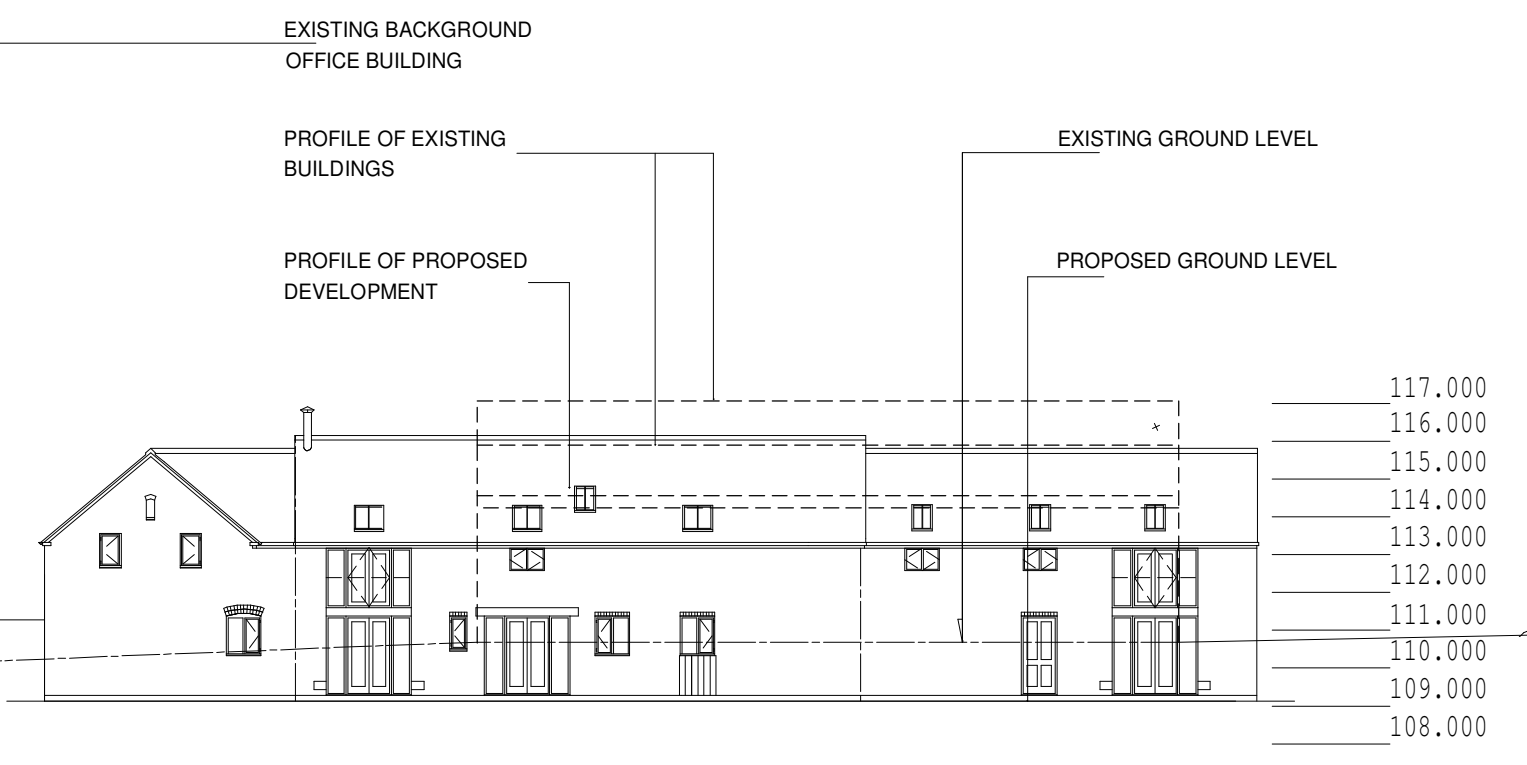
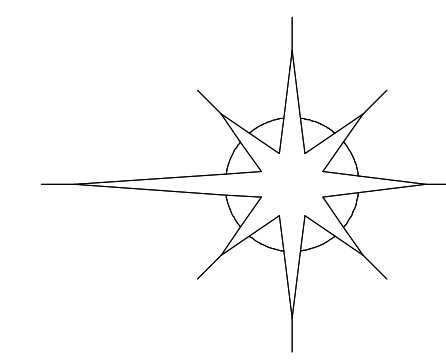
