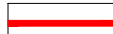
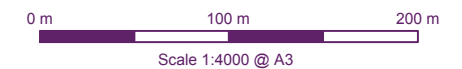


Key
 Application boundary



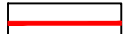

Land off Coventry Road,
 Rugby



Site plan



Key

-  Site boundary (5.41ha)
-  Approximate area of attenuation basin (0.23ha)

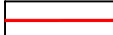
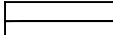
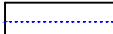
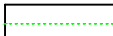


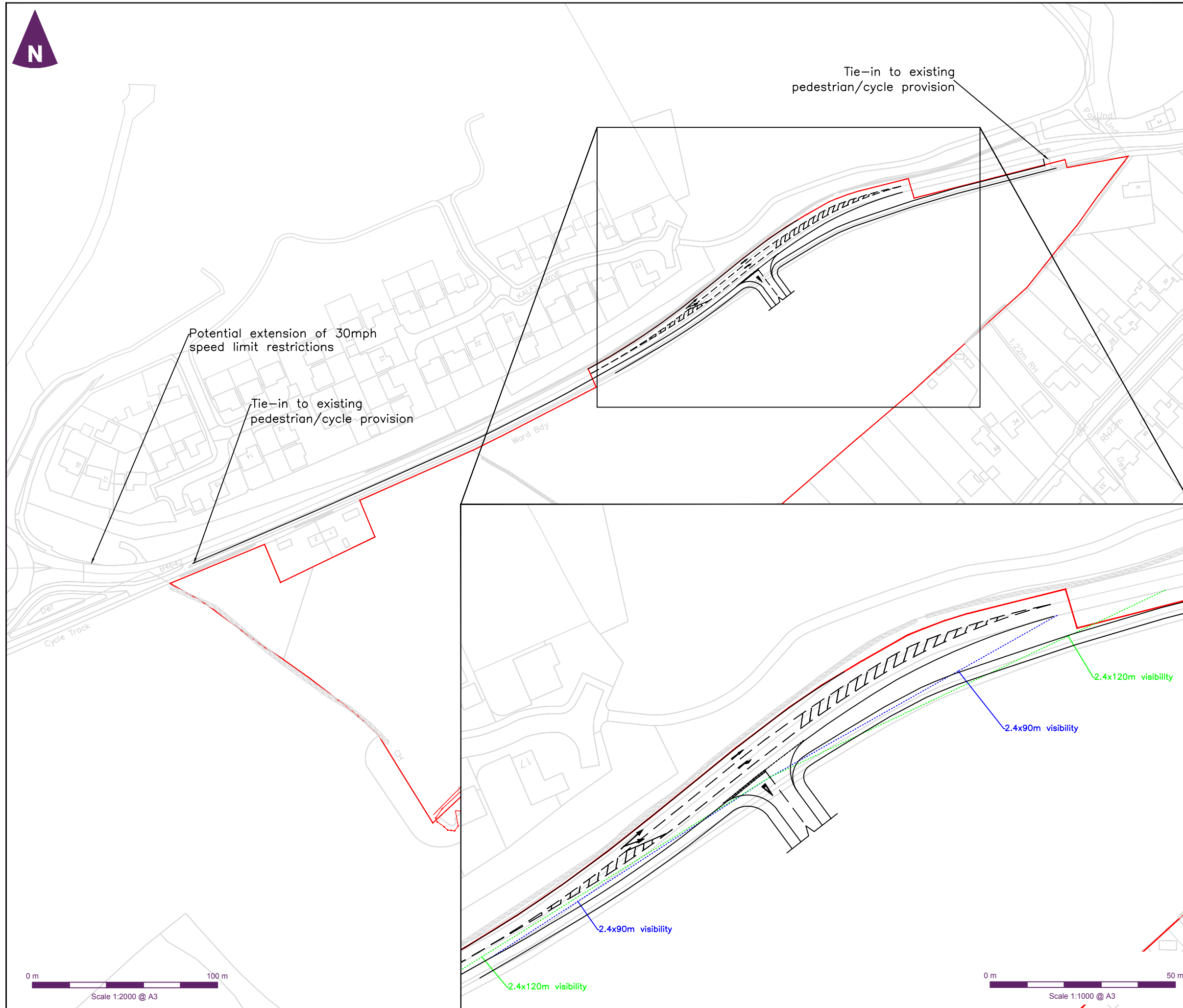
Land off Coventry Road,
Rugby



Application Drawings:
Illustrative Masterplan (amended)



- Key
-  Site boundary
 -  Proposed scheme
 -  Visibility splay (2.4x90m)
 -  Visibility splay (2.4x120m)



