Development Control
Gloucester City Council
PO Box 3252, Gloucester, GL1 9FW
01452 396396
development.control@gloucester.gov.uk
www.gloucester.gov.uk/planning

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

383595

Northing (y)

219643

Description

Former Civil Service Sports Ground, Estcourt Road, Gloucester

Applicant Details

Name/Company

Title

Mr

First name

Andy

Surname

Cattermole

Company Name

Redrow

Address

Address line 1

Redrow House

Address line 2

Great Park Road

Address line 3

Bradley Stoke

Town/City

Bristol

Country

Postcode

BS32 4QG

Are you an agent acting on behalf of the applicant?

- ○ Yes
- ◉ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Site Area

What is the measurement of the site area? (numeric characters only).

510.00

Unit

Sq. metres

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. View government planning guidance on fire statements or access the fire statement template and guidance.
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

Description

Please describe details of the proposed development or works including any change of use

The erection of four dwellings (plots 91, 92, 93 and 94) as previously approved under 18/00306/FUL, but including removal of existing trees/landscaping to rear boundaries adjoining the gardens of properties in Kingsholm Road, the erection of a 1.8 m high close boarded fence and new landscaping scheme.

Has the work or change of use already started?

(✓) Yes
( ) No

If yes, please state the date when the work or change of use started (date must be pre-application submission)

01/09/2019

Has the work or change of use been completed?

( ) Yes
(✓) No

Existing Use

Please describe the current use of the site

Residential

Is the site currently vacant?

- ○ Yes
- ☑ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- ○ Yes
- ☑ No

Land where contamination is suspected for all or part of the site

- ○ Yes
- ☑ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ○ Yes
- ☑ No

Materials

Does the proposed development require any materials to be used externally?

- ☑ Yes
- ○ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:
Other

Other (please specify):
Note

Existing materials and finishes:

Proposed materials and finishes:
Please refer to DAS and submitted plans

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☑ Yes
- ○ No

If Yes, please state references for the plans, drawings and/or design and access statement

Please refer to covering letter

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- ○ Yes
- ☑ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ○ Yes
- ☑ No

Are there any new public roads to be provided within the site?

- ○ Yes
- ☑ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ○ Yes
- ☑ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ○ Yes
- ☑ No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☑ Yes
- ○ No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:
Cars

Existing number of spaces:
8

Total proposed (including spaces retained):
8

Difference in spaces:
0

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☑ Yes
- ○ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ○ Yes
- ☑ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)

- ☑ Yes
- ○ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ○ Yes
- ☑ No

Will the proposal increase the flood risk elsewhere?

- ○ Yes
- ☑ No

How will surface water be disposed of?

- ☑ Sustainable drainage system
- ☐ Existing water course
- ☐ Soakaway
- ☐ Main sewer
- ☐ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- ○ Yes, on the development site
- ○ Yes, on land adjacent to or near the proposed development
- ☑ No

b) Designated sites, important habitats or other biodiversity features

- ○ Yes, on the development site
- ○ Yes, on land adjacent to or near the proposed development
- ☑ No

c) Features of geological conservation importance

- ○ Yes, on the development site
- ○ Yes, on land adjacent to or near the proposed development
- ☑ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- [x] Mains sewer
- [ ] Septic tank
- [ ] Package treatment plant
- [ ] Cess pit
- [ ] Other
- [ ] Unknown

Are you proposing to connect to the existing drainage system?

- ( ) Yes
- ( ) No
- (x) Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- (x) Yes
- ( ) No

If Yes, please provide details:

Please refer to planning layout

Have arrangements been made for the separate storage and collection of recyclable waste?

- (x) Yes
- ( ) No

If Yes, please provide details:

Please refer to planning layout

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ( ) Yes
- (x) No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- (x) Yes
- ( ) No

Please note: This question is based on the current housing categories and types specified by government.

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

Proposed

Please select the housing categories that are relevant to the proposed units

- [x] Market Housing
- [ ] Social, Affordable or Intermediate Rent
- [ ] Affordable Home Ownership
- [ ] Starter Homes
- [ ] Self-build and Custom Build

Market Housing

Please specify each type of housing and number of units proposed

Housing Type:
Houses

1 Bedroom:
0

2 Bedroom:
0

3 Bedroom:
0

4+ Bedroom:
4

Unknown Bedroom:
0

Total:
4

Proposed Market Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4 Bedroom Total	Unknown Bedroom Total	Bedroom Total
	0	0	0	4	0	4

Existing

Please select the housing categories for any existing units on the site

- [x] Market Housing
- [ ] Social, Affordable or Intermediate Rent
- [ ] Affordable Home Ownership
- [ ] Starter Homes
- [ ] Self-build and Custom Build

Market Housing

Please specify each existing type of housing and number of units on the site

Housing Type:
Houses

1 Bedroom:
0

2 Bedroom:
0

3 Bedroom:
0

4+ Bedroom:
4

Unknown Bedroom:
0

Total:
4

Existing Market Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4 Bedroom Total	Unknown Bedroom Total	Bedroom Total
	0	0	0	4	0	4

Totals

Total proposed residential units	4
Total existing residential units	4
Total net gain or loss of residential units	0

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ○ Yes
- ☑ No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- ○ Yes
- ☑ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ○ Yes
- ☑ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ○ Yes
- ☑ No

Is the proposal for a waste management development?

- ○ Yes
- ☑ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ○ Yes
- ☑ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ○ Yes
- ☑ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ○ The agent
- ☑ The applicant
- ○ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☑ Yes
- ○ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

21/01136/FUL

Date (must be pre-application submission)

09/02/2022

Details of the pre-application advice received

Resubmit the same application following the cyber attack.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ○ Yes
- ✓ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ✓ Yes
- ○ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ○ Yes
- ✓ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- (✓) The Applicant
- ( ) The Agent

Title

Mr

First Name

Andy

Surname

Cattermole

Declaration Date

10/02/2022

☑ Declaration made

Declaration

I / We hereby apply for Full planning permission as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Andy Cattermole

Date

10/02/2022

KEY

- Application boundary
- Remainder of development excluded from application

N
W E
S

0 20 40 60

SCALE BAR 1:1250

Revision	Date	Amendment	Initials

Development	**Denmark Road**		
Location	Gloucester		
Marketing Name	Glevum Green		
Drawing Title	Site Location Plan		
Drawing Number	**RHSW.5279.LP001**		
Revision	-	Scale @ A2	1:1250
Drawn By	NB	Date Started	Aug 21
Checked by			Date

REDROW HOMES

Redrow Homes SW

[redacted]

Legal Disclaimer TBC

This layout has been designed after due consideration of our Context & Constraints Plan

This document has been produced by Redrow Homes South West (RHSW) in support of the full planning application associated with the land off Denmark Road, Gloucester.

The full application seeks permission for 4 dwellings with details included for all infrastructure and andscaping works. For the avoidance of doubt and as set out below the application is seeking a variation to the approved scheme that is being developed on the site which essentially would result in the loss of the existing leylandii (contained in the rear gardens) and their replacement with native species tree planting.

This document should be considered in conjunction with the drawings and documents prepared to support this planning application.

Project Background

Redrow Homes acquired the site from Gloucester Civil Service in 2011. The site's planning history prior to 2011 was associated with its former sports use. Following its closure, an application for prior approval for the demolition of the former buildings was made (reference 12/00368/PRIOR) and the City Council confirmed that prior approval to demolish the buildings was not required. In 2012 the site was cleared of all structures on the site. The site has remained vacant and closed to the public since.

In 2014, local residents submitted an application to the Council to list the sports ground as a Community Asset under the Localism Act. The application was rejected, and a subsequent application which did list the site as an Asset was subsequently quashed.

In August 2016, an application (16/00968/FUL) was submitted to the City Council proposing the development of the entire site for 89 new homes, together with new access arrangements, landscaping and new children's play area and associated infrastructure. Negotiations and feedback from Officers during the course of that application, which remained undetermined throughout 2017 and into 2018, suggested an alternative approach to the supporting the provision of children's play space by way of an off site financial contribution rather than on site provision and consequently an amended scheme that could provide for a small increase in the number of new homes proposed.

Subsequently, a new application (18/00306/FUL) was submitted by Redrow Homes South West (RHSW) and gained approval on 05/06/2018. This proposal was for the erection of 100 dwellings with new site entrances to the south of Denmark Road and to the north of Estcourt Road, together with details of associated infrastructure, public open space and landscaping.

The four properties to which this application relates were originally approved under application 18/00306/FUL and were identified in that scheme as plot numbers 90, 91, 92 and 93.

REDROW

Site Location

The application site is situated to the north of Gloucester approximately 5 miles to M5 junction 11. Gloucester city centre is less than 1 mile away from the site toward to the south.

The site lies between Estcourt Road and Denmark Road. The northern boundary of the site is along Estcourt Road and the southern boundary of the site is along Denmark Road and Lansdown Road. The west and east boundaries of the site are defined by existing residential development which backs onto the site. Kingsholm Road links to both Denmark Road and Estcourt Road and provides a direct link to the city centre.

