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 Gloucestershire  
 GL53 7LE

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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 (flat)	1	2	50.0	2	100.0
Barnes (flat)	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	372.0
<b>Market</b>					
Blary	2	3	70.0	3	210.0
Chester	3	4	85.2	2	170.4
Cowley	3	5	90.0	4	372.0
Cransham	3	5	90.0	8	360.0
Dasham	4	6	119.3	4	477.2
Dunley	4	7	127.9	3	383.7
Dunnet	4	8	134.8	5	674.0
				47	4775.2sqft



- 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 Acoustic fencing revised to Acoustic Engineer's detail
  - G 12/03/20 AH Acoustic fencing indicated to near amenity space of grade 4B and 4C to conform with Acoustic Engineer's recommendations



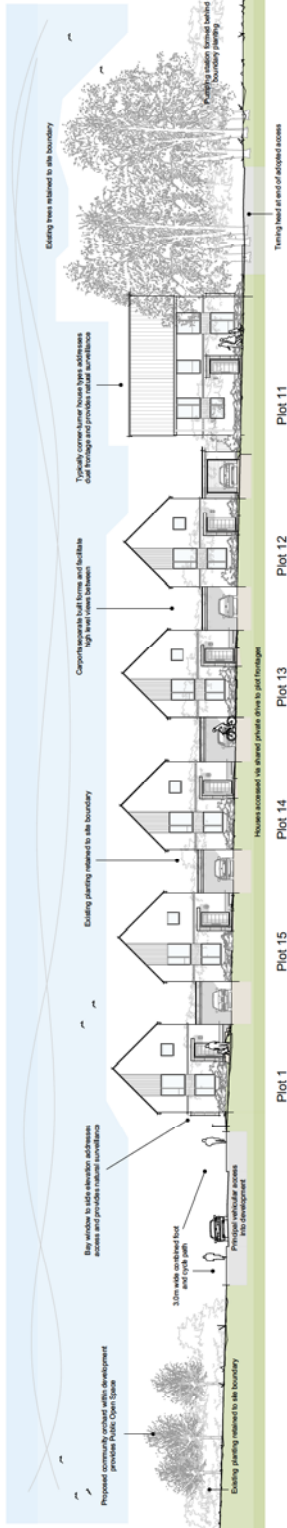
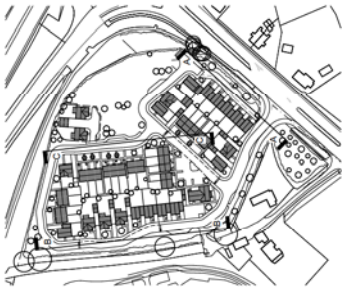
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- Preliminary
- Feasibility
- Planning
- Building Regulations
- Tender
- Construction Issue
- As Built



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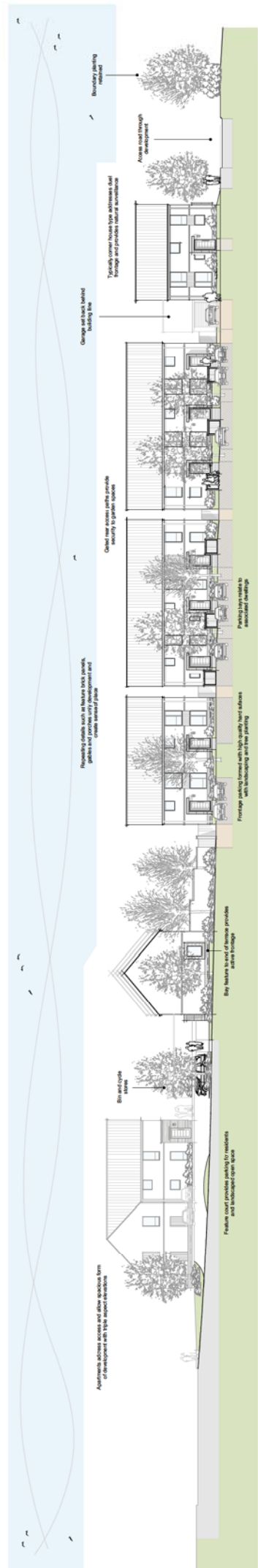
Drawing title: Proposed Site Layout	Project: Land to the north of Perrybrook, Shurdington Road, Brockworth
Client: Charterhouse Strategic Land Ltd.	Scale: 1:500 @ A1
Drawn by: AH Checked: JE	Date: March 2020
Project No: 19.20.026	Project / Drawing No: 19.20.026 PL005 G



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



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



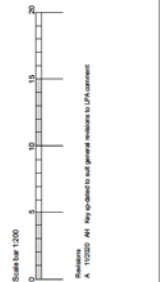
Proposed Street Scene C-C - View along internal section of development

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**RIBA**  
 Chartered Architect



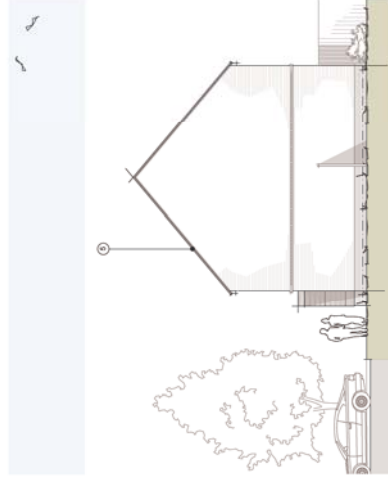
Drawing title: Proposed Street Scenes

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



Front Elevation  
Cowley  
Plot 25

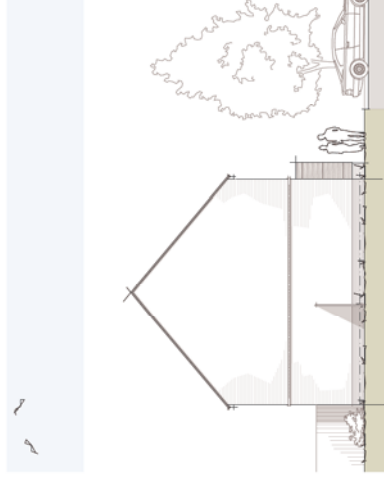


Side Elevation

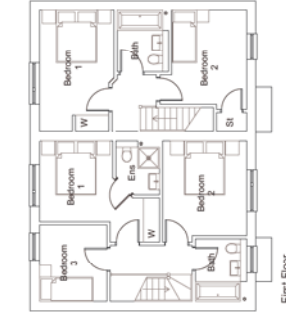


Front Elevation  
Bibury  
Plot 28

- Finishes Key**
- 1. External walls with white insulation from R.009
  - 2. Black PVC double glazed windows
  - 3. Concrete slab to LPA approval
  - 4. Chalk paint / hot bar / entrance
  - 5. Black steel / landing covers to match main block
  - 6. Cemented verge detail
  - 7. Board sarnie and black PVC rainwater goods
  - 8. Grey UPVC double glazed window frames
  - 9. Cold painted glass fibre roof system
  - 10. Prefabricated metal sheet screens and doors
  - 11. Chased canopy porch
  - 12. Grey UPVC / double glazed conservatory



