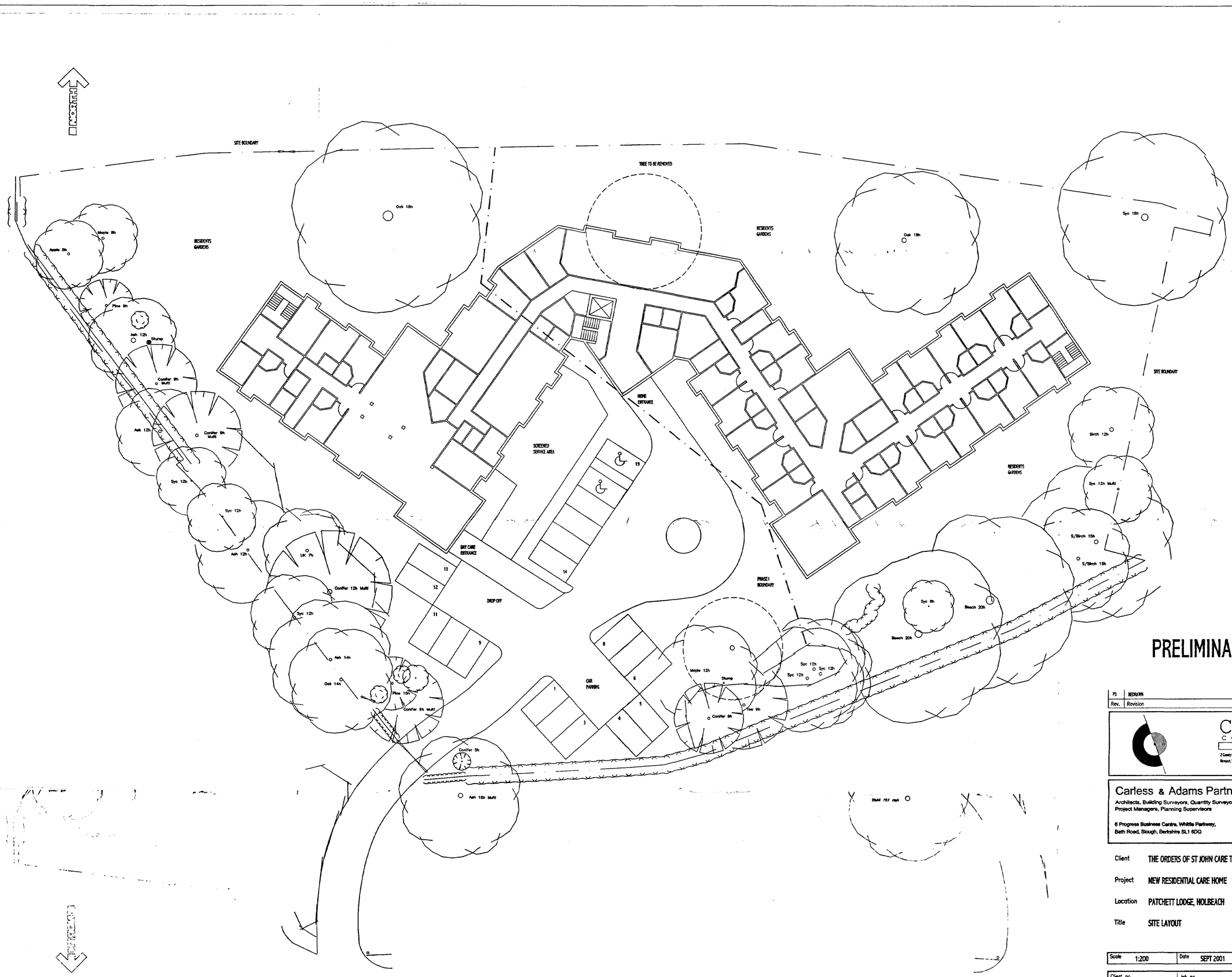


PRELIMINARY

P3	REDRAWN	20/11/01	MJB	
Rev.	Revision	Date	Drawn	Checked

Castleoak CONSTRUCTION HEALTHCARE

2 County Chambers, Pontarville, Newport, South Wales NP20 5AB
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Carless & Adams Partnership
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e-mail: sap@carless-adams.co.uk

Client: THE ORDERS OF ST JOHN CARE TRUST

Project: NEW RESIDENTIAL CARE HOME

Location: PATCHETT LODGE, HOLBEACH

Title: SITE LAYOUT

Scale	Date	Drawn	Checked
1:200	SEPT 2001	MJB	

Client no.	Job no.	Drawing no.	Revision
	A - 353	02	P3

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PATCHETT LODGE

ARTHUR AVENUE (Asphalt)

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Client THE ORDERS OF ST JOHN CARE TRUST

