





LEGEND

HARD LANDSCAPE

- Highway and footpaths to be surfaced in black tarmac with concrete kerbs and pin kerb edges and constructed to adoptable standards inline with Local Authority approved specification.
- Driveways to be surfaced in tarmac.
- Paths, patios to be surfaced in buff concrete paving flags

BOUNDARY TREATMENTS

- Existing stone wall retained.
- Proposed stone wall
- Proposed 1.8m high timber close boarded fence.
- Proposed 1.8m high dwarf wall, piers and infill timber fencing panels
- Proposed 1.2m high timber post and rail fencing with hedge behind

SOFT LANDSCAPE

- Existing Trees and Hedge to be retained and protected during construction inline with BS5837:2015. For further details please refer to the Tree Survey Report and Tree Protection drawing.
- Existing Trees and Hedge to be removed. No tree felling should take place until the trees identified for removal have been assessed for potential use by bats.
- Proposed deciduous native tree planting
To be planted as 16-18cm girth Advanced Nursery Stock with a double timber tree stakes. To be medium sized ornamental species which are architectural in form.
- Proposed native tree planting
To be planted as 12-14cm girth Advanced Nursery Stock with a double timber tree stakes. To be medium sized ornamental species which are architectural in form.
- Proposed Native Ornamental Hedge
To be planted as 5L pots at 5 per in.m. To be native hedge species which are well structured and can be maintained at 1.5-1.8m high.
- Proposed Ornamental Shrub Beds
To be planted as 3L pots at 3-5 per sq.m with 15L feature specimens throughout. All beds to be bark mulched to a depth of 50mm with a medium grade mulch.
- Proposed lawn laid on minimum 150mm topsoil and drainage to suit

ECOLOGY

- 4 x Bird Boxes to be supplied and installed on the proposed tree planting. To be 1MR Schwelger Avianex (flat backed boxes) from www.nhbs.com. Bird boxes should be north or east facing and 3-5m high with no obstruction to the entrances.
- 2 x Bat Boxes to be supplied and installed on the building. To be 1FF Schwelger Bat Box with Built-in Wooden Rear Panel (flat backed boxes) from www.nhbs.com. Bat boxes should be south or west facing and 3-5m high with no obstruction to the entrances.



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Client
 Bowsall Construction Ltd
 Project
 Goodshaw Fold Road, Loveclough

Description
 Colour Landscape Proposals

Status
PLANNING

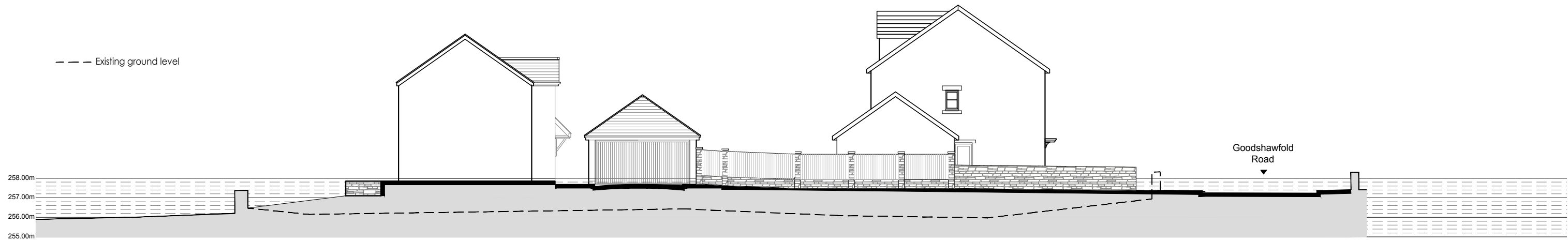
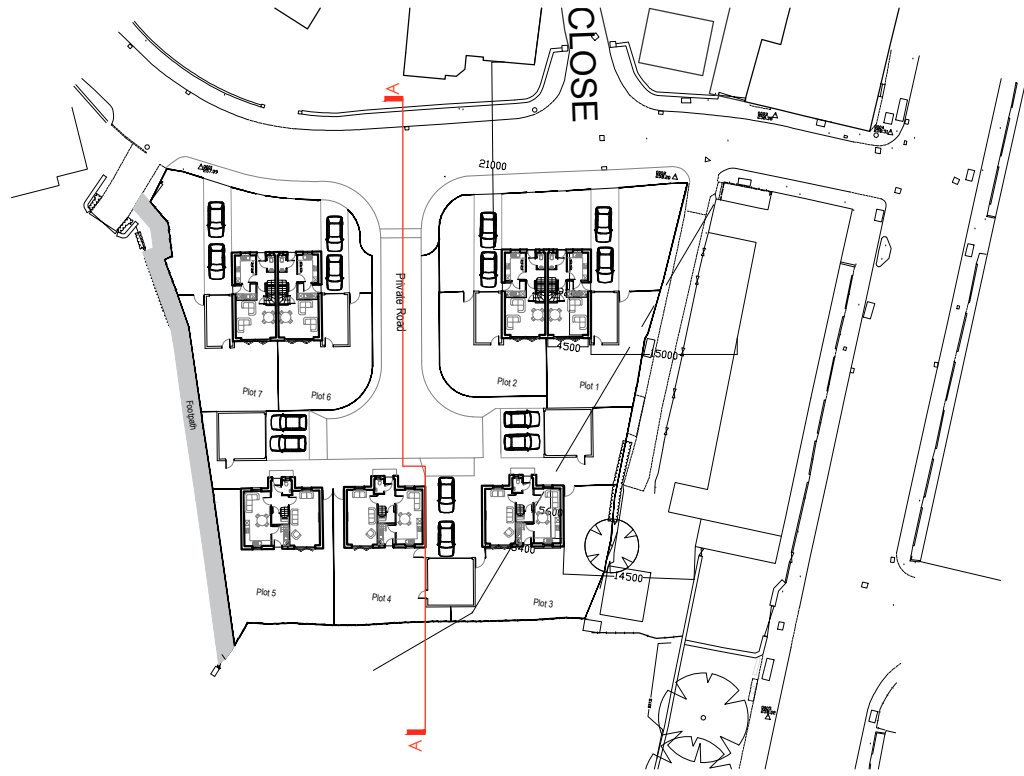
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Job number	4384	Drawing number	02
Date	Oct 19	Revision	