Side Elevation



First Floor



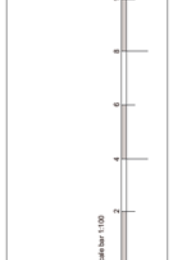
Ground Floor

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**Project:** Land to the north of Parybrook, Shurdington Road, Brockworth  
**Scale:** 1:100 @ A1  
**Date:** March 2020  
**Project / Drawing No:** 19.20.026 HT 28 & 29

**Drawing title:** Bibury & Cowley House Types  
 Plots 28 & 29  
**Client:** Chantehouse Strategic Land Ltd.  
**Drawn by:** JB, AH Checked: JE  
**Project No:** 19.20.026

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Rear Elevation



Side Elevation

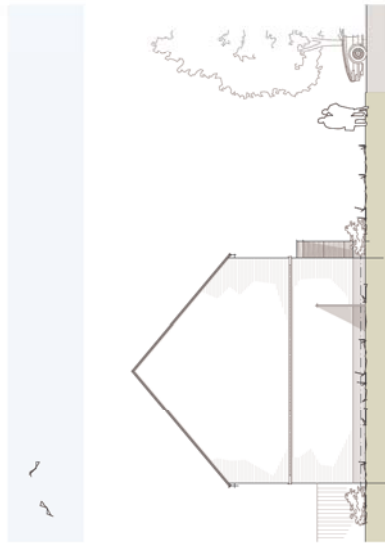


Front Elevation

Chester Plot 33

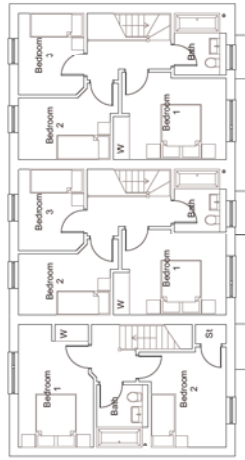
Chester Plot 34

Blibury Plot 35

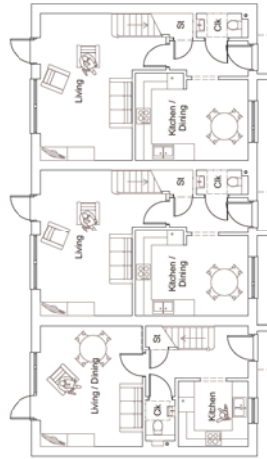


Side Elevation

- 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 Blue 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

Chester Plot 33

Chester Plot 34

Blibury Plot 35

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Scale bar 1:100



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

Client: Chantehouse Strategic Land Ltd.

Drawn by: JB, AH Checked: JE

Project No: 19.20.026

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

Scale: 1:100 @ A1

Date: March 2020

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



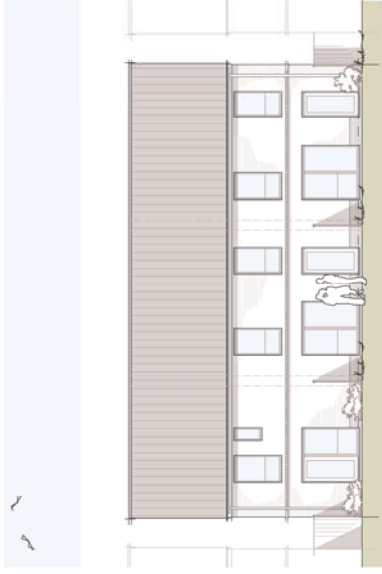
Front Elevation  
Cantlow  
Plot 36

Cantlow  
Plot 37

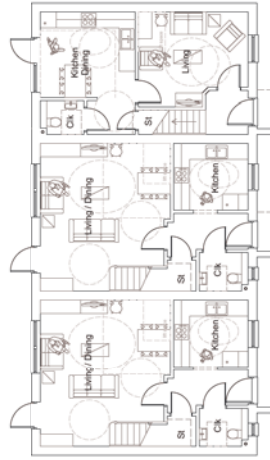
Beckford  
Plot 36



Side Elevation



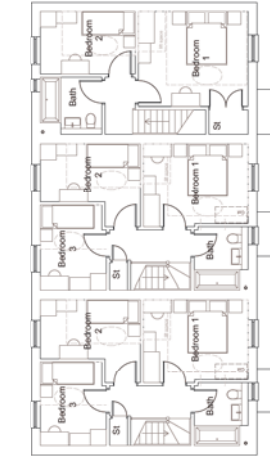
Rear Elevation



Ground Floor  
Cantlow  
Plot 36

Cantlow  
Plot 37

Beckford  
Plot 36



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 DPA approval
  - 3 Cast in situ floor for service
  - 4 Brick external paving to match main look
  - 5 Concrete to DPA approval
  - 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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**RIBA**  
 Chartered Architect

**Drawing title:** Beckford & Cantlow House  
 Types Plots 36, 37 & 38

**Client:** Charthouse Strategic Land Ltd.

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

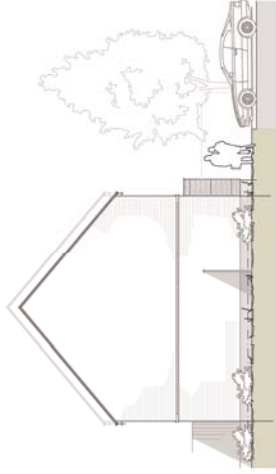
**Project No:** 19.20.026

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

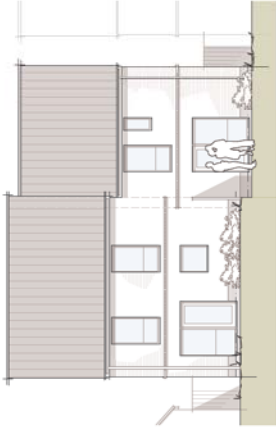
**Scale:** 1:100 @ A1

**Date:** March 2020

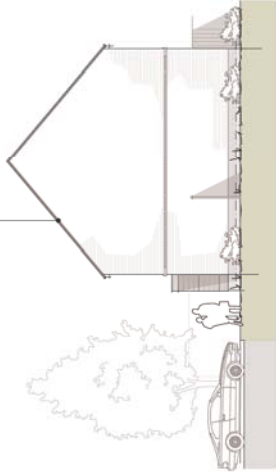
**Project / Drawing No:** 19.20.026 HT 36, 37 & 38