Land off Coventry Road,
Rugby



**Application Drawings:
Proposed Site Access**









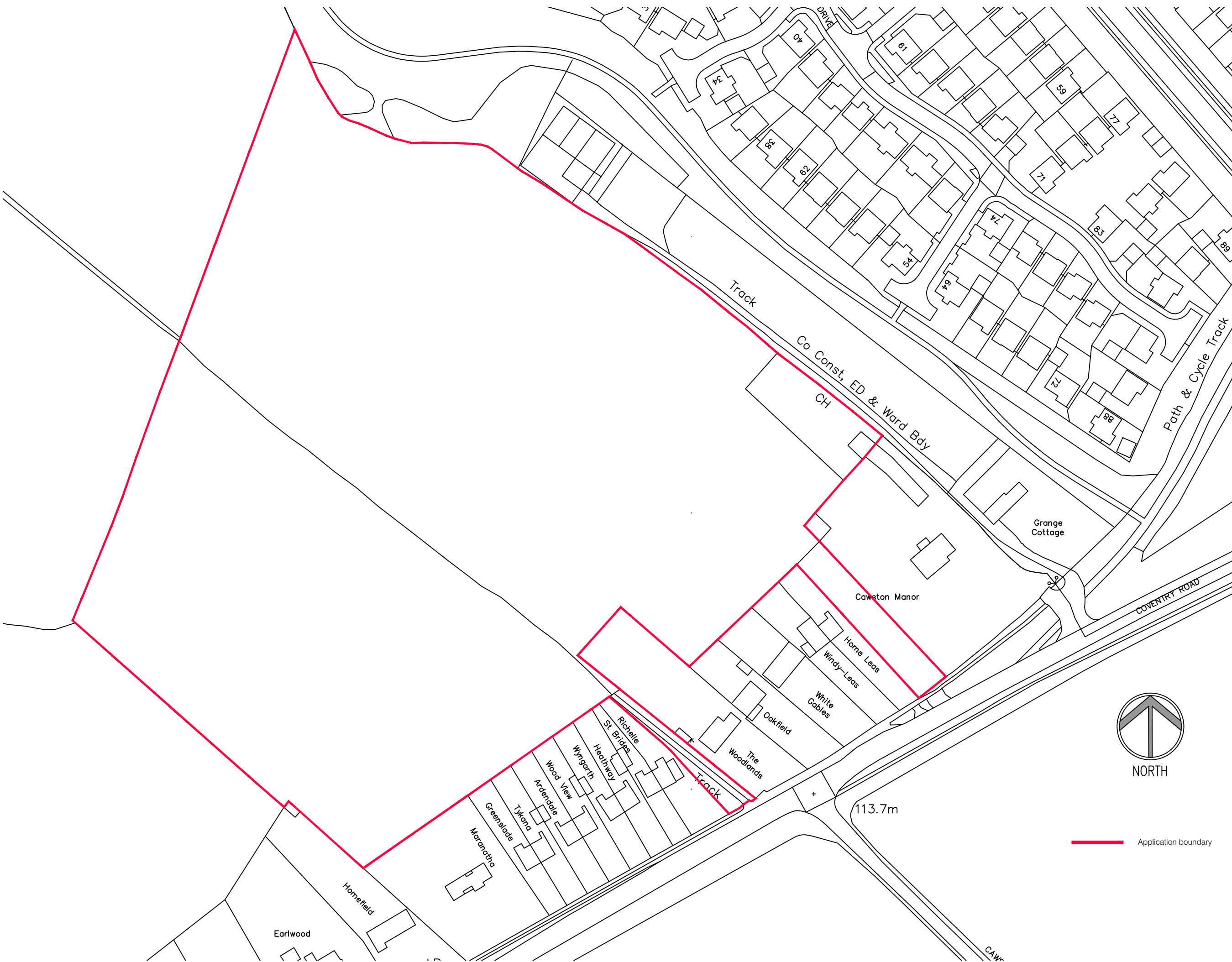






40





Revision	Date	Amendment	Initials

Development		WILLIAMS FIELDS	
Location		COVENTRY RD, CAWSTON	
Marketing Name			
Drawing Title		LOCATION PLAN	
Drawing Number		1654/08/02/120	
Revision	Scale @ A3	1:1250	
Drawn By	Date Started	JAN 2015	
Checked by	Date		



Application boundary


REDROW HOMES
 Redrow Homes Midlands
Redrow House, Kinsall Green, Wincobate, Tamworth, Staffordshire, B77 5PX
 Tel: 01827 260600 Fax: 01827 262454 Web: www.redrow.co.uk

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

WILLIAMS FIELDS, COVENTRY RD, CAWSTON - LOCATION PLAN

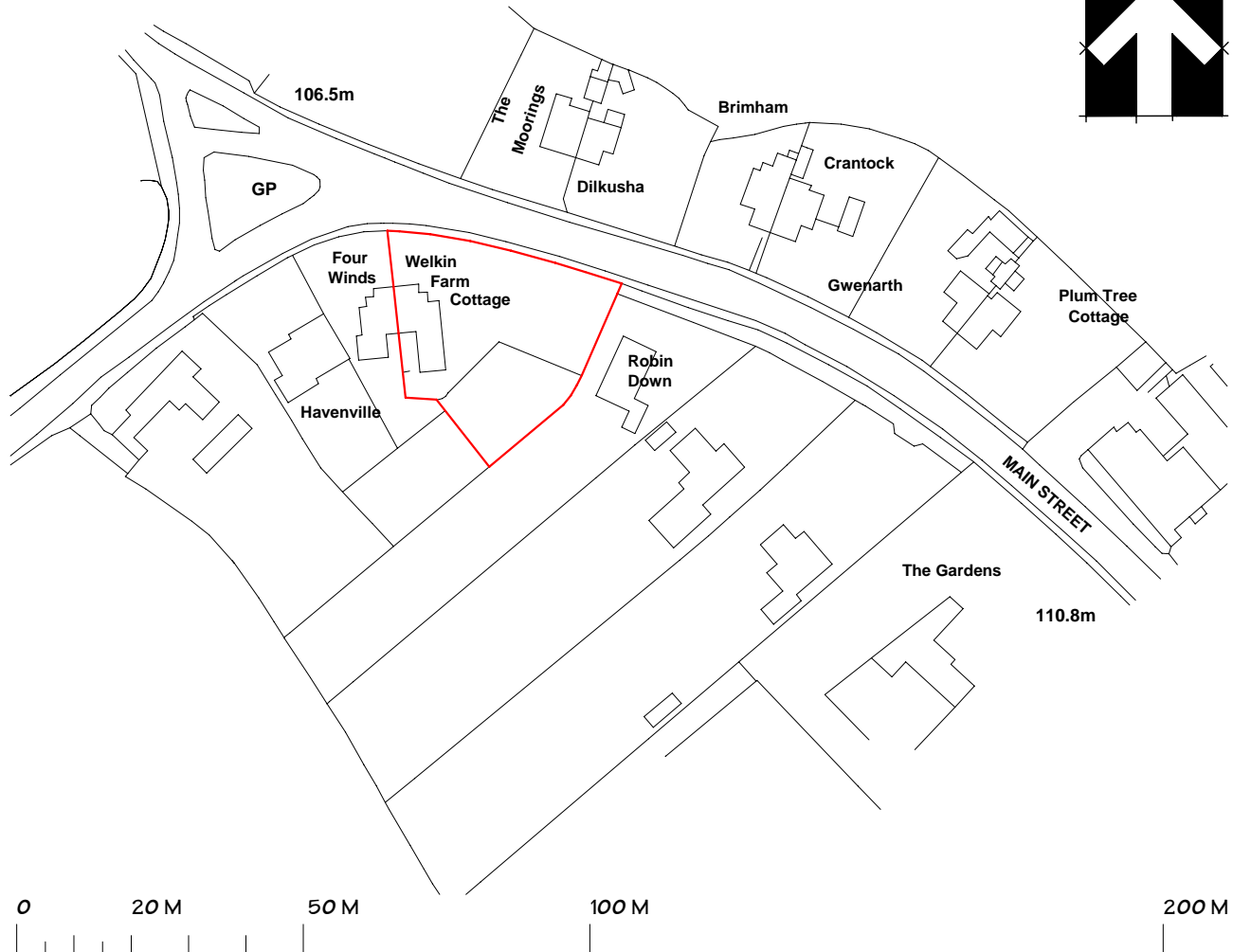
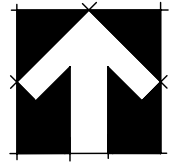




200 yds







Revisions ■

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4. Areas are approximate subject to detailed design and agreed buildings tolerances.
5. Structural Design tbd in detail with engineer.

Project ■ WELKIN FARM COTTAGE, MAIN STREET,
EASENHALL, WARWICKSHIRE, CV23 0JA

Drawing ■ LOCATION PLAN

Status ■ PLANNING

Client ■

Scale ■ 1:1250(A4)

MS. L. NAUL

Drawn ■ 26 0116

Revised ■

Drawing ■ EWFC/01

Revision ■

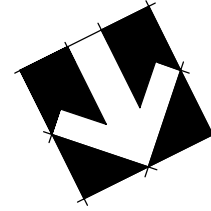


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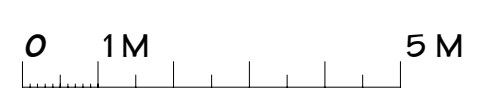
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Existing Dropped Kerb Reinstated
 Acco Drain To Pick Up Surface Water & To Discharge Into Soakaway
 New Dropped Kerb
 New Dwarf Maple Trees Sited Behind Picket Fence & Line Of Visibility
 New Holly Hedge Planted Behind Visibility Splay