Project NEW RESIDENTIAL CARE HOME

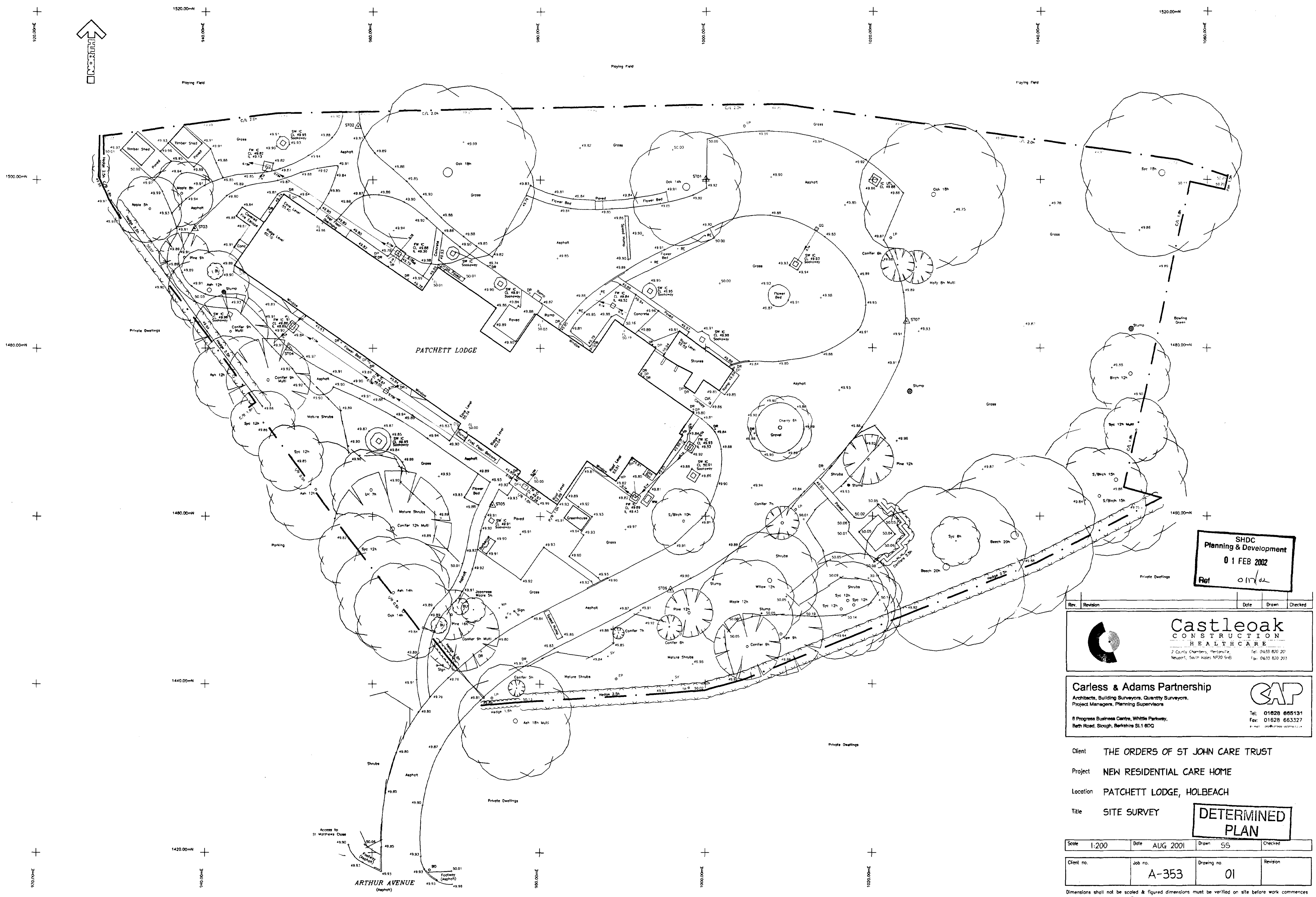
Location PATCHETT LODGE, HOLBEACH

Title SITE SURVEY

Scale	Date	Drawn	Checked
1:200	AUG 2001	SS	

Client no.	Job no.	Drawing no.	Revision
	A-353	01	

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SHDC Planning & Development
01 FEB 2002
Ref 0117/02

Client	THE ORDERS OF ST JOHN CARE TRUST
Project	NEW RESIDENTIAL CARE HOME
Location	PATCHETT LODGE, HOLBEACH
Title	SITE SURVEY

DETERMINED PLAN

Scale	Date	Drawn	Checked
1:200	AUG 2001	SS	

Client no.	Job no.	Drawing no.	Revision
	A-353	01	

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FIRST FLOOR



GROUND FLOOR

SCHEDULE OF ACCOMMODATION

GROUND FLOOR 20 ROOMS
FIRST FLOOR 40 ROOMS

TOTAL 60 RESIDENTS BEDROOMS

GROSS INTERNAL FLOOR AREA

GROUND FLOOR 1240 m2
FIRST FLOOR 1490 m2

TOTAL 2730 m2

SPACE PER RESIDENT 45.5 m2

DAY CARE 283 m2

TOTAL FLOOR SPACE 3013 m2

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01 FEB 2002
Ref 0117/02

Rev.	Revision	Date	Drawn	Checked
A	PLANNING APPLICATION	31/01/02	MJB	

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Client THE ORDERS OF ST JOHN CARE TRUST

Project NEW RESIDENTIAL CARE HOME

Location PATCHETT LODGE, HOLBEACH

Title FLOOR PLANS

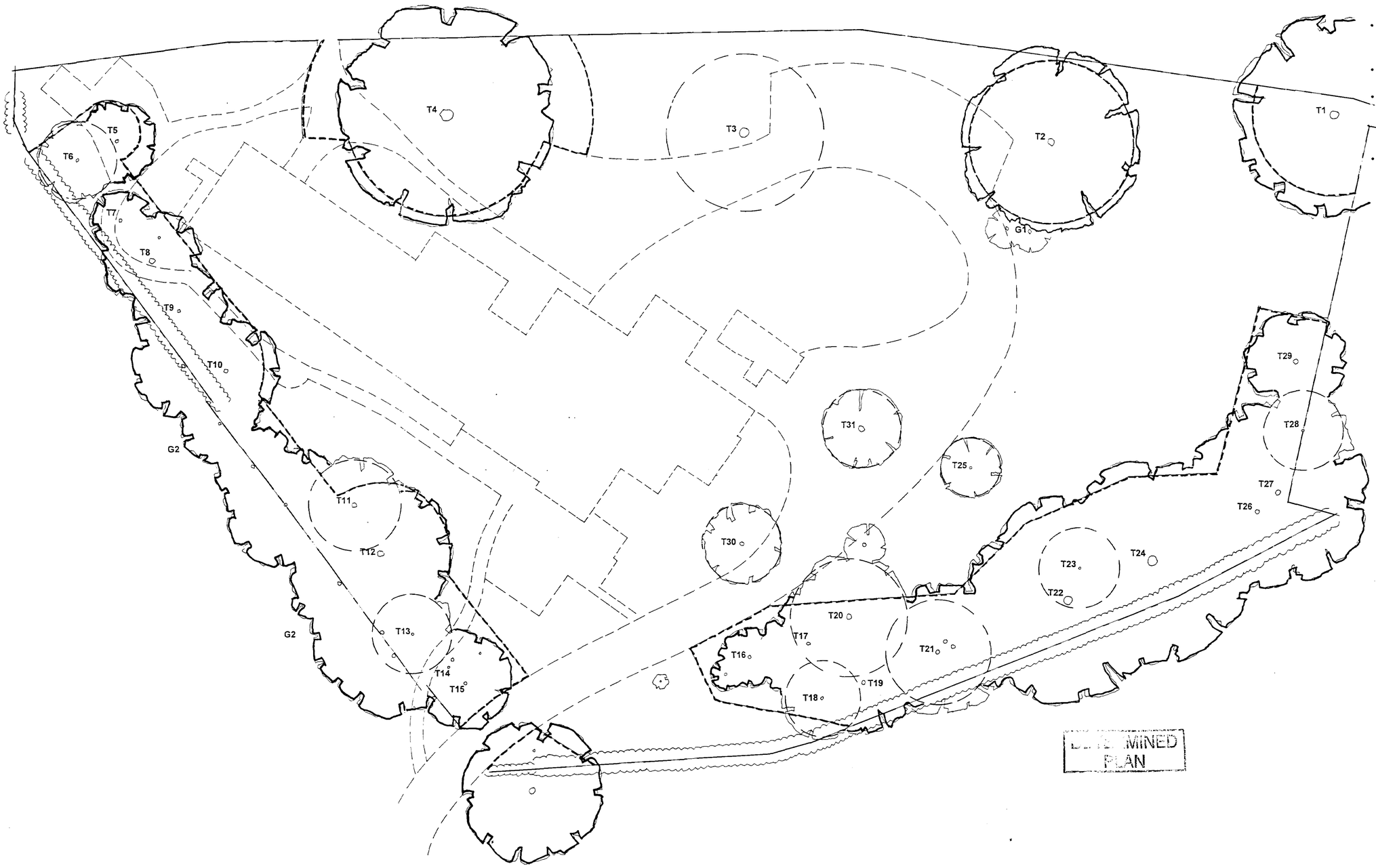
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PROTECTION OF EXISTING TREES & LANDSCAPE FEATURES