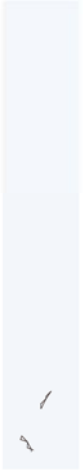
Side Elevation



Rear Elevation



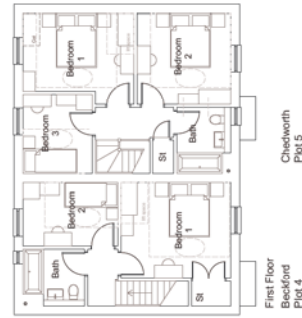
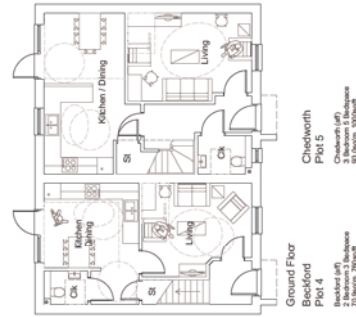
Side Elevation



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 double glazed window frames
  - 9 Packaged metal door frames and sills
  - 10 Great energy path
  - 11 Only UPVC / double glazed conservatory



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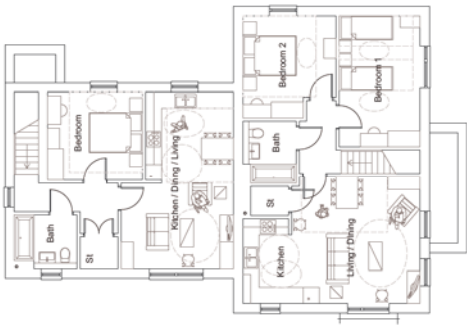
**RIBA**  
Chartered Architect

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

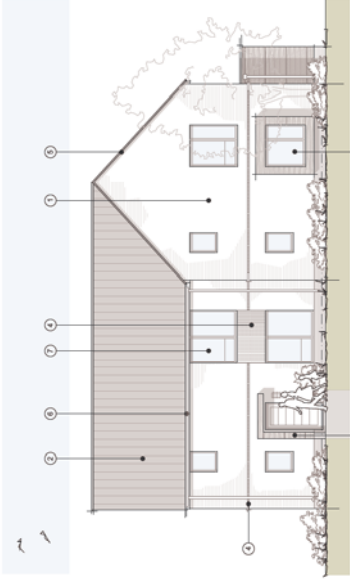


Barrow Plot 17

First Floor

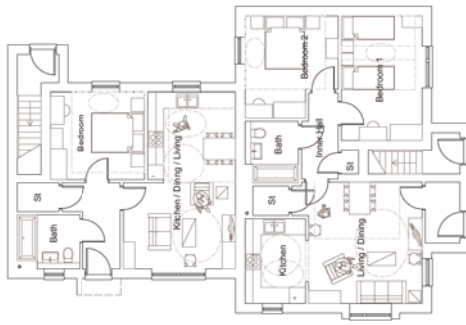


Front Elevation / South



Front Elevation / West

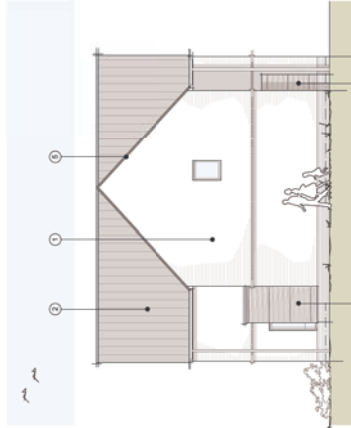
Ashton Plot 18



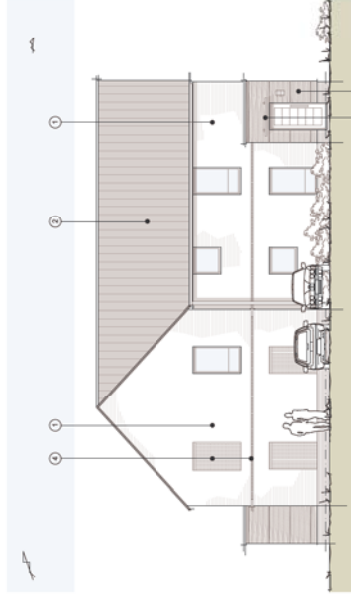
Barrow Plot 16

Ground Floor

- 1 Bedroom 2 Bedspace
- 2 Bedroom 2 Bedspace
- 3 Bedroom 3 Bedspace
- 4 Bedroom 4 Bedspace
- 5 Bedroom 5 Bedspace



Rear Elevation / North



Side Elevation / East

**Finishes Key**

- 1 To be made in conjunction with materials distribution plan (R.009)
- 2 Black stainless steel UPVC window frames, with contrast paint as indicated
- 3 Concrete tiles to DPA approval
- 4 Oak porch / back bay / entrance
- 5 Brick detail / landing corners to match main brick
- 6 Concrete verge detail
- 7 Solid stone and black UPVC entrance goods
- 8 Only UPVC double glazed entrance system
- 9 Only UPVC double glazed entrance system
- 10 Polished metal about corner and doors
- 11 Glazed energy porch
- 12 Only UPVC / double glazed secondary



