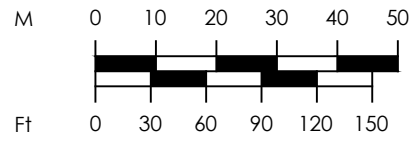


AGENDA ITEM 8

APPENDIX I

2019/0215/DET

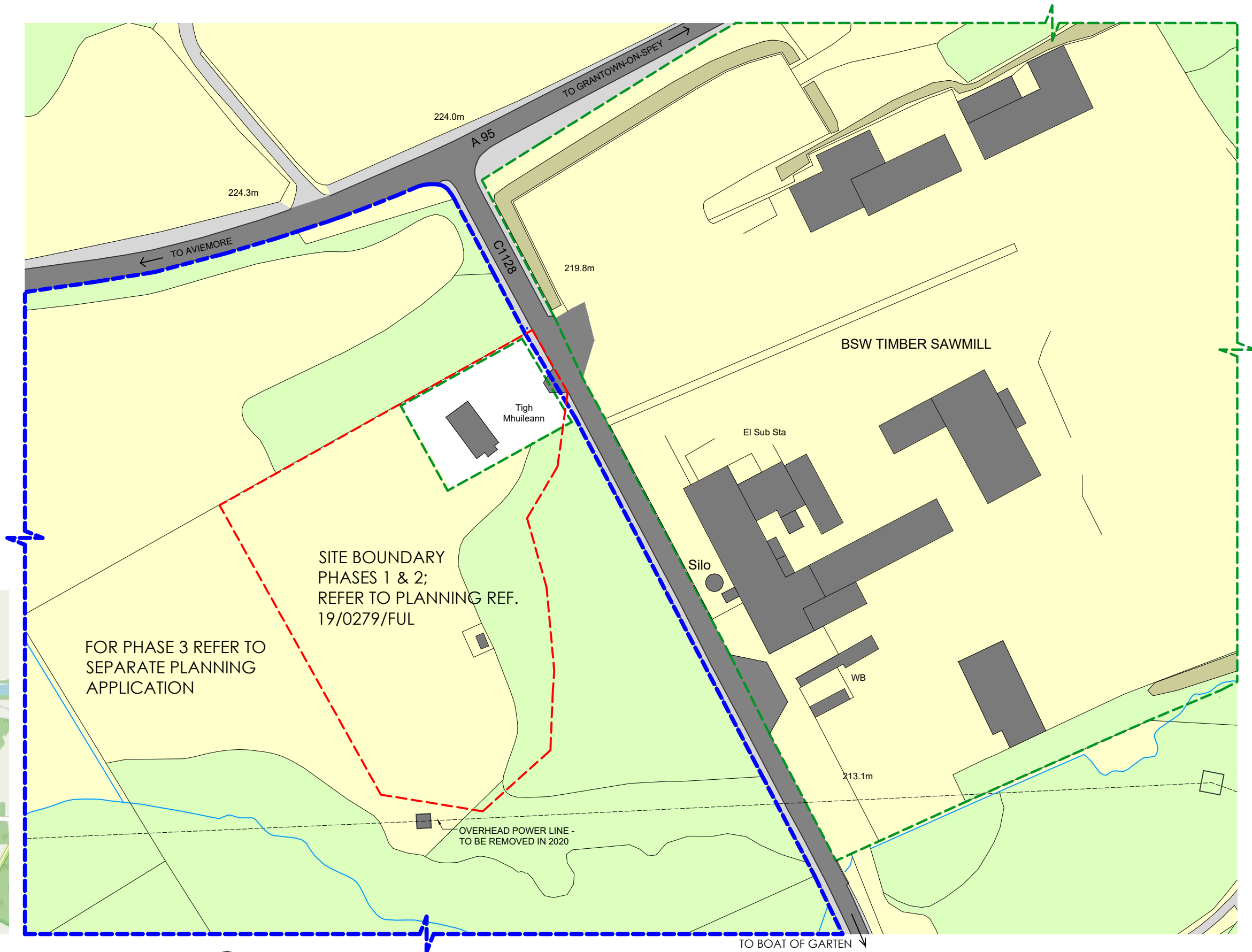
PLANS



1:1250

KEY

- Site Boundary - - - - -
- Land Ownership of Reidhaven Trust - - - - -
- Land Ownership of BSW Timber - - - - -



LOCATION PLAN
NTS



BLOCK PLAN
1:1250



Notes:

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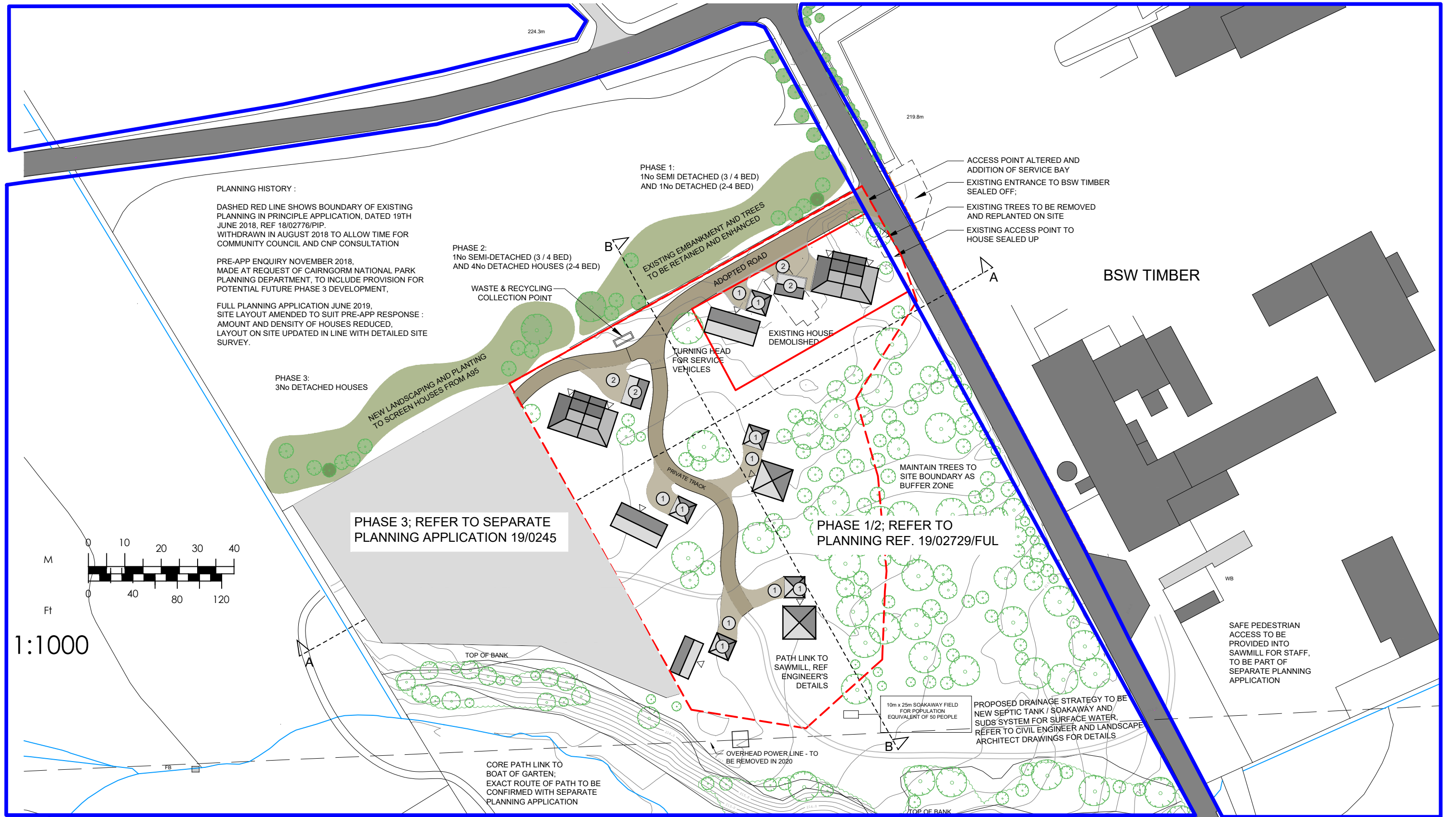


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tel: 01803 868000 fax: 01803 864475 email: totnes@rjarchitects.co.uk

B	11/11/2019	Revised for planning	
revision	date	details	chk'd by

drawing status			
Planning			
project	drawing	drw'n by	
Boat of Garten Housing Development	Location Plan Phases 1 & 2	NS	
		chk'd by	
		PS	
client	drawing number	revision	
BSW Timber & Reidhaven Trust	BSW_3_001	B	
scale	date		
1:1250 at A3	June 2019		



PROPOSED MASTERPLAN
 1:1000



All land adjacent to site owned by Reidhaven Estate.



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D3 31/01/2020 Pathways altered
 revision date details chkd by

drawing status		
Planning		
project Boat of Garten Housing Development	drawing Proposed Masterplan	drw'n by NS chk'd by PS
client BSW Timber & Reidhaven Trust	drawing number BSW_3_002	revision D3
scale 1:1000 at A3	date June 2019	

Design Rationale

The development will utilise native planting to enhance the setting and will include the following
 Rain garden swales to take surface water run-off from all houses.
 Native species wildflower meadow areas to increase biodiversity. Highland Grassland Mix specified.
 Childrens nature play area.
 Unadopted roadways to be permeable natural surfaces
 Extension to core path network between the Drumillie Sawmill and Boat of Garten.
 Extension of low bund to north east corner to utilise on site excavation dig out.

Tree planting -

Within the boundaries of the site there are several areas where small to medium sized self seeded trees are growing, particularly within the area of the proposed access track to the sawmill. To facilitate the track these trees would be transplanted within the site using best practice to increase the area of woodland and preserve the provenance of trees in the scheme. If this was not viable the tree planting will consist of locally sourced Aspen specimens of a similar size to the saplings.

Garden boundaries -

The design includes 'soft' boundaries for the gardens, as in that they will be defined by low mounded bunds planted along the top by a native species hedge containing;

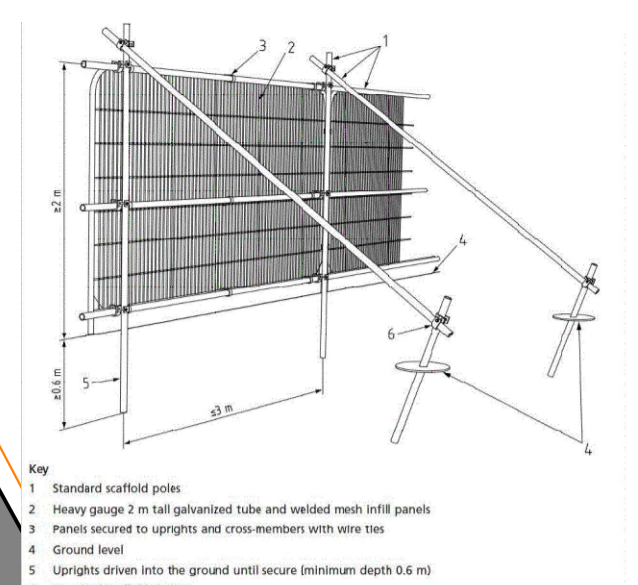
- Acer campestre
- Prunus spinosa
- Ilex aquifolium
- Corylus avellana
- Rosa canina

Shrub planting -

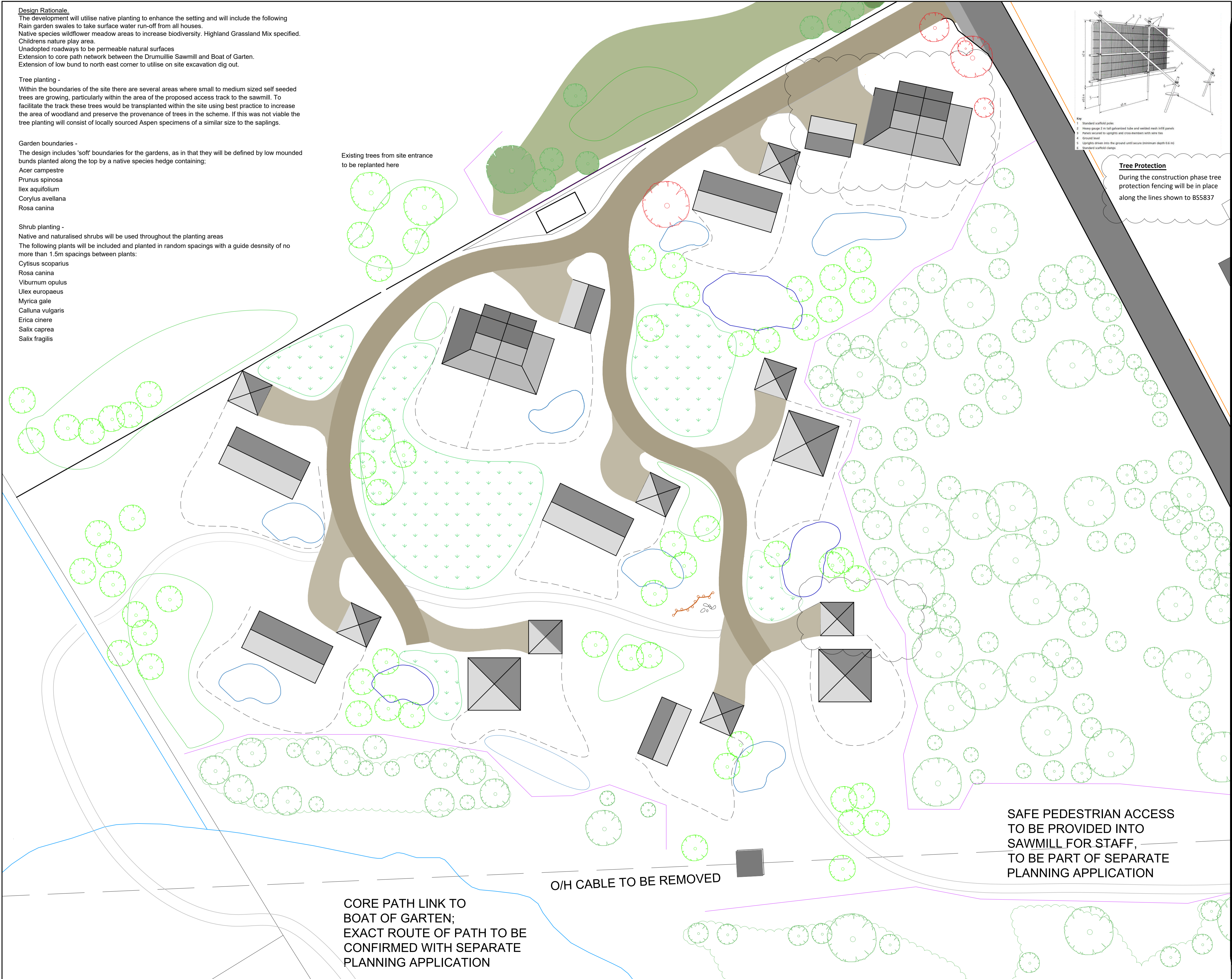
Native and naturalised shrubs will be used throughout the planting areas
 The following plants will be included and planted in random spacings with a guide density of no more than 1.5m spacings between plants:

- Cytisus scoparius
- Rosa canina
- Viburnum opulus
- Ulex europaeus
- Myrica gale
- Calluna vulgaris
- Erica cinerea
- Salix caprea
- Salix fragilis

Existing trees from site entrance to be replanted here



Tree Protection
 During the construction phase tree protection fencing will be in place along the lines shown to BS5837



General Notes

- Tree Protection Fencing
- Natural Play Area
- Footpath Network
- Soft Garden Boundary
- Wildflower Meadow
- Transplanted or new tree
- Removed / Repositioned tree
- Shrub planting areas
- Rainwater Gardens and Infiltration Basins

Refer to Asher Associates Civil Engineering drawings for Foul and Surface Water drainage proposals

4	For Planning, as per RevClouds	05/02/20
No.	Revision/Issue	Date

Tilhill Forestry
 Unit 1
 Birchden Farm
 Broadwater Forest Lane
 Groombridge
 Kent

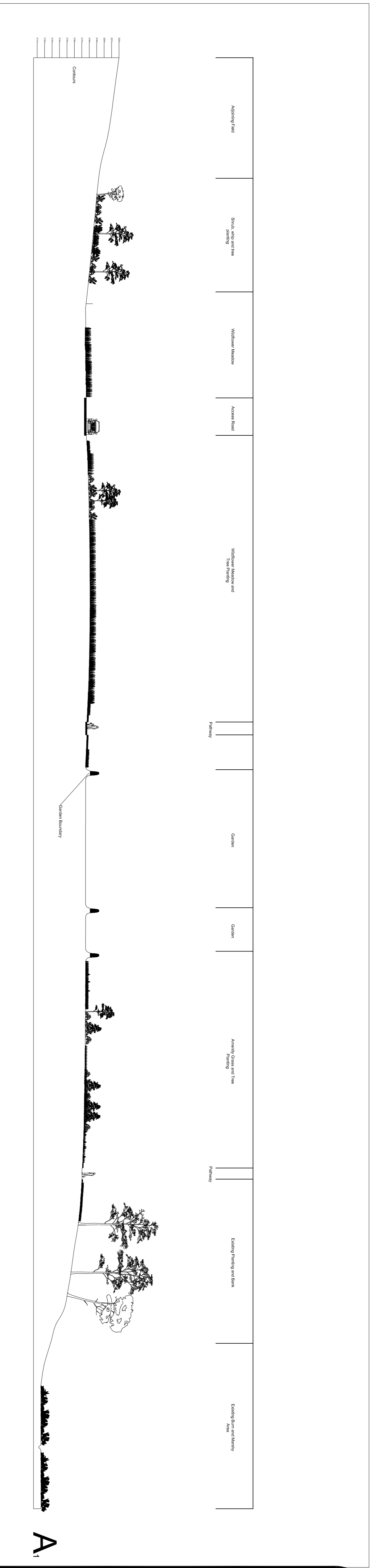
PROJECT
 Boat of Garten
 Housing Development
 Landscape Masterplan

Issue No	4	Sheet
Date	05/02/20	Final
Scale	1:500	

CORE PATH LINK TO BOAT OF GARTEN;
 EXACT ROUTE OF PATH TO BE CONFIRMED WITH SEPARATE PLANNING APPLICATION

O/H CABLE TO BE REMOVED

SAFE PEDESTRIAN ACCESS TO BE PROVIDED INTO SAWMILL FOR STAFF, TO BE PART OF SEPARATE PLANNING APPLICATION



A

A,

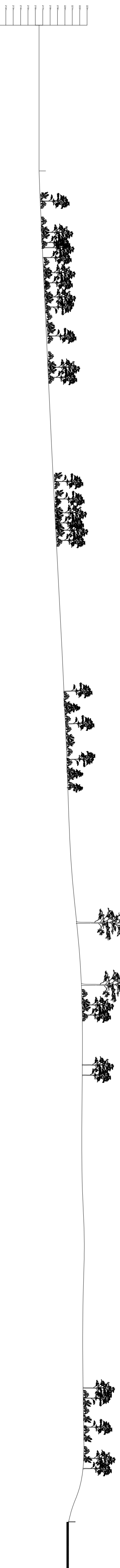
Section Notes:

Excavated top soil to be spread under removed pylon track at levels to ensure consistent soil levels and minimal impact on existing flora.



NOT TO SCALE

Existing Plant	Existing Massing	Level of Existing Ground	New Planting	Access Road
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B

B,



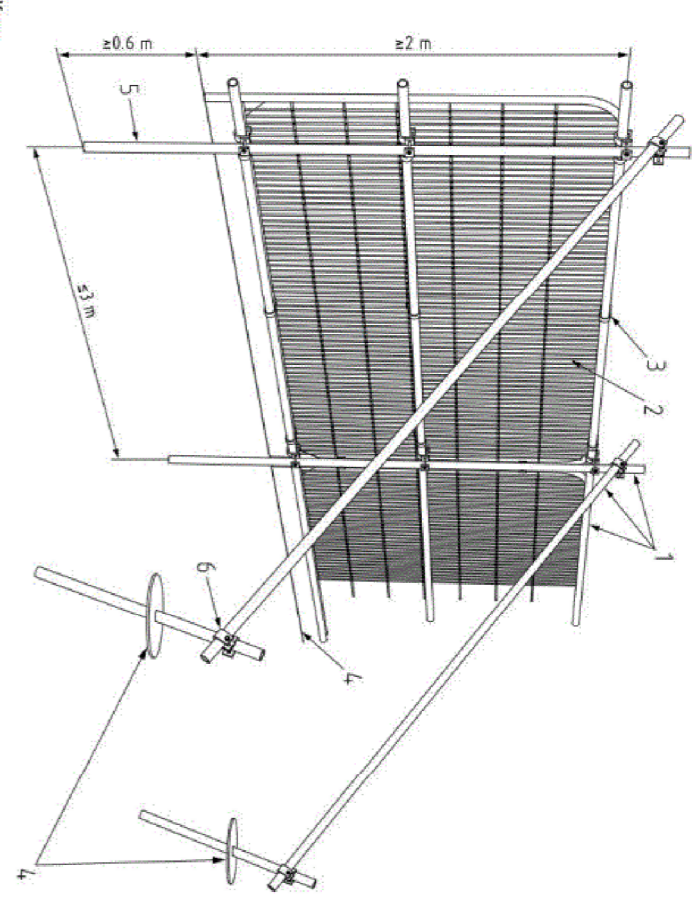
Tilhill Forestry
 Unit 1
 Birchden Farm
 Broadwater Forest Lane
 Groombridge
 Kent

PROJECT
 Boct of Garden
 Housing Development
 Landscape Sections

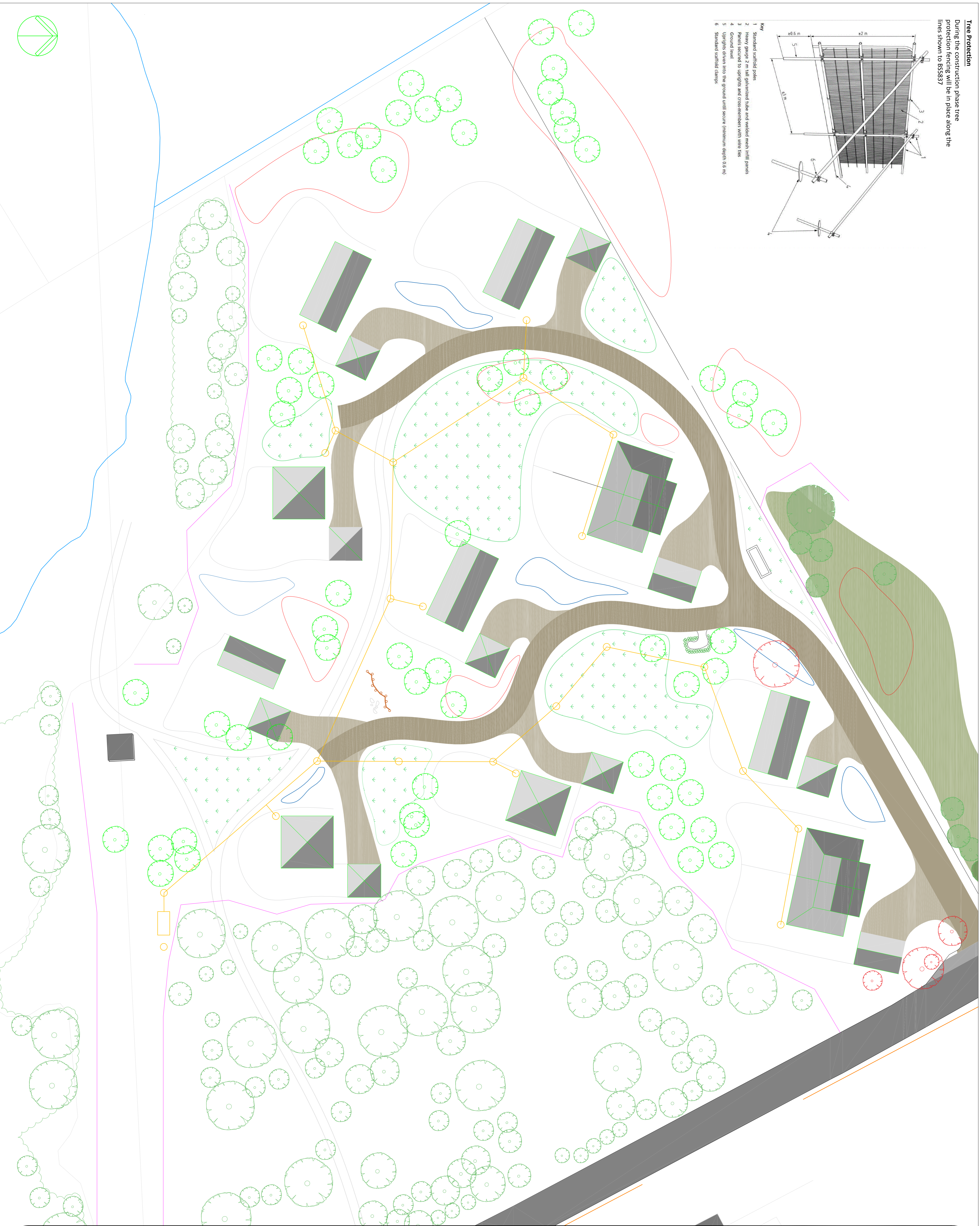
Issue No	Sheet
B	Rev 1
Date	
29/10/19	
Scale	
1:500	

Tree Protection

During the construction phase tree protection fencing will be in place along the lines shown to BS5837



- Key**
- 1 Standard scaffold poles
 - 2 Heavy gauge 2m tall galvanized tubs and welded mesh infill panels
 - 3 Panels secured to uprights and cross-members with wire ties
 - 4 Ground level
 - 5 Uprights driven into the ground until secure (minimum depth 0.6m)
 - 6 Standard scaffold clamps



General Notes

Tree Protection Fencing

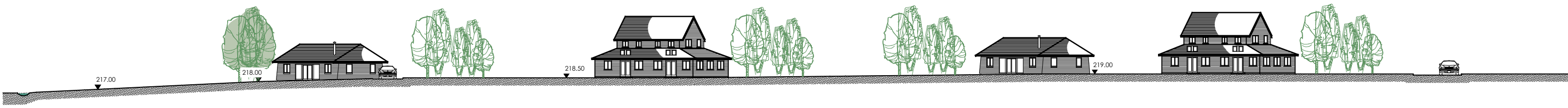
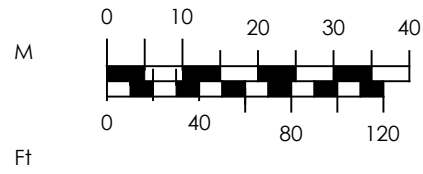


No.	Revision/Issue	Date

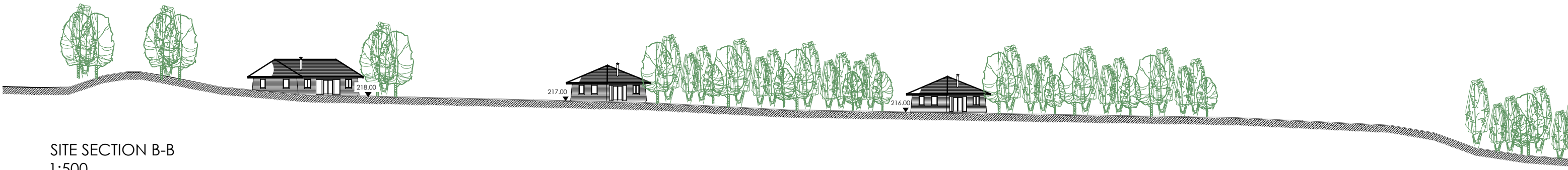
Tilhill Forestry
 Unit 1
 Birchden Farm
 Broadwater Forest Lane
 Groombridge
 Kent

PROJECT
 Boat of Garden
 Housing Development
 Tree Protection Plan

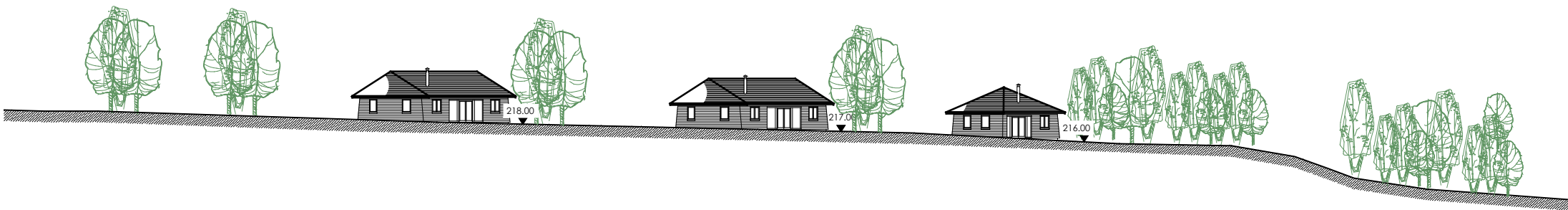
Issue No.	B	Sheet
Date	29/10/19	Rev 1
Scale	1:500	



SITE SECTION A-A
1:500



SITE SECTION B-B
1:500



SITE SECTION C-C
1:500

REFER TO SEPARATE PLANNING APPLICATION FOR THREE HOUSES ON PHASE 3

revision	A	date	11/11/2019	details	Revised for planning, Bund removed on Phase 3	chk'd by	
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Notes:

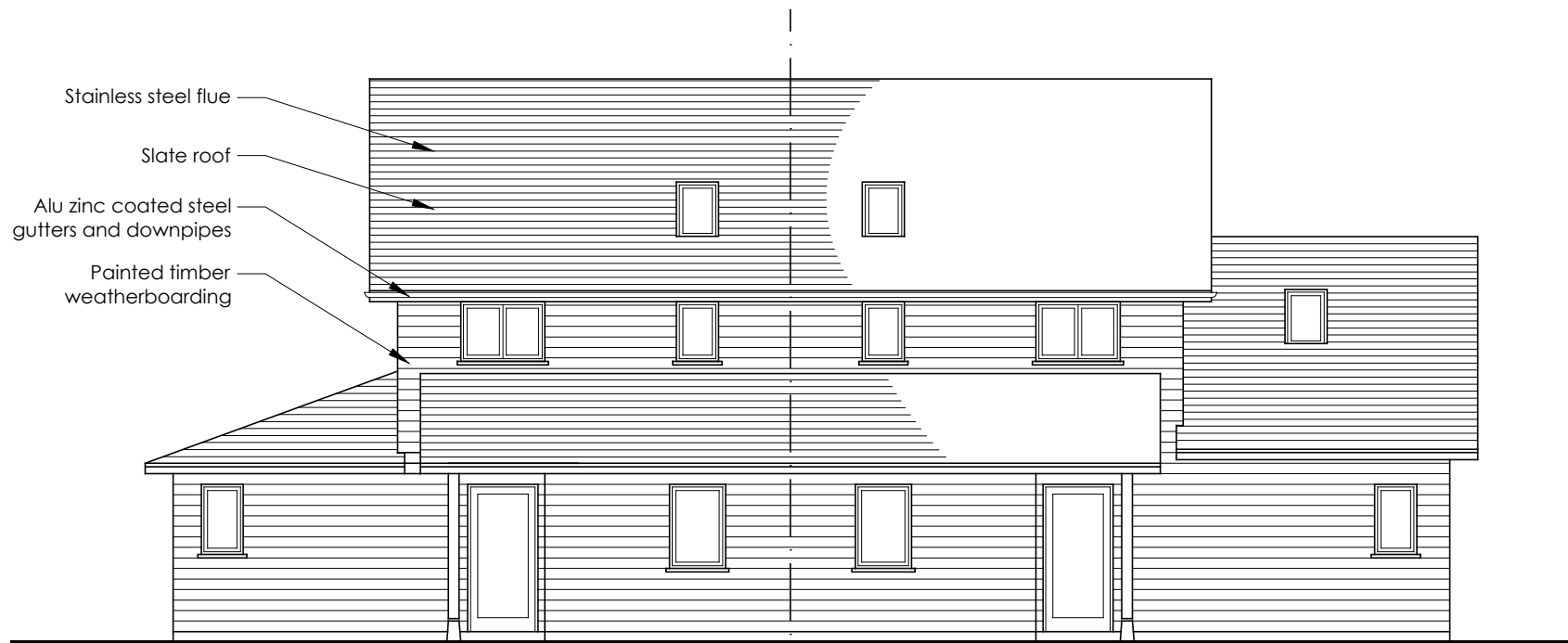
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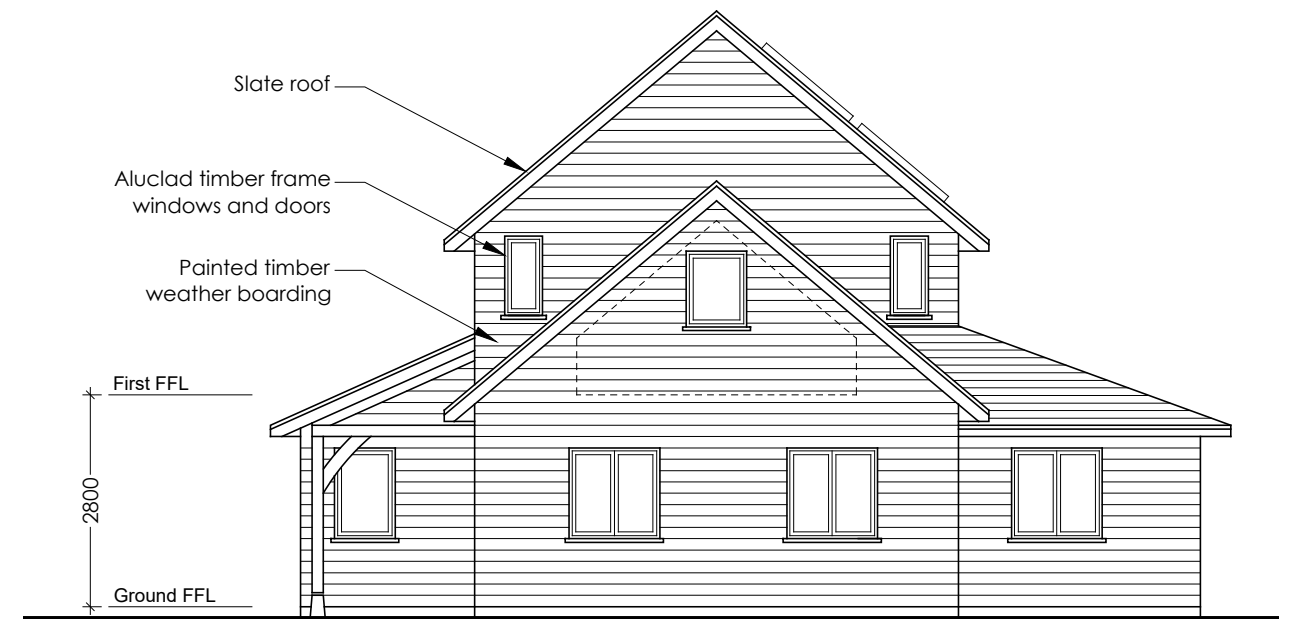
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drawing status		
Planning		
project	drawing	drw'n by
Boat of Garten Housing Development	Proposed Site Sections	NS
client	drawing number	revision
BSW Timber & Reidhaven Trust	BSW_3_003	A
scale	date	
1:1000 at A3	June 2019	



NORTH ELEVATION



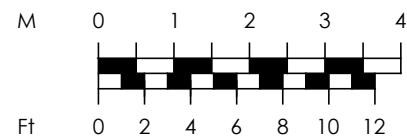
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



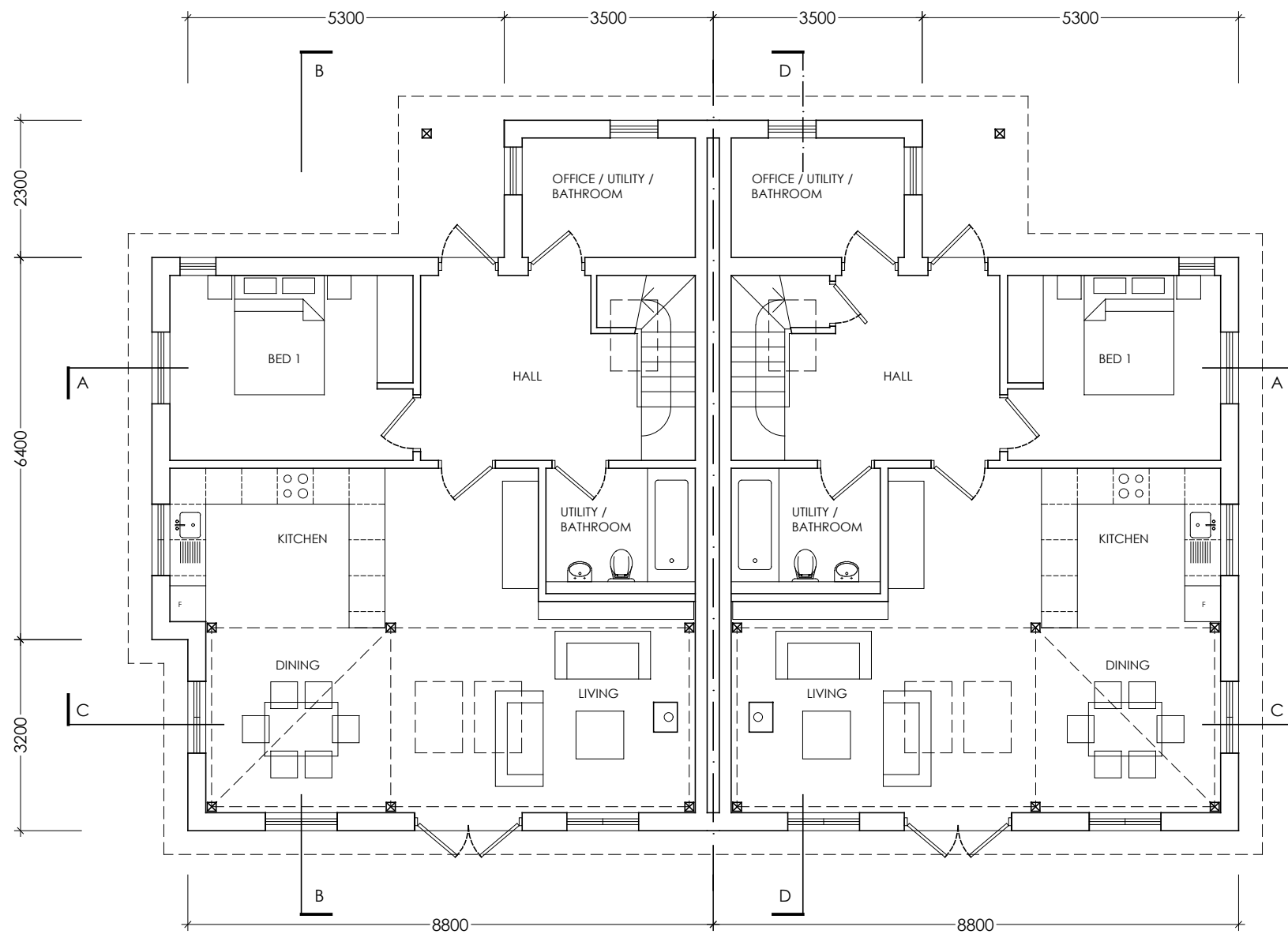
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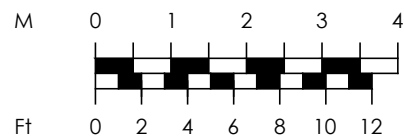
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drawing status			
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client BSW Timber & Reidhaven Trust		drawing number BSW_3_018	revision
scale 1:100 at A3		date June 2019	



GROUND FLOOR PLAN

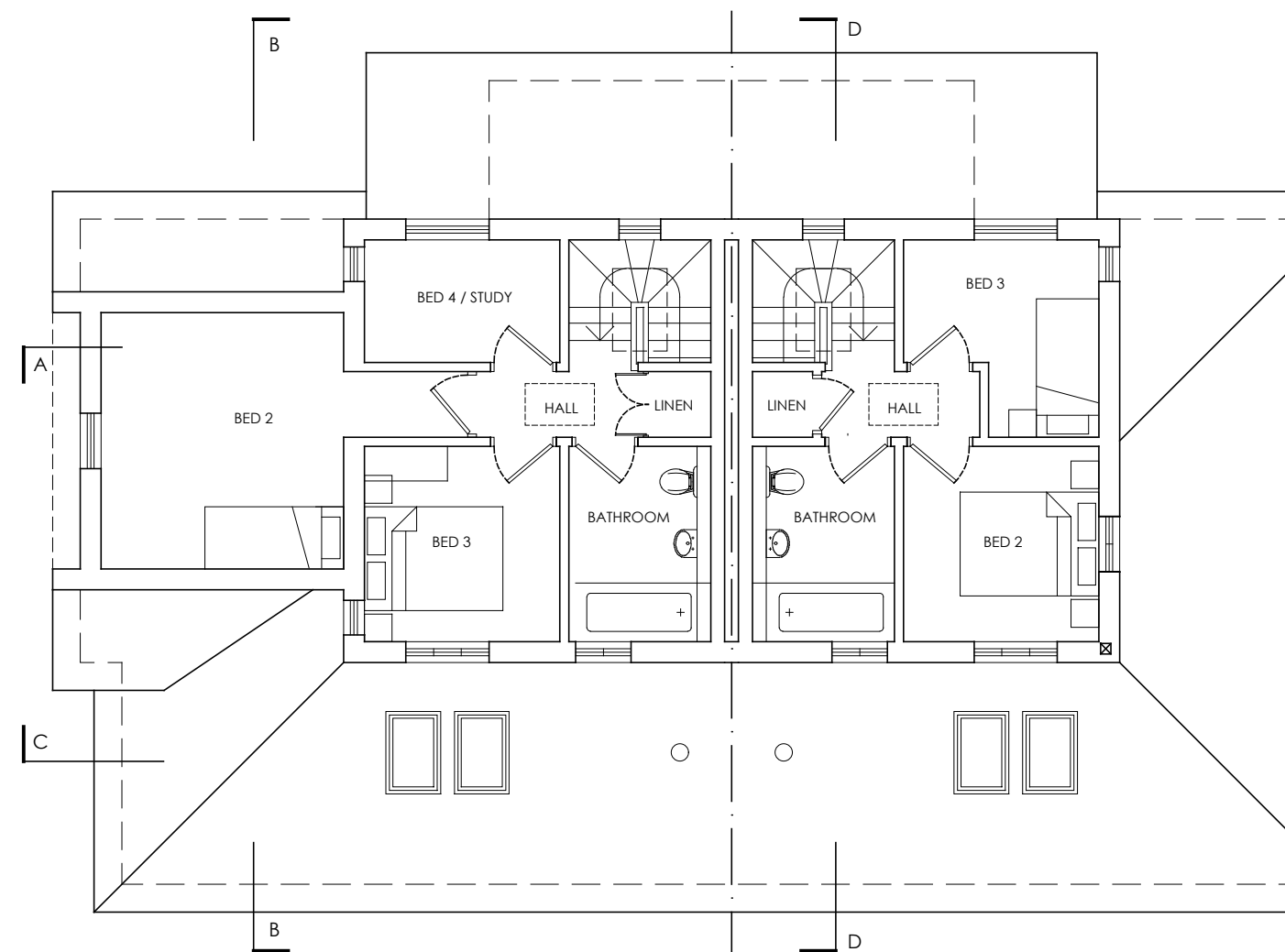
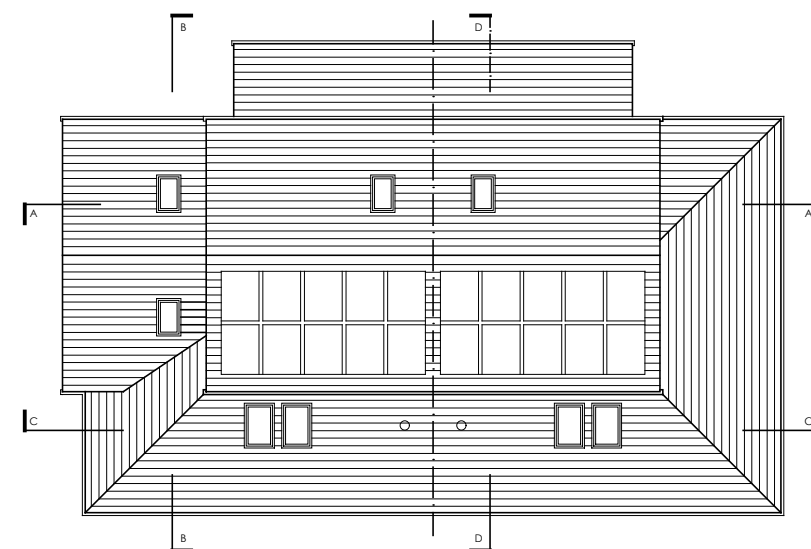
Notes:

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1:100

ROOF PLAN



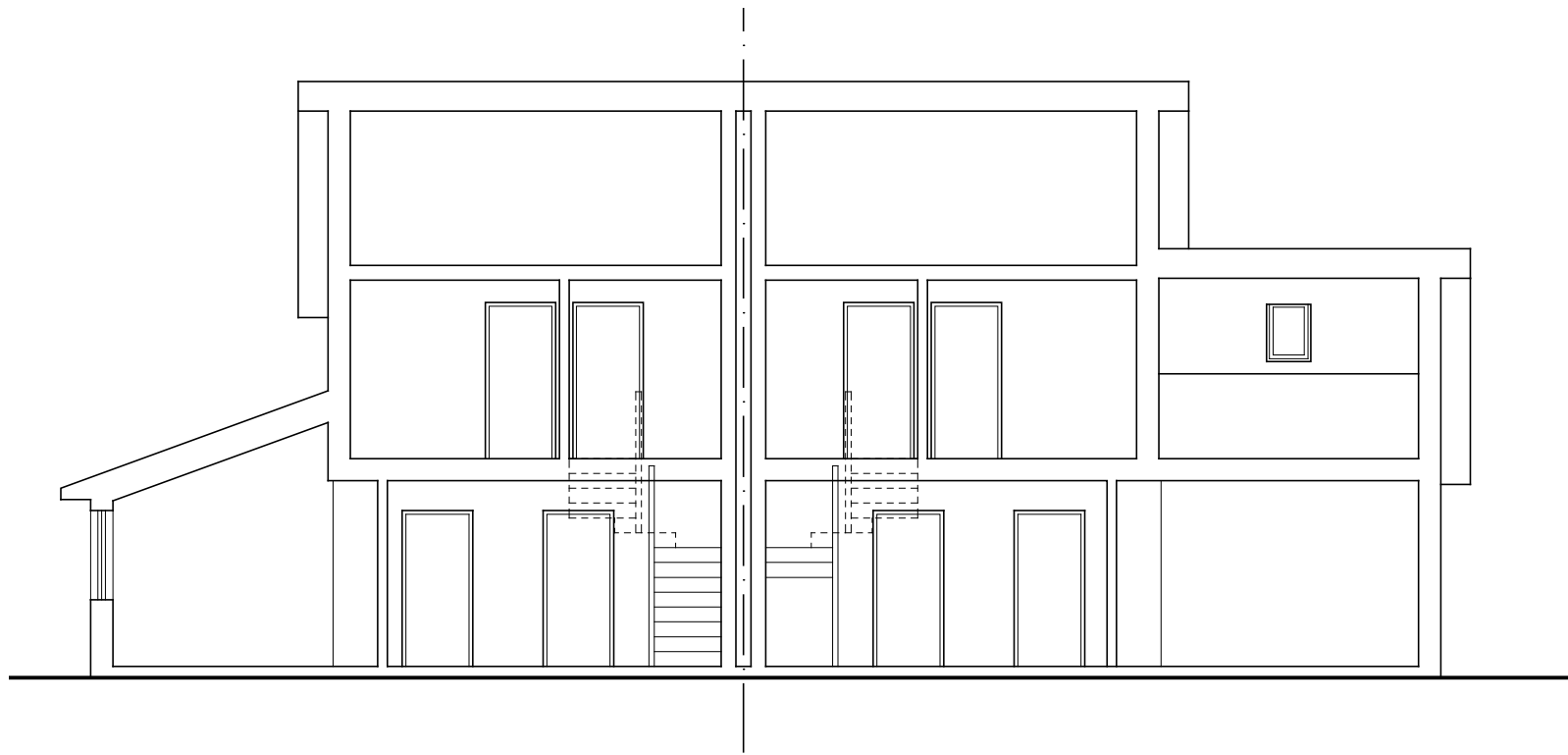
FIRST FLOOR PLAN



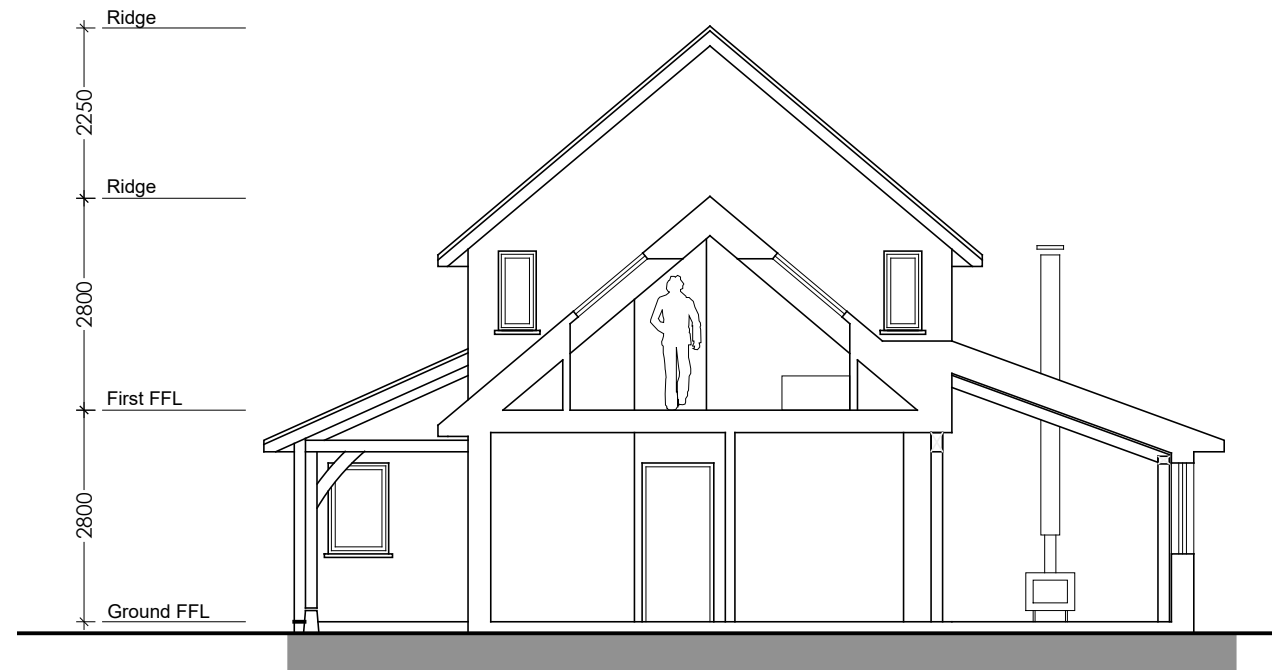
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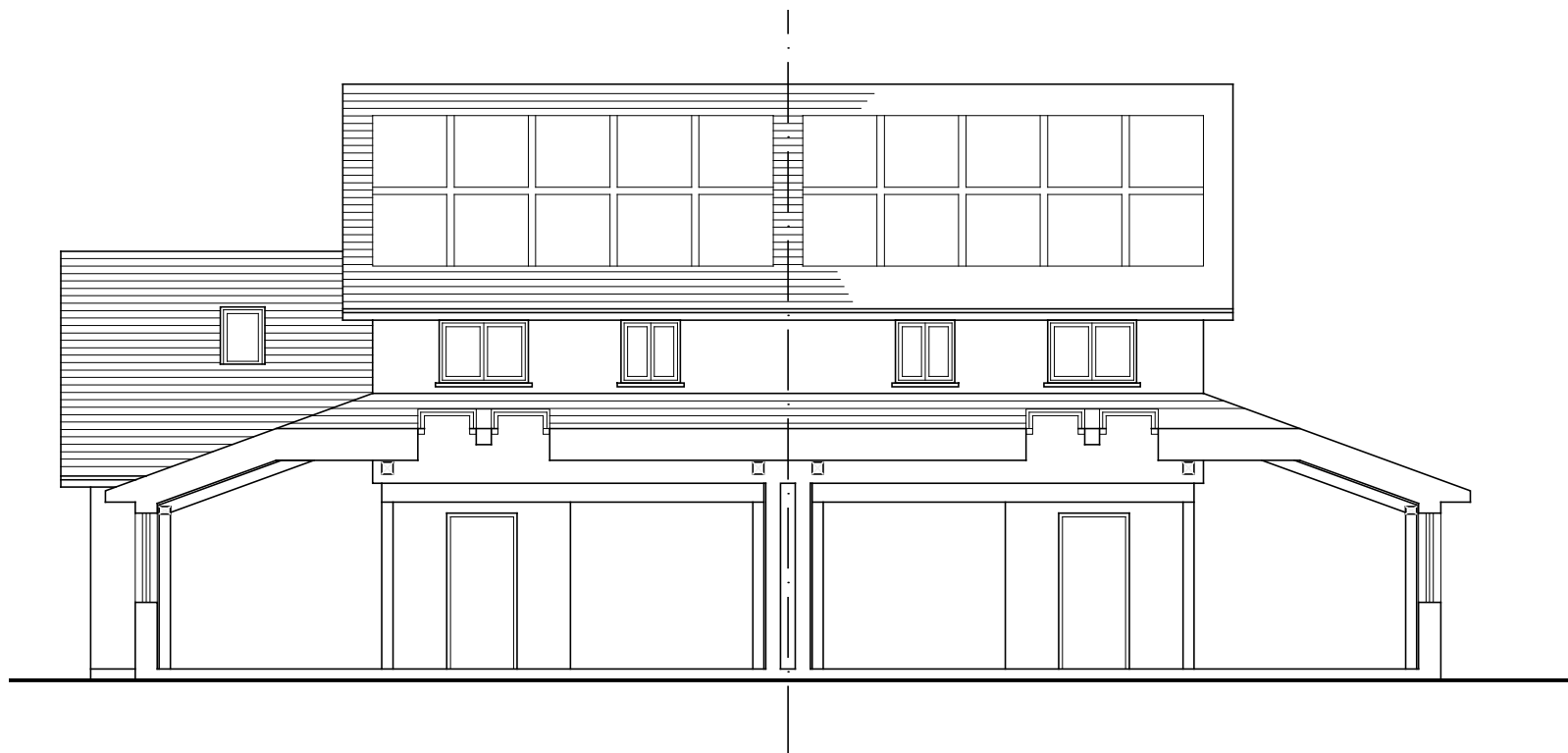
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client BSW Timber & Reidhaven Trust		drawing number BSW_3_016	revision
scale 1:100 at A3	date June 2019		