Before any works other than approved tree, hedgerow and scrub removal commence, all trees, hedges and features to be retained shall be protected by stout fencing which shall be located outside the perimeter of the plants canopy spread, except where existing or approved "structures" are set within this root spread area. In this instance protective fencing shall be a maximum of 0.5m outside such structures, unless otherwise agreed by the Local Planning Authority.

The protective fencing shall be:-

- erected before the commencement of any works, including site clearance and demolition.
- maintained to the satisfaction of the Local Planning Authority throughout the construction until either completion of the development or implementation of landscaping works within those protected root areas.
- constructed of chestnut paling not less than 1.2 metres in height on round timber posts at 2.25m centres, stoutly braced as necessary.

Within the protected area:

- no level changes, including soil stripping, shall be undertaken unless clearly specified as part of any relevant detailed consent.
- no service routings, materials storage, site traffic, building operations, excavations, fires or other works shall take place unless otherwise agreed with the Local Planning Authority. Any fires should be located so flames are a minimum of 5.0 metres outside of any foliage.

Generally:

- all protection of trees and their root areas and any related works, shall otherwise conform to that detailed in British Standard 5837:1991 "Trees in Relation to Construction" or, as otherwise agreed, to the reasonable satisfaction of the Local Planning Authority.

FENCING

1.2 - 1.5 metre high Chestnut paling or chainlink fencing in accordance with BS 1722: Pt 4 or Pt 1 respectively, Type Cw 120, with round timber or scaffolding posts at maximum 2.25 metre centres. Timber to be CCA preservative treated Category B

SIGNS

Signs to be securely fixed to the fencing at 20 metre intervals.

Signs to be A3 sized white polycarbonate or similar printed with non fading red ink in bold typeface stating:

PROTECTED AREA - NO OPERATIONS WITHIN
FENCED AREA
FENCING NOT TO BE ALTERED OR REMOVED
WITHOUT PRIOR APPROVAL

THE FOLLOWING ARE PROHIBITED WITHIN FIVE
METRES OF THIS FENCE:
- FIRES
- CEMENT MIXING/ WASHINGS
- STORAGE OF OIL, DIESEL, TARMAC & CEMENT
- MACHINERY MOVEMENTS WHICH COULD
CAUSE DAMAGE TO TREE LIMBS

All fencing and signs to be checked at weekly intervals and repaired or replaced if defective or missing.

KEY:

Existing tree to be retained

Tree to be removed

T20 — Code referring to tree report

Existing hedgerow

Tree protection fencing

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Planning & Development
11 FEB 2002
Ref 0117/02

DETERMINED PLAN

DETERMINED PLAN

REV:	DATE:	DESCRIPTION:
A	FEB 02	T2 RETAINED & TREE PROTECTION FENCING ADDED.

DO NOT SCALE FROM THIS DRAWING
ALL DIMENSIONS TO BE CHECKED ON SITE
ANY DISCREPENCIES TO BE REPORTED TO THE LA IMMEDIATELY

N

DETERMINED PLAN

Tim Lynch Associates
LANDSCAPE ARCHITECTURE . ECOLOGY. ARBORICULTURE
Eastern House, 16 Silver Street, Bradford on Avon, Wiltshire BA15 1JZ
Telephone 01225 865866 Facsimile 01225 865084 E Mail Tim_Lynch @ tlaassociates.com

CLIENT: CASTLEOAK CONSTRUCTION
PROJECT: PATCHETT LODGE, HOLBEACH
TITLE: TREE SURVEY

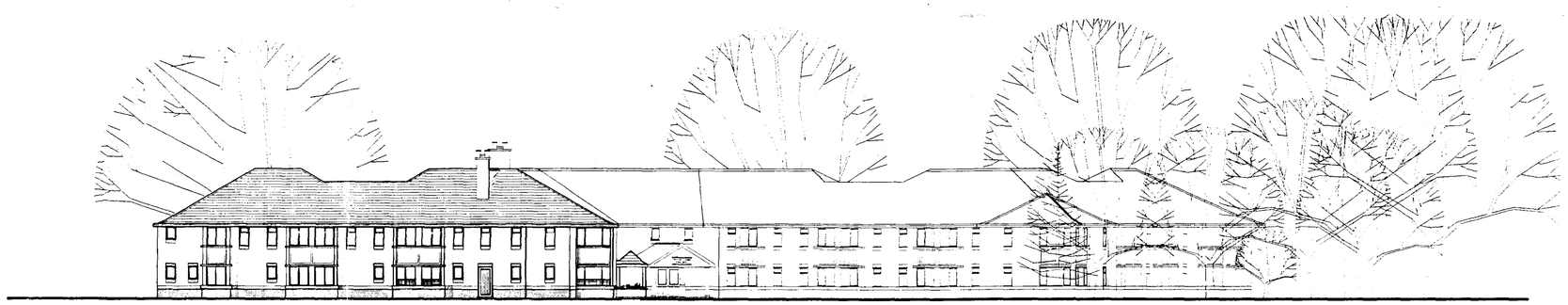
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SOUTH-EAST ELEVATION



