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Drawing title: Site Location Plan

Client: Charterhouse Strategic Land Ltd.

Drawn by: AH Checked: JE

Project No: 19.20.026

Project: Land to the north of  
 Perrybrook, Shurdington  
 Road, Brockworth

Scale: 1:2500 @ A4

Date: March 2020

Project / Drawing No: 19.20.026 PL001

Accommodation Schedule					
House Type	Bedrooms	Bedspaces	Spins	Number Of	Total spin
<b>Accommodation (Total from plan #)</b>					
Ashton (1st)	1	2	50.0	2	100.0
Barnes (1st)	2	4	70.0	6	140.0
Beckford	2	3	70.0	6	140.0
Carlton	3	4	85.2	3	255.6
Chadwell	3	5	90.0	4	360.0
<b>Market</b>					
Stuary	2	3	70.0	3	210.0
Chester	3	4	85.2	2	170.4
Cowley	3	5	90.0	4	360.0
Claydon	3	5	90.0	8	360.0
Dunham	4	6	119.3	4	477.2
Dunley	4	7	127.9	3	383.7
Dewent	4	8	134.8	5	674.0
				47	4775sqft



- Revisions
- A 08/03/20 AH Revised to LPA comment
  - B 08/03/20 AH Revised to client comment
  - C 08/03/20 AH Revised to client comment
  - D 10/03/20 AH Revised to LPA and client comment
  - E 11/03/20 AH Turning head adjacent parking station revised to suit 1m service margin
  - F 11/03/20 AH Alternative basin revised to Engineer's detail
  - G 12/03/20 AH Acoustic fencing indicated to near amenity space of grade 45 and 47 to conform with Acoustic Engineer's recommendations



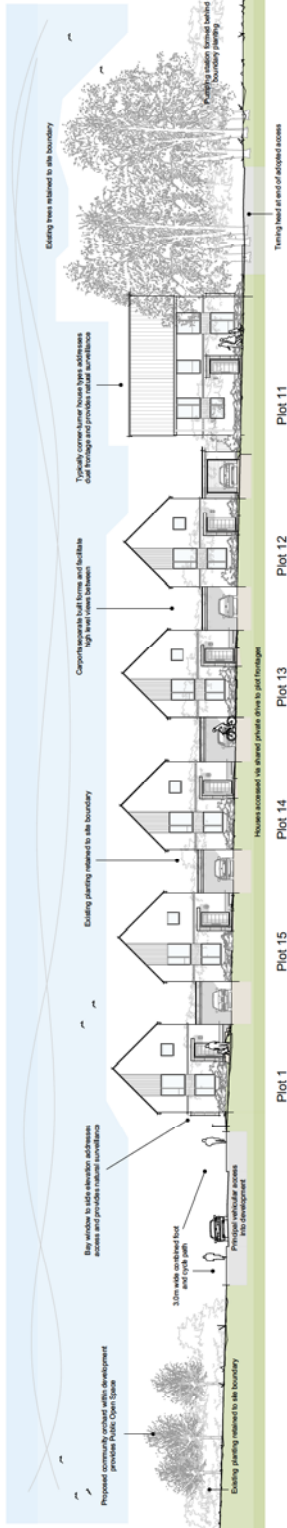
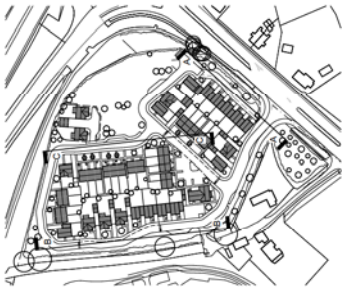
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- Preliminary
- Feasibility
- Planning
- Building Regulations
- Tender
- Construction Issue
- As Built



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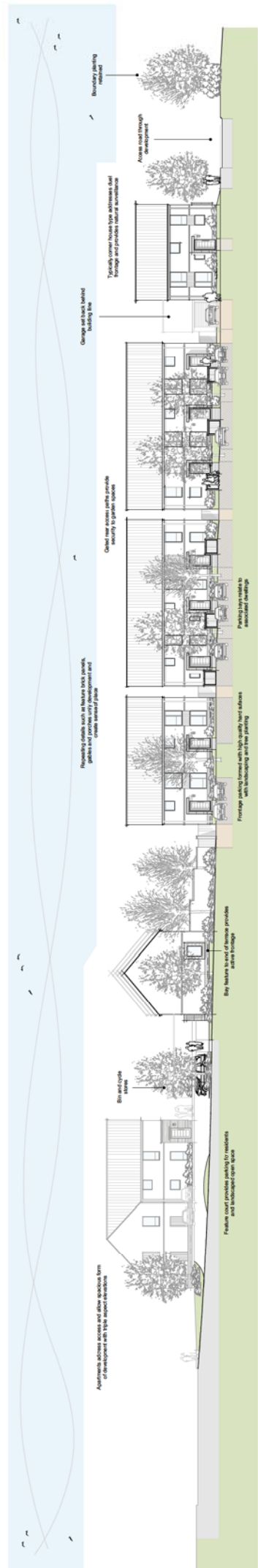
Drawing title: Proposed Site Layout	Project: Land to the north of Perrybrook, Shurdington Road, Brockworth
Client: Charterhouse Strategic Land Ltd.	Scale: 1:500 @ A1
Drawn by: AH Checked: JE	Date: March 2020
Project No: 19.20.026	Project / Drawing No: 19.20.026 PL005 G



Proposed Street Scene A-A - View to frontage along A46



Proposed Street Scene B-B - View fronting western site boundary



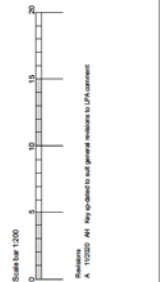
Proposed Street Scene C-C - View along internal section of development

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**RIBA**  
 Chartered Architect

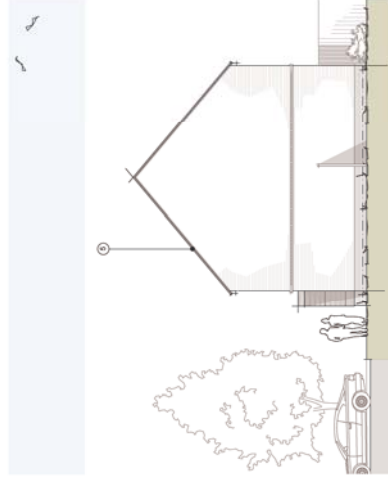


Client:	Charthouse Strategic Land Ltd.
Drawn by:	AH
Checked:	JE
Project No.:	19.20.026

Project: Land to the north of Fearybrook, Shurdington Road, Brockworth  
 Scale: 1:200 @ A1  
 Date: April 2020  
 Project / Drawing No: 19.20.026 PL.012 A



