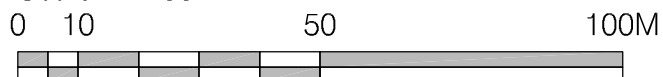


Scale 1:1250



Revision	Date	Description	Drawn
Rev			

Client			
N L CARE PROPERTY LTD			
Project			
"BEESONS YARD" SITE, BURY LANE, RICKMANSWORTH, WD3 1DS			
Drawing			
SITE LOCATION PLAN			
Scale	Date	Drawn	Checked
1:1250 @ A4	05.07.2021	DPH	PSL
Job No.	Dwg No.	Revision	Status
4887	LP 01		PLANNING



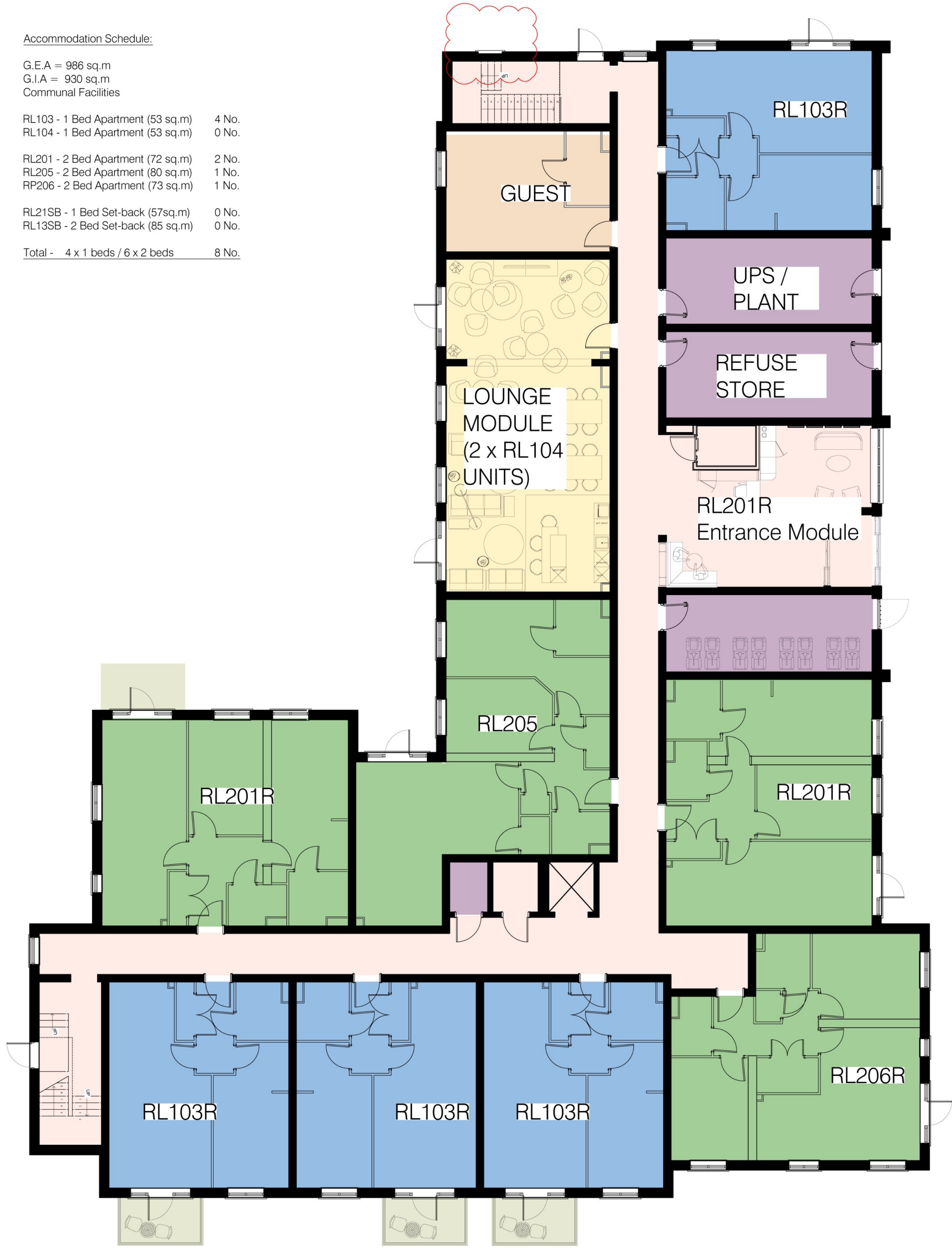
Poplar House Hazell Drive
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GROUND FLOOR PLAN:

Accommodation Schedule:

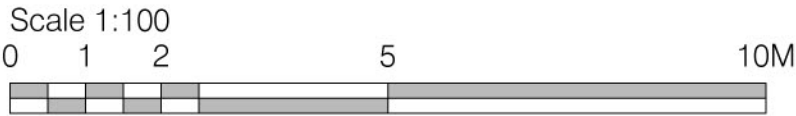
G.E.A = 986 sq.m		
G.I.A = 930 sq.m		
Communal Facilities		
RL103 - 1 Bed Apartment (53 sq.m)	4 No.	
RL104 - 1 Bed Apartment (53 sq.m)	0 No.	
RL201 - 2 Bed Apartment (72 sq.m)	2 No.	
RL205 - 2 Bed Apartment (80 sq.m)	1 No.	
RP206 - 2 Bed Apartment (73 sq.m)	1 No.	
RL21SB - 1 Bed Set-back (57sq.m)	0 No.	
RL13SB - 2 Bed Set-back (85 sq.m)	0 No.	
Total - 4 x 1 beds / 6 x 2 beds	8 No.	



