



Pinus Nigra

Pinus mugo



Eleaegnus Angustifolia

Rosa Rugosa 'Rubra'



Festuca Amethystina

Salvia Nemorosa



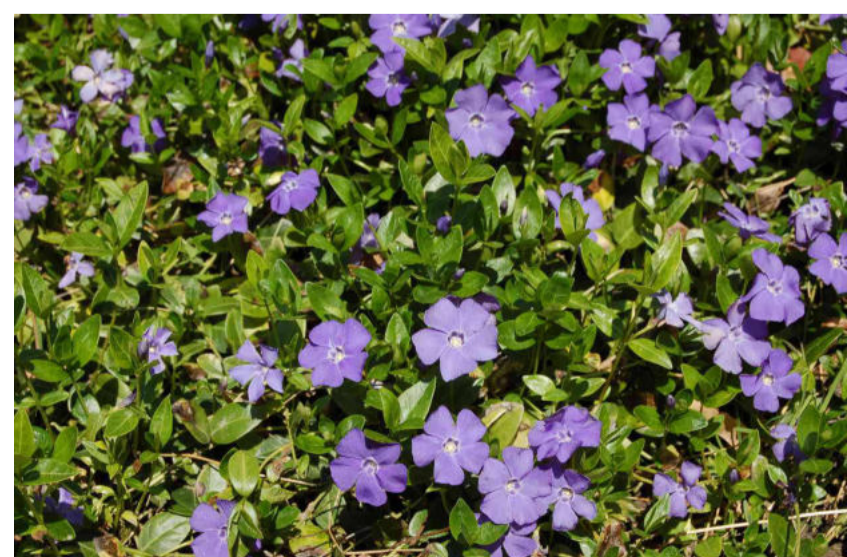
Euphorbia Griffithii

Crocosmia

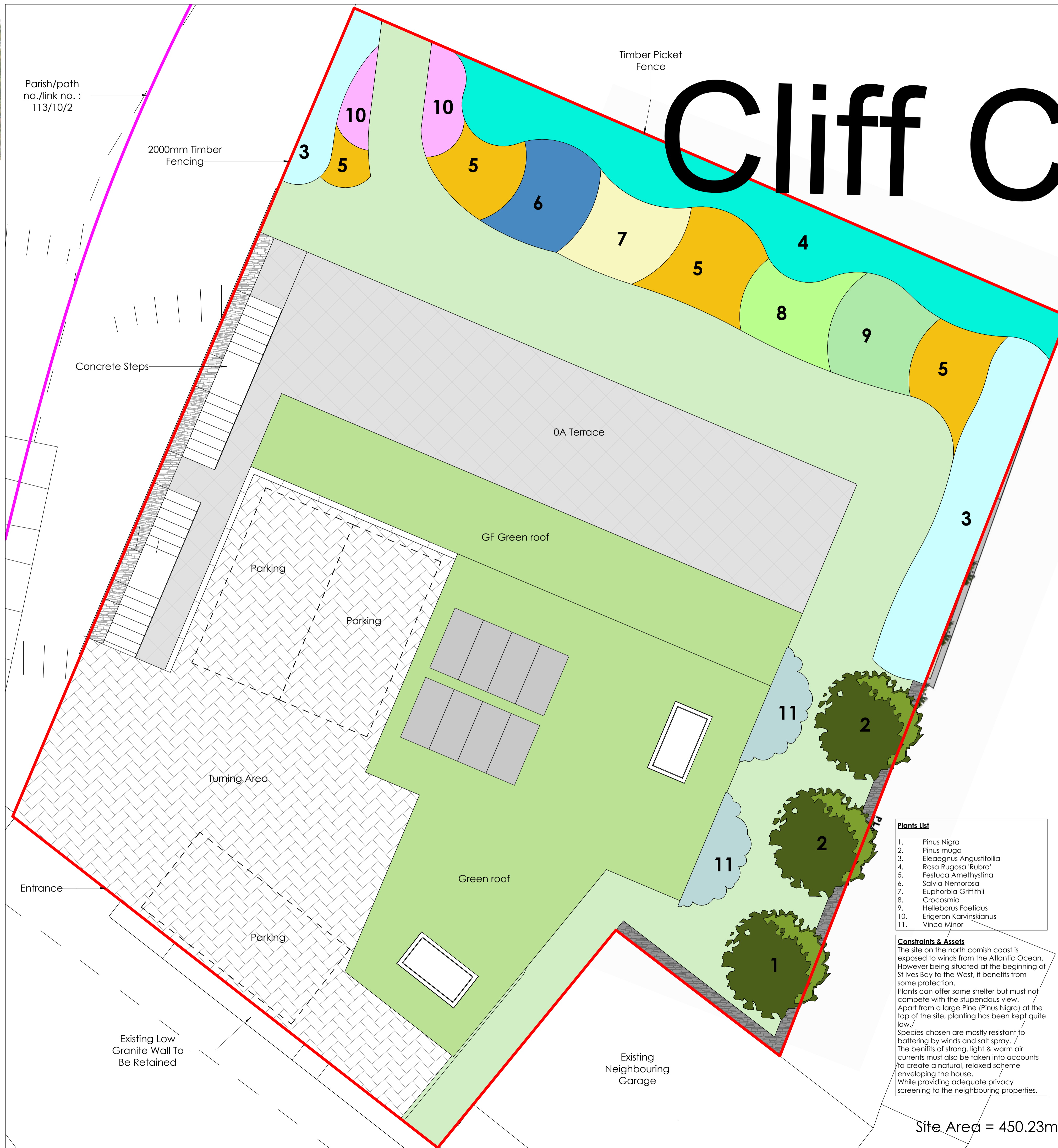


Helleborus Foetidus

Erigeron Karvinskianus



Vinca Minor

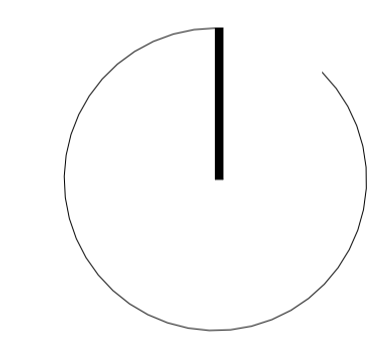


# Cliff C



1. This drawing is the copyright of Cornwall Planning Group and may not be reproduced without licence.  
 2. The Contractor shall not scale off this drawing for construction purposes, only figured dimensions shall be worked from.  
 3. All dimensions and levels are to be checked on site by the Contractor before the commencement of any work and any discrepancies reported to the Architect.  
 4. No responsibility can be accepted for errors arising on site due to unauthorised variations from the Architects drawings.  
 5. The Contractor is recommended to visit the site before tendering to ascertain all local conditions and restrictions likely to affect the works. No claims arising from failure to do so will be considered.  
 6. Tenders must include for all the works described or being apparent on the drawings or can reasonably be inferred as being necessary for the proper execution of the works.  
 7. This drawing is for town planning and building regulations only and is not a complete working drawing.  
 8. Depth, size and design of foundations shown are preliminary only. actual foundation, depth, size and design may differ depending on site conditions.  
 9. On completion of the works, if a National Home Energy Rating Certificate is required by the client, contact the Local Authority Building Control Department.  