Revisions =

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 WARWICKSHIRE, CV23 0JA

Client ■ MS. LYNDA NAUL

Drawing ■ SITE BLOCK ROOF PLAN

Status ■ PLANNING

Scale ■ 1:100 (A1)

Drawn ■ 01/04/16

Revised ■ 20/08/16

Drawing ■ EWFC/04

Revision ■ F

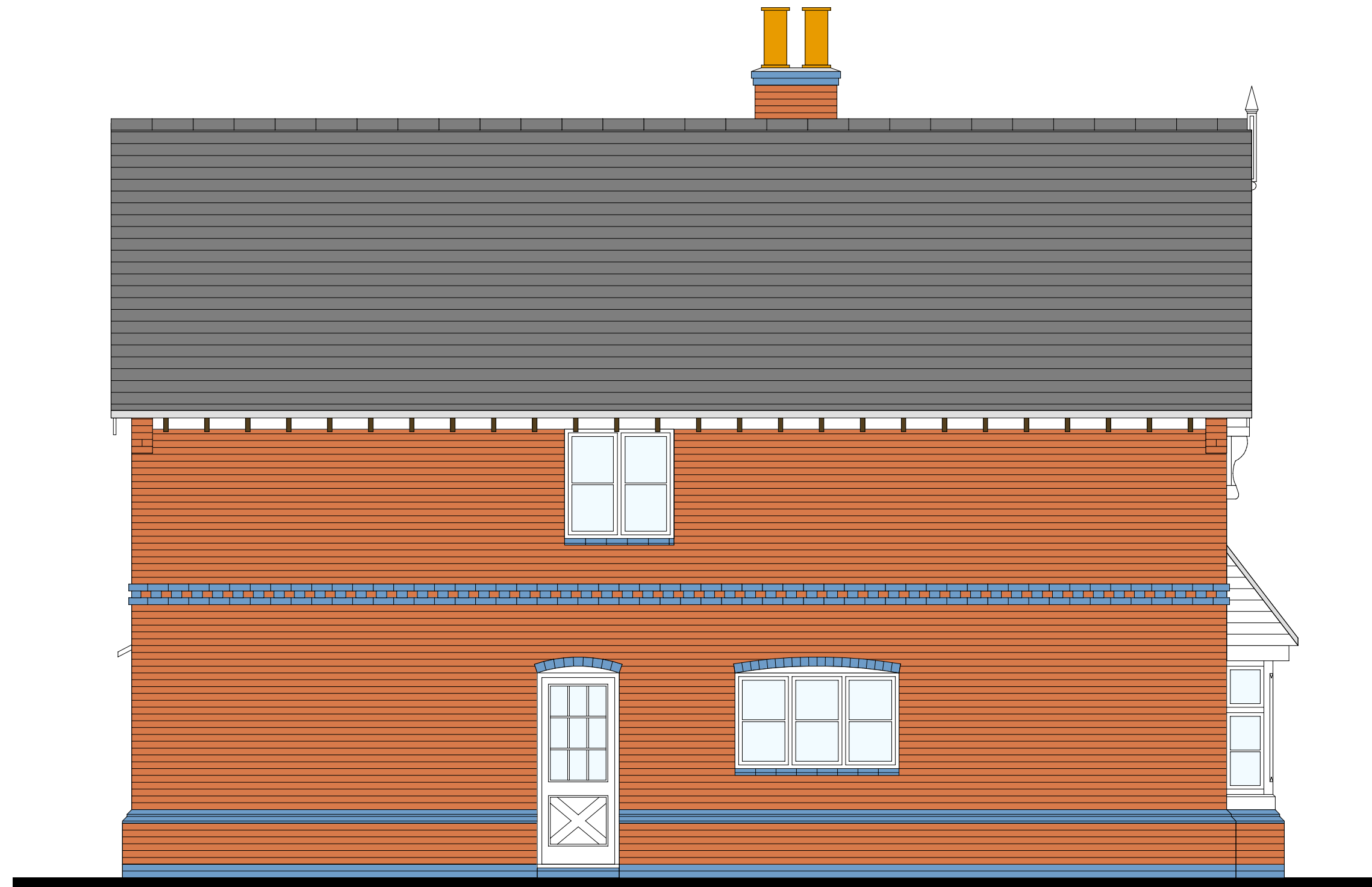


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Front Elevation



Left Elevation



Rear Elevation



Right Elevation



Revisions ■

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WARWICKSHIRE, CV23 0JA

Client ■ MS. LYNDA NAUL

Drawing ■ PROPOSED ELEVATIONS

Status ■ PLANNING

Scale ■ 1:50 (A2)