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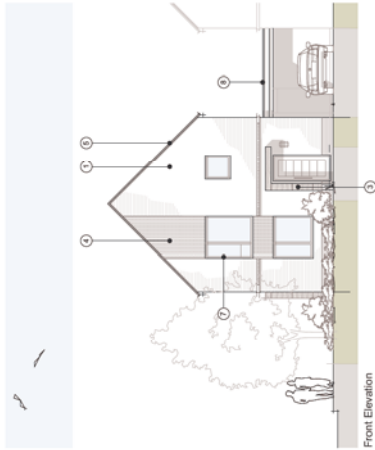
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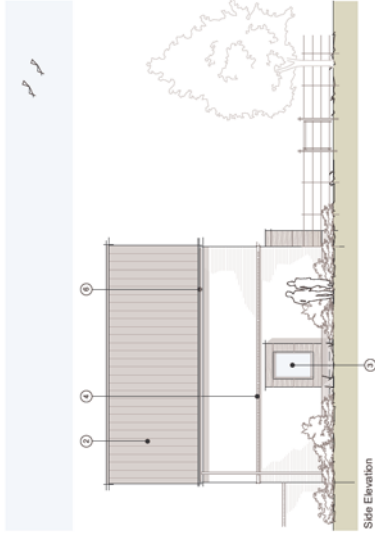
**Drawing title:** Ashton & Barrow Apartments Pkcs 16-19  
**Client:** Charthouse Strategic Land Ltd.  
**Drawn by:** JB, AH  
**Checked:** JE  
**Project No:** 19.20.026

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

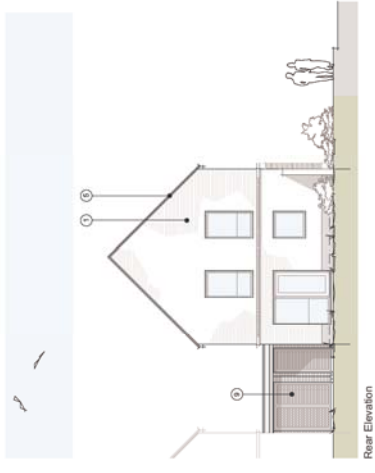




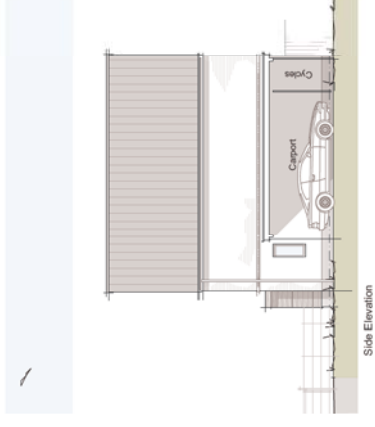
Front Elevation



Side Elevation

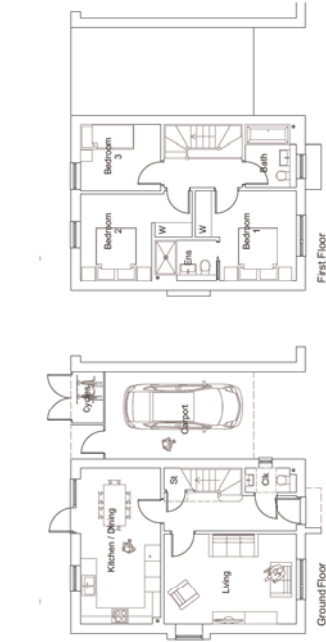


Rear Elevation



Side Elevation

Plot 1

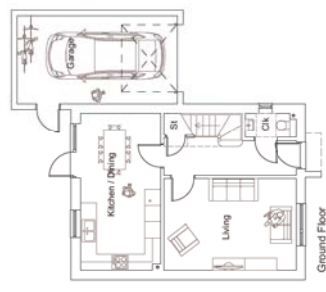


Ground Floor

First Floor

Plot 1

Comman  
3 Bedrooms 5 Bedrooms  
Strategic 100sqm



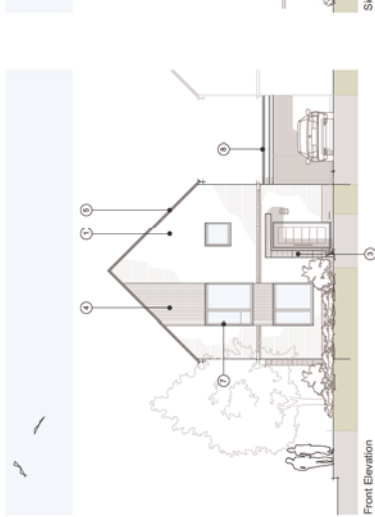
Ground Floor

First Floor

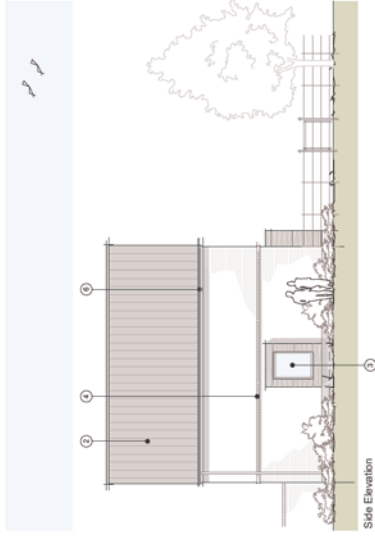
Plot 12

Comman  
3 Bedrooms 5 Bedrooms  
Strategic 100sqm

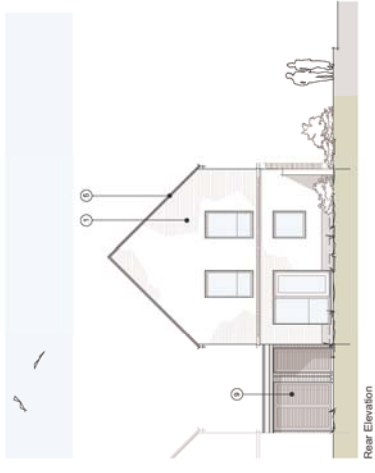
- Finishes Key**  
 To be read in conjunction with materials specification (see P101)  
 1 Brick elevation to LPA approval, with contrast paint as indicated  
 2 Concrete tile to LPA approval  
 3 Clay porch tiles heavy entrance  
 4 Black leather flooring outside to match main block  
 5 Natural stone 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



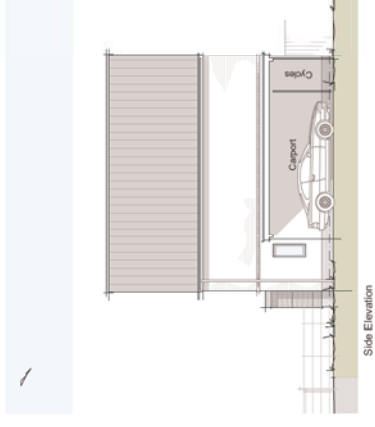
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

