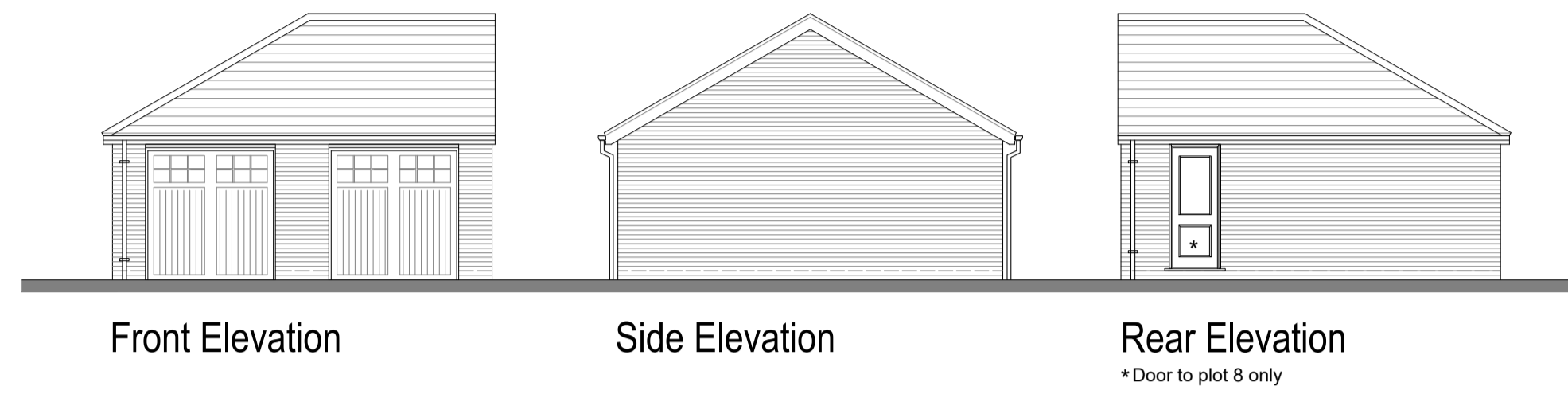
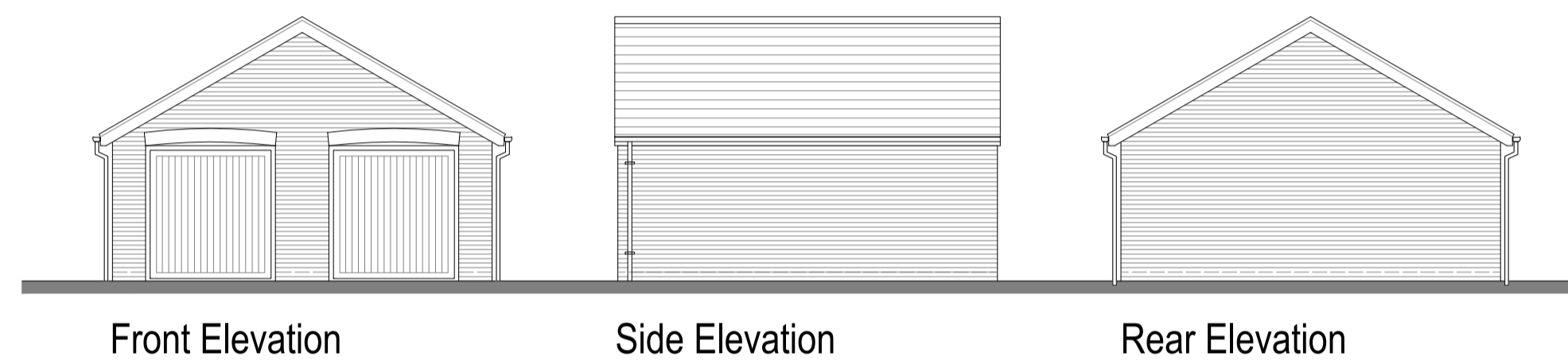