FIRST FLOOR PLAN:

Accommodation Schedule:

G.E.A = 986 sq.m		
G.I.A = 930 sq.m		
Communal Facilities		
RL103 - 1 Bed Apartment (53 sq.m)	5 No.	
RL104 - 1 Bed Apartment (53 sq.m)	2 No.	
RL201 - 2 Bed Apartment (72 sq.m)	3 No.	
RL205 - 2 Bed Apartment (80 sq.m)	1 No.	
RP206 - 2 Bed Apartment (73 sq.m)	1 No.	
RL21SB - 1 Bed Set-back (57sq.m)	0 No.	
RL13SB - 2 Bed Set-back (85 sq.m)	0 No.	
Total - 4 x 1 beds / 6 x 2 beds	12 No.	



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Revision	Date	Description
Rev A	01.07.2022	'Blind' windows noted on floor plans to north elevation
Rev B	06.10.2022	Additional 'blind' windows noted on floor plans to north elevation stairwell

Drawn
DPH
DPH

Client	N L CARE PROPERTY LTD		
Project	"BEESONS YARD" SITE, BURY LANE, RICKMANSWORTH, WD3 1DS		
Drawing	RETIREMENT LIVING (C3) SCHEME: GROUND & FIRST FLOOR PLANS		
Scale	Date	Drawn	Checked
1:100 @ A1	16.05.2022	DPH	
Job No.	Dwg No.	Revision	Status
4887	PL 503	B	PLANNING

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Northern Elevation



Western Elevation



MATERIALS SCHEDULE:

- RED MULTI FACING BRICK
- LONDON STOCK FACING BRICK (TO MATCH EXISTING)
- RECON STONE - COPINGS / STRING COURSE / CILLS / HEADS
- WINDOWS & DOORS - uPVC (WHITE)
- RAINWATER GOODS - uPVC (BLACK)
- BALCONY RAILINGS - PAINTED METAL (ANTHRACITE)



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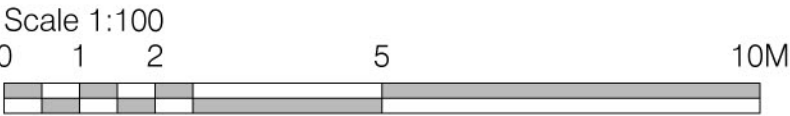
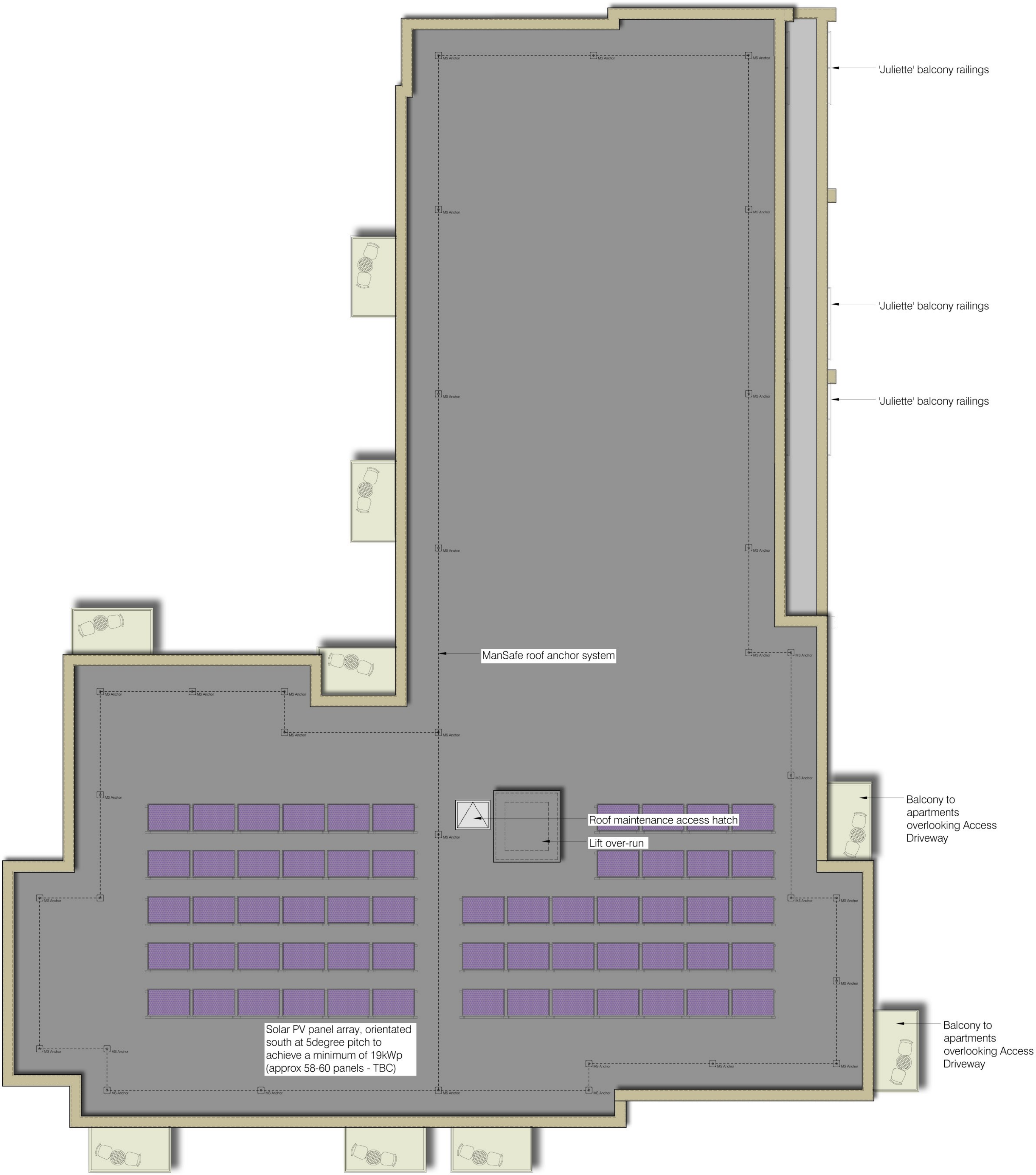
Revision	Date	Description
Rev A	01.07.2022	'Blind' windows noted to north elevation and obscure glass shown to corridor
Rev B	06.10.2022	Additional 'blind' windows noted on floor plans to north elevation stairwell