Plot 12

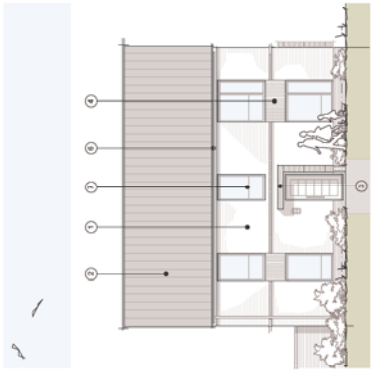
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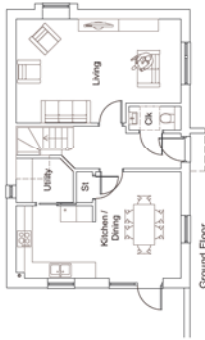
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Drawing title: Cranham House Type - P101 1 & 12-15  
 Project: Land to the north of Perrybrook, Shurdington Road, Brockworth  
 Client: Cranham Strategic Land Ltd.  
 Scale: 1:100 @ A1  
 Drawn by: JB, AH Checked: JE  
 Date: March 2020  
 Project No: 19.20.026  
 Project / Drawing No: 19.20.026 HT Cr 01



Front Elevation

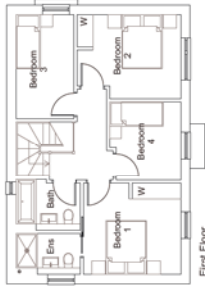
Plot 3



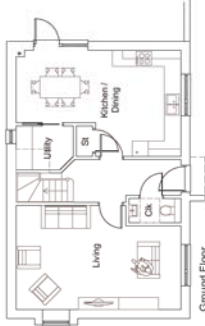
Ground Floor

Plot 3

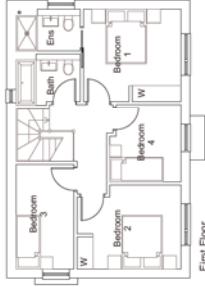
Plot 9



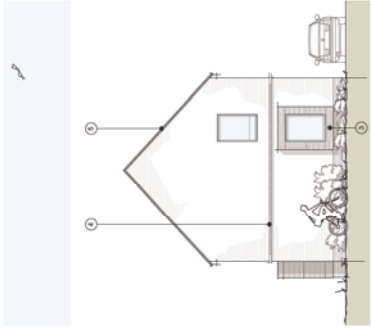
First Floor



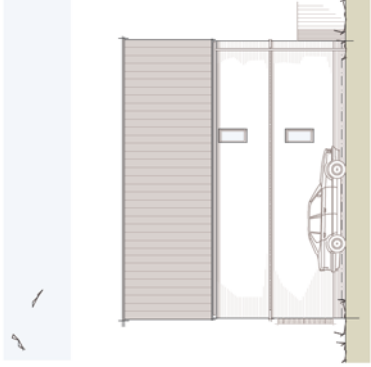
Ground Floor



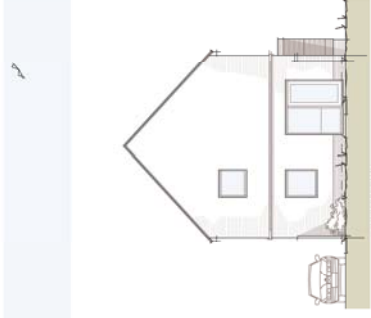
First Floor



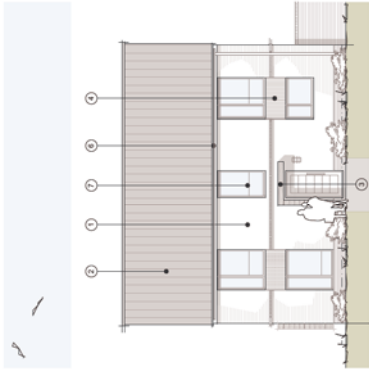
Front End Elevation



Rear Elevation



Side Elevation

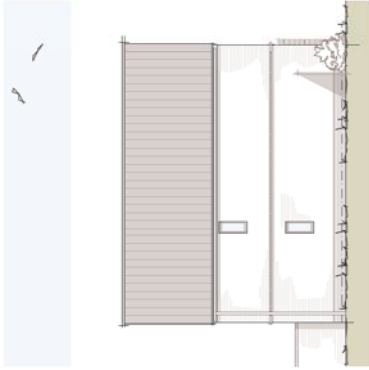


Front Elevation

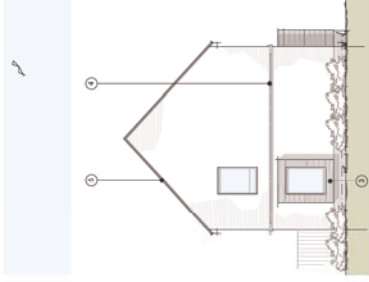
Plot 9



Side Elevation



Rear Elevation



Front End Elevation

- Finishes Key**  
To be read in conjunction with materials distribution plan F1.009
- 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 / landing course to match main block
  - 5 Concrete range detail
  - 6 Stone screen and black 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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- Preliminary
- Feasibility
- Planning
- Building Regulations
- Tender
- Construction issue
- As Built



MEMBER ARCHITECTS



Scale bar 1:100



Drawing title: Dereham House Type Plots 3 & 9

Client: Chertenhose Strategic Land Ltd.