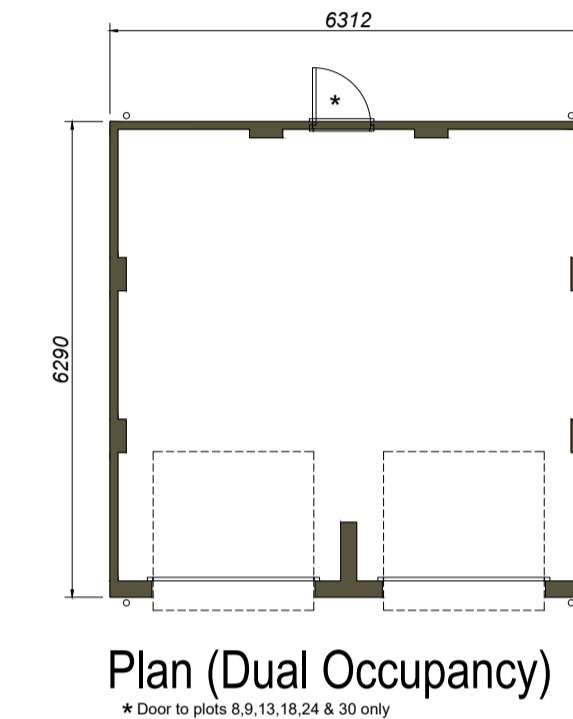
Plots : 1



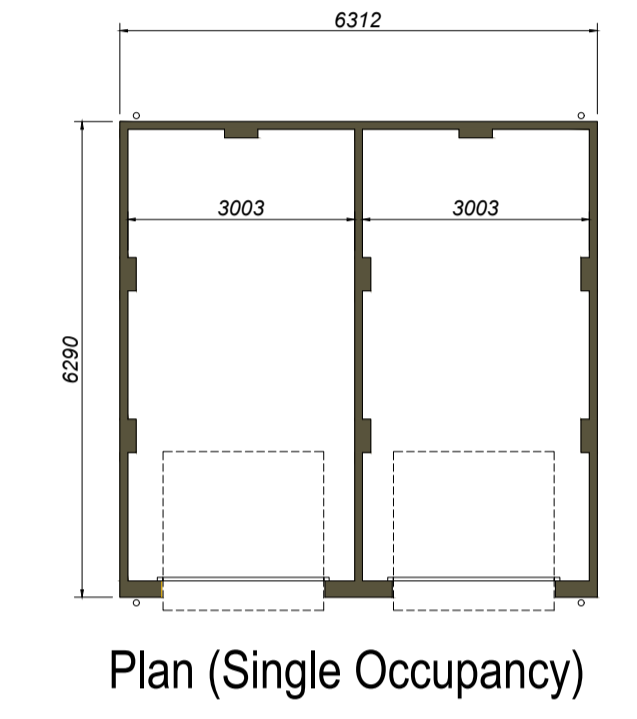
Plots : 8, 14



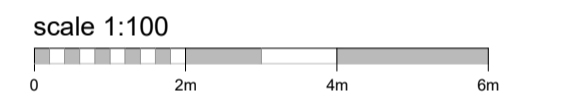
Plots : 5, 6, 17



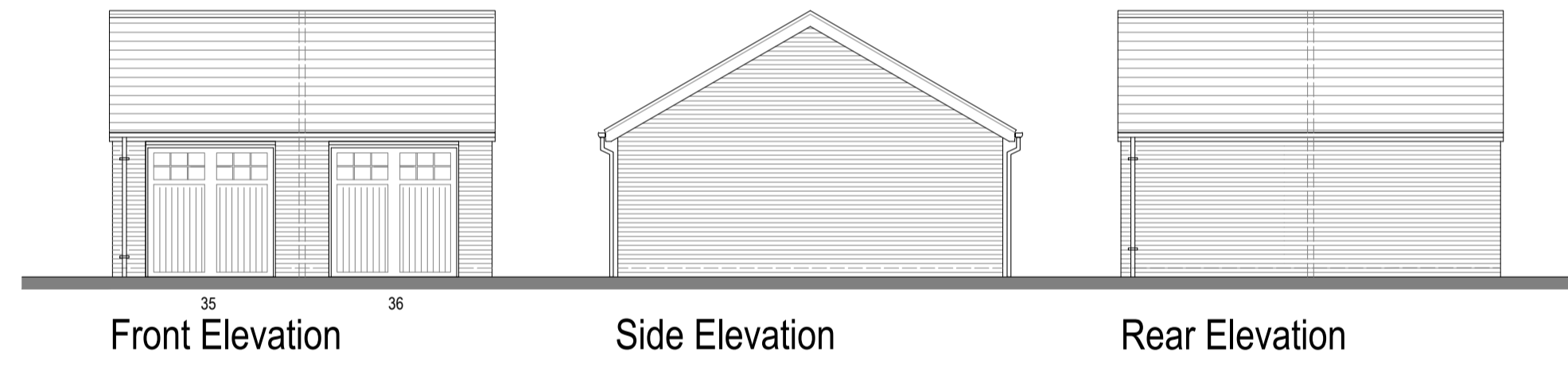
Plan (Dual Occupancy)
* Door to plots 8,9,13,18,24 & 30 only



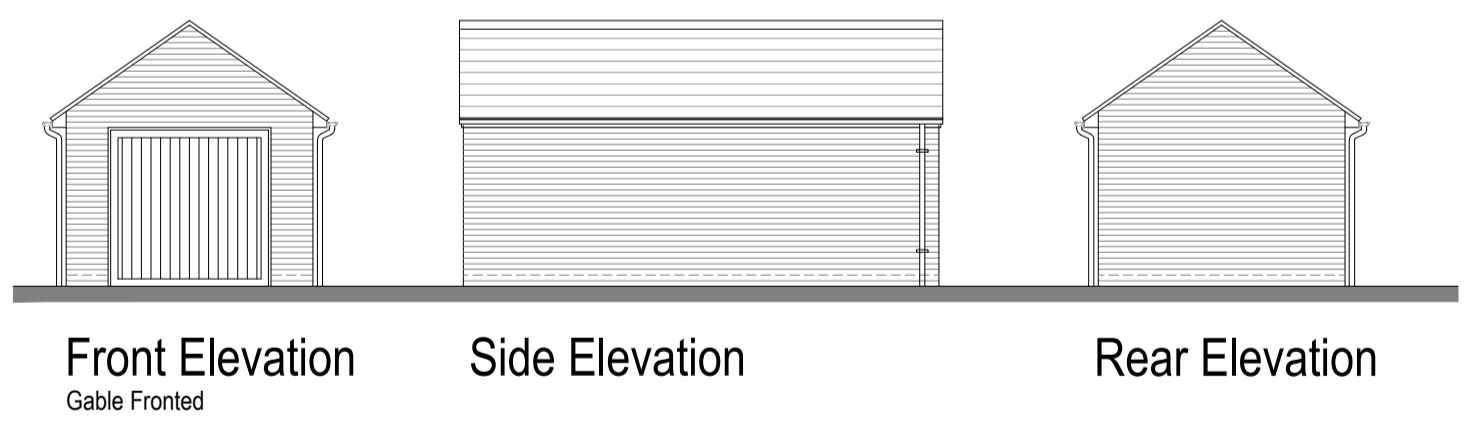
Plan (Single Occupancy)



