

Drawing Name: **Location Plan**

Revision:	Date:
b	28-09-2020

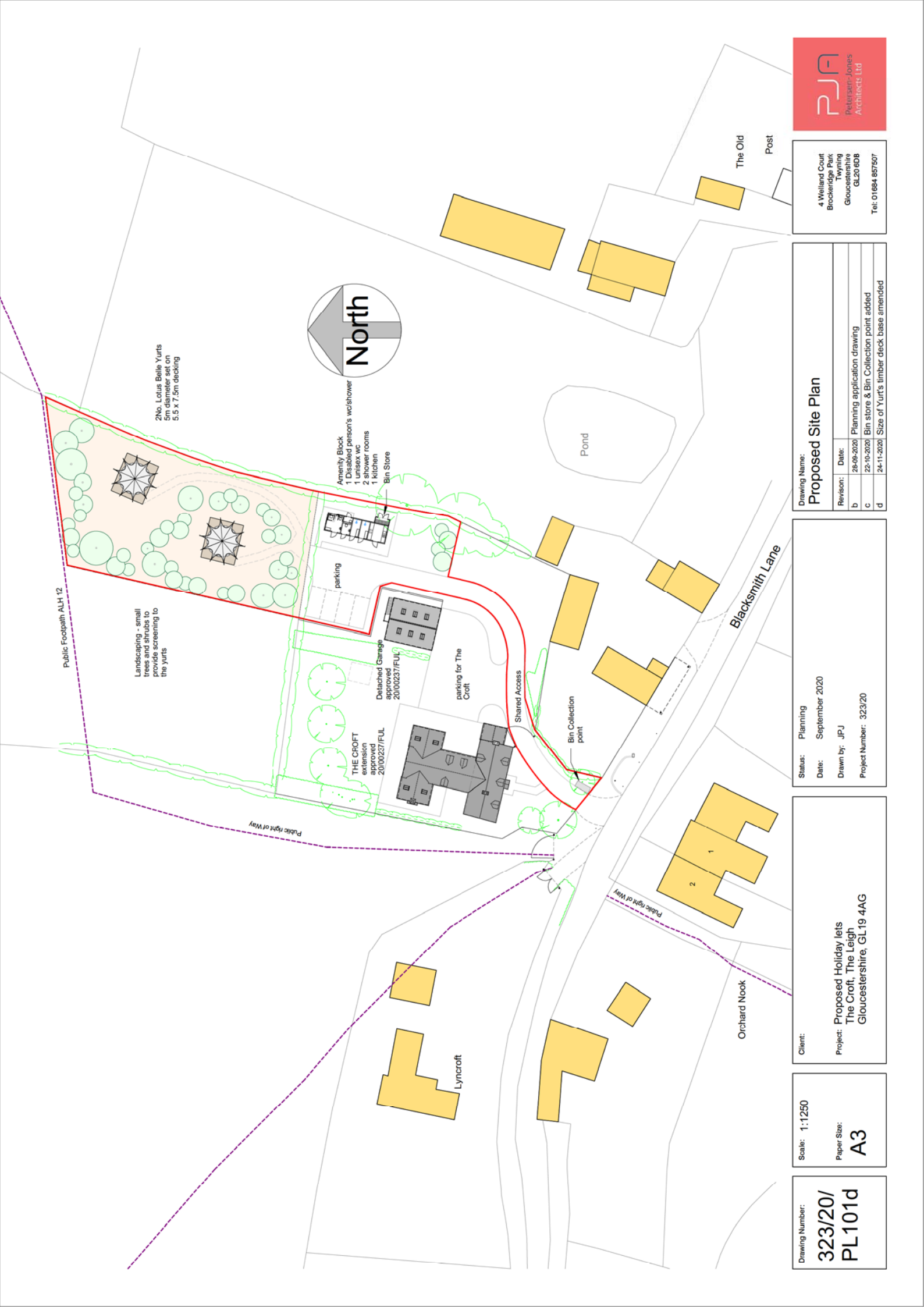
Planning application drawing

Status:	Planning
Date:	September 2020
Drawn by:	JPJ
Project Number:	323/20

Client: **Proposed Holiday lets
The Croft, The Leigh
Gloucestershire, GL19 4AG**

Scale: **1:1250**
Paper Size: **A3**

Drawing Number: **323/20/
PL001a**



4 Welland Court
 Brockridge Park
 Twynning
 Gloucestershire
 GL20 6DB
 Tel: 01684 857507

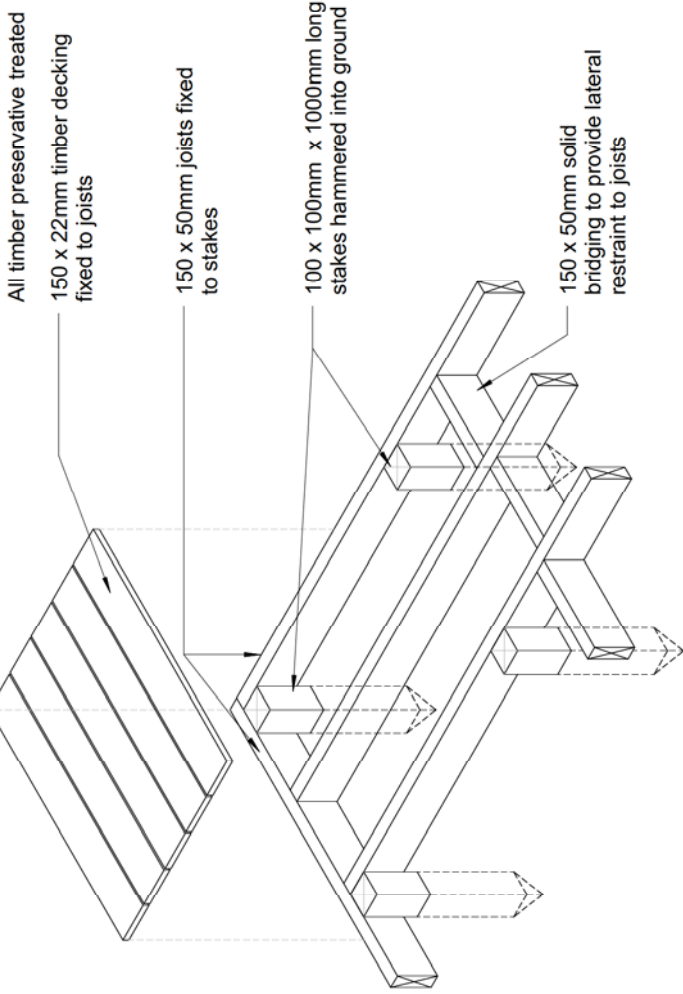
Drawing Name: Proposed Site Plan	
Revision:	Date:
b	26-09-2020 Planning application drawing
