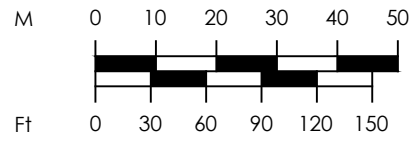


AGENDA ITEM 9

APPENDIX I

2019/0245/DET

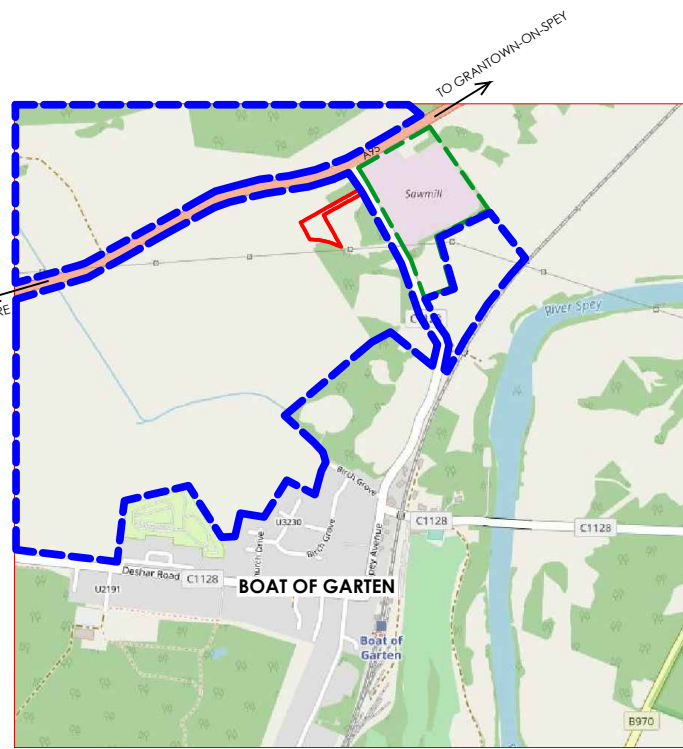
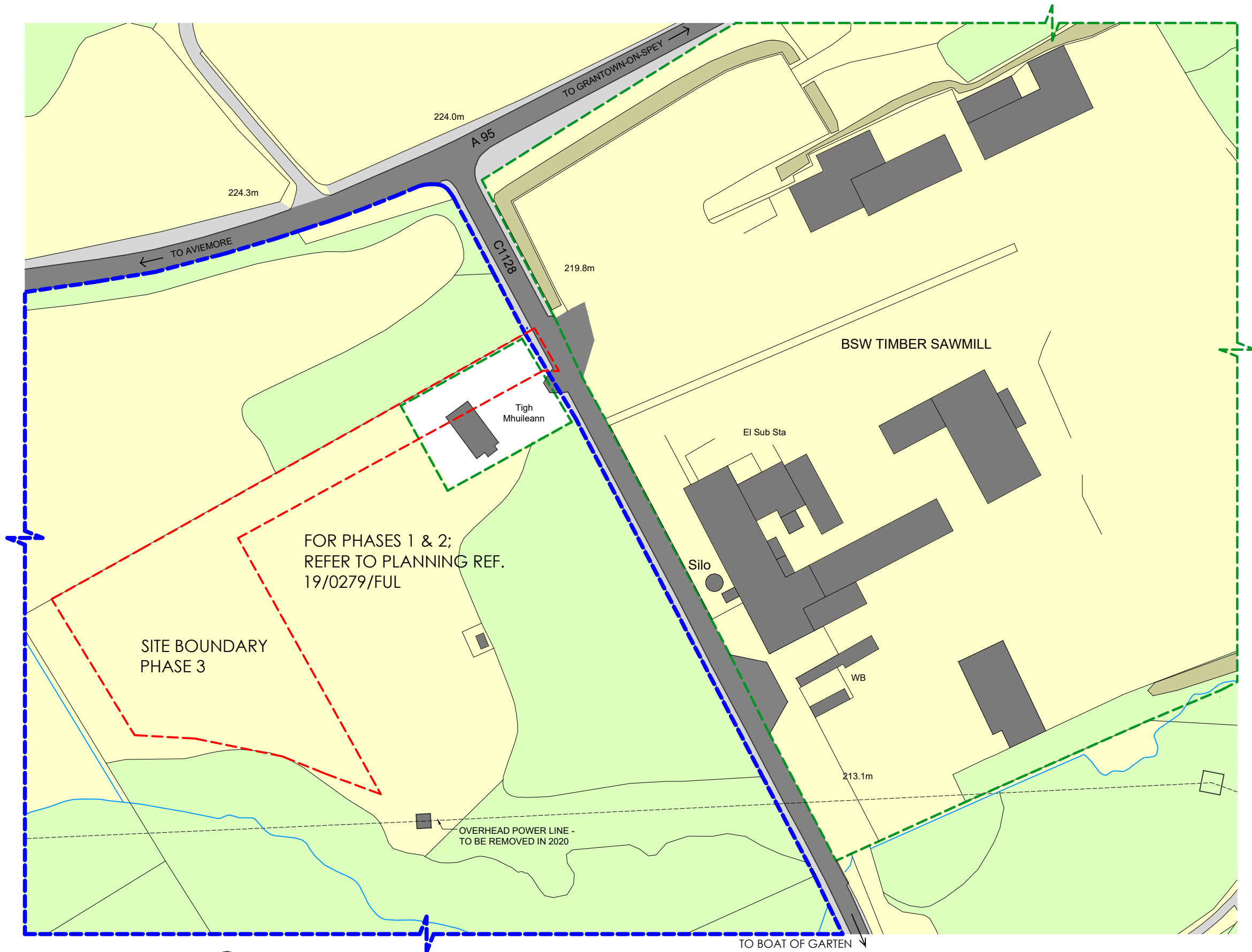
PLANS



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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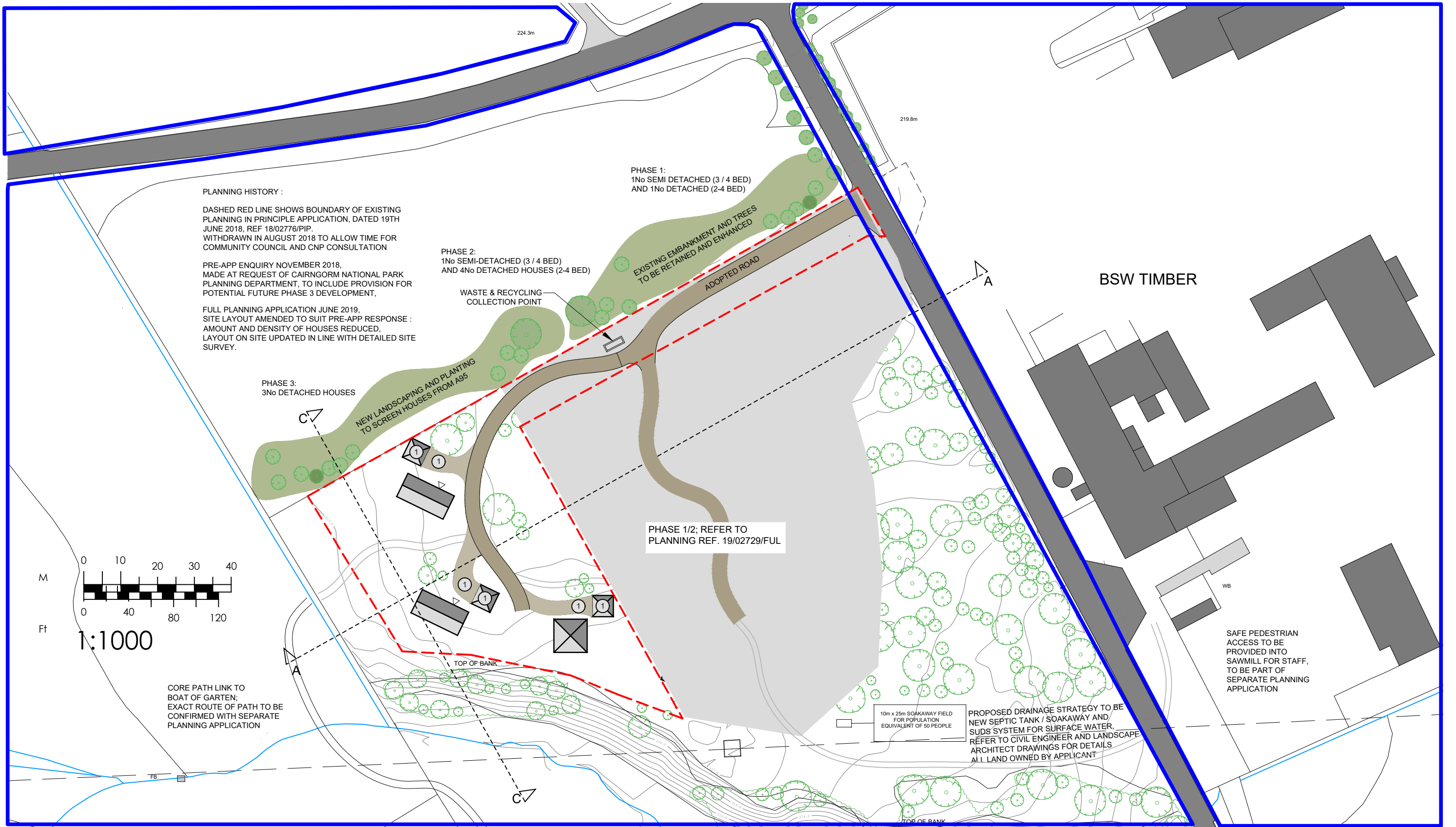