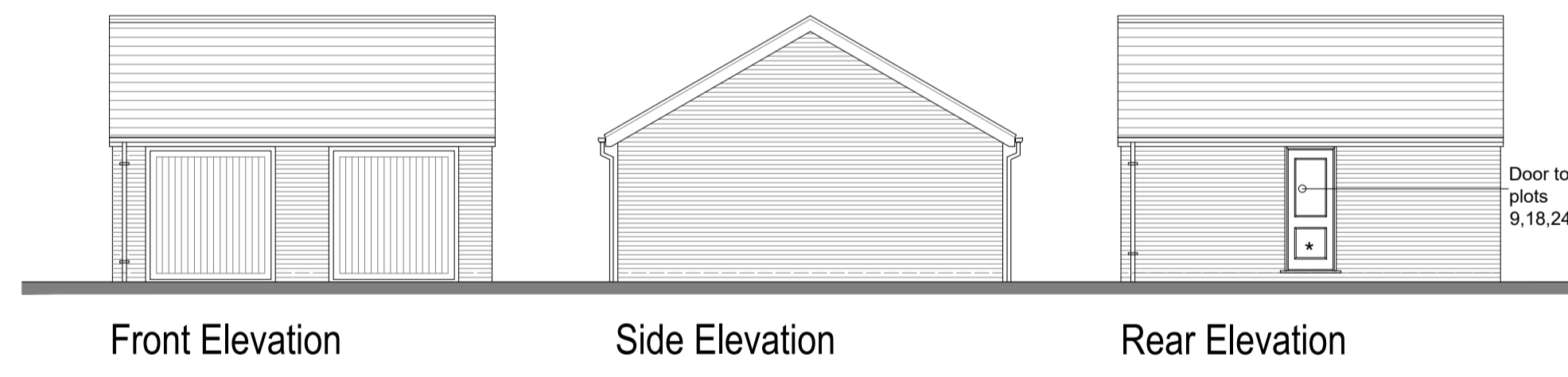
Plots : 28



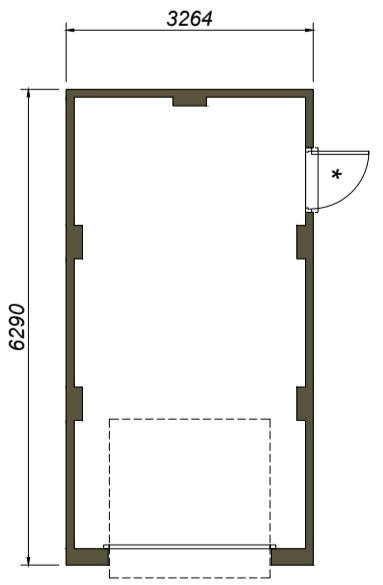
Plots : 35 & 36



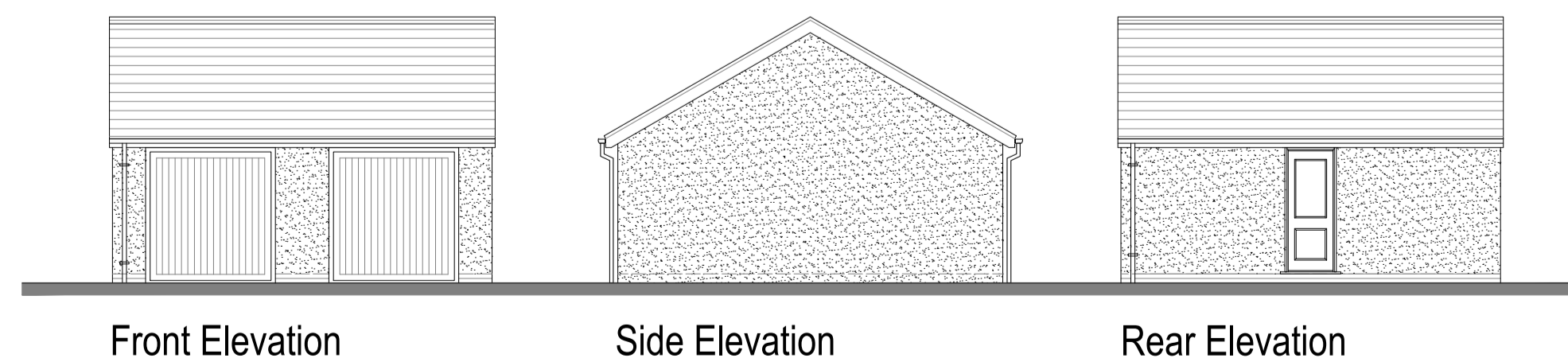
Plots : 2, 3, 4, 10, 11, 12, 15, 16, 19, 20, 21, 22, 25, 29, 31, 37



Plots : 9, 18, 24 & 30



Plan
* Door to plot 28 only



Plots : 13

* Plots : 7 & 23 are integral garages.
Please refer to the relevant HT drawings

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REV	DESCRIPTION	DATE	AUTHOR	CHK'D
A	Status changed to planning	24.10.18	KK	
B	Changes to plot numbers	05.11.18	KK	
C	Change to single garage floor plans.	09.11.18	KK	
D	Changes as per updated layout	12.11.19	KK	

PLANNING

Portishead Office
Unit 5, Middle Bridge Business Park, Bristol Road, Portishead, BS20 6PN
t: 01275 407000 f: 01794 367276 www.thrivearchitects.co.uk

PROJECT
Land at Cuffley Hill
Goffs Oak

DRAWING
Garages
Floor Plans & Elevations

SCALE	DATE	AUTHOR	CHK'D
1@100 @ A1	09/18	KK	

JOB NO.	DRAWING NO.	REV
COUN180506	GR.01	D

CLIENT REF.

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 Where applicable this drawing is to be read in conjunction with the Consultants' drawings.

