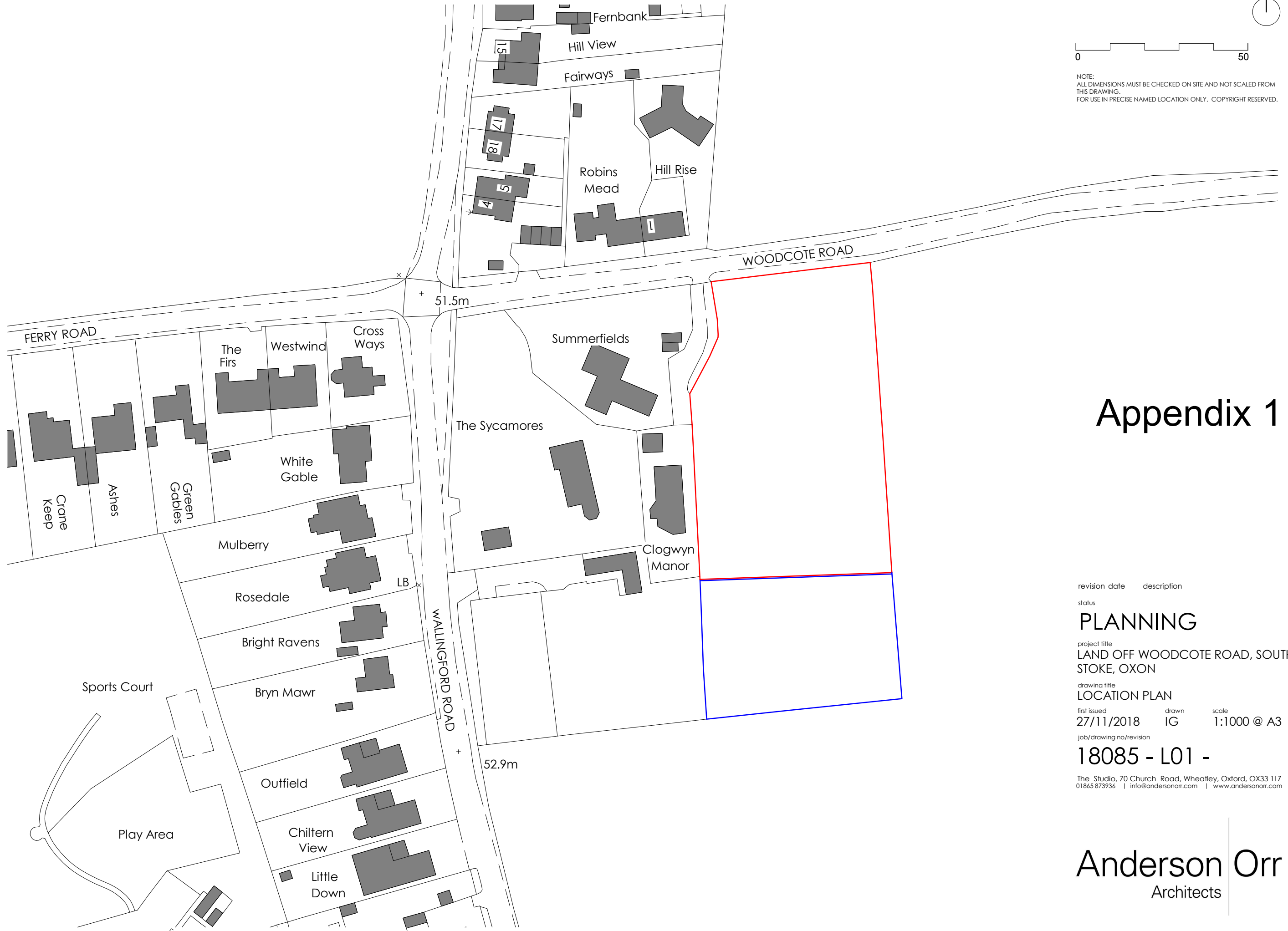




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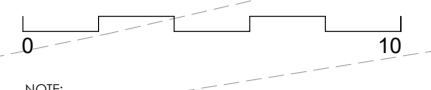


Appendix 1

revision date	description	status
		PLANNING
project title		
LAND OFF WOODCOTE ROAD, SOUTH STOKE, OXON		
drawing title		
LOCATION PLAN		
first issued	drawn	scale
27/11/2018	IG	1:1000 @ A3
job/drawing no./revision		
18085 - L01 -		

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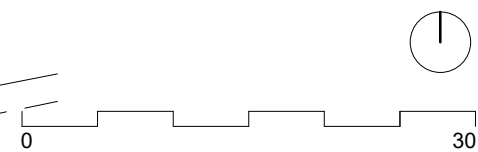
LEGEND

- Existing trees
- Proposed trees

Appendix 2



A	24/05/21	New window to Plot 3
revision date		description
status		
PLANNING		
project title		
LAND OFF WOODCOTE ROAD, SOUTH STOKES, OXON		
drawing title		
PROPOSED SITE PLAN		
first issued	drawn	scale
19/04/21	IG	1:200 @ A2
job/drawing no/revision		
20055 - PP011 - A		
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approved new dwelling
 P17/S4042/FUL
 (not yet constructed)

