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**Revisions**  
 A Revised in Line With Tree Survey Changes 08/02/2024

**Contact + Location**  
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**Details**  
 Client O'Flanagan Homes  
 Job Title Stivichall Manor, Leamington Rd, Cov.  
 Job Type New Residential Development  
 Drawing Title Existing Site Plan  
 Job Number 272  
 Drawing Number PL-02A  
 Scale 1:200 A1  
 Status PLANNING

**O'FLANAGAN HOMES**  
 OPENING NEW DOORS



LAWRENCE | FINLEY  
 ARCHITECTS



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**Details**  
 Client O'Flanagan Homes  
 Job Title Stivichall Manor, Leamington Rd, Cov.  
 Job Type New Residential Development  
 Drawing Title Proposed Site Plan  
 Job Number 272  
 Drawing Number PL-10A  
 Scale 1:200 A1  
 Status PLANNING



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Shelter



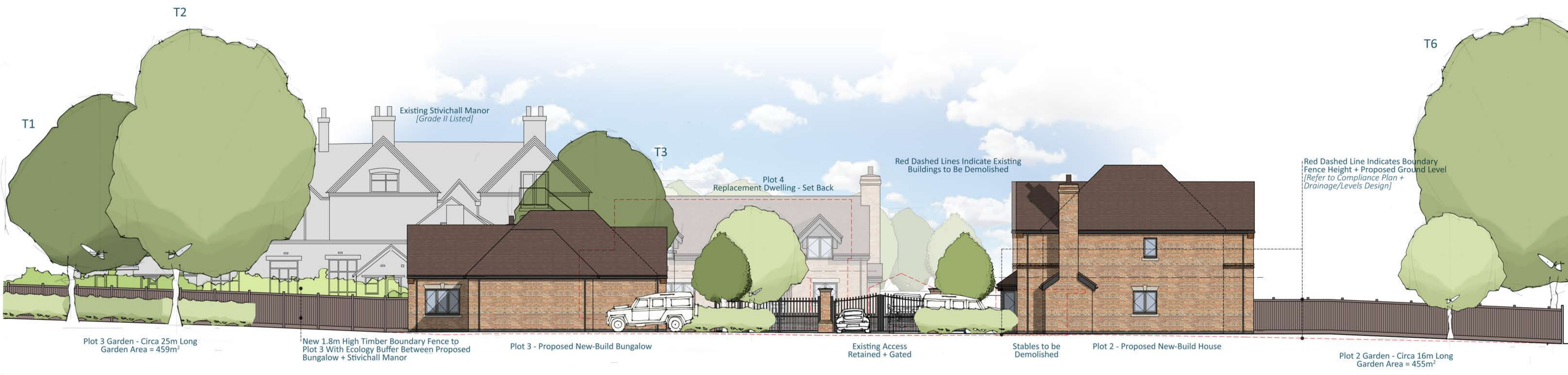
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 A Revised in Line With Tree Survey Changes 08/02/2024

