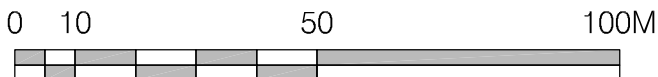


Scale 1:1250



Revision	Date	Description	Drawn
Rev			

Client			
N L PROPERTY			
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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SITE SCHEDULE:
 AREA:
 2866m² / 0.71 Acres / 0.287 Hectares
 Building Footprint: 1102m²

Accommodation Schedule:
 Total G.E.A = 4545 sq.m
 Total G.I.A = 4283 sq.m
 Total External Amenity Space Area = 989.5m²

RP101 - 1 Bed Apartment (50 sq.m)	26 No.
RP105 - 1 Bed Apartment (68 sq.m)	4 No.
RP201 - 2 Bed Apartment (74 sq.m)	12 No.
RP201* - 2 Bed Apartment (92 sq.m)	1 No.
RP206 - 2 Bed Apartment (72 sq.m)	3 No.

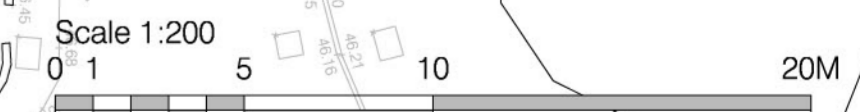
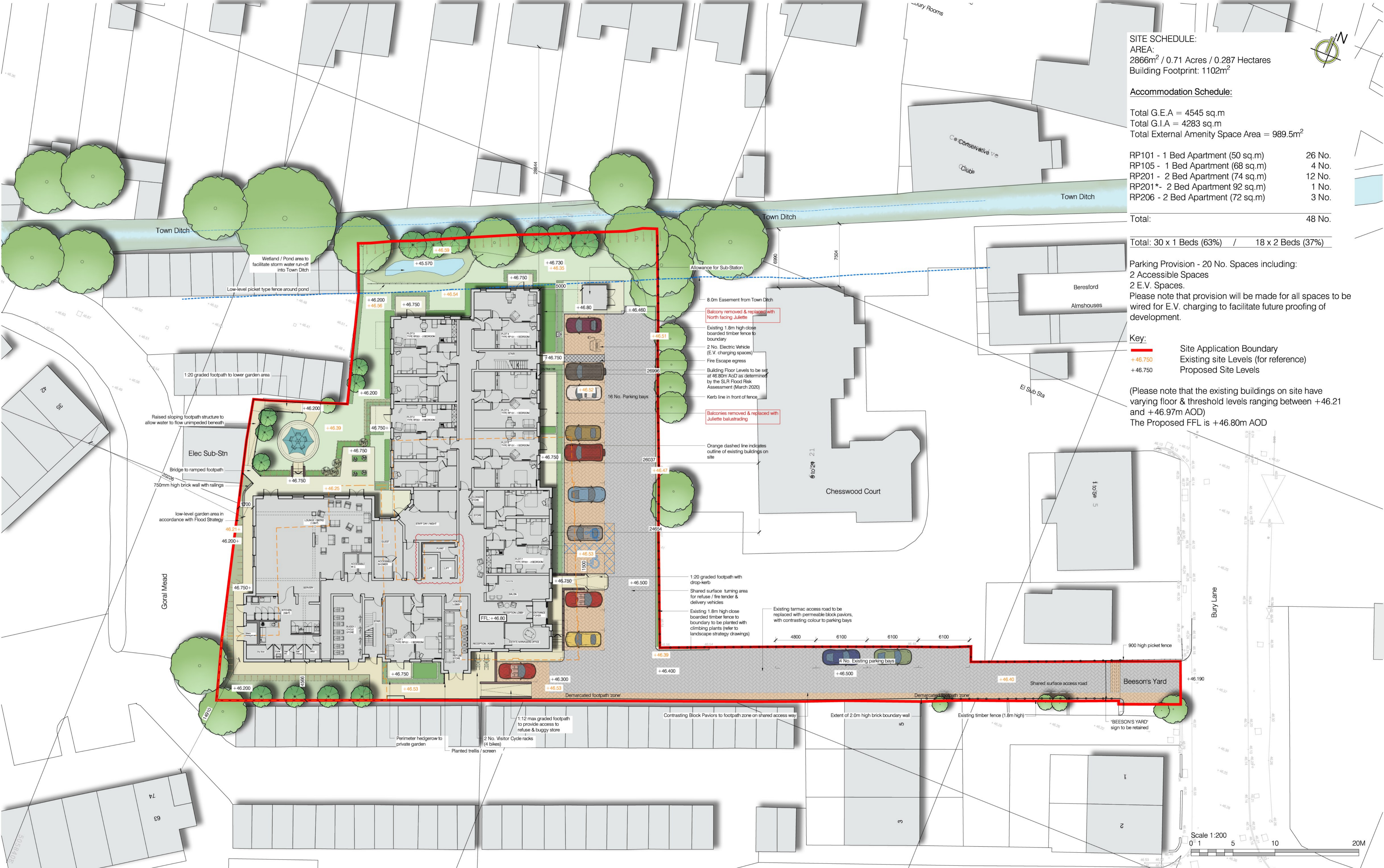
Total: 48 No.

Total: 30 x 1 Beds (63%) / 18 x 2 Beds (37%)

Parking Provision - 20 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:
 [Red line] Site Application Boundary
 [Orange line] Existing site Levels (for reference)
 [Yellow line] 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



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Revision	Date	Description	Drawn
Rev A	14.07.2021	Sunken garden, access footpath amended to accord for Flood Strategy by SLR	DPH
Rev B	19.07.2021	Sunken garden, access footpath & attenuation pond amended to accord for Flood Strategy by SLR, Trees adjusted to survey	DPH
Rev C	17.11.2021	Floor plan updated with balconies relocated / removed as requested by LPA (meeting 10.11.21) Existing ground levels added	DPH

Client: N L PROPERTY
 Project: "BEESONS YARD" SITE, BURY LANE, RICKMANSWORTH, WD3 1DS
 Drawing: PROPOSED SITE LAYOUT PLAN
 Scale: 1:200 @ A1
 Date: 02.07.2021
 Drawn: DPH
 Checked: PSL
 Job No: 4887
 Dwg No: PL 102
 Revision: C
 Status: PLANNING
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Proposed wildflower meadow and water loving planting to be used within the open space