The application site is situated to the north of Gloucester approximately 5 miles to M5 junction 11. Gloucester city centre is less than 1 mile away from the site toward to the south.

The site lies between Estcourt Road and Denmark Road. The northern boundary of the site is along Estcourt Road and the southern boundary of the site is along Denmark Road and Lansdown Road. The west and east boundaries of the site are defined by existing residential development which backs onto the site. Kingsholm Road links to both Denmark Road and Estcourt Road and provides a direct link to the city centre.

The proposals

The application is to facilitate necessary landscaping amendments approved under the previous application 18/00306/FUL. These amendments relate to existing leylandii situated within the site boundary.

The existing leylandii are of significant height and sit within a no-man's land immediately to the rear of properties on Kingsholme Road. The trees will cause significant issues for our customers and the adjoining dwellings as they impact on properties, are unattractive, result in loss of light, and, without the required regular maintenance, are considered a nuisance. As such, it is clear that the leylandii are not suited to the residential environment in which they now sit.

The trees are not situated within a Conservation Area, nor are they TPOd. Only glimpse views of the trees can be observed from Kingsholm Road (outside number 94). They are some 60/70m away from the Conservation Area, and do not enhance its character or setting. Furthermore, the back to back distances of the affected properties are well in excess of the council's requirements, so there is no risk of overlooking.

The application provided submits drawing no. 1864/P15 Rev E to supersede drawing no. 1864/P15 Rev B. This update provides for removal of existing trees and replacement planting to the rear of plots 90-93 with native species. Furthermore, the planting will be provided for on the site boundary rather than in the 'middle' of the dwellings curtilages.

The replacement planting is intended to mitigate any loss through the removal of existing trees. Thus, we are proposing replacement planting of more native species to retain the ecological benefit of the planting whilst reducing unwanted impact on residents.

Consultation

Pre-application advice has been sought from Joann Meneaud. Her initial comments have been considered and accommodated for in the updated plan. As per the advice, Redrow have engaged in consultation with residents to gauge feeling around the potential removal of the trees. We have had several conversations with neighbours, with the majority supporting the removal of the existing leylandii:

No.92 Kingsholm Road - A tree had fell near to the residents shed prior to construction work beginning (which Redrow arranged to be tidied/removed). The resident is keen to have all of the trees removed. The trees stop at the North West of this resident's rear boundary.

No.94 Kingsholm Road - We have letter dropped this resident regarding tree pruning previously but have had no correspondence. Trees are behind the resident's rear boundary.

No.96 Kingsholm Road - This resident has built a bungalow in their back garden and we have had conversations regarding the fact that they are keen to have the trees removed. The resident has trimmed all lower branches to their side to try and gain light into their rear garden. Trees are behind the resident's rear boundary.

No.98 Kingsholm Road - We have had conversations with this resident who is keen to have the trees removed. The trees stop at the North East of the resident's rear boundary.

No. 100 Kingsholm Road - The resident does not back onto the trees and shares a rear boundary with Plot 95. The resident was letter dropped during tree pruning works and we have had no correspondence with them.

Design

The dwellings to which this application relates are to be designed in line with all details previously approved under application 18/00306/FUL. This application seeks changes to landscaping only.

REDROW

Engineering

The dwellings to which this application relates are to be designed in line with all details previously approved under application 18/00306/FUL. This application seeks changes to landscaping only.

S106 & Affordable Housing

All matters excluding landscaping will are proposed to be the same as details approved under application 18/00306/FUL. For this reason, there is no requirement for a new s106 or affordable housing provision. RHSW will deliver all of the obligations previously agreed in line with approval 18/00306/FUL through implementation of the wider scheme.

Conditions from Previous Scheme

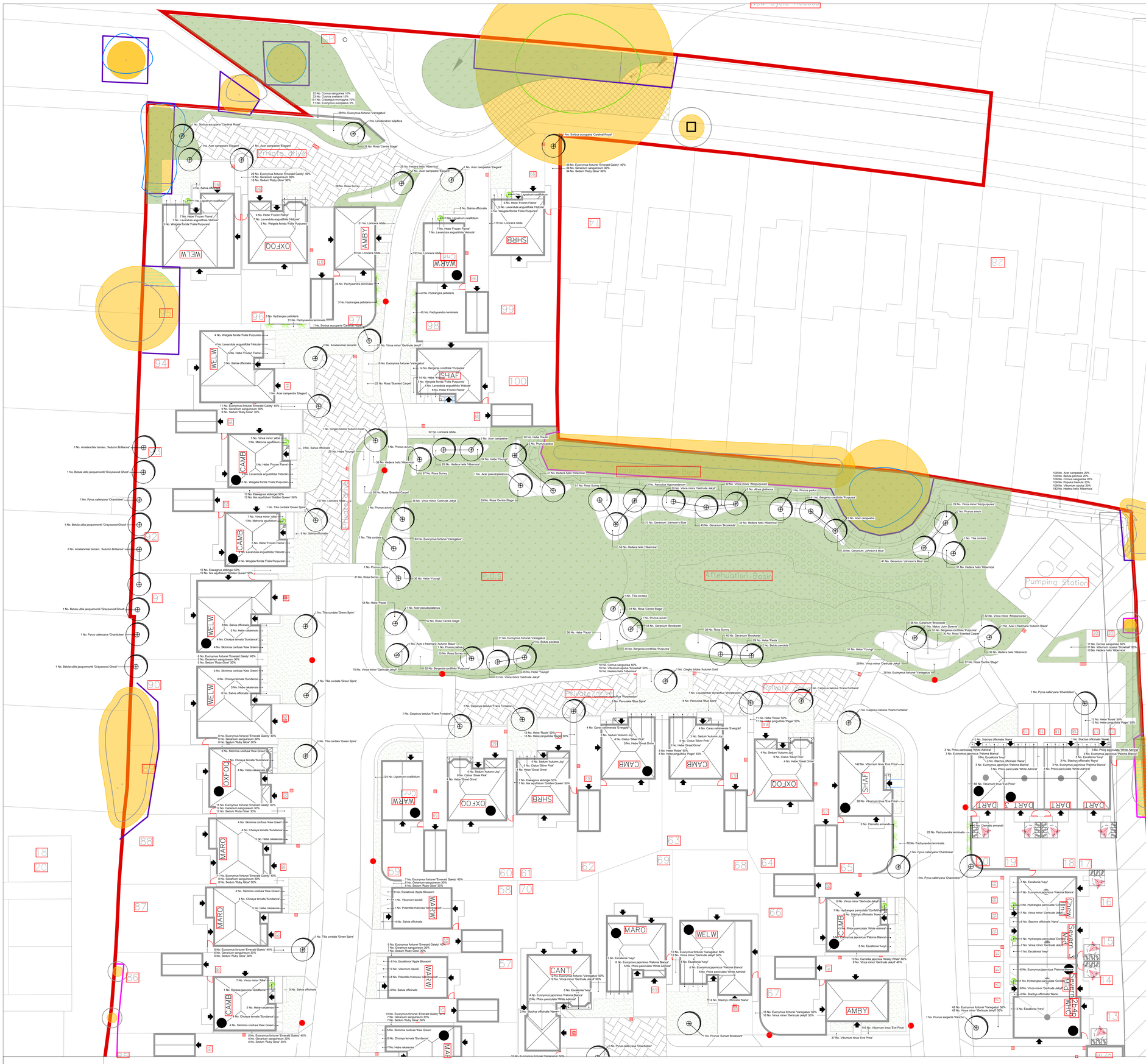
It is clear that the development approved for the overall development of the site has continued apace and these amendments are being sought further to that scheme. As a result we have worked to ensure that the only details that have changed relate to the landscaping scheme (the replacement of the leylandii) and all other details have remained the same.

As such whilst there were a number of conditions contained within the previous application we have worked to ensure that all details required then are provided within this application so that a 'compliancy consent' should be achievable rather than having further conditions to be discharged.

For this reason we will not repeat all o fhte conditions here but obviously should there be a request for further information on any particular matter this can be dealt with at the appropriate time.

Conclusion

The current scheme that seeks to remove some leylandi trees that are located within the centre of proposed gardens and that cast shadow to existing and proposed homes and their replacement with a series of native trees must be deemed a welcome enhancement to the scheme and we therefore respectfully request that planning permission be granted at the earliest opportunity.