Rear Elevation

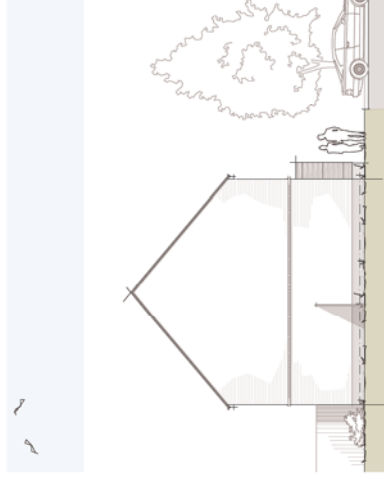


Side Elevation

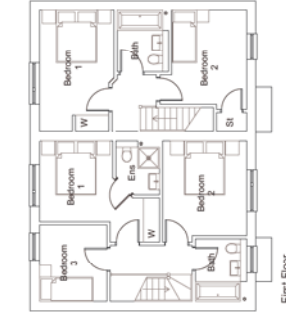


Front Elevation

- Finishes Key**
- 1. External cladding with vertical aluminium panels R109
  - 2. Black cladding with horizontal aluminium panels R109
  - 3. Concrete slab to LPA approval
  - 4. Clay porthole / box bay / entrance
  - 5. Black metal / handrail covers to match main block
  - 6. Cemented verge detail
  - 7. Brown stone and black UPVC rainwater goods
  - 8. Grey UPVC double glazed window system
  - 9. Cold painted glass fibre roof system
  - 10. Powdered metal sheet screen and doors
  - 11. Charred canopy porch
  - 12. Grey UPVC / double glazed conservatory



Side Elevation



Bibury Plot 28  
Bibury  
35 Babington Way  
70 Babington

Cowley Plot 29  
Cowley  
35 Babington Way  
70 Babington



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**Project:** Land to the north of Parnbrook, Shurdington Road, Brockworth

**Drawing title:** Bibury & Cowley House Types Pits 28 & 29

**Client:** Chertenhurst Strategic Land Ltd.

**Scale:** 1:100 @ A1

**Drawn by:** JB, AH

**Checked:** JE

**Date:** March 2020

**Project / Drawing No:** 19.20.026 HT 28 & 29

**Project No:** 19.20.026

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Chartered Architect

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 Planning  
 Building Regulations  
 Tender  
 Construction issue  
 As Built

Scale bar 1:100



Rear Elevation



Side Elevation

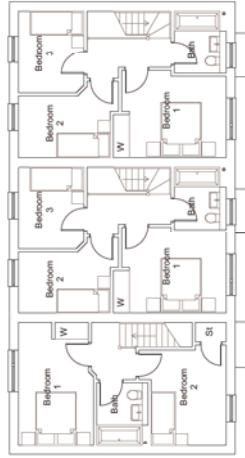


Front Elevation

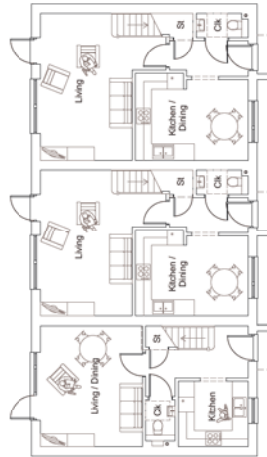


Side Elevation

- Finishes Key**
- For use in conjunction with materials schedule plan P1009
- 1 Brick elevations to LPA approval, with contrast paint as indicated
  - 2 Concrete tile to LPA approval
  - 3 Blue point / Rock face / entrance
  - 4 Blue point / Rock face / entrance
  - 5 Concrete v-joint detail
  - 6 Bond stone and black UPVC window goods
  - 7 Grey UPVC double glazed window goods
  - 8 Cold formed glass fibre roof system
  - 9 Prefabricated metal sheet soffit and doors
  - 10 Clazed canopy porch
  - 11 Grey UPVC double glazed canopy



First Floor



Ground Floor

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Drawing title: Chester & Bibury House Types  
P105 33, 34 & 35

Client: Chertnhouse Strategic Land Ltd.

Drawn by: JB, AH Checked: JE

Project No: 19.20.026

Project: Land to the north of Perrybrook,  
Shurdington Road, Brockworth

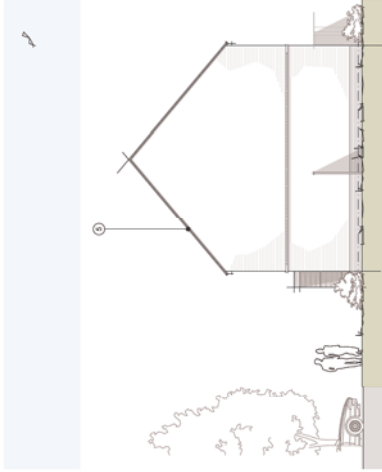
Scale: 1:100 @ A1

Date: March 2020

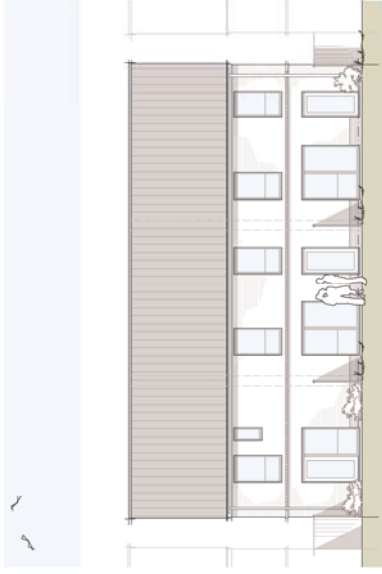
Project / Drawing No: 19.20.026 HT 33, 34 & 35



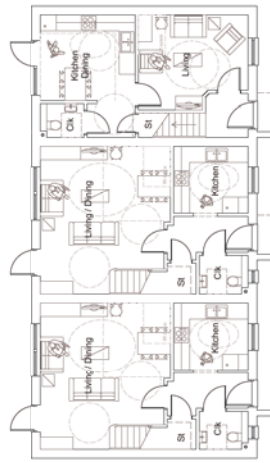
Front Elevation  
Cantlow Plot 36  
Cantlow Plot 37  
Beckford Plot 36



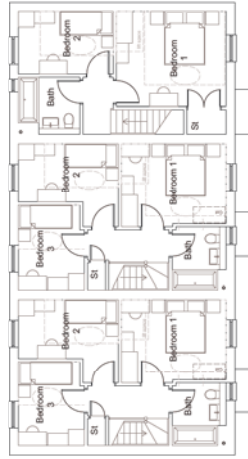
Side Elevation



Rear Elevation



Ground Floor  
Cantlow Plot 36  
Cantlow Plot 37  
Beckford Plot 36  
3 Bedrooms & Bathrooms  
62.27sqm, 1711sqft



First Floor

- Finishes Key**  
 To be read in conjunction with materials distribution plan PL009
- 1 Brick external walls in UP approval, with contrast path as indicated
  - 2 Concrete to 12% approval
  - 3 Cast in situ floor for service
  - 4 Brick external cladding to match main block
  - 5 Concrete external cladding
  - 6 Black stone and black UPVC shower goods
  - 7 Grey UPVC double glazed window system
  - 8 Cold framed glass front roof system
  - 9 Prefabricated metal sheet screen and doors
  - 10 Glazed canopy porch
  - 11 Grey UPVC / double glazed conservatory

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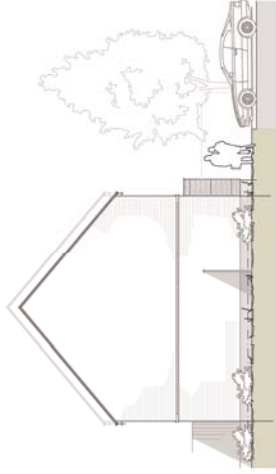
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- Planning
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- Tender
- Construction issue
- As Built

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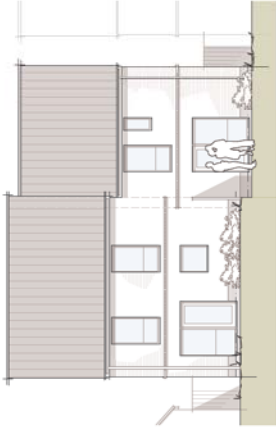


