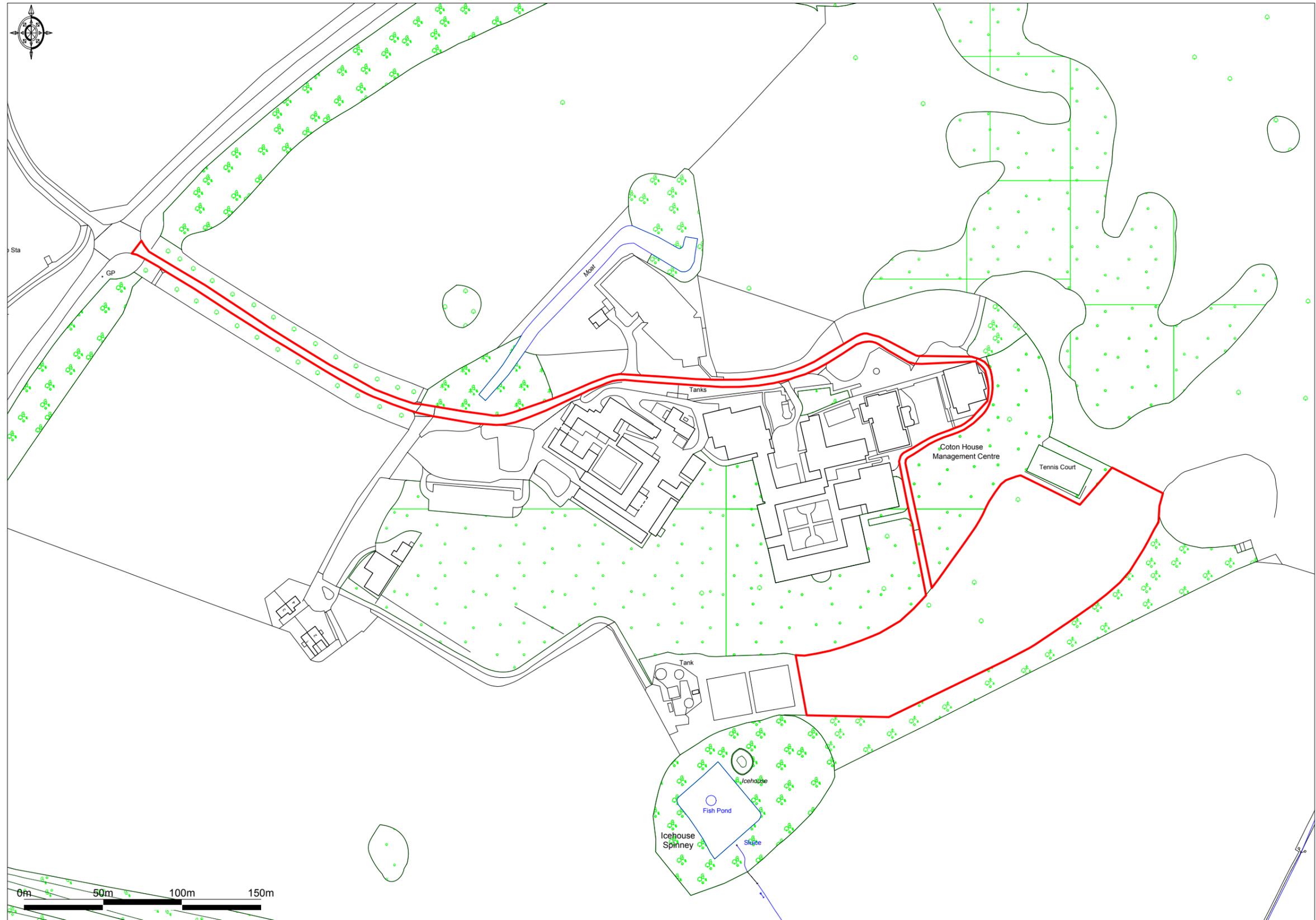


Formation of an acoustic bund south of Coton House with landscaping

Location Plan



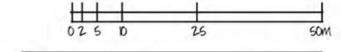
APPROVED HOUSING LAYOUT

AMENDED

LOCATION OF BUND

- KEY:**
- CONVERTED GRADE II LISTED COTON HOUSE
 - CONVERTED & PARTIALLY REBUILT GRADE II LISTED STABLE BLOCK
 - RETAINED BUILDINGS
 - PROPOSED DWELLINGS & GARAGES
 - RETAINED TREES & PLANTING
 - REMOVED TREES & PLANTING
 - PROPOSED TREES & PLANTING