REV	DESCRIPTION	DATE	AUTHOR	CHK'D
A	Issued for planning	12.11.19	KK	



Side Elevation



Rear Elevation



Front Elevation



Side Elevation



PLANNING



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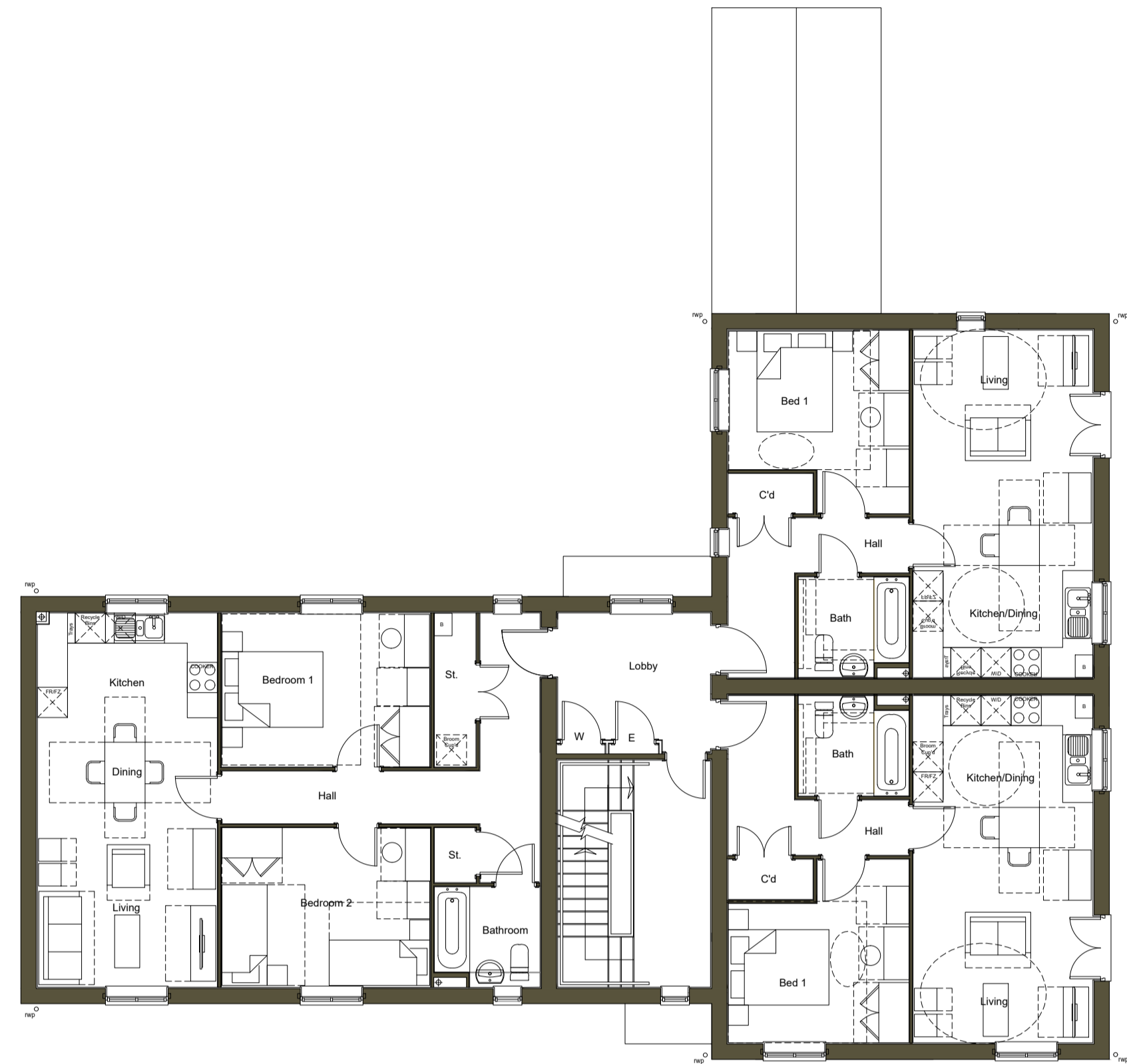
PROJECT
 Land at Cuffley Hill
 Goffs Oak

DRAWING
 Flat Block
 Elevations
 Plots 44-50

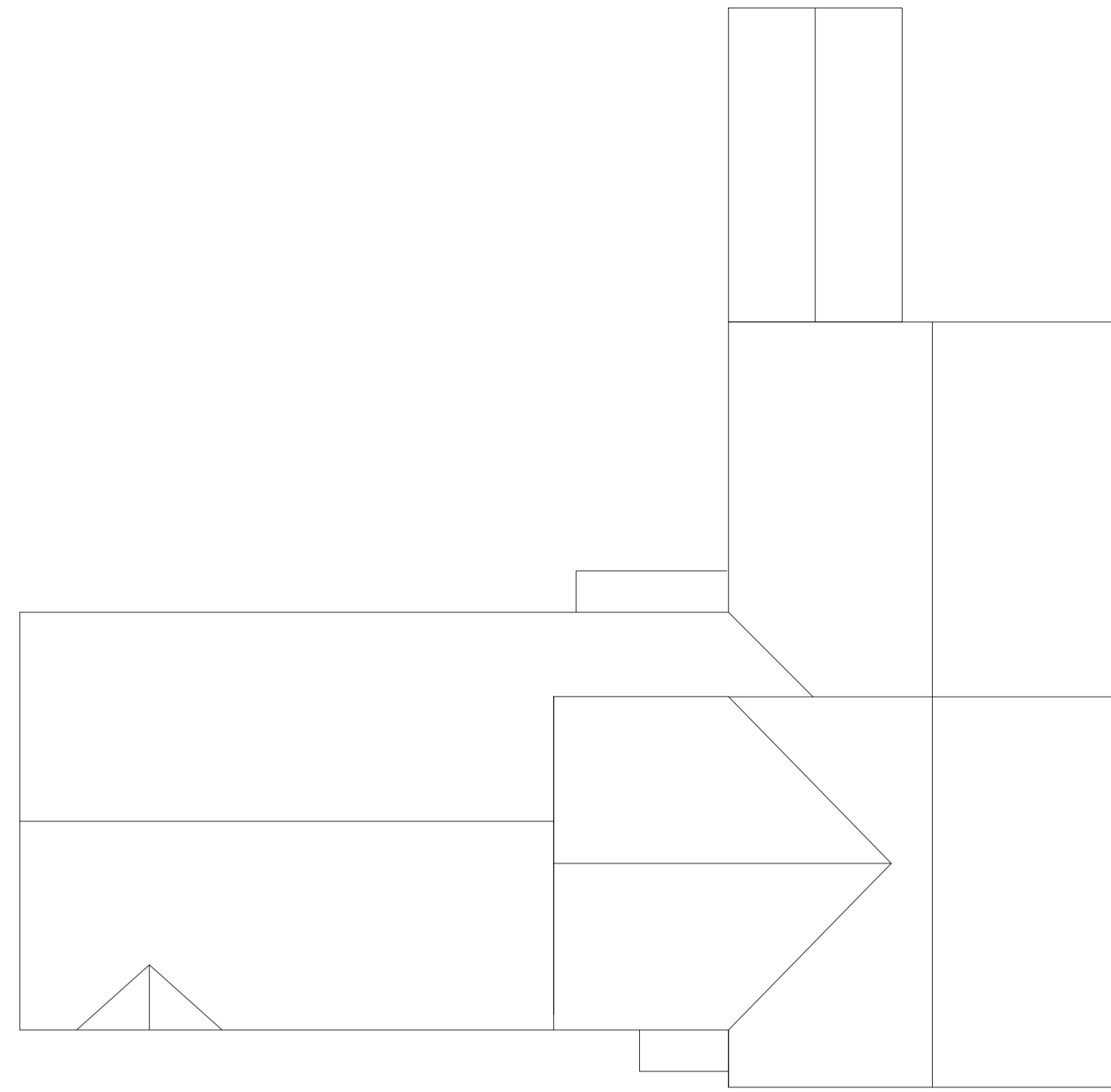
SCALE	DATE	AUTHOR	CHK'D
1:100 @ A1	Nov 19	KK	RP

JOB NO.	DRAWING NO.	REV
COUN180506	PT-44-50.e	A

CLIENT REF.