NORTH-EAST ELEVATION



SOUTH-WEST ELEVATION



NORTH-WEST ELEVATION

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Planning & Development
01 FEB 2002
Ref 0117/02

Rev.	Revision	Date	Drawn	Checked
A	PLANNING APPLICATION	31.01.02	AC	

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Client THE ORDERS OF ST JOHN CARE TRUST

Project NEW RESIDENTIAL CARE HOME

Location PATCHETT LODGE, HOLBEACH

Title ELEVATIONS

DETERMINED PLAN

Scale	Date	Drawn	Checked
1:200	NOV 2001	AC	

Client no.	Job no.	Drawing no.	Revision
	A-353	05	A

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NORTH

SITE BOUNDARY

EXISTING TIMBER SHEDS

TREE TO BE REMOVED

RESIDENTS GARDENS

Oak 18h

Maple 8h

Apple 5h

Pine 9h

Ash 12h

Stump

Conifer 9h Multi

Ash 12h

Conifer 9h Multi

Syc 12h

Syc 12h

Ash 12h

Lbk 7h

Conifer 12h Multi

Syc 12h

Ash 14h

Oak 14h

Pine 16h

Conifer 9h Multi

Conifer 5h

Ash 18h Multi

SERVICE AREA

DAY CARE ENTRANCE

HOME ENTRANCE

DROP OFF

CAR PARKING

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

Silver Birch to be retained as letter received dated 10/May/02 from Arb

RESIDENTS GARDENS

Oak 18h

Syc 16h

SITE BOUNDARY

Birch 12h

Syc 12h Multi

S/Birch 15h

S/Birch 15h

Syc 5h

Beech 20h

Beech 20h

Maple 12h

Stump

Syc 12h

Syc 12h

Syc 12h

Conifer 9h

Yew 9h

RECEIVED
3 MAY 2002

Planning & Development
01 MAY 2002
Ref 0117/02

Rev.	Revision	Date	Drawn	Checked
A	PLANNING APPLICATION	3.01.02	MJB	

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Client THE ORDERS OF ST JOHN CARE TRUST

Project NEW RESIDENTIAL CARE HOME

Location PATCHETT LODGE, HOLBEACH

Title SITE LAYOUT

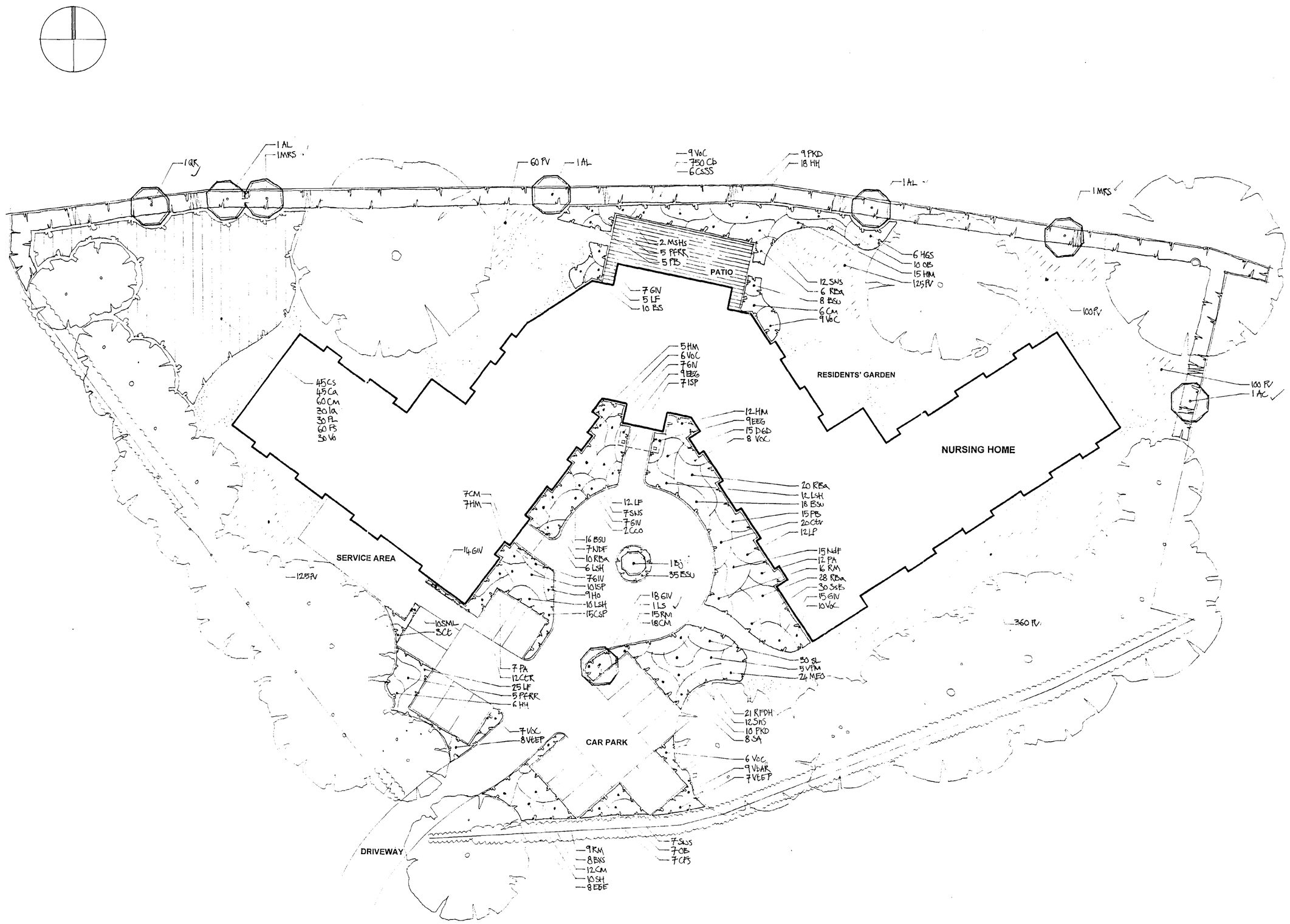
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	A553	020	A