Planting List

Street Trees

Number	Species	Height	Girth	Specification	Density
5 -	Acer campestre 'Elegant'	350-425cm	14-16cm	RB; Standard (Extra Heavy); Underground Guyed	Counted
4 -	Acer psuedoplatanus 'Erectum'	425-600cm	14-16cm	RB; Standard (Extra Heavy); Underground Guyed	Counted
3 -	Acer x freemani 'Autumn Blaze'	425-600cm	14-16cm	RB; Standard (Extra Heavy); Underground Guyed	Counted
4 -	Alnus glutinosa 'Imperialis'	425-600cm	14-16cm	RB; Standard (Extra Heavy); Underground Guyed	Counted
5 -	Amelanchier lamarkii	350-425cm	14-16cm	RB; Standard (Extra Heavy); Underground Guyed	Counted
3 -	Betula utilis jacquemontii	425-600cm	14-16cm	RB; Standard (Extra Heavy); Underground Guyed	Counted
4 -	Carpinus betulus 'Frans Fontaine'	350-425cm	14-16cm	RB; Standard (Extra Heavy); Underground Guyed	Counted
4 -	Gingko biloba 'Autumn Gold'	425-600cm	14-16cm	RB; Standard (Extra Heavy); Underground Guyed	Counted
2 -	Liquidambar styraciflua 'Worplesdon'	425-600cm	14-16cm	RB; Standard (Extra Heavy); Underground Guyed	Counted
2 -	Liriodendron tulipifera	425-600cm	14-16cm	RB; Standard (Extra Heavy); Underground Guyed	Counted
2 -	Prunus 'Sunset Boulevard'	425-600cm	14-16cm	RB; Standard (Extra Heavy); Underground Guyed	Counted
1 -	Prunus sargentii 'Rancho'	425-600cm	14-16cm	RB; Standard (Extra Heavy); Underground Guyed	Counted
8 -	Pyrus calleryana 'Chanticleer'	425-600cm	14-16cm	RB; Standard (Extra Heavy); Underground Guyed	Counted
2 -	Sorbus aria 'Majestica'	425-600cm	14-16cm	RB; Standard (Extra Heavy); Underground Guyed	Counted
3 -	Sorbus aucuparia 'Cardinal Royal'	350-425cm	14-16cm	RB; Standard (Extra Heavy); Underground Guyed	Counted
19 -	Tilia cordata 'Green Spire'	425-600cm	14-16cm	RB; Standard (Extra Heavy); Underground Guyed	Counted
Total :71 -					

Rear Garden Trees

Number	Species	Height	Girth	Specification	Density
3 -	Amelanchier lamarc. 'Autumn Brilliance'	300-350cm	14-16cm	RB; Standard (Extra Heavy); Double Stake	Counted
4 -	Betula utilis jacquemontii 'Grayswood Ghost'	300-350cm	14-16cm	RB; Standard (Extra Heavy); Double Stake	Counted
2 -	Pyrus calleryana 'Chanticleer'	300-350cm	14-16cm	RB; Standard (Extra Heavy); Double Stake	Counted
Total :9 -					

Open Space Trees

Number	Species	Height	Girth	Specification	Density
4 -	Acer campestre	350-425cm	14-16cm	RB; Standard (Extra Heavy); Double Stake	Counted
2 -	Acer pseudoplatanus	350-425cm	14-16cm	RB; Standard (Extra Heavy); Double Stake	Counted
3 -	Aesculus hippocastanum	350-425cm	14-16cm	RB; Standard (Extra Heavy); Double Stake	Counted
3 -	Alnus glutinosa	350-425cm	14-16cm	RB; Standard (Extra Heavy); Double Stake	Counted
6 -	Betula pendula	350-425cm	14-16cm	RB; Standard (Extra Heavy); Double Stake	Counted
1 -	Malus 'John Downie'	350-425cm	14-16cm	RB; Standard (Extra Heavy); Double Stake	Counted
5 -	Prunus avium	350-425cm	14-16cm	RB; Standard (Extra Heavy); Double Stake	Counted
5 -	Prunus padus	350-425cm	14-16cm	RB; Standard (Extra Heavy); Double Stake	Counted
3 -	Tilia cordata	350-425cm	14-16cm	RB; Standard (Extra Heavy); Double Stake	Counted
Total :32 -					

Shrubs

Number	Species	Height	Pot Size	Specification	Density
109 -	Acer campestre	40-60cm	5-7.5L	C	3/m²
273 -	Bergenia 'Silberlicht'		3L	C	5/m²
154 -	Bergenia cordifolia 'Purpurea'		5-7.5L	C	4/m²
109 -	Betula pendula	40-60cm	5-7.5L	C	3/m²
106 -	Camellia japonica 'Wisley White'	20-30cm	3L	C	4/m²
20 -	Carex oshimensis 'Evergold'		3L	C	4/m²
58 -	Choisya ternata 'Sundance'	30-40cm	5-7.5L	C	3/m²
54 -	Cistus 'Silver Pink'	20-30cm	5-7.5L	C	4/m²
322 -	Cornus sanguinea	40-60cm	5-7.5L	C	3/m²
67 -	Elaeagnus ebbingei	30-40cm	5-7.5L	C	4/m²
54 -	Escallonia 'Apple Blossom'	30-40cm	5-7.5L	C	4/m²
111 -	Escallonia 'Iveyi'	30-40cm	5-7.5L	C	4/m²
63 -	Escallonia laevis 'Gold Ellen'	30-40cm	5-7.5L	C	4/m²
242 -	Euonymus fortunei 'Emerald Gaiety'	20-30cm	3L	C	5/m²
387 -	Euonymus fortunei 'Variegatus'	10-20cm	3L	C	4/m²
121 -	Euonymus japonicus 'Paloma Blanca'	30-40cm	5-7.5L	C	4/m²
154 -	Geranium 'Brookside'		3L	C	4/m²
140 -	Geranium 'Johnson's Blue'		3L	C	4/m²
185 -	Geranium sanguineum		3L	C	5/m²
43 -	Hebe 'Frozen Flame'	20-30cm	5-7.5L	C	4/m²
56 -	Hebe 'Great Orme'	20-30cm	5-7.5L	C	4/m²
146 -	Hebe 'Paula'	10-20cm	3L	C	4/m²
173 -	Hebe 'Rosie'	20-30cm	3L	C	5/m²
159 -	Hebe 'Youngii'	10-20cm	5-7.5L	C	4/m²
173 -	Hebe pinguifolia 'Pagei'	20-30cm	3L	C	5/m²
61 -	Hebe rakaiensis	20-30cm	5-7.5L	C	4/m²
924 -	Hedera helix 'Hibernica'	10-20cm	3L	C	4/m²
67 -	Ilex aquifolium 'Golden Queen'	30-40cm	5-7.5L	C	4/m²
40 -	Lavandula angustifolia 'Hidcote'	30-40cm	5-7.5L	C	3/m²
775 -	Pachysandra terminalis	20-30cm	3L	C	5/m²
34 -	Perovskia 'Blue Spire'	30-40cm	5-7.5L	C	4/m²
87 -	Phlox paniculata 'White Admiral'		3L	C	4/m²
109 -	Populus tremula	40-60cm	5-7.5L	C	3/m²
58 -	Potentilla fruticosa 'Abbotswood'	30-40cm	5-7.5L	C	4/m²
104 -	Potentilla fruticosa 'Daydawn'	30-40cm	5-7.5L	C	4/m²
181 -	Rosa 'Centre Stage'	10-20cm	3L	C	4/m²
122 -	Rosa 'Scented Carpet'	10-20cm	3L	C	4/m²
246 -	Rosa Surrey	10-20cm	3L	C	4/m²
18 -	Salvia coccinea 'Summer Jewels Pink'		3L	C	4/m²
96 -	Salvia officinalis		3L	C	4/m²
53 -	Sedum 'Autumn Joy'		3L	C	4/m²
185 -	Sedum 'Ruby Glow'		3L	C	5/m²
48 -	Skimmia confusa 'Kew Green'	30-40cm	5-7.5L	C	3/m²
85 -	Stachys officinalis 'Nana'		5-7.5L	C	4/m²
81 -	Viburnum davidii	30-40cm	5-7.5L	C	5/m²
109 -	Viburnum opulus	40-60cm	5-7.5L	C	3/m²
213 -	Viburnum opulus 'Snowball'	40-60cm	5-7.5L	C	3/m²
108 -	Viburnum tinus	30-40cm	5-7.5L	C	5/m²
56 -	Vinca minor 'Alba'	10-20cm	3L	C	5/m²
93 -	Vinca minor 'Atropurpurea'	10-20cm	3L	C	4/m²
513 -	Vinca minor 'Gertrude Jekyll'	10-20cm	3L	C	4/m²
73 -	Vinca minor 'Gertrude Jekyll'	20-30cm	3L	C	4/m²
27 -	Weigela florida 'Foliis Purpureis'	30-40cm	5-7.5L	C	3/m²
Total :8065 -					