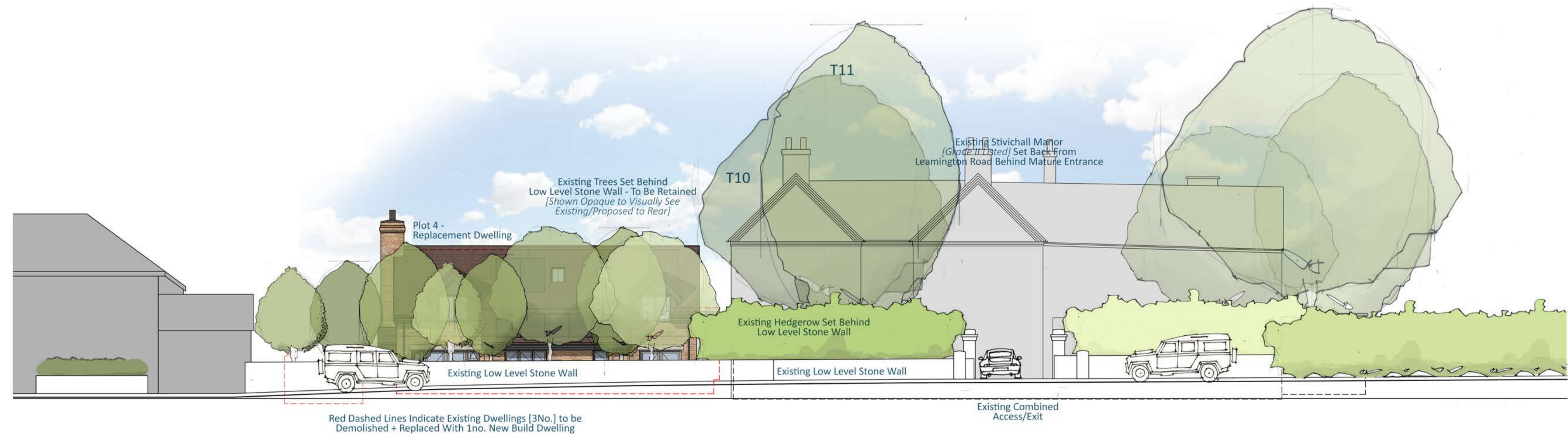
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**Details**  
 Client O'Flanagan Homes  
 Job Title Stivichall Manor, Leamington Rd, Cov.  
 Job Type New Residential Development  
 Drawing Title Proposed Site Plan - Demolition  
 Job Number 272  
 Drawing Number PL-12A  
 Scale 1:200 A1  
 Status PLANNING





Proposed Site Section [Rear Facing Towards Stivichall Manor]  
Scale 1:100



Proposed Street Scene  
Scale 1:100



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**Details**  
 Client O'Flanagan Homes  
 Job Title Stivichall Manor, Leamington Rd, Cov.  
 Job Type New Residential Development  
 Drawing Title Proposed Street Scene + Site Section  
 Job Number 272  
 Drawing Number PL-26A  
 Scale 1:100 A1  
 Status PLANNING



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Proposed Site Section [Through Rear of Plots 1+2]  
Scale 1:100



Proposed Site Section [Through Rear of Plot 3 + Stivichall Manor]  
Scale 1:100



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**Details**

Client	O'Flanagan Homes
Job Title	Stivichall Manor, Leamington Rd, Cov.
Job Type	New Residential Development
Drawing Title	Proposed Street Scene + Site Section
Job Number	272
Drawing Number	PL-26
Scale	1:100 A1
Status	PLANNING



Proposed Front Elevation  
Scale 1:50



Proposed Side Elevation  
Scale 1:50



Proposed Rear Elevation  
Scale 1:50



Proposed Side Elevation  
Scale 1:50



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**Details**

Client	O'Flanagan Homes
Job Title	Stivichall Manor, Leamington Rd, Cov.
Job Type	New Residential Development
Drawing Title	Plot 2 - Proposed Elevations
Job Number	272
Drawing Number	PL-23
Scale	1:50 A1
Status	PLANNING