Drawn by: JB, AH Checked: JE

Project No: 19.20.026

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

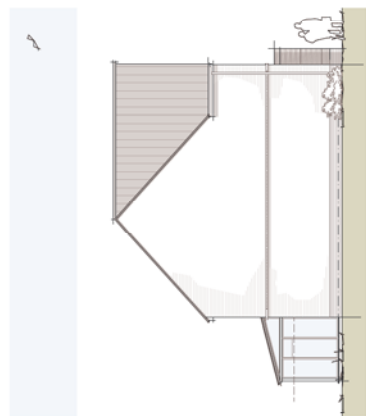
Scale: 1:100 @ A1

Date: March 2020

Project / Drawing No: 19.20.026 HT Dm 01



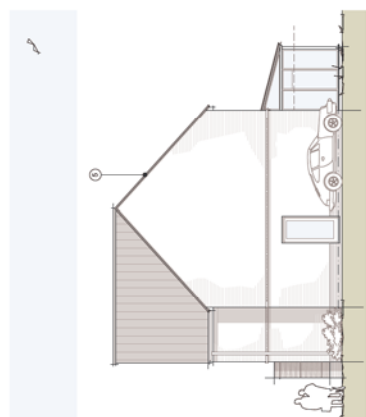
Side Elevation Plot 26



Side Elevation Plots 24 & 25



Rear Elevation

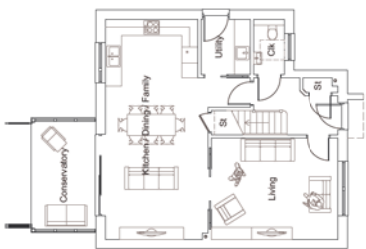


Side Elevation



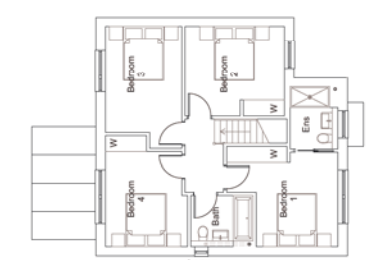
Front Elevation

Plots 24, 25 & 26



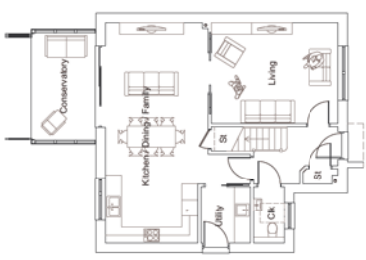
Ground Floor

Plots 24, 25 & 26  
Overall  
4 Bedroom & Bathroom  
134.5sqm, 1450sqft



First Floor

Plots 24, 25 & 26  
Overall  
4 Bedroom & Bathroom  
134.5sqm, 1450sqft



Ground Floor

Plots 46, 47, 48 & 49  
Overall  
4 Bedroom & Bathroom  
134.5sqm, 1450sqft



First Floor

Plots 46, 47, 48 & 49  
Overall  
4 Bedroom & Bathroom  
134.5sqm, 1450sqft

- Finish's Key**
- To be used in conjunction with materials distribution plan PL009
- 1 Brick elevations to UP Approval, with corner joints as indicated
  - 2 Concrete tile to UP Approval
  - 3 Clay porch / box bay / entrance
  - 4 Blockwork / banding courses to match main brick
  - 5 Cemented verge detail
  - 6 Boarded eaves and fascia UPVC gutter water goods
  - 7 Grey UPVC double glazed window system
  - 8 UPVC front door with leaded glass
  - 9 UPVC front door with leaded glass and doors
  - 10 Grey UPVC double glazed conservatory

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Preliminary  
 Feasibility  
 Planning  
 Building Regulations  
 Tender  
 Construction issue  
 As Built

**Scale bar 1:100**

0 1 2 3 4 5 6 7 8 9 10

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**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

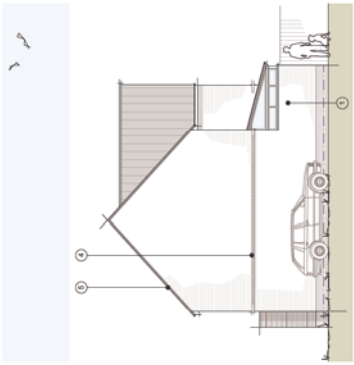
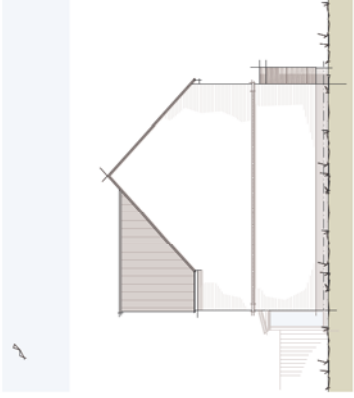
**Scale:** 1:100 @ A1

**Date:** March 2020

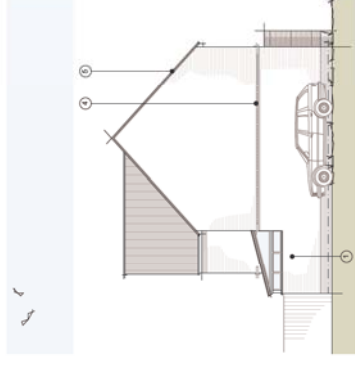
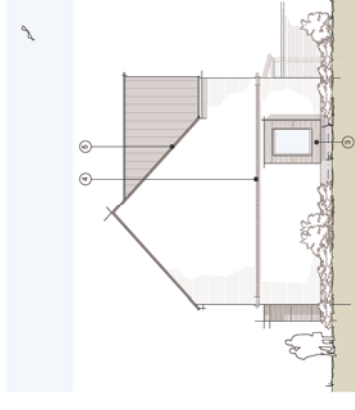
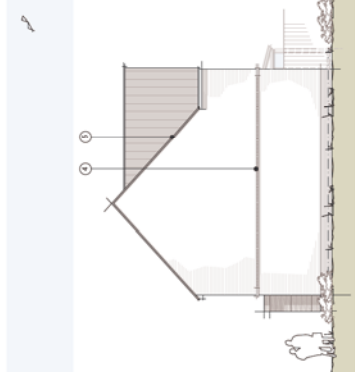
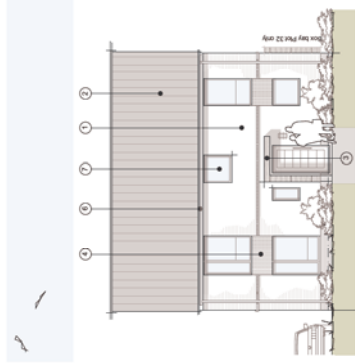
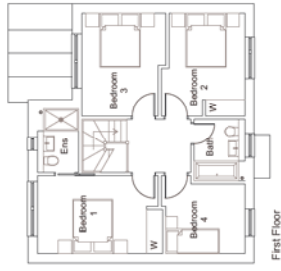
**Project / Drawing No:** 19.20.026 HT D1

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



Plot 2



Plots 10 & 32

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

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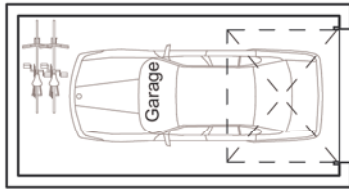
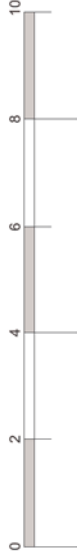
Scale bar: 1:100  
 0 1 2 3 4 5 6 7 8 9 10