Specimen Shrubs

Number of Plants	Species	Height	Pot Size	Specification		Density
4 -	Fatsia japonica	40-60cm	15-20L	C		Counted
9 -	Hydrangea paniculata 'Confetti'	40-60cm	15-20L	C		Counted
3 -	Ligustrum ovalifolium	40-60cm	15-20L	C	Topiary Shaped	Counted
2 -	Mahonia aquifolium	40-60cm	15-20L	C		Counted
5 -	Philadelphus 'Belle Etoile'	40-60cm	15-20L	C		Counted
4 -	Spiraea japonica 'Goldflame'	40-60cm	15-20L	C		Counted
Total :27 -						

Native Hedgerow Mix

Number of Plants	Species	Height	Specification	Density
139 -	Cornus sanguinea	60-80cm	1+1 BR; Rabbit Spiral & Cane	0.3Ctr Double Staggered at 0.5m offset
207 -	Corylus avellana	60-80cm	1+1 BR; Rabbit Spiral & Cane	0.3Ctr Double Staggered at 0.5m offset
959 -	Crataegus monogyna	60-80cm	1+1 BR; Rabbit Spiral & Cane	0.3Ctr Double Staggered at 0.5m offset
170 -	Euonymus europaeus	60-80cm	1+1 BR; Rabbit Spiral & Cane	0.3Ctr Double Staggered at 0.5m offset
Total :1375 -				

Ornamental Hedgerow

Number of Plants	Species	Height	Pot Size	Specification	Density
727 -	Euonymus japonicus 'President Gauthier'	60-80cm	10L	C	0.3Ctr Double Staggered at 0.5m offset
609 -	Ligustrum ovalifolium	60-80cm	10L	C	0.3Ctr Double Staggered at 0.5m offset
611 -	Lonicera nitida	60-80cm	10L	C	0.3Ctr Double Staggered at 0.5m offset
530 -	Viburnum tinus 'Eve Price'	60-80cm	10L	C	0.3Ctr Double Staggered at 0.5m offset
Total :2677 -					

Climbers

Number	Species	Pot Size	Specification	Density
13 -	Clematis armandii	5-7.5L	Several shoots; Cane tied	Counted
13 -	Hydrangea petiolaris	5-7.5L	Several shoots; Cane tied	Counted
Total :26 -				

Key:

- Site Boundary
- Existing Tree to be Retained
- Proposed Tree
- Proposed Shrub Planting Area
- Proposed Hedgerow (Ornamental and Native)
- Proposed Turf
- Strong Lawn Grass Mixture with Clover (Emorsgate EG22C - Sowing Rate 25g/m2)
- Proposed Meadow Grass Mixture for Wetlands (Emorsgate EM8 - Sowing Rate 4g/m2)
- Proposed Pond Edge Mixture (Emorsgate EP1 - Sowing Rate 4g/m2)

Project Name

Estcourt Road, Gloucester

Drawing Title

Soft Landscape Proposals

Tyler Grange

Scale 1:200 @ A0	Date June 2021
Drawn by LS	Checked by JC
Drawing No. 1864/P15	Revision E

N

0m 2.5m 5m 7.5m 10m
Scale @ 1:200

This document should not be relied on or used in circumstances other than those for which it was prepared and for which Tyler Grange was appointed.

Tyler Grange accepts no responsibility for this document to any other party other than the person by whom it was appointed

Tyler Grange Group Limited 2021

Key:

- Site Boundary
- Existing Tree to be Retained
- Proposed Tree
- Proposed Shrub Planting Area
- Proposed Hedgerow (Ornamental and Native)
- Proposed Turf
- Strong Lawn Grass Mixture with Clover (Emorsgate EG22C - Sowing Rate 25g/m2)
- Proposed Meadow Grass Mixture for Wetlands (Emorsgate EM8 - Sowing Rate 4g/m2)
- Proposed Pond Edge Mixture (Emorsgate EP1 - Sowing Rate 4g/m2)

Project Name

Estcourt Road, Gloucester

Drawing Title

Soft Landscape Proposals

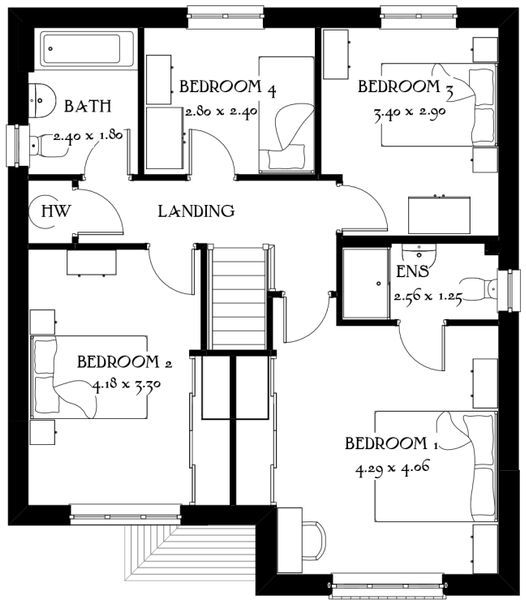
Tyler Grange

Scale	Date
1:200 @ A0	June 2021
Drawn by	Checked by
LS	JC
Drawing No.	Revision
1864/P16	E

This document should not be relied on or used in circumstances other than those for which it was prepared and for which Tyler Grange was appointed.

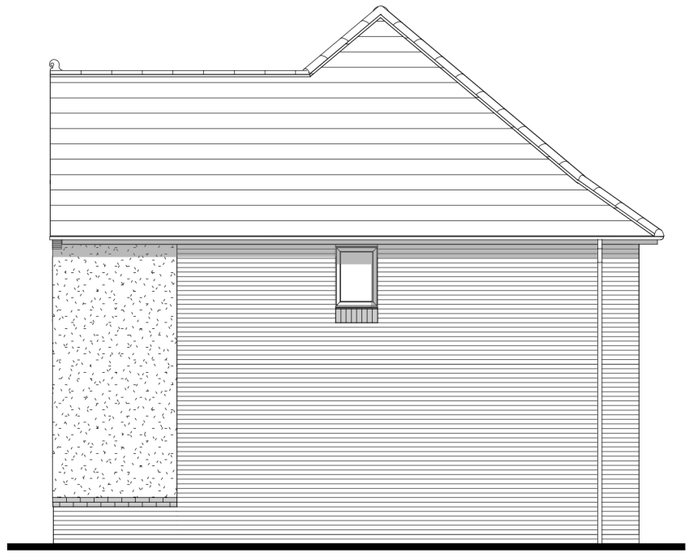
Tyler Grange accepts no responsibility for this document to any other party other than the person by whom it was appointed