Drawing title: Beckford & Cantlow House  
 Types Plots 36, 37 & 38  
 Client: Charthouse Strategic Land Ltd.  
 Drawn by: JB, AH Checked: JE  
 Project No: 19.20.026

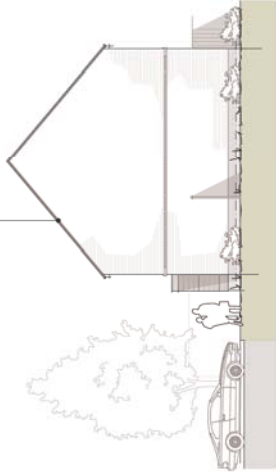
Project: Land to the north of Perrybrook,  
 Sturington Road, Brockworth  
 Scale: 1:100 @ A1  
 Date: March 2020  
 Project / Drawing No: 19.20.026 HT 36, 37 & 38



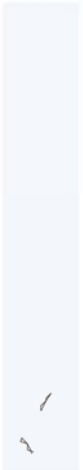
Side Elevation



Rear Elevation



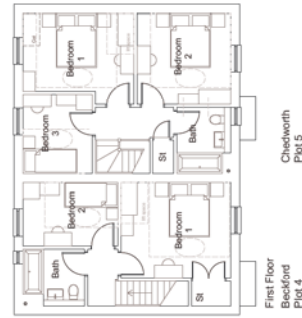
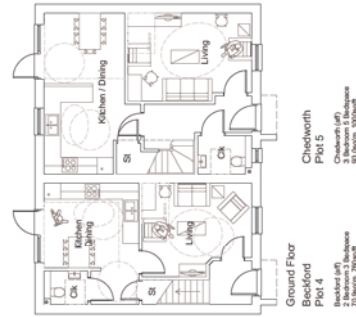
Side Elevation



Front Elevation  
Beckford  
Plot 4

Chedworth  
Plot 5

- Finish Key**  
To be read in conjunction with materials specification plan F1.009
- 1 Brick Antracite to LPA approval, with contrast girths as indicated
  - 2 Concrete like to LPA approval
  - 3 Clay path / floor key / entrance
  - 4 Brick slip / landing concrete to match main brick
  - 5 Concrete verge skid
  - 6 Stone sills and thick UPVC window goods
  - 7 Only UPVC double glazed window frames
  - 8 UPVC door and roof system
  - 9 Packaged metal sheet for rain and flash
  - 10 Great energy path
  - 11 Only UPVC / double glazed conservatory



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REGISTERED ARCHITECTS

Preliminary  
 Feasibility  
 Planning  
 Building Regulations  
 Tender  
 Construction issue  
 As Built

**Drawing title:** Beckford & Chedworth House  
Types Plots 4 & 5

**Client:** Chertnhouse Strategic Land Ltd.

**Drawn by:** JB, AH **Checked:** JE

**Project No:** 19.20.026

**Project:** Land to the north of Perrybrook,  
Sturminster Road, Brockworth

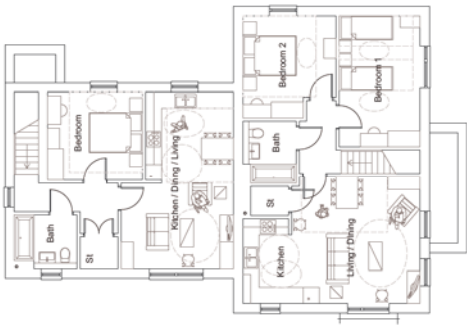
**Scale:** 1:100 @ A1

**Date:** March 2020

**Project / Drawing No:** 19.20.026 HT 4 & 5 Plot A

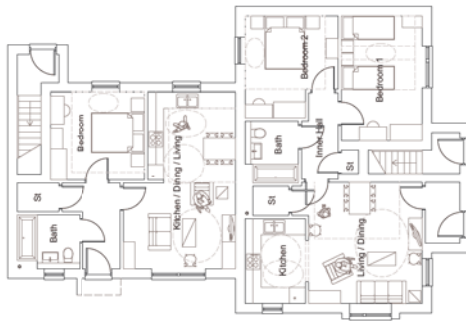
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Ashton Plot 19



First Floor

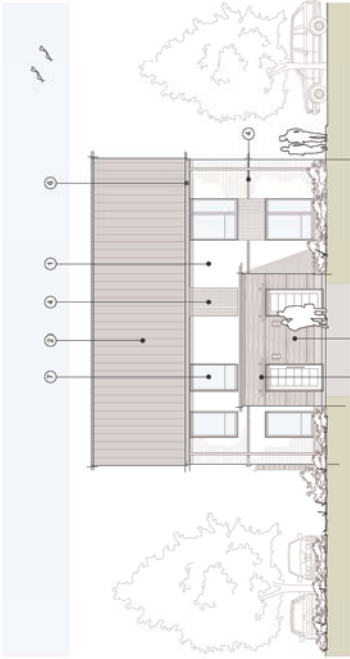
Barrow Plot 17



Ground Floor

- 1 Bedroom 1
- 2 Bedroom 2
- 3 Kitchen
- 4 Living / Dining
- 5 Bathroom 1
- 6 Bathroom 2
- 7 Stairs
- 8 Porch
- 9 Terrace
- 10 Garden

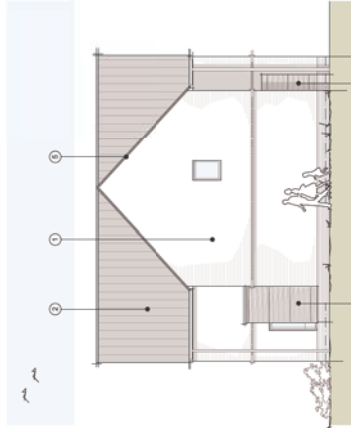
Ashton Plot 18



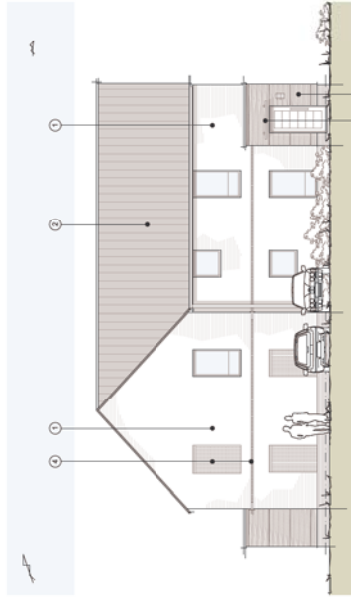
Front Elevation / South



Front Elevation / West



Rear Elevation / North



Side Elevation / East

Finishes Key

To be read in conjunction with materials distribution plan (R.009)

- 1 Brick external to LPA approval, with contrast path as indicated
- 2 Concrete tile to LPA approval
- 3 Oak porch / facia bay / entrance
- 4 Brick detail / landing cornice to match main brick
- 5 Concrete verge detail
- 6 Solid stone and black UPVC window goods
- 7 Only UPVC double glazed window system
- 8 Only UPVC double glazed window system
- 9 Polished metal sheet covered front doors
- 10 Glazed entry porch
- 11 Only UPVC / double glazed conservatory