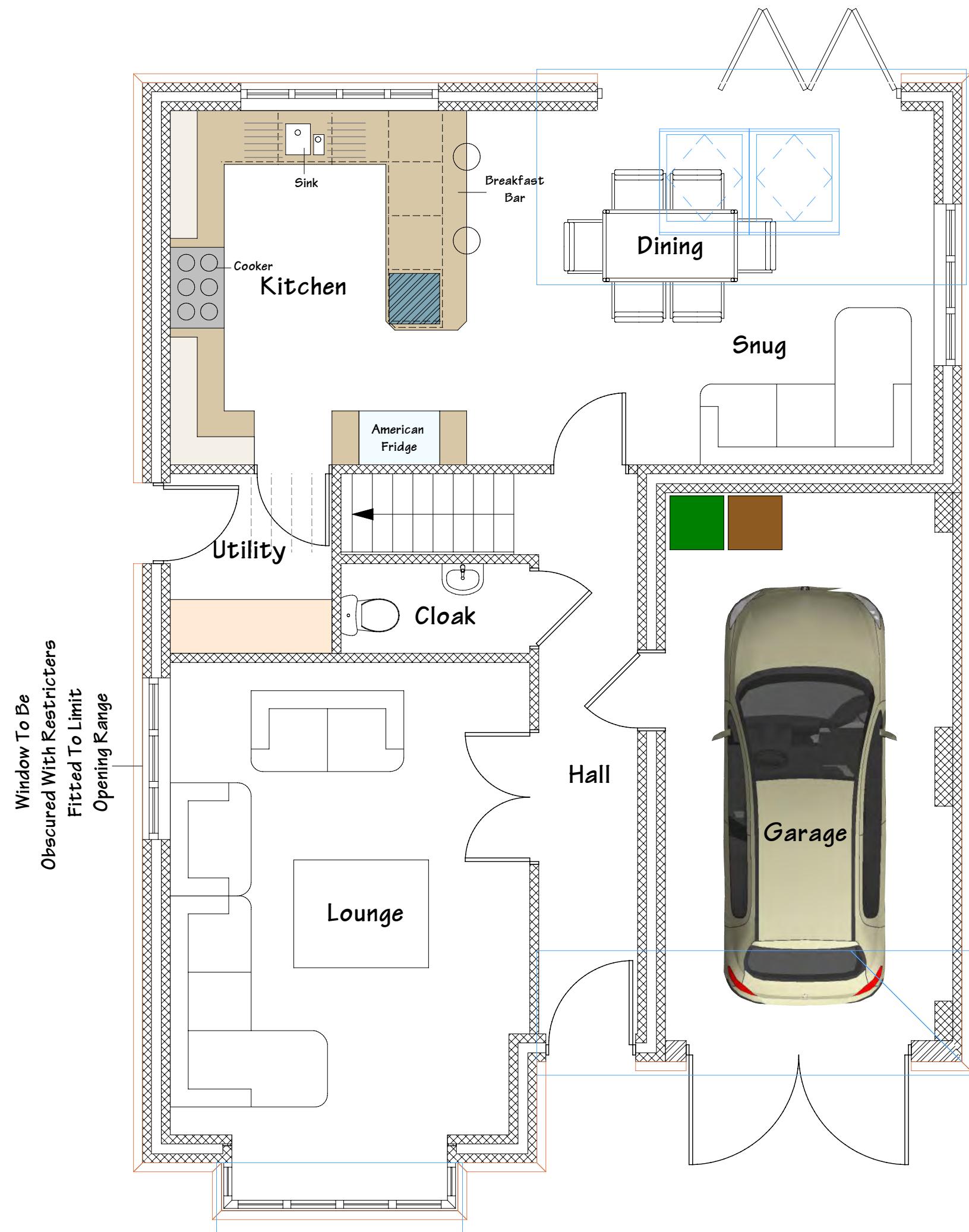
Drawn ■ 19/12/2015 Revised ■

Drawing ■ EWFC/03 Revision ■

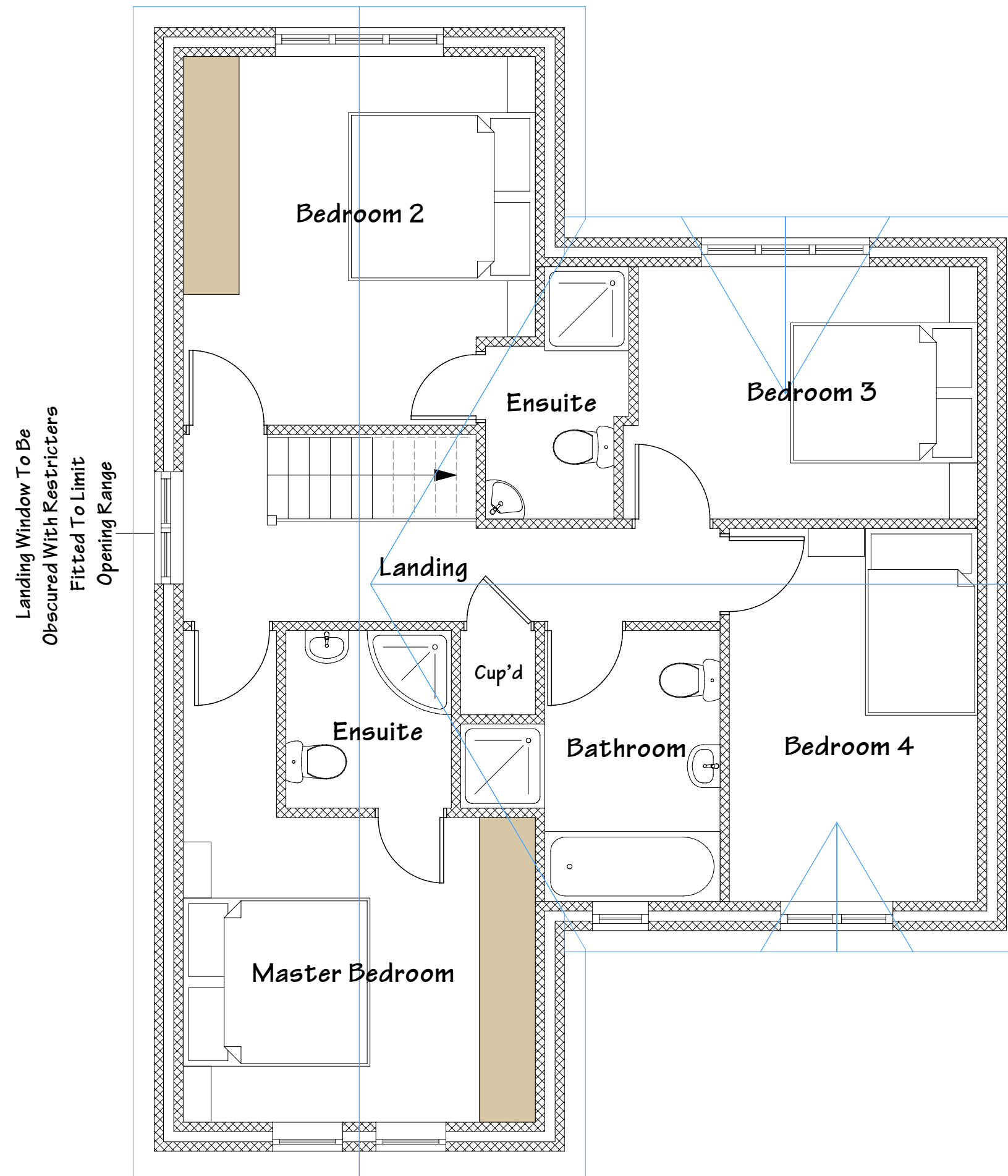


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Ground Floor Plan



First Floor Plan



Revisions ■

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WARWICKSHIRE, CV23 0JA

Client ■ MS. LYNDA NAUL

Drawing ■ PROPOSED FLOOR PLANS

Status ■ PLANNING

Scale ■ 1:50 (A2)

