



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 worked to. 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 26 of The Building (Higher-Risk Buildings 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

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KEY	
	Site boundary
	Proposed tree. 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 grey/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 trellis/slader sides to support climbers.
F3	FLEXIBLE TERRACE SEATING Movable tables and chairs to accommodate varied user groups and flexible social configurations.
F4	OUTDOOR CINEMA SCREEN Wall-mounted external projection screen, fixed securely to building facade.
F5	SUN LOUNGER Powder-coated aluminium frame sun lounger 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 galvanised steel structure. Size: 3x6m.
F8	TIMBER BOLLARDS Solid oak timber bollard with weathered/pyramid top.
F9	BIN STORE - BUNGALOWS To architect's design.
F10	BIN STORE - BLOCKS Refer to DAS for design intent.
F11	SMOKING SHELTER To architect's design.
F12	FOUNTAIN JET DISPLAY Decorative vertical water jet located within lake zone.
F13	GROUNDSMAN TOOL STORE Timber panel-clad storage facility. To architect's design.
F14	CYCLE STAND Stainless steel Sheffield-style cycle stand.
P1	SHARED SURFACE Tegula concrete block paving in a three-size mix, 80mm thickness. Colour: Heather. Laid in stretcher bond.
P2	PEDESTRIAN AREA Tegula concrete block paving in a three-size mix, 80mm thickness. Colour: Natural. Laid in stretcher bond.
P3	PARKING AREA Tegula concrete block paving in a three-size mix, 80mm thickness. Colour: Bracken.. Laid in stretcher bond.
P4	GRANITE SETTS Granite setts. 100x100mm. To be laid stack bond.
P5	GRASS PAVING Linear green blocks, paving with 40% surface growing area, 100x300x100mm. Colour: Pink/ Light red
P6	ORCHARD FOOTPATH Linear blocks, solid block no planting area, 100x300x100mm. Colour: Pink/ Light red
P8	HOGGIN 80-100mm self binding clay-gravel base with a 50mm gravel wearing course.
P9	ASPHALT Tarmac/ Asphalt to Engineers specification
S1	Granite steps leading to CFB restaurant terrace. Including Corten steel handrail, contrasting visual nosings, and tactile warning surface at top and bottom treads.
SW1	Defensible planting. Shrubs and herbaceous species mix. Refer to Planting Strategy in DAS for key species.
SW2	Ornamental planting. Shrubs and herbaceous species mix. Refer to Planting Strategy in DAS for key species.
SW3	Rain garden. Refer to Planting Strategy in DAS for key species.
W1	FEATURE ENTRANCE WALL 1.5m high decorative flint masonry wall located at the main entrance area.
W2	RETAING WALL & PARAPET Retaining wall to terraced garden with 1100mm high parapet/barrier to bungalow terraces and rear gardens.

NOTE 1 Ornamental lake and attenuation pond feature with planted marginal wetland edges. Refer to Tree and Planting Strategy in DAS for key species. Refer to civil engineer for site proposed levels and attenuation strategy.

NOTE 2 Resident allotment/growing zone featuring raised timber planters (600mm height)

NOTE 3 Bounded aggregate/hard-surfaced boules pitch.

NOTE 4 Level, fine-turf area suitable for lawn games and croquet.

NOTE 5 Substation & switch room. Refer to MEP information.

NOTE 6 Species-rich wildflower meadow with scattered native trees. Refer to Tree and Planting 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 Planting Strategy in DAS for key species.

NOTE 9 Existing trees to be retained. Refer to Arboriculturist's information for further details.

NOTE 10 Existing hedgerow 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.

P04	25.08.26	Planning Submission	MF	AGF
P03	20.08.26	Draft Issue	MF	AGF
P02	18.08.26	Draft Issue	MF	AGF
P01	07.08.26	First Draft Issue	MF	AGF
Rev	Date	Description	Dwn	Cld

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						
Drawn	MF	Checked	AGF	Date	08/06/26	Scale @ A1 1 : 500