Proposed benches within open space

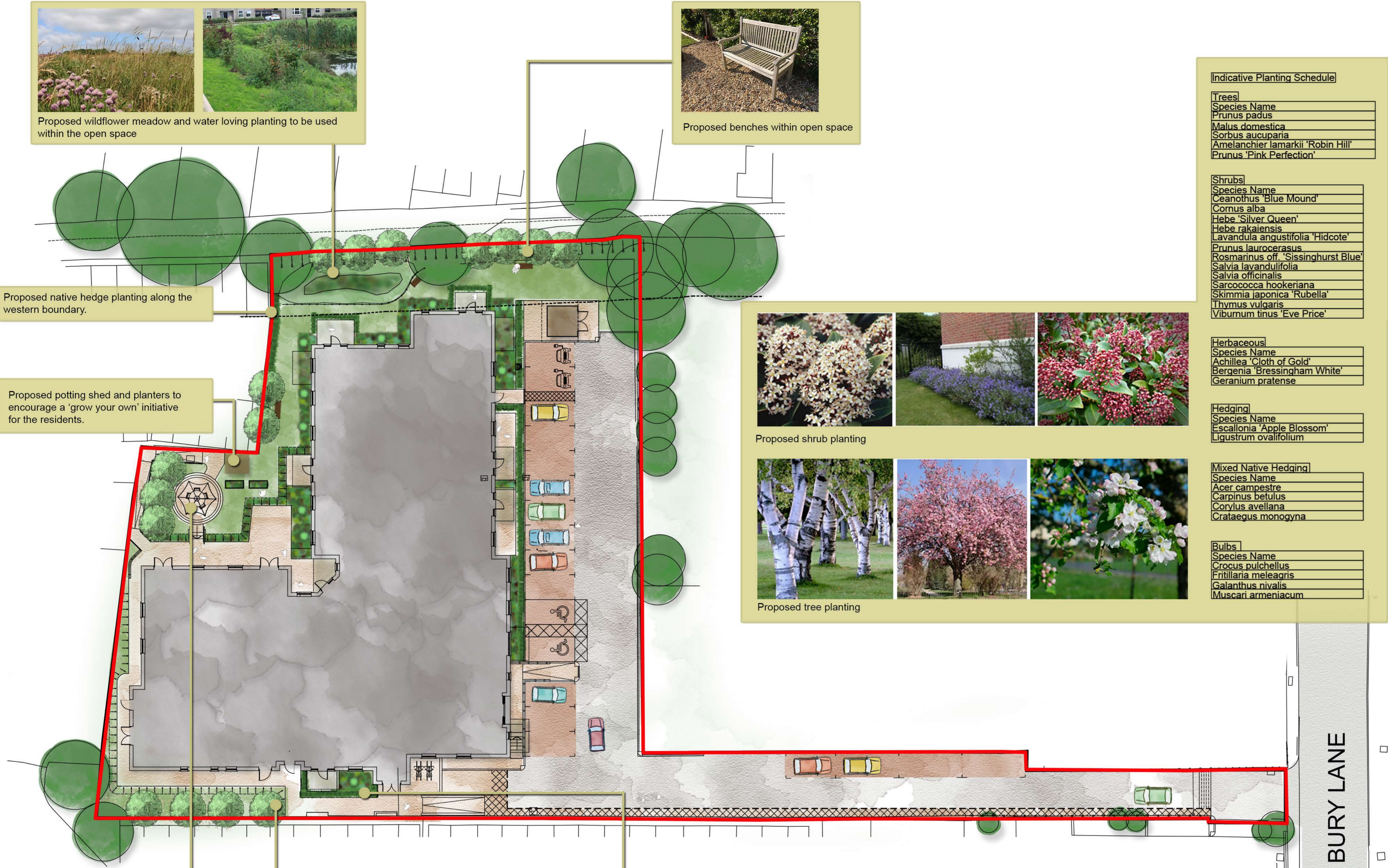
Proposed native hedge planting along the western boundary.

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

An attractive feature edged with shrub planting and tree planting

Proposed tree planting along boundary to aid visual screening

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.



Indicative Planting Schedule

Trees

Species Name
Prunus padus
Malus domestica
Sorbus aucuparia
Amelanchier lamarckii '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



Proposed shrub planting



Proposed tree planting

LEGEND

	Existing trees and vegetation to be retained and protected		Proposed potting shed
	Proposed tree planting		Proposed block paving to parking bays
	Proposed decorative shrub planting		Proposed paving to footpaths
	Proposed hedgerow planting		
	Proposed water loving planting		
	Proposed wildflower meadow		
	Proposed bench seating		
	Proposed timber sleeper planters		