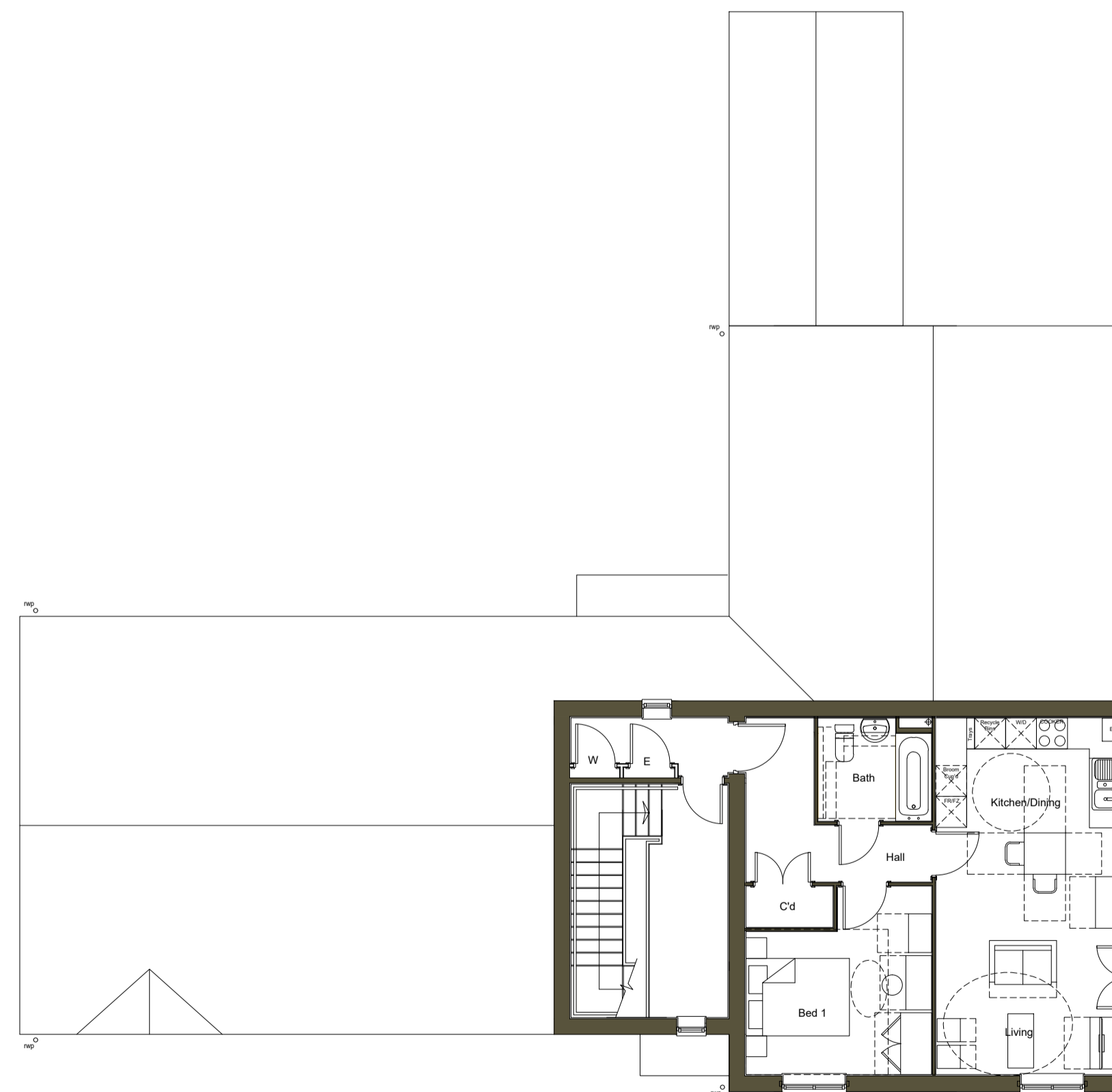
First Floor
1:100



Roof Plan
1:100



Ground Floor
1:100

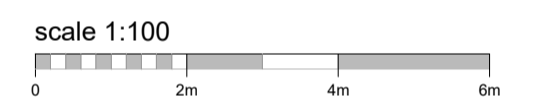


Second Floor
1:100

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 Where applicable this drawing is to be read in conjunction with the Consultants' drawings.

REV	DESCRIPTION	DATE	AUTHOR	CHK'D
A	Issued for planning	12.11.19	KK	



PLANNING



Portishead Office
 Unit 5, Middle Bridge Business Park, Bristol Road, Portishead, BS20 6PN
 t: 01275 407000 f: 01794 367276 www.thrivearchitects.co.uk

PROJECT
Land at Cuffley Hill
Goffs Oak

DRAWING
Flat Block
Floor Plans
Plots 44-50

SCALE	DATE	AUTHOR	CHK'D
1:100 @ A1	Nov 19	KK	RP

JOB NO.	DRAWING NO.	REV
COUN180506	PT-44-50.p	A

CLIENT REF.

HouseType	1BF	Variation	HouseType	2BF	Variation
Bedrooms	1	Persons	2	Bedrooms	2
Sq.ft	570	Sq.m	53	Sq.ft	796
				Sq.m	74