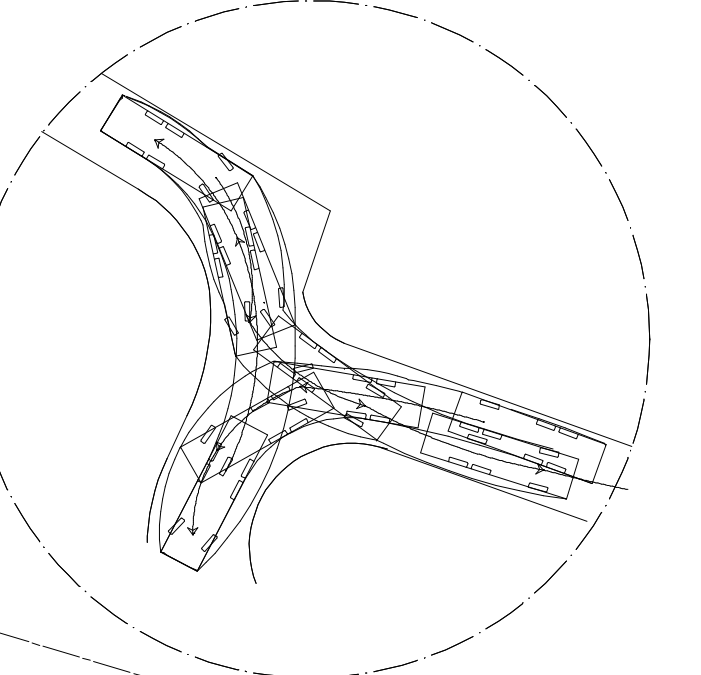