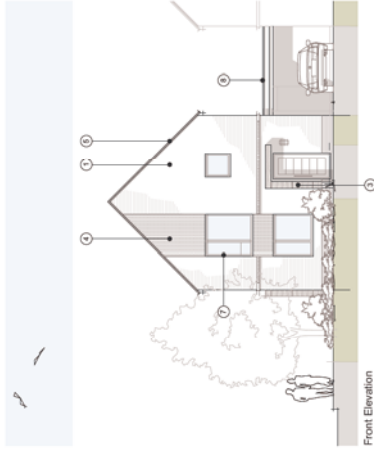
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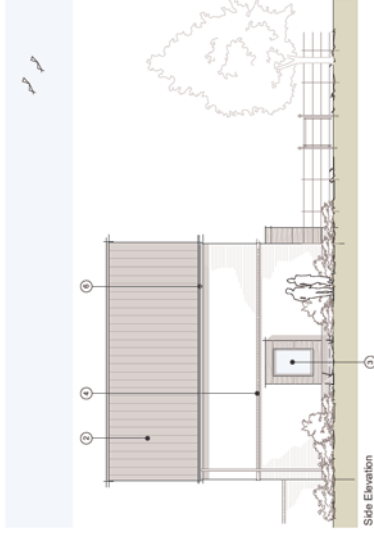


Project:	Ashton & Barrow Apartments Plots 16-19
Client:	Charthouse Strategic Land Ltd.
Drawn by:	JB, AH
Checked:	JE
Project No:	19.20.026
Project:	Land to the north of Perrybrook, Sturminster Road, Bockworth
Scale:	1:100 @ A1
Date:	March 2020
Project / Drawing No:	19.20.026 HT An & Bw

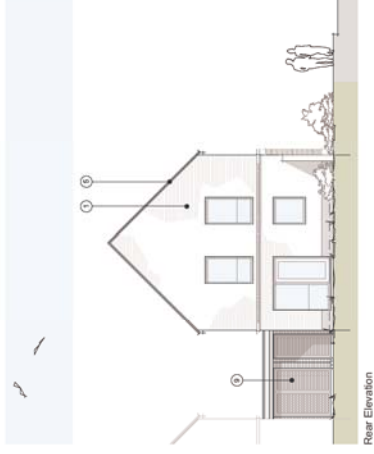




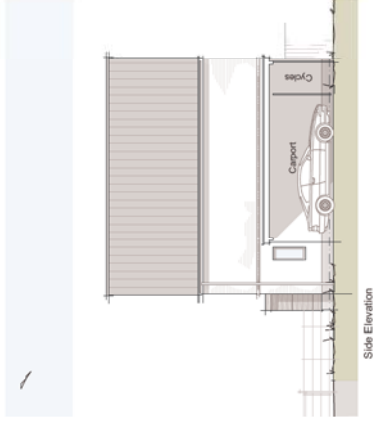
Front Elevation



Side Elevation

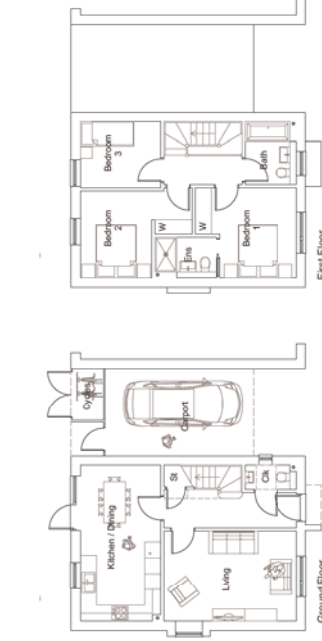


Rear Elevation



Side Elevation

Plot 1

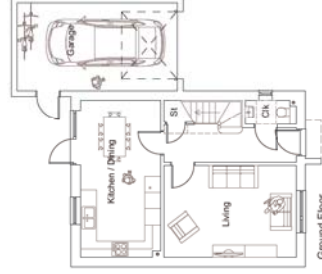


Ground Floor

First Floor

Plot 1

3 Bedrooms, 5 Bedrooms  
 2 Bathrooms, 120sqm



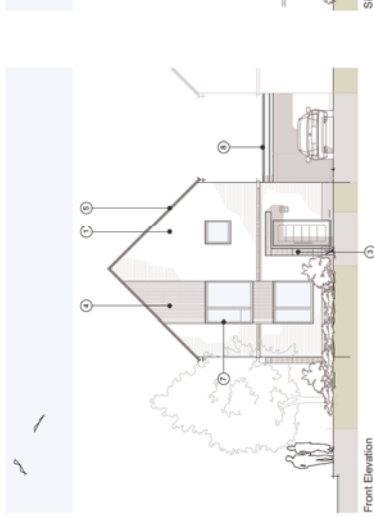
Ground Floor

First Floor

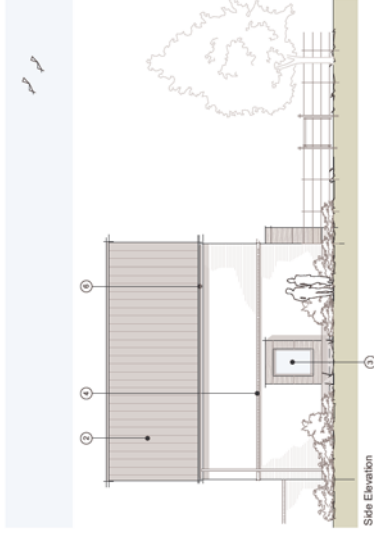
Plot 12

3 Bedrooms, 5 Bedrooms  
 2 Bathrooms, 120sqm

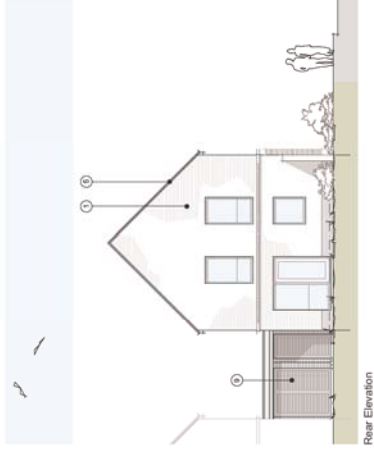
- Finishes Key**  
 To be read in conjunction with materials specification (see P101)
- 1 Brick elevation to LPA approval, with contrast paint as indicated
  - 2 Concrete tile to LPA approval
  - 3 Clay porch tiles heavy entrance
  - 4 Black leather flooring outside to match main block
  - 5 Natural stone paving to match main block
  - 6 Natural stone paving to match main block
  - 7 Grey UPVC double glazed window and doors
  - 8 Coloured glass blue roof system
  - 9 Polished metal sheet louvre and doors
  - 10 Clad canopy porch
  - 11 Grey UPVC double glazed conservatory



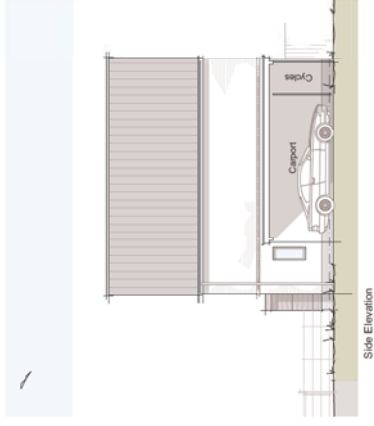
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

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Scale bar: 1:100

Drawing title: Cranham House Type - P101 1 & 12-15

Project: Land to the north of Perrybrook, Shurdington Road, Brockworth

Client: Charthouse Strategic Land Ltd.