A 19/04/21 Minor amendments to Plots 1,2 & 3
 revision date description

status
PLANNING

project title
 LAND OFF WOODCOTE ROAD, SOUTH
 STOKE, OXON

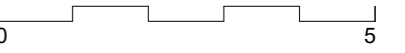
drawing title
 PROPOSED BLOCK PLAN

first issued drawn scale
 04/09/19 IG 1:500 @ A3

job/drawing no/revision
20055 - PP1013 - A

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Accommodation		
Level	Area (sq.m)	Area (Sq.ft)
Ground	76.41 m ²	822.42 ft ²
First	73.23 m ²	788.19 ft ²
Total	149.63 m²	1610.61 ft²

PLOT 1

DETACHED 3 BED RESIDENCE



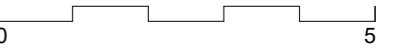
- natural slate roof
- grey composite windows
- vertical hit-and-miss weatherboarding
- red brickwork
- bird nesting box



- natural slate roof
- grey composite windows
- bat box
- vertical hit-and-miss weatherboarding
- red brickwork

revision	date	description
		status
		PLANNING
		project title
		RESIDENTIAL DEVELOPMENT, WOODCOTE RD, SOUTH STOKE
		drawing title
		PROPOSED ELEVATIONS
		first issued
	19/04/21	drawn
		HH
		scale
		1:100 @ A2
		job/drawing no/revision
		20055 - PE1010 -

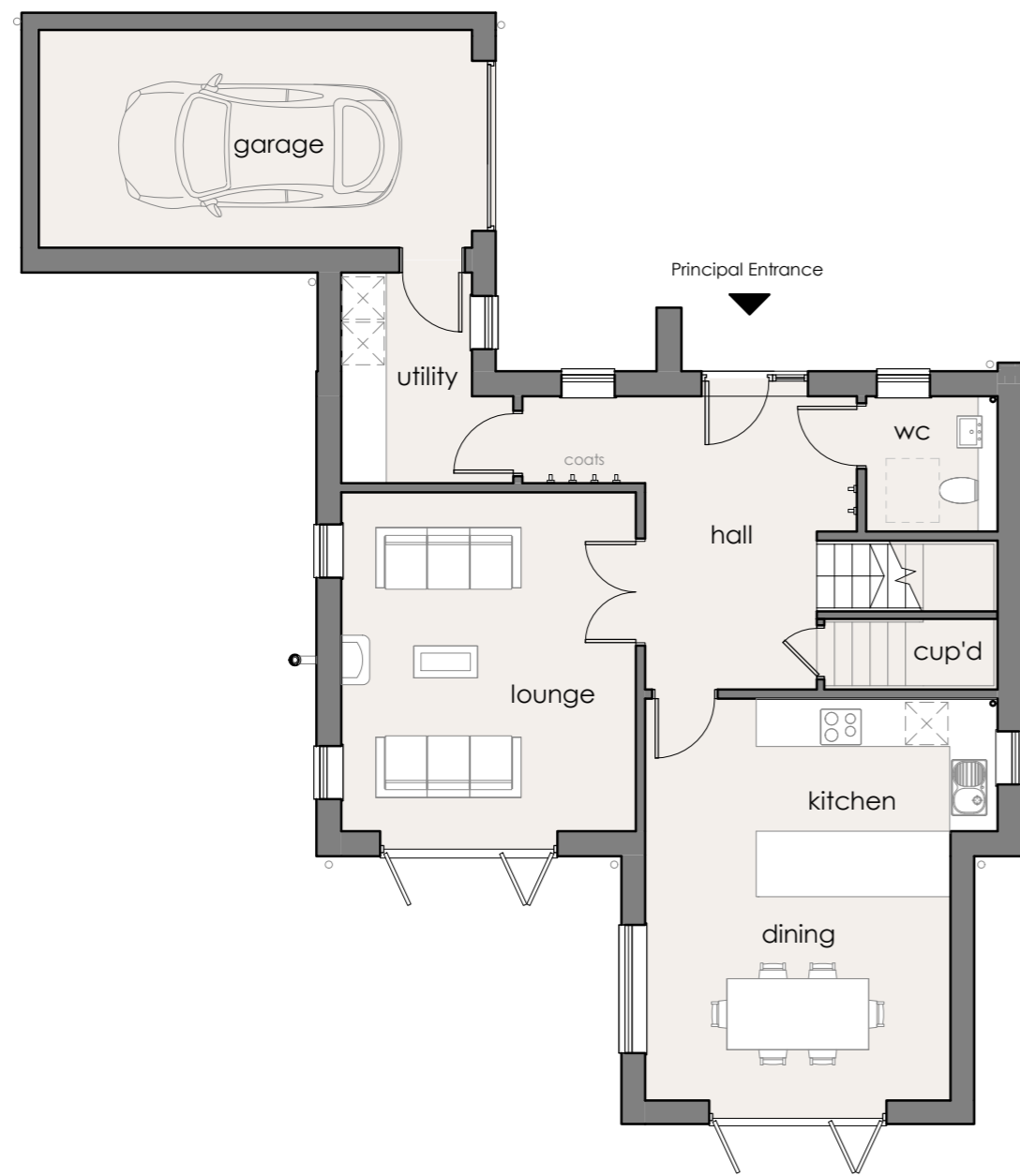
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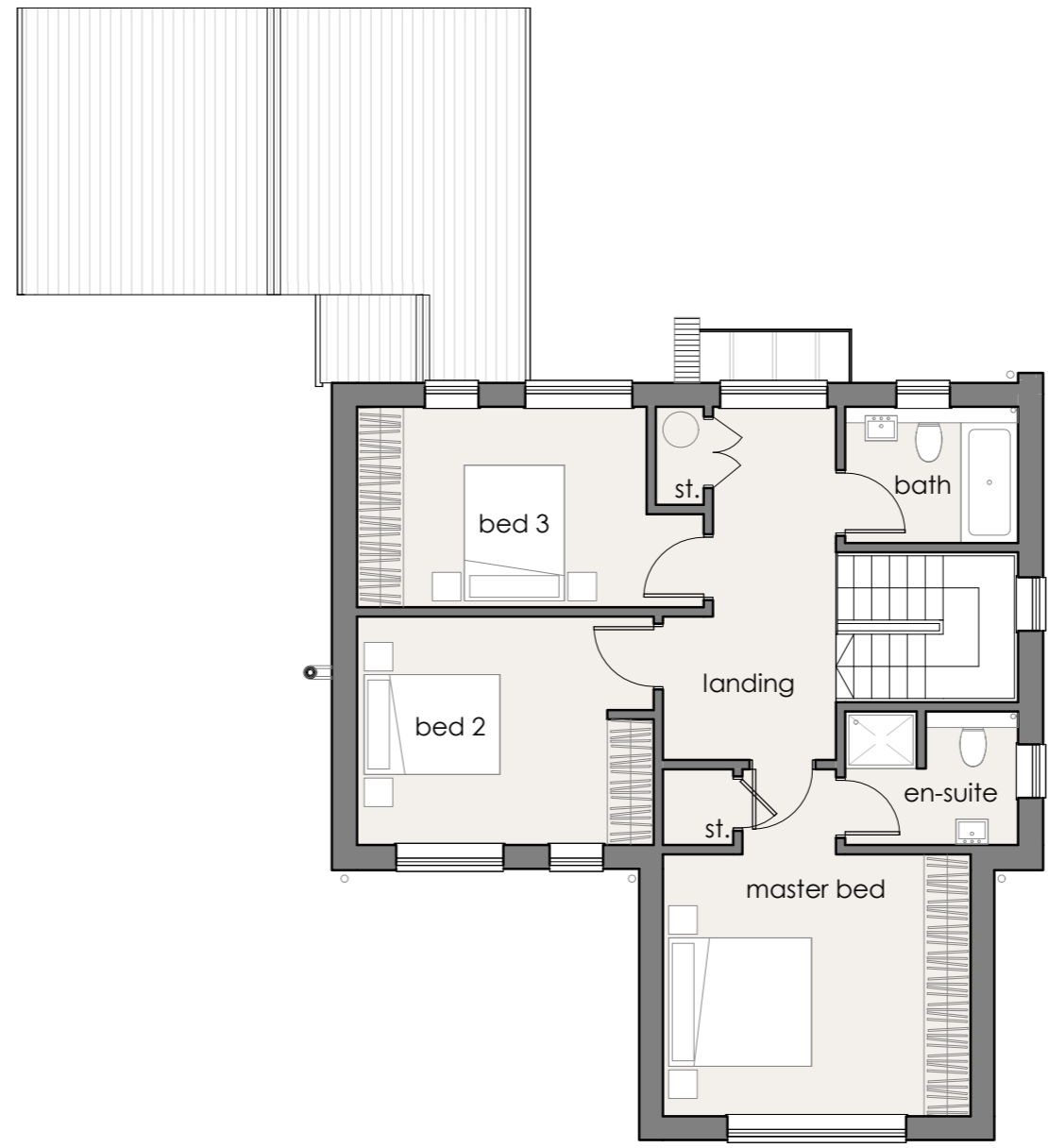
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Accommodation		
Level	Area (sq.m)	Area (Sq.ft)
Ground	76.41 m ²	822.42 ft ²
First	73.23 m ²	788.19 ft ²
Total	149.63 m²	1610.61 ft²