Drawn ■ 19/12/2015 Revised ■

Drawing ■ EWFC/02 Revision ■

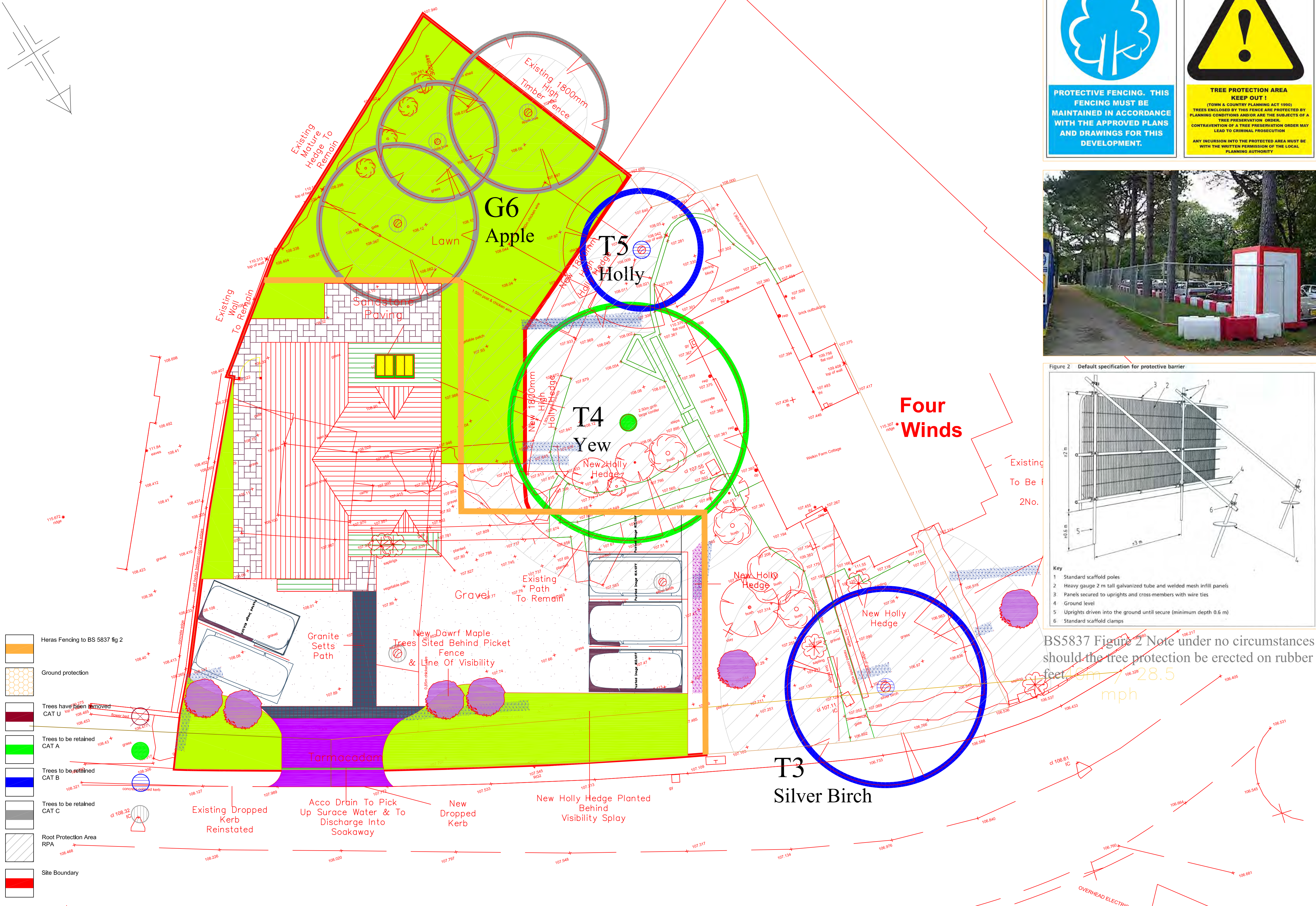
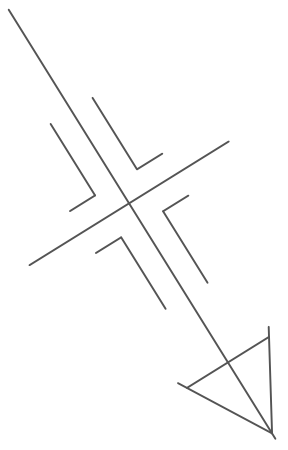


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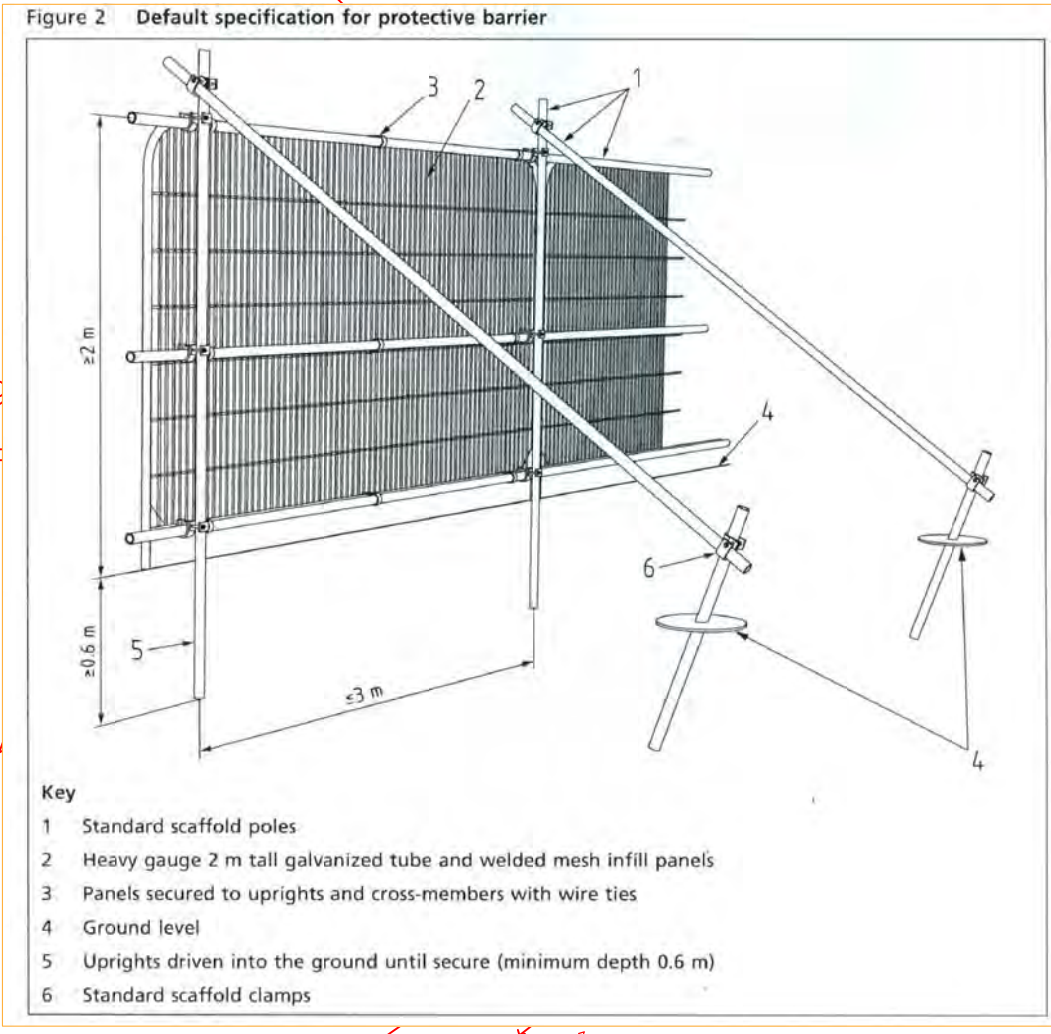
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- Heras Fencing to BS 5837 fig 2
- Ground protection
- Trees have been removed CAT U
- Trees to be retained CAT A
- Trees to be retained CAT B
- Trees to be retained CAT C
- Root Protection Area RPA
- Site Boundary

PROTECTIVE FENCING. THIS FENCING MUST BE MAINTAINED IN ACCORDANCE WITH THE APPROVED PLANS AND DRAWINGS FOR THIS DEVELOPMENT.

TREE PROTECTION AREA KEEP OUT!
(TOWN & COUNTRY PLANNING ACT 1990)
 TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF A TREE PRESERVATION ORDER.
 CONTRAVENTION OF A TREE PRESERVATION ORDER MAY LEAD TO CRIMINAL PROSECUTION
 ANY INCURSION INTO THE PROTECTED AREA MUST BE WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY



BS5837 Figure 2 Note under no circumstances should the tree protection be erected on rubber feet **28.5 mph**

General Notes

TREE PROTECTION PLAN

Following categorisation of trees on the development site the influence that trees on and adjacent to the site will have on the layout should be plotted on a plan called the Tree Constraints Plan (TCP).