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

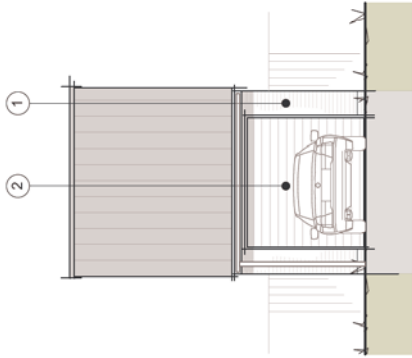
Project: Land to the north of Perrybrook, Shurdington Road, Brockworth  
 Scale: 1:100 @ A1  
 Date: March 2020  
 Project / Drawing No: 19.20.026 HT Dy

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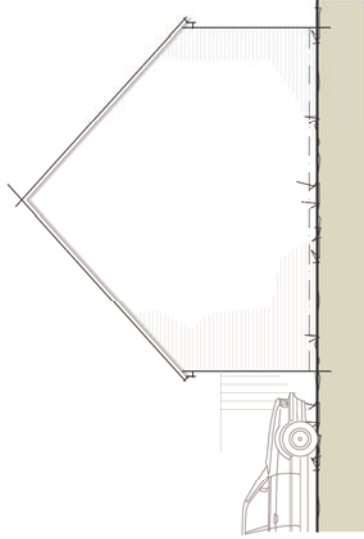
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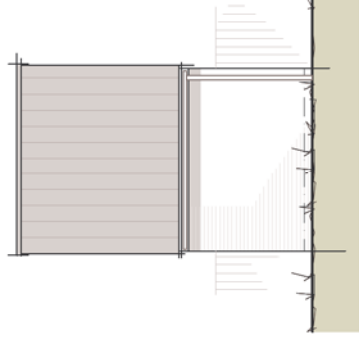
Plan  
Single Garage



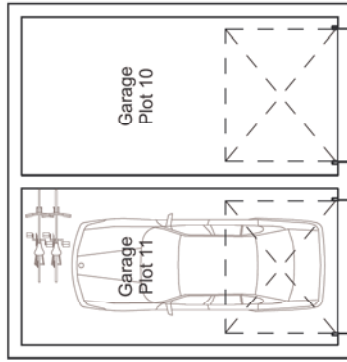
Front Elevation



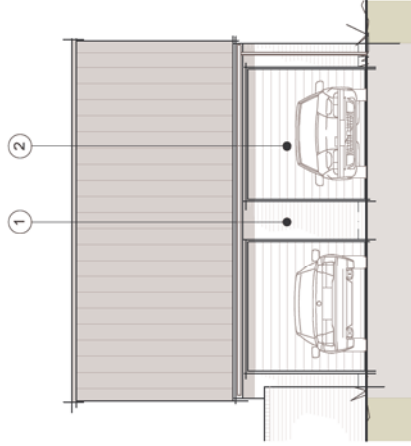
Side Elevation



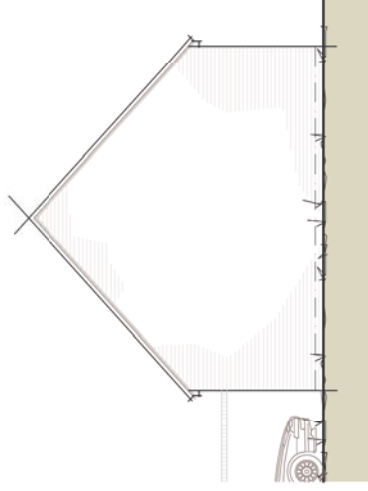
Rear Elevation



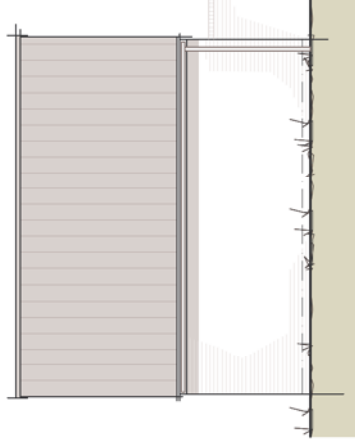
Plan  
Pair Garages



Front Elevation



Side Elevation



Rear Elevation

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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


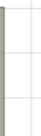
Date: March 2020

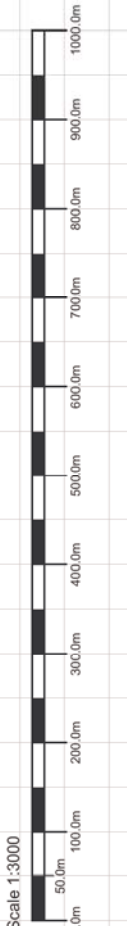
Project No: 19.20.026

Project / Drawing No: 19.20.026 GT

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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