BURY LANE

Beeson's Yard Site, Rickmansworth Landscape Masterplan

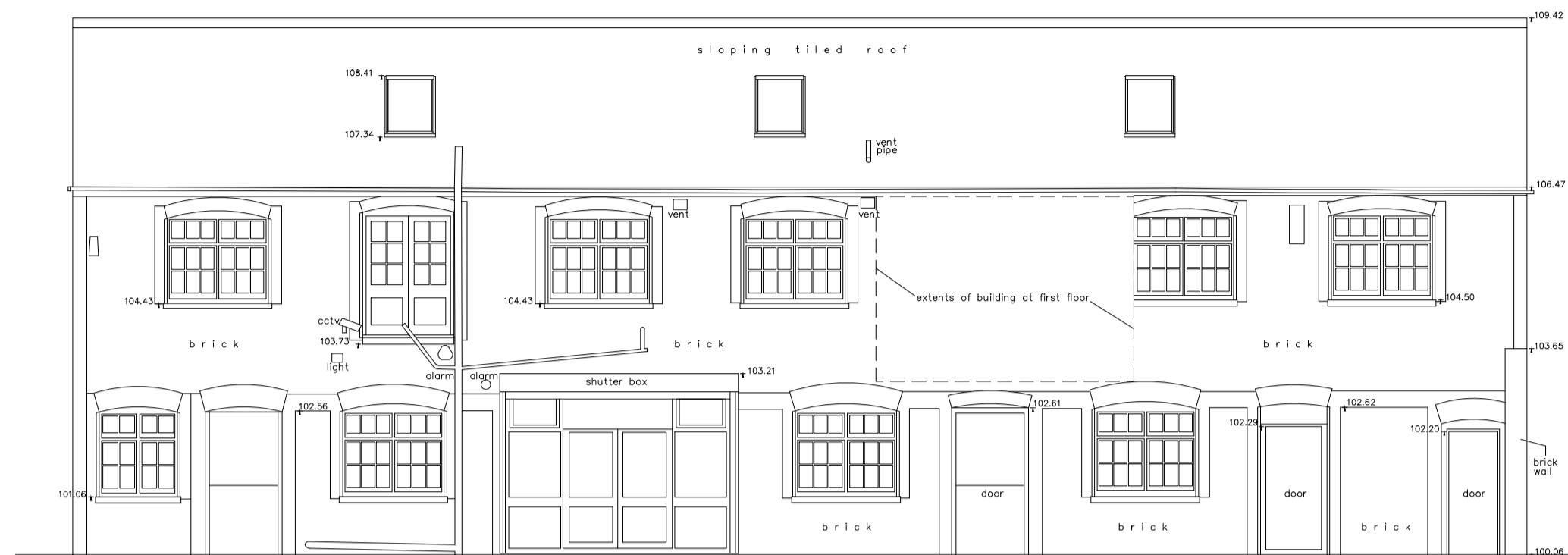
Rev	Date	Details	Drawn



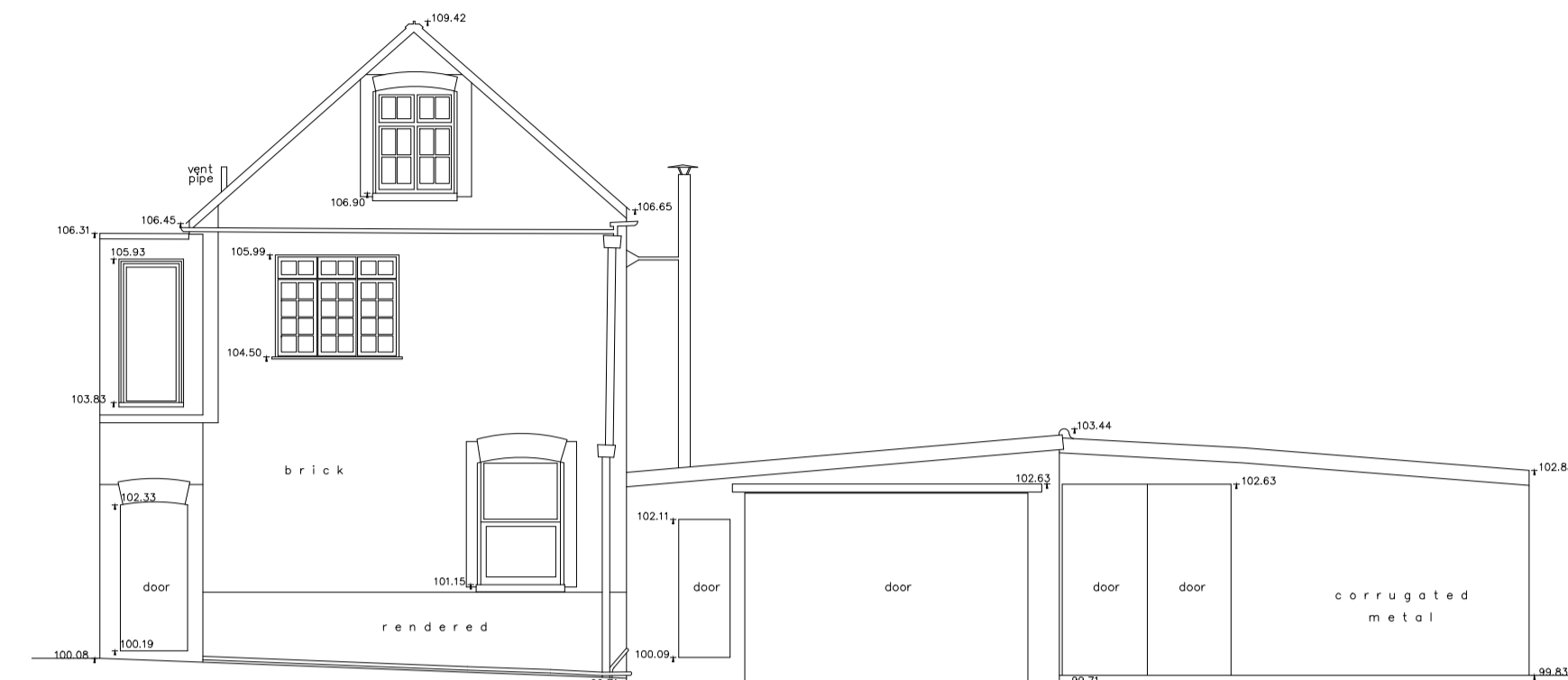
ACD ENVIRONMENTAL
 HEAD OFFICE
 Rodbourne Rail Business Centre, Grange Lane,
 Malmesbury, SN16 0ES
 Tel: 01666 825646
 The Old Mill, Fry's Yard, Bridge Street,
 Godalming, GU7 1HP
 Tel: 01483 425714
 Crescent House, Yonge Close,
 Eastleigh, SO50 9SX
 Tel: 02382 026300
 email: mail@acdenv.co.uk
 www.acdenvironmental.co.uk

scheme: Beeson's Yard Site,
Rickmansworth
 client: NL Care Property Ltd
 drawing: Landscape Masterplan
 date: July 2020
 scale: 1:200@A1
 drawing no: MCS23387 10
 drawn: ALK checked: SR