KEY

- - - SITE BOUNDARY
- x (25.35) EXISTING GROUND LEVEL
- x 25.525 PROPOSED GROUND LEVEL
- FFL 25.475 FINISHED FLOOR LEVEL
- RETAINING WALLS
- ||||| GRAVEL BOARDS (MAX 450mm)
- ~~~~~ UNDERBUILD WITH HEIGHT



NOTES:

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RELEVANT SPECIFICATION AND ALL OTHER RELATED DRAWINGS ISSUED BY THE ENGINEER.
2. DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY.
3. ALL DIMENSIONS SHOWN ON THIS DRAWING ARE IN METERS UNLESS OTHERWISE STATED.
4. ALL DIMENSIONS, LEVEL AND SURVEY GRID CO-ORDINATES ARE TO BE CHECKED ON SITE AND THE ENGINEER NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORKS.
5. NO DEVIATION FROM THE DETAILS SHOWN ON THIS DRAWING IS PERMITTED WITHOUT PRIOR PERMISSION FROM THE ENGINEER.
6. ANY WORKS OUTSIDE RED SITE BOUNDARY ARE FOR INFORMATION PURPOSES ONLY. UNLESS SPECIFICALLY NOTED, ALL WORKS OUTSIDE THE SITE BOUNDARY WILL BE UNDERTAKEN BY OTHERS UNDER A SEPARATE.
7. ALL EXISTING SERVICE ROUTES HAVE BEEN TRANSCRIBED FROM THE RESPECTIVE UNDERTAKERS RECORDS AND AS SUCH NO RESPONSIBILITY IS ACCEPTED BY ARDENT CONSULTING ENGINEERS FOR THE ACCURACY OF ROUTES SHOWN.
8. THE AVOIDANCE AND PROTECTION OF SERVICES DURING THE WORKS IS THE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR IS REMINDED OF HIS OBLIGATION TO VERIFY THE ROUTE OF ALL SERVICES ON SITE PRIOR TO THE COMMENCEMENT OF THE WORKS.
10. THE CONTRACTOR SHOULD ALLOW FOR ANY NECESSARY LIAISON WITH THE STATUTORY UTILITIES DURING THE COURSE OF THE WORKS TO AVOID ANY DISRUPTION TO RETAINED SERVICES.
11. THE CONTRACTOR SHOULD NOTE THAT THE SERVICES SHOWN ARE NOT TO BE CONSIDERED EXHAUSTIVE. PRIVATE SERVICES MAY BE PRESENT WITHIN THE LIMIT OF WORKS AND CARE SHOULD BE TAKEN TO LOCATE AND AVOID THESE DURING CONSTRUCTION.
12. TREES SURVEY INFORMATION HAS BEEN TAKEN FROM JAMES BLAKE ASSOCIATES DRAWING DATED 15/09/2016 DRAWING NO. JBA 15 365 T502

GROUND CONTAMINATION IDENTIFIED ON SITE. REFER TO GEOTECHNICAL REPORT (REF: 18-0446, DATED 21-08-18) FOR MINIMUM DEPTHS OF CLEAN COVER AND REMEDIATION

TREE SURVEY OMITTED FOR CLARITY

FOR PLANNING



J	LEVELS REVISED TO SUIT TPO'S & LATEST FFLS	35	25	BB	20.11.19
H	SITE LAYOUT UPDATED	AW	AW	BB	15.11.19
G	SITE LAYOUT UPDATED	3C	3C	BB	01.11.19
F	SITE LAYOUT UPDATED. LEVELS ADDED TO ACCESS	AW	FY	BB	11.12.18
E	REMOVED TREE SURVEY	RM	FY	BB	30.10.18
D	SITE LAYOUT UPDATED.	AW	FY	BB	29.10.18
C	UPDATE TO NEW LAYOUT - ISSUED FOR COMMENT	AMG	FY	BB	11.10.18
B	LEVELS ADJUSTED AS AGREED WITH CLIENT	BB	FY	BB	01.10.18
A	REVISED LAYOUT	RM	FY	BB	19.09.18
Rev	Description	Drn	Chk	App	Date