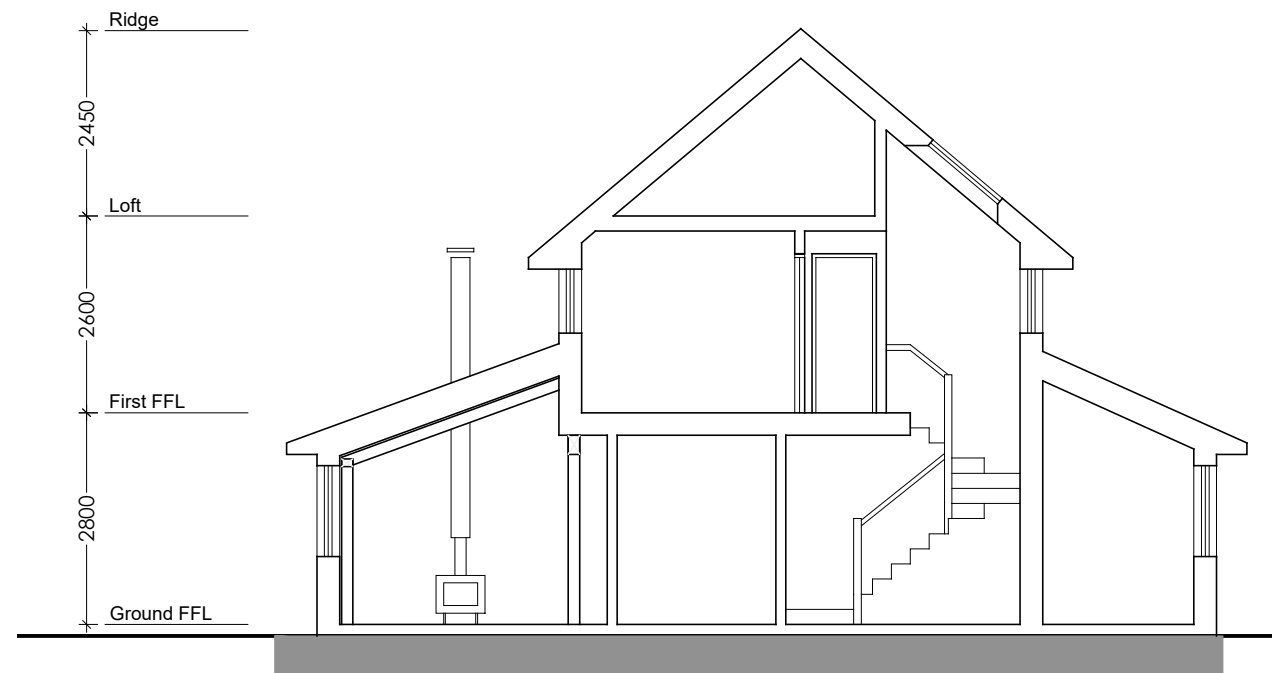
SECTION A-A



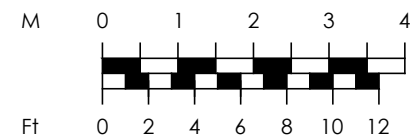
SECTION B-B



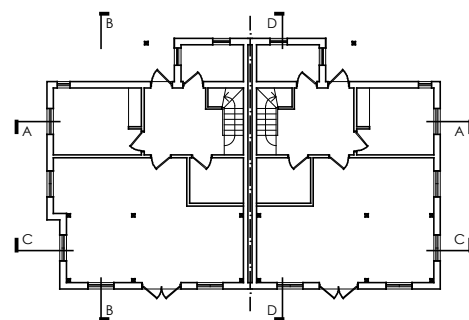
SECTION C-C



SECTION D-D



1:100



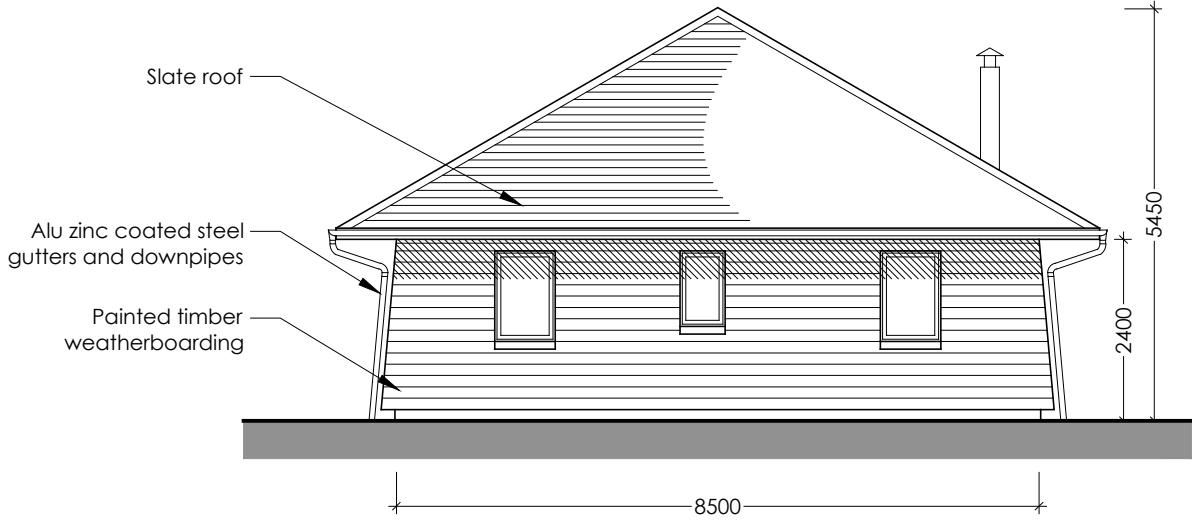
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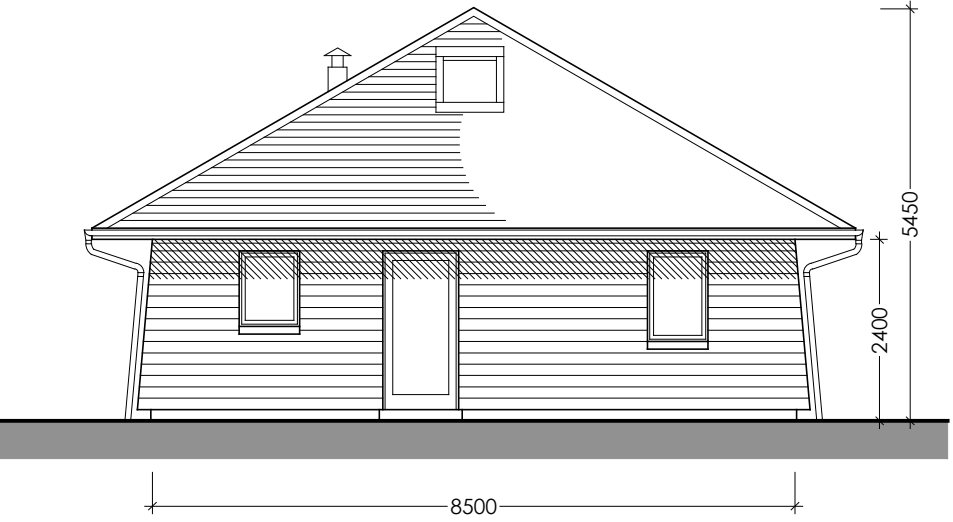
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drawing status			
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Notes:

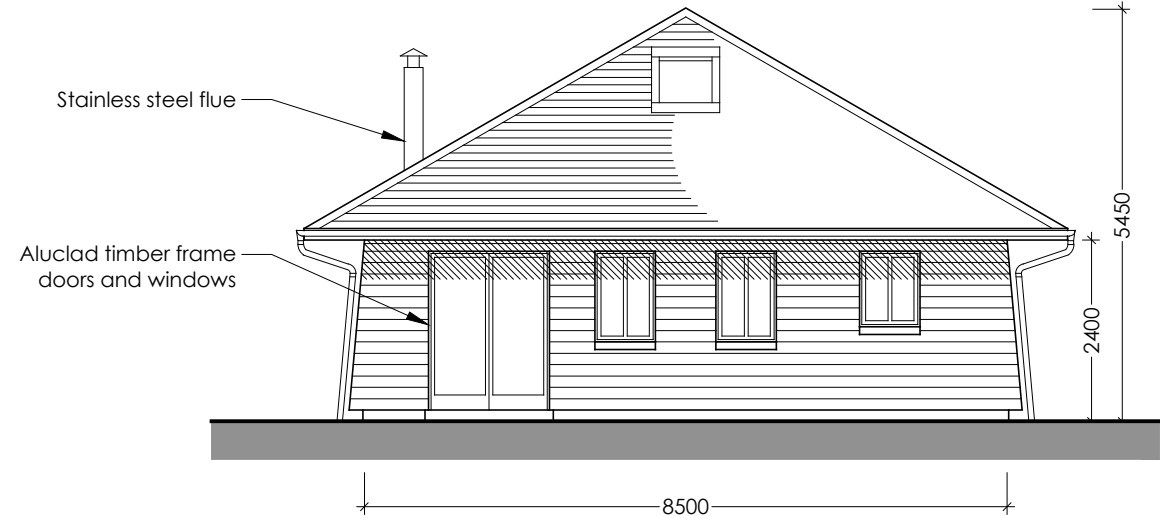
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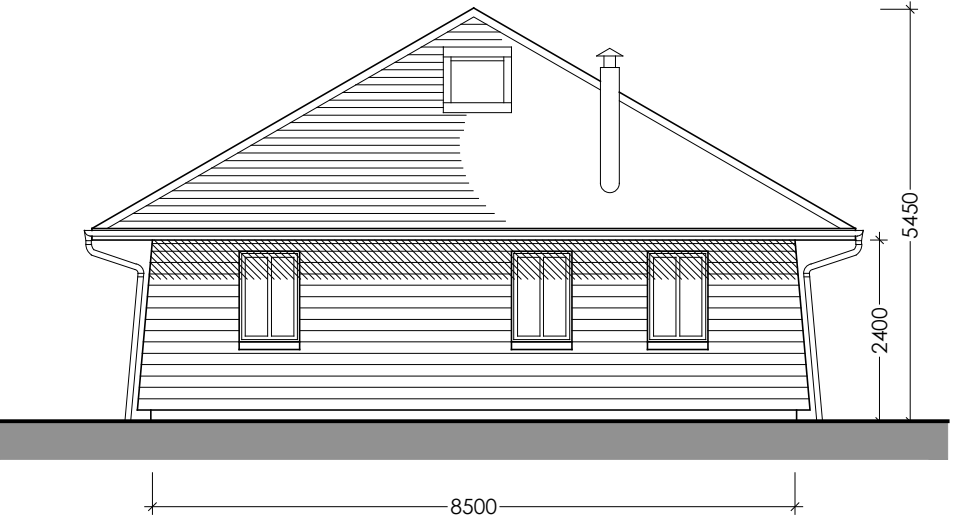
NORTH ELEVATION



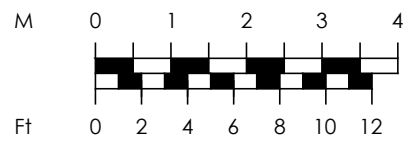
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



1:100



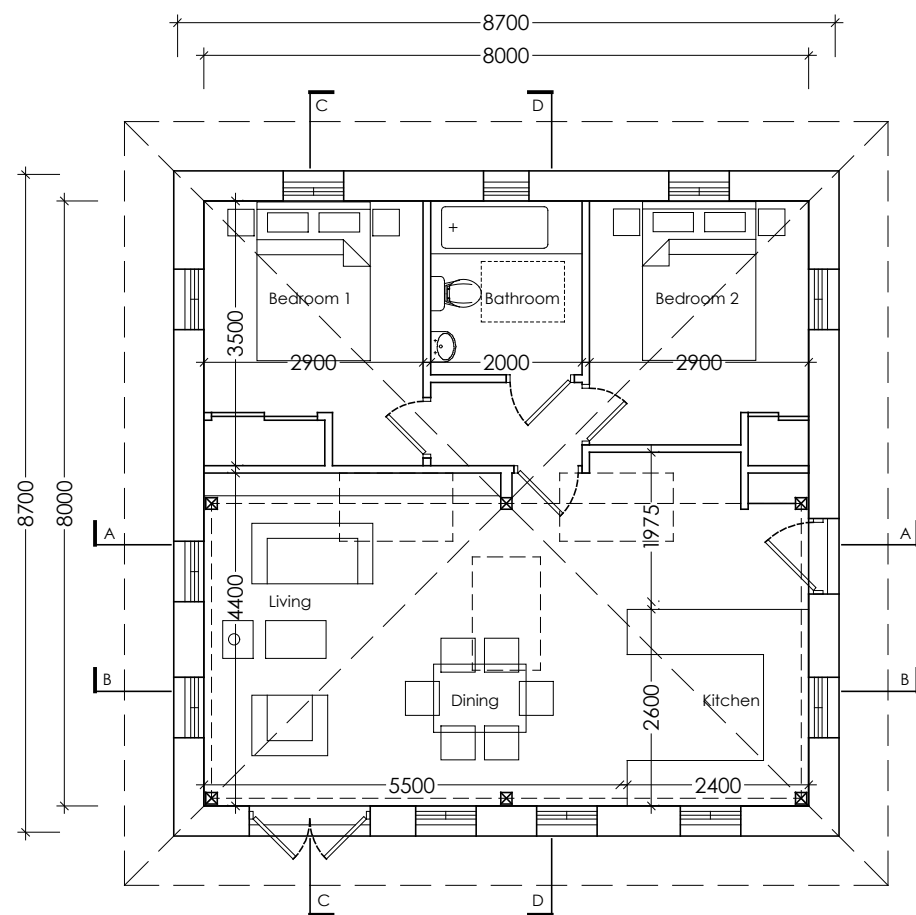
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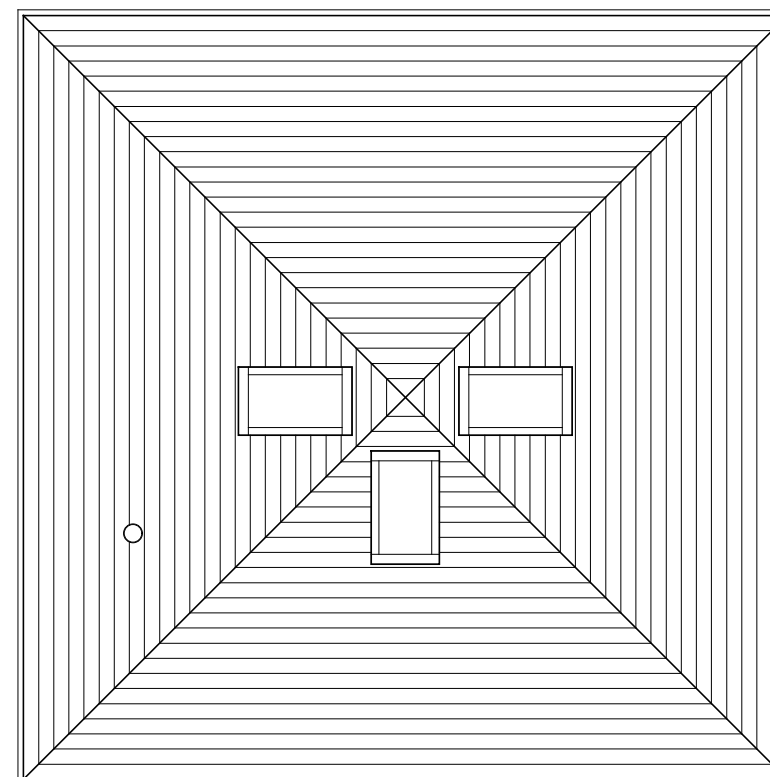
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drawing status			
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scale 1:100 at A3	date June 2019		

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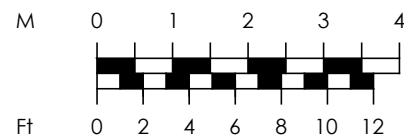
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GROUND FLOOR PLAN



ROOF PLAN



1:100



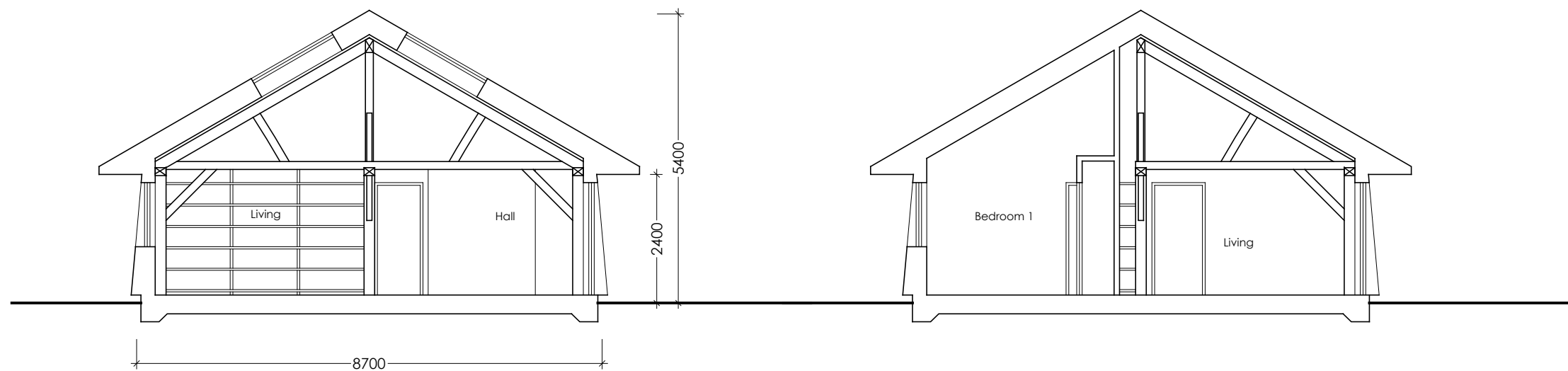
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revision	date	details	chk'd by
drawing status			
PLANNING			
project Boat of Garten Housing Development		drawing Fair & Square Plans	drw'n by NS chk'd by
client BSW Timber & Reidhaven Trust		drawing number BSW_3_010	revision
scale 1:100 at A3	date June 2019		