- OUTLINE SCHEDULE OF ACCOMMODATION**
- CONVERSION OF COTON HOUSE (G):
SAY 1 NO. 2 BEDROOM APARTMENTS
@ approx 100-150 sq ft + 2 parking spaces
 - CONVERSION & RECONSTRUCTION OF STABLE BLOCK (D):
2 NO. CONVERTED 4 BED HOUSES
@ approx 1500 sq ft + 3 parking spaces
 - 1 NO. CONVERTED 3 BED HOUSE
@ approx 1000 sq ft + 2 parking spaces
 - 1 NO. CONVERTED 2 BED HOUSE
@ approx 800 sq ft + 2 parking spaces
 - 1 NO. CONVERTED 1 BED STUDIO OVER GARAGE
@ approx 350 sq ft + 1 parking space
 - 2 NO. RECONSTRUCTED 3 BEDROOM HOUSES
@ approx 1000 sq ft + 2 parking spaces
 - 1 NO. RECONSTRUCTED 2 BED FLAT OVER GARAGE
@ approx 800 sq ft + 1.5 parking spaces
 - EXTENSION OF FORMER DAIRY (D):
EXTENDED TO FORM 1 NO. 1 BED HOUSE
@ approx 600 sq ft + 3 parking spaces
 - CONVERSION OF BUILDINGS H, J & K (G):
H - 1 NO. CONVERTED BUNGALOW
@ approx 1200 sq ft + 3 parking spaces
 - J - 1 NO. CONVERTED BUNGALOW
@ approx 1050 sq ft + 3 parking spaces
 - K - 1 NO. CONVERTED BUNGALOW
@ approx 1030 sq ft + 3 parking spaces
 - NEW DWELLINGS TO BUILT-UP PART OF CONFERENCE CENTRE (G):
A - 05 NO. 5 BEDROOM HOUSES
@ approx 2250 sq ft + 4 parking spaces
 - B - 12 NO. 5 BEDROOM HOUSES
@ approx 1950 sq ft + 3 parking spaces
 - C - 14 NO. 4/5 BEDROOM HOUSES
@ approx 1475 sq ft + 3 parking spaces
 - D - 15 NO. 4 BEDROOM HOUSES
@ approx 1400 sq ft + 3 parking spaces
 - E - 03 NO. 4 BEDROOM HOUSES
@ approx 1350 sq ft + 3 parking spaces
 - F - 02 NO. 3 BEDROOM HOUSES
@ approx 1400 sq ft + 2 parking spaces
 - G - 02 NO. 3 BEDROOM HOUSES
@ approx 1000 sq ft + 2 parking spaces
 - H - 02 NO. 5 BED 15 STOREY FLATHOUSES TO SITE ENTRANCE
@ approx 2500 sq ft + 3 parking spaces
- TOTAL 76 NO. DWELLINGS**



Rev	Amendments	Date
A	Plots renumbered	04.04.2013
B	'Indicative' titles removed	26.04.2013
C	Most House removed and 2No. Type 'A' added. Dairy extension reduced. Existing buildings outside of stable retained proposed as 5No. bungalows. Adjacent area re-designated. Loss of 2No. 'C', 1No. 'B', 2No. 'G', 1No. 'H' added to south-east of site.	15.08.2013
D	Most House retained/Layout revised	20.08.2013
E	Layout to east of stables revised	22.08.2013
F	H, J, K retained, plots 3 & 4 revised, bunds added	27.08.2013
G	Bunds revised to Acoustic's comments	10.09.2013
H	Screen planting to Plots 3 & 4 & 'Dairy' increased.	30.09.2013

Client
Coton House Rugby Ltd

Project
Proposed Residential Development
Coton House & Estate, Rugby

Drawing
Proposed Site Layout: The Estate Village

Date
Mar 2013

Purpose
Planning

Scale
1:1000
@ A2

Drawing Size
@ A2

All written/scaled dimensions and floor areas are subject to verification by Contractor(s) on site.

Project No.
343A01

Drawing No.
1004

Revision
H

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Malcolm Payne Group Limited
174 Holiday Street, Birmingham B1 1TJ Tel: +44 (0)121 643 3159
email: info@malcolmpaynegroup.co.uk www.malcolmpaynegroup.co.uk