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All levels and dimensions to be checked on site by contractor prior to commencement; Any variations to be reported to the client. This drawing is to be read in conjunction with all others relating to the project and all information derived accordingly; any anomalies to be reported to the client. Do not scale from this drawing. Use figured dimensions only. Work shown on this drawing to be carried out in accordance with current British Standards and Codes of Practice.

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Site Section A-A

NOTE:
Levels subject to detailed design. To be read in conjunction with Engineer's Levels.

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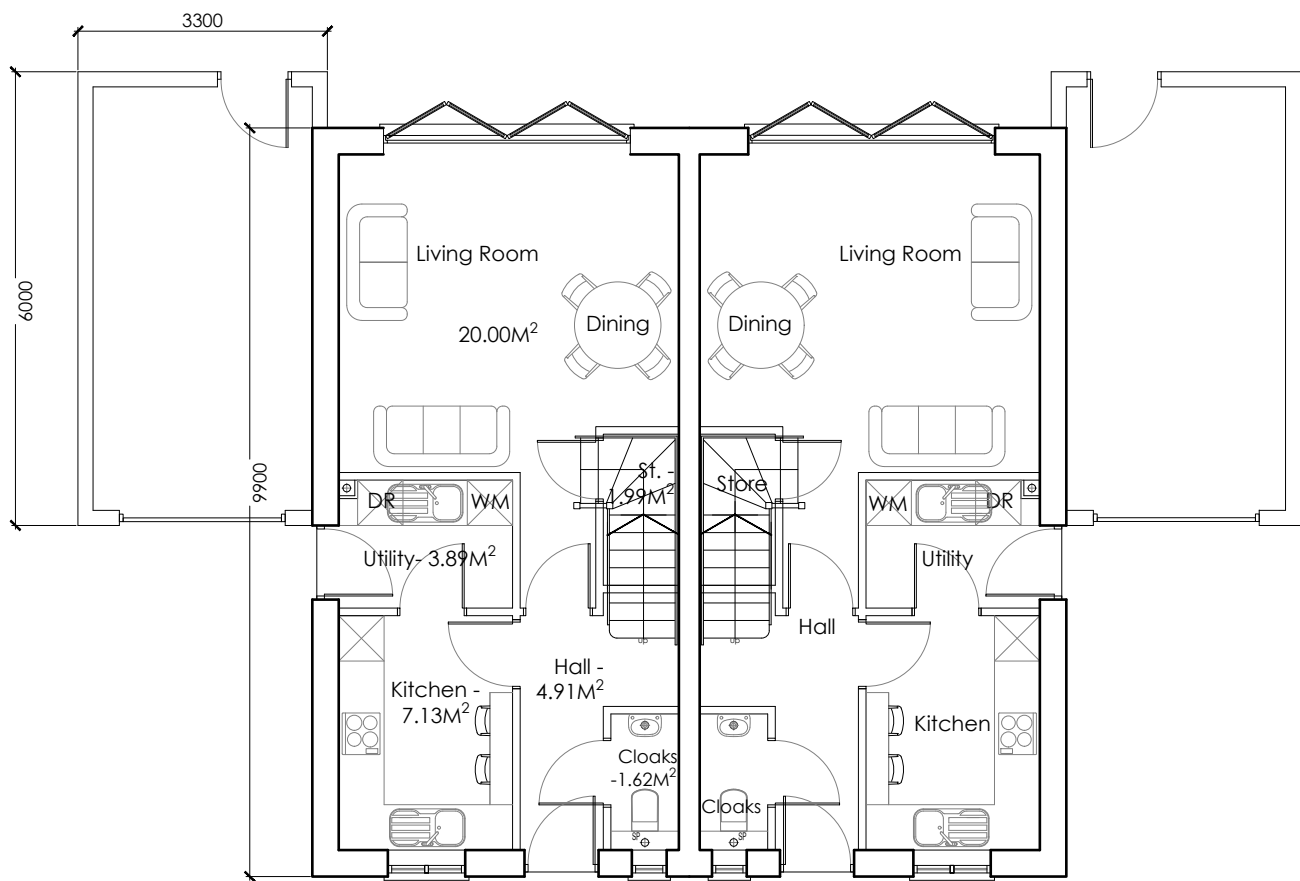