Tyler Grange Group Limited 2021

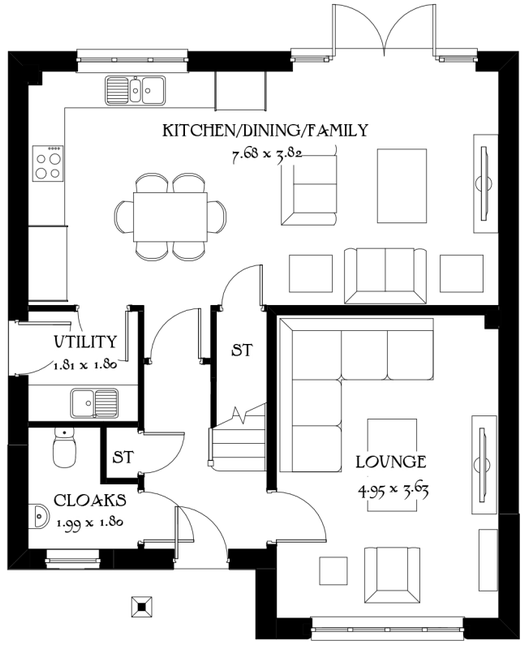


First Floor

Front Elevation



Side Elevation



Ground Floor

Rear Elevation

Side Elevation

Scale 1:100 @_A3
0m 1m 2m 3m 4m 5m

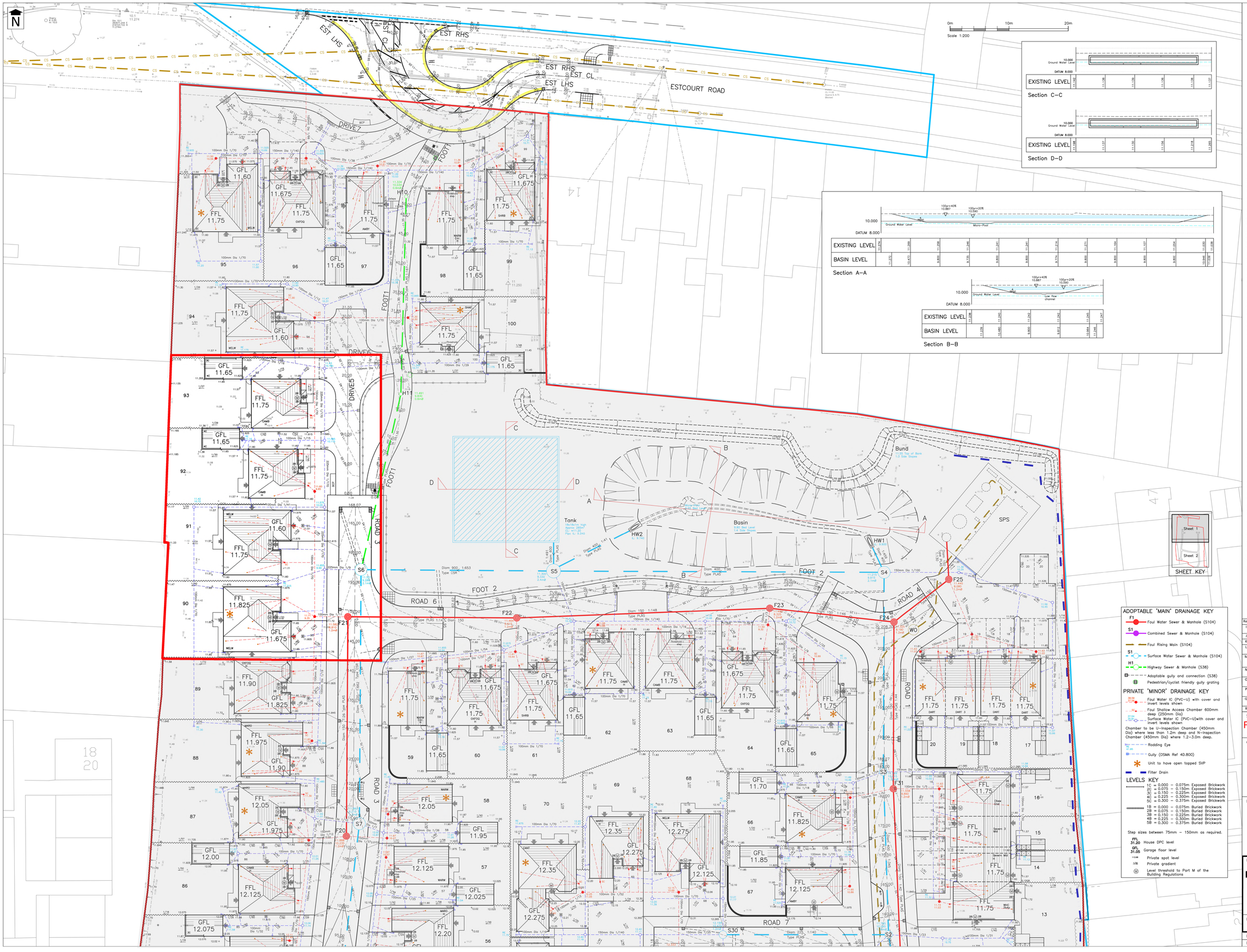
Plot 92(H) & 93(H)

Cambridge

Heritage Collection
F Series

1394 ft² 129.53 m²
Elevation Code: A1
Date: July 2019
EF_CAMB_DM.7
Rev: A

REDROW



PFA consulting

[redacted]

For Technical Approval

These drawings are produced for the purposes of obtaining the approval of an adopting or maintaining authority, and reliance on this drawing, for whatever purpose, is at the developer's/contractor's risk until formal technical approval has been received.

NOTES

1. This drawing is based on the topographical survey undertaken by Anthony Brookes Surveys Ltd Job Number JBR2112, dated 4 February 2019, which is supplemented by Ordnance Survey mapping Licence No. 100000054.

2. All adoptable highway works to be constructed in accordance with the current version of the Specification for Highway Works (SHW), published by The Stationery Office as Volume 1 of the Manual of Contract Documents, as amended, and Gloucestershire County Council's Technical Specification for New Streets – First Edition.

3. The Contractor shall seek clarification from the Engineer regarding any construction issue arising from this drawing, or any discrepancy between this drawing and any issued drawing or the Specification, prior to construction.

4. The Contractor shall verify the invert levels of any existing inspection chamber/manhole or pipe, where drainage connections are to be made, prior to commencement of drainage works. Any discrepancies with levels and gradients shown on the construction issue drawings must be reported to PFA Consulting and the Contractor shall seek clarifiocation regarding any construction issue prior to continuing the drainage works.

5. The works shown on this drawing could affect Statutory Undertaker's apparatus and the Contractor is required to verify the location and depth of all such apparatus prior to commencement of the works and to take any precautions necessary when working in the vicinity of any such apparatus.

6. The contractor shall confirm the CBR of the subgrade in order to determine the required subbase thicknesses, and the Highway Inspector is to be present during inspections/CBR testing.

7. Prior to laying any material the subgrade must be proof rolled and inspected and any soft spots removed and filled with Type 2 material to SHW Clause 804. The sub–formation and formation shall be prepared in accordance with SHW clause 616.

8. Where fill is required beneath sub–formation or formation, this shall be carried out in accordance with SHW clause 608.

9. All materials within 450mm of finished levels should be non–frost susceptible.

10. All gully tops and manhole covers shall comply with BS EN124 and BS7903. Class D400 covers shall be used in carriageways (including pedestrian streets) and parking areas. Class B125 covers shall be used in footways/pedestrian areas.

11. All existing vegetation that overhangs the footway shall be cut back. Notices shall be given to the owner of the vegetation, or occupier of the land on which it is situated, to require its removal within 14 days of the date of service of the notice.

12. All plots to have access to Part M (The Building Regulations 2010).

13. Where manhole covers are located within or near wheel tracks or turning areas, factory applied skid resistant coated must be applied to surface – "Griptop" by Saint Gobain or similar approved.

LEVELS NOTES

14. Exposed brickwork depths shown on houses is in addition to the standard 150mm below DPC level.

15. Buried brickwork depths shown above is measurec from 150mm below DPC.

16. Where buried brickwork is 150mm or less (1B–2B), a 150mm gravel strip is to be provided over the entire length and taken down to free draining subsoil.

17. Where buried brickwork is greater than 150mm (3B), a 150mm gravel strip is to be provided in addition to a stepped DPC detail in accordance with Architects specification.

18. Where a gravel strip cannot be provided, a stepped DPC detail or similar to be provided in accordance with Architects specification.

DRAINAGE NOTES

19. All U–PVC pipes to be in accordance with Clause E2.21, E2.22 and E5.9.5 of SFA 7th Edition. All U–PVC pipes to be of SN8 stiffness class.

20. Heavy Duty Covers to be used for minor drainage where located in driveways.

21. All drainage to be constructed in accordance with Sewers for Adoption 6th Edition dated March 2006 and Interim Technical Addendum No 1 dated May 2011.

22. All DN900 and DN1200 pipes to be AquaSpira CSR.

Rev	Date	Description	Drawn	Check
I	23/10/19	Drainage added in FOOT1 as requested by GCC.	RML	MJP
J	09/12/19	Removal of carport from Plot 13.	CJH	RML
K	19/03/20	Noted 22 added.	RML	MJP
L	02/07/20	Oversized sewers identified at Composite Steel Reinforced (CSR)	CJH	RML
M	23/07/20	Private surface water drainage in plots 53, 58, 61, 89-91, 95 and 99 amended to allow for future conservatories.	RML	MJP
N	06/08/20	Marlow house types amended. SVP points of Oxford house types amended.	RML	MJP
O	25/09/20	Marlow house type SVP points amended from DCC1 to DCC3.	CJH	RML
P	12/02/21	Fencelines on eastern and western added as requested by the Client.	BDC	RML
Q	31/03/21	Contours on Road 7 amended to tie in smoother on vehicle crossover.	CJH	RML
R	13/07/21	SVP's and drainage added for plot 13	CJH	RML

Status

FOR TECHNICAL APPROVAL

Client

REDROW

Project

Denmark Road Gloucester

Drawing Title

Proposed Drainage, Levels and Contours Plan Sheet 1 of 2

Drawing No. **R314/81** Rev R

Date: February 2019 | Scale: 1:200 @ A0

E-Mail: rlucas@pfaplc.com

ADOPTABLE 'MAIN' DRAINAGE KEY

- F1 — Foul Water Sewer & Manhole (S104)
- S1 — Combined Sewer & Manhole (S104)
- Foul Rising Main (S104)
- S1 — Surface Water Sewer & Manhole (S104)
- H1 — Highway Sewer & Manhole (S38)
- Adoptable gully and connection (S38)
- Pedestrian/cyclist friendly gully grating

PRIVATE 'MINOR' DRAINAGE KEY

- 28.59 / 27.34 — Foul Water IC (PVC–U) with cover and invert levels shown
- Foul Shallow Access Chamber 600mm deep (250mm Dia)
- 27.34 / 26.14 — Surface Water IC (PVC–U)with cover and invert levels shown

Chamber to be U–Inspection Chamber (450mm Dia) where less than 1.2m deep and N–Inspection Chamber (450mm Dia) where 1.2–3.0m deep.