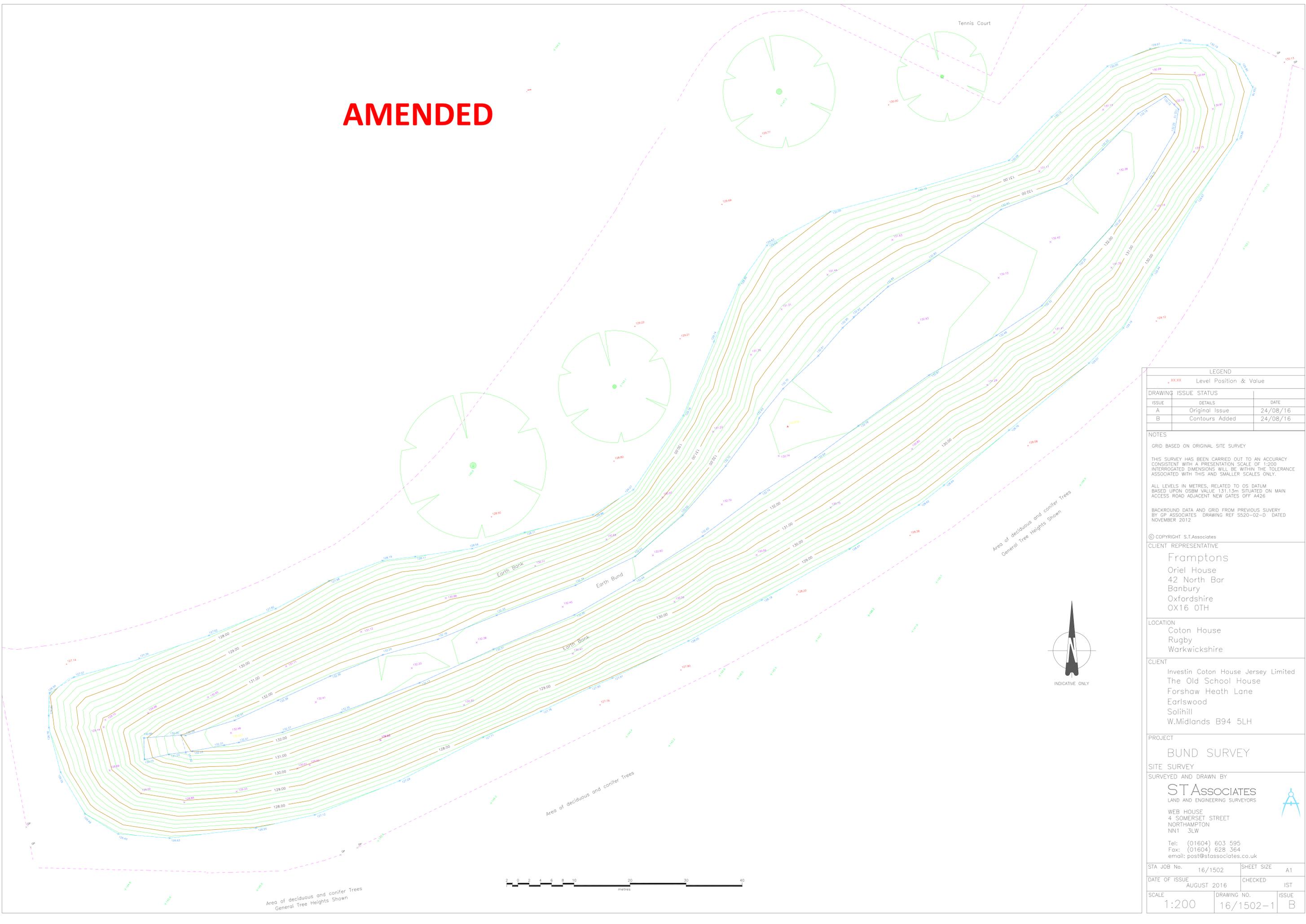
Architecture | Design | Conservation

malcolmpaynegroup

Coton House & Estate, Rugby

Proposed Site Layout: The Estate Village

AMENDED



LEGEND		
• XXXX	Level Position & Value	
DRAWING ISSUE STATUS		
ISSUE	DETAILS	DATE
A	Original Issue	24/08/16
B	Contours Added	24/08/16

NOTES

GRID BASED ON ORIGINAL SITE SURVEY

THIS SURVEY HAS BEEN CARRIED OUT TO AN ACCURACY CONSISTENT WITH A PRESENTATION SCALE OF 1:200 INTERROGATED DIMENSIONS WILL BE WITHIN THE TOLERANCE ASSOCIATED WITH THIS AND SMALLER SCALES ONLY.

ALL LEVELS IN METRES, RELATED TO OS DATUM BASED UPON OSBM VALUE 131.13m SITUATED ON MAIN ACCESS ROAD ADJACENT NEW GATES OFF A426

BACKGROUND DATA AND GRID FROM PREVIOUS SUVERY BY GP ASSOCIATES DRAWING REF S520-02-D DATED NOVEMBER 2012

© COPYRIGHT S.T.Associates
 CLIENT REPRESENTATIVE
Framptons
 Oriel House
 42 North Bar
 Banbury
 Oxfordshire
 OX16 0TH

LOCATION
 Coton House
 Rugby
 Warwickshire

CLIENT
 Investin Coton House Jersey Limited
 The Old School House
 Forshaw Heath Lane
 Earlswood
 Solihull
 W.Midlands B94 5LH