To correctly protect below ground constraints a Root Protection Area (RPA) should be calculated and plotted on the Tree Constraints Plan. In order to avoid damage to the rooting environment of retained trees the RPA should be plotted around each of the category A, B, C trees. The radius of the RPA is calculated as 12 times the stem diameter for single stem trees and 10 times the basal diameter for trees with more than one stem.

The RPA, for each tree has been plotted on the TCP taking full account of the following factors, which may change its shape but not reduce its area whilst still providing adequate protection for the root system.

- (a) The likely tolerance of the tree to the root disturbance or damage based on factors such as species, age and condition and presence of other trees. (For individual open grown trees only, it may be acceptable to offset the distance by up to 20% in one direction).
- (b) The morphology and disposition of the roots, when known to be influenced by past or existing site conditions (e.g. the presence of roads, structures and underground services).
- (c) The soil type and structure.
- (d) Topography and drainage.
- (e) Where any significant part of a tree's crown overhangs the provisional position of tree protection area, these parts may sustain damage during the construction period. In such cases, it may be necessary to increase the extent of tree protection barriers to contain and thereby protect the spread of the crown. Protection may also be achieved by access facilitation pruning. The need for such measures, including the precise extent of pruning is described in the individual arboricultural survey sheets under preliminary management recommendations, where necessary.



Peter Jackson Developments

No.	Revision/Issue	Date

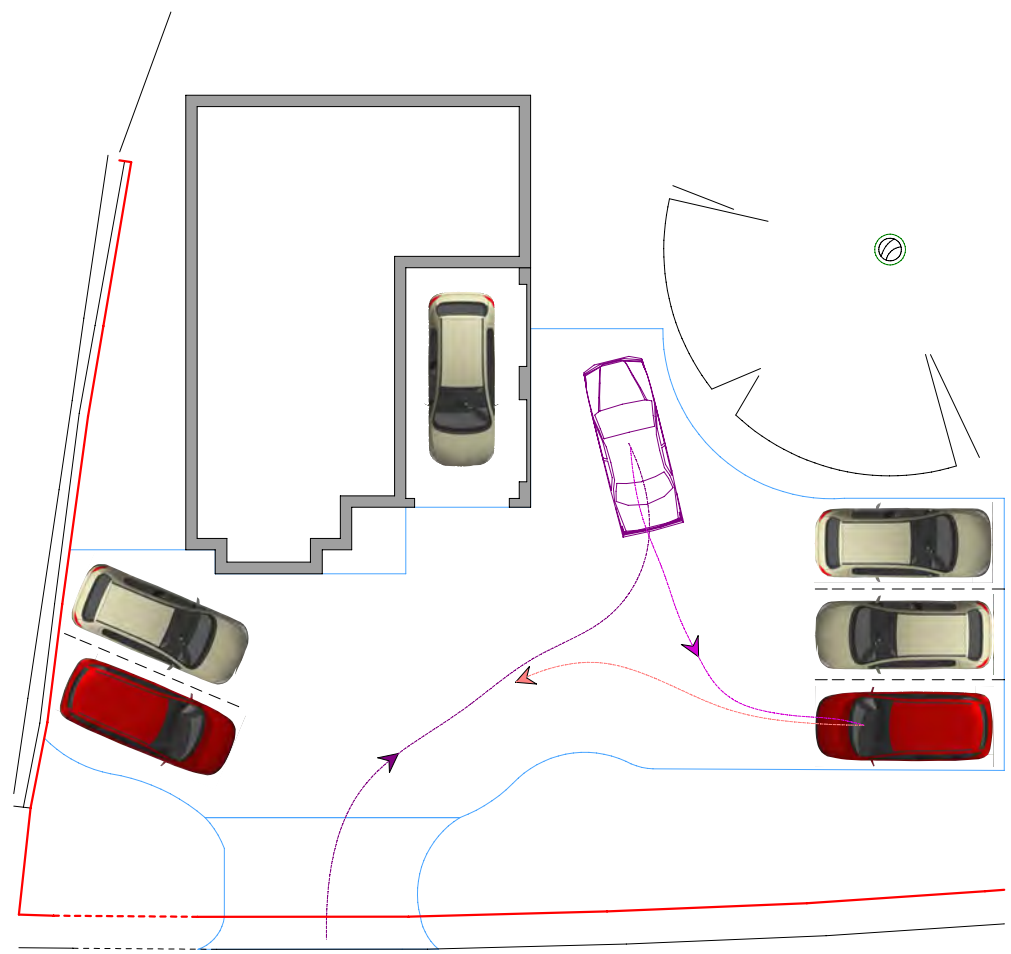
Firm Name and Address
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 Merttens Drive
 Warwickshire
 Rugby

Project Name and Address
 Proposed Residential Development
 Welkin Farm Cottage
 Main Street
 Easenhall

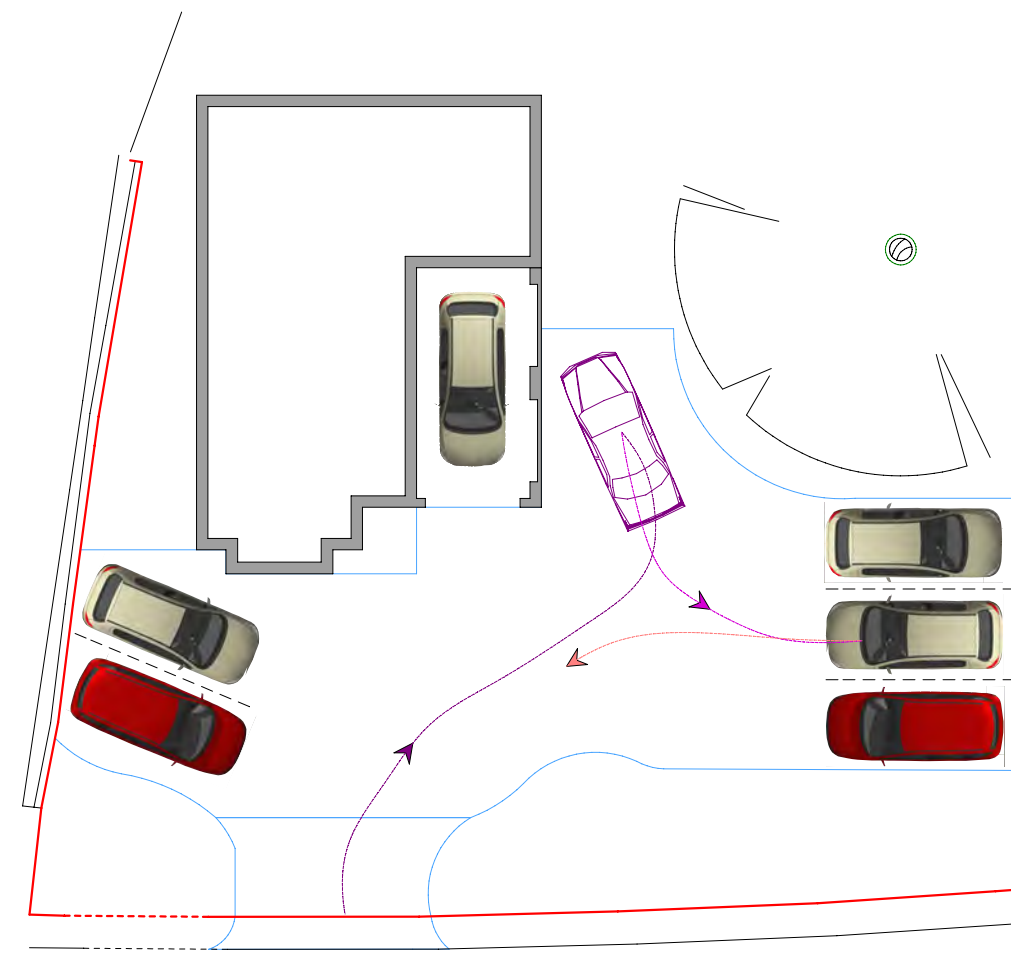
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Date	05.09.2016		
Scale	1:100@A1		