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tel: 01803 868000 fax: 01803 864475 email: totnes@rjarchitects.co.uk

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

drawing status			
Planning			
project Boat of Garten Housing Development		drawing Location Plan Phase 3	drw'n by NS chk'd by PS
client BSW Timber & Reidhaven Trust		drawing number BSW_3_004	revision A
scale 1:1250 at A3	date June 2019		



PROPOSED MASTERPLAN
 1:1000



All land adjacent to site owned by Reidhaven Estate.

KEY

- - - - - Site Boundary
- Land owned by Applicant
- ① Number of allocated parking spaces for residents

A2 31/01/2020 Pathways altered
 revision date details chkd by

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drawing status		
Planning		
project Boat of Garten Housing Development	drawing Masterplan Phase 3	drw'n by NS chk'd by PS
client BSW Timber & Reidhaven Trust	drawing number BSW_3_005	revision A2
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;

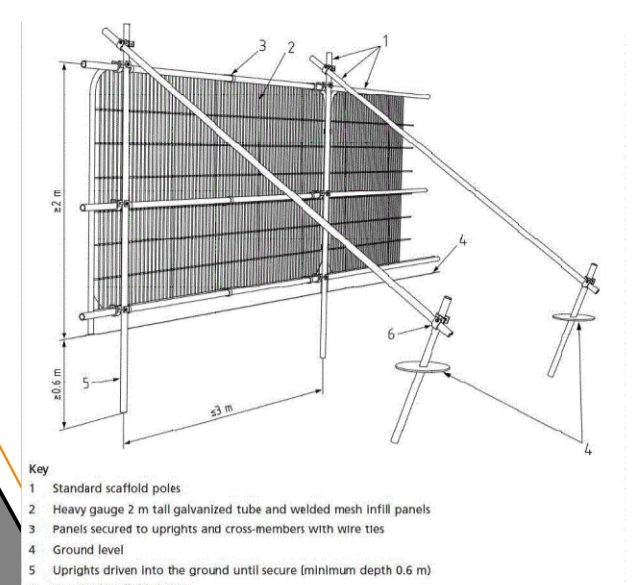
- Acer campestre
- Prunus spinosa
- Ilex aquifolium
- Corylus avellana
- Rosa canina

Shrub planting -

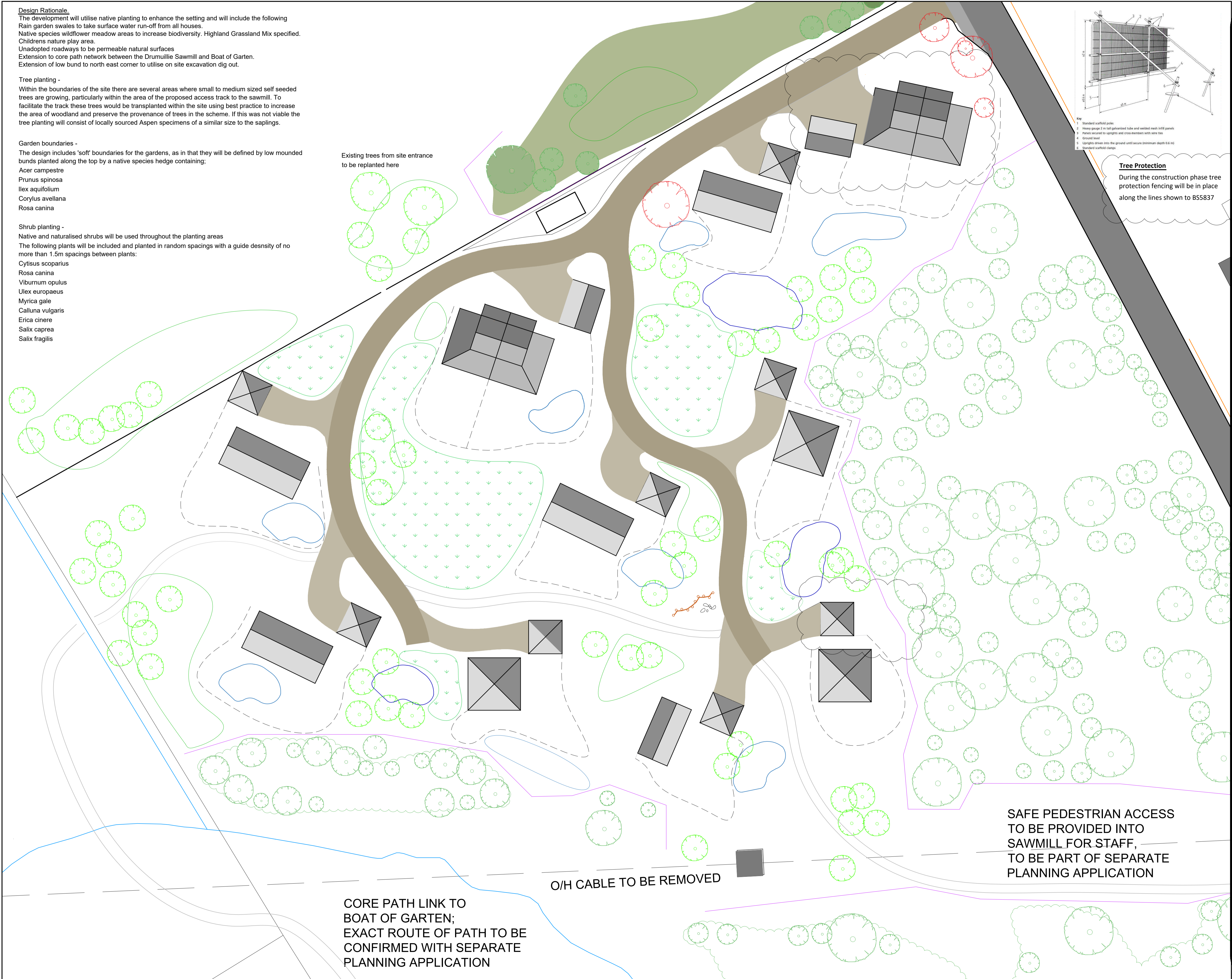
Native and naturalised shrubs will be used throughout the planting areas
 The following plants will be included and planted in random spacings with a guide density of no more than 1.5m spacings between plants:

- 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	

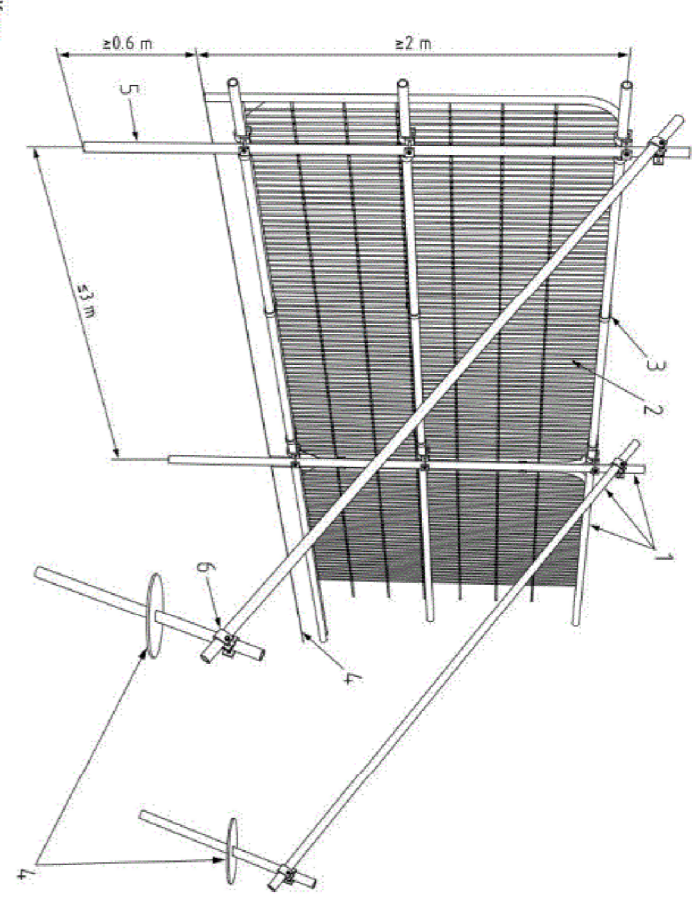
CORE PATH LINK TO BOAT OF GARTEN;
 EXACT ROUTE OF PATH TO BE CONFIRMED WITH SEPARATE PLANNING APPLICATION

O/H CABLE TO BE REMOVED

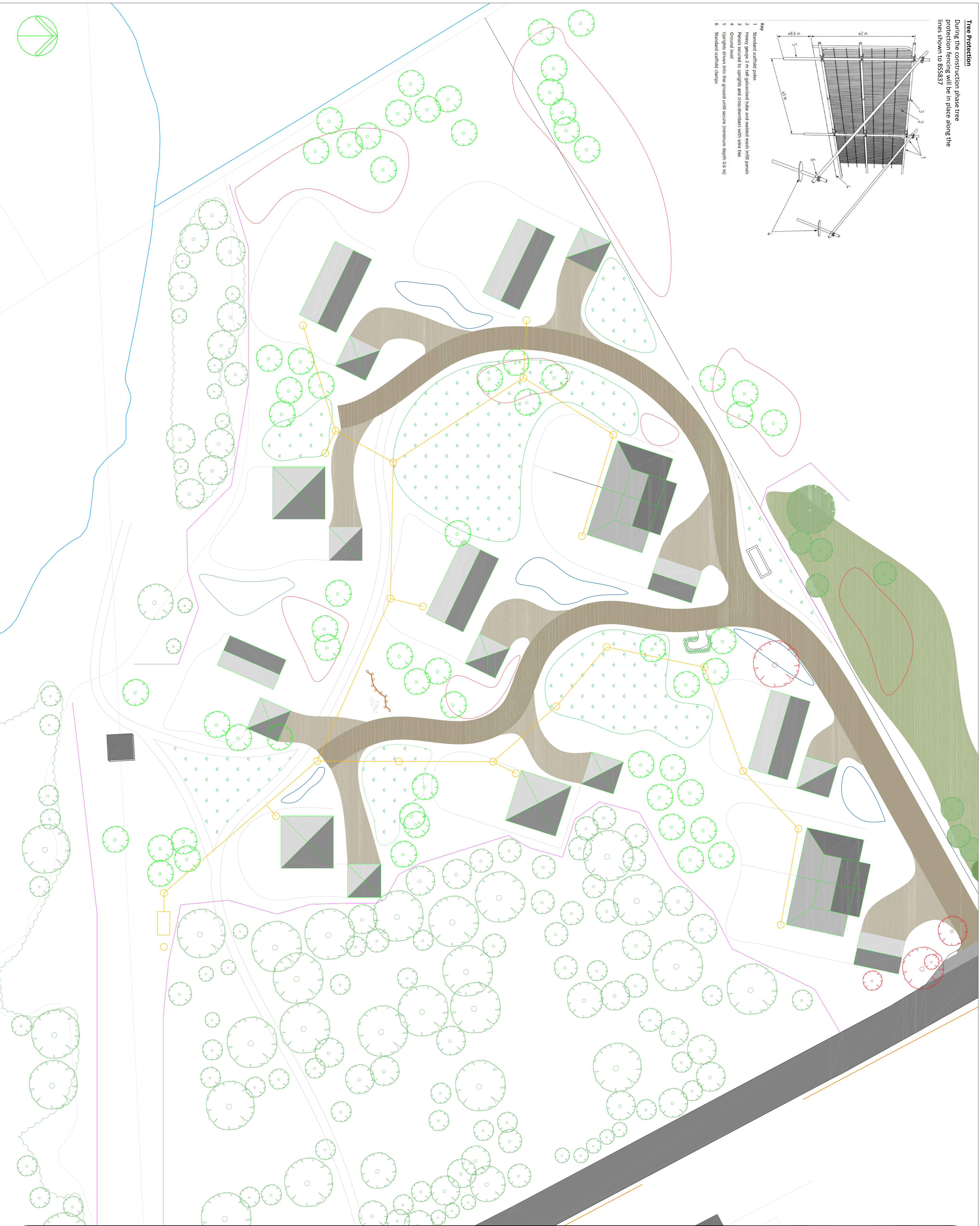
SAFE PEDESTRIAN ACCESS TO BE PROVIDED INTO SAWMILL FOR STAFF, TO BE PART OF SEPARATE PLANNING APPLICATION

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

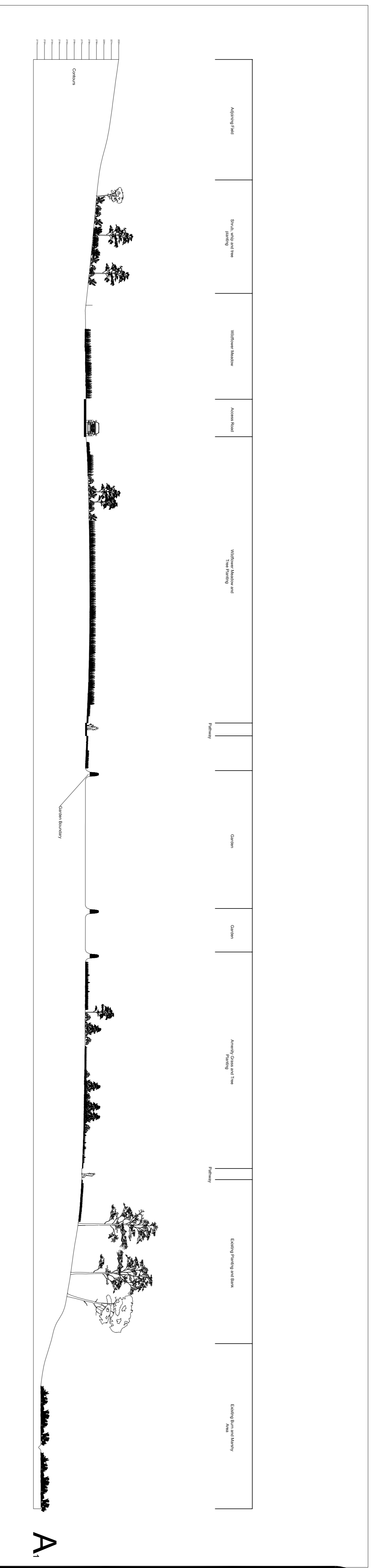


Tilhill Forestry
 Unit 1
 Birchden Farm
 Broadwater Forest Lane
 Groombridge
 Kent

PROJECT
 Boat of Garden
 Housing Development
 Tree Protection Plan

No.	Revision/Issue	Date

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



A

A₁

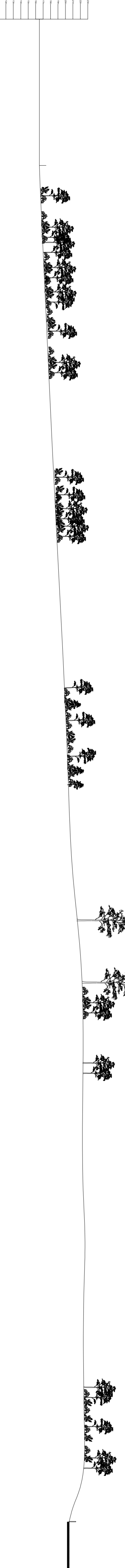
Section Notes:

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 Area	New Planting	Limit of Existing Area	Existing Area
Existing Area	New Planting	Limit of Existing Area	Existing Area



B

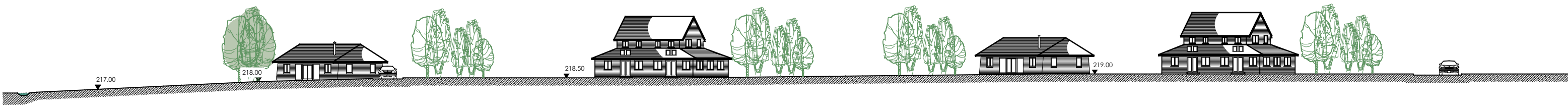
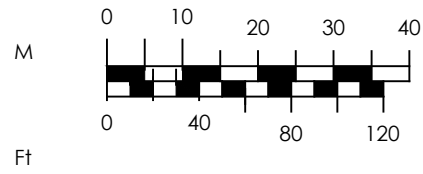
B₁



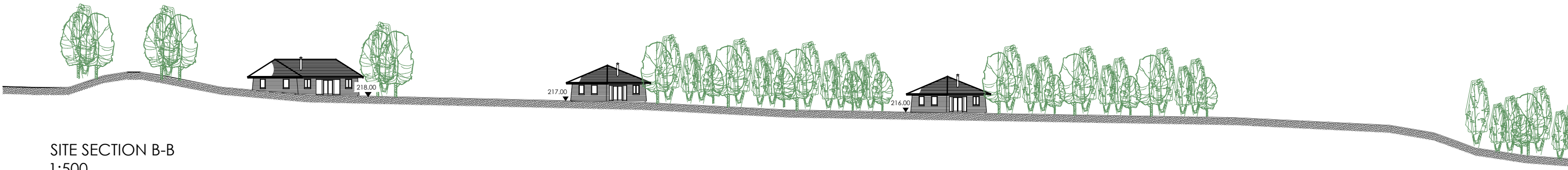
Tilhill Forestry
 Unit 1
 Birchden Farm
 Broadwater Forest Lane
 Groombridge
 Kent

PROJECT
Boot of Garden
Housing Development
Landscape Sections

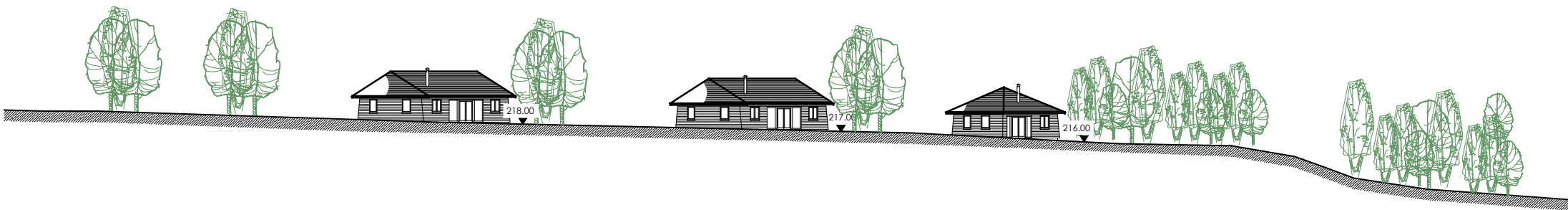
Issue No	Sheet
B	Rev 1
Date	
29/10/19	
Scale	
1:500	



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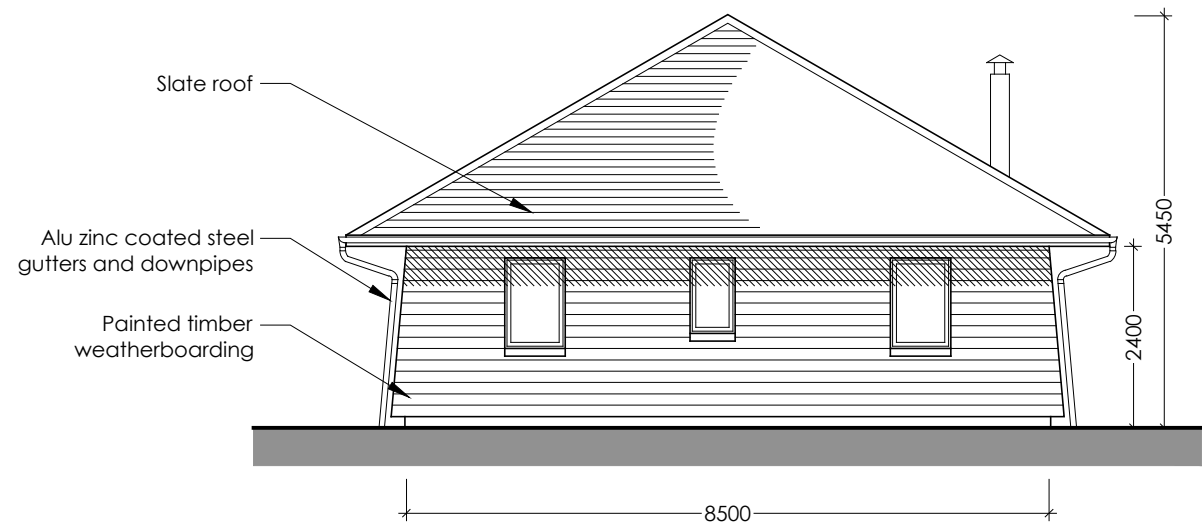
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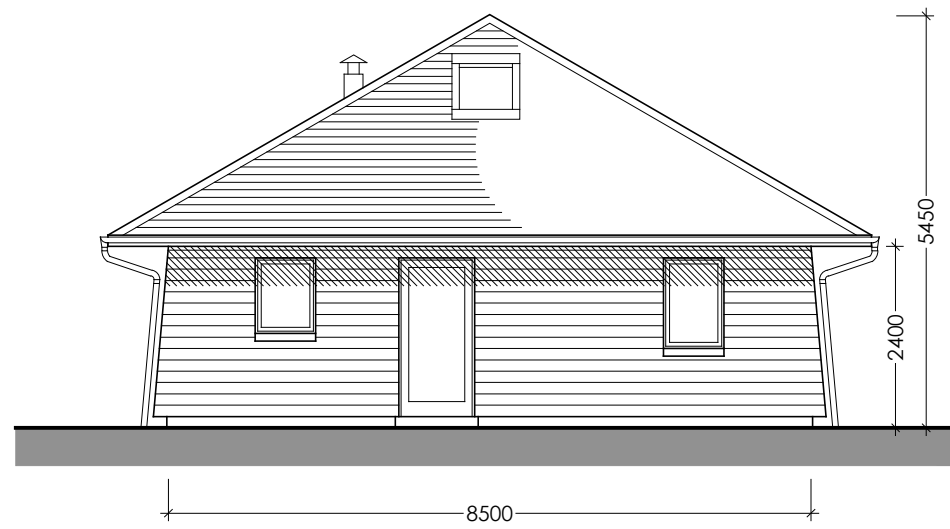
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Planning		
project	drawing	drw'n by
Boat of Garten Housing Development	Proposed Site Sections	NS
client	drawing number	chk'd by
BSW Timber & Reidhaven Trust	BSW_3_003	PS
scale	date	revision
1:1000 at A3	June 2019	A

Notes:

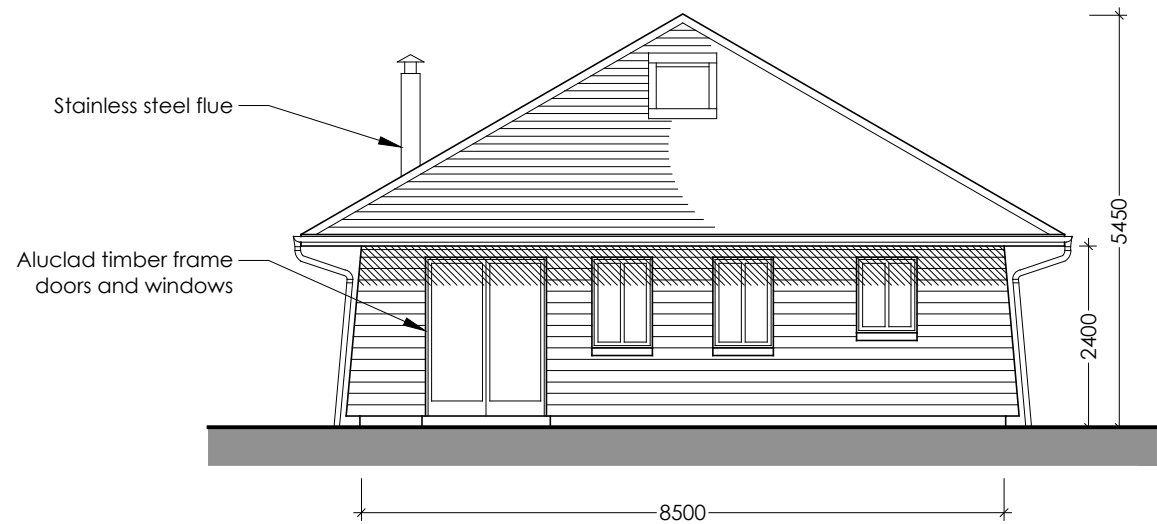
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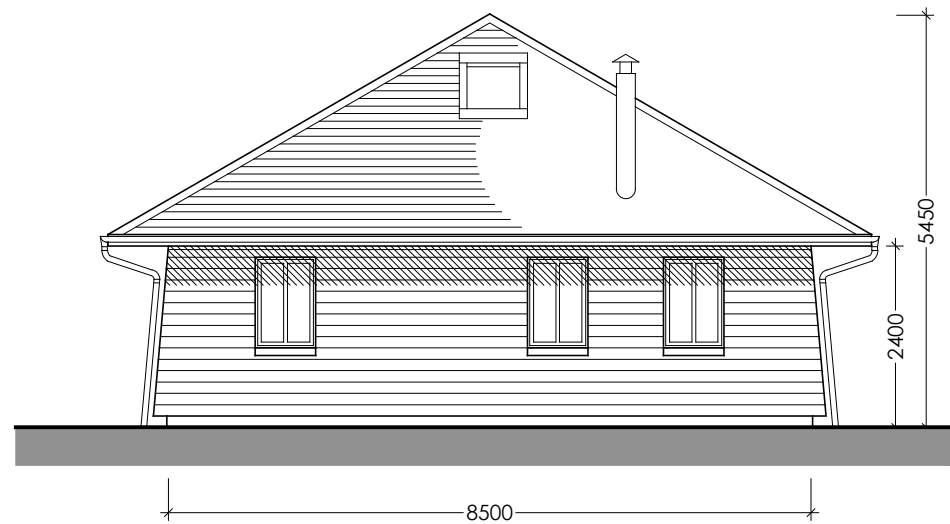
NORTH ELEVATION



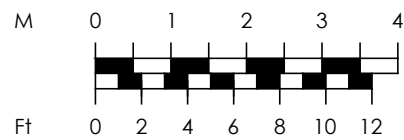
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



1:100



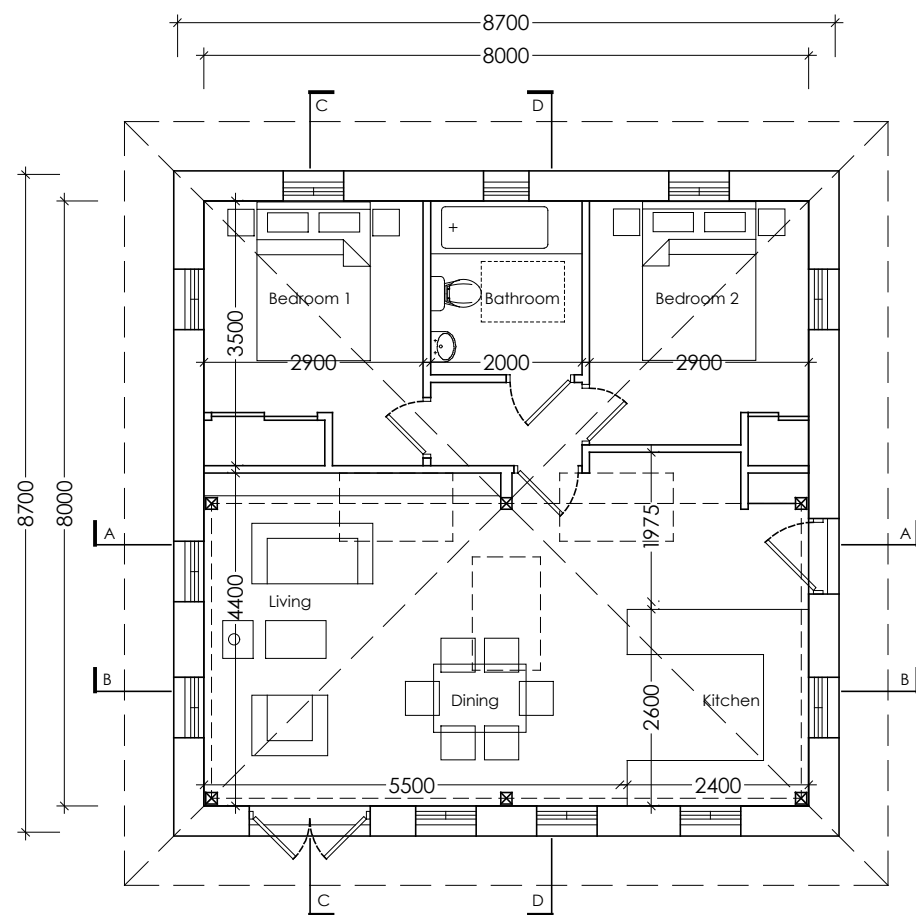
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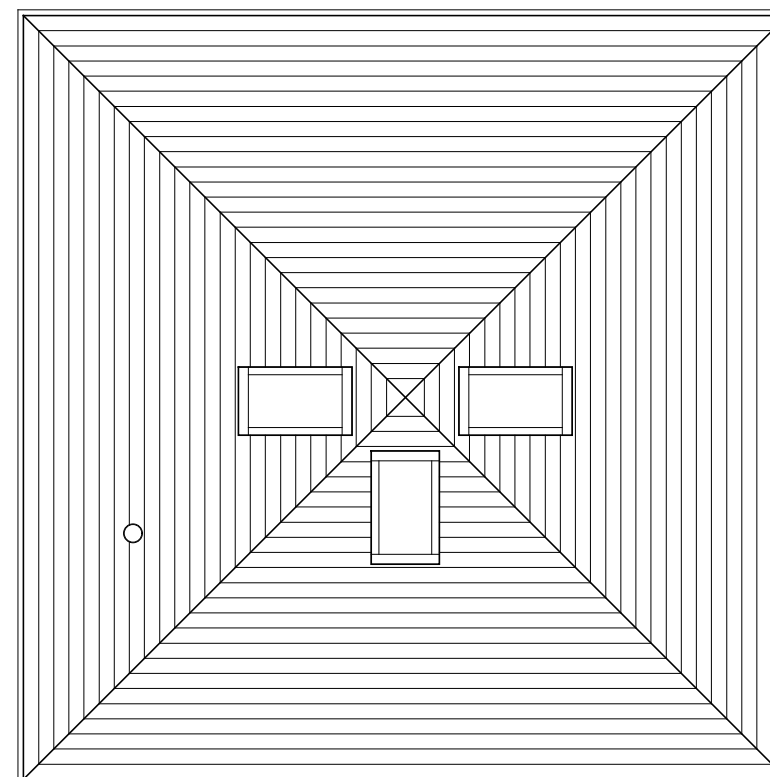
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drawing status			
PLANNING			
project Boat of Garten Housing Development		drawing Fair & Square Elevations	drw'n by NS chk'd by
client BSW Timber & Reidhaven Trust		drawing number BSW_3_012	revision
scale 1:100 at A3	date June 2019		

Notes:

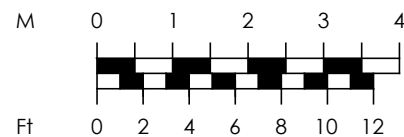
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GROUND FLOOR PLAN