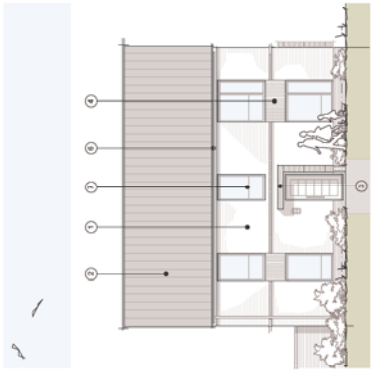
Scale: 1:100 @ A1

Drawn by: JB, AH Checked: JE

Date: March 2020

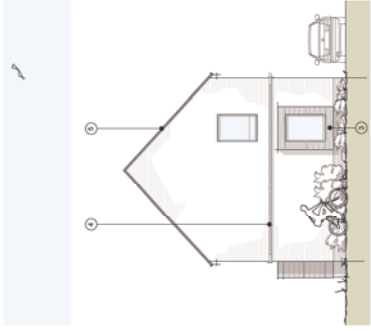
Project No: 19.20.026

Project / Drawing No: 19.20.026 HT Cr 01

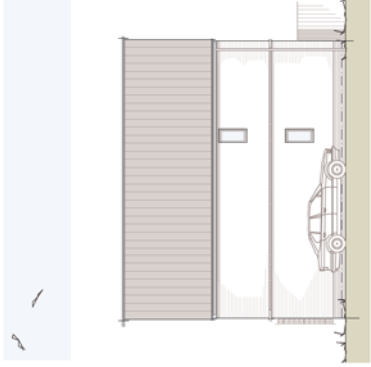


Front Elevation

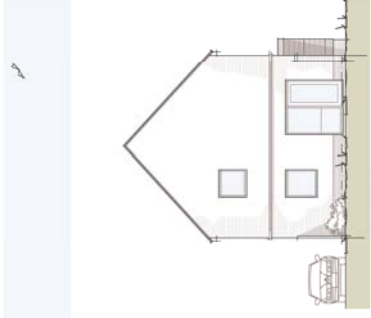
Plot 3



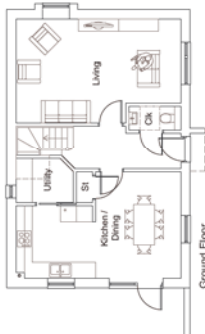
Front End Elevation



Rear Elevation



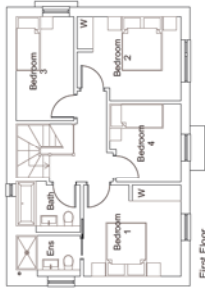
Side Elevation



Ground Floor

Plot 3

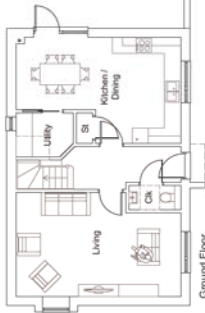
Deneham  
119, 200m, 12200000



First Floor

Plot 3

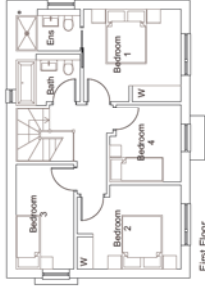
Deneham  
119, 200m, 12200000



Ground Floor

Plot 9

Deneham  
119, 200m, 12200000



First Floor

Plot 9

Deneham  
119, 200m, 12200000

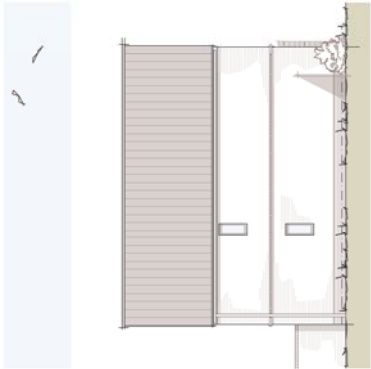


Front Elevation

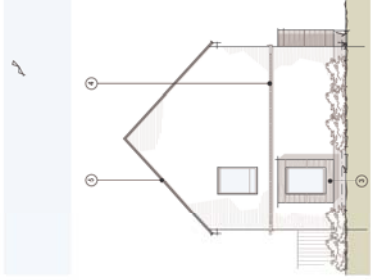
Plot 9



Side Elevation



Rear Elevation



Front End Elevation

- Finishes Key**  
To be read in conjunction with materials distribution plan F1009
- 1 Brick elevation to LPA approval, with contrast path as indicated
  - 2 Concrete tile to LPA approval
  - 3 Clad porch / front bay / entrance
  - 4 Brick detail / handrail course to match main brick
  - 5 Concrete range detail
  - 6 Stone screen and brick uPVC entrance porch
  - 7 Grey uPVC double glazed entrance system
  - 8 Grey uPVC double glazed front door and doors
  - 9 Clad canopy porch
  - 10 Grey uPVC double glazed conservatory

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- Planning
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- Tender
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- As Built

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Drawing title: Deneham House Type Plots 3 & 9

Client: Chertenhous Strategic Land Ltd.

Drawn by: JB, AH Checked: JE

Project No: 19.20.026

Project: Land to the north of Plympton, Sturminster Road, Bockworth

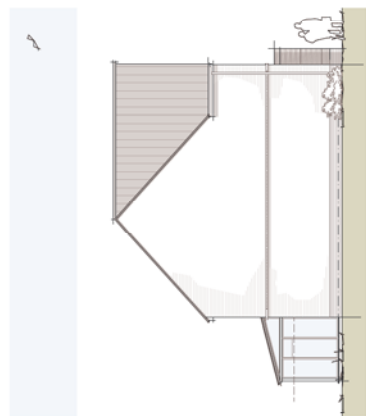
Scale: 1:100 @ A1

Date: March 2020

Project / Drawing No: 19.20.026 HT Dm 01



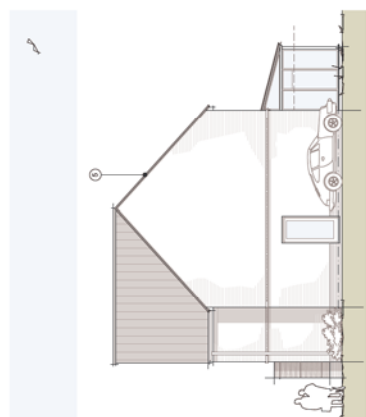
Side Elevation Plot 26



Side Elevation Plots 24 & 25



Rear Elevation

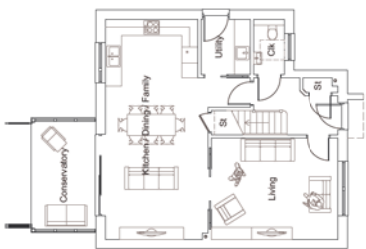


Side Elevation



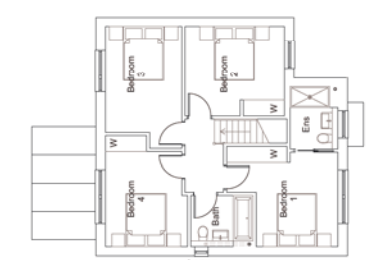
Front Elevation

**Plots 24, 25 & 26**



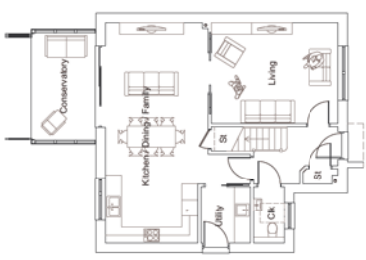
Ground Floor

**Plots 24, 25 & 26**  
 3 Bedrooms & Bathroom  
 134 sq.m (1439 sq.ft)



First Floor

- Finish's Key**  
 To be used in conjunction with materials distribution plan PL009
- 1 Brick elevations to UP Approval, with concrete paths as indicated
  - 2 Concrete tile to UP Approval
  - 3 Clay porch / box bay / entrance
  - 4 Blockwork / banding courses to match main brick
  - 5 Concrete kerb detail
  - 6 Boarded areas and base of UP/C external goods
  - 7 Grey UP/C double glazed window system
  - 8 UP/C double glazed door system
  - 9 UP/C double glazed conservatory
  - 10 UP/C double glazed front and doors
  - 11 UP/C double glazed rear conservatory