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EAST ELEVATION

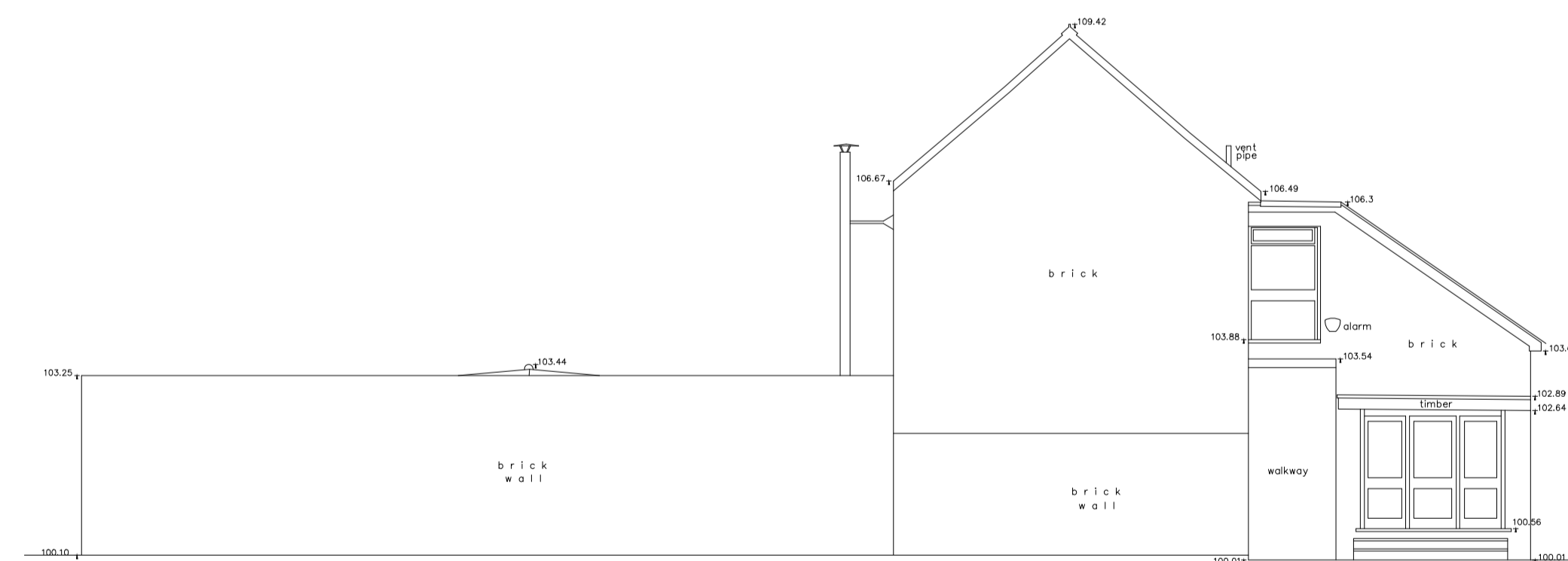


NORTH ELEVATION

Datum 95.00m



WEST ELEVATION



SOUTH ELEVATION

Datum 95.00m

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

terrain

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

Land and Architectural Surveyors

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

THE SURVEYORS ASSOCIATION

Client
NICOLAS TYE ARCHITECTS

Project
**BEESTON YARD
 BURY LANE
 RICKMANSWORTH, WD3 1DS**

Title
ELEVATIONS

Drawn by
NCM

Checked by
GK

Scale
1:100@A1

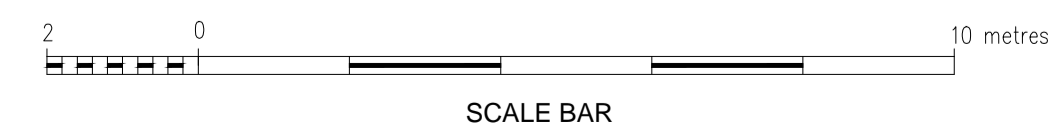
Date
April 2015

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)



FOURTH FLOOR PLAN:

Accommodation Schedule:

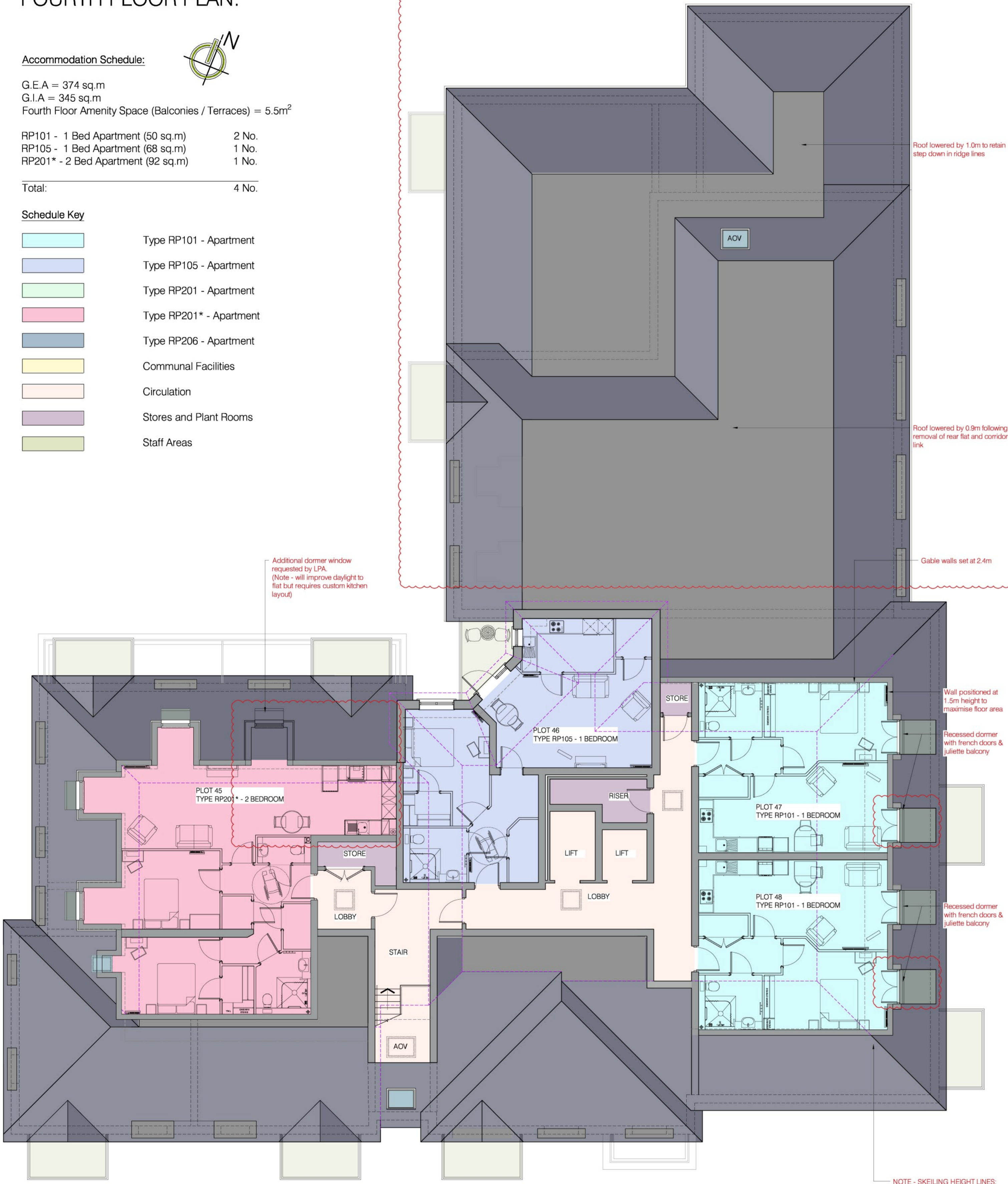
G.E.A = 374 sq.m
 G.I.A = 345 sq.m
 Fourth Floor Amenity Space (Balconies / Terraces) = 5.5m²

RP101 - 1 Bed Apartment (50 sq.m) 2 No.
 RP105 - 1 Bed Apartment (68 sq.m) 1 No.
 RP201* - 2 Bed Apartment (92 sq.m) 1 No.

Total: 4 No.