 10. L1 and L2 requirements for limiting thermal bridging & air leakage workmanship shall be executed by the Contractor in accordance with the appropriate sections and DEFE/DLIR guidance document "Limiting Thermal Bridging & Air Leakage: Robust Construction Details for Dwellings and Similar Buildings" available from The Stationary Office Ltd.

Scale = 1:50@A1  
 Scale = 1:100@A1



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Client: Mr Paul Buchanan

Project: Cliff Cottage - Section 73 Variation of Planning Condition for Erection of a Detached Dwelling & Associated Works (PA20/01326)

Address: Land Adj to Cliff Cottage, Porthrepta Road, Carbis Bay, TR26 2NN

Title: Enlarged Site Plan

Revisions			
Rev.	Issue Date	Description	Issued by
P1	04/12/2023	Planning Issued	HRH

Stage: Planning  
 Scale: 1 : 50  
 Date: 26/07/2023  
 Drawn: HRH Checked: CM  
 Project No: 2396 Drawing No: 002  
 Rev: P1

- Plants List**
1. Pinus Nigra
  2. Pinus mugo
  3. Eleaegnus Angustifolia
  4. Rosa Rugosa 'Rubra'
  5. Festuca Amethystina
  6. Salvia Nemorosa
  7. Euphorbia Griffithii
  8. Crocosmia
  9. Helleborus Foetidus
  10. Erigeron Karvinskianus
  11. Vinca Minor

**Constraints & Assets**  
 The site on the north cornish coast is exposed to winds from the Atlantic Ocean. However being situated at the beginning of St Ives Bay to the West, it benefits from some protection.  
 Plants can offer some shelter but must not compete with the stupendous view.  
 Apart from a large Pine (Pinus Nigra) at the top of the site, planting has been kept quite low.  
 Species chosen are mostly resistant to battering by winds and salt spray.  
 The benefits of strong, light & warm air currents must also be taken into accounts to create a natural, relaxed scheme enveloping the house.  
 While providing adequate privacy screening to the neighbouring properties.