Proposed Ground Floor Plan  
Scale 1:50



Proposed Rear Elevation  
Scale 1:100



Proposed Side Elevation  
Scale 1:100



Proposed Front Elevation  
Scale 1:50



Proposed Side Elevation  
Scale 1:100



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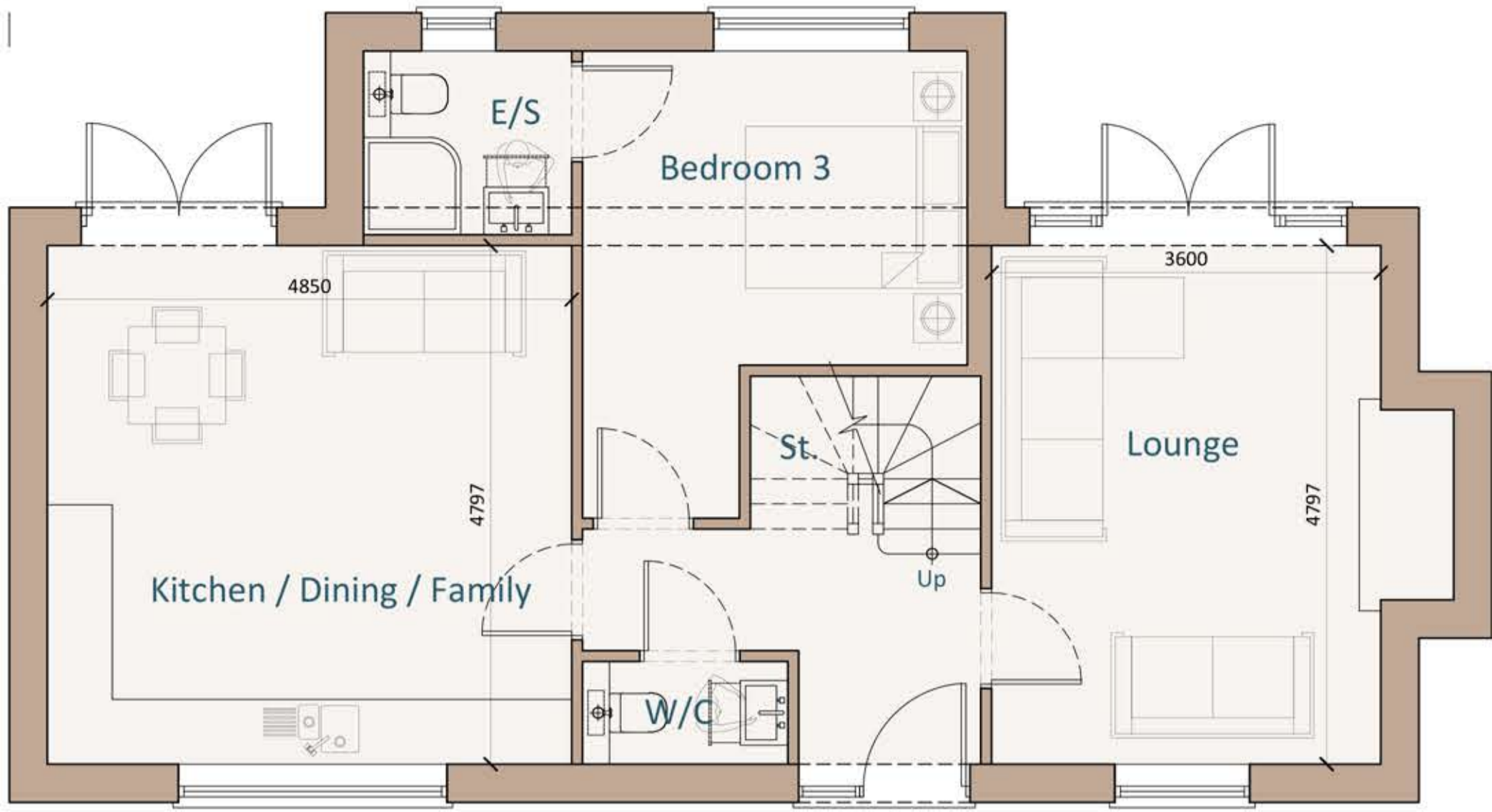
**Revisions**