Indicative Streetscene to Goodshawfold Road

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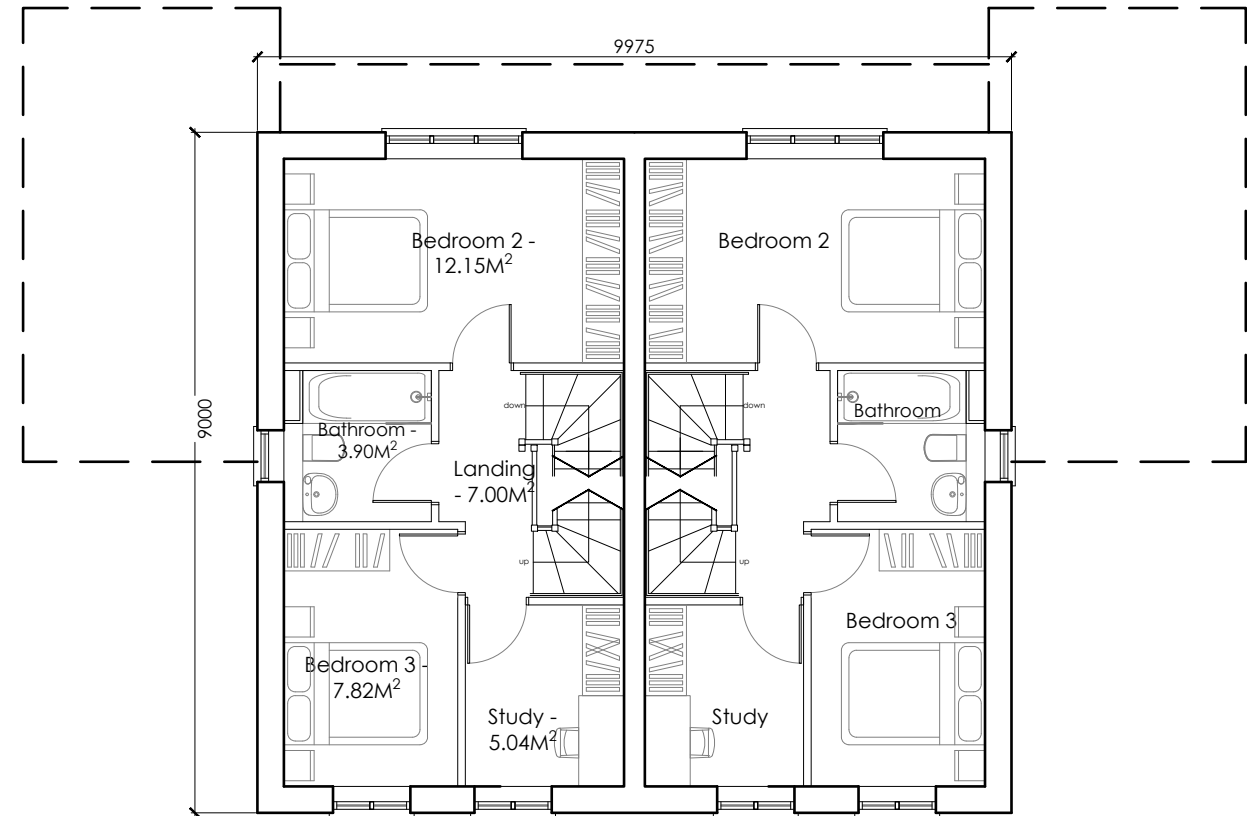
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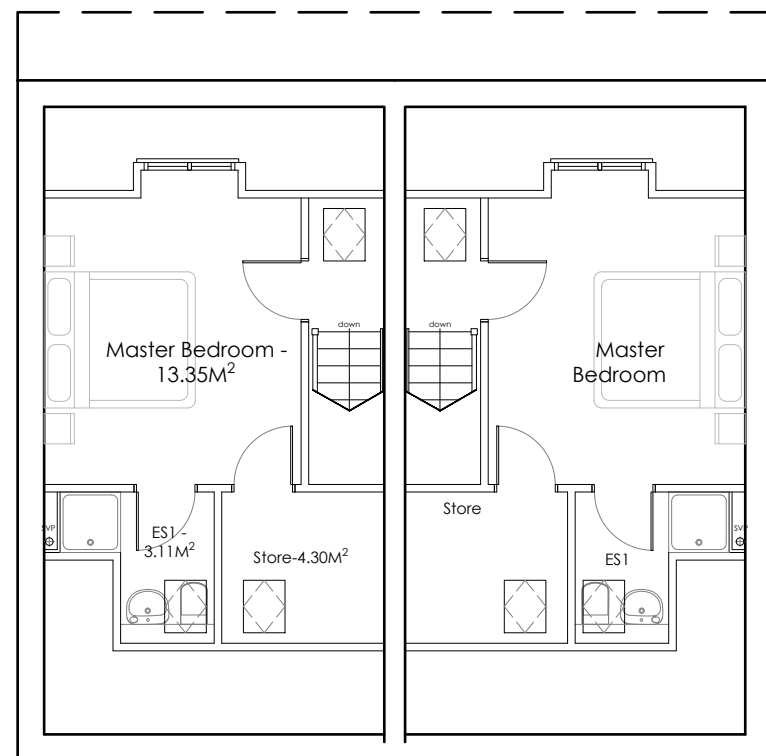
Ground Floor
As