ARDENT CONSULTING ENGINEERS

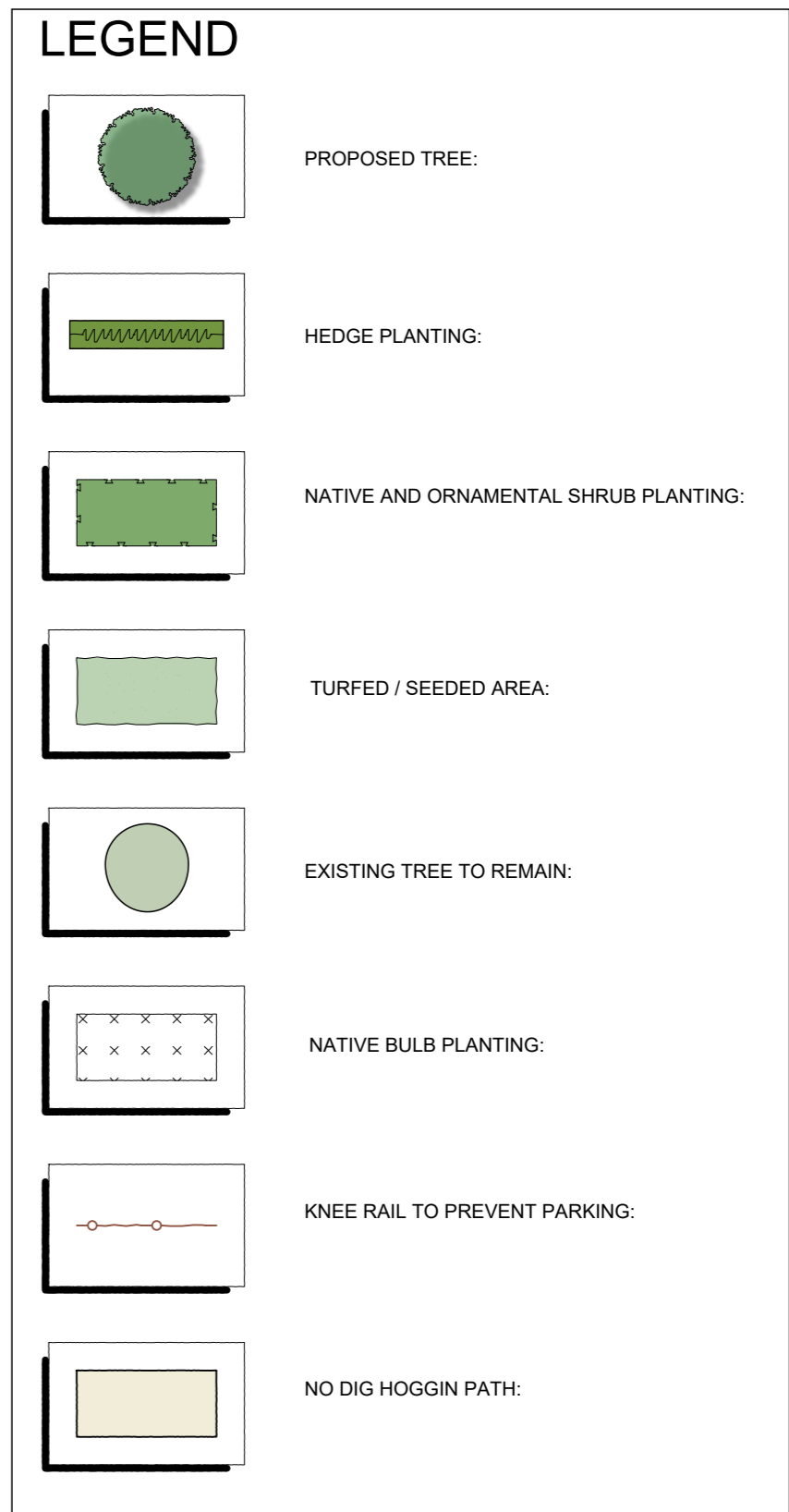
Third Floor
The Hallmark Building
52-56 Leadenhall Street
London
EC3M 8JE

Tel: 020 7680 4088
Web: www.ardent-ce.co.uk
E-mail: enquiries@ardent-ce.co.uk

worksafe consultant
www.smasstd.com

SSIP
SPECIALIST SUPPLIER INSTITUTE

Client	COUNTRYSIDE PROPERTIES (UK) Ltd		
Project Title:	CUFFLEY HILL, GOFFS OAKS		
Drawing Title:	LEVELS STRATEGY		
A1 Scale	Date	Designed by	
1:500	31.07.18	BB	
Drawn by	Checked by	Approved by	
RM	FY	BB	
Drawing Number	162101 - 002		Rev
			J

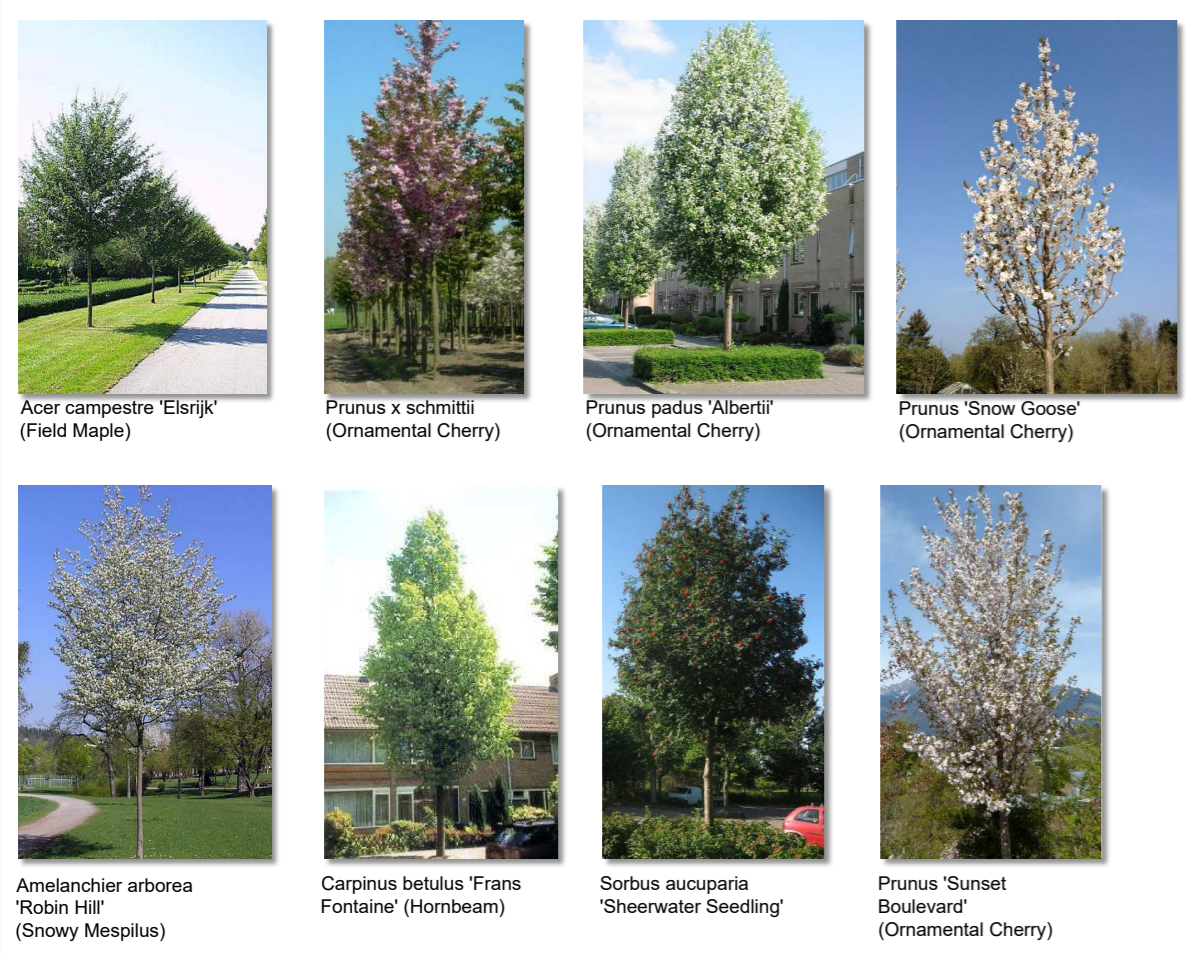


- #### SOFT LANDSCAPE PALETTE:
- Ornamental Planting:**
Planting generally to be 5L-10L specimens planted at average density of 4 plants per sq.m. 15L-25L specimen shrubs planted in groups of 1-3.
- Residential Landscaping (typical examples of shrubs to be used - exact species to be confirmed in detail design stage with Local Authority):**
- Abelia grandiflora
 - Amelanchier lamarkii
 - Aucuba japonica 'Variegata'
 - Berberis species
 - Brachyglottis 'Sunshine'
 - Caryopteris 'Heavenly Blue'
 - Ceanothus thrysiliflorus 'Repens'
 - Cistus species
 - Choisya species
 - Cornus species
 - Euonymus fortunei 'Emerald 'n Gold'
 - Elaeagnus x ebbingei
 - Hebe species
 - Hypericum species
 - Kerria japonica
 - Lavandula 'Hidcote' & 'Munstead'
 - Lonicera species
 - Mahonia species
 - Osmanthus species
 - Phormium species
 - Pittosporum species
 - Potentilla 'Abbotswood'
 - Rosmarinus species
 - Sarcococca confusa
 - Spiraea japonica species
 - Viburnum species
 - Weigela florida 'Variegata'

- #### Typical Hedging (selected from the following):
- Planting generally to be 5-15L shrubs or rootballed stock planted in single or double staggered rows at 350-500mm c/c. Exact species to be confirmed in detail design stage with Local Authority.
- | Species | Size |
|-----------------------------|-----------|
| Elaeagnus x ebbingei | 10L |
| Escallonia species | 10L |
| Euonymus 'Green Rocket' | 3-10L |
| Ligustrum species | 5-10L |
| Native Hedge | BR / 3-5L |
| Osmanthus x burkwoodii | 10L |
| Photinia 'Red Robin' | 10L |
| Photinia 'Little Red Robin' | 10L |
| Prunus lusitanica | 3-10L |

- #### Typical Proposed Trees:
- Trees selected from the following species : (Girth range from 14-16cm to 25-30cm).
- | Species | Girth | Clear Stem |
|-----------------------------------|----------|------------|
| Acer campestre 'Elsrijk' | as above | >2.00m |
| Betula pendula | as above | >2.00m |
| Corylus colurna | as above | >2.00m |