PLOT 1
DETACHED 3 BED RESIDENCE

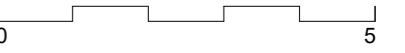


GROUND FLOOR

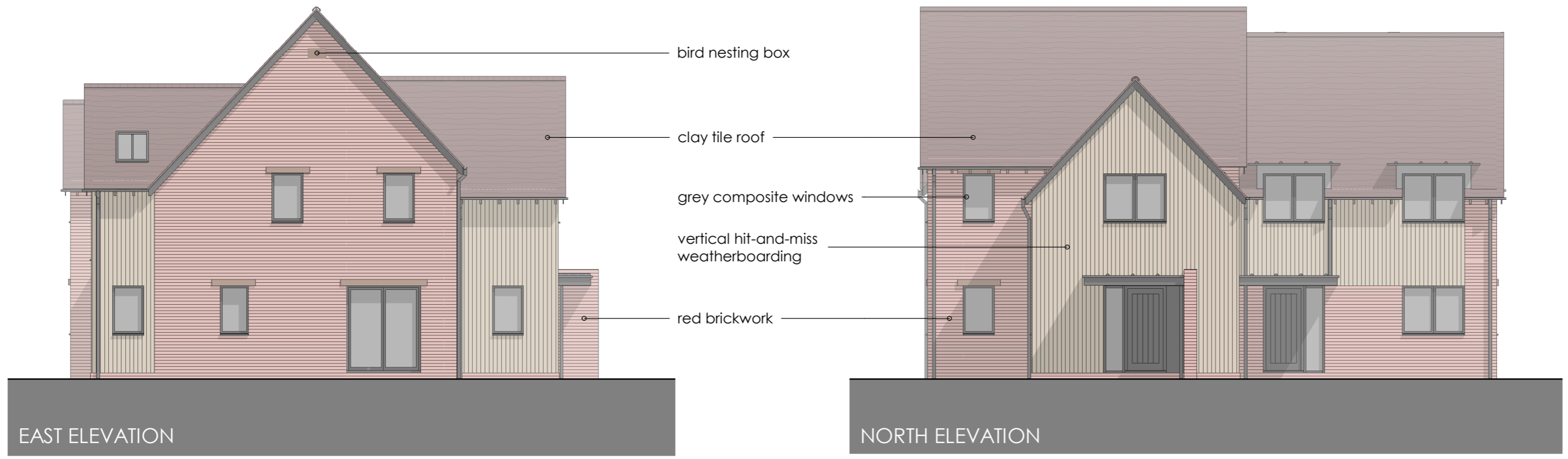


FIRST FLOOR

revision date description
status
PLANNING
project title
RESIDENTIAL DEVELOPMENT,
WOODCOTE RD, SOUTH STOKE
drawing title
PROPOSED FLOOR PLANS
first issued drawn scale
19/04/21 HH 1:100 @ A2
job/drawing no/revision
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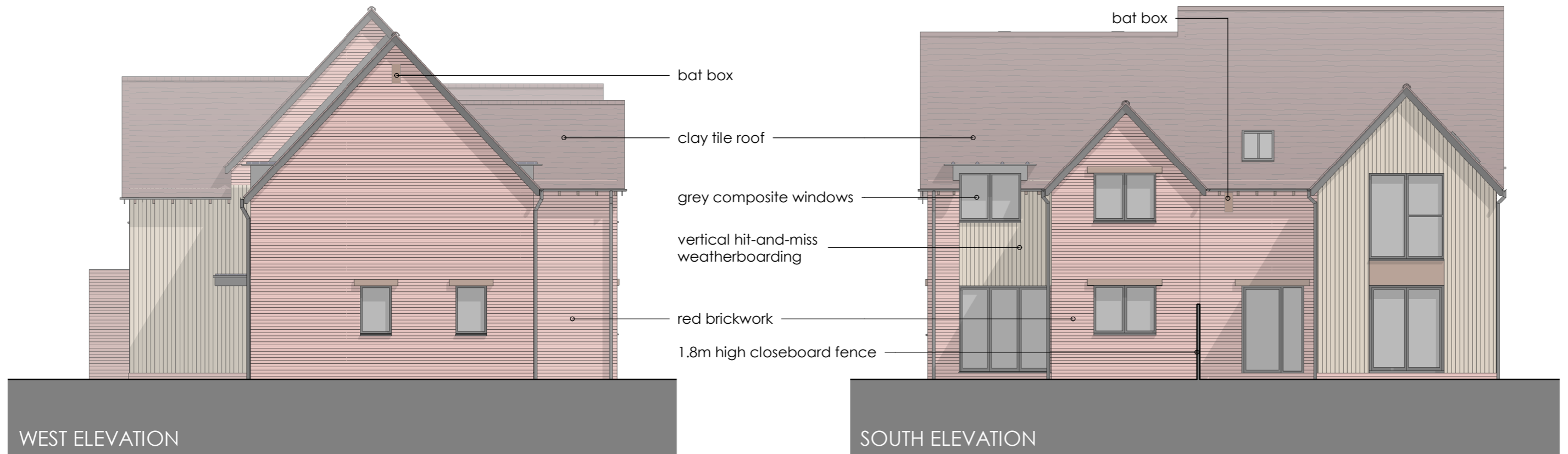
Accommodation Plot 2

Level	Area (sq.m)	Area (Sq.ft)
Plot 2 (G)	42.29 m ²	455.18 ft ²
Plot 2 (F)	42.29 m ²	455.18 ft ²
	37.21 m ²	400.53 ft ²
Total	121.79 m²	1310.89 ft²

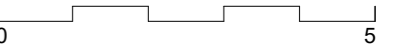
Accommodation Plot 3

Level	Area (sq.m)	Area (Sq.ft)
Plot 3 (G)	60.98 m ²	656.41 ft ²
Plot 3 (F)	60.98 m ²	656.41 ft ²
	37.21 m ²	400.53 ft ²
Total	159.17 m²	1713.34 ft²

PLOT 2 & 3
SEMI-DETACHED 2 & 3 BED DWELLINGS



A 24/05/21 New window to East Elevation
 revision date description
 status
PLANNING
 project title
 RESIDENTIAL DEVELOPMENT,
 WOODCOTE RD, SOUTH STOKE
 drawing title
 PROPOSED ELEVATIONS PLOT 2& 3
 first issued drawn scale
 19/04/21 IG 1:100 @ A2
 job/drawing no/revision
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Accommodation Plot 2

Level	Area (sq.m)	Area (Sq.ft)
Plot 2 (G)	42.29 m ²	455.18 ft ²
Plot 2 (F)	42.29 m ²	455.18 ft ²
Total	84.58 m²	910.37 ft²

Accommodation Plot 3

Level	Area (sq.m)	Area (Sq.ft)
Plot 3 (G)	60.98 m ²	656.41 ft ²
Plot 3 (F)	60.98 m ²	656.41 ft ²
Total	121.96 m²	1312.81 ft²