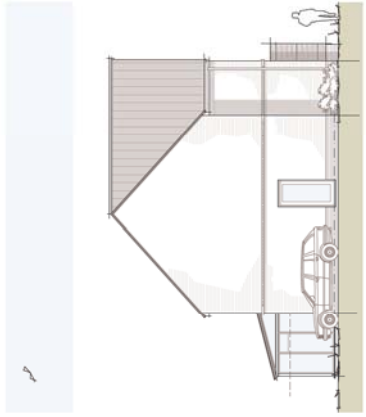


Ground Floor

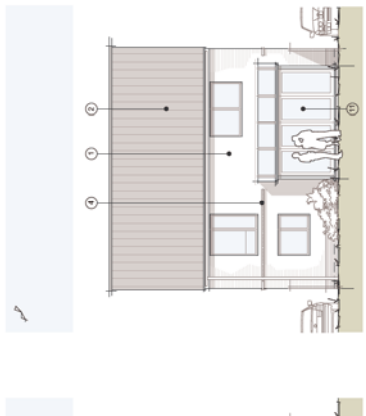
**Plots 46, 47, 48 & 49**  
 4 Bedrooms & Bathroom  
 134 sq.m (1439 sq.ft)



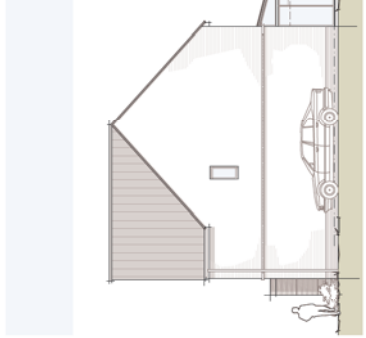
First Floor



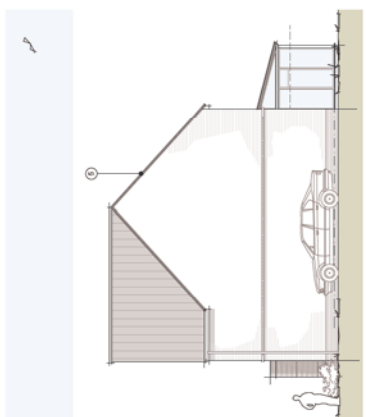
Side Elevation



Rear Elevation



Side Elevation Plots 46, 47 & 48



Side Elevation Plots 46, 47 & 48



Front Elevation

**Plots 46, 47, 48 & 49**

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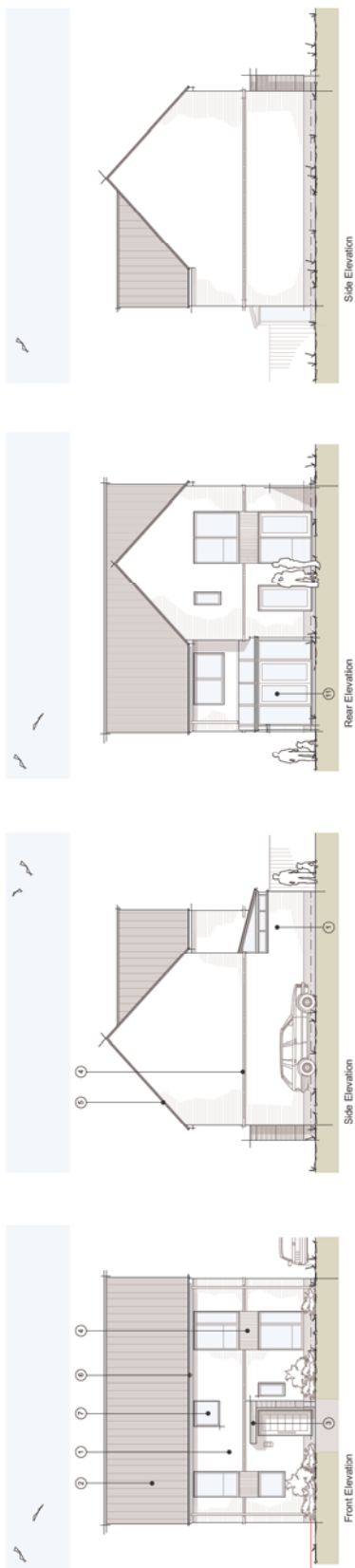
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**RIBA**  
 Chartered Architect

**Drawing title:** Denwent House Type Plots 24, 25, 26, 46, 47, 48 & 49  
**Client:** Charthouse Strategic Land Ltd.  
**Drawn by:** JB, AH  
**Checked:** JE  
**Project No:** 19.20.026

**Project:** Land to the north of Perrybrook, Shurdington Road, Brockworth  
**Scale:** 1:100 @ A1  
**Date:** March 2020  
**Project / Drawing No:** 19.20.026 HT D1

- Finishes Key**  
 To be read in conjunction with materials specification plan F1009
- 1 Brick elevations to LPA approval, with contrast girths as indicated
  - 2 Concrete like to LPA approval
  - 3 Clay porch / box bay / entrance
  - 4 Brick kerol / landing cornice to match main brick
  - 5 Concrete verge detail
  - 6 Base eaves and black UPVC rainwater goods
  - 7 Grey UPVC double glazed window systems
  - 8 Cold poured glass fibre roof system
  - 9 Finished metal screen eaves and doors
  - 10 Clad conservatory porch
  - 11 Grey UPVC double glazed conservatory



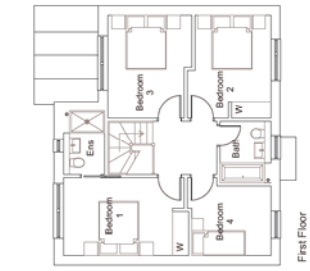
Plot 2



Ground Floor

Density  
 1200/2000 1:200/2000

Plot 2



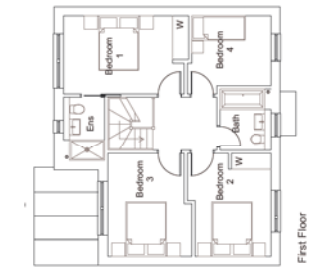
First Floor



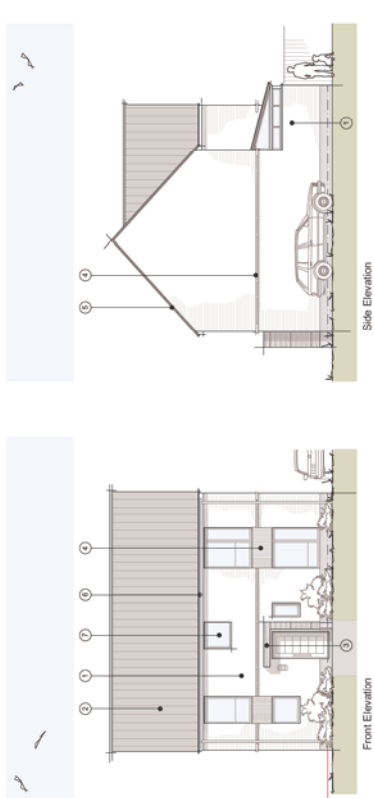
Ground Floor

Density  
 1200/2000 1:200/2000

Plots 10 & 32



First Floor



Plots 10 & 32

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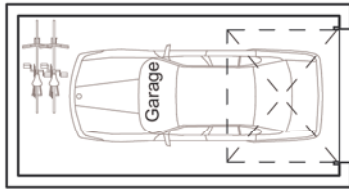
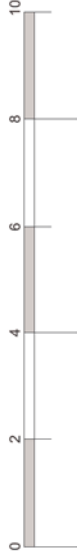
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- Planning
- Building Regulations
- Tender
- Construction issue
- As Built