Schedule Key

- Type RP101 - Apartment
- Type RP105 - Apartment
- Type RP201 - Apartment
- Type RP201* - Apartment
- Type RP206 - Apartment
- Communal Facilities
- Circulation
- Stores and Plant Rooms
- Staff Areas



NOTE - SKELING HEIGHT LINES:
 RED - 1500mm
 ORANGE - 1800mm
 YELLOW - 2100mm
 GREY - 2400mm (FLAT CEILING)

ROOF PLAN:

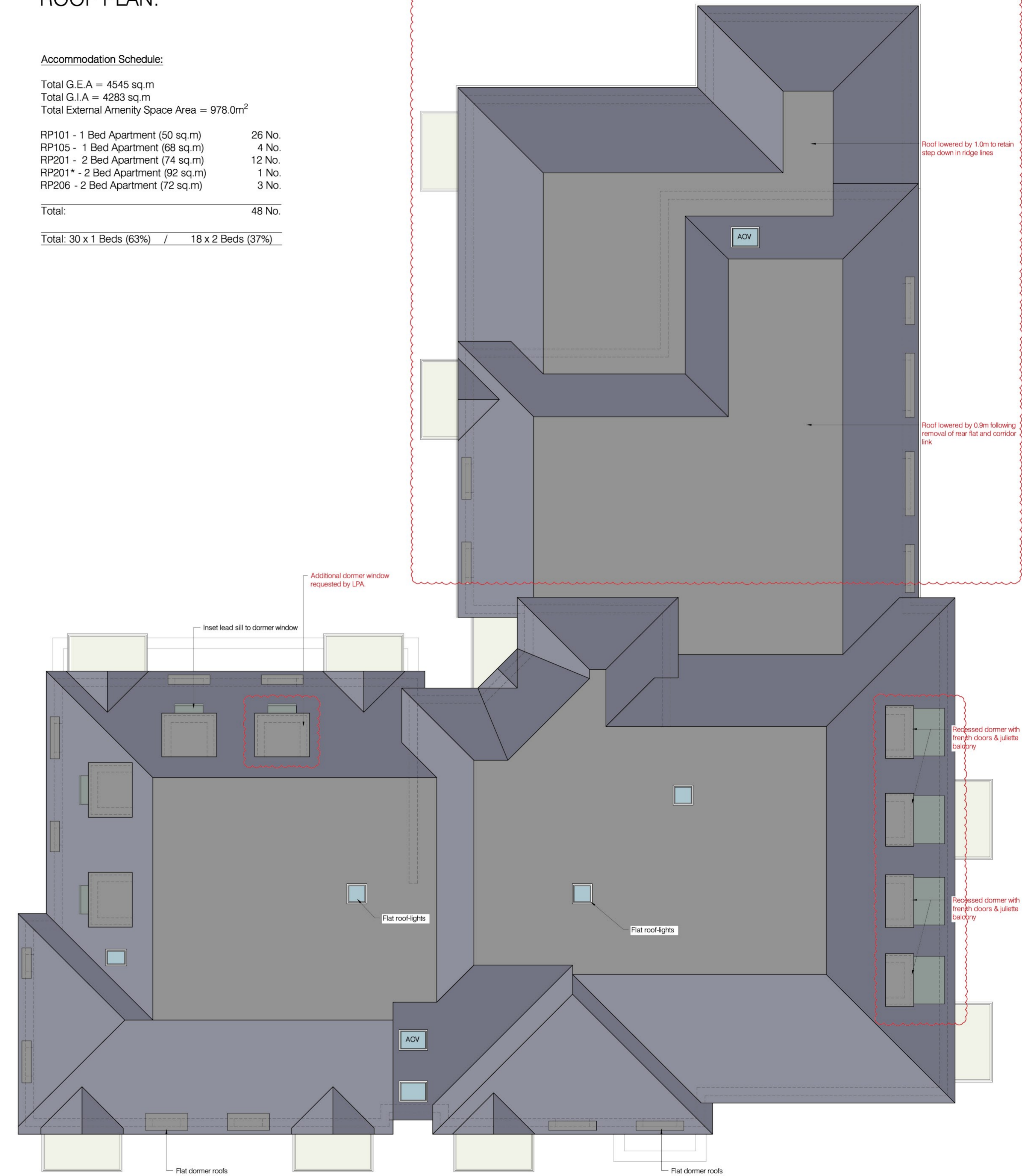
Accommodation Schedule:

Total G.E.A = 4545 sq.m
 Total G.I.A = 4283 sq.m
 Total External Amenity Space Area = 978.0m²

RP101 - 1 Bed Apartment (50 sq.m) 26 No.
 RP105 - 1 Bed Apartment (68 sq.m) 4 No.
 RP201 - 2 Bed Apartment (74 sq.m) 12 No.
 RP201* - 2 Bed Apartment (92 sq.m) 1 No.
 RP206 - 2 Bed Apartment (72 sq.m) 3 No.

Total: 48 No.

Total: 30 x 1 Beds (63%) / 18 x 2 Beds (37%)



Scale 1:100
 0 1 2 5 10M



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Revision	Date	Description	Drawn
Rev A	15.11.2021	Lift core rotated. Flat within northern wing roof removed. 2nd staircase removed from top floor, altered to single stair escape with flats 47 & 48 amended to 1 bed units with additional dormers facing down driveway. Flat 45 altered. Roof heights reduced	DPH
Rev B	18.11.2021	Balcony to North-Eastern flats (16 & 29) removed & changed to Juliette at LPA request	DPH

Client				N L CARE PROPERTY LTD			
Project				"BEESONS YARD" SITE, BURY LANE, RICKMANSWORTH, WD3 1DS			
Drawing				PROPOSED FLOOR PLANS - FOURTH FLOOR & ROOF PLAN			
Scale	Date	Drawn	Checked	Scale	Date	Drawn	Checked
1:100 @ A1	02.07.2021	DPH	PSL	1:100 @ A1	02.07.2021	DPH	PSL
Job No.	Dwg No.	Revision	Status	Job No.	Dwg No.	Revision	Status
4887	PL 105	B	PLANNING	4887	PL 105	B	PLANNING



GROUND FLOOR PLAN:

Accommodation Schedule:

G.E.A = 1102 sq.m
 G.I.A = 1041 sq.m
 Communal Facilities
 Ground Floor Amenity Space (Gardens etc) = 796m²

RP101 - 1 Bed Apartment (50 sq.m)	4 No.
RP201 - 2 Bed Apartment (74 sq.m)	3 No.
Total:	7 No.

Schedule Key

	Type RP101 - Apartment
	Type RP105 - Apartment
	Type RP201 - Apartment
	Type RP201* - Apartment
	Type RP206 - Apartment
	Communal Facilities
	Circulation
	Stores and Plant Rooms
	Staff Areas