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PLANT SCHEDULE

CODE	PLANT NAME	SIZE HT/GIRTH mm cm or m	DENSITY Approx N° of plants per m²
	ORNAMENTAL TREES Excavate 750x1000x1000mm pit, plant, backfill using approved topsoil, water to field capacity, stake and maintain until Practical Completion the following ornamental trees as specified.		
Ac	Acer campestre	18-20cm std rb	
Al	Amelanchier lamarkii	20-25cm std rb	
Bj	Betula jacquemontii	20-25cm std rb	
Ls	Liquidambar styraciflua	18-20cm std rb	
MRS	Malus 'Red Sentinel'	18-20cm std rb	
Qr	Quercus rubra	18-20cm std rb	
	SHRUB PLANTING Ornamental shrubs shall be supplied as container grown in 3 litre pots unless specified otherwise. All shrubs shall be bushy and have a minimum of three breaks/branches from the base of the plant. Shrubs shall be located as shown on the drawing and planted into pits of 300 x 300 x 300mm in size and backfilled with 1/3 rooting medium/ameliorants and 2/3 approved topsoil.		
Bxs	Berberis x stenophylla	300-450mm	2N° per m²
Cxc	Caryopteris x clandonensis 3LT	300-450mm	2N° per m²
Ctr	Ceanothus thyrsiflorus repens	300-450mm	2N° per m²
Ct	Choisia ternata 3LT	450-600mm	2N° per m²
Cc	Cistus corbariensis 3LT	300-450mm	3N° per m²
CSP	Cistus 'Silver Pink' 3LT	300-450mm	3N° per m²
Ccv	Cornus controversa 10LT	900-1m	1N° per m²
CtS	Cornus florida 'Sunset' 3LT	450-600mm	2N° per m²
CCo	Corylus 'Contorta' 10LT	1.0m	1N° per m²
CsSS	Cortaderia selloana 'Sunningdale Silver' 10LT	1 2-1.5m	1N° per m²
Cm	Cotoneaster microphyllus 3LT	450-600mm	2N° per m²
EGE	Elaegnus 'Gilt Edge' 3LT	450-600mm	2N° per m²
EEG	Euonymus 'Emerald 'n' Gold' 3LT	300-450mm	3N° per m²
HM	Hebe 'Marjorie' 3LT	300-450mm	3N° per m²
HGS	Hydrangea 'Golden Sunlight' 3LT	450-600mm	1N° per m²
HH	Hypericum 'Hidcote' 3LT	300-450mm	3N° per m²
LsH	Lavandula spica 'Hidcote' 3LT	300-450mm	3N° per m²
LF	Lonicera 'Fragrantissima' 3LT	450-600mm	2N° per m²
MsHS	Magnolia stellata 'Heaven Scent' 20LT	1.0-1.2m	1N° per m²
NdF	Nandina domestic 'Fireworks' 3LT	300-450mm	3N° per m²
OB	Osmanthus 'Burkwoodii' 3LT	450-600mm	1N° per m²
PB	Philadelphus 'Beauclerk' 3LT	450-600mm	2N° per m²
PRR	Photinia fraseri 'Red Robin' 3LT	450-600mm	1N° per m²
PA	Potentilla 'Abbotswood' 10LT	750-900mm	2N° per m²
PKD	Potentilla 'Katherine Dykes' 3LT	300-450mm	3N° per m²
RBa	Rosa 'Ballerina' bare root 2LT	300-450mm	3N° per m²
RFDH	Rosa 'Frau Dagmar Hastrup' bare root 2LT	300-450mm	3N° per m²
RM	Rosa Mediland 3LT	300-450mm	3N° per m²
SA	Spiraea x 'Arguta' 3LT	450-600mm	1N° per m²
SnS	Spiraea nipponica 'Snowmound' 3LT	450-600mm	3N° per m²
SVh	Spiraea 'Vanhouttei' 3LT	450-600mm	1N° per m²
SH	Symphoricarpos 'Hancock' 3LT	300-450mm	2N° per m²
SML	Syringa 'Madame Lemoine'	450-600mm	2N° per m²
VbAR	Viburnum burkwoodii 'Anne Russell' 3LT	450-600mm	3N° per m²
VoC	Viburnum opulus 'Compactum'	450-600mm	3N° per m²
VpM	Viburnum plicatum 'Mariesii' 3LT	450-600mm	1N° per m²
VtEP	Viburnum tinus 'Eve Price' 3LT	450-600mm	2N° per m²
	HERBACEOUS PLANTING **NB.** Under size plants that have been recently potted on into larger pots and which do not show established root growth to the sides and base of the pot compost when the plant is turned out will be rejected.		
BSu	Bergenia 'Sunningdale'		3N° per m²
DGD	Deschampsia 'Golden Dew'		3N° per m²
GtV	Geranium 'Ingwersen's Variety'		3N° per m²
Ho	Helleborus orientalis		3N° per m²
HCB	Heuchera 'Coral Beauty'		3N° per m²
IsP	Iris sibirica 'Persimmon'		3N° per m²
MFO	Miscanthus 'Ferne Osten'		3N° per m²
Pv	Primula veris	Plugs 9cm	6N° per m²
SoMW	Scabiosa caucasica 'Miss Willmott'		3N° per m²
SaB	Sedum spectabilis 'Brilliant'		3N° per m²
SLe	Solidago 'Lemore'		3N° per m²
Sl	Stokesia laevis		3N° per m²
VvA	Veronica virginica 'Alba'		3N° per m²
	HEDGING Supply, plant, water, and maintain until Practical Completion bare root hedging to be planted between November and March in double staggered row.		
Cb	Carpinus betulus	450-600mm	5N° per LM
	NATIVE WOODLAND MIX Container grown unless planted between November and March (*Ilex to be container grown regardless).* To be planted in groups of 5-7 species types. All planting to be protected with rabbit guards and area mulched.		
Cs	Cornus sanguinea	15%	40-60 cm high 1 + 1
Ca	Corylus avellana	15%	30-40cm high 1 + 1
Cm	Crataegus monogyna	20%	30-40cm high 1 + 1
Ia	Ilex aquifolium	10%	30-40cm high 2LT pot
PL	Prunus laurocerasus	10%	30-40cm high 1 + 1
Ps	Prunus spinosa	20%	30-40cm high 1 + 1
Vo	Viburnum opulus	10%	30-40cm high 1 + 1

PLANTING SPECIFICATION

PROTECTION OF EXISTING VEGETATION TO BE RETAINED
Existing trees and hedgerows shall be protected by the erection of a 1.2m high chestnut pale fence prior to the commencement of works. The fence shall be erected a distance of 0.5M from the tree or hedgerows canopy or dripline.The fence is to be erected in accordance with BS5837 (12980) Code of Practice for Trees in Relation to Construction. Once erected the fence shall remain in position until all civils and landscape construction work, including hard and soft detailing is complete. No storage of any material, lighting of fires, excavation or other activities shall be allowed to take place within the fenced area.

