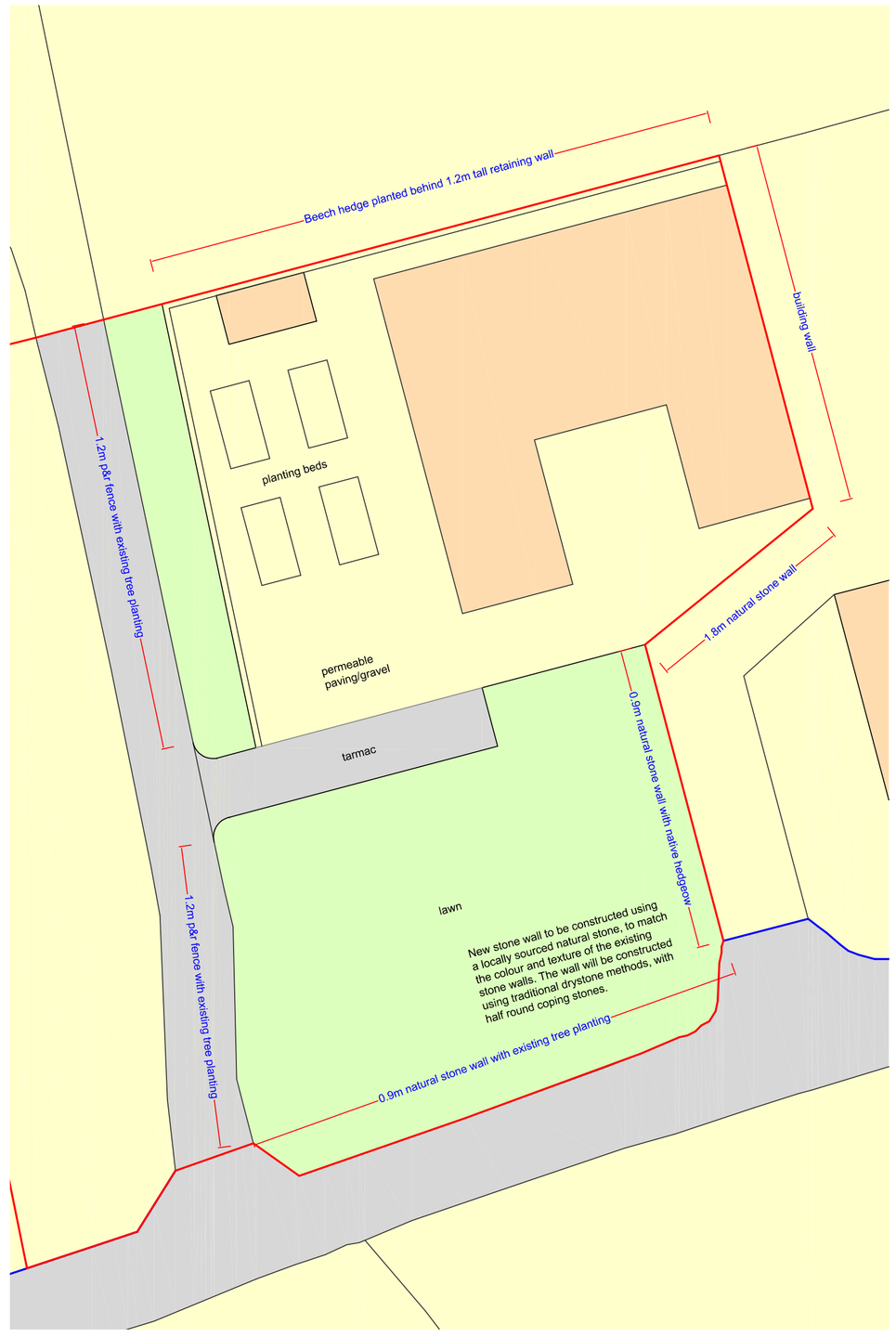
BNG Plan

Metres

1 2 3 4 5 10 15 20

SCALE 1:200



Landscaping Features

Metres

1 2 3 4 5 10 15 20

SCALE 1:200

Areas of scrub are cleared. Although the dilapidated building is cleared, the areas to the west of the building become domestic garden curtilage, so will be populated by domestic planting, as apposed to semi-invasive vegetation, allowing for increased biodiversity.

All trees currently present on site are retained and protected, with the additional planting taking place in the adjacent field.

The amenity grassland will be retained, but mown on a more frequent basis, being kept as a domestic lawn, as apposed to a grazing field.

Existing Habitat Plan

Metres

1 2 3 4 5 10 15 20

SCALE 1:200

The following habitats or vegetation types were identified onsite during the course of the site survey;
A2 - Scrub
C3 - Tall ruderal
A3 - Scattered trees
J2 – Amenity grassland

A2 – Small pockets of the site comprise of dense and continuous scrub dominated by bramble (Rubus fruticosus). This habitat type is combined with tall ruderal and is concentrated in the Western portion of the site, between the line of conifers and the subject building, with the delapidate strucutre in in centre of this. Likely formed due to lack of maintenance.

C3 – Within the same area, tall ruderal dominated by nettle (Urtica dioica), rosebay willowherb (Chamaenerion angustifolium), broadleaved willowherb (Epilobium montanum), thistle (Cirsium vulgare), hogweed (Heracleum sphondylium), broad leaved dock (Rumex obtusifolius) were identified.

A3 - Located on the sites southern and western boundary are a number of Leyland cypress trees (Cupressus x leylandii) and occasional apple trees (Malus x domestica) at a density of less than 30%. The layland cypress trees are approaching maturity, but those on the Western boundary have been previously topped, the apple trees are semi mature.

J2 – The southern section of the site comprises a small area of amenity grassland dominated by Lolium perenne with occasional cock's-foot (Dactylis glomerata) and false oat grass (Arrhenatherum elatius). Herbaceous species recorded include dominant common dandelion (Taraxacum officinale), ribwort plantain (Plantago lanceolata), mayweed (Matricaria discoidea) and creeping buttercup (Ranunculus repens).

N

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2. All dimensions to be checked on site before proceeding.

3. Contractor to check/adjust dimensions of new work to suit existing conditions.
Do not assume existing structure or details are plumb, square or level.

4. Contractor must notify the architect of any discrepancies before proceeding.

5. All drawings to be read in conjunction with all other consultants drawings and specs.

Rev	Date	Description
C	17.06.26	Minor Amendment
B	15.05.26	Minor Amendment
A	27.04.26	Minor Amendment

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Conversion of stable building into a single dwelling

BNG Plan

Stage: Planning
Size: A1
Scale: 1:200
Dwg no: 22.12.25
Job No: 2084
Drawing Number: PL 04C