DRAFT MASTERPLAN · HELLOPLANE.

KEY.

- BUILDING/STRUCTURE.
- TRACK/ROADWAY.
- T.G.P. TELEGRAPH POLE.
- EXISTING TREE TO BE RETAINED.
- EXISTING CONIFER TO BE RETAINED.
- EXISTING TREE/SHRUB BELTS TO BE RETAINED.
- NEW SPECIMEN TREE.
- NEW NATIVE HEDGEROW.
- NEW WOODLAND PLANTING.
- GRASS/LAWN.
- NEW FENCING.

WORKSHOP/STORES/GARAGE.

The former chicken sheds will be cleared of brickwork, reclad & recruised as necessary. The workshop will house woodworking tools which will be accessed from the Cradge Bank site. The stores will contain ironmongery, sheet materials & other fencing sundries. It will not be open to the public. The garage will provide secure overnight accomodation for a forklift & mini digger.

STORAGE YARD.

The yard will have a hard standing to enable H.G.V. access for deliveries. It will include staff parking, aggregate stores, & an area set aside for the storage of packs of timber. With the agreement of S.H.D.C. it is proposed to store packs @ a height of no greater than 3 metres. Please note that public access will be forbidden.

DISPLAY AREA.

This will be open to the public & provide a safe & accessible space in which to exhibit fencing, gates, trellis, planters, sheds & other garden buildings. The western boundary will be secured using 1·8 metre high ornamental steel railings c.w. 5·5m wide sliding gate to match (colour: black). The eastern boundary with a 1·8m high close boarded timber fence c.w. concrete posts & gravel boards.

OFFICE/RECEPTION.

High quality timber framed & clad construction set on precast concrete 'staddle stones' c.w. steps & ramp.

W.C.

This will be a freestanding unisex toilet with full disabled access & babychange facilities.

PARKLAND.

Existing grass areas to be planted with specimen trees to create an area of traditional parkland. Tree varieties to include ash, oak, walnut, chestnut & cedar.

POND.

The existing pond will be retained, cleared of rubbish, dredged & lined ready for replanting with native aquatic & marginal plants.

COPPICE.

A small area of coppice will be planted immediately to the south of the pond using multi-stemmed transplants of hazel & osier's willow @ random centres.

VEHICULAR ACCESS.

It is proposed to widen the shared access in front of the main buildings (with the formal agreement of the owners). The existing one-way system would then continue with vehicles leaving the site via Clubhurn Lane.

DWELLINGHOUSE.

The occupation of 'Helloplane' will be restricted to the person responsible for the operation of the on-site business i.e. Aztec Fencing. It is proposed to retain the vehicular access but realign it to give direct access to the septic tank & thus create an extension of not more than 20 metres eastwards of the domestic garden.

ORCHARD.

The orchard will include a wide variety of top-fruit trees including localised/native varieties of apple, pear, plum & cherry. Trees will be a mixture of bushes & ½ standards on M26 dwarfing rootstock or MM106 semi-dwarfing. Trees will be planted on a random 5 metre grid & enclosed by native hedgerow.

SPINNEY.

An area of predominantly ash/oak woodland (which will encompass the 3 existing tree belts @ the south-eastern corner of the site) will be created. It will have 4 No. strata (tree, shrub, ground & field layers) complete with graded edges. Additional shrub species will include alder, birch, dogwood, maple, hazel, holly, privet, dogrose, elder & guelder rose. It will be just over 1 acre in size.

EARTHMOUND.

The existing earthmound to be cleared of flytipped material & re-propiled. Excavated material from road widening, car parking & the hard standing area to be deposited here. The finished height will not exceed the existing @ 2 metres.

FARM TRACK.

Existing track to be fenced & gated to prevent flytipping. Existing tenants to north to be keyholders & have continued right of access.

HEDGEROWS.

Boundaries of the site will be planted with over 400 metres of a native hedgerow mix (hawthorn 75%, blackthorn 15%, holly 5%, wild privet 5%). A temporary protective fence of 1800mm high green coated diamond mesh fencing will be erected around the Wildlife Conservation Area & the southern boundary of the orchard.

AORANGI HOUSE. T.G.P. WORKSHOP. STORE. STORES. AGGREGATE STORE. PARKING FOR WORKS TRUCK. GARAGE. STAFF PARKING. HARDSTANDING. T.G.P. TIMBER STORAGE. OFFICE/RECEPTION. DISPLAY AREA. W.C. VEGETABLE GARDEN. IN. ADVERT. VISITOR PARKING. T.G.P. T.G.P. OUT. CLUBHURN HOUSE (N°1). HELLOPLANE (N°2). 2m. N.

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PROJECT

DATE	No.	AMENDMENTS

DATE	SCALE

DRAWN	JOB No.	DRAWING No.