Drawn
DPH
DPH

Client	N L CARE PROPERTY LTD		
Project	"BEESONS YARD" SITE, BURY LANE, RICKMANSWORTH, WD3 1DS		
Drawing	RETIREMENT LIVING (C3): NORTHERN & WESTERN ELEVATIONS		
Scale	Date	Drawn	Checked
1:100 @ A1	16.05.2022	DPH	PSL
Job No	Dwg No	Revision	Status
4887	PL 507	B	PLANNING


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ROOF PLAN:



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Revision	Date	Description
Rev A	01.07.2022	Roof maintenance access hatch added alongside lift shaft
Rev B	06.10.2022	PV installation & ManSafe system added to roof plan in accordance with Energy Statement

Drawn

DPH
DPH

Client			
N L CARE PROPERTY LTD			
Project			
"BEESONS YARD" SITE, BURY LANE, RICKMANSWORTH, WD3 1DS			
Drawing			
RETIREMENT LIVING (C3) SCHEME: ROOF PLAN			
Scale	Date	Drawn	Checked
1:100 @ A1	16.05.2022	DPH	
Job No.	Dwg No.	Revision	Status
4887	PL 505	B	PLANNING



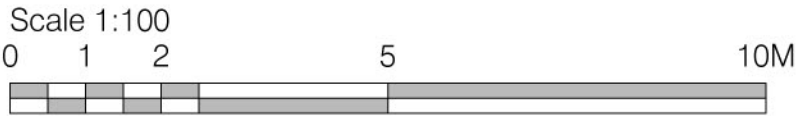
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SECOND FLOOR PLAN:



THIRD FLOOR PLAN:



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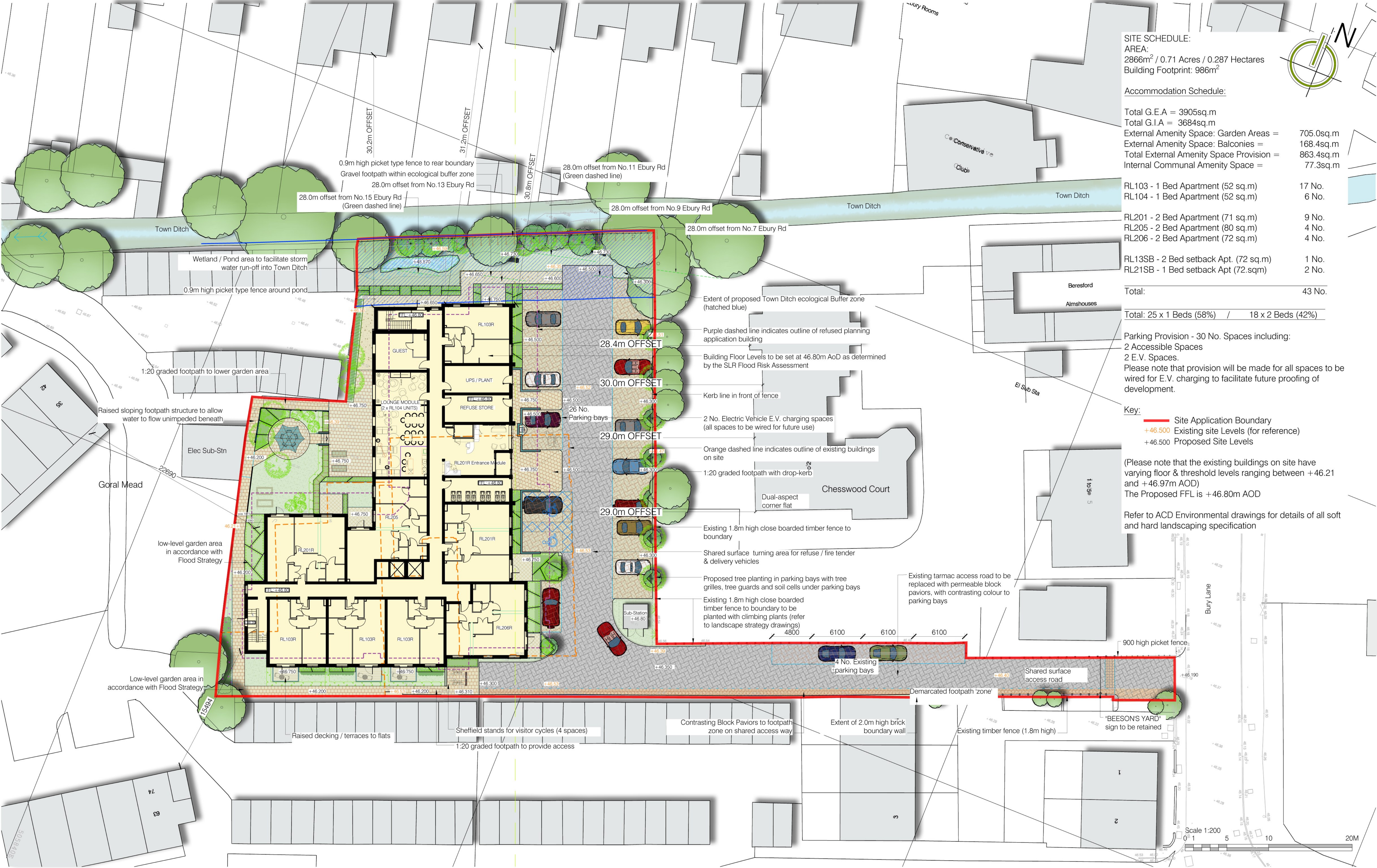
Revision	Date	Description
Rev A	01.07.2022	'Blind' windows noted on floor plans to north elevation
Rev B	06.10.2022	Additional 'blind' windows noted on floor plans to north elevation stairwell