- Rodding Eye
- Gully (GSMA Ref 4D.800)
- Unit to have open topped SVP
- Filter Drain

LEVELS KEY

- 1C = 0.000 – 0.075m Exposed Brickwork
- 2C = 0.075 – 0.150m Exposed Brickwork
- 3C = 0.150 – 0.225m Exposed Brickwork
- 4C = 0.225 – 0.300m Exposed Brickwork
- 5C = 0.300 – 0.375m Exposed Brickwork
- 1B = 0.000 – 0.075m Buried Brickwork
- 2B = 0.075 – 0.150m Buried Brickwork
- 3B = 0.150 – 0.225m Buried Brickwork
- 4B = 0.225 – 0.300m Buried Brickwork
- 5B = 0.300 – 0.375m Buried Brickwork

Step sizes between 75mm – 150mm as required.

- FFL 31.20 — House DPC level
- GFL 31.05 — Garage floor level
- 11.56 — Private spot level
- 1:26 — Private gradient
- M — Level threshold to Part M of the Building Regulations

ADOPTABLE 'MAIN' DRAINAGE KEY

- F1 — Foul Water Sewer & Manhole (S104)
- S1 — Combined Sewer & Manhole (S104)
- Foul Rising Main (S104)
- S1 — Surface Water Sewer & Manhole (S104)
- H1 — Highway Sewer & Manhole (S38)
- Adoptable gully and connection (S38)

ADOPTABLE 'MINOR' DRAINAGE KEY

- 38.00 / 37.54 — Foul Water IC (PVC–U)
- 38.00 / 37.54 — Surface Water IC (PVC–U)

Chambers to be Type 4 Flexible material Access Chambers to Figure B of Interim Technical Addendum Not 1 where less than 2m deep. Type 3 to Fig 6 where deeper than 2m.

PRIVATE 'MINOR' DRAINAGE KEY

- 38.00 / 37.54 — Foul Water IC (PVC–U) with cover and invert levels shown
- 37.54 — Foul Shallow Access Chamber 600mm deep (250mm Dia)
- 37.54 — Surface Water IC (PVC–U)with cover and invert levels shown

Chamber to be U–Inspection Chamber (450mm Dia) where less than 1.2m deep and N–Inspection Chamber (450mm Dia) where 1.2–3.0m deep.

- Rodding Eye
- Gully (DSMA Ref 4D.800)
- * Unit to have open topped SVP
- Filter Drain

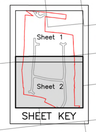
LEVELS KEY

1C = 0.000 – 0.075m Exposed Brickwork
2C = 0.075 – 0.150m Exposed Brickwork
3C = 0.150 – 0.225m Exposed Brickwork
4C = 0.225 – 0.300m Exposed Brickwork
5C = 0.300 – 0.375m Exposed Brickwork

1B = 0.000 – 0.075m Buried Brickwork
2B = 0.075 – 0.150m Buried Brickwork
3B = 0.150 – 0.225m Buried Brickwork
4B = 0.225 – 0.300m Buried Brickwork
5B = 0.300 – 0.375m Buried Brickwork

Step sizes between 75mm – 150mm as required.

- FFL 31.20 — House DPC level
- GFL 31.05 — Garage floor level
- 11.148 — Private spot level
- 1:20 — Private gradient
- (U) — Level threshold to Part M of the Building Regulations



PFA consulting

For Technical Approval
These drawings are produced for the purposes of obtaining the approval of an adopting or maintaining authority, and reliance on this drawing, for whatever purpose, is at the developer's/contractor's risk until formal technical approval has been received.

NOTES

1. This drawing is based on the topographical survey undertaken by Anthony Brookes Surveys Ltd Job Number JBR2112, dated 4 February 2019, which is supplemented by Ordnance Survey mapping Licence No. 100000054.

2. All adoptable highway works to be constructed in accordance with the current version of the Specification for Highway Works (SHW), published by The Stationery Office as Volume 1 of the Manual of Contract Documents, as amended, and Gloucestershire County Council's Technical Specification for New Streets – First Edition.

3. The Contractor shall seek clarification from the Engineer regarding any construction issue arising from this drawing, or any discrepancy between this drawing and any issued drawing or the Specification, prior to construction.

4. The Contractor shall verify the invert levels of any existing inspection chamber/manhole or pipe, where drainage connections are to be made, prior to commencement of drainage works. Any discrepancies with levels and gradients shown on the construction issue drawings must be reported to PFA Consulting and the Contractor shall seek clarification regarding any construction issue prior to continuing the drainage works.

5. The works shown on this drawing could affect Statutory Undertaker's apparatus and the Contractor is required to verify the location and depth of all such apparatus prior to commencement of the works and to take any precautions necessary when working in the vicinity of any such apparatus.

6. The contractor shall confirm the CBR of the subgrade in order to determine the required subbase thicknesses, and the Highway Inspector is to be present during inspections/CBR testing.

7. Prior to laying any material the subgrade must be proof rolled and inspected and any soft spots removed and filled with Type 2 material to SHW Clause 804. The sub–formation and formation shall be prepared in accordance with SHW clause 616.

8. Where fill is required beneath sub–formation or formation, this shall be carried out in accordance with SHW clause 608.

9. All materials within 450mm of finished levels should be non–frost susceptible.

10. All gully tops and manhole covers shall comply with BS EN124 and BS7903. Class D400 covers shall be used in carriageways (including pedestrian streets) and parking areas. Class B125 covers shall be used in footways/pedestrian areas.

11. All existing vegetation that overhangs the footway shall be cut back. Notices shall be given to the owner of the vegetation, or occupier of the land on which it is situated, to require its removal within 14 days of the date of service of the notice.

12. All plots to have access to Part M (The Building Regulations 2010).

13. Where manhole covers are located within or near wheel tracks or turning areas, factory applied skid resistant coated must be applied to surface – "Gripstop" by Saint Gobain or similar approved.

LEVELS NOTES

14. Exposed brickwork depths shown on houses is in addition to the standard 150mm below DPC level.

15. Buried brickwork depths shown above is measured from 150mm below DPC.

16. Where buried brickwork is 150mm or less (1B–2B), a 150mm gravel strip is to be provided over the entire length and taken down to free draining subsoil.

17. Where buried brickwork is greater than 150mm (3B), a 150mm gravel strip is to be provided in addition to a stepped DPC detail in accordance with Architects specification.

18. Where a gravel strip cannot be provided, a stepped DPC detail or similar to be provided in accordance with Architects specification.

DRAINAGE NOTES

19. All U–PVC pipes to be in accordance with Clause E2.21, E2.22 and E5.9.5 of SFA 7th Edition. All U–PVC pipes to be of SN8 stiffness class.

20. Heavy Duty Covers to be used for minor drainage where located in driveways.

21. All adoptable drainage to be constructed in accordance with Sewers for Adoption 6th Edition dated March 2006 and Interim Technical Addendum No 1 dated May 2011.

22. All DN900 and DN1200 pipes to be AquaSpira CSR.

Rev	Date	Description	Drawn	Check
H	02/07/20	Oversized sewers identified at Composite Steel Reinforced (CSR)	CJH	RML
I	23/07/20	Private surface water drainage in plots 53, 58, 61, 89-91, 95 and 99 amended to allow for future conservatories.	RML	MJP
J	06/08/20	Marlow house types amended. SVP points of Oxford house types amended. Plot 37-45 block updated. C1 position amended.	RML	MJP
K	25/09/20	Marlow house type SVP points amended from DCC1 to DCC3.	CJH	RML
L	03/02/21	Private foul drainage to east of flat block 37-45 amended to allow connections under ground beam.	CJH	RML
M	12/02/21	Fencelines on eastern and western boundaries added as requested by the Client.	BDC	RML
N	31/03/21	Contours on Road 7 amended to tie in smoother on vehicle crossover.	CJH	RML
O	13/07/21	SVP's and drainage added for plot 13	CJH	RML