Opp



First Floor
As

Opp



PLOTS 1, 2, 6, 7

MATERIALS:
 Roof - Slate
 Walls - Art Stone
 Windows - UPVC Grey Ral 7016
 Door - Rockdoor Grey
 Bi-Fold Doors - UPVC Grey Ral 7016
 Garage Doors - Grey Ral 7016
 Fascias - Grey Ral 7016
 Rainwater Goods - Black

Area:
 GF - 41.4 (445sqft)
 FF - 37.3 (401sqft)
 SF - 25.7 (276sqft)
 Total - 104.4(1122sqft)

SCHEDULE OF ACCOMMODATION

GROUND FLOOR

- Hallway - 20.00M²
- Cloaks - 1.62M²
- Store - 1.99M²
- Open plan living/dining room - 7.00M²
- Kitchen - 7.13M²
- Utility room - 3.89M²

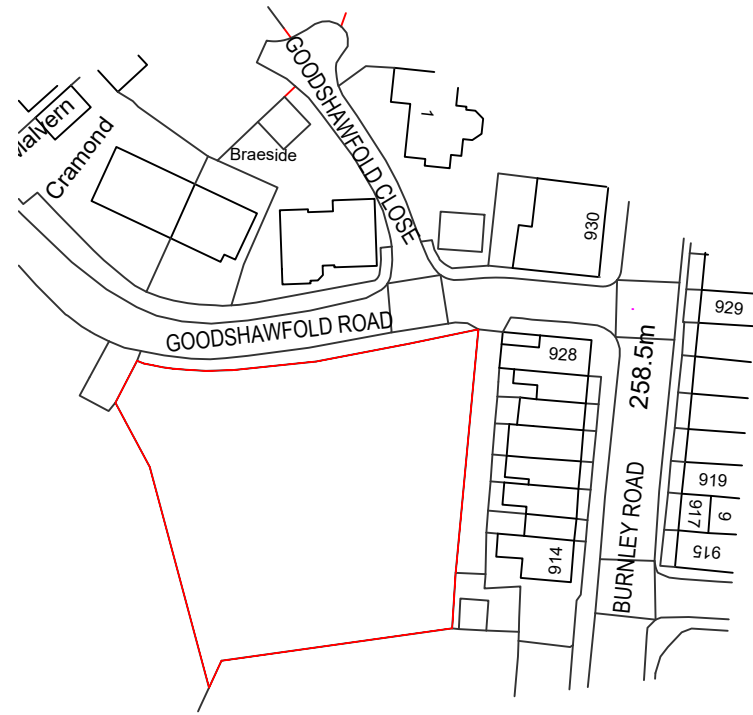
FIRST FLOOR

- Bedroom 2 - 12.15M²
- Bathroom - 3.90M²
- Bedroom 3 - 7.82M²
- Study - 5.04M²
- Landing - 7.00M²