c	22-10-2020 Bin store & Bin Collection point added
d	24-11-2020 Size of Yurt's timber deck base amended

Status: Planning
 Date: September 2020
 Drawn by: JPJ
 Project Number: 323/20

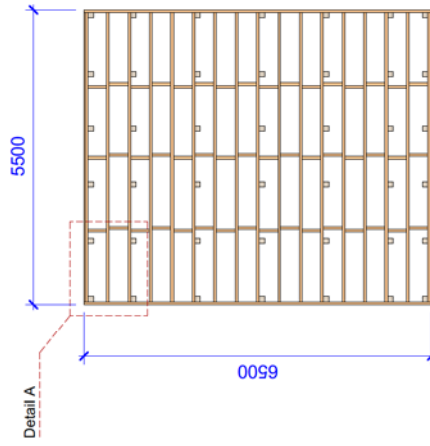
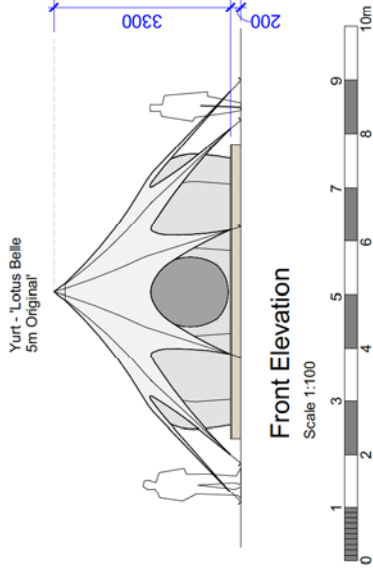
Client:
 Project: Proposed Holiday lets
 The Croft, The Leigh
 Gloucestershire, GL19 4AG

Scale: 1:1250
 Paper Size: A3

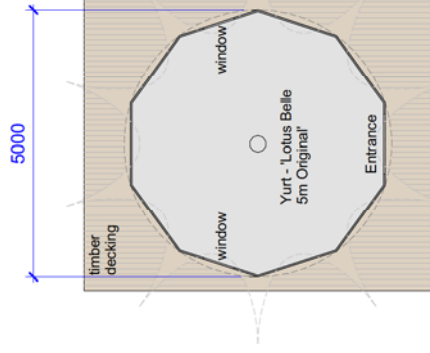
Drawing Number:
**323/20/
 PL101d**



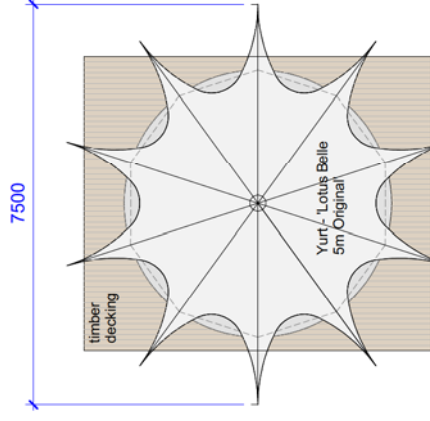
Detail A - Isometric view of timber base and deck
Scale 1:20