Drawn
DPH
DPH

Client	N L CARE PROPERTY LTD
Project	"BEESONS YARD" SITE, BURY LANE, RICKMANSWORTH, WD3 1DS
Drawing	RETIREMENT LIVING (C3) SCHEME: SECOND & THIRD FLOOR PLANS
Scale	1:100 @ A1
Date	16.05.2022
Drawn	DPH
Checked	
Job No	4887
Dwg No	PL 504
Revision	B
Status	PLANNING

Poplar House Hazell Drive
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SITE SCHEDULE:
AREA:
2866m² / 0.71 Acres / 0.287 Hectares
Building Footprint: 986m²



Accommodation Schedule:

Total G.E.A = 3905sq.m
Total G.I.A = 3684sq.m
External Amenity Space: Garden Areas = 705.0sq.m
External Amenity Space: Balconies = 168.4sq.m
Total External Amenity Space Provision = 863.4sq.m
Internal Communal Amenity Space = 77.3sq.m

RL103 - 1 Bed Apartment (52 sq.m) 17 No.
RL104 - 1 Bed Apartment (52 sq.m) 6 No.

RL201 - 2 Bed Apartment (71 sq.m) 9 No.
RL205 - 2 Bed Apartment (80 sq.m) 4 No.
RL206 - 2 Bed Apartment (72 sq.m) 4 No.

RL13SB - 2 Bed setback Apt. (72 sq.m) 1 No.
RL21SB - 1 Bed setback Apt (72.sqm) 2 No.

Total: 43 No.

Total: 25 x 1 Beds (58%) / 18 x 2 Beds (42%)

Parking Provision - 30 No. Spaces including:
2 Accessible Spaces
2 E.V. Spaces.
Please note that provision will be made for all spaces to be wired for E.V. charging to facilitate future proofing of development.

Key:
— Site Application Boundary
+46.500 Existing site Levels (for reference)
+46.500 Proposed Site Levels

(Please note that the existing buildings on site have varying floor & threshold levels ranging between +46.21 and +46.97m AOD)
The Proposed FFL is +46.80m AOD

Refer to ACD Environmental drawings for details of all soft and hard landscaping specification

Southern Elevation



Eastern Elevation



MATERIALS SCHEDULE:

- RED MULTI FACING BRICK
- LONDON STOCK FACING BRICK (TO MATCH EXISTING)
- RECON STONE - COPINGS / STRING COURSE / CILLS / HEADS
- WINDOWS & DOORS - uPVC (WHITE)
- RAINWATER GOODS - uPVC (BLACK)
- BALCONY RAILINGS - PAINTED METAL (ANTHRACITE)



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Revision	Date	Description
Rev A	01.07.2022	Annotation added to clarify Juliette balconies and glazing
Rev B	24.11.2022	Privacy side panels added to outer faces of 6 No. balconies as indicated and agreed with LPA

Drawn
DPH
DPH

Client	N L CARE PROPERTY LTD		
Project	"BEESONS YARD" SITE, BURY LANE, RICKMANSWORTH, WD3 1DS		
Drawing	RETIREMENT LIVING (C3) : SOUTHERN & EASTERN ELEVATIONS		
Scale	Date	Drawn	Checked
1:100 @ A1	16.05.2022	DPH	PSL
Job No.	Dwg No.	Revision	Status
4887	PL 506	B	PLANNING

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Southern Elevation (Contextual 1:200)