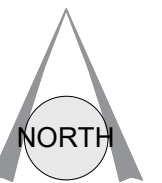
SECOND FLOOR

- Master bedroom - 13.35M²
- En-suite - 3.11M²
- Store - 4.30M²





0 | 10 | 20 | 30 | 40 | 50 | 60m



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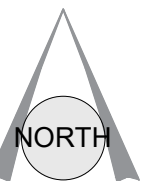
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PLEASE REFER TO LANDSCAPE PLAN FOR EXTERNAL WORKS



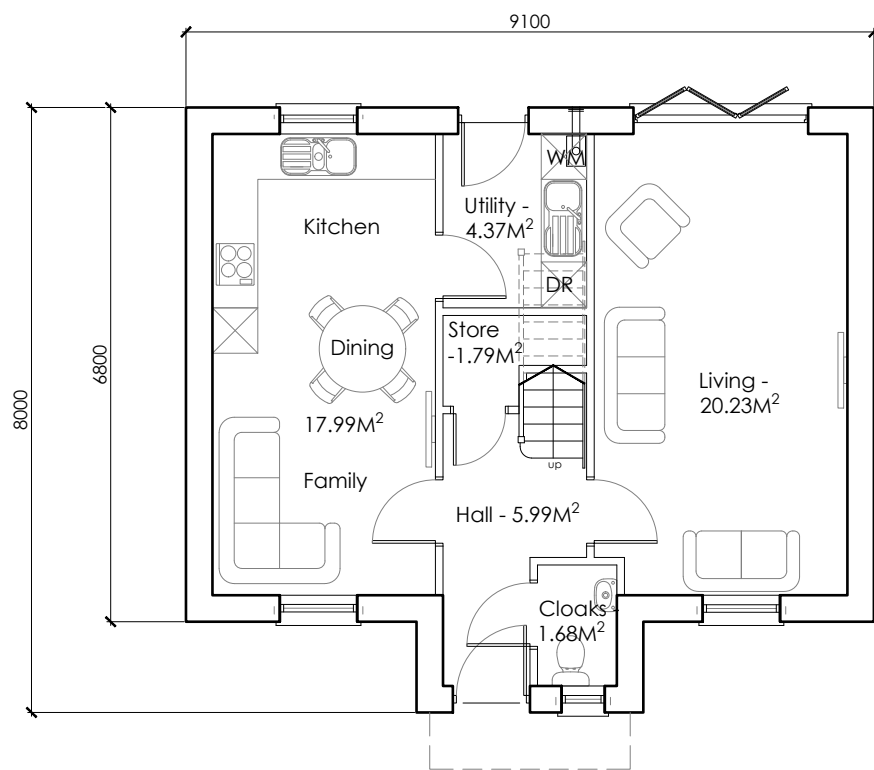
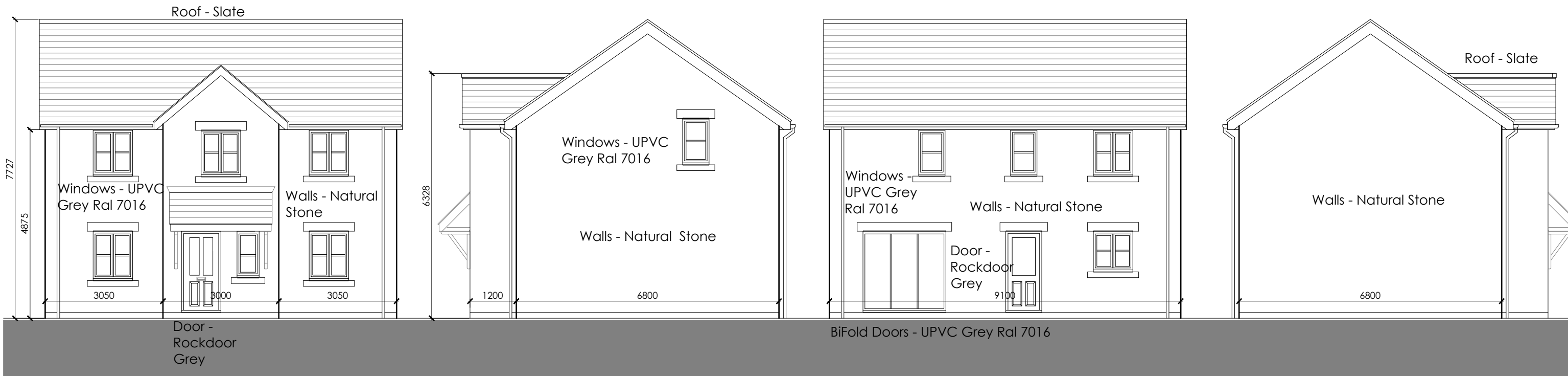
Boundary treatments

