



The Principal Contractor is responsible for checking dimensions, tolerances and references. Any discrepancy to be notified to the Architect before proceeding with the works.

Where an item is covered by drawings to different scales the larger scale drawing is to be correct by. Do not scale drawing. Figured dimensions to be worked to in all cases.

Where products have been specified, PRP have reviewed applicable products available in the UK at the time of writing the specification, from which products named in the specification have been selected. Where the Principal Contractor wishes to propose alternative products, representative samples and a full technical appraisal demonstrating that their proposed alternative has equal or better performance should be submitted by the Principal Contractor in accordance with the agreed project Change Control Procedures. On any Higher Risk Building (HRB) the Principal Contractor should confirm if they consider the alternative (and / or any consequential impacts) as a recordable, notifiable or major change under Regulation 28 of The Building (Higher-Risk Building Procedures) (England) Regulations 2023.

CDM REGULATIONS 2015, All current drawings and specifications for the project must be read in conjunction with the Designer's Hazard and Environment Assessment Record

All intellectual property rights reserved.

- KEY**
- Site boundary
 - Proposed trees, Refer to Tree Strategy in DAS for key species.
 - Proposed feature tree, Refer to Tree Strategy in DAS for key species.

B1	ESTATE RAILING	Traditional hot-dip galvanized steel estate railing, dark gray/black polyester powder coat.
F1	TIMBER BENCH	Straight FSC-certified hardwood bench with backrest and armrests.
F2	TIMBER PERGOLA	Timber pergola structure. Dimensions vary per layout. Featuring retractable slats to support climbers.
F3	FLEXIBLE TERRACE SEATING	Mobile tables and chairs to accommodate varied user groups and flexible social configurations.
F4	OUTDOOR CINEMA SCREEN	Weather-protected external projection screen, fixed securely to building facade.
F5	SUN LOUNGER	Powder-coated aluminum frame sun lounge with weather-resistant cushions.
F6	GARDEN STORAGE SHED	Timber panel-clad utility shed, finish to match other landscape structures.
F7	GREEN HOUSE	Arched polycarbonate greenhouse with galvanized steel structure. Size: 3m.
F8	TIMBER BOLLARDS	Solid oak timber bollard with weathering/pyramidal top.
F9	BIN STORE - BUNGALOWS	To architect's design.
F10	BIN STORE - HILLOCKS	Refer to DAS for design intent.
F11	SANITARY STRUCTURE	To architect's design.
F12	FOUNTAIN & TREATMENT	Decorative vertical water jet located within lake zone.
F13	GROUNDSMAN TOOL STORE	Timber panel-clad storage building. To architect's design.
F14	CYCLE STAND	Black steel (short-life) cycle stand.
P1	SHARED SURFACE	Triple concrete block paving in a three-size mix, 80mm thickness, Colour: Natural. Laid in stretcher bond.
P2	PEDESTRIAN AREA	Triple concrete block paving in a three-size mix, 80mm thickness, Colour: Natural. Laid in stretcher bond.
P3	PARKING AREA	Triple concrete block paving in a three-size mix, 80mm thickness, Colour: Broken. Laid in stretcher bond.
P4	GRASS SETTING	Gentle sets, 100x100mm, To be laid stack bond.
P5	GRASS PAVING	Linear green blocks paving with 40% surface growing area, 100x300x100mm, Colour: Pink / light red.
P6	GRASS PAVING	Linear blocks, solid top no planting area, 100x300x100mm, Colour: Pink / light red.
P7	ASPHALT	80-100mm self-binding dust-gravel base with a 50mm gravel wearing course.
P8	ASPHALT	Tarmac Asphalt to Engineers specification.
S1	GRASS PAVING	Grass pavers leading to CF3 restaurant terrace. Including Crown steel mesh, contrasting visual signage, and tactile warning surface at top and bottom treads.
SW1	DEFENSIBLE PLANTING	Shrubs and herbaceous species mix. Refer to Planning Strategy in DAS for key species.
SW2	ORCHARD PLANTING	Shrubs and herbaceous species mix. Refer to Planning Strategy in DAS for key species.
SW3	RAIN GARDEN	Rain garden. Refer to Planning Strategy in DAS for key species.
W1	FEATURE ENTRANCE WALL	1.5m high decorative 300mm masonry wall located at the main entrance area.
W2	RETAINING WALL & PARAPET	Retaining wall to terraced garden with 1100mm high parapet to burglarize terraces and rear gardens.

- NOTE 1: Ornamental lake and attenuation pond feature with planted marginal wetland edges. Refer to Tree and Planning Strategy in DAS for key species. Refer to civil engineer for site proposed levels and attenuation strategy.
- NOTE 2: Resident Assembly/growing zone featuring raised timber planters (600mm height).
- NOTE 3: Rounded aggregate/hard-surfaced border pitch.
- NOTE 4: Level, free-drain area suitable for lawn games and cricket.
- NOTE 5: Substation & switch room. Refer to MEP information.
- NOTE 6: Specimen willow overhanging with scattered native trees. Refer to Tree and Planning Strategy in DAS for key species.
- NOTE 7: Putting green featuring managed fine-turf with cup and flag installations.
- NOTE 8: Orchard area including selection of productive fruit trees. Refer to Tree and Planning Strategy in DAS for key species.
- NOTE 9: Existing trees to be retained. Refer to Arboriculturist's information for further details.
- NOTE 10: Existing hedge to be retained and ecologically enhanced.
- NOTE 11: Vegetated bund implemented as part of the wider masterplan infrastructure works.
- NOTE 12: New access road and pedestrian crossing points implemented as part of the wider masterplan infrastructure works.

Rev	By	Description	Rev	By	Description
01	01/2024	Planning Submission	01	AGF	AGF
02	02/2024	Final Review	02	AGF	AGF
03	03/2024	Final Review	03	AGF	AGF
04	04/2024	Final Review	04	AGF	AGF

Kingscote Place, East Grinstead Landscape GA Plan

Project	Origin	Function	Space	Form	Discipline	Number
KCP-	PRP	- ZZ -	XX -	DR -	L -	12000
Revision						
P04 - Planning Submission						
Status						
S2 - Suitable For Stage Approval						