WEED CLEARANCE
Areas to be planted and seeded shall be cleared of any grass and weed growth physically and/or chemically with a translocated herbicide (Glyphosate based) prior to cultivation operations. If necessary any further grass and weed growth shall be eradicated physically and/or chemically with a translocated herbicide. All roots of perennial weeds shall be removed. More than one application may be necessary to ensure eradication.

TOPSOIL CONDITIONS
Native hedgerow planting shall be carried out on either existing field topsoil or on areas topsoiled to 300mm depth by the main contractor. Pits for standard and feathered trees shall be excavated to the minimum sizes shown below and backfilled with approved topsoil. Topsoil shall be taken from stockpiles on site or imported from an approved source.

TOPSOILING
Ornamental Shrub beds shall be topsoiled to a depth of 400mm. Tree pits shall be excavated to a minimum size of 900 x 900 x 600mm and backfilled with approved topsoil. Topsoil shall be imported from an approved source.

TREES
Trees shall be supplied as rootballed or container grown to the sizes shown on the plant schedule. With the exception of multi-stemmed specimens, each specimen tree shall have a single leader with a balanced crown and clear stem. Tree pits shall be excavated 750 mm x 750mm square x 600mm deep. All excavated subsoil, rubble, perennial weed roots and other debris is to be separated from reusable topsoil and disposed of. The excavated bottom of the pits are to be forked over to a depth of 200mm. The tree pits are to be backfilled at planting with the set aside topsoil and additional topsoil obtained from on site. At the time of planting each tree pit shall be backfilled with 1/3 rooting medium/ ameliorants and 2/3 approved topsoil.

Trees shall be supported with 2 No. stakes, size 75mm diameter and 3.0m long with a cross bar at 1.2m high. Each stake shall be driven into the pit prior to planting, to a depth 1.0m below the base of the pit, leaving approx. 500-750mm space between each stake. Immediately following planting the stake shall be cut to a height of 1.2m above finished ground level. The tree shall be secured to the stakes using two "Rubberlock" standard belt tie, or similar approved. The contractor shall ensure that the stakes cannot chafe any part of the tree once secured.

All stakes used shall be pressure impregnated with preservative to BS 1282 standard of a softwood source, free of any projections or bark and pointed at one end.

ORNAMENTAL SHRUBS
The topsoil in areas to be planted with ornamental shrubs shall be cultivated to a depth of 250mm and raked to an even tilth prior to planting operations. Ornamental shrubs shall be supplied as container grown to the sizes shown. All shrubs shall be bushy and have a minimum of three breaks/ branches from the base of the plant. Shrubs shall be planted in the locations shown on the drawing. Plants are to be evenly distributed over the area shown for each species, avoiding straight lines and regular geometric patterns.

NATIVE HEDGEROW AND SHRUB PLANTING
The topsoil in areas to be planted with hedgerows shall be cultivated to a depth of 250mm and raked to an even tilth prior to planting operations. Native plants shall be notch planted dressed with a slow release fertiliser. Following planting all plants shall be protected by 600mm high shrub shelters.

CLIMBING PLANTS
Climbing plants shall be supplied with cane supports as container grown to the sizes shown on the plant schedule. Upon planting the contractor shall ensure that all ties have been removed and the stems spread out against the wall.

BARK MULCH
Following planting all planting beds shall be mulched with coarse grade composted bark mulch to a depth of 50mm. Individual trees located in grass shall receive mulch to a 1.0m diameter area around the base of each tree to a depth of 50mm. All mulch shall be a pest, disease and weed free with no Methyl Bromide contamination. Prior to mulching all beds shall be spread with a layer of slow release fertiliser and watered to field capacity.

MAINTENANCE / MAKING GOOD DEFECTS
The landscape contractor shall maintain all the planting areas and lawn areas for a period of 12 months following practical completion. All planting areas are to be kept free of weeds for the duration of the maintenance period. All plants that are found dead, diseased or dying at the end of the first growing season shall be replaced at the contractors own expense in the next available growing season. Areas of turf that have not become successfully established shall be re-laid in the next available season.

KEY:

- EXISTING TREES
- PROPOSED TREES
- PROPOSED SHRUBS
- PROPOSED GRASS
- PROPOSED BULBS
- PROPOSED WOODLAND PLANTING
- PROPOSED PATIO

CAP / CDB
ACTION: COPY: REF: 02
FEB
REPLIED

REV:	DATE:	DESCRIPTION:

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Telephone 01225 865466 Facsimile 01225 865084 E Mail Tim. Lynch @ timlynchassociates.com

CLIENT: CASTLEOAK CONSTRUCTION
PROJECT: PATCHETT LODGE, HOLBEACH
TITLE: DETAILED LANDSCAPE PROPOSALS

DRG NO:	REV:	SCALE:	DATE:	DRAWN:	CHKD BY:
2046/6-1		1:200	JAN 2002	MW	

Planning
07 FEB
01/7/02

DETERMINED PLAN

Carless & Adams Partnership

Architects, Building Surveyors, Quantity Surveyors
Project Managers, Planning Supervisors

ALTERED PLAN
Rev.