- Existing stone wall to be retained and made good with new hedge planting to the rear
- 1.8m High closed boarded fence
- New 1.2m post and rail fence with attached mesh and planting behind
- New stone wall
- Dwarf wall with piers and infill fencing
- Dwarf stone wall with piers and timber infill panels (1.8m)
- ECP Electric car charging point in each garage
- ↔ Cycle store in each garage

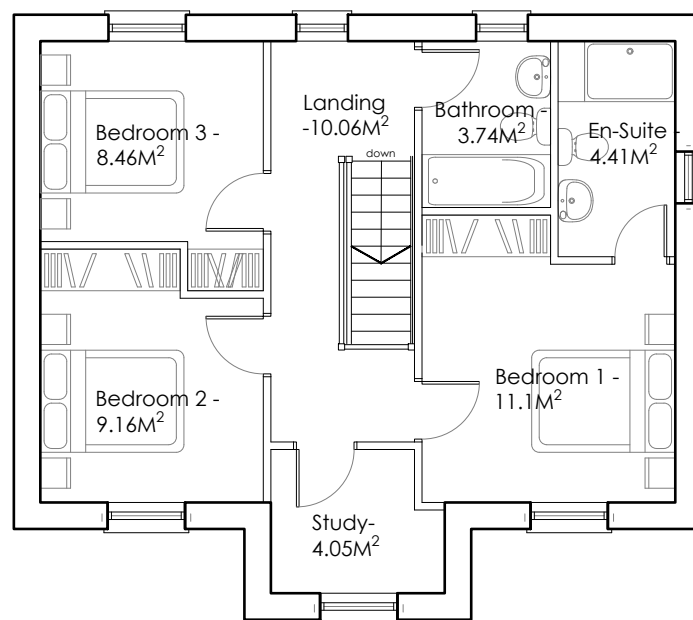


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Ground Floor



First Floor

PLOTS 3, 4, 5 (HANDED)

Area:
 GF - 54 (581sqft)
 FF - 54 (581sqft)
 Total - 108 (1162sqft)

MATERIALS:
 Roof - Slate
 Walls - Natural Stone
 Windows - UPVC Grey Ral 7016
 Bi-Fold Doors - UPVC Grey Ral 7016
 Door - Rockdoor Grey
 Garage Doors - Grey Ral 7016
 Fascias - Grey Ral 7016
 Rainwater Goods - Black

SCHEDULE OF ACCOMMODATION

GROUND FLOOR

- Hallway - 5.99M²
- Cloaks - 1.68M²
- Store - 1.79M²
- Open plan family /kitchen/dining - 17.99M²
- Living room -20.23M²
- Utility room - 4.37M²

FIRST FLOOR

- Bedroom 2 - 9.16M²
- Bathroom - 3.74M²
- Bedroom 3 - 8.46M²
- Study - 4.05M²
- Master bedroom - 11.16M²
- En-suite - 4.41M²