Status

FOR TECHNICAL APPROVAL

Client

REDROW

Project

Denmark Road Gloucester

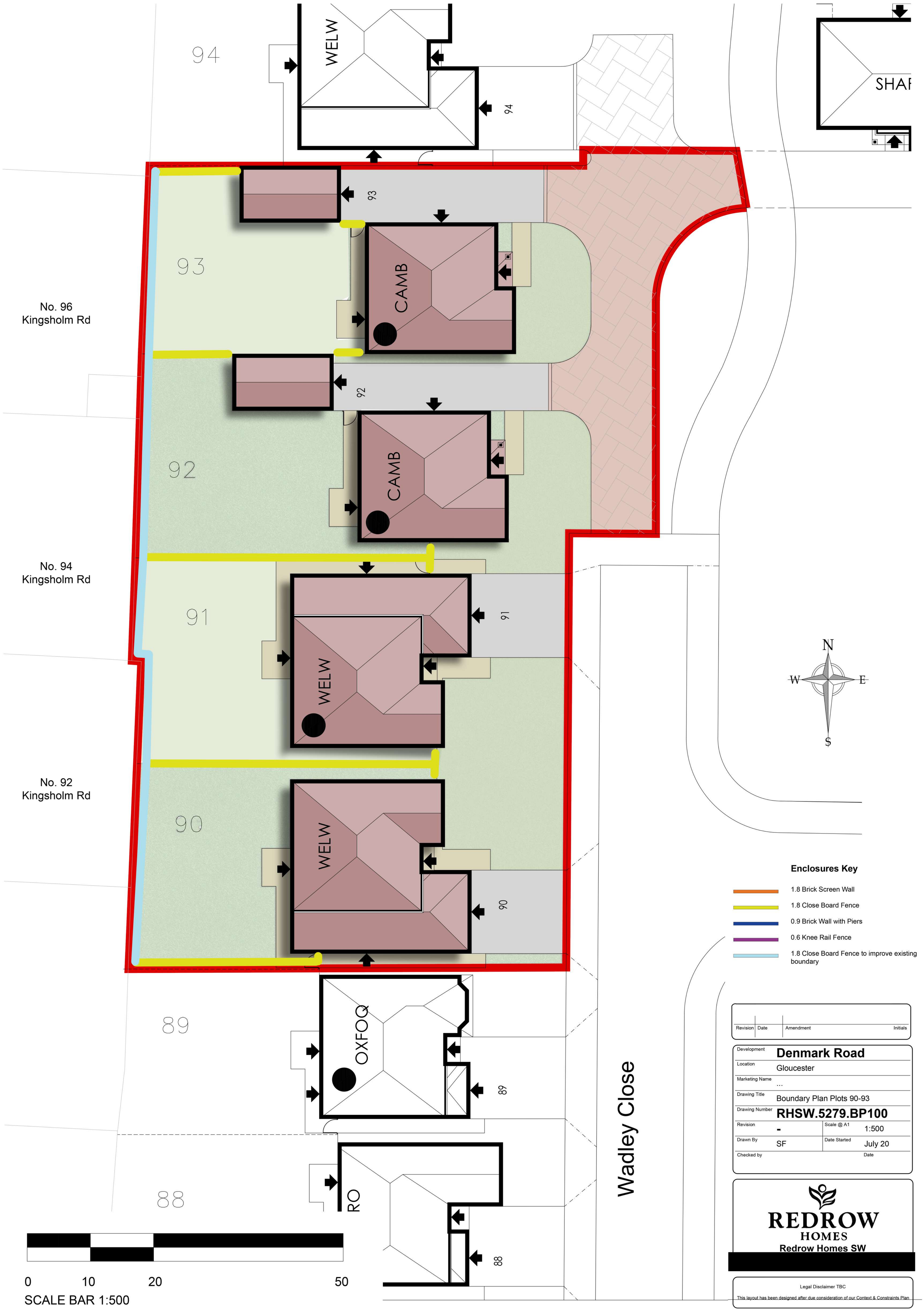
Drawing Title

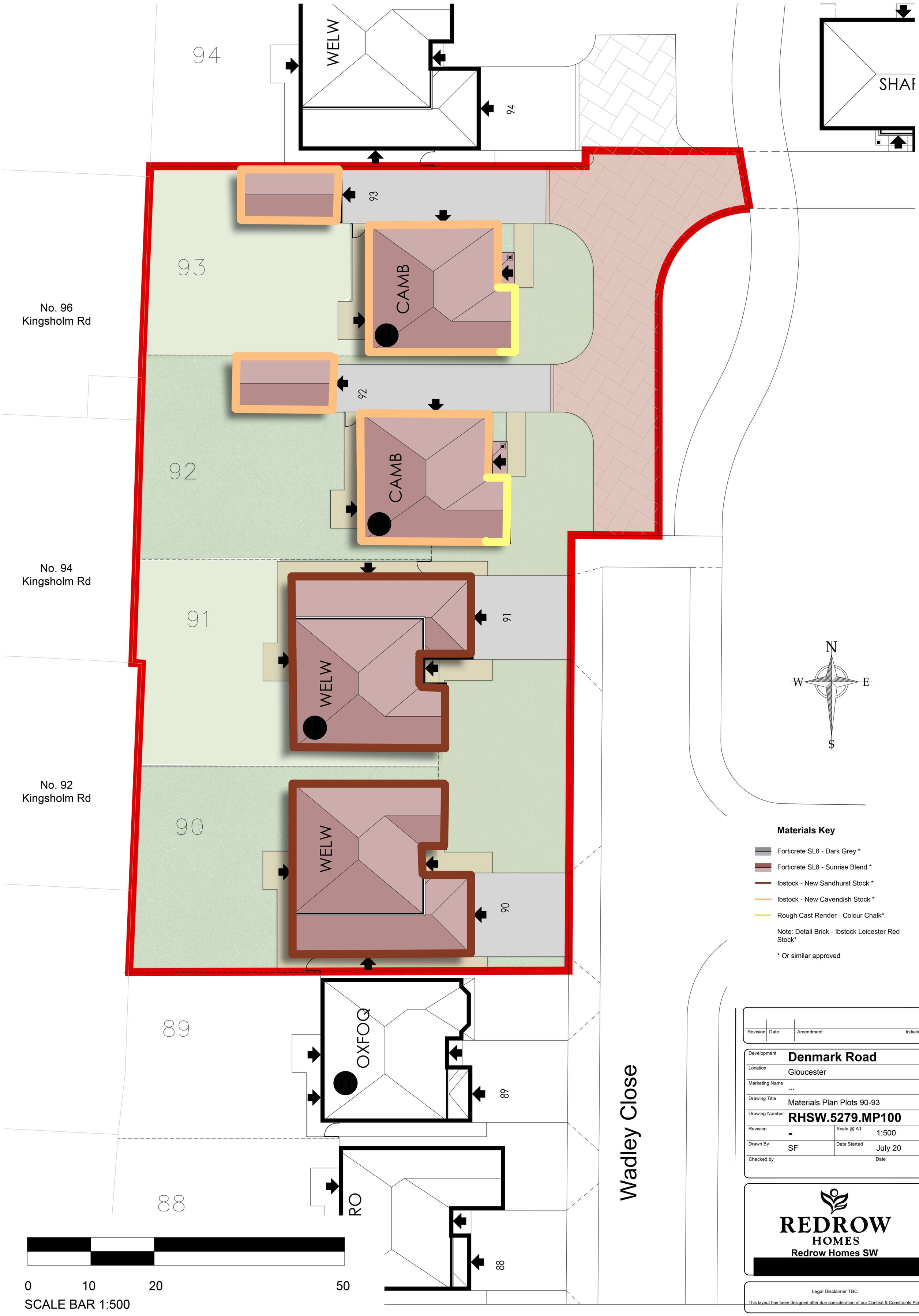
Proposed Drainage, Levels and Contours Plan Sheet 2 of 2