Timber base/framework for decking
Scale 1:100



Ground Floor Plan
Scale 1:100



Roof Plan
Scale 1:100

Drawing Number:
**323/20/
PL103**

Scale: **1:100**
Paper Size:
A3

Client:
Project: **Proposed Holiday lets
The Croft, The Leigh
Gloucestershire, GL19 4AG**

Status: **Planning**
Date: **November 2020**
Drawn by: **JPJ**
Project Number: **323/20**

Drawing Name:
Proposed Yurt and timber deck

Revision:	Date:

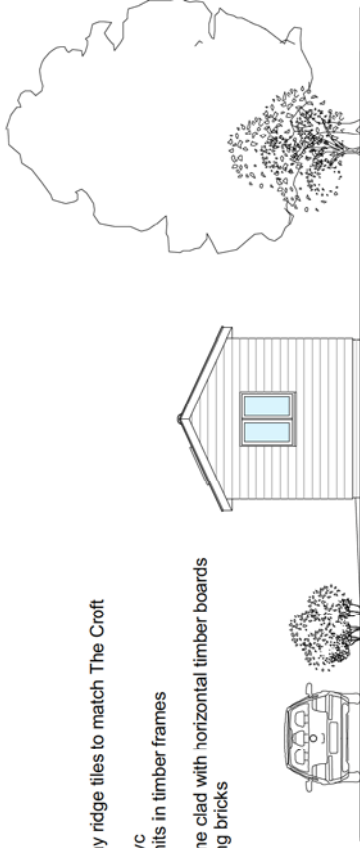
4 Welland Court
Brookridge Park
Twyning
Gloucestershire
GL20 6DB
Tel: 01684 857507



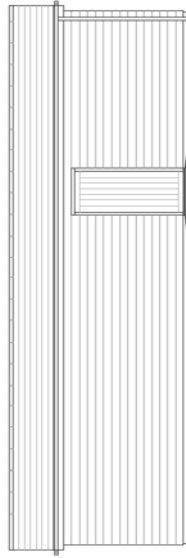
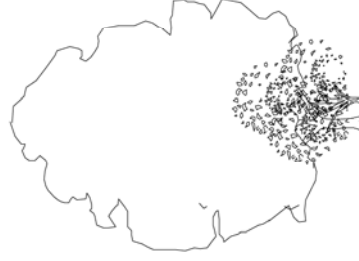
- MATERIALS**
 Roof - natural slates and clay ridge tiles to match The Croft
 Rooflights - Velux
 Rainwater goods - black upvc
 Windows - double glazed units in timber frames
 Doors - timber
 Walls - insulated timber frame clad with horizontal timber boards
 Below dpc - semi engineering bricks



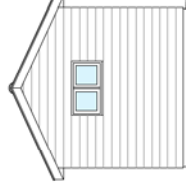
Front Elevation
facing West



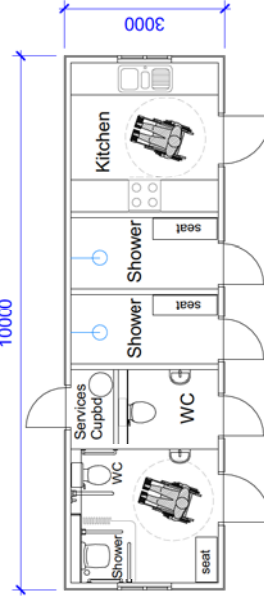
Side Elevation
facing South



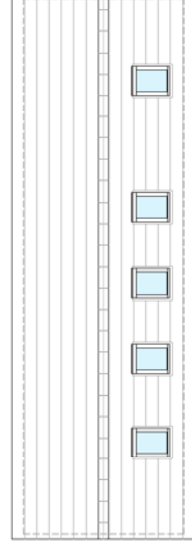
Rear Elevation
facing East



Side Elevation
facing North



Ground Floor Plan



Roof plan

Drawing Number:
**323/20/
PL102a**

Scale: 1:100

Paper Size:
A3

Client:
Proposed Holiday lets
The Croft, The Leigh
Gloucestershire, GL19 4AG

Status: Planning
Date: September 2020
Drawn by: JPJ
Project Number: 323/20

Drawing Name:
Proposed Amenity Block

Revision:	Date:
a	26-09-2020
Planning application drawing	

4 Welland Court
Brockridge Park
Twyning
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Tel: 01684 857507

PJA
Pellereau-Jones
Architects Ltd

To be read in conjunction with instructions and details contained in report by FOCUS ENVIRONMENTAL CONSULTANTS ref 1896 - Great Crested Newt RAMS method statement.