PLOT 2 & 3

SEMI-DETACHED 2 BED RESIDENCE



GROUND FLOOR



FIRST FLOOR

A 24/05/21 New window to East Elevation
revision date description

status

PLANNING

project title
RESIDENTIAL DEVELOPMENT,
WOODCOTE RD, SOUTH STOKE

drawing title
PROPOSED FLOOR PLANS


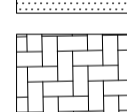
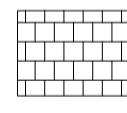
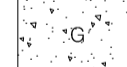
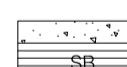
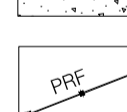
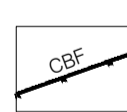
first issued 19/04/21 drawn HH scale 1:100 @ A2

job/drawing no/revision

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- KEY**
-  ADOPTABLE HIGHWAY CROSSOVER TO ENGINEER'S DETAIL
 -  PROPOSED BLOCK PAVING LAID AT 90 DEGREES
HEIRINGSTONE IN BURNT OCHRE COLOUR WITH WHITE MARKER BLOCKS.
MARSHALLS OLDE PRIORA PERMEABLE PAVING OR EQUAL APPROVED.
 -  PROPOSED FLAG PAVING. 450X450MM NATURAL SILVER-GREY COLOUR.
MARSHALLS SAXON OR EQUAL APPROVED
 -  PROPOSED GRAVEL PAVING
 -  SETT BANDING WITHIN PAVED AREA
 -  PROPOSED 1.2M POST AND RAIL TIMBER FENCE (WITH RABBIT NETTING
WHERE ADJOINING A PERIMETER HEDGE)
 -  PROPOSED CLOSE BOARD FENCE 1.8M HIGH EXCEPT NW OF PLOT 1 AT 1.2M.
ALLOW 100 MM SEMICIRCULAR GAP EVERY 10 M IN BOUNDARY FENCING
GRAVEL BOARD TO PROVIDE A HABITAT CORRIDOR PASSAGE FOR
HEDGEHOGS ETC. DETERMINE EXACT POSITIONS ON SITE DEPENDING ON
ESTABLISHED/ADJOINING BOUNDARY ELEMENTS.

