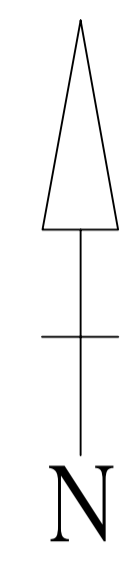


LIABILITY
 DIMENSIONS FOR SITE SPECIFIC RELATED ITEMS MUST BE SITE CONFIRMED.
 ANY VARIATIONS FROM DIMENSIONS OR SPECIFICATION MUST BE NOTIFIED AND
 AGREED BY THE ARCHITECT/PRINCIPAL DESIGNER PRIOR TO CONSTRUCTION ON SITE.

IT IS THE RESPONSIBILITY OF THE CLIENT/APPLICANT TO ENSURE PARTY WALL NOTICES
 ARE SERVED, A MINIMUM 2 MONTHS NOTICE TO BE SERVED. UNLESS AGREED TO
 CARRIED OUT BY CONSULTANT AS NOTIFIED.

THESE DRAWINGS ARE COPYRIGHT TO MRM GROUP, AND REMAIN SO UNTIL PAID
 FOR IN FULL.
 COPIES ARE NOT PERMITTED WITHOUT PRIOR CONSENT.

Former Public House - The Boars Head.
14 Lynch Road, Berkeley, Gloucestershire.
GL13 9TA



General Design and Site Information:

Landscaping

- The site has car parking bays for 10 vehicles. Each bay is 5mtr x 2.4mtr. this includes an allowance for visitor use.
- The site area for vehicle movement inclusive of associated car parking is Asphalt finish and represents an area of 459sqmtr.
- Paved areas and other hardstanding surrounding the house units will be Dark Grey block paving with chamfered edge detail and represents an area total of 71sqmtr.
- The perimeter to the site has a boarded fence line 1.8mtr high. Seasoned finish.
- The Grass areas in total on the site which includes the housing units = 212sqmtr. Patio areas for the house Pub 1 house unit (front) = 20sqmtr. Pub 2 house unit (rear) = 11sqmtr. Woodland area to the north of the site = 51sqmtr.
- Refuse bins are provided with fenced areas as marked.
- 2 number Electric meters are shown and marked.
- Foul Drainage on site as marked.
- Surface Water on site as marked.

House units

- The conversion of the former Public House to create 2 Dwelling Houses. The Frontage to the highway conversion of the Public House will give 3 bedrooms. 75sqmtr GIA on the Ground Floor. 75sqmtr GIA on the First Floor.
- The rear conversion of the Public House will give 3 bedrooms. 64sqmtr GIA on the Ground Floor. 75sqmtr GIA on the First Floor.
- Terraced House units
- The front roadside will have 2 Terraced House units. Identical In layout. 44sqmtr GIA Ground Floor. 44sqmtr GIA First Floor.

General Design and Site Information:

Landscaping

- The site has car parking bays for 10 vehicles. The car parking areas are marked with a white line surface marking onto the Asphalt. Creating a continuous flat surface area.
- It is recommended the house units on the site will have external lights surface mounted to the entrance areas for illumination of the site.
- We have indicated some soft landscaping in the form of smaller height fruit trees native to the UK for the Bio - Diversity, to be located within the Grass areas as indicated on the site. A small area is also marked as a woodland area.
- It is noted from the elevation drawings the 2 front terraced house units will be stepped down to allow for level surface approach. All of this is inline with the recommendations from Swift Ecology regarding the Biodiversity Net Gain for the site.
- Refer to the document provided.

Site Area

1128sqmtr is the overall site area inclusive of the housing units.

Amenity Space per dwelling

- The design will give amenity space for each dwelling. Comprising a patio area, landscape garden with medallion turf laid. Refuse space for the waste bins with a provision for waste and recycled. Fenced areas for privacy. Provision for Parrasol and chairs.

This area also have some tree landscaping.

- The 2 terraced house units each have private amenity space similar to the specification as previously stated. Rear access to the amenity space is via stepped access. Bin storage to the rear alongside the stepped areas.

- The site entrance has a curved feature in particular to the new build corner terraced house.

Site Access

With access to the site via a shared road entrance 4.8mtr wide. There already exists a dropped kerb access to the site currently in place with the existing Boars Head Pub - this access will be retained.

It is intended to retain the existing main body of the former Public House, retaining the roof frame. Demolishing to the rear the recent single storey addition and roof terrace, and this will also include in a derelict timber shed structure to the North of the site, to be removed.

SUSTAINABLE CONSULTANT



PROJECT TITLE Conversion of the former Public House (The Boars Head) Into 4 new Residential units with assoicated Landscaping.

CLIENT Miss Sam Hall
 14 Lynch Road, Berkeley, Gloucestershire, GL13 9TA

ARCHITECT/PRINCIPAL DESIGNER - MOB 07729889134 LAND 0191 2741072 EMAIL: INFO@MRMARCHITECTURALSERVICES.CO.UK



DRAWING DETAIL Proposed Site Location Plan

LOCATION The former Public House (The Boars Head)
 14 Lynch Road, Berkeley, Gloucestershire, GL13 9TA

ISSUE Planning Issue

SCALE	1/100	DRN By	DRW No	ISSUE No	Check'd By	Revision
DATE	27th February 2024					
DATUM		MM	PLOT 001	001	mrm	
PLAN SIZE	A1		001/27/02/2024			