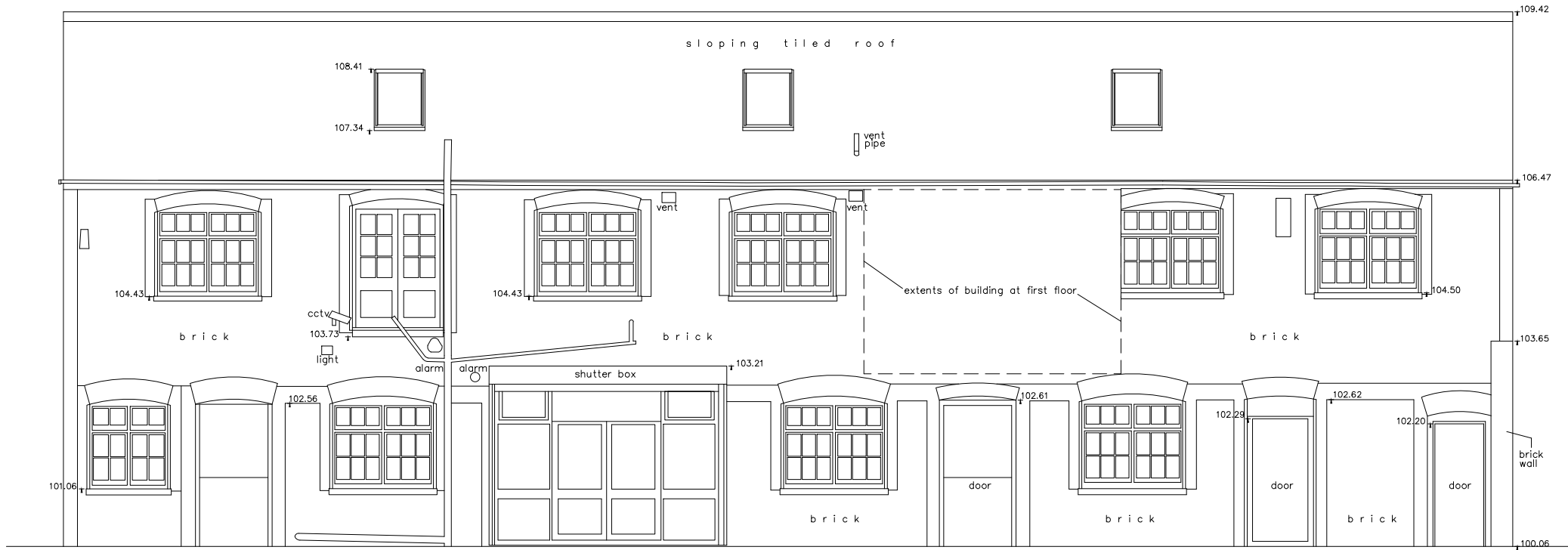
Eastern Elevation (Contextual 1:200)



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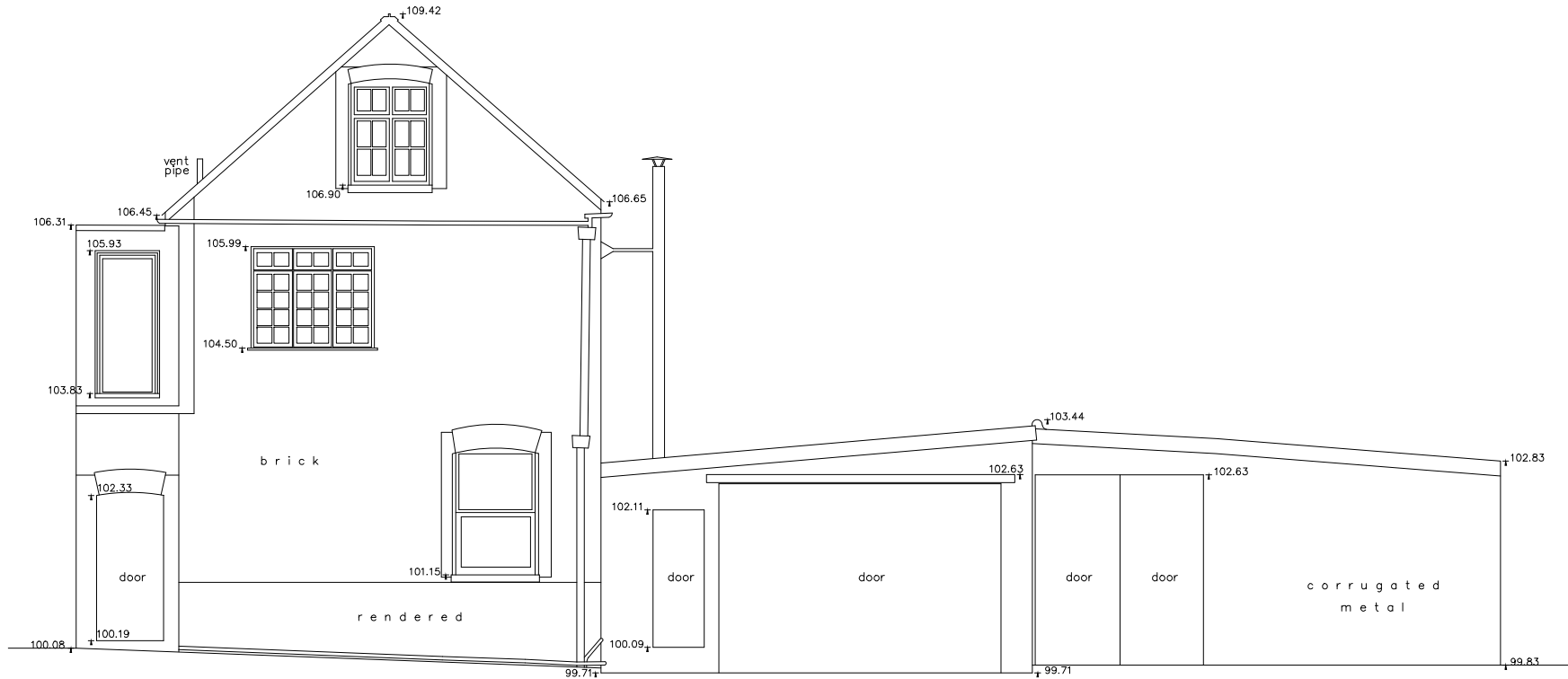
Revision	Date	Description	Drawn