REVISIONS	REV DATE	COMMENT
1		
2		
3		

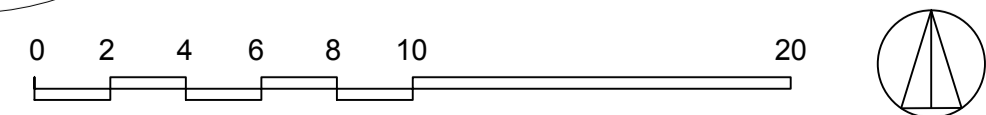
CLIENT:
ANDERSON ORR ARCHITECTS

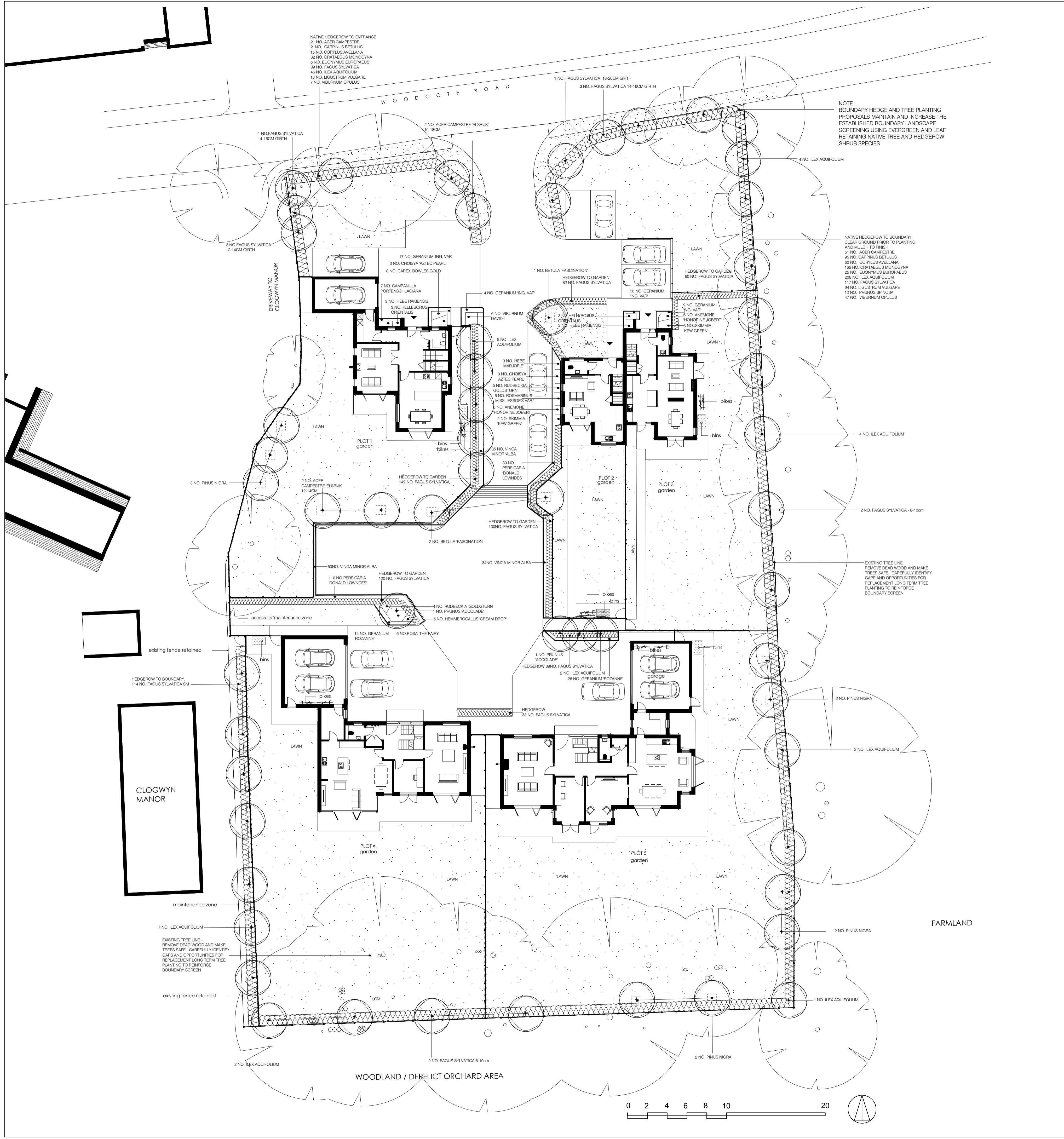
PROJECT:
**WOODCOTE ROAD
SOUTH STOKE**

DRAWING TITLE:
**PROPOSED HARDWORKS
LANDSCAPE PLAN**

DATE: NOV. 18 SCALE: 1:200@A1 DRAWING NO: 0747.1.1 F REV

ADAMS HABERMEHL
ADAMS HABERMEHL CHARTERED LANDSCAPE ARCHITECTS
41 THE GREEN, STEVENAGE, OXON. OX12 8AR TEL 01235799488





WOODCOTE ROAD, SOUTH STOKE, PLANTING SCHEDULE 03.08.21

Trees	No.	Height	Girth	Pot Size	Root	Specification
Acer campestre 'Elsrijk'	2	4.5-6.25m	16-18cm	CG		clear stem to 1.8m, regular crown
Acer campestre 'Elsrijk'	2	3.5-4.5m	12-14cm	CG		clear stem to 1.8m, regular crown
Fagus sylvatica	1	6.0-7.5m	18-20cm	CG		clear stem to 1.8m, regular crown
Fagus sylvatica	4	4.25-6.0m	14-16cm	CG		clear stem to 1.8m, regular crown
Fagus sylvatica	3	3.5-4.5m	12-14cm	CG		clear stem to 1.8m, regular crown
Fagus sylvatica	4	2.5-3.0m	8-10cm	CG		clear stem to 1.8m, regular crown
Ilex aquifolium	27	2.0-2.5m			rb	fully furnished, bushy, strong leader
Pinus nigra	9	1.2-1.5m			rb	fully furnished, bushy, strong leader
Prunus 'Accolade'	2	3.5-4.5m	12-14cm	CG		clear stem to 1.8m, regular crown
Betula 'Fascination'	3	3.5-4.5m	12-14cm	CG		clear stem to 1.8m, regular crown

Hedge Planting Stock	No.	Height	Pot Size	Root	Specification
Acer campestre	72	45-60cm	1+1	cell grown	bushy, 3 breaks in lower third
Carpinus betulus	116	45-60cm	1+2	cell grown	cell bushy, 3 breaks in lower third
Corylus avellana	75	45-60cm	1+1	cell grown	cell bushy, 3 breaks in lower third
Crataegus monogyna	206	45-60cm	1+1	cell grown	cell bushy, 3 breaks in lower third
Euonymus europaeus	31	45-60cm	1+2	cell grown	cell bushy, 3 breaks in lower third
Fagus sylvatica	752	45-60cm	1+2	cell grown	cell bushy, 3 breaks in lower third