ROOF PLAN



1:100



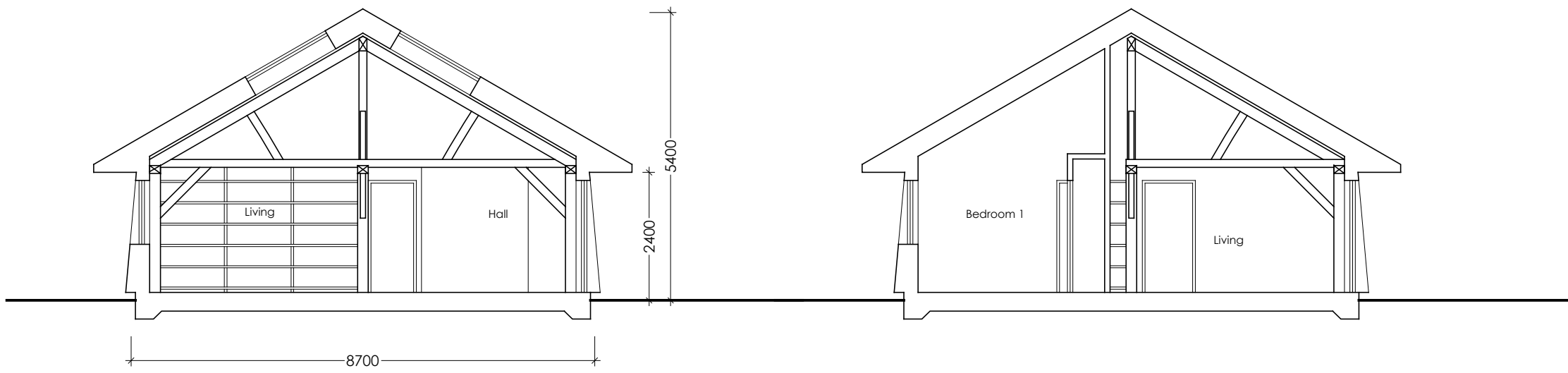
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revision	date	details	chk'd by
drawing status			
PLANNING			
project Boat of Garten Housing Development		drawing Fair & Square Plans	drw'n by NS chk'd by
client BSW Timber & Reidhaven Trust		drawing number BSW_3_010	revision
scale 1:100 at A3	date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

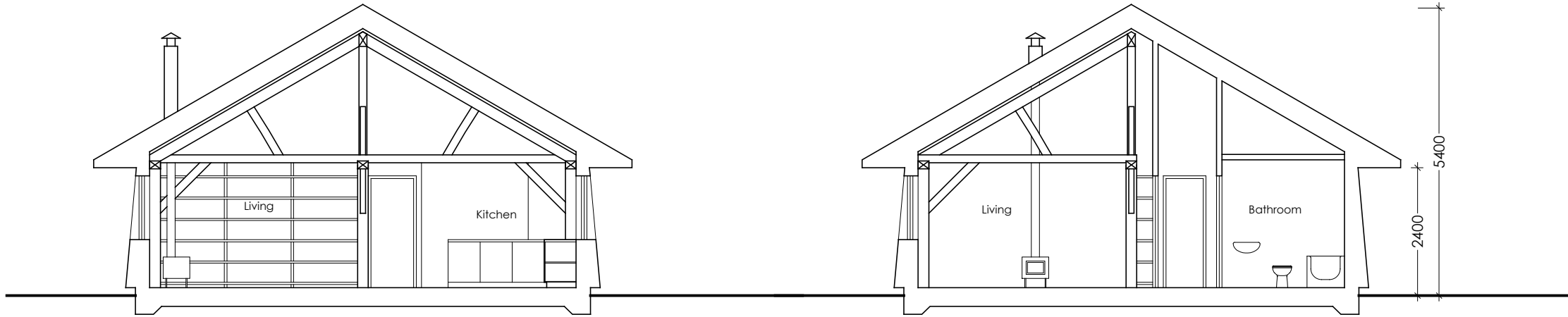
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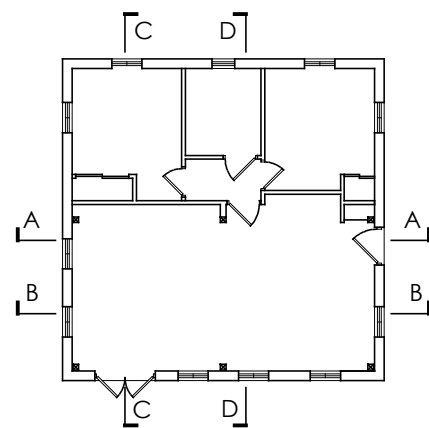
SECTION A-A

SECTION C-C

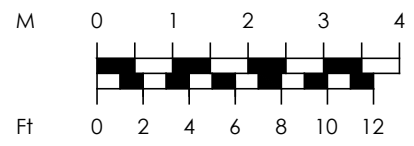


SECTION B-B

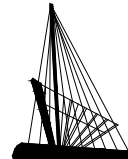
SECTION D-D



KEY PLAN
1:200



1:100



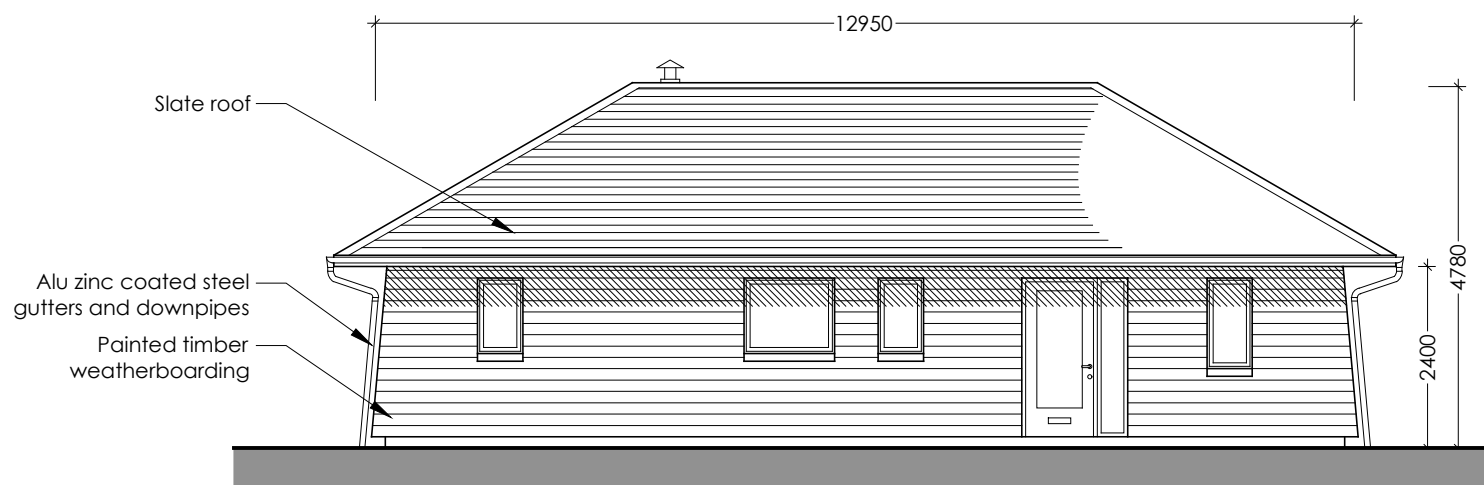
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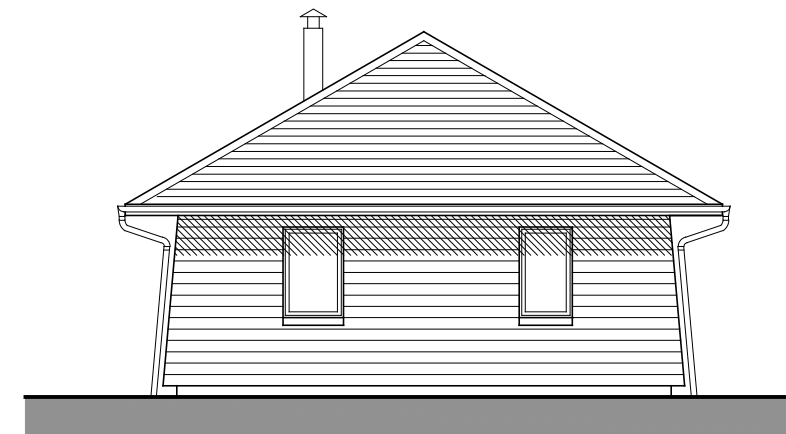
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drawing status			
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project Boat of Garten Housing Development		drawing Fair & Square Sections	drw'n by NS chk'd by
client BSW Timber & Reidhaven Trust		drawing number BSW_3_011	revision
scale 1:100 at A3	date June 2019		

