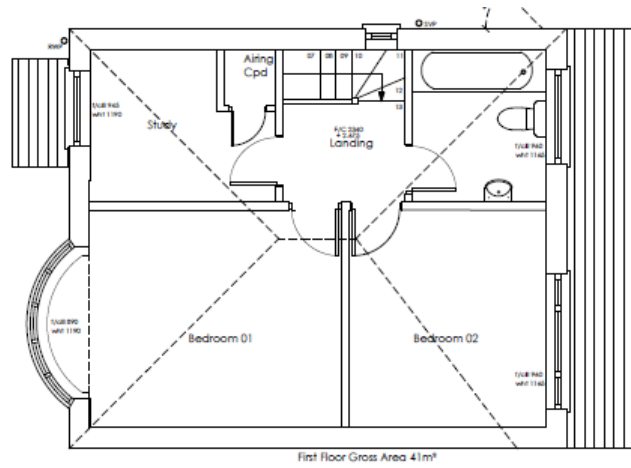
C4: Landscape details

This report has been prepared to discharge the above architectural pre-commencement planning conditions for Ref: 74297/APP/2018/3896. The site is located on Printing House Lane Hayes, fronting the road. The site is mostly bounded by open ground.

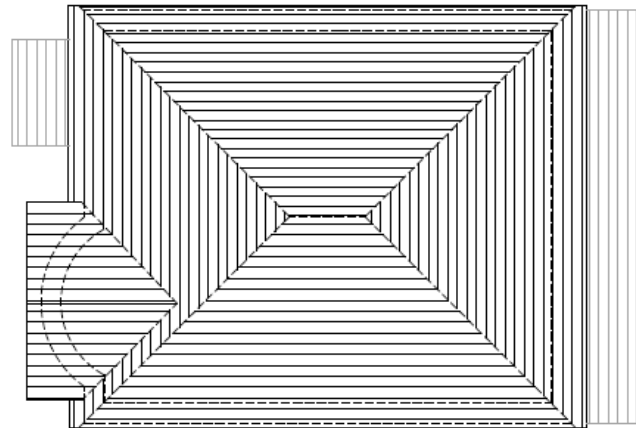
- 1 Ground floor plan
 - 2 First & Second floor plan
 - 3 Roof plan
- [Drawings not to scale]



1



2



3

Condition 3 Materials and external surfaces



Self Cleaning White Painted Smooth render



UPVC Windows and doors



Redland 49 Tiles



Riven Stone Paving Slabs

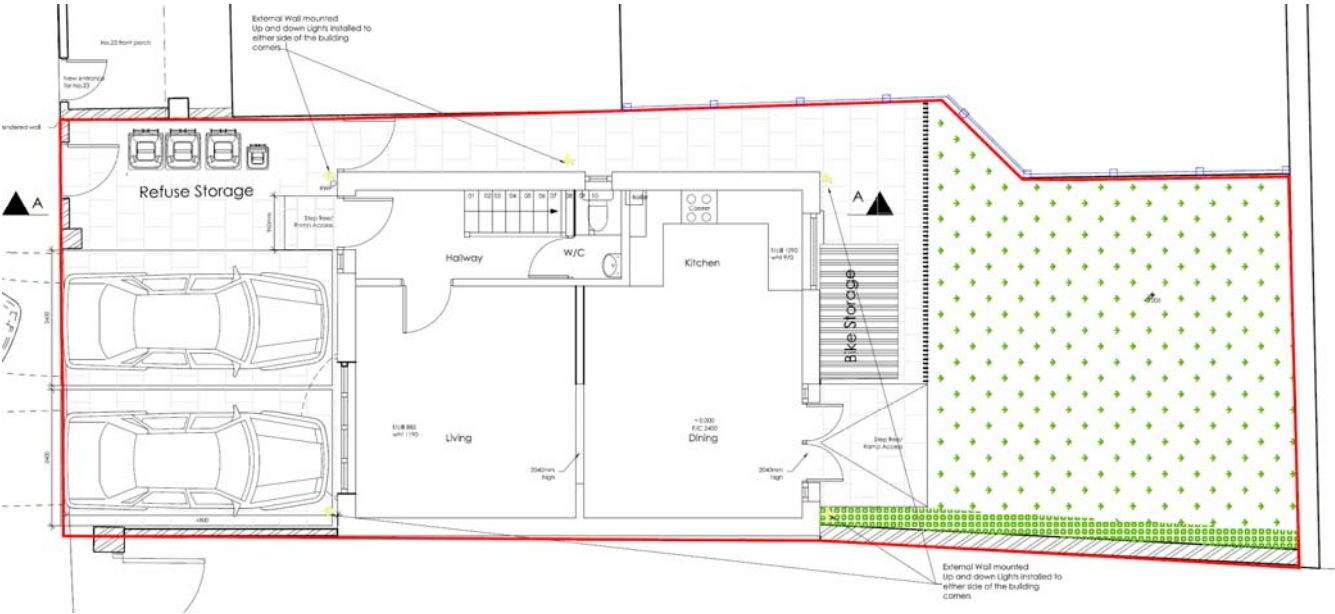


Artificial Grass



Timber fence panels with concrete posts

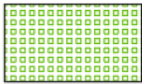
Condition 4



GF Landscape Plan refer to Drawing Number 011 (1)

Landscape Strategy

SOFTWORKS

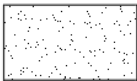


Surface material A (hedge to boundary)
Hedge to Boundary carpinus betulus hedge(Hornbeam),
1.0m x 0.4m, pre-formed hedging units, plants at 0.5 c/s,
single row. Prepare trench with minimum 500mm depth
multi-purpose topsoil to BS 3882