Client	N L CARE PROPERTY LTD				 KWL Architects
Project	"BEESONS YARD" SITE, BURY LANE, RICKMANSWORTH, WD3 1DS				
Drawing	RETIREMENT LIVING (C3): SOUTH & EAST CONTEXTUAL ELEVATIONS				
Scale	Date	Drawn	Checked		
1:200 @ A1	16.05.2022	DPH	PSL		Poplar House Hazell Drive Newport S.Wales NP108FY T. +44 (0)1633 81 71 71 www.kwlarchitects.co.uk
Job No.	Dwg No.	Revision	Status		
4887	PL 508		PLANNING		

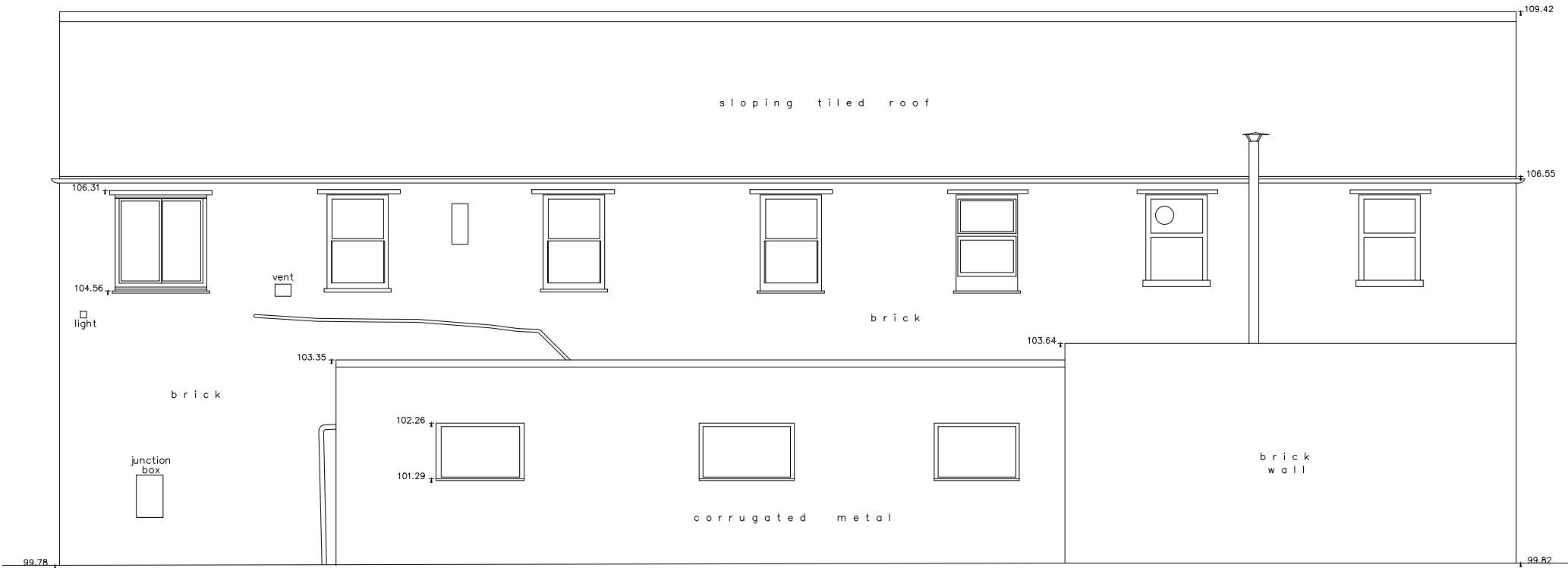


EAST ELEVATION

Datum 95.00m

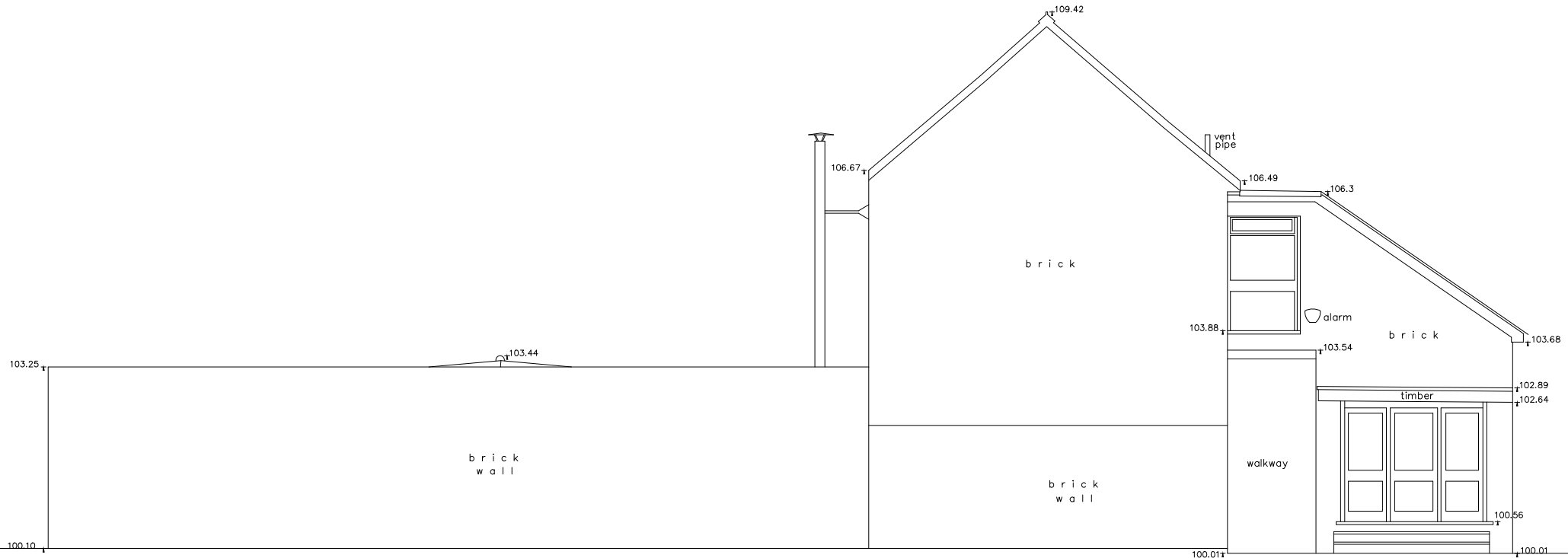


NORTH ELEVATION

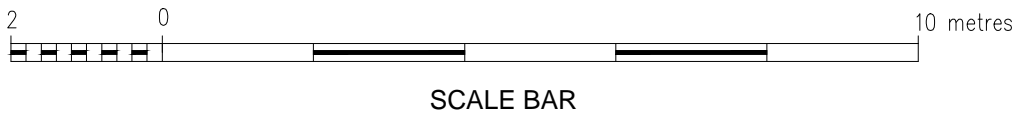


WEST ELEVATION

Datum 95.00m



SOUTH ELEVATION



SCALE BAR

Revision	Description	Date
----------	-------------	------

LEGEND

To view individual floors all layers beginning with " C " must be turned on and thawed, along with all of the layers beginning with the relevant floor prefix.


FLOOR PREFIXES

- B = Basement
- G = Ground
- 1 = First Floor
- 2 = Second Floor
- 3 = Third Floor
- 4 = Fourth Floor

- p = Plinth Height
- s = Sill Height
- h = Head Height
- c = Ceiling Height
- b = Beam Height
- sp = Spring Point Height
- fc = False Ceiling Height
- sc = Structural Ceiling Height
- sf = Soffit Height
- c\b = Cupboard
- RL = Ridge Level
- EL = Eaves Level
- RFL = Roof Level
- SFL = Soffit Level
- THL = Threshold Level
- FFL = Finished Floor Level
- PWL = Parapet Wall Level

+35.20 Detailed spot level
-52.76 Elevation spot levels


- Elevation\Section Line
- Box partition
- Step/Ramp up
- Slope up
- Stair cut line
- Fit Mark
- Radiator
- Exposed Beam
- Hidden Beam



Land and Architectural Surveyors

Terrain Surveys Ltd
Bridge Chambers
25a High Street
Weylyn