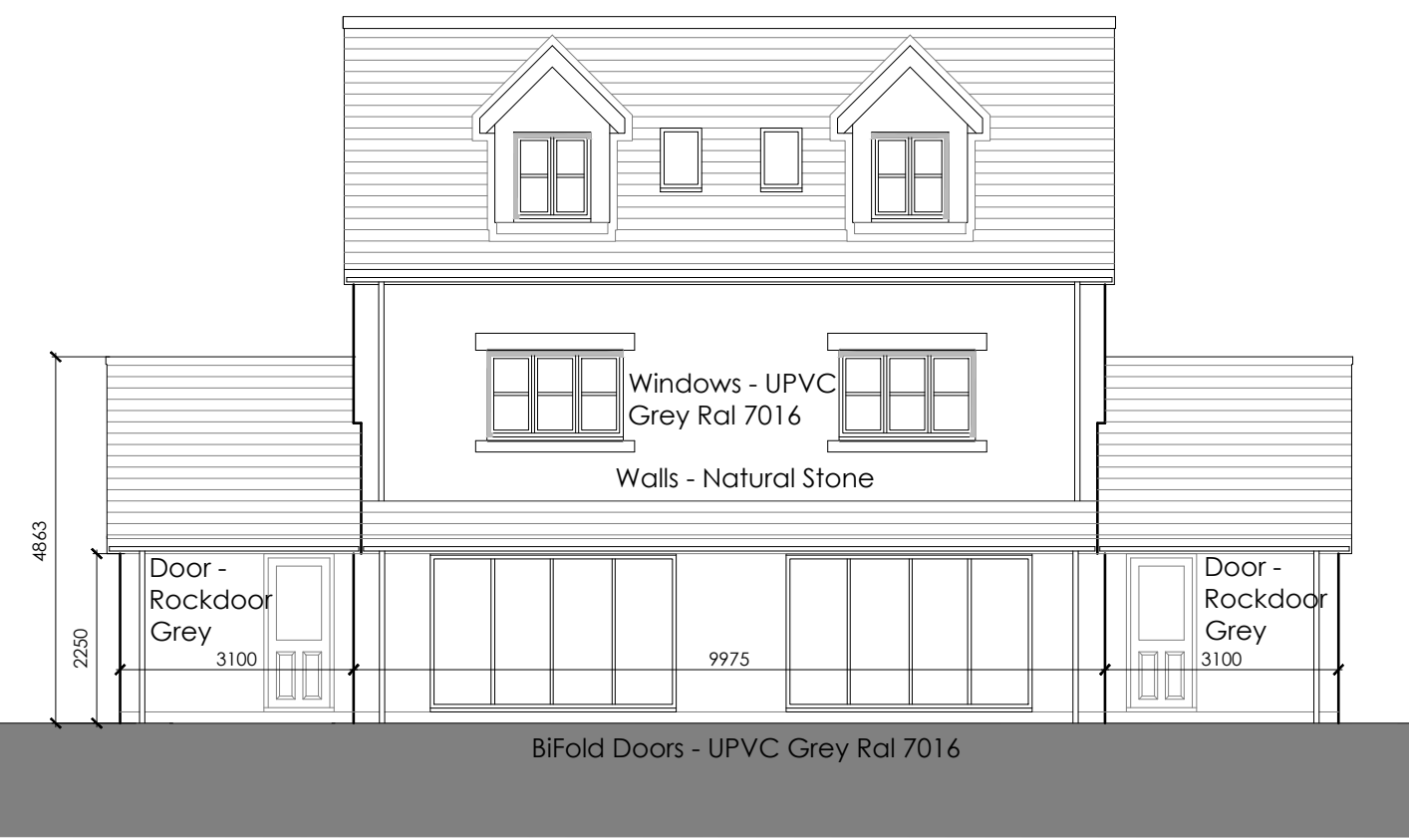
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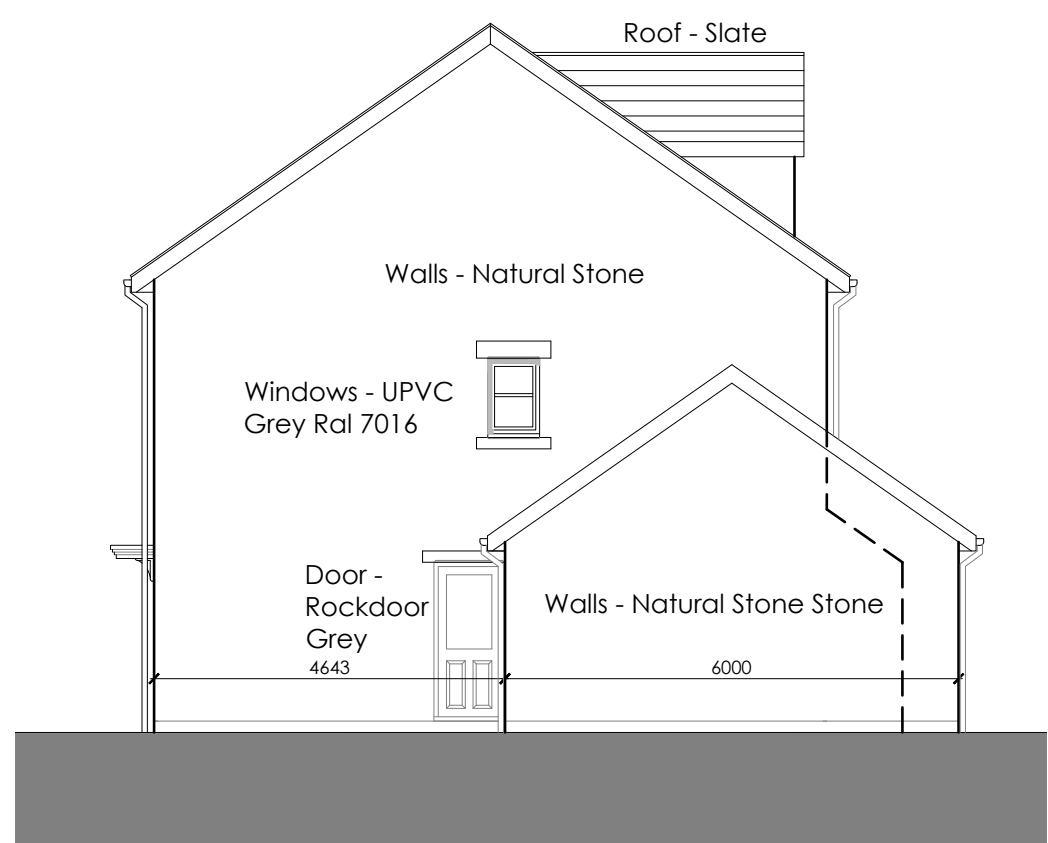