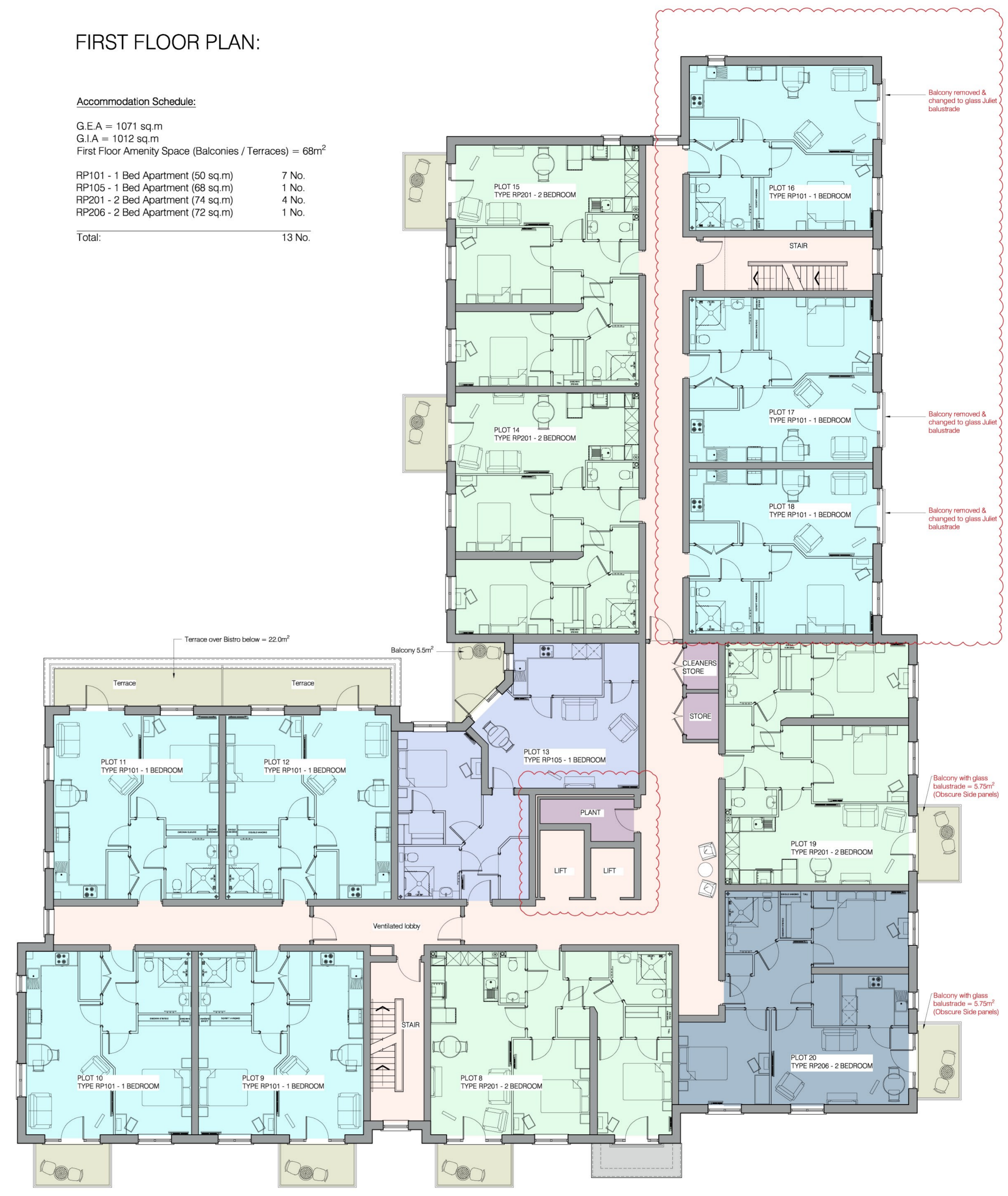


FIRST FLOOR PLAN:

Accommodation Schedule:

G.E.A = 1071 sq.m
 G.I.A = 1012 sq.m
 First Floor Amenity Space (Balconies / Terraces) = 68m²

RP101 - 1 Bed Apartment (50 sq.m)	7 No.
RP105 - 1 Bed Apartment (68 sq.m)	1 No.
RP201 - 2 Bed Apartment (74 sq.m)	4 No.
RP206 - 2 Bed Apartment (72 sq.m)	1 No.
Total:	13 No.



Scale 1:100
 0 1 2 5 10M



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Revision	Date	Description
Rev A	15.11.2021	Lift core rotated, balconies replaced with Juliettes to Flats 17 & 18. Flat 16 balcony moved to north elevation at request of LPA
Rev B	18.11.2021	Balcony to North-Eastern flats (16 & 20) removed & changed to Juliette at LPA request
Rev C	19.11.2021	Juliette & window to North-Eastern flats (16 & 20) reverted to original location on East elevation

Drawn
 DPH
 DPH
 DPH

Client
 N L CARE PROPERTY LTD
 Project
 "BEESONS YARD" SITE, BURY LANE, RICKMANSWORTH, WD3 1DS



Scale	Date	Drawn	Checked
1:100 @ A1	02.07.2021	DPH	PSL
Job No.	Dwg No.	Revision	Status
4887	PL 103	C	PLANNING

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SECOND FLOOR PLAN:

Accommodation Schedule:

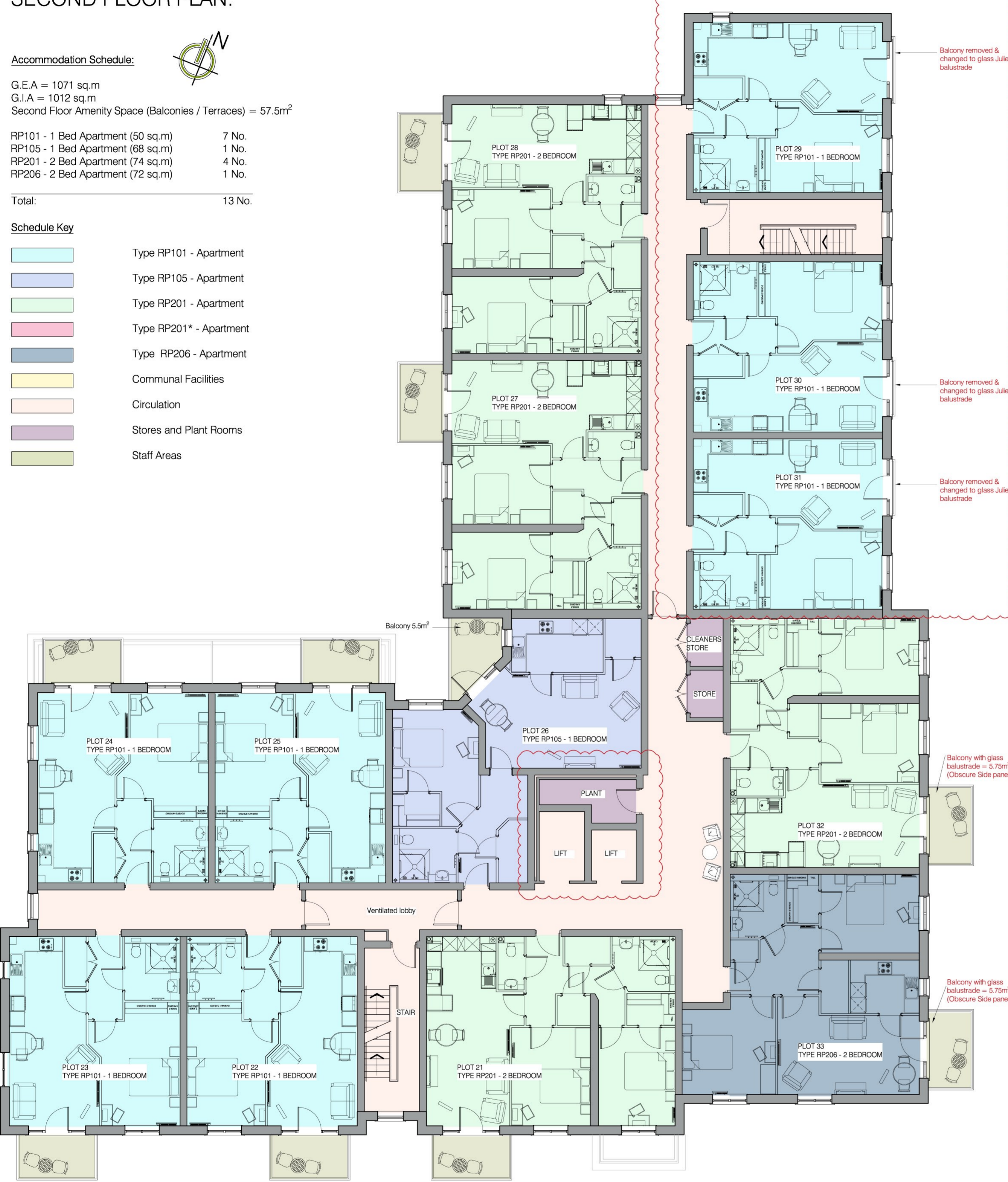
G.E.A = 1071 sq.m
 G.I.A = 1012 sq.m
 Second Floor Amenity Space (Balconies / Terraces) = 57.5m²