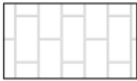


Surface material B (Artificial grass)
Tuda Berlin 26mm

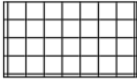
HARDWORKS



Repair existing concrete surfacing
on existing site



Surface material C (Footway)



Surface material D (Separating strip)



Close board timber fencing to
boundary to 1.8m height



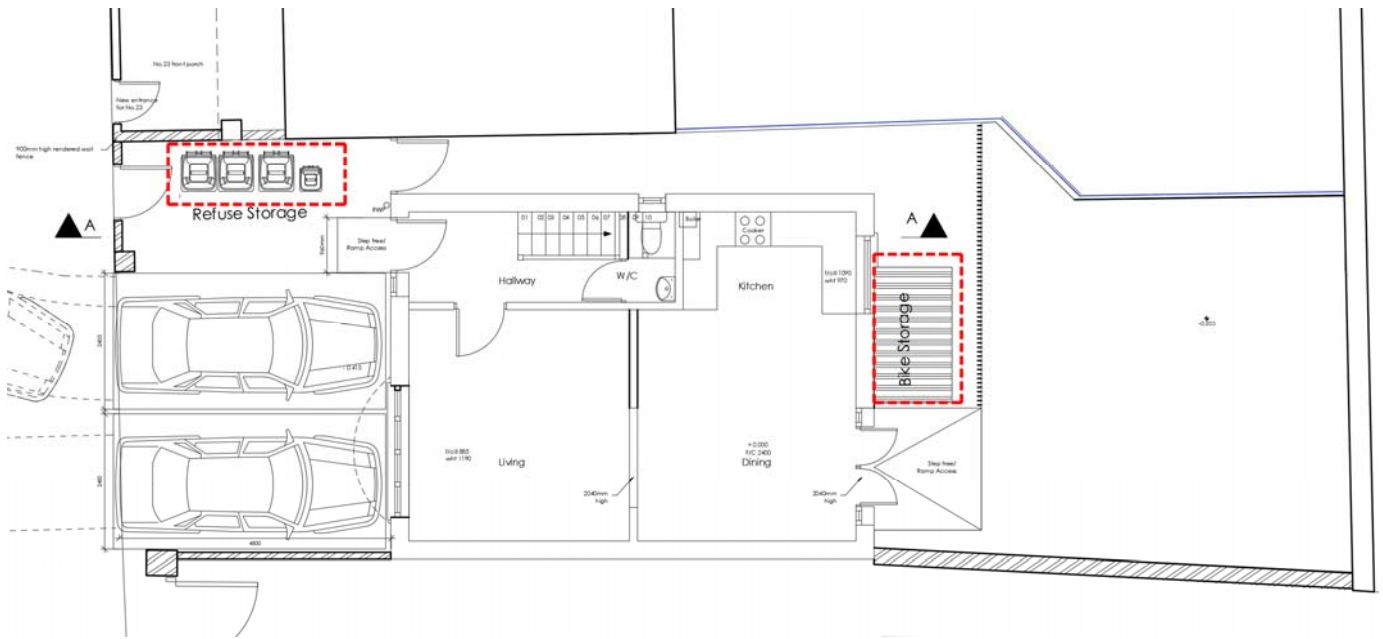
New walls and also Replace
existing wall to match new walls



Site Boundary

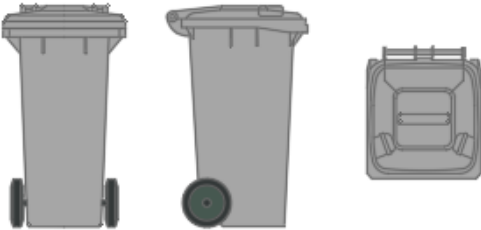
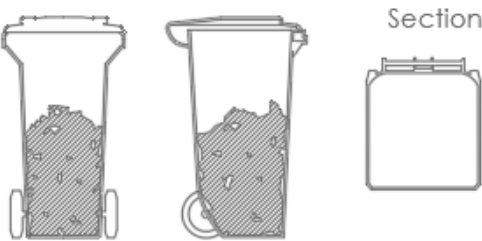


External Wall Light
Supplier: MrLight - 88025

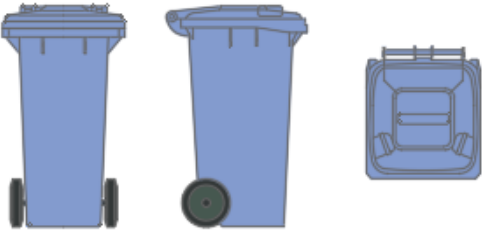


Site Plan refer to Drawing Number 011 (A)

Council provided bin storage's for homeowners



General Waste



Plastics Waste



Food Waste



Garden Waste

1:50 Detail Plan of waste storage

Weatherproof Bicycle Storage



Weather Proof Cycle Storage

The Garden Bike Locker is a robust metal storage unit that allows you to securely park four bicycles at your home or workplace. This product is made from thick, heavy gauge, galvanized (weather proof) steel panels and features strong integral metal floor, a large reinforced gas lift roof, reinforced shrouded locking system and double door front access.

The Garden Bike Locker is a tough weather proof construction and a secure home for your most valuable road and mountain bikes. Refer to scale drawing 013 at 1:20 for further detail. Supplier: Cycle Hoop

- o Weight: 114kg (18 stone)
- o Tough weather proof construction
- o Holds up to 4 bicycles
- o Supplied with 2-disc padlocks
- o Large double doors and lift up roof
- o Gas lift roof
- o Vented roof and integral metal floor
- o Reinforced shrouded locking system
- o 10 Year Warranty
- o Available in dark green, brown or ivory