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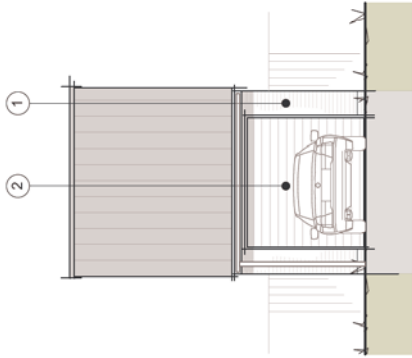
Drawing title: Dunsley House Type Pios 2.10 & 32  
 Client: Charthouse Strategic Land Ltd.  
 Drawn by: JB, AH Checked: JE  
 Project No: 19.20.026  
 Project / Drawing No: 19.20.026 HT Dy  
 Scale: 1:100 @ A1  
 Date: March 2020  
 Land to the north of Perrybrook, Shurdington Road, Brockworth

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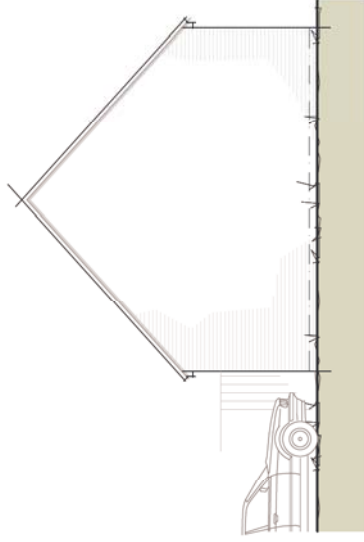
Scale bar 1:100



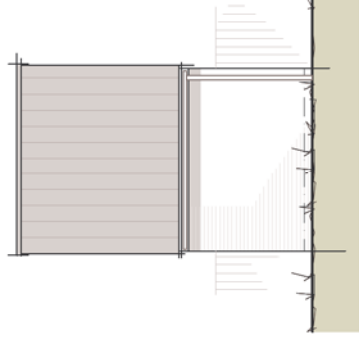
Plan  
Single Garage



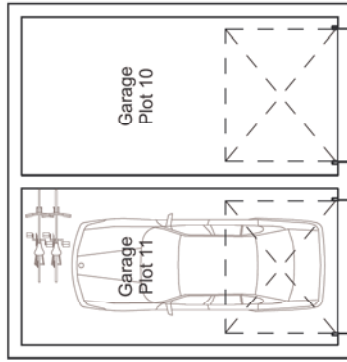
Front Elevation



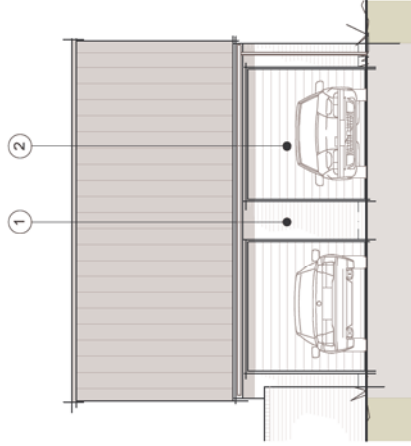
Side Elevation



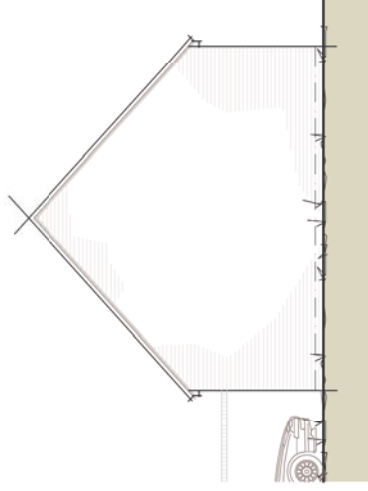
Rear Elevation



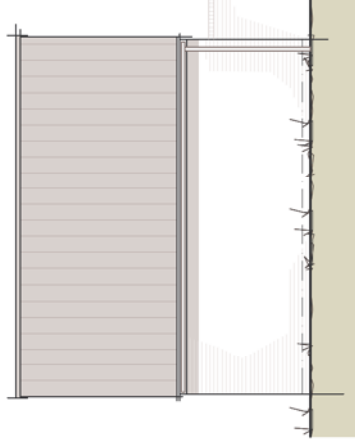
Plan  
Pair Garages



Front Elevation



Side Elevation



Rear Elevation

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3. Do not use this drawing for setting out unless drawing specifically indicates setting out points.
4. Engineering information is indicative only and should be taken from structural engineers design.

Drawing title: Proposed Garages

Project:

Land to the north of Perrybrook,  
Shurdington Road, Brockworth

Client: Charterhouse Strategic Land Ltd.

Scale: 1:100 @ A3


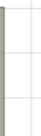
Drawn by: AH JB Checked: JE

Date: March 2020

Project No: 19.20.026

Project / Drawing No: 19.20.026 GT

Plan based on OS data with phasing referenced from 'Conceptual Master Plan' and 'Phasing Plan' for Development from Outline Approval 12/01256/0/UT  
 As indicated, Phases I, II, III and VI reference Full Approval details, Phases IV, V, VI and VII details from Master Plan and subject to Full Applications by others

-  Areas of proposed development within approved Perry Brook masterplan (North Brockworth Strategic Allocation) = 24.7 hectares of Green Infrastructure
-  Public Open Space and green infrastructure as part of proposed development phases
-  Open space - sports facilities and potential primary school
-  Proposed community facilities and employment space
-  Retained Green Infrastructure identified within approved Perry Brook masterplan = 15.2 hectares of Green Infrastructure
-  Total retained area of Green Infrastructure within the North Brockworth Urban Extension = 39.9 hectares of Green Infrastructure

Scale 1:3000



Project: Land to the north of Perrybrook, Shurington Road, Brockworth  
 Drawing title: Masterplan Context and Green Infrastructure Plan  
 Client: Charterhouse Strategic Land Ltd.  
 Drawn by: AH Checked: JE  
 Scale: 1:3000 @ A1  
 Date: June 2020  
 Project / Drawing No: 19.20.026  
 Project No: 19.20.026

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Revisions  
 A: 06/2020 AH Address information added  
 B: 06/2020 AH Address information added  
 C: 06/2020 AH Site layout revised