| Prunus 'Sunset Boulevard' | as above | >2.00m |
| Amelanchier arborea 'Robin Hill' | as above | >2.00m |
| Carpinus betulus 'Frans Fontaine' | as above | >2.00m |
| Prunus x schmittii | as above | >2.00m |
| Pyrus calleryana 'Chanticleer' | as above | >2.00m |
| Sorbus auc. species | as above | >2.00m |

Typical Tree Planting:



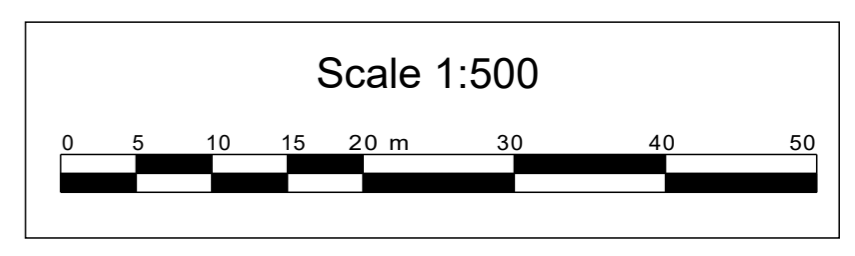
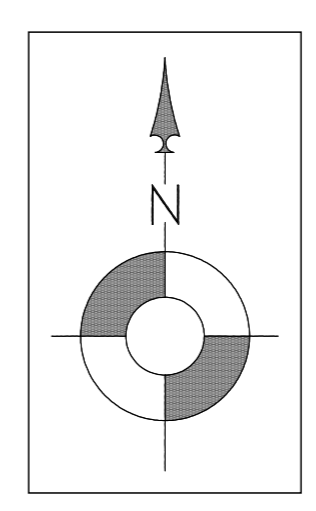
Typical Shrub Planting:



Typical Hedge Planting:



Native Hedge:



Rev	Date	By	Description	CHK'd
PL5	12.11.19	MJR	Updated to current Site Layout. Drawing number amended to C00185_CSP_EL_XX_DR_L_001.	
PL4	13.12.16	MJR	Updated to current Site Layout.	
PL3	24.10.16	MJR	Updated to current Site Layout.	
PL2	25.09.18	MJR	Planning issue. Updated to current Site Layout.	
P1	11.09.18	MJR	Preliminary issue.	

<p>CERTIFICATE NUMBER: 15907 300 (001) 300 (002)</p>	<p>date: Sept 2018</p> <p>scale: @A1 1:500</p> <p>drawn by: MJR</p> <p>checked: MJR</p> <p>Information: PL Planning T Tender C Construction P Preliminary</p>	<p>project: Cuffley Hill Goffs Oak</p> <p>drawing: Landscape Strategy Layout</p> <p>drawing no: C00185_CSP_EL_XX_DR_L_X001</p> <p>sheet no: PL5</p>
	<p>© This drawing is copyright of Countryside and must not be copied or reproduced in whole or in part, nor used in conjunction with any project without Countryside's written consent. DO NOT SCALE THIS DRAWING</p> <p>g:\landscape\2. new homes & communities - central\cuffley hill, goffs oak\cad\drawings\planning\c00185_csp_el_xx_dr_l_001 - 002 [p05] landscape strategy layout.dwg</p>	



LEGEND:



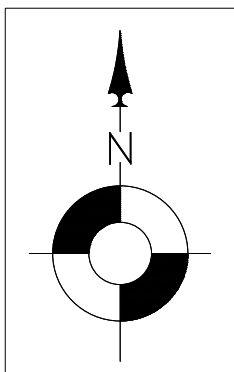
POS - MANAGED AREA
(Area TBC in Detailed Design)





HOUSING ASSOCIATION MANAGED AREA
(Area TBC in Detailed Design)



UTILITY COMPANY MANAGED AREA
(Area TBC in Detailed Design)



Rev	Date	By	Description	Chk'd
PL5	15.11.19	MJR	Updated to current Site Layout. Drawing number amended to C00185_CSP_EL_XX_DR_L_002.	
PL4	13.12.18	MJR	Updated to current Site Layout.	
PL3	24.10.18	MJR	Updated to current Site Layout.	
PL2	25.09.18	MJR	Updated to current Site Layout.	
P1	11.09.18	MJR	Planning issue.	

  <p>COUNTRYSIDE Places People Love Countryside House The Drive, Brentwood Essex, CM13 3AT 01277 260000 countryside-properties.com</p>	date: Sept 2018 scale: @A3 NTS drawn by: MJR checked: MJR	project: Cuffley Hill Goffs Oak drawing: Landscape Management Reponsibilities Plan
	I Information PL Planning T Tender C Construction P Preliminary	PL drawing no: C00185_CSP_EL_XX_DR_L_X002 sheet no:

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