PRE COMMENCEMENT TREE PROTECTION PLAN

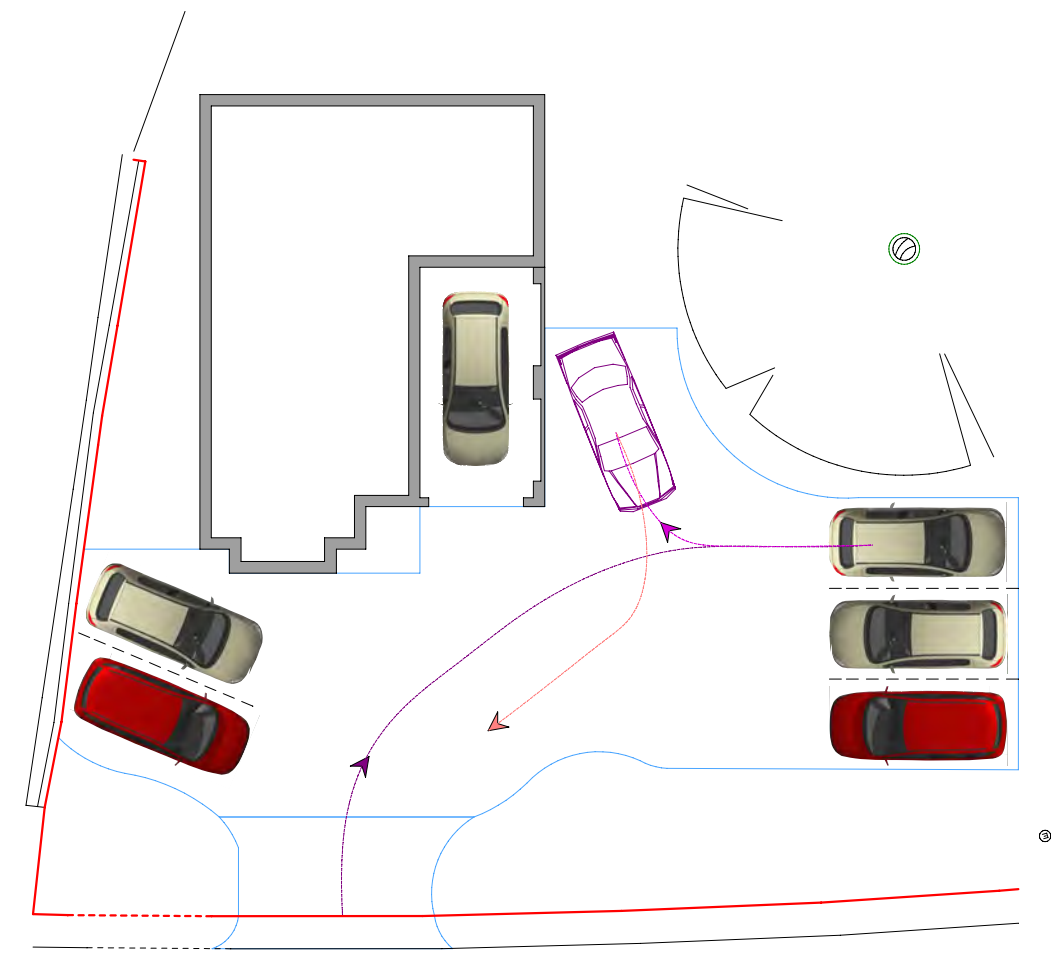
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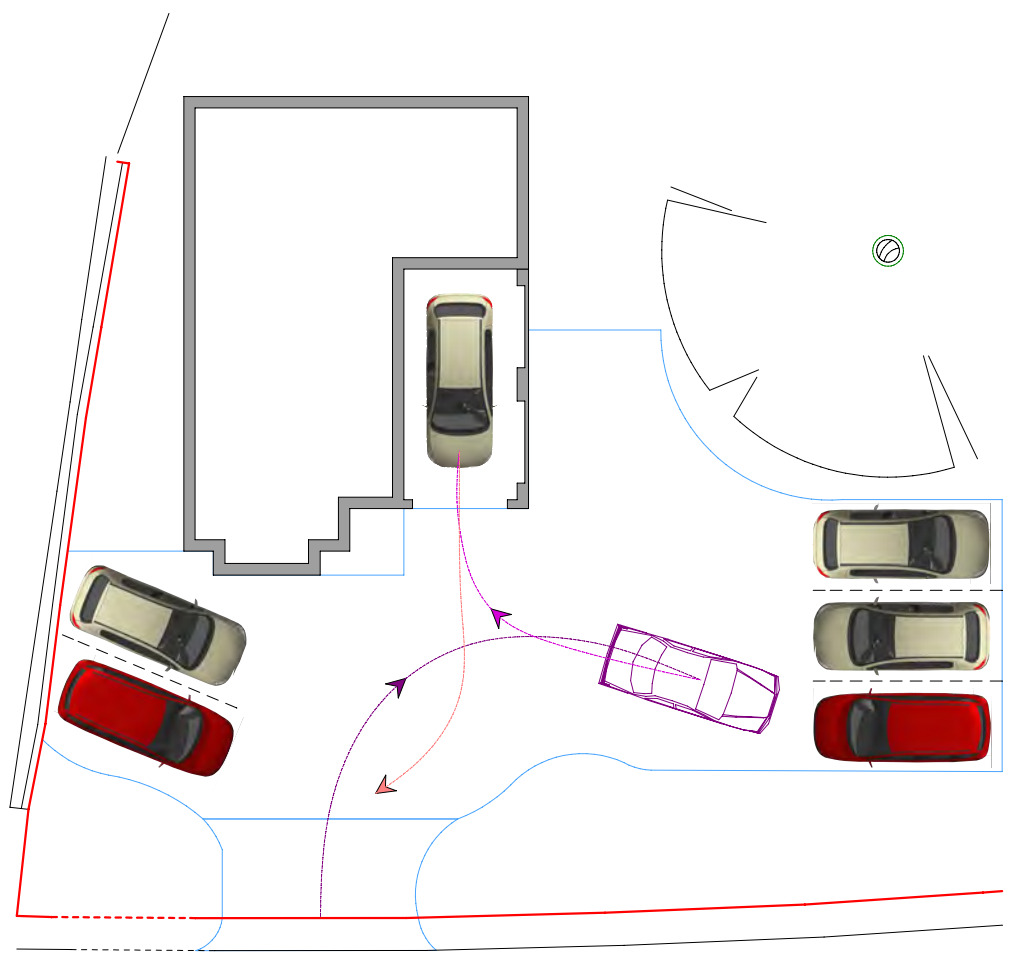
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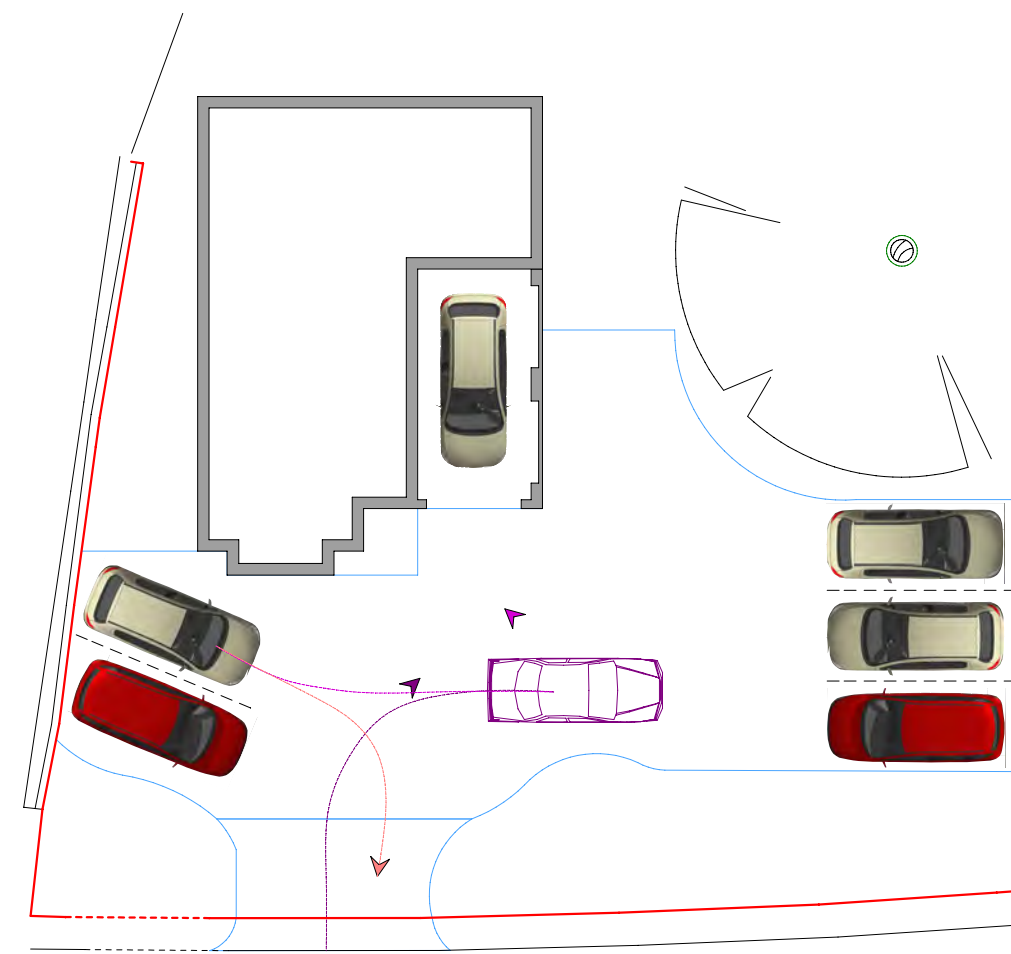
Parking Space 2