RP101 - 1 Bed Apartment (50 sq.m) 7 No.
 RP105 - 1 Bed Apartment (68 sq.m) 1 No.
 RP201 - 2 Bed Apartment (74 sq.m) 4 No.
 RP206 - 2 Bed Apartment (72 sq.m) 1 No.

Total: 13 No.

Schedule Key

- Type RP101 - Apartment
- Type RP105 - Apartment
- Type RP201 - Apartment
- Type RP201* - Apartment
- Type RP206 - Apartment
- Communal Facilities
- Circulation
- Stores and Plant Rooms
- Staff Areas



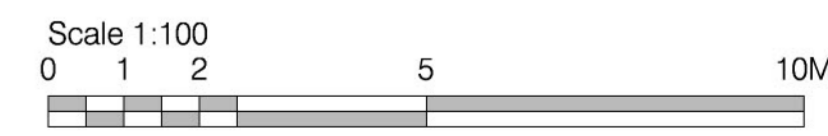
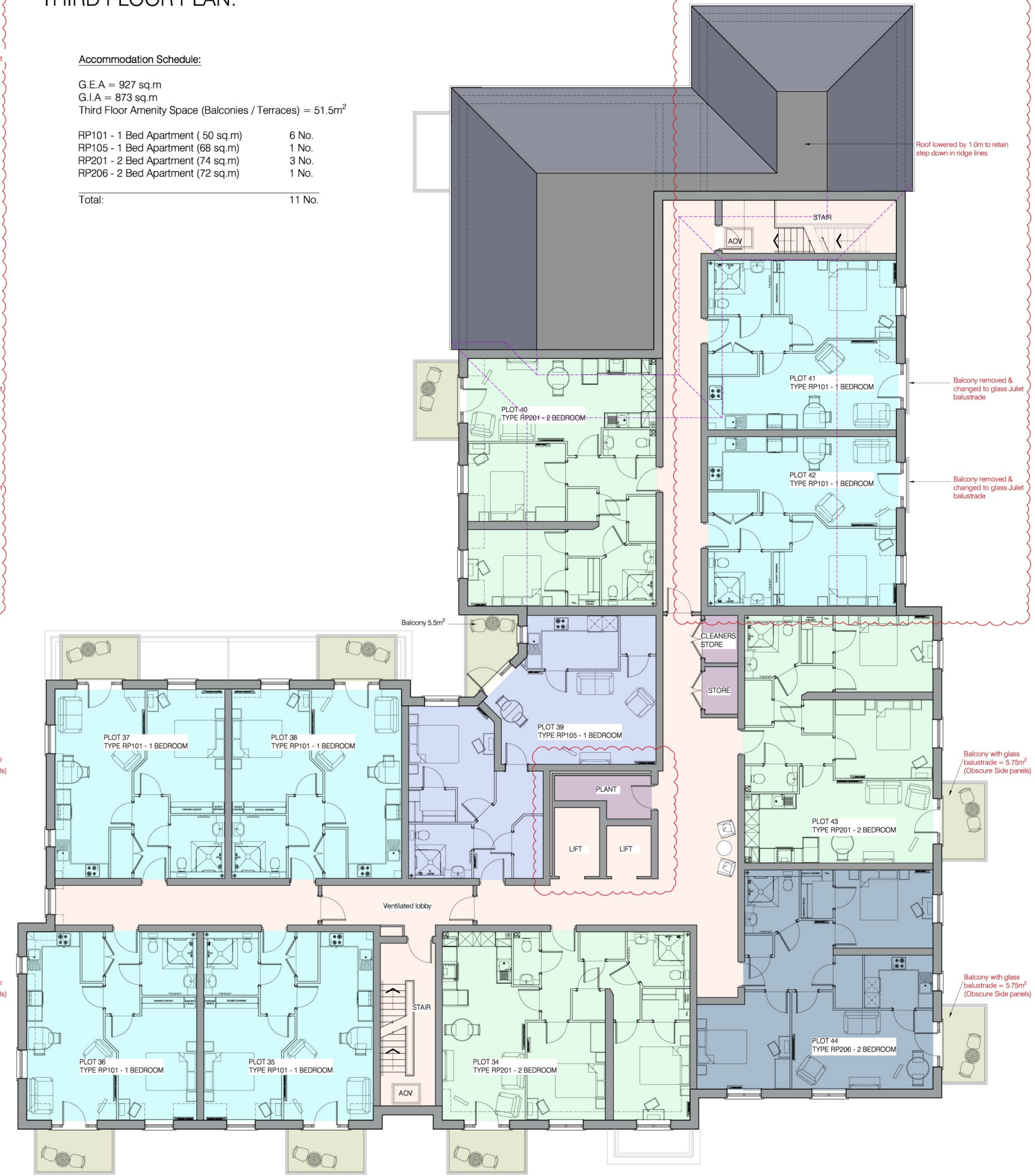
THIRD FLOOR PLAN:

Accommodation Schedule:

G.E.A = 927 sq.m
 G.I.A = 873 sq.m
 Third Floor Amenity Space (Balconies / Terraces) = 51.5m²

RP101 - 1 Bed Apartment (50 sq.m) 6 No.
 RP105 - 1 Bed Apartment (68 sq.m) 1 No.
 RP201 - 2 Bed Apartment (74 sq.m) 3 No.
 RP206 - 2 Bed Apartment (72 sq.m) 1 No.