Herts
AL6 9EQ

Tel 01438 841300
Fax 01438 841301
enquiries@terrainsurveys.co.uk
www.terrainsurveys.co.uk



Client
NICOLAS TYE ARCHITECTS

Project
BEESTON YARD
BURY LANE
RICKMANSWORTH, WD3 1DS

Title
ELEVATIONS

Drawn by
NCM

Checked by
GK

Scale
1:100@A1

Date
April 2015

Drawing Number
TS15-129X\4

Revision
0

Sheet
1 of 1

All levels related to survey station 1 near the north gate post of car park.
Value 100.00m (arbitrary)



Proposed wildflower meadow and water loving planting to be used within the open space



Proposed benches within open space

Proposed potting shed and planters to encourage a 'grow your own' initiative for the residents.

Proposed native hedge planting along the western boundary.

Proposed tree planting along boundary to aid visual screening

An attractive feature edged with shrub planting and tree planting

Decorative shrub planting will be located adjacent to patios. Planting beds will consist of both evergreen and herbaceous species to provide year round interest with colour and texture.



Proposed shrub planting



Proposed tree planting



Indicative Planting Schedule

Trees

Species Name
Prunus padus
Malus domestica
Sorbus aucuparia
Amelanchier lamarkii 'Robin Hill'
Prunus 'Pink Perfection'

Shrubs

Species Name
Ceanothus 'Blue Mound'
Cornus alba
Hebe 'Silver Queen'
Hebe rakaiensis
Lavandula angustifolia 'Hidcote'
Prunus laurocerasus
Rosmarinus off. 'Sissinghurst Blue'
Salvia lavandulifolia
Salvia officinalis
Sarcococca hookeriana
Skimmia japonica 'Rubella'
Thymus vulgaris
Viburnum tinus 'Eve Price'

Herbaceous

Species Name
Achillea 'Cloth of Gold'
Bergenia 'Bressingham White'
Geranium pratense