- Existing Tree
- Existing Hedge
- Existing Hedge - Any gaps in the existing hedge will be infilled with mix of the following three species, hawthorn, blackthorn and hazel.
- Proposed Tree
- Proposed Hedge
- The grassland strip 1.5m wide along the boundary hedgerows will be managed as Urssocky grassland
- Grass
- Gravel Drive
- Sandstone Natural Paving (Random Pattern)
- Hibernaculum for Great Crested Newts

General notes:
Any trees or hedging indicated on the approved drawings which, within a period of two years from the date of planting, die, are removed or become damaged shall be replaced by the same or similar species during the planting season (October to March inclusive) with others of similar size and species.

All planting and seedling/hurling shall be carried out in accordance with the approved details in the first planting and seedling/hurling seasons following the completion or first occupation of the development, whichever is the sooner.

Any pruning works within the five year period shall be carried out in accordance with BS 3998:2010 (or any standard that reproduces or replaces this standard).

Hedgerow Planting: the new trees and hedge plants for the first year or two. Where feasible all hedgerow planting will take place over the winter period (October - March) plant losses.

Hedgerows will follow a double staggered planting schedule, with approximately 400mm between each row and 4 - 6 plants per metre.

Hedging plants specified at a minimum of 450-600mm in height when planted (preferably up to 1m high).

Protection -
To protect against wild animal grazing the hedging plants will have individual plant stakes to the top of the stem. Stakes shall be approximately 150mm in height. Each stake shall be placed to the south of the plant at a depth of 30 mm. The cross section, driven into the ground to a depth of 500 mm, according to the manufacturer's instructions

Tree Planting:
Trees will be Standards - 8-10cm girth (2.0m - 3.0m high in accordance with BS3936)

Standard stakes shall be supplied with one tree stake. The overall length of the stake shall be sufficient to ensure that they are firm when driven into the soil and that the top of the stake extends above ground level to approximately one third of the tree's height. Stakes shall be to be hammered into the ground and the tree is positioned in the pit. Stakes shall be pressure treated in accordance with BS 4072. Tree to be secured with one tree tie with a spacer shall be positioned approximately 50 mm from the top of the stake to hold the tree, ensuring that tree and stake do not touch in any place.

Protection -
Trees to be protected from animal damage whilst establishing using Biodegradable spiral tree guards.

Proposed Hedges and Trees
Proposed hedges and trees to be planted will be along the northern and western boundaries of the development site. All new hedges will contain at least 5 native species from the list below therefore classifying them as "species-rich". 80% of the new hedgerow species mix should comprise one or more of the following three species: hawthorn, blackthorn or hazel.

- TP1 - *Corylus avellana* (hazel) - 8/10cm girth Std
- TP2 - *Crataegus monogyna* (Hawthorn) - 8/10cm girth Std
- TP3 - *Eurospyrus europaeus* (Spindle) - 8/10cm girth Std
- TP4 - *Ilex aquifolium* (Holly) - 8/10cm girth Std
- TP5 - *Ligustrum vulgare* (Wild Privet) - 8/10cm girth Std mature height 3 to 5m
- TP6 - *Cornus sanguinea* (Dogwood) - 8/10cm girth Std mature height 3 to 5m, Mature spread: Up to 6 metres
- TP7 - *Prunus spinosa* (Blackthorn) - 8/10cm girth Std mature height 7.5m
- TP8 - *Acer Comptre* (Field Maple) - 8/10cm girth Std Mature height: 10-15 metres, Mature spread: Up to 10 metres
- TP9 - *Malus sylvestris* (Crab Apple) - 8/10cm girth Std Mature height: 7m, Mature spread: 5m
- TP10 - *Prunus Domestica* (Wild Plum) - 8/10cm girth Std mature height 7.5m
- TP11 - *Sambucus nigra* (Elder) - 8/10cm girth Std mature height 8m, Mature spread: Up to 4 metres
- TP12 - *Sorbus sp.* (Whitebeam) - 8/10cm girth Std mature height 15m
- TP13 - *Prunus Avium* (Pinear) (Wild Cherry) - 8/10cm girth Std Mature height: 8m, Mature spread: Up to 5m



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Do not scale from this drawing, written dimensions take precedent over scaled dimensions.
All dimensions to be checked on site before commencement of any work.

Notes:

Revisions:

Revision A - Planning application submission - 16/03/2021
Revision B - Amendments in accordance with Landscape Officer's recommendations - 04/06/2021

Job Title:

Proposed Extension & Alterations
The Croft, The Leigh
Gloucestershire, GL19 4AG

Drawing:
Site Plan - Proposed Landscaping Scheme

Scale	Date
1:200	February 2020
Drawn by	Checked by
JPU	JPU

Drawing number
323/20/PL104B

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