Ilex sylvatica SM	114	150-180cm	RB	RB / 5L	RB bushy, 3 breaks in lower third
Ligustrum vulgare	270	45-60cm	1+1	cell grown	cell bushy, 3 breaks in lower third
Ligustrum vulgare	112	45-60cm	1+1	cell grown	cell bushy, 3 breaks in lower third
Prunus spinosa	12	45-60cm	1+1	cell grown	cell bushy, 3 breaks in lower third
Viburnum opulus	54	45-60cm	1+1	cell grown	cell bushy, 3 breaks in lower third

Shrub planting stock	No.	Height	Pot Size	Root	Specification
Choisya 'Aztec Pearl'	6	45-60cm	3L	PG	bushy, 3 breaks in lower third
Hebe rakiensis	6	20-30cm	3L	PG	bushy, 3 breaks in lower third
Rosa 'The Fairy'	6	30-40cm	3L	PG	bushy, 3 breaks in lower third
Rosmarinus 'Miss Jessop's Variety'	6	45-60cm	3L	PG	bushy, 3 breaks in lower third
Skimmia 'Kew Green'	5	30-40cm	3L	PG	bushy, 3 breaks in lower third
Viburnum davidii	6	30-40cm	3L	PG	bushy, 3 breaks in lower third
Vinca minor 'Alba'	179	30-40cm	1L	PG	bushy, 3 breaks in lower third

Herbaceous stock	No.	Pot Size	Root	Specification
Anemone 'Honorine Jobert'	11	2L	PG	Strong, well rooted plants
Bergenia purpurea	17	2L	PG	Strong, well rooted plants
Campanula portenschlagiana	7	2L	PG	Strong, well rooted plants
Carex 'Bowles Gold'	8	2L	PG	Strong, well rooted plants
Hemmercallis 'Cream Drop'	5	2L	PG	Strong, well rooted plants
Rudbeckia 'Goldstrum'	9	2L	PG	Strong, well rooted plants
Geranium macrorrhizum 'Ingwersen's Variety'	50	2L	PG	Strong, well rooted plants
Geranium 'Rozanne'	38	2L	PG	Strong, well rooted plants
Persicaria 'Donald Lowndes'	190	2L	PG	Strong, well rooted plants
Helleborus orientalis	9	2L	PG	Strong, well rooted plants

Grass areas
 Front lawns to be turfed with good quality meadow turf, with minimal or no rye-grass content. Rear gardens to be seeded with good quality amenity grass with minimal rye content, shade tolerant under trees.