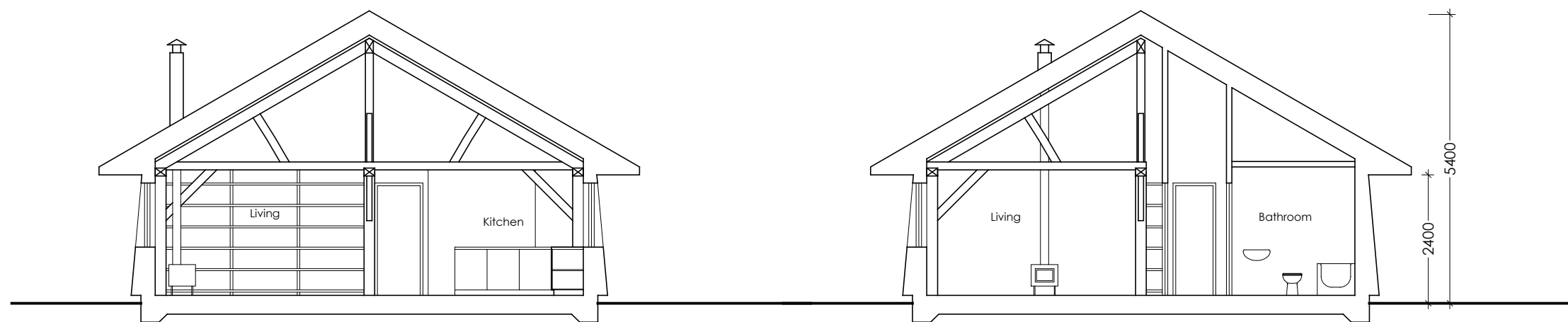
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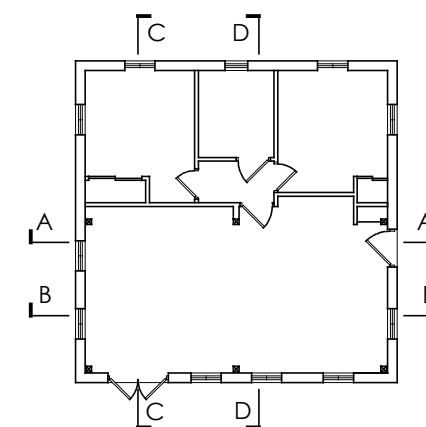
SECTION A-A

SECTION C-C

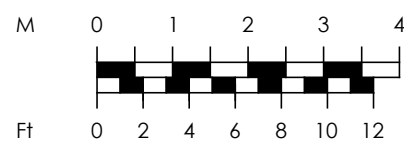


SECTION B-B

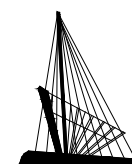
SECTION D-D



KEY PLAN
1:200



1:100



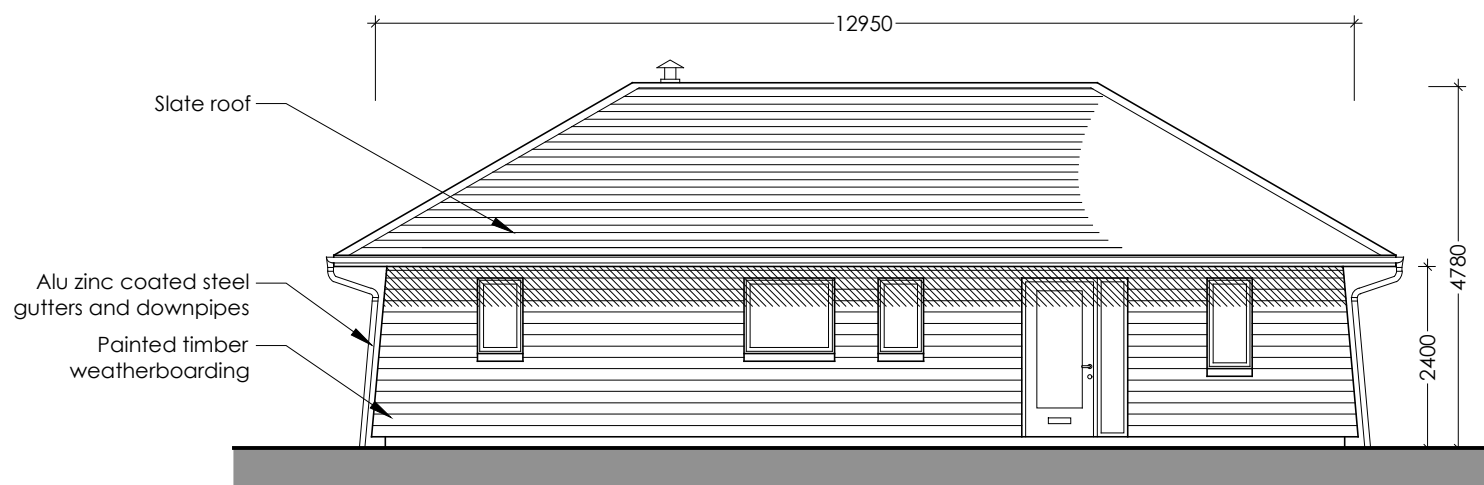
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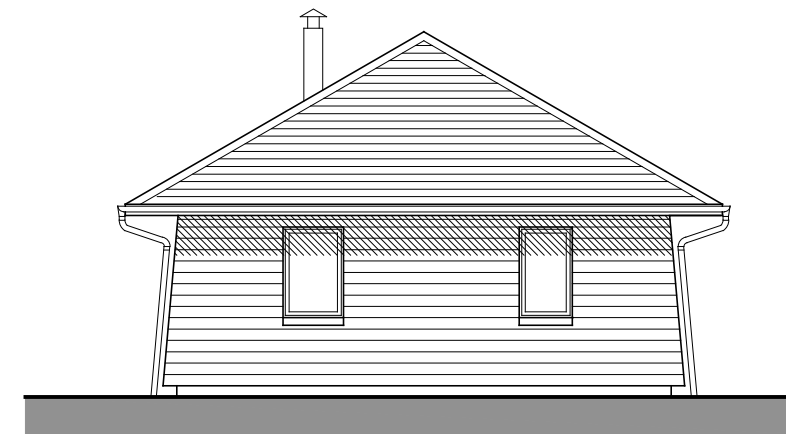
revision	date	details	chk'd by
drawing status			
PLANNING			
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client BSW Timber & Reidhaven Trust		drawing number BSW_3_011	revision
scale 1:100 at A3	date June 2019		

Notes:

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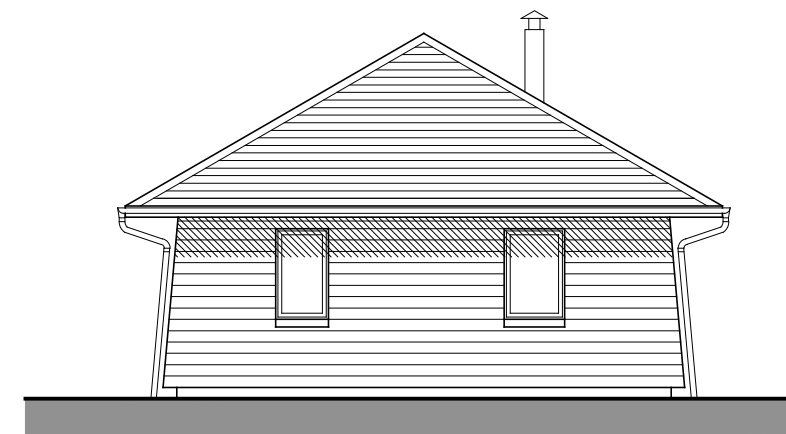
NORTH ELEVATION



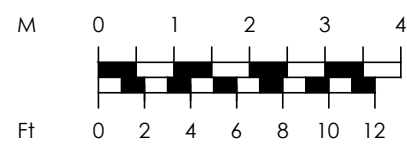
EAST ELEVATION



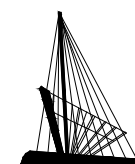
SOUTH ELEVATION



WEST ELEVATION



1:100



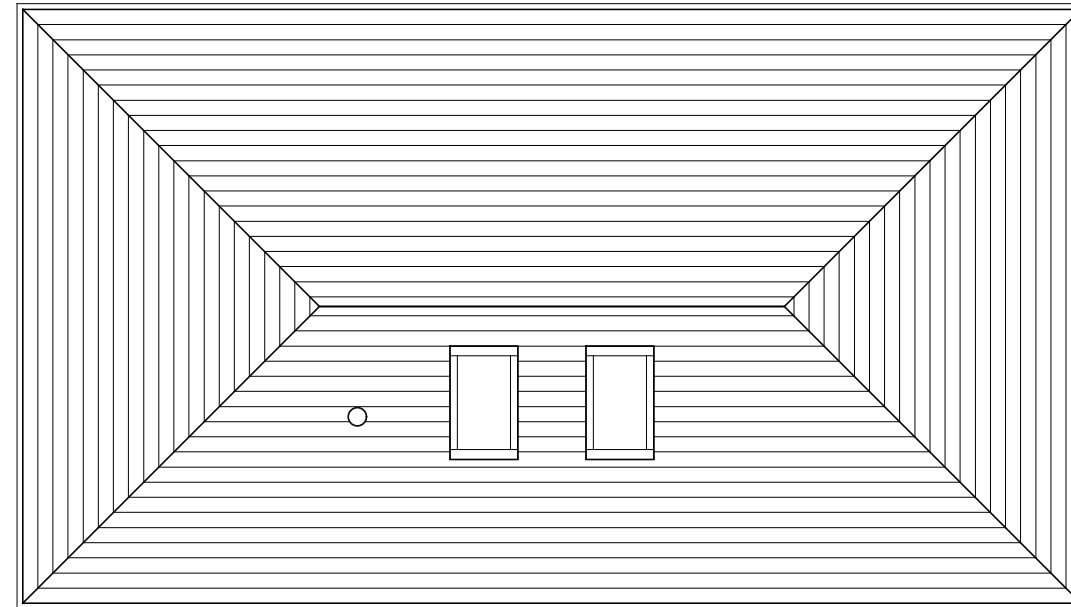
Roderick James Architects LLP

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 tel: 01803 868000 fax: 01803 864475 email: totnes@rjarchitects.co.uk

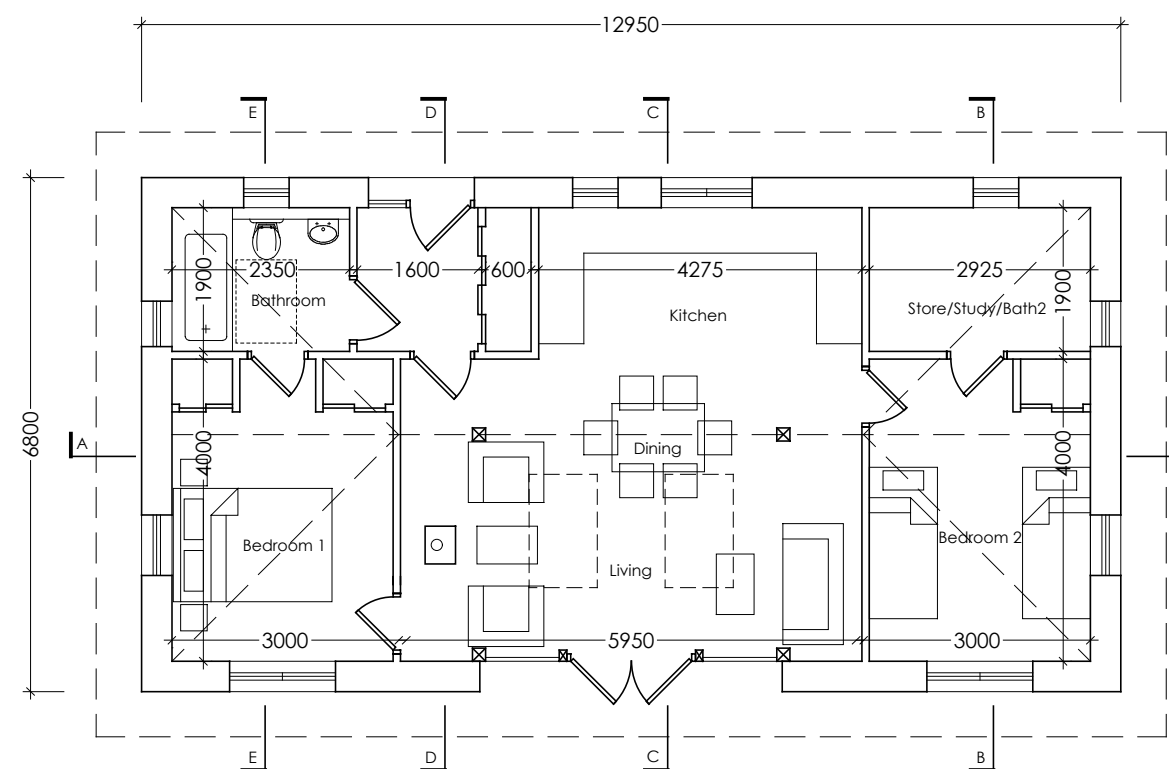
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client BSW Timber & Reidhaven Trust		drawing number BSW_3_015	revision
scale 1:100 at A3	date June 2019		

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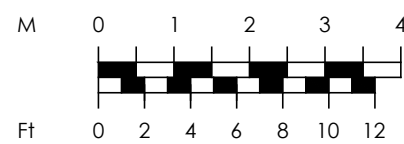
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ROOF PLAN



GROUND FLOOR PLAN



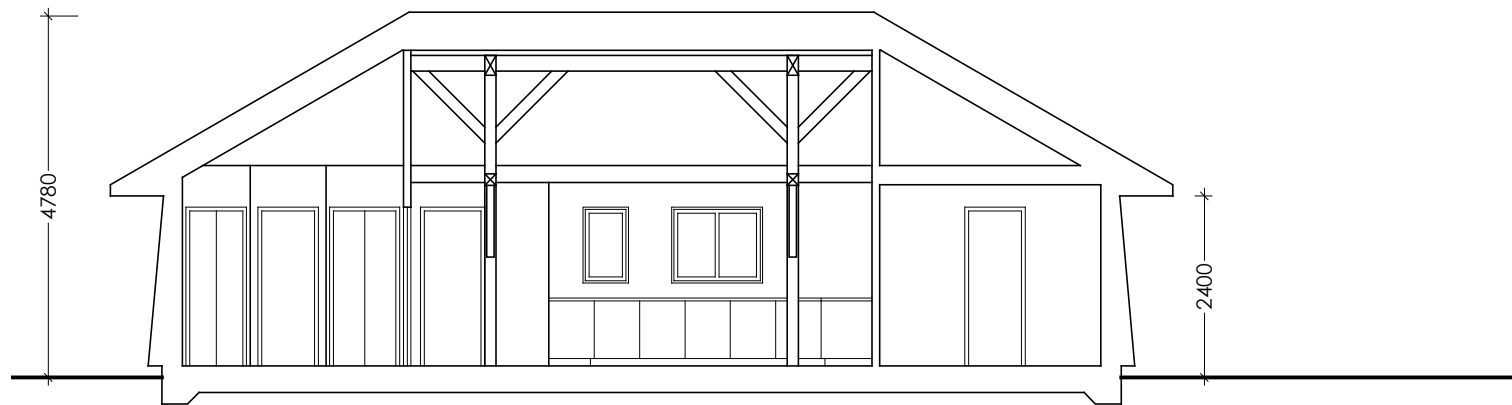
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revision	date	details	chk'd by
drawing status			
PLANNING			
project Boat of Garten Housing Development		drawing Croft House Plans	drw'n by NS chk'd by
client BSW Timber & Reidhaven Trust		drawing number BSW_3_013	revision
scale 1:100 at A3	date June 2019		