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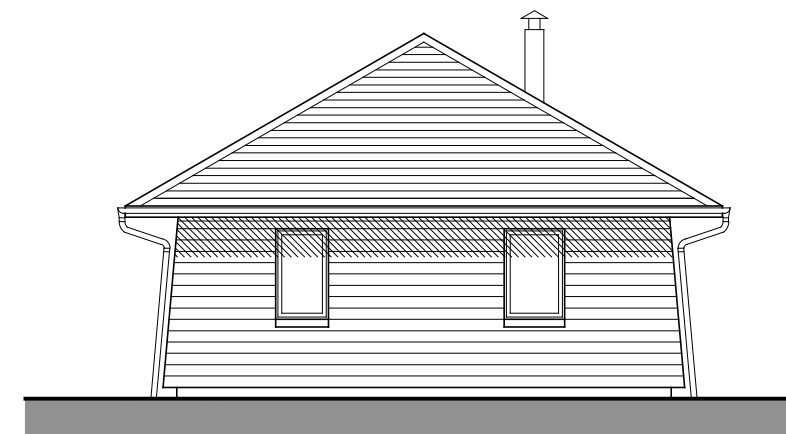
NORTH ELEVATION



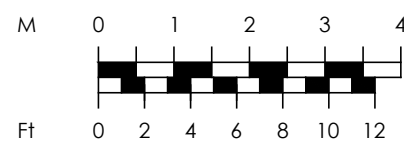
EAST ELEVATION



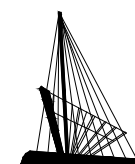
SOUTH ELEVATION



WEST ELEVATION



1:100



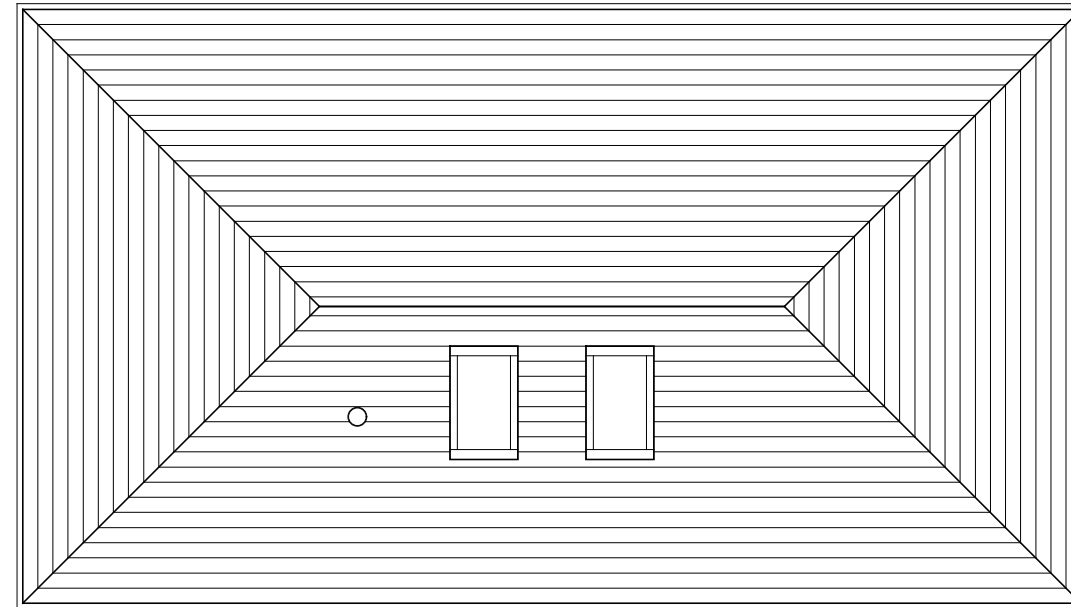
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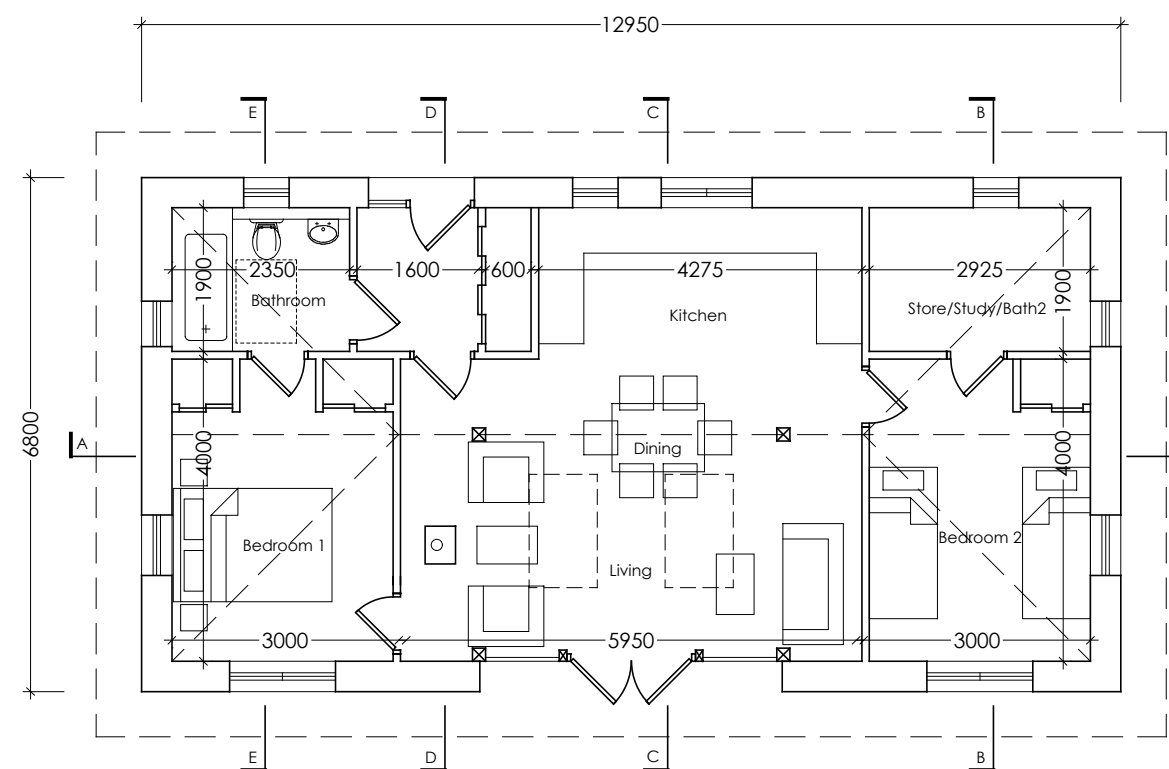
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drawing status			
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scale 1:100 at A3	date June 2019		

Notes:

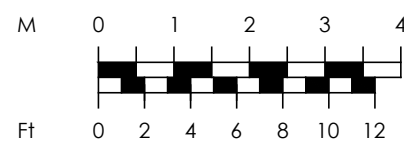
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ROOF PLAN



GROUND FLOOR PLAN



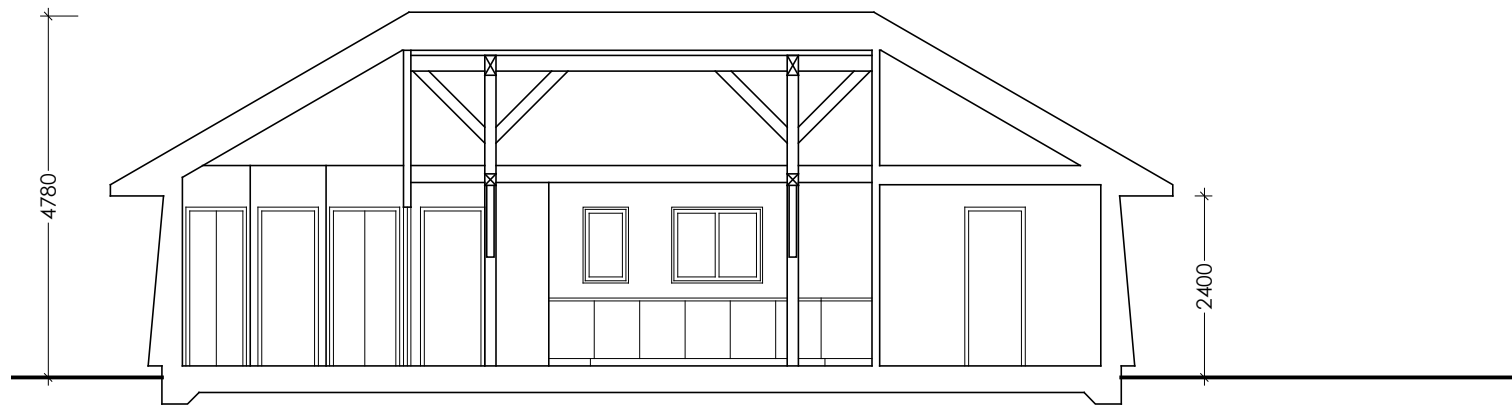
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revision	date	details	chk'd by
drawing status			
PLANNING			
project Boat of Garten Housing Development		drawing Croft House Plans	drw'n by NS chk'd by
client BSW Timber & Reidhaven Trust		drawing number BSW_3_013	revision
scale 1:100 at A3	date June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