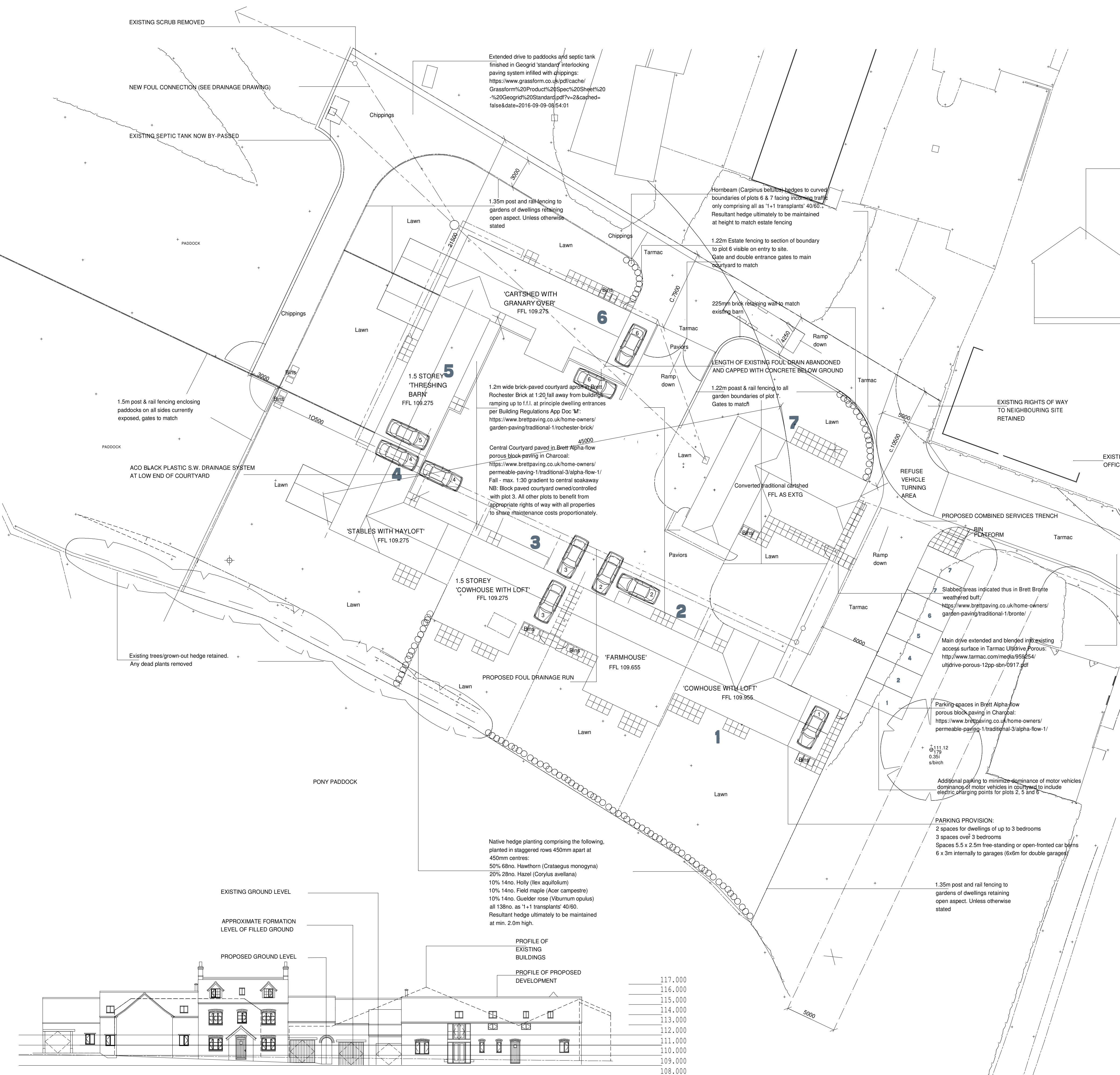
- NOTES:
1. This drawing remains the Copyright of GBa&e
 2. All dimensions to be checked on site by Contractor
 3. All dimensions in millimetres unless otherwise stated
 4. Do not scale copies of this drawing
 5. Any discrepancies in information should be reported to GBa&e for advice before proceeding
 6. All timber to be treated with preservative to B.S. 1282 prior to use and made good thereafter
 7. This plan must be read in strict conjunction with other plans in this set. Structural Engineer's and specialist's details
 8. All work shall be carried out in a good and workmanlike manner and with proper care and skill
 9. All goods and materials shall be of good quality and reasonably fit for their intended purpose
 10. PROTECTED SPECIES: Bats, birds, great crested newts and certain other species are protected by Law. It is therefore essential that, if any such species are discovered, during, or before, the construction process the works are suspended and the local office of Natural England contacted for advice
 11. All proprietary products to be fixed/installed in strict accordance with manufacturer's recommended methods