Front Elevation

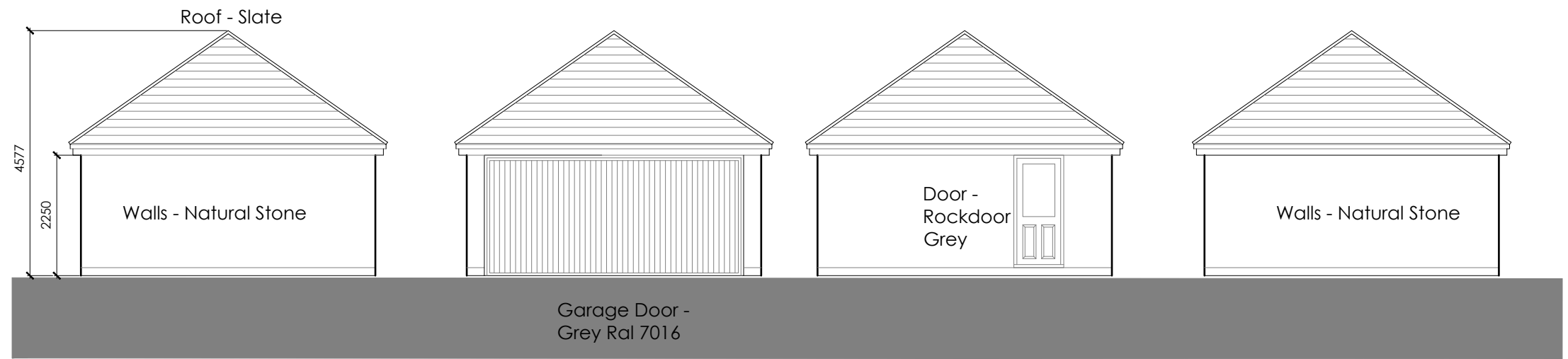
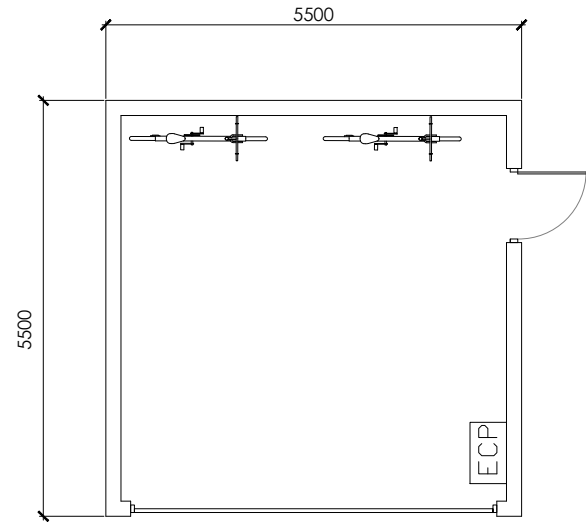


Rear Elevation



R/H Side Elevation
L/H Side Elevation handed

DOUBLE DETACHED GARAGE



Side Elevation

Front Elevation

Side Elevation

Rear Elevation

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