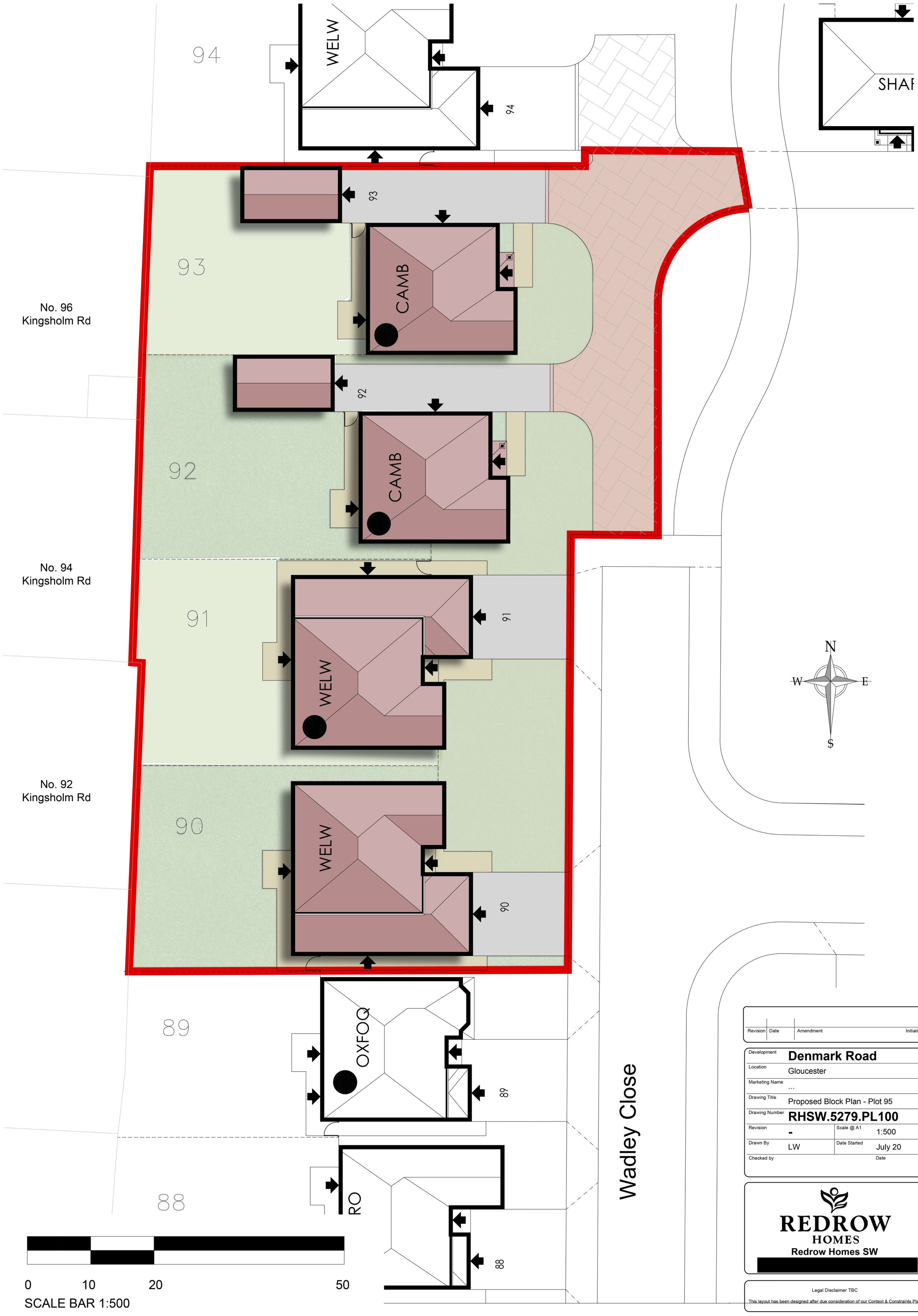
Drawing No. **R314/82** Rev O

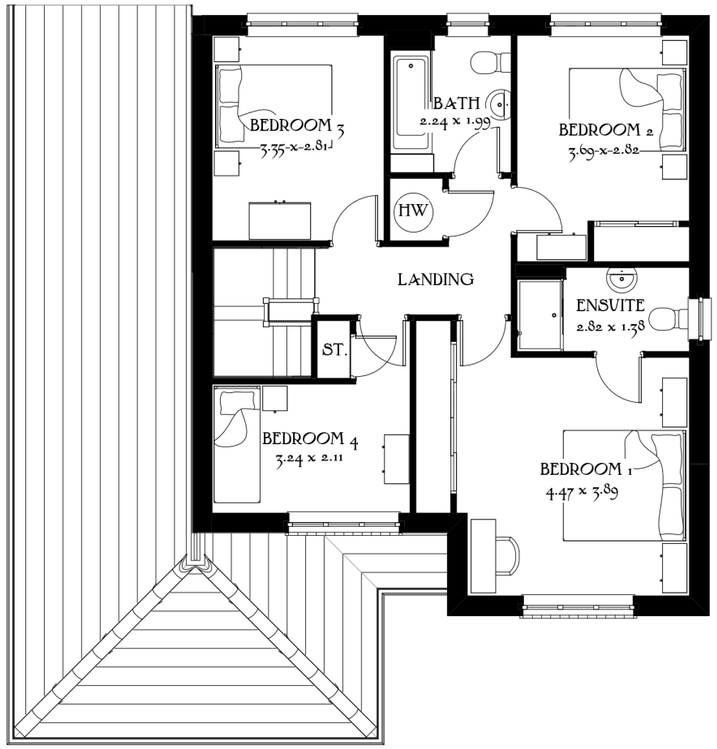
Date: February 2019 | Scale: 1:200 @ A0

E-Mail: rlucas@pfaplc.com


94
WELW
94
SHAF
93
93
CAMB
No. 96
Kingsholm Rd
92
92
CAMB
No. 94
Kingsholm Rd
91
91
WELW
No. 92
Kingsholm Rd
90
WELW
90
89
OXFOQ
89
88
RO
88
Wadley Close
N
W
E
S
Enclosures Key
1.8 Brick Screen Wall
1.8 Close Board Fence
0.9 Brick Wall with Piers
0.6 Knee Rail Fence
1.8 Close Board Fence to improve existing boundary
0
10
20
50
SCALE BAR 1:500
Revision
Date
Amendment
Initials
Development
Denmark Road
Location
Gloucester
Marketing Name
...
Drawing Title
Boundary Plan Plots 90-93
Drawing Number
RHSW.5279.BP100
Revision
-
Scale @ A1
1:500
Drawn By
SF
Date Started
July 20
Checked by
Date
REDROW
HOMES
Redrow Homes SW
Legal Disclaimer TBC
This layout has been designed after due consideration of our Context & Constraints Plan


94
WELW
94
SHAF
93
93
CAMB
No. 96
Kingsholm Rd
92
92
CAMB
No. 94
Kingsholm Rd
91
91
WELW
No. 92
Kingsholm Rd
90
90
WELW
89
89
OXFOQ
88
88
RO
Wadley Close
N
W
E
S
Materials Key
Forticrete SL8 - Dark Grey *
Forticrete SL8 - Sunrise Blend *
Ibstock - New Sandhurst Stock *
Ibstock - New Cavendish Stock *
Rough Cast Render - Colour Chalk*
Note: Detail Brick - Ibstock Leicester Red Stock*
* Or similar approved
0
10
20
50
SCALE BAR 1:500
Revision
Date
Amendment
Initials
Development
Denmark Road
Location
Gloucester
Marketing Name
...
Drawing Title
Materials Plan Plots 90-93
Drawing Number
RHSW.5279.MP100
Revision
-
Scale @ A1
1:500
Drawn By
SF
Date Started
July 20
Checked by
Date
REDROW
HOMES
Redrow Homes SW
[redacted]
Legal Disclaimer TBC
This layout has been designed after due consideration of our Context & Constraints Plan

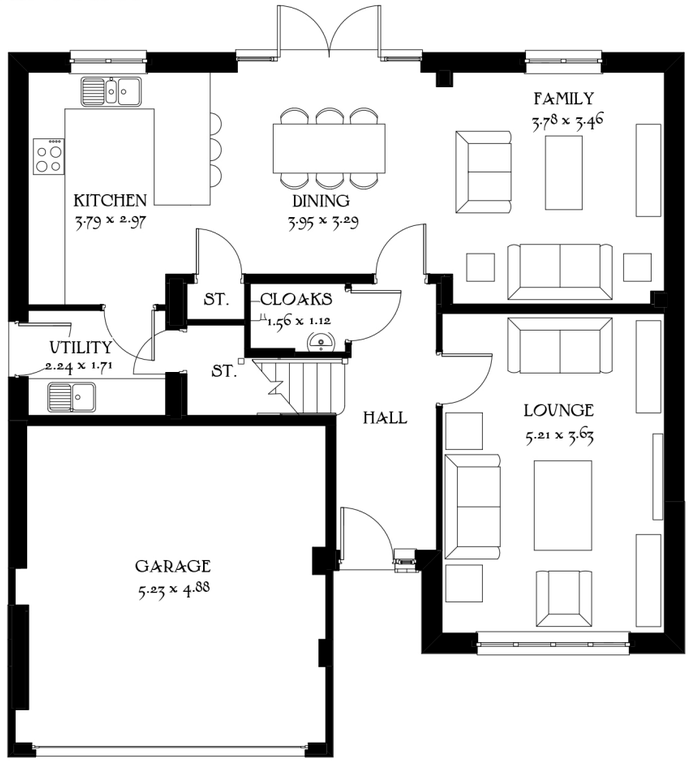

94
WELW
94
SHAF
93
93
CAMB
No. 96
Kingsholm Rd
92
92
CAMB
No. 94
Kingsholm Rd
91
91
WELW
No. 92
Kingsholm Rd
90
WELW
90
89
OXFOQ
89
88
RO
88
Wadley Close
N
W
E
S
0
10
20
50
SCALE BAR 1:500
Revision
Date
Amendment
Initials
Development
Denmark Road
Location
Gloucester
Marketing Name
...
Drawing Title
Proposed Block Plan - Plot 95
Drawing Number
RHSW.5279.PL100
Revision
-
Scale @ A1
1:500
Drawn By
LW
Date Started
July 20
Checked by
Date
REDROW
HOMES
Redrow Homes SW
[redacted]
Legal Disclaimer TBC
This layout has been designed after due consideration of our Context & Constraints Plan



First Floor

Front Elevation

Side Elevation



Ground Floor

Scale 1:100 @_A3

0m 1m 2m 3m 4m 5m

Rear Elevation

Side Elevation

Plot 90 & 91(H)

Welwyn

Heritage Collection
F Series

1534 ft² 142.47 m²
Elevation Code: B1
Date: June 2019
EF_WELW_DM.7
Rev: A

REDROW