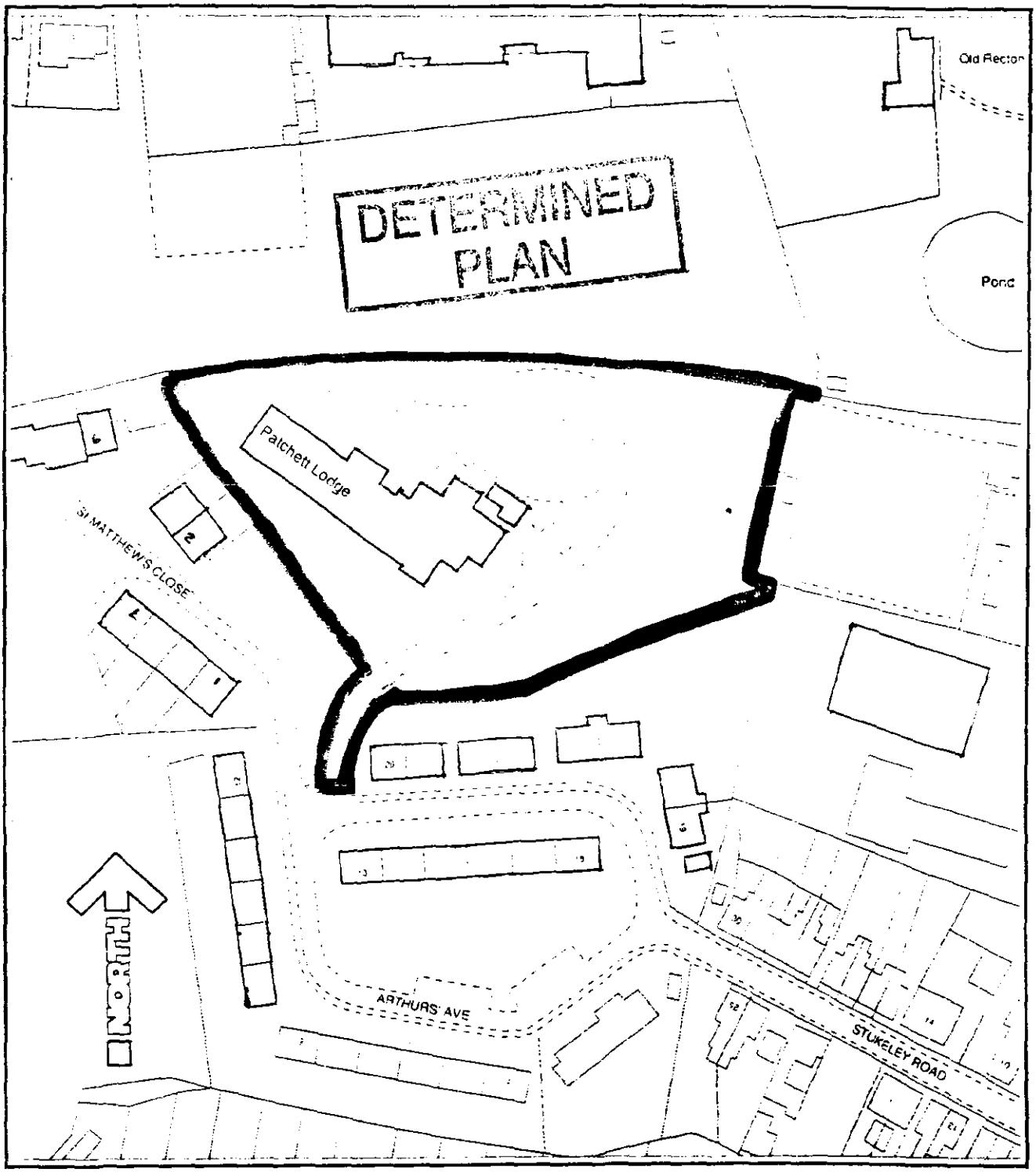
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25 MAR 20..
Ref 117/02

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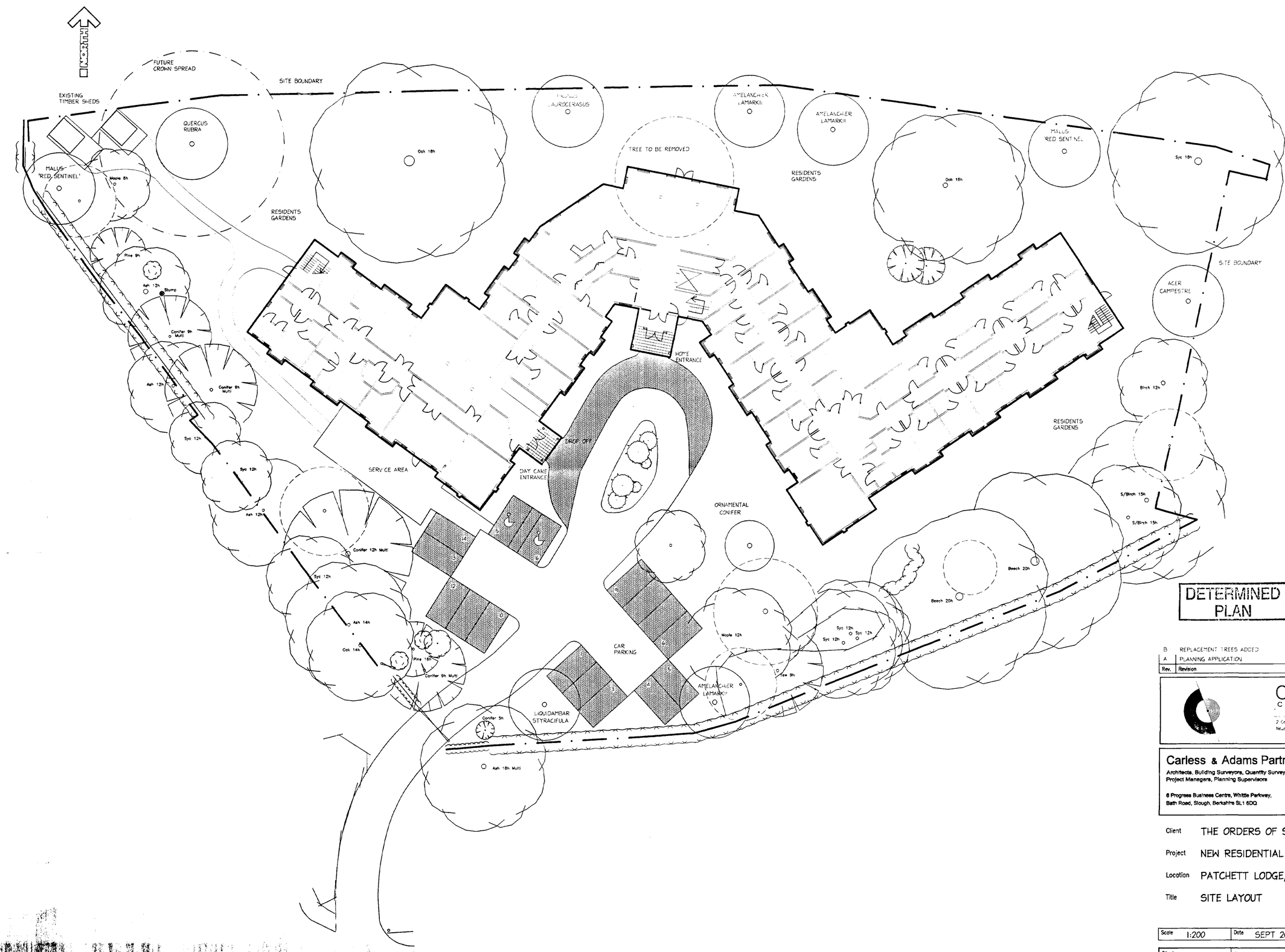
Project: NEW RESIDENTIAL CARE HOME
Location: PATCHETT LODGE, ARTHURS AVENUE, HOLBEACH
Job No: A353
O.S. Map No:

Title: **Location Plan**
Dwg No: A353 /O.S.



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13 MAY 2002
Ref 01/1167

DETERMINED PLAN

AMENDED PLAN
Ref.

Rev.	Revision	Date	Drawn	Checked
B	REPLACEMENT TREES ADDED	09/05/02	MJB	
A	PLANNING APPLICATION	31/01/02	MJB	

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Client THE ORDERS OF ST JOHN CARE TRUST

Project NEW RESIDENTIAL CARE HOME

Location PATCHETT LODGE, HOLBEACH

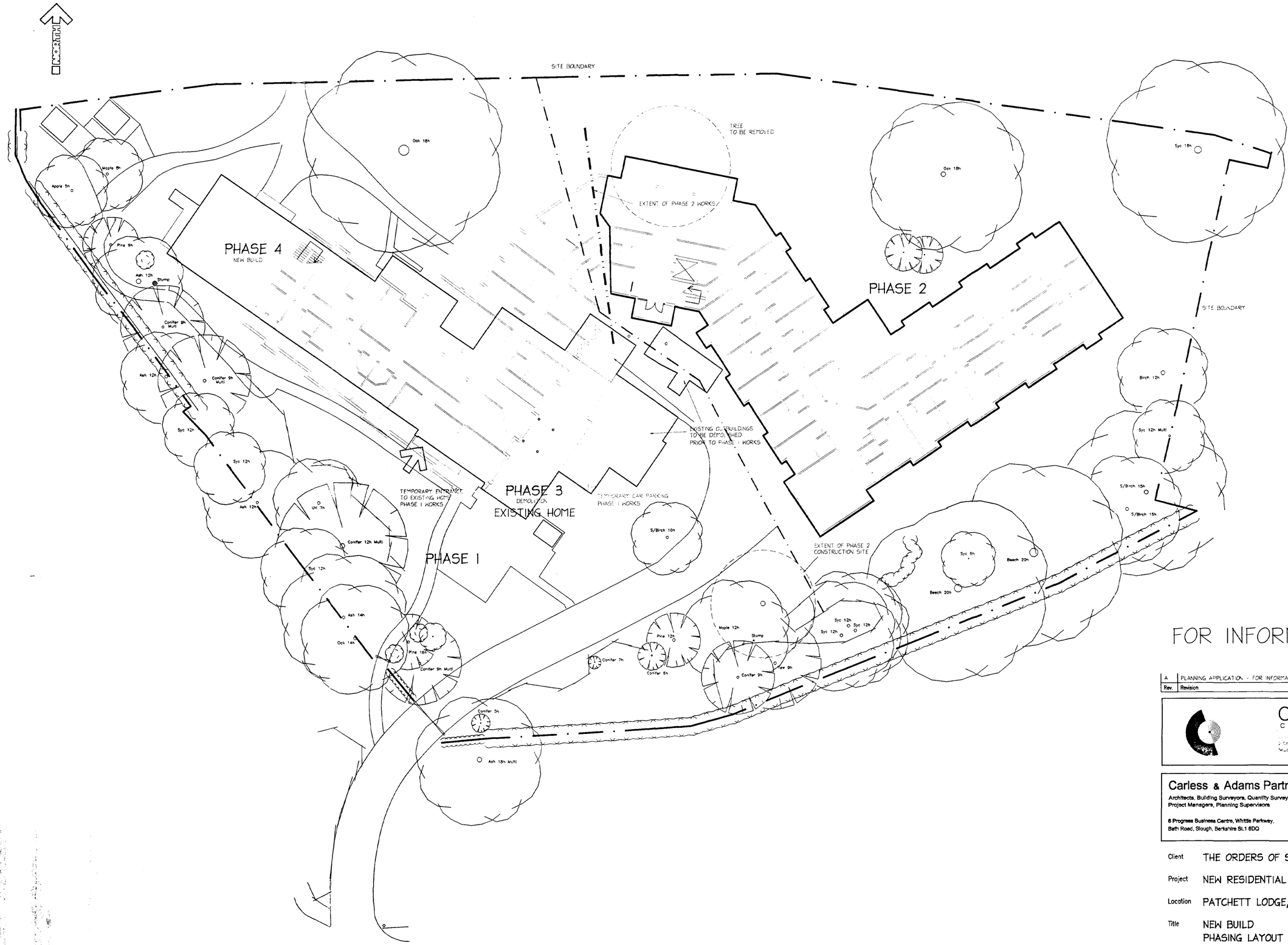
Title SITE LAYOUT

Scale	Date	Drawn	Checked
1:200	SEPT 2001	MJB	

Client no.	Job no.	Drawing no.	Revision
	A-353	02	B

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SHDC
Planning & Development
13 MAY 2002
Ref. 01/102

AMENDED PLAN
Ref.

FOR INFORMATION ONLY

Rev.	Revision	Date	Drawn	Checked
A	PLANNING APPLICATION - FOR INFORMATION ONLY	09/05/02	MJB	

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Client THE ORDERS OF ST JOHN CARE TRUST

Project NEW RESIDENTIAL CARE HOME

Location PATCHETT LODGE, HOLBEACH

Title NEW BUILD
PHASING LAYOUT

DETERMINED PLAN

Scale	Date	Drawn	Checked
1:200	OCT 2001	MJB	

Client no.	Job no.	Drawing no.	Revision
	A-353	04	A

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