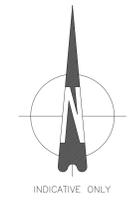
PROJECT
BUND SURVEY

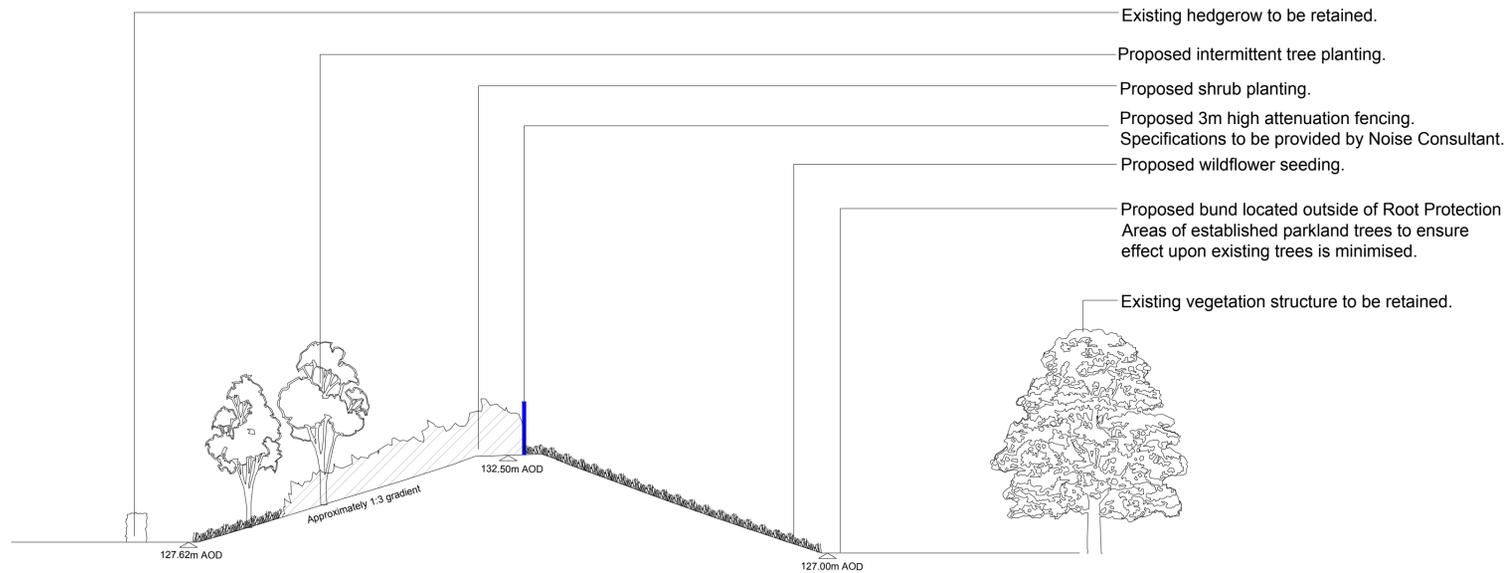
SITE SURVEY
 SURVEYED AND DRAWN BY
ST ASSOCIATES
 LAND AND ENGINEERING SURVEYORS

WEB HOUSE
 4 SOMERSET STREET
 NORTHAMPTON
 NN1 3LW

Tel: (01604) 603 595
 Fax: (01604) 628 364
 email: post@stassociates.co.uk

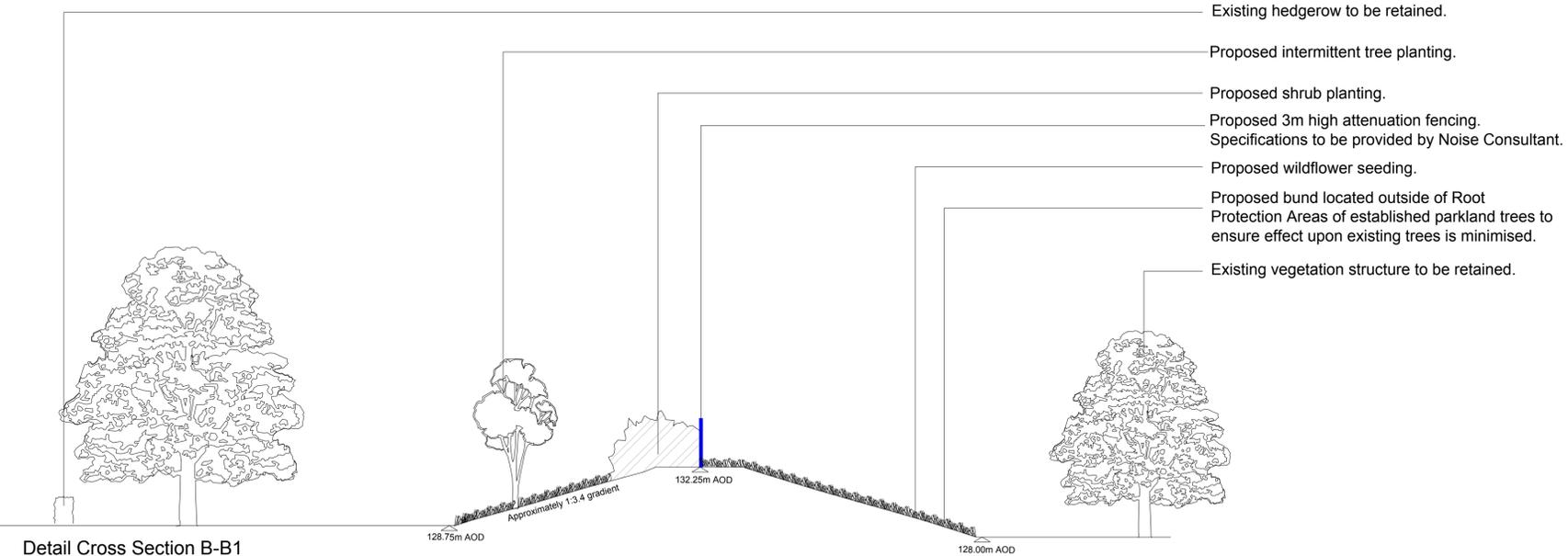
STA JOB No.	16/1502	SHEET SIZE	A1
DATE OF ISSUE	AUGUST 2016	CHECKED	IST
SCALE	1:200	DRAWING NO.	16/1502-1
		ISSUE	B