Total: 11 No.



Revision	Date	Description	Drawn
Rev A	15.11.2021	Lift core rotated, balconies replaced with Juliettes to Flats 30, 31, 41, 42. Flat 29 balcony moved to north elevation at request of LPA.	DPH
Rev B	18.11.2021	Balcony to North-Eastern flats (16 & 29) removed & changed to Juliette at LPA request.	DPH
Rev C	19.11.2021	Juliette & window to North-Eastern flats (16 & 29) reverted to original location on East elevation.	DPH

Client: N L CARE PROPERTY LTD
 Project: "BEESONS YARD" SITE, BURY LANE, RICKMANSWORTH, WD3 1DS
 Drawing: PROPOSED FLOOR PLANS - SECOND & THIRD FLOOR

Scale	Date	Drawn	Checked
1:100 @ A1	21.07.2021	DPH	PSL

Job No: 4887
 Dwg No: PL 104
 Revision: C
 Status: PLANNING

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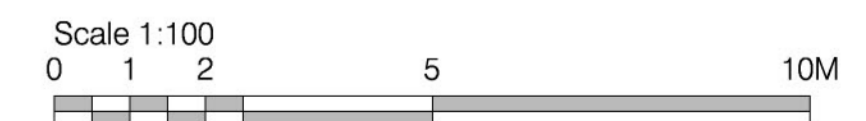
NORTH ELEVATION



WEST ELEVATION

MATERIAL SCHEDULE

- RED MULTI FACING BRICK
- WHITE SMOOTH RENDER
- IVORY ROUGH CAST RENDER
- RECONSTITUTED STONE DETAILS - COPINGS / STRING COURSE / CHILLER HEADS
- MAIN ROOF - SLATE
- FLAT ROOF - SINGLE PLY MEMBRANE - DARK GREY COLOUR
- DORMERS - SINGLE PLY MEMBRANE / GRP - COLOUR: ANTHRACITE
- WINDOWS AND DOORS - uPVC - COLOUR: ANTHRACITE / (ALUMINIUM MAIN ENTRANCE & SERVICE DOORS - COLOUR: ANTHRACITE)
- FASCIA AND SOFFITS - ANTHRACITE uPVC
- RAINWATER GOODS - DEEP FLOW PROFILE - BLACK uPVC
- BALCONIES AND RAILINGS - GLASS BALUSTRADE / ALUMINIUM HANDRAIL
- BALCONIES - PRIVACY GLASS BALUSTRADE (SAND-BLASTED OPAQUE)



Revision	Date	Description	Drawn
Rev A	15.11.2021	4th floor accommodation within roof space in North-East wing removed, roof height lowered accordingly. Balconies from N Eastern corner moved to Northern elevation, additional dormer added to North facing roof (Flat 45) Privacy panels added to sides of balconies as noted	DPH
Rev B	18.11.2021	Balcony to North-Eastern flats removed & changed to Juliette at LPA request	DPH
Rev C	19.11.2021	Juliette balustrade and windows to North-Eastern flats revert to East elevation as per original design layout & application.	DPH

Client
N L CARE PROPERTY LTD
Project
"BEESONS YARD" SITE, BURY LANE, RICKMANSWORTH, WD3 1DS
Drawing
PROPOSED ELEVATIONS - NORTH & WEST

Scale	Date	Drawn	Checked
1:100 @ A1	21.07.2021	DPH	PSL
Job No.	Dwg No.	Revision	Status
4887	PL 107	C	PLANNING



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SOUTH ELEVATION



EAST ELEVATION



MATERIAL SCHEDULE

- RED MULTI FACING BRICK
- WHITE SMOOTH RENDER
- IVORY ROUGH CAST RENDER
- RECONSTITUTED STONE DETAILS - COPINGS / STRING COURSE / CILLS / HEADS
- MAIN ROOF - SLATE
- FLAT ROOF - SINGLE PLY MEMBRANE - DARK GREY COLOUR
- DORMERS - SINGLE PLY MEMBRANE / GRP - COLOUR: ANTHRACITE
- WINDOWS AND DOORS - uPVC - COLOUR: ANTHRACITE (ALUMINIUM MAIN ENTRANCE & SERVICE DOORS - COLOUR: ANTHRACITE)
- FASCIA AND SOFFITS - ANTHRACITE uPVC
- RAINWATER GOODS - DEEP FLOW PROFILE - BLACK uPVC
- BALCONIES AND RAILINGS - GLASS BALUSTRADE / ALUMINIUM HANDRAIL
- BALCONIES - PRIVACY GLASS BALUSTRADE (SAND-BLASTED OPAQUE)



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Revision	Date	Description	Drawn
Rev A	15.11.2021	4th floor accommodation within roof space in North-East wing removed, roof height lowered accordingly, 6 No. balconies removed facing Chesswood Ct & replaced with Juliettes. Additional dormers added to South-West corner facing down driveway to reflect changes to 4th floor 1 bed flats (all now flat roofed). Privacy panels added to sides of balconies as noted	DPH
Rev B	18.11.2021	Balcony to North-Eastern flats removed & changed to Juliette at LPA request	DPH
Rev C	19.11.2021	Juliette balustrade and windows to North-Eastern flats revert to East elevation as per original design layout & application.	DPH

Client
N L CARE PROPERTY LTD

Project
"BEESONS YARD" SITE, BURY LANE, RICKMANSWORTH, WD3 1DS

Drawing
PROPOSED ELEVATIONS - SOUTH & EAST

Scale	Date	Drawn	Checked
1:100 @ A1	02.07.2021	DPH	PSL
Job No.	Dwg No.	Revision	Status
4887	PL 106	C	PLANNING

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SOUTH ELEVATION (CONTEXTUAL 1:200)



EAST ELEVATION (CONTEXTUAL 1:200)



Revision	Date	Description	Drawn
Rev A	16.11.2021	Elevations updated to reflect changes to main elevations requested by LPA (see drawings PL106, 107 for details)	DPH
Rev B	18.11.2021	Balcony to North-Eastern flats removed & changed to Juliette at LPA request	DPH
Rev C	19.11.2021	Juliette balustrade and windows to North-Eastern flats revert to East elevation as per original design layout & application.	DPH

Client			
N L CARE PROPERTY LTD			
Project			
"BEESONS YARD" SITE, BURY LANE, RICKMANSWORTH, WD3 1DS			
Drawing			
PROPOSED CONTEXTUAL ELEVATIONS - SOUTH & EAST			
Scale	Date	Drawn	Checked
1:200 @ A1	02.07.2021	DPH	PSL
Job No.	Dwg No.	Revision	Status
4887	PL 108	C	PLANNING

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