Overlaid on profile of extg bldgs



Swept Path Analysis of 8.1m emergency fire tender at Refuse Vehicle Turning Area



Extended drive to paddocks and septic tank finished in Geogrid 'standard' interlocking paving system infilled with chippings: <https://www.grassform.co.uk/pdf/cache/Grassform%20Product%20Spec%20Sheet%20-%20Geogrid%20Standard.pdf?v=2&cached=false&date=2016-09-09-08:54:01>

1.35m post and rail fencing to gardens of dwellings retaining open aspect. Unless otherwise stated

Hornbeam (*Carpinus betulus*) hedges to curved boundaries of plots 6 & 7 facing incoming traffic only comprising all as '1+1' transplants' 40/60. Resultant hedge ultimately to be maintained at height to match estate fencing

1.22m Estate fencing to section of boundary to plot 6 visible on entry to site. Gate and double entrance gates to main courtyard to match

225mm brick retaining wall to match existing barn

LENGTH OF EXISTING FOUL DRAIN ABANDONED AND CAPPED WITH CONCRETE BELOW GROUND

1.22m post & rail fencing to all garden boundaries of plot 7. Gates to match

1.2m wide brick-paved courtyard approx. 4500 Rochester Brick at 1:20 fall away from buildings ramping up to 1:1.1 at principle dwelling entrances per Building Regulations App Doc 'M': <https://www.brett paving.co.uk/home-owners/garden-paving/traditional-1/rochester-brick/>

Central Courtyard paved in Brett Alpha-flow porous block paving in Charcoal: <https://www.brett paving.co.uk/home-owners/permeable-paving-1/traditional-3/alpha-flow-1/> Fall - max. 1:30 gradient to central soakaway NB. Block paved courtyard owned/controlled with plot 3. All other plots to benefit from appropriate rights of way with all properties to share maintenance costs proportionately.

Stabbed areas indicated thus in Brett Bronze weathered buff: <https://www.brett paving.co.uk/home-owners/garden-paving/traditional-1/bronte/>

Main drive extended and blended in to existing access surface in Tarmac Ultra Drive Porous: <http://www.tarmac.com/media/959254/ultradrive-porous-12pp-sbn-0917.pdf>

Parking spaces in Brett Alpha-flow porous block paving in Charcoal: <https://www.brett paving.co.uk/home-owners/permeable-paving-1/traditional-3/alpha-flow-1/>

Additional parking to minimize dominance of motor vehicles dominance of motor vehicles in courtyard to include electric charging points for plots 2, 5 and 6

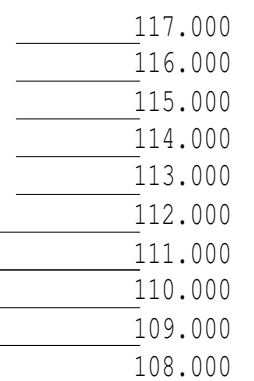
PARKING PROVISION:
2 spaces for dwellings of up to 3 bedrooms
3 spaces over 3 bedrooms
Spaces 5.5 x 2.5m free-standing or open-fronted car bays
6 x 3m internally to garages (6x6m for double garages)

1.35m post and rail fencing to gardens of dwellings retaining open aspect. Unless otherwise stated

Native hedge planting comprising the following, planted in staggered rows 450mm apart at 450mm centres:
50% 68no. Hawthorn (*Crataegus monogyna*)
20% 28no. Hazel (*Corylus avellana*)
10% 14no. Holly (*Ilex aquifolium*)
10% 14no. Field maple (*Acer campestre*)
10% 14no. Guelder rose (*Viburnum opulus*)
all 138no. as '1+1' transplants' 40/60. Resultant hedge ultimately to be maintained at min. 2.0m high.

EXISTING GROUND LEVEL
APPROXIMATE FORMATION LEVEL OF FILLED GROUND
PROPOSED GROUND LEVEL

PROFILE OF EXISTING BUILDINGS
PROFILE OF PROPOSED DEVELOPMENT



SOUTH-EAST ELEVATION
Overlaid on profile of extg bldgs

B: 04/09/2020 GARDEN ROOMS ADDED TO PLOTS 4, 5 & 6
A: 20/02/2020 PLANNING DRAWING

rev.	client	project	title	drawn	size	scale	ref.	rev.
1	Mr P Mac	Proposed Residential Development At Church Farm, Station Road, Elmesthorpe, Leicestershire, LE9 7SG	LANDSCAPING PLAN	SBH	A1	1:200	4017/V2020/11	B



DEVELOPMENT CONSULTANCY ARCHITECTURE CONTRACT ADMINISTRATION PROTECTED SPECIES SURVEYS



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SCALE BARS