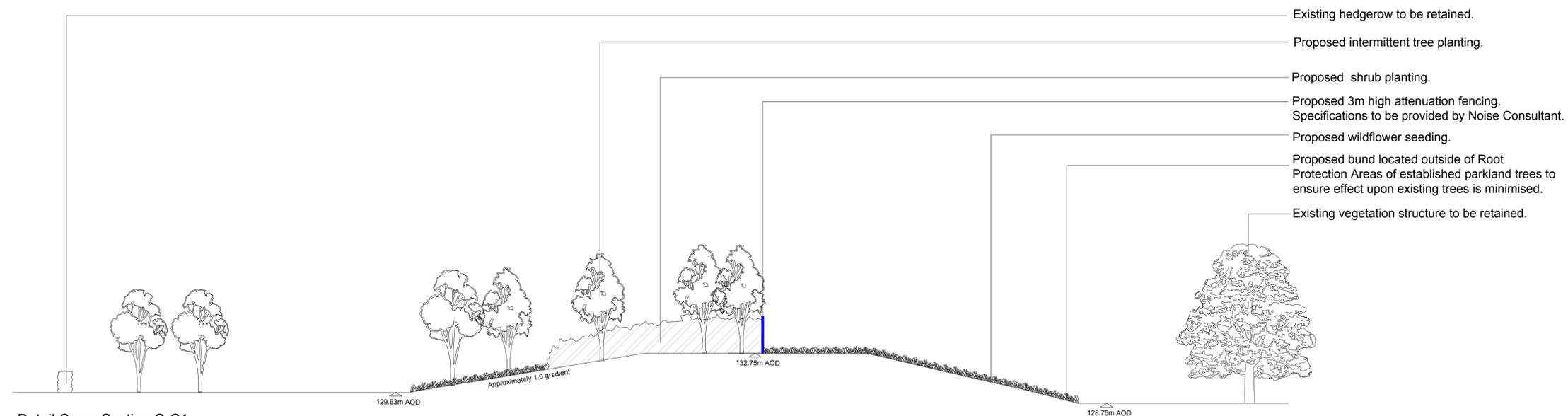


Detail Cross Section A-A1

Section Location Plan



Detail Cross Section B-B1



Detail Cross Section C-C1

AMENDED

NOTE:
Planting shown indicatively at year 10.

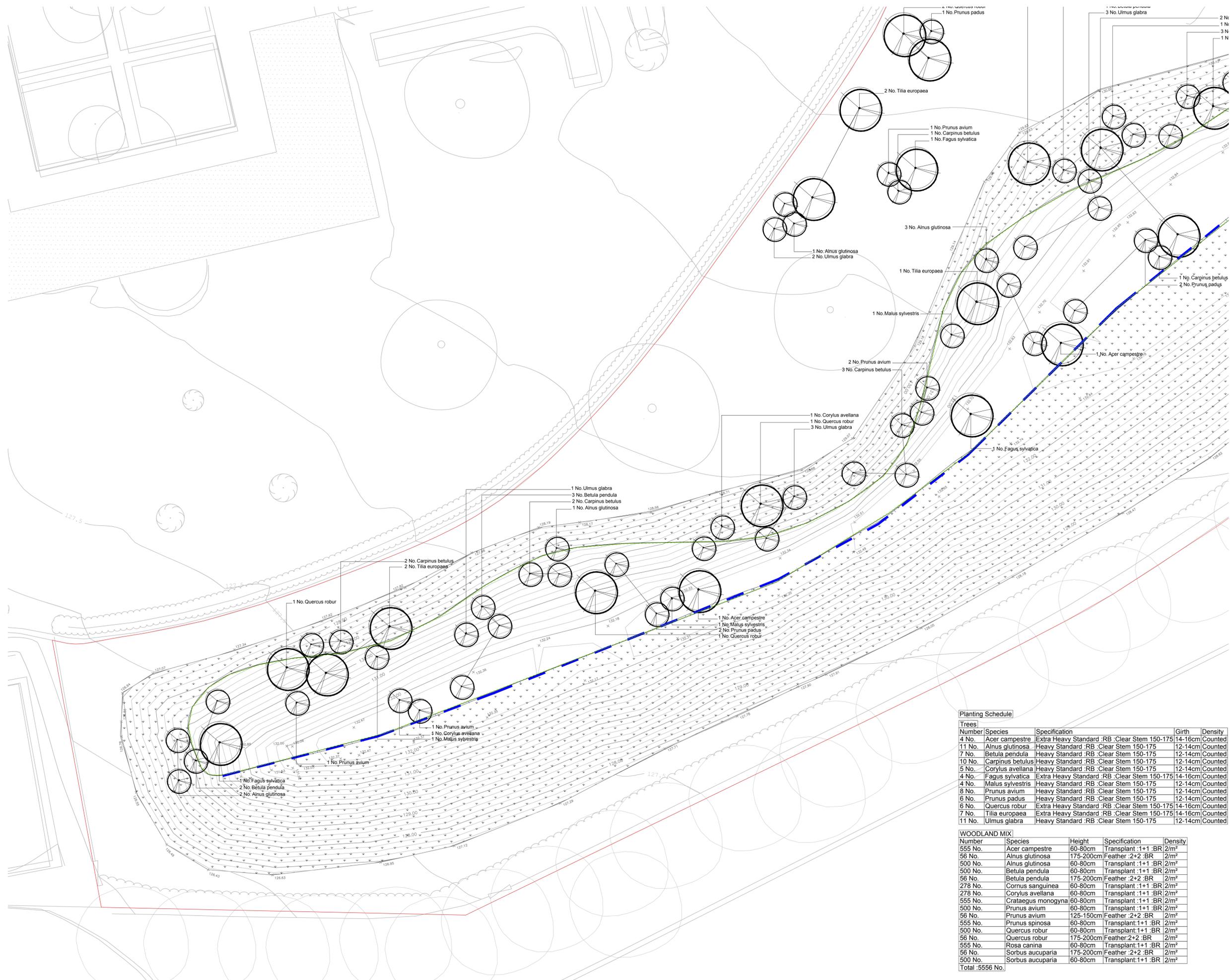
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REV	DATE	REVISION	SLB	RF
C	11.8.16	Bund Detail amends	SLB	
B	10.8.16	Bund Detail amends	SLB	
A	5.12.14	Bund Location	SLB	RF