SECTION A-A



SECTION B-B

SECTION D-D

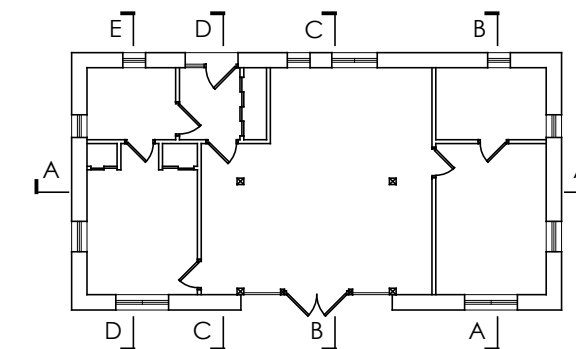


SECTION C-C

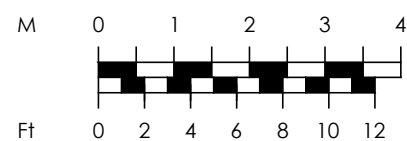
SECTION E-E

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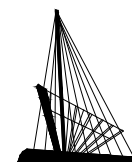
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KEY PLAN
1:200



1:100



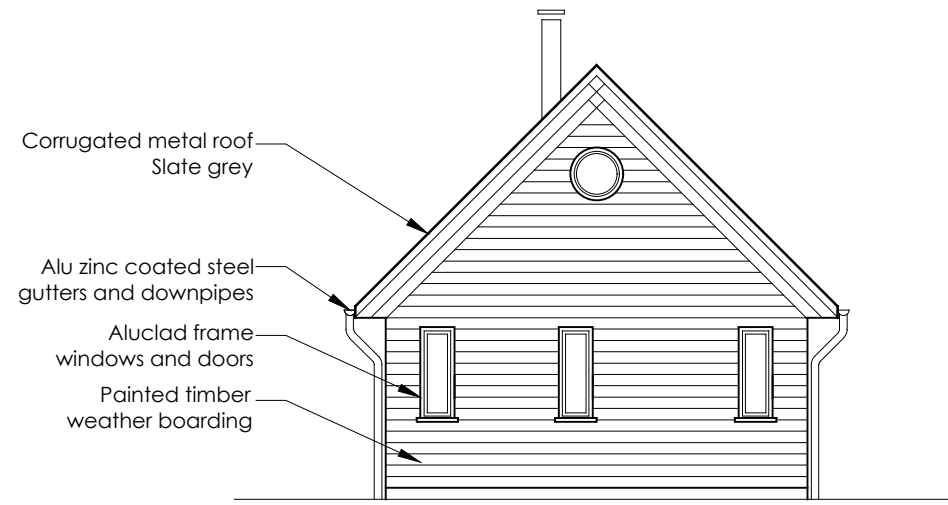
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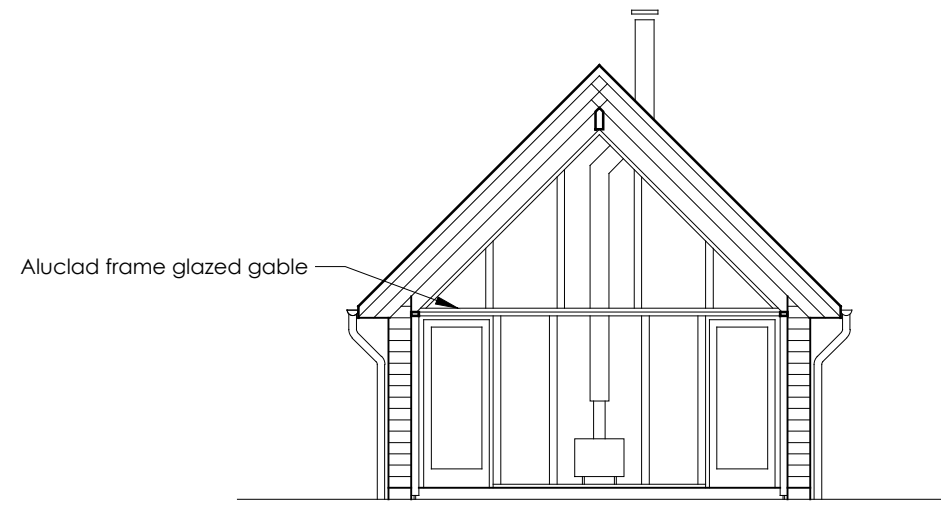
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scale 1:100 at A3	date June 2019		

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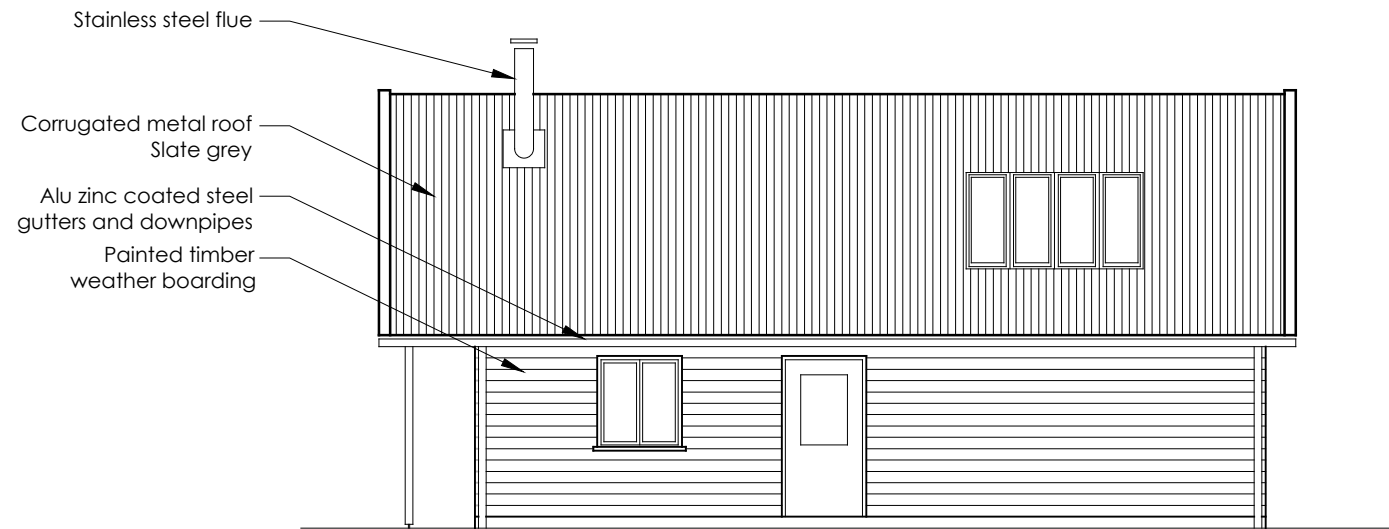
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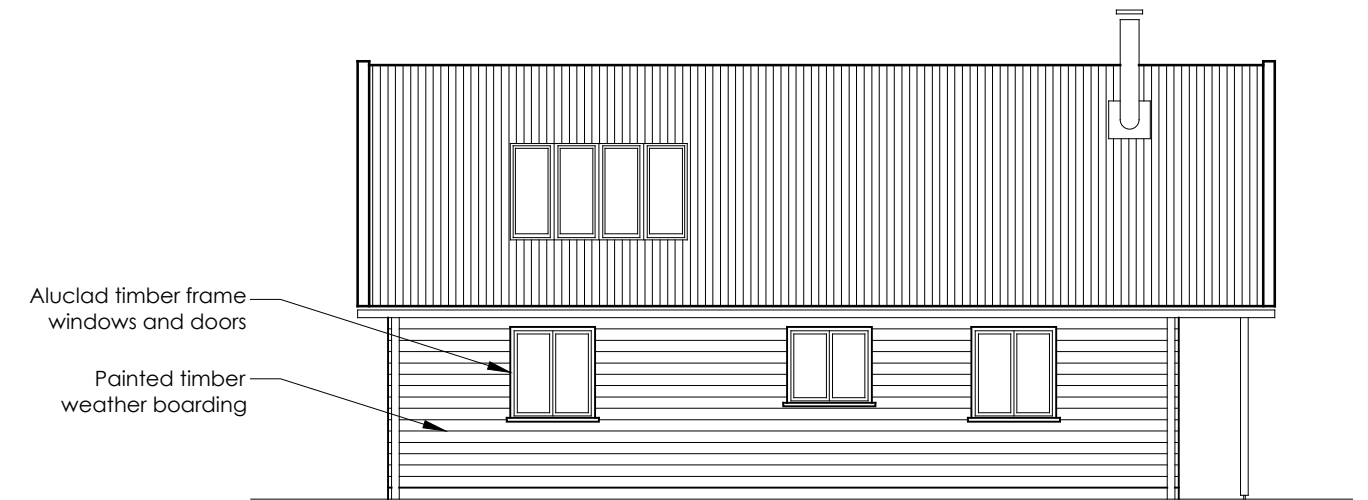
NORTH ELEVATION



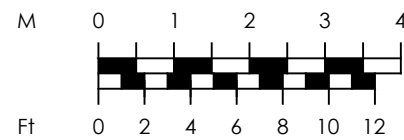
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



1:100



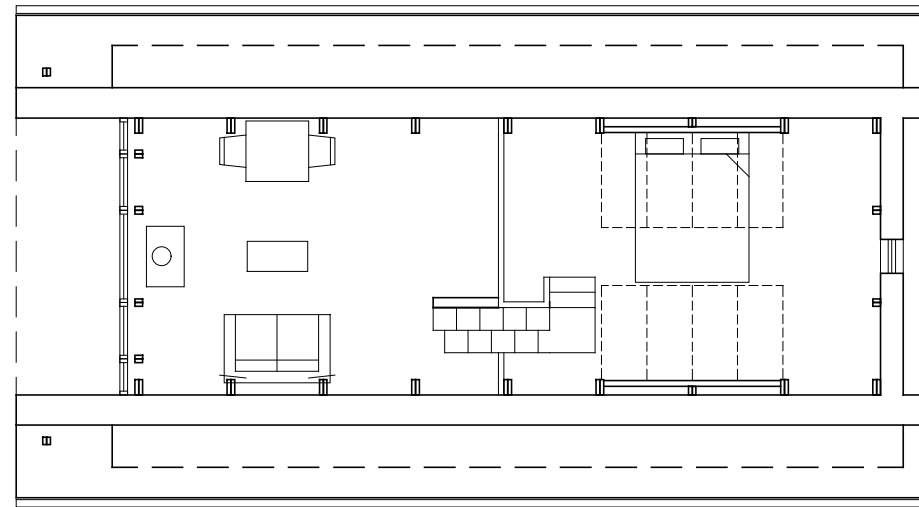
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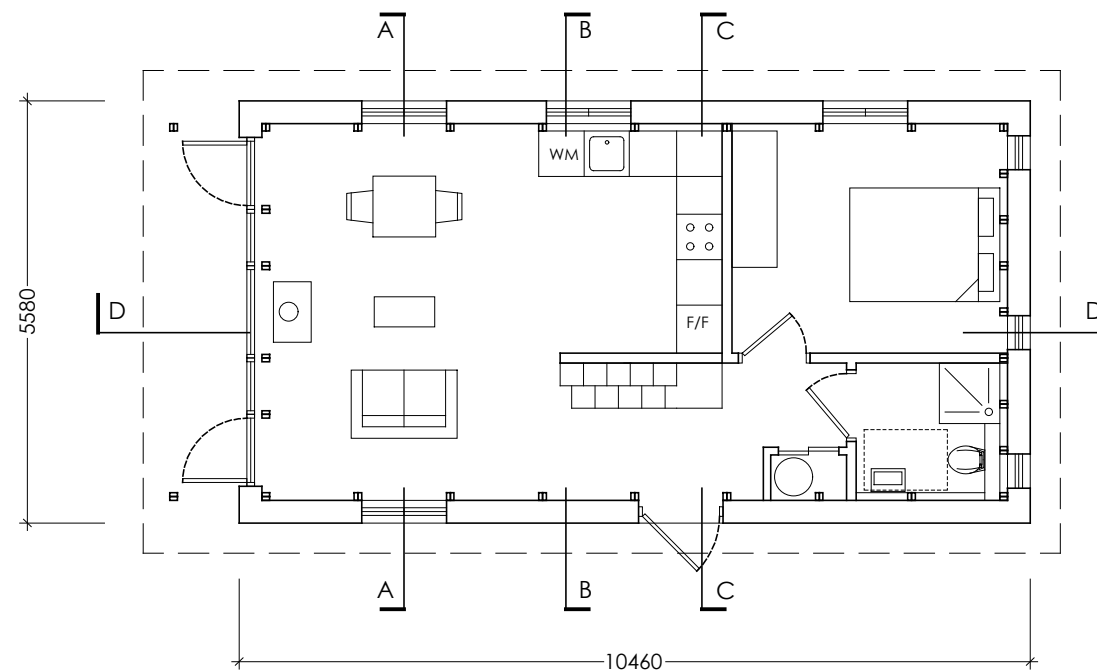
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client		drawing number		revision
BSW Timber & Reidhaven Trust		BSW_3_021		A
scale	1:100 at A3	date	June 2019	

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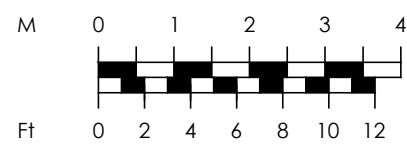
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MEZZANINE LEVEL