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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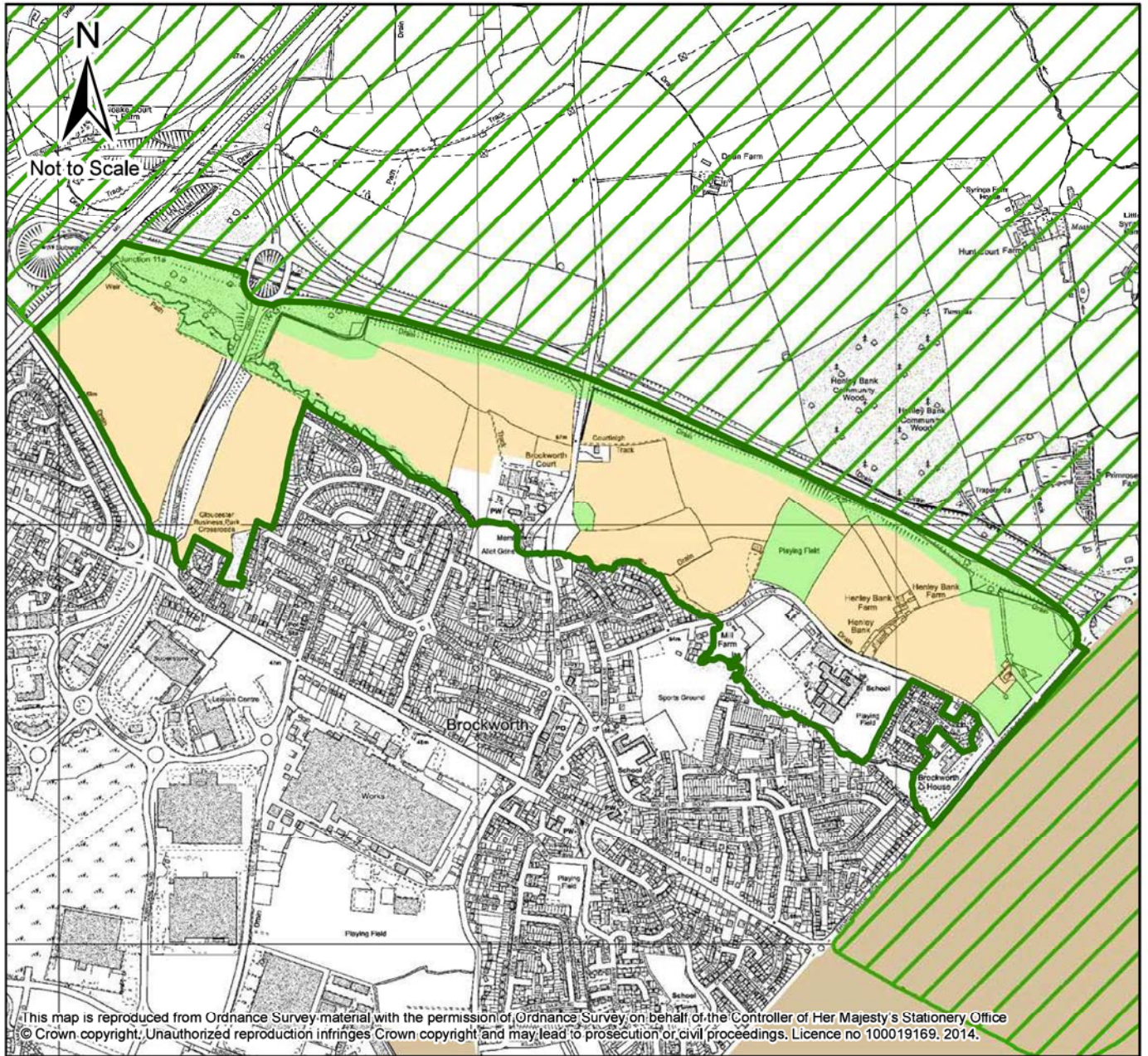
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# Indicative Site Layout A3 - North Brockworth



## 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 (offices 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 3.6% of health care and 0.25% of retail uses of retail buildings and 2% of land reserved for future primary school. If required
- 4 Sports halls and associated for sports facilities such as sports pitches, multi-use games are parking and changing facilities
- 5 Existing residential dwellings to remain undisturbed (Court Lodge, Healey Bank farms and high houses).

- 6 Village street residential character area: the character of these areas would consist of most houses, terraces and cottage style buildings set around street courtyards and courtyards but also some larger terraces, houses, row and open space and some buildings with a mix of uses. Buildings would be traditional in style with a mix of materials and textures. Buildings would be traditional in style with a mix of materials and textures. Buildings would be traditional in style with a mix of materials and textures.
- 7 Village street residential character area: the character of these areas would consist of most houses, terraces and cottage style buildings set around street courtyards and courtyards but also some larger terraces, houses, row and open space and some buildings with a mix of uses. Buildings would be traditional in style with a mix of materials and textures. Buildings would be traditional in style with a mix of materials and textures.
- 8 Rural Edge residential character area: the character of these areas would consist of most houses, terraces and cottage style buildings set around street courtyards and courtyards but also some larger terraces, houses, row and open space and some buildings with a mix of uses. Buildings would be traditional in style with a mix of materials and textures. Buildings would be traditional in style with a mix of materials and textures.

- Primary streets: these streets would be characterised by some or all of the following elements:
  - Minimum 6.5m wide carriageway for lanes and cars
  - Minimum of 2m 2.0m wide footways
  - On street parking areas appropriate to the street type
  - Sealing or walls to delineate road edges along primary roads
  - Street lighting poles along one side of road approximately 3.5m side street surface
  - Street furniture such as benches, litter receptacles, dog waste bins, etc.
  - Street trees and landscaping with a mix of species and sizes
  - Street lighting poles along one side of road approximately 3.5m side street surface
  - Street furniture such as benches, litter receptacles, dog waste bins, etc.
  - Street trees and landscaping with a mix of species and sizes
  - Street lighting poles along one side of road approximately 3.5m side street surface
  - Street furniture such as benches, litter receptacles, dog waste bins, etc.
  - Street trees and landscaping with a mix of species and sizes
- Secondary streets: these streets would be characterised by some or all of the following elements:
  - Minimum 6.5m wide carriageway for lanes and cars
  - Minimum of 2m 2.0m wide footways
  - On street parking areas appropriate to the street type
  - Sealing or walls to delineate road edges along primary roads
  - Street lighting poles along one side of road approximately 3.5m side street surface
  - Street furniture such as benches, litter receptacles, dog waste bins, etc.
  - Street trees and landscaping with a mix of species and sizes
  - Street lighting poles along one side of road approximately 3.5m side street surface
  - Street furniture such as benches, litter receptacles, dog waste bins, etc.
  - Street trees and landscaping with a mix of species and sizes
- Tertiary streets: these streets would be characterised by some or all of the following elements:
  - Minimum 6.5m wide carriageway for lanes and cars
  - Minimum of 2m 2.0m wide footways
  - On street parking areas appropriate to the street type
  - Sealing or walls to delineate road edges along primary roads
  - Street lighting poles along one side of road approximately 3.5m side street surface
  - Street furniture such as benches, litter receptacles, dog waste bins, etc.
  - Street trees and landscaping with a mix of species and sizes
  - Street lighting poles along one side of road approximately 3.5m side street surface
  - Street furniture such as benches, litter receptacles, dog waste bins, etc.
  - Street trees and landscaping with a mix of species and sizes



# Perrybrook, Brockworth

## Conceptual Masterplan

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

**Key**

- 1-1000 Residential dwellings
- Community use including Village Street dwellings and amenity facilities
- Buildings for existing uses
- Employment land
- New pedestrian / cycle links to existing routes and footpaths creating improved pedestrian permeability
- Proposed footpaths across Homebase Brownfield to create walking paths of use. Creating paths to connect to existing paths and to the village centre.
- Existing paths and footpaths to be retained and improved to create a network of paths and footpaths to connect to existing paths and to the village centre.
- High quality landscape of amenity green