REVISIONS

aspect landscape planning

TITLE			
Coton House, Rugby Bund Detail Sections			
CLIENT			
Investin Coton House Jersey Limited			
SCALE	DATE	DRAWN	CHK'D
1:200@A1	DEC 2014	SLB	RF
DRAWING NUMBER	REVISION		
5180/ ASP002	C		



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- KEY:
- Site Boundary
 - Proposed Trees
 - Proposed Shrubs
 - EM2 Standard general purpose wild flower seed mixture.
 - Proposed Noise Attenuation Barrier

AMENDED

PLANTING NOTES
 All plants to be supplied in accordance with the HTA 'National Plant Specification' and from a HTA certified nursery. All plants and trees to be planted in accordance with BS3308 and BS8545. Delivery and handling of all plant material to be in accordance with BS4428/JCL/CPSE Code of Practice for 'Handling and Establishing Landscape Plants' Parts I, II and III and BS8545.

Planting Pit and Trench Preparation
 Tree pits in soft landscape to be excavated to 1m x 1m x 1m depth prior to topsoiling and all shrub planting areas excavated to 450mm depth. All proposed hedge planting trenches to be excavated to 600mm depth. Unless otherwise specified, all tree pits in hard landscape to be 2m x 2m x 1m, backfilled with compacted Urban Tree Soil. The preparation of planting pits, bed or trenches shall comply with the appropriate British Standards, namely BS4043, BS4428, BS5837 and BS8545. Excavation of planting pits, beds or trenches shall not take place when the ground is frozen or waterlogged such that damage may occur to the structure of the soil. All excavated areas to be backfilled with either site won topsoil or imported topsoil to be BS3882 General purpose grade. All topsoiled areas to be clear of rocks and rubble larger than 50mm diameter and any other debris that may interfere with the establishment of plants. The contractor shall break up and cultivate at the base of the trenches or planting pits. The sides of the trenches or planting pits shall be loosened with a fork or other similar implement. All stones and the like over 75mm in any dimension, deleterious matter, weeds and weed roots brought to the surface by any cultivation or excavation shall be removed off site. The contractor shall remove off site the excavated subsoil/fill material when preparing planting pits. The imported topsoil should make up any deficiencies caused by the removal of the subsoil/fill material. Trenches and pits shall have the topsoil and any subsoil/fill material thoroughly broken up and mixed prior to backfilling. All trees shall be supplied root balled, unless otherwise stated. Root balled trees shall be well grown, healthy and with a compact, contained rootball. They shall be nursery grown and have been regularly watered. Prior to planting, all plant material shall be stored and sorted at in accordance with best practice.

Planting
 All plants shall be planted in a random fashion avoiding formal regimented lines at densities indicated in the schedule, unless otherwise specified. Unless otherwise specified, all hedgerows shall be planted in a double staggered rows and hedgerow mixes shall be planted in groups of 7, 9 & 13s at densities indicated on the schedule. Ornamental shrub planting mixes shall be planted in groups of 5, 7, 8, 11s and native shrub planting mixes shall be planted in groups of 9, 13 & 15s. The selection, procurement, handling, storage and planting operations of all proposed trees shall be in accordance with BS8545:2014 - Trees: from nursery to independence in the landscape, recommendations. Planting and associated operations shall comply with BS4043, BS4428, BS5837 and BS8545. Unless otherwise stated planting shall be carried out during the period of 1 Nov to 31 March when the ground is not frozen or water logged. If planting is required outside this period agreement shall be sought and all bare root plants shall be substituted with container grown stock.

Watering
 All plants shall be watered in to field capacity immediately after planting and mulched with 50mm depth of medium grade crushed mulch. The contractor shall water the trees, shrubs and hedges once planted so that the entire tree pit or planted area is moistened to field capacity, i.e. the amount of water retained by previously saturated soil once full drainage has ceased. Watering to field capacity shall continue frequently and on a regular basis as considered necessary by the landscape contractor and as necessary to ensure the successful establishment and continued thriving of all planting. Additional watering shall be undertaken during summer months and/or periods of drought. Post planting management and maintenance specifically for new tree planting shall include ongoing irrigation and formative pruning as outlined in BS8545. The period over which regular irrigation required for transplanted trees is likely to be at least two full growing seasons to ensure successful establishment. As the root system develops the frequency of irrigation can be reduced.