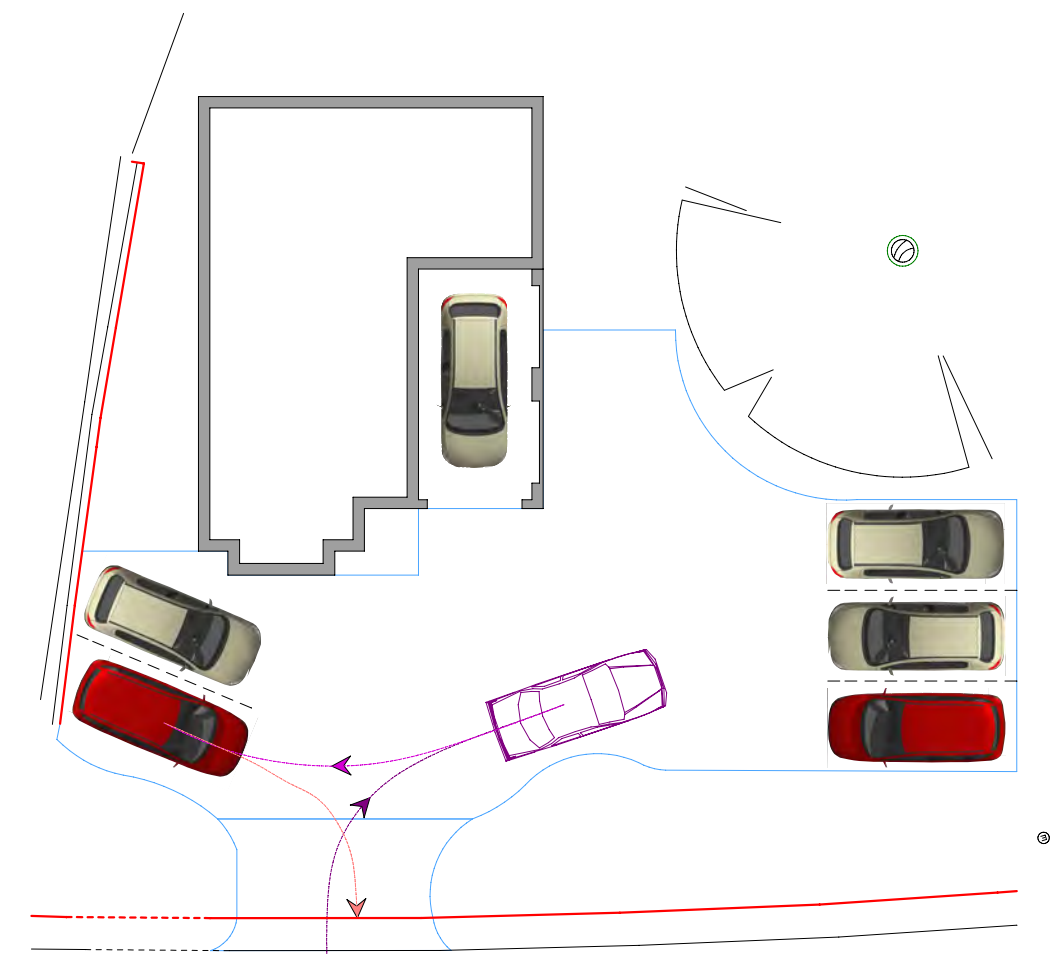
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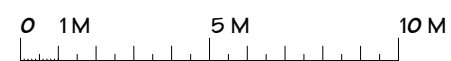
Parking Space 4



Parking Space 5



Parking Space 6



Revisions ■

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WARWICKSHIRE, CV23 0JA

Client ■ MS. LYNDA NAUL

Drawing ■ VEHICLE MANOEVR PLAN

Status ■ PLANNING

Scale ■ 1:200 (A2)

Drawn ■ 20 08 16 **Revised** ■

Drawing ■ EWFC/08 **Revision** ■



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