

1. Main House	147.210.1 & 211.1
2. East Wing	147.210.1 & 211.1
3. Fuggles Barn	147.210.3, 211.3 & 212.3
4. Cider Mill	147.210.3, 211.3 & 213.3
6. Cottons Barn	147.210.6
7. Covered Parking	147.210.7
8. Existing Barn	147.210.8

Hedging plants are to be 60-80 cm high, 1+1, bareroot, healthy and vigorous transplants to be planted in a double staggered row, 450mm apart, with 7 plants per linear metre. All transplants shall be protected with a 400mm high plastic spiral rabbit guard supported by a 750mm stake or cane. Stock proof fencing should be erected to protect hedging from grazing as required. The hedge is to be maintained for a period of 5 years following planting, ensuring adequate watering and fertilising is carried out to ensure good establishment and that all dead, diseased or damaged plants are replaced annually where required. Species mix to be as follows:

WOODLAND PLANTING

Woodland planting shall consist of a mix of native tree and shrub species as set out below. The planting should be carried out during the planting season (October to March). Plants should be planted at 1 metre centres in ground that has been previously cultivated and cleared of grass and weeds. They should all be protected from rabbit damage with a suitable tree shelter and from stock damage by appropriate fencing. All plants should bebareroot, healthy and vigorous, and no less than 300mm in height. Species should comprise the following: 20% Hawthorn (*Crataegus monogyna*) 20% Hazel (*Corylus avellana*) 20% Oak (*Quercus robur*) 15% Field maple (*Acer campestre*) 5% Silver birch (*Betula pendula*) 5% Wild cherry (*Prunus avium*) 5% Elder (*Sambucus nigra*) 5% Dogwood (*Cornus sanguinea*) 5% Dog rose (*Rosa canina*)

Excavate all existing hard surfaces and sub-bases and remove from site
Back fill to 150mm below finished levels with clean sub-soil. 150mm opsoil to be laid over and graded to levels.

Seed areas, except within tree protection zones, shall be cultivated to a depth of 150mm to leave a fine tilth, free from stones over 30mm and firmed by treading or rolling without compacting the soil. The finished surface shall be free from any irregularities, bumps or hollows.

Turf areas within tree protection zones shall be carefully scarified to form a seed bed. Adjust levels only by filling minor hollows with sandy topsoil – sufficient to give a smooth final profile.

All grass areas shall be treated with Germinal Seeds Agrosil LR pre-seeding granular fertiliser, applied at a rate of 50g/m² (seeding) or 100g/m² (turf) applied fully in accordance with manufacturers latest printed instructions.
Germinal Seeds (Tel: 01522 868714).

Seeded areas shall be sown with Germinal Seeds Mix A19 at a rate of 50g/m².
After sowing the seed shall be lightly raked and harrowed to cover seed.
Germinal Seeds (Telephone 01522 868714).

Ryegrass content shall be limited to maximum 30% of a dwarf creeping species.

Seeded areas to finish 30mm above adjoining pavings and 150mm below any damp-proof course. Grass/turf edges shall be cleanly trimmed to an even, geometrical line, in accordance with the contract drawings.

Existing tarmac sub-base retained. New concrete kerbs installed as indicated and laid with concrete haunching to suit existing levels with new 25mm tarmac wearing course over existing resurfaced base.

Road gradients and cross falls to remain as existing.

New drainage channel at junction of tarmac with new block paving with below ground drainage connection to soakaway in the adjacent land

Grasscrete surface for access and parking

Existing steel-framed barn to be retrofitted and re clad with Siberian Larch horizontal timber boarding, and with vertically boarded timber doors. Two pairs of new sliding doors to west elevation in the central bay of the barn, and to the south elevation. Opening sizes to match existing door opening to the east side of the barn.

New secure bicycle storage area with double doors to the south bay of the existing barn with lockable weather protected enclosure.

Concrete slab to former barns removed

Existing treatment plant

- New retaining wall with backfill to support barn structure and include surface water drainage pipe from Cottons Barn

8. Existing Barn

7. COVERED PARKING WITH EV CHARGING AND MAINTENANCE STORE

6. COTTON'S BARN

GOLDINGS BARN

1. MAIN HOUSE

2. EAST WING

3. FUGGLES BARN

4. CIDER MILL

DUTCH BARN

SEATING AREA

SEATING AREA

Hot tub

fire pit

grass

hedge

tarmac

planting

planting

Existing above-ground swimming pool to be retained for personal use only

Glazed screen to undercroft area

New kitchen to existing single storey building with changes to fenestration and with new standing-seam metal roof

New boiler

New oil tank

Parking space for 3 cars

Parking bays 4800 x 2400 as informal layout for 5 cars

Southfield Lane

HOLLOW LANE

APPLICATION AREA

Existing gates retained

Bin hardstanding & collection area

Existing stone wall retained

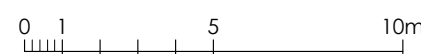
Existing gas cylinder store removed

Grassed bank

New 1800mm high vertically boarded boundary fence

New driveway to East Wing with ramped approach to road and with level area for visibility splay

New 1800mm high vertically boarded boundary fence



Paul Rogers R.I.B.A.

11, The Grove, Cheltenham, GL52 6SX.

T. 01 242 523415 M. 07986472970 E. paul@rogers417.co.uk

Client
Mr J Nicholls

Pegs Farm Staplow HR8 1NW

Project Description
Proposed Alterations and Improvements
Drawing Title

Main House Proposed Hard and Soft Landscaping Plan

B	14:06:22	PLANNING ISSUE	
Rev	Date	Notes	
		Scale	
		1 : 200 @ A1	
Plan		Drawing No.	Rev.
		147.270.1	B