Staking
 All trees within soft landscape areas to be double staked with cross bar and tied, using 1.5m long, 75mm diameter rounded tree stakes 75mm brace, rubber tie and spacer block. Stakes not to extend more than 650mm above ground level. All trees within hardstanding/highways visibility splays to be clear stem to 1.5m high unless otherwise specified. Trees within hardstanding / specific pits to be underground guyed unless otherwise specified.

Root Barriers
 Root barriers (ReRoot 1000 or equivalent) to be included adjacent to buildings and services where necessary. Landscape contractor shall check all planting operations comply with appropriate standards and that in the absence of detailed surveys, any necessary underground investigations are undertaken to ensure there are no conflicts with existing or proposed utilities, services or foundations.

PROTECTION OF EXISTING VEGETATION TO BE RETAINED

Existing trees to be retained shall be protected in accordance with BS5837, from commencement to completion of all works on site.

A	30.11.16	Amended grass seed mix	SLB
REV	DATE	NOTE	Drawn Chkd
REVISIONS			

Planting Schedule

Number	Species	Specification	Girth	Density
4 No.	Acer campestre	Extra Heavy Standard :RB :Clear Stem 150-175	14-16cm	Counted
11 No.	Alnus glutinosa	Heavy Standard :RB :Clear Stem 150-175	12-14cm	Counted
7 No.	Betula pendula	Heavy Standard :RB :Clear Stem 150-175	12-14cm	Counted
10 No.	Carpinus betulus	Heavy Standard :RB :Clear Stem 150-175	12-14cm	Counted
5 No.	Corylus avellana	Heavy Standard :RB :Clear Stem 150-175	12-14cm	Counted
4 No.	Fagus sylvatica	Extra Heavy Standard :RB :Clear Stem 150-175	14-16cm	Counted
4 No.	Malus sylvestris	Heavy Standard :RB :Clear Stem 150-175	12-14cm	Counted
8 No.	Prunus avium	Heavy Standard :RB :Clear Stem 150-175	12-14cm	Counted
6 No.	Prunus padus	Heavy Standard :RB :Clear Stem 150-175	12-14cm	Counted
6 No.	Quercus robur	Extra Heavy Standard :RB :Clear Stem 150-175	14-16cm	Counted
7 No.	Tilia europaea	Extra Heavy Standard :RB :Clear Stem 150-175	14-16cm	Counted
11 No.	Ulmus glabra	Heavy Standard :RB :Clear Stem 150-175	12-14cm	Counted

WOODLAND MIX

Number	Species	Height	Specification	Density
555 No.	Acer campestre	60-80cm	Transplant :1+1 :BR	2/m ²
56 No.	Alnus glutinosa	175-200cm	Feather :2+2 :BR	2/m ²
500 No.	Alnus glutinosa	60-80cm	Transplant :1+1 :BR	2/m ²
500 No.	Betula pendula	60-80cm	Transplant :1+1 :BR	2/m ²
56 No.	Betula pendula	175-200cm	Feather :2+2 :BR	2/m ²
278 No.	Cornus sanguinea	60-80cm	Transplant :1+1 :BR	2/m ²
278 No.	Corylus avellana	60-80cm	Transplant :1+1 :BR	2/m ²
565 No.	Crataegus monogyna	60-80cm	Transplant :1+1 :BR	2/m ²
500 No.	Prunus avium	60-80cm	Transplant :1+1 :BR	2/m ²
56 No.	Prunus avium	125-150cm	Feather :2+2 :BR	2/m ²
555 No.	Prunus spinosa	60-80cm	Transplant :1+1 :BR	2/m ²
500 No.	Quercus robur	60-80cm	Transplant :1+1 :BR	2/m ²
56 No.	Quercus robur	175-200cm	Feather :2+2 :BR	2/m ²
555 No.	Rosa canina	60-80cm	Transplant :1+1 :BR	2/m ²
56 No.	Sorbus aucuparia	175-200cm	Feather :2+2 :BR	2/m ²
500 No.	Sorbus aucuparia	60-80cm	Transplant :1+1 :BR	2/m ²
Total :5556 No.				

aspect landscape planning

TITLE
 Coton House, Rugby
 Detail Planting Plan (1 of 2)