- GENERAL LANDSCAPE NOTES**
- PREPARATION FOR SOIL PLACEMENT
 - THE SITE IS TO BE GRADED TO REDUCED LEVELS AS REQUIRED TO ACCOMMODATE THE PROPOSED SOIL DEPTHS. NO GRACING IN ROOT PROTECTION ZONES. FIT PLANT ONLY.
 - ALL SITE DEBRIS, WASTE AND ANY CONTAMINATED MATERIALS ARE TO BE REMOVED FROM PROPOSED SOFT LANDSCAPE AREAS
 - ALL EXISTING AND PROPOSED SUBSOIL LAYERS ARE TO BE THOROUGHLY BROKEN AND CULTIVATED AS MAY BE REQUIRED TO RELIEVE ANY SOIL COMPACTION, TO PREVENT ANAEROBIC SOILS, AND TO ENSURE FREE DRAINAGE
 - ENSURE ALL LANDSCAPE AREA SITE BASES ARE DECOMPACTED AND CULTIVATED. SITE BASE AREAS ARE TO BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO COVERING WITH ANY NEW SUBSOILS OR TOP SOILS.
 - SOILS FOR GENERAL LANDSCAPE AREAS
 - EXISTING AND PROPOSED TOPSOIL AND SUBSOILS ARE TO BE NATURALLY OCCURRING SOILS AND ARE TO BE CAREFULLY STRIPPED FROM SITE OUTSIDE OF PPAS AND STORED WITHOUT COMPACTION OR CONTAMINATION FOR RE-USE WITHIN THE LANDSCAPE WORKS. WHERE IMPORTED TOPSOILS AND SUBSOILS ARE REQUIRED FOR LANDSCAPE WORK, THEY SHALL BE TO BS882 - GENERAL PURPOSE GRADE TOPSOIL AND, BS3882 ECONOMY GRADE TOPSOIL (FOR SUBSOIL USE) RESPECTIVELY AND SHALL BE NATURALLY OCCURRING SOILS AND SHALL NOT BE SAND/COMPOST BASED GRADED SOILS. EXISTING AND PROPOSED SUBSOIL LAYERS ARE TO BE THOROUGHLY CULTIVATED TO RELIEVE ANY SOIL COMPACTION AND ENSURE FREE DRAINING CONDITIONS PRIOR TO PLACING TOPSOIL.
 - GRASS AREAS TO HAVE 100MM SOIL OVER WELL CULTIVATED SUBSOIL.
 - SHRUB AND HEDGEROW AREAS TO HAVE 400MM TOPSOIL OVER WELL CULTIVATED SUBSOIL.
 - STANDARD TREE FITS NOT LESS THAN 1500MM SQUARE BACKFILLED WITH 600MM TOPSOIL, OVER 200MM WELL CULTIVATED SUBSOIL, WITH WELL BROKEN BASE TO PIT.
 - GENERAL PLANTING
 - PROVIDE ROOT BARRIERS AND COMPRESSION BOARD ETC WHERE REQUIRED TO PROTECT WALLS, BUILDINGS OR OTHER STRUCTURES FROM EXISTING OR PROPOSED PLANTING MEASURES.
 - TREES TO BE STAKED WITH A SINGLE TALL SW STAKE WITH 2 NO. ADJUSTABLE TREE TIES AND PLANTED WITH A GREENLEAF URBAN LTD. RPPC2A ROOTTRAIN METRO IRRIGATION SYSTEM AROUND THE FOOTBALL AND NEEDED TO STAKE WITH GAP CLEAR OF MULCH. TREES PLANTED UNDER EXISTING TREES TO FIT PLANT MINIMAL PITS TO AVOID ROOT DISTURBANCE. ALLOW FOR 1M MULCH MAT.
 - HEDGEROWS TO BE PLANTED IN STAGGERED ROWS.
 - ANY PLANTING WITHIN CANOPY SPREAD OF RETAINED TREES IS TO BE CAREFULLY PIT PLANTED, AVOIDING ROOT DAMAGE TO EXISTING STOCK.
 - FINISH ALL PLANTING AREAS WITH MULCH OF 50MM PROPRIETARY AMENITY BARK MULCH.
 - ALL PLANT MATERIALS, LANDSCAPE MATERIALS AND OPERATIONS ARE TO BE CARRIED OUT IN ACCORDANCE WITH BEST HORTICULTURAL PRACTICE AND IN ACCORDANCE WITH APPROPRIATE BRITISH STANDARDS AND CODES OF PRACTICE.
 - PLANTING WORKS TO BE CARRIED OUT IN THE FIRST PLANTING SEASON FOLLOWING COMPLETION OF CONSTRUCTION WORKS, WITH BARE ROOT PLANTING CARRIED OUT IN THE DORMANT PERIOD (NOVEMBER - FEBRUARY).
 - TRAIN AND SUPPORT CLIMBERS WITH GALVANISED LINE WIRES. CLIMBERS IN GRASS TO BE MULCHED 1M DIAM. AND MAINTAINED WEED FREE.
 - ALL PROPOSED SHRUB AND HEDGE PLANTED AREAS, AND 1M BASE OF TREES IN GRASS AREAS, ARE TO BE KEPT ENTIRELY CLEAR OF GRASS AND WEEDS FOR THE FIRST 3 YEARS FROM PLANTING.
 - THE CONTRACTOR IS TO CONFIRM THE LOCATION OF ALL SERVICES PRIOR TO UNDERTAKING LANDSCAPE WORKS AND PROVIDE PROTECTION TO SERVICES IN ACCORDANCE WITH BRITISH STANDARDS. ROOT BARRIER (SUCH AS GREENLEAF HERCOT) TO BE INCORPORATED WHERE TREES ARE LESS THAN SPECIFIED DISTANCE AWAY FROM SERVICES. THE ROOT BARRIER DEPTH IS TO EXTEND TO A MINIMUM OF 300MM BELOW ADJACENT SERVICES.
 - DETAILED BUILDING AND WALL DESIGN IS TO INCLUDE ALL FOUNDATION DEPTHS, TOGETHER WITH TREE ROOT BARRIERS AND OTHER MEASURES AS NECESSARY DEPENDING ON SOIL PLASTICITY, TO ENSURE THAT THE RELATIONSHIP OF BUILDINGS WITH EXISTING AND PROPOSED TREE PLANTING CONFORMS WITH THE NATIONAL HOUSE BUILDING COUNCIL STANDARDS BUILDING NEAR TREES