Hedging

Species Name
Escallonia 'Apple Blossom'
Ligustrum ovalifolium

Mixed Native Hedging

Species Name
Acer campestre
Carpinus betulus
Corylus avellana
Crataegus monogyna

Bulbs

Species Name
Crocus pulchellus
Fritillaria meleagris
Galanthus nivalis
Muscari armeniacum

LEGEND



Existing trees and vegetation to be retained and protected



Proposed tree planting



Proposed decorative shrub planting



Proposed hedgerow planting



Proposed water loving planting



Proposed wildflower meadow



Proposed bench seating



Proposed timber sleeper planters



Proposed potting shed



Proposed block paving to parking bays



Proposed paving to footpaths



BURY LANE

Beeson's Yard Site, Rickmansworth Landscape Masterplan

Rev	Date	Details	Drawn
A	17.05.22	Layout Revisions	ALK



ACD
ENVIRONMENTAL

HEAD OFFICE
Rodbourne Rail Business Centre, Grange Lane,
Malmesbury, SN16 0ES
Tel: 01666 825646

The Old Mill, Fry's Yard, Bridge Street,
Godalming, GU7 1HP
Tel: 01483 425714

Crescent House, Yonge Close,
Eastleigh, SO50 9SX
Tel: 02382 026300

email: mail@acdenv.co.uk
www.acdenvironmental.co.uk

scheme: Beeson's Yard Site,
Rickmansworth

client: NL Care Property Ltd

drawing: Landscape Masterplan

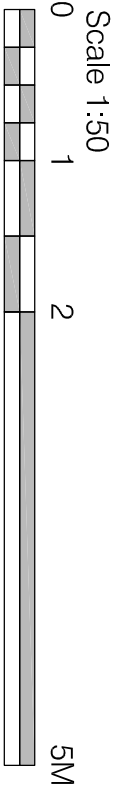
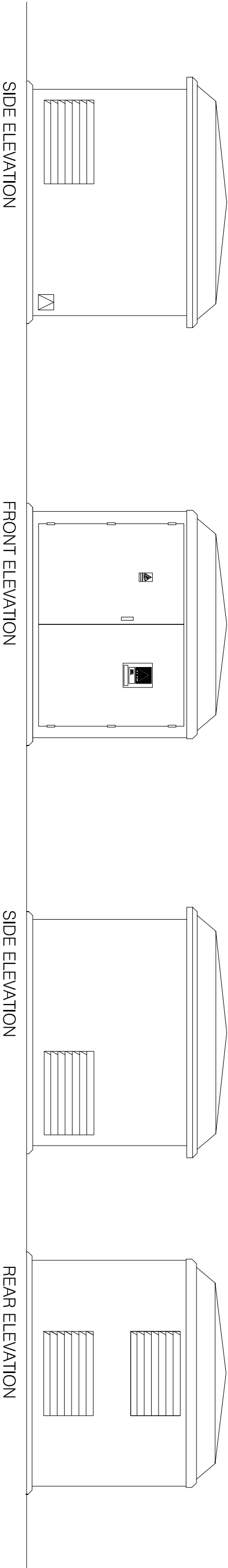
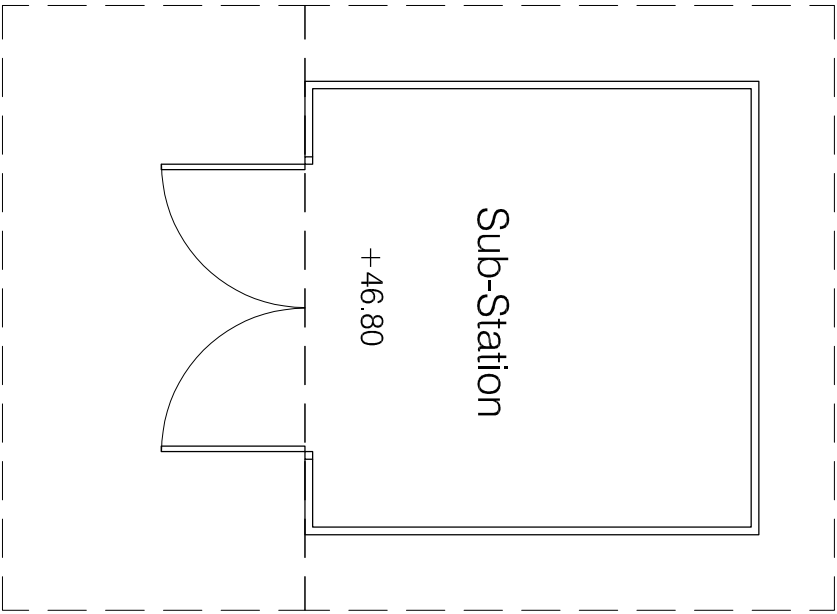
date: July 2020

scale: 1:200@A1

drawing no: MCS23387 10A

drawn: ALK checked: SR

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Revision		
Rev	Date	Description

Drawn	

Client				
N L CARE PROPERTY LTD				
Project				
"BEESONS YARD" SITE, BURY LANE, RICKMANSWORTH, WD3 1DS				
Drawing				
RETIREMENT LIVING (C3) : SUB-STATION ELEVATIONS				
Scale	Date	Drawn	Checked	
1:50 @ A3	24.05.2022	DPH		
Job No.	Dwg No.	Revision	Status	
4887	PL 509			PLANNING