CLIENT
 Investin Coton House Jersey Limited

SCALE	DATE	DRAWN	CHKD
1:250@A1	OCT 2016	SLB	
DRAWING NUMBER	REVISION		
5180/ASP04.1 PP	A		

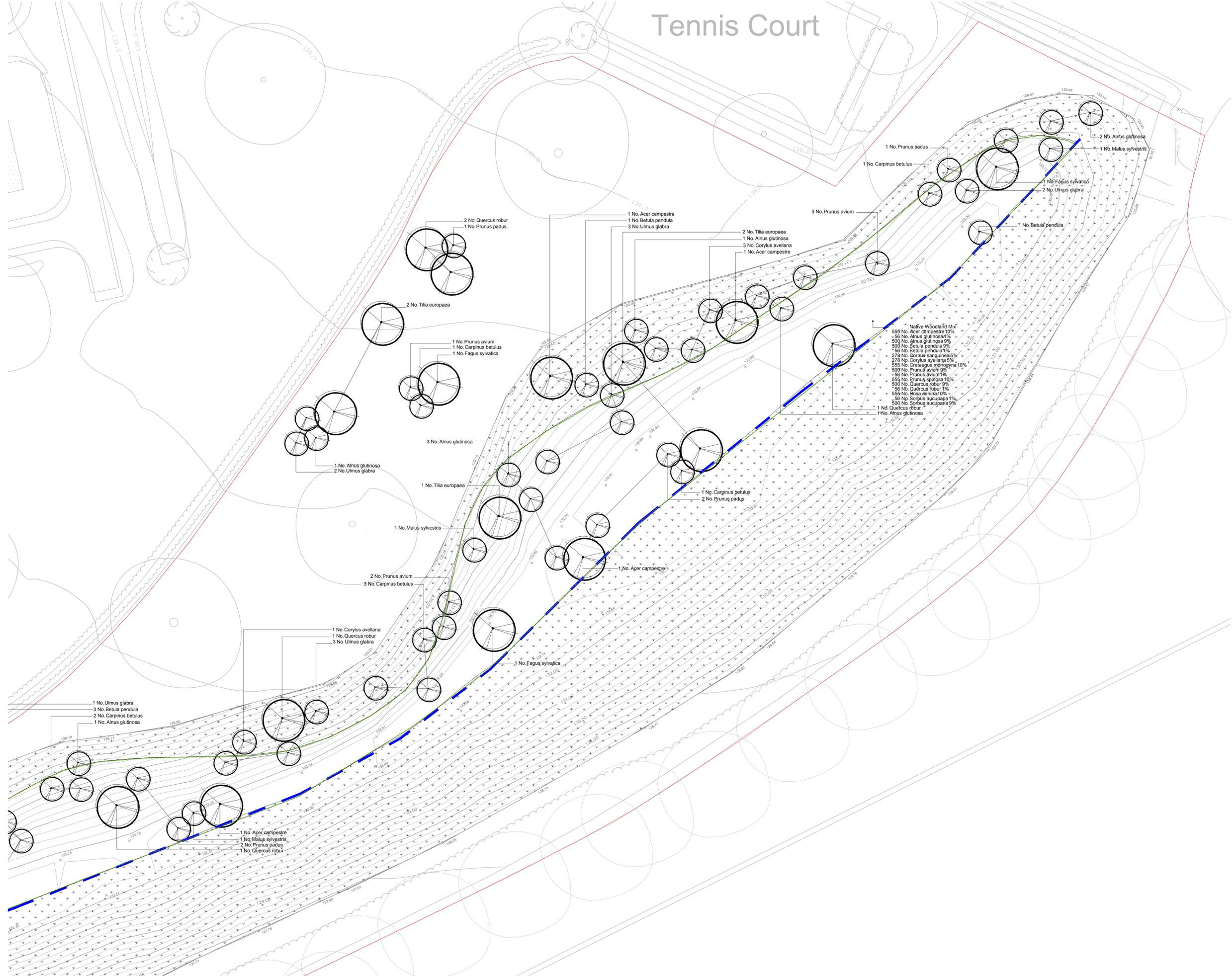
Tennis Court

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- KEY:**
- Site Boundary
 - Proposed Trees
 - Proposed Shrubs
 - EM2 Standard general purpose wild flower seed mixture.
 - Proposed Noise Attenuation Barrier

AMENDED



- Native Woodland Mix**
- 558 No. Acer campestre 10%
 - 556 No. Alnus glutinosa 1%
 - 500 No. Alnus glutinosa 9%
 - 500 No. Betula pendula 9%
 - 55 No. Betula pendula 1%
 - 278 No. Cornus sanguinea 5%
 - 278 No. Corylus avellana 5%
 - 555 No. Crataegus monogyna 10%
 - 500 No. Prunus avium 9%
 - 55 No. Prunus avium 1%
 - 555 No. Prunus spinosa 10%
 - 500 No. Quercus robur 9%
 - 55 No. Quercus robur 1%
 - 555 No. Rosa canina 10%
 - 55 No. Sorbus aucuparia 1%
 - 500 No. Sorbus aucuparia 9%
 - 1 No. Quercus robur
 - 1 No. Alnus glutinosa

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A	30.11.16	Amended grass seed mix	SLB	Chkd
REV	DATE	NOTE	Drawn	Chkd
REVISIONS				

aspect landscape planning

TITLE
Coton House, Rugby
Detail Planting Plan (2 of 2)

CLIENT
Investin Coton House Jersey Limited

SCALE	DATE	DRAWN	CHKD
1:250@A1	OCT 2016	SLB	
DRAWING NUMBER	REVISION		
5180/ ASP04.2 PP	A		

Garaging & Gym for
Coton House

Coton House

Cala Development

Bund under construction

03/07/2015 10:00



Bund under construction

Coton House &
Cala Development

19/11/2015 10:53

R15/1124 Bund & Fencing



Cala Homes Approved Bund

Fencing to be replaced with metal estate railings

26/10/2016 12:22



R15/1124 Bund & Fencing