GROUND FLOOR PLAN



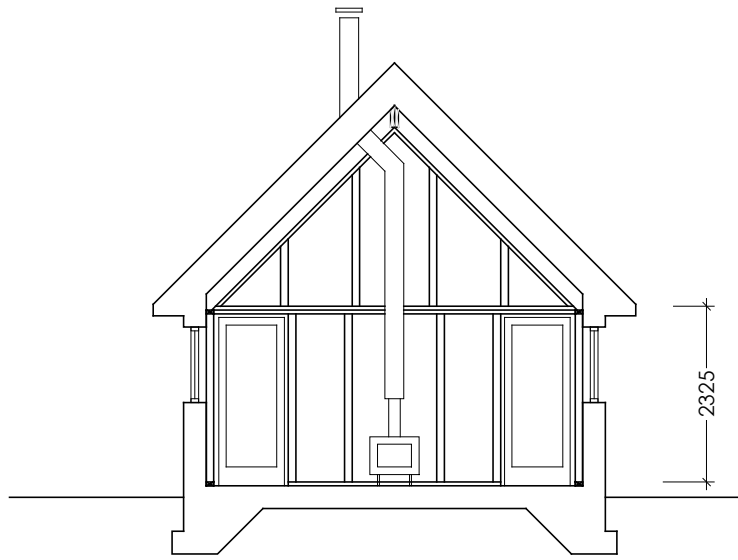
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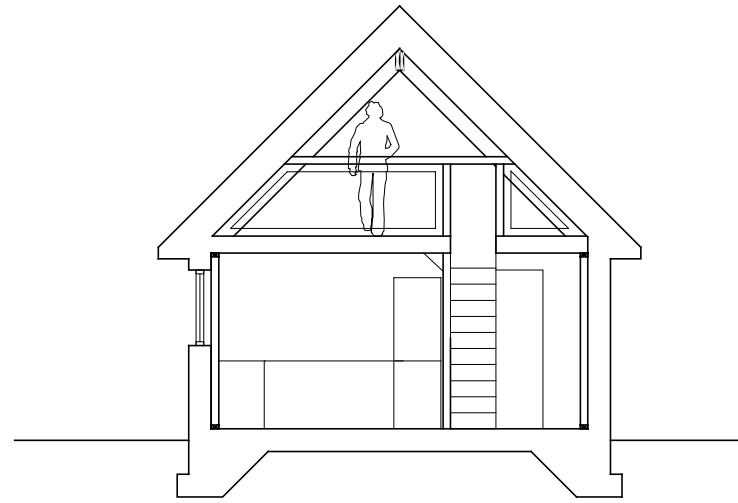
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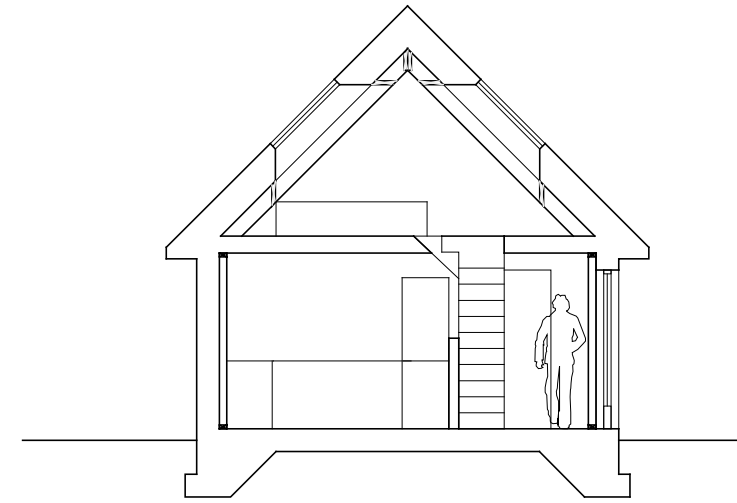
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drawing status			
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scale 1:100 at A3	date June 2019		



SECTION A-A



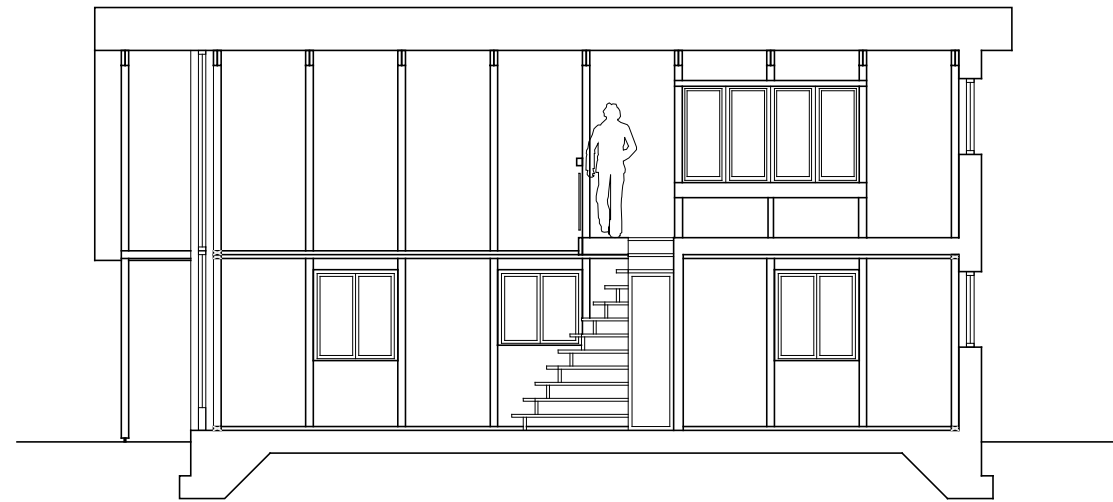
SECTION B-B



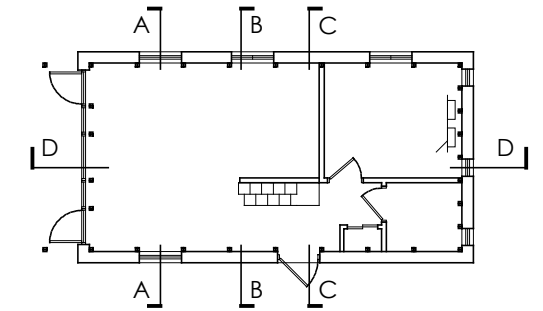
SECTION C-C

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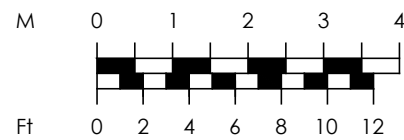
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SECTION D-D



KEY PLAN
1:200



1:100



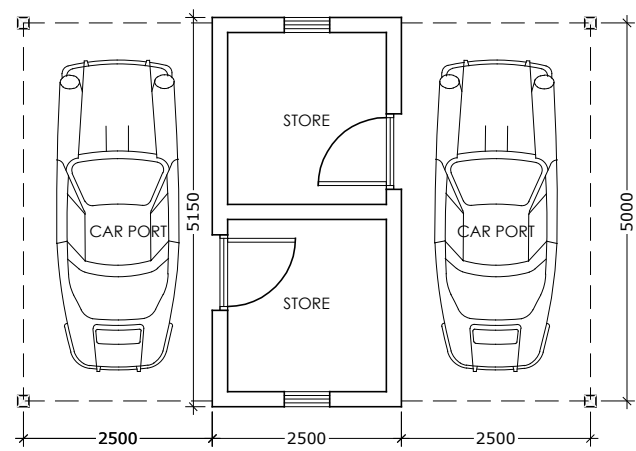
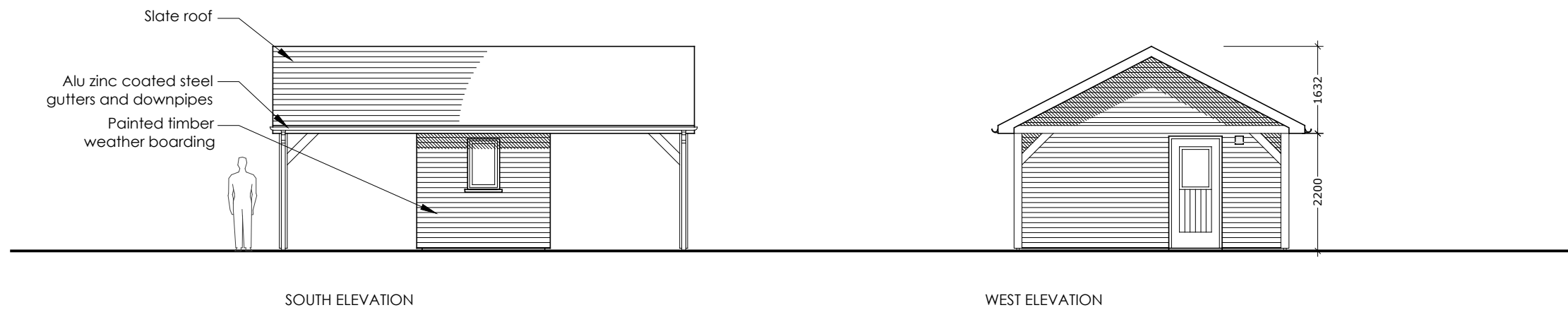
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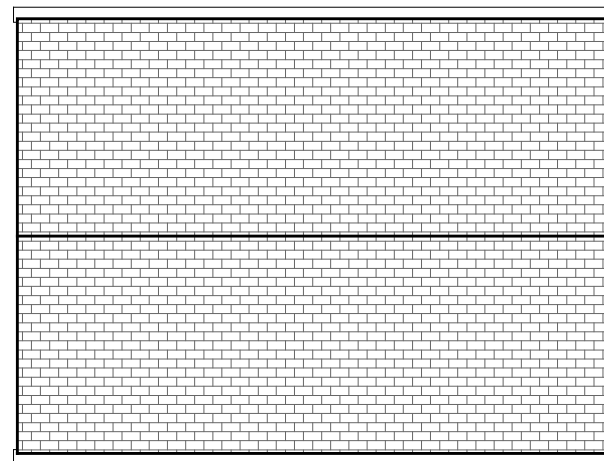
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client BSW Timber & Reidhaven Trust		drawing number BSW_3_020	revision
scale 1:100 at A3	date June 2019		

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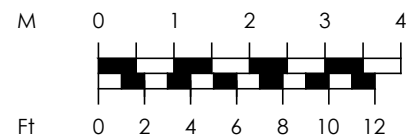
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GARAGE FLOOR PLAN



GARAGE ROOF PLAN



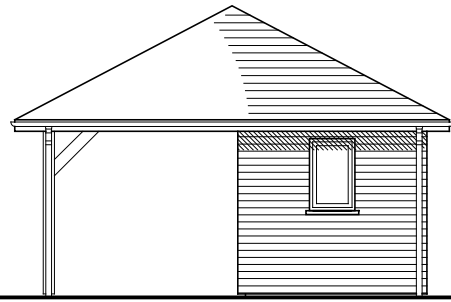
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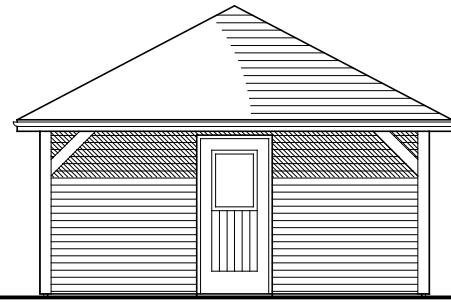
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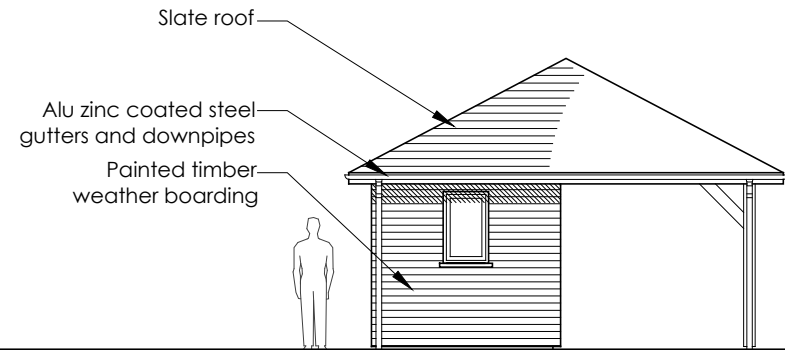
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scale 1:100 at A3	date June 2019		



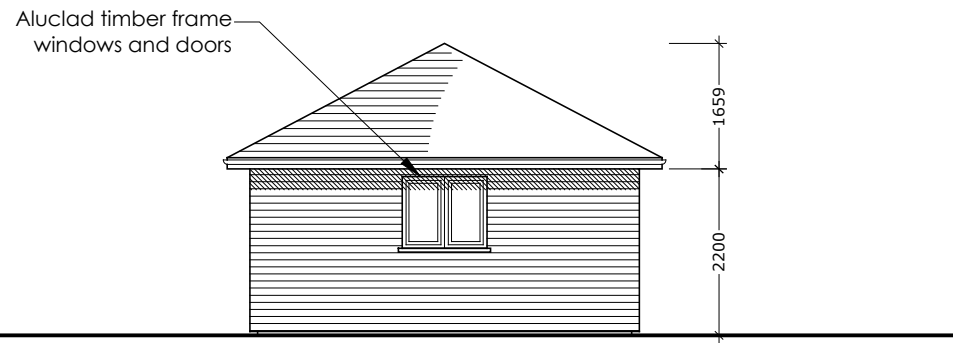
NORTH ELEVATION



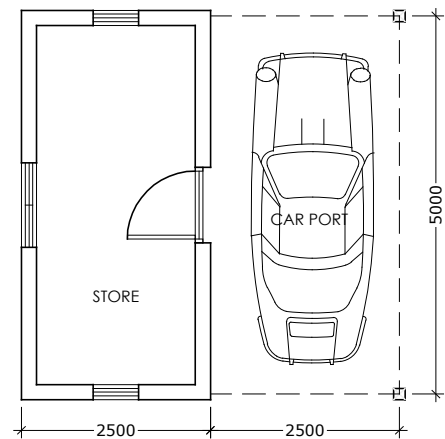
EAST ELEVATION



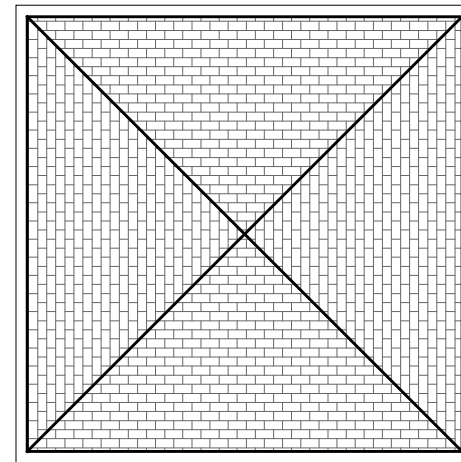
SOUTH ELEVATION



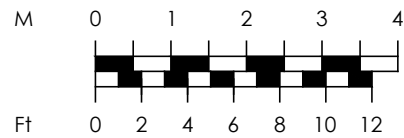
WEST ELEVATION



GARAGE FLOOR PLAN



GARAGE ROOF PLAN



1:100

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revision	date	details	chk'd by
drawing status			
PLANNING			
project Boat of Garten Housing Development		drawing 2 Bay Garage	drw'n by chk'd by
client BSW Timber & Reidhaven Trust		drawing number BSW_3_023	revision
scale 1:100 at A3	date June 2019		