SECTION A-A



SECTION B-B

SECTION D-D

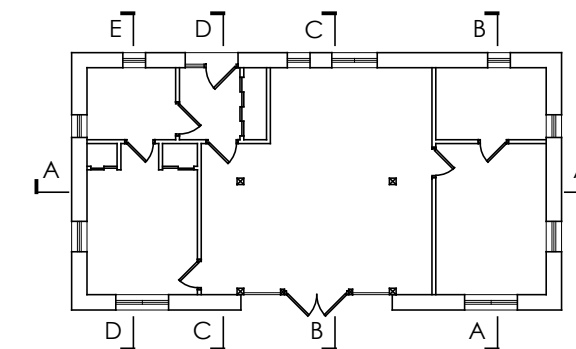


SECTION C-C

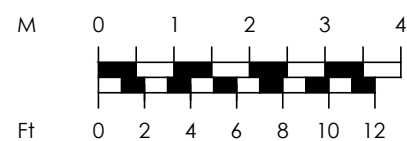
SECTION E-E

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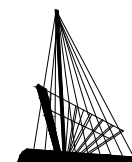
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KEY PLAN
1:200



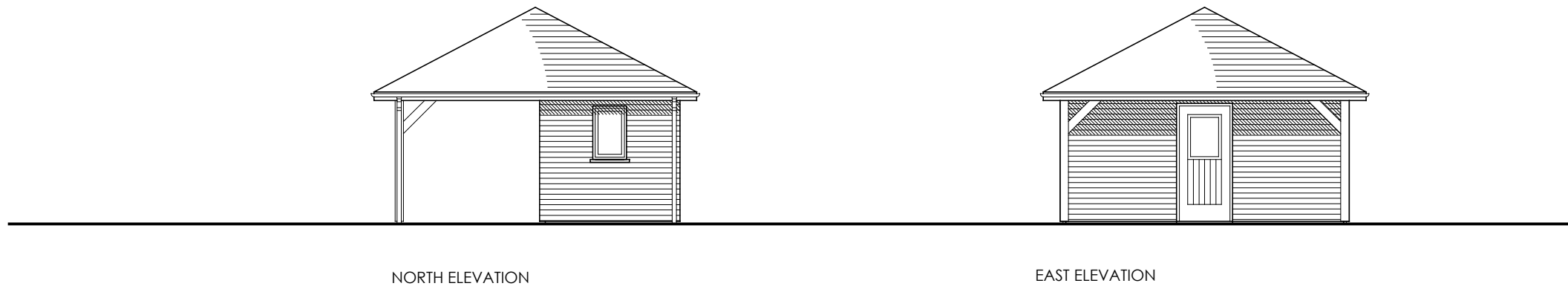
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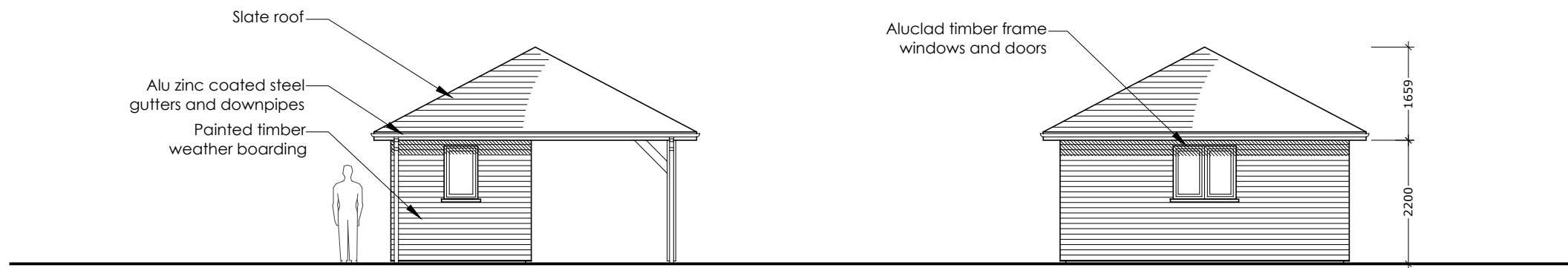
DISCOVERY HOUSE . STEAMER QUAY RD . TOTNES . DEVON . TQ9 5AL
tel: 01803 868000 fax: 01803 864475 email: totnes@rjarchitects.co.uk

revision	date	details	chk'd by
drawing status			
PLANNING			
project Boat of Garten Housing Development		drawing Croft House Sections	drw'n by NS chk'd by
client BSW Timber & Reidhaven Trust		drawing number BSW_3_014	revision
scale 1:100 at A3	date June 2019		



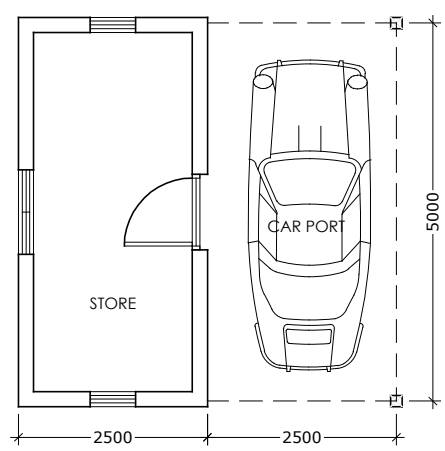
NORTH ELEVATION

EAST ELEVATION

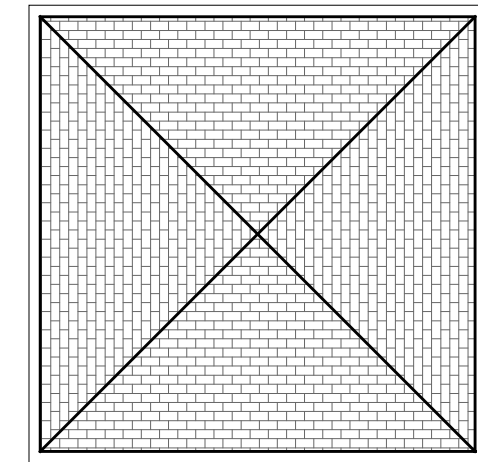


SOUTH ELEVATION

WEST ELEVATION



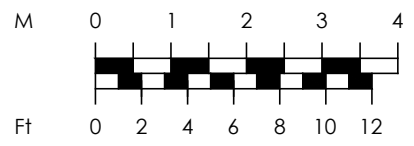
GARAGE FLOOR PLAN



GARAGE ROOF PLAN

Notes:

1. Only scale for planning purposes. All dimensions to be confirmed on site prior to construction.
2. Roderick James Architects LLP to be notified of any discrepancies before construction continues.
3. These drawings are the copyright property of Roderick James Architects LLP.
4. All Roderick James Architects LLP drawings to be read in conjunction with the proposed building notes, oak framing drawings and the structural engineers drawings and specification.
5. All external works shown are indicative. Design and extent is to be provided by others.
6. This document should only be used for the purpose indicated by the drawing status below.
7. Construction (Design & Management) Regulations 2015. The CDM 2015 regulations apply to this project. If constructed then the contractor should prepare a Construction Phase Plan for the project. Guidance on how to compile this is available from the HSE or CITB. If there is to be more than one contractor on the project (including sub-contractors) a Health and Safety File should be created by the contractor at completion of the works for the client to retain.



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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		