BIODIVERSITY NOTES - REFER TO 'ECOLOGY BY DESIGN' REPORT, PAGES 13 & 14, 30 AND 31 FOR FULL DETAILS.

HEDGEHOG HABITAT
 ALLOW 100 MM SEMICIRCULAR GAP EVERY 10 M IN BOUNDARY FENCING GRAVEL BOARD TO PROVIDE A HABITAT CORRIDOR PASSAGE FOR HEDGEHOGS ETC. DETERMINE EXACT POSITIONS ON SITE DEPENDING ON ESTABLISHED ADJOINING BOUNDARY ELEMENTS. SUPPLY AND PLACE ONE NUMBER 1H7 HOGLO HEDGEHOG RESTING BOX TO SOUTHERN BOUNDARY, SURROUND WITH DRY LEAVES AND GRASS.

BUILDING INTEGRATED BIRD AND BAT BOXES
 PROVIDE AND FIX FIVE NUMBER SCHWEGER 1SP SPARROW TERRACE BOXES (ONE PER DWELLING) AS BUILDING INTEGRATED OR SURFACE MOUNTED UNITS TO THE NE ELEVATION OF THE PROPOSED BUILDING. FIX MN 4M ABOVE GL. LOCATION/FITTING AS PER MANUFACTURERS GUIDANCE.

SUPPLY AND FIX FIVE NUMBER SCHWEGER 1FR BAT TUBE TO INTEGRATED INTO THE SW ELEVATION OF EACH DWELLING AND POSITIONED TO GIVE CLEAR FLIGHT PATH. LOCATION/FITTING AS PER MANUFACTURERS GUIDANCE. 4M OR HIGHER ABOVE GROUND LEVEL.

TREE MOUNTED BIRD BOXES
 SUPPLY AND FIX FOUR NUMBER SCHWEGER 1B NEST BOXES SURFACE MOUNTED UNITS TO TREES. MIN. 4M HIGH TO NE SIDE OF TREE.

PLANTING
 PLANTING PLANS FOR THE SITE SHOULD INCLUDE NATIVE PLANTS OF LOCAL PROVENANCE, INCLUDING SPECIES SUCH AS HAZEL, FIELD MAPLE, HAWTHORN AND BLACKTHORN.

KEY

- RETAINED SITE TREES
SEE ARBORICULTURAL REPORT FOR ALL DETAIL, INCLUDING EXTENT OF TREE ROOT PROTECTION AREAS
- SITE TREES REMOVED
SEE ARBORICULTURAL REPORT
- PROPOSED TREE PLANTING
- PROPOSED HEDGES
- SHRUB PLANTING & PLANTING DIVISIONS
- PROPOSED GRASS AREAS

CLIENT: ANDERSON ORR ARCHITECTS
PROJECT: WOODCOTE ROAD SOUTH STOKE
DRAWING TITLE: PROPOSED PLANTING PLAN
DATE: NOV. 18 1:200@A1 **SCALE:** DRAWING NO. REV 0747.1.2 F
ADAMS HABERMEHL
 ADAMS HABERMEHL CHARTERED LANDSCAPE ARCHITECTS
 41 THE GREEN, STEVENTON, GLOS. OX120B TEL: 0129599195

Approved Layout - P19/S2865/RM



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LEGEND

-  Existing trees
-  Proposed trees

Appendix 3



A	27/09/19	Landscape amendments
revision date		description
status		
PLANNING		
project title		
LAND OFF WOODCOTE ROAD, SOUTH STOKES, OXON		
drawing title		
PROPOSED SITE PLAN		
first issued	drawn	scale
04/09/19	IG	1:200 @ A2
job/drawing no/revision		
18085 - PP1012 - A		
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