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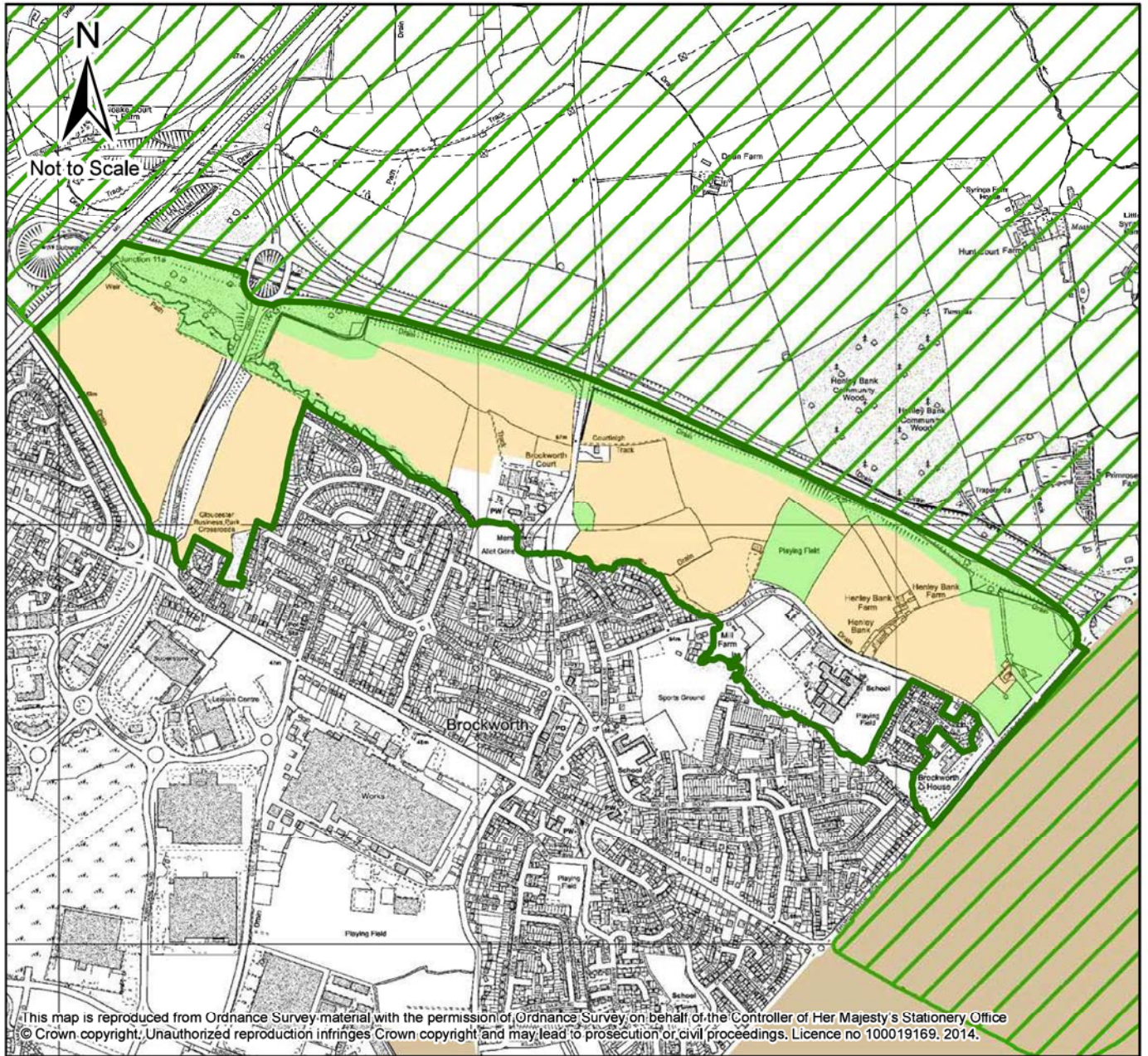
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# Indicative Site Layout A3 - North Brockworth



## Key

- Housing and related infrastructure
- Green Infrastructure and other supporting infrastructure
- Areas removed from Green Belt
- The Cotswolds Area of Outstanding Natural Beauty
- Green Belt (revised)

- 1** Employment B1 (office and light industry) and B8 (storage and distribution) uses for 3.3% of land, including surface water attenuation
- 2** Education, 2% of land reserved for future primary school. If required
- 3** Community facilities, 3.4% of health care and 0.25% of retail uses of retail buildings and 0.25% of residential uses to provide a high quality built environment
- 4** Sports field reserved for sports facilities such as sports pitches, multi-use games area parking and changing facilities
- 5** Existing residential dwellings, to remain undisturbed (Court Lane, Healey Bank, Kemels and High Hedges).

- 6** Village street residential character area: the character of these areas would consist of most houses, terraces and cottage style buildings set around broad footpaths and streets with mature trees, low level parking, mature trees, good or open space and a high quality built environment
- 7** Village street residential character area: the character of these areas would consist of most houses, terraces and cottage style buildings set around broad footpaths and streets with mature trees, low level parking, mature trees, good or open space and a high quality built environment
- 8** Rural Edge residential character area: the character of these areas would consist of most houses, terraces and cottage style buildings set around broad footpaths and streets with mature trees, low level parking, mature trees, good or open space and a high quality built environment

- Primary streets:** these streets would be characterized by some or all of the following elements:
  - Minimum 6.5m wide pavements for trees and cars
  - Minimum 6.5m wide footways
  - On street parking areas appropriate to the street type
  - Street lighting in accordance with the design brief
  - Street furniture such as benches, litter receptacles, dog waste bins, etc.
  - Street trees along the road to create a canopy effect
  - Street art and public art to enhance the street scene
  - Street furniture such as benches, litter receptacles, dog waste bins, etc.
  - Street trees along the road to create a canopy effect
  - Street art and public art to enhance the street scene
- Secondary streets:** these streets would be characterized by some or all of the following elements:
  - Minimum 5.5m wide pavements for trees and cars
  - Minimum 5.5m wide footways
  - On street parking areas appropriate to the street type
  - Street lighting in accordance with the design brief
  - Street furniture such as benches, litter receptacles, dog waste bins, etc.
  - Street trees along the road to create a canopy effect
  - Street art and public art to enhance the street scene
- Tertiary streets:** these streets would be characterized by some or all of the following elements:
  - Minimum 4.5m wide pavements for trees and cars
  - Minimum 4.5m wide footways
  - On street parking areas appropriate to the street type
  - Street lighting in accordance with the design brief
  - Street furniture such as benches, litter receptacles, dog waste bins, etc.
  - Street trees along the road to create a canopy effect
  - Street art and public art to enhance the street scene



# Perrybrook, Brockworth

## Conceptual Masterplan

To be read in conjunction with Illustrative Masterplan and Design and Access Statement

**hunterpage**  
ARCHITECTS

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Fax: 01452 873334  
Email: info@hunterpage.co.uk  
www.hunterpage.co.uk

Project: Perrybrook, Brockworth  
Title: Conceptual Masterplan  
Date: 10.07.10  
Scale: 1:5000  
Drawing No: 2501/01, 1/2000

**mhp**  
CHARRIS LANDSCAPE ARCHITECTS

**Key**

- 1000 Residential dwellings
- Community use including Village Street dwellings and amenity buildings
- Existing and proposed buildings
- Employment land
- New pedestrian / cycle links to existing routes and footpaths creating improved pedestrian permeability
- Proposed footpaths across Homecare Brown Field to create a walking route to the village
- Existing and proposed roads
- Existing and proposed parking
- Existing and proposed sports facilities
- Existing and proposed amenity buildings to increase legibility and high quality residential environment

Proposed new junctions from A447 Lane  
Existing A447 road junction to be improved

Proposed new junctions from A447 Lane  
Existing A447 road junction to be improved

Proposed new junctions from A447 Lane  
Existing A447 road junction to be improved

Proposed new junctions from A447 Lane  
Existing A447 road junction to be improved

Proposed new junctions from A447 Lane  
Existing A447 road junction to be improved