**Contact + Location**

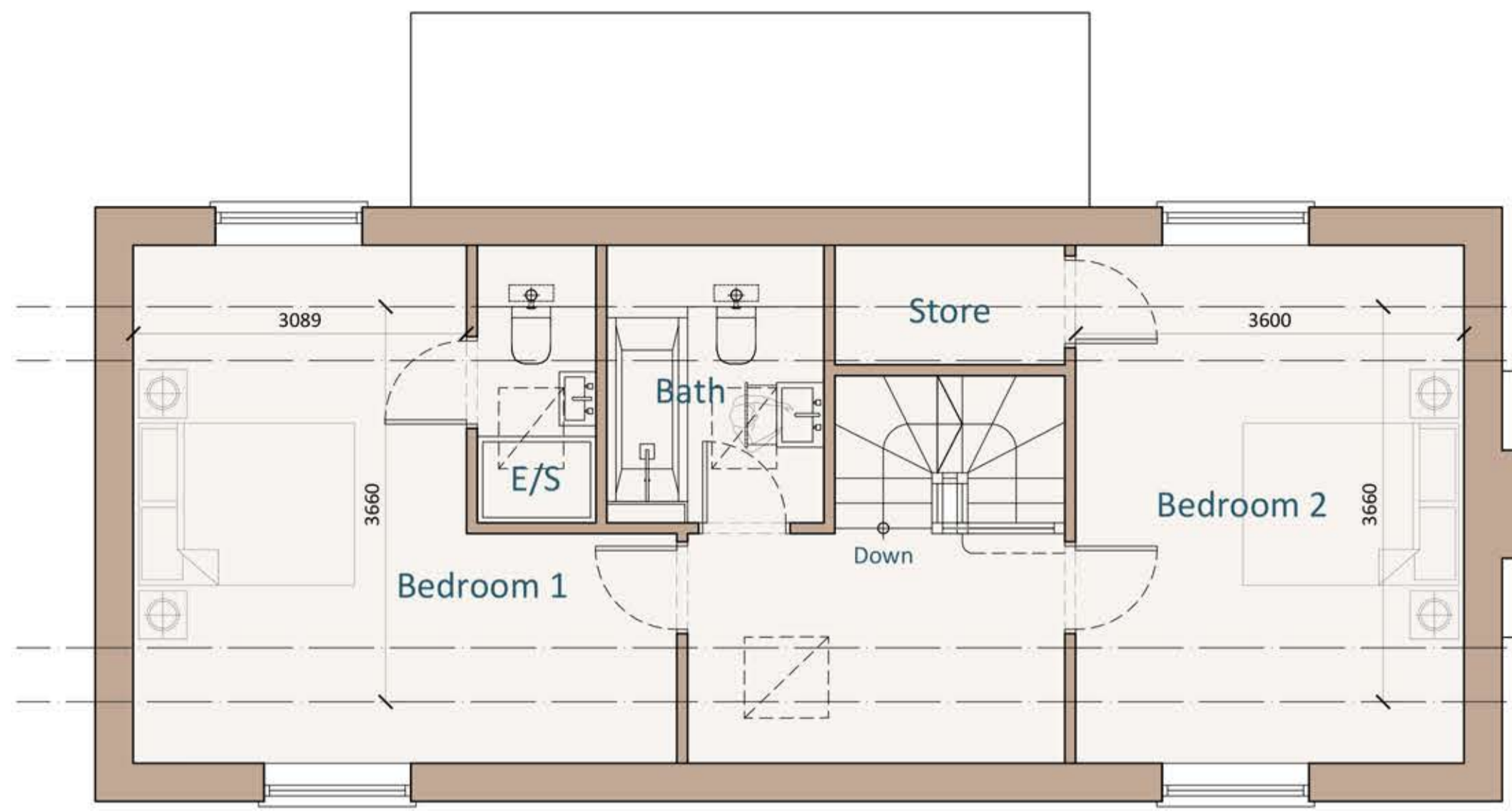
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**Details**

Client	O'Flanagan Homes
Job Title	Stivichall Manor, Leamington Rd, Cov.
Job Type	New Residential Development
Drawing Title	Plot 3 - Proposed Plan + Elevations
Job Number	272
Drawing Number	PL-24
Scale	1:50 + 1:100 A1
Status	PLANNING



Proposed Ground Floor Plan  
Scale 1:50



Proposed First Floor Plan  
Scale 1:50

1500mm Head Height  
2000mm Head Height  
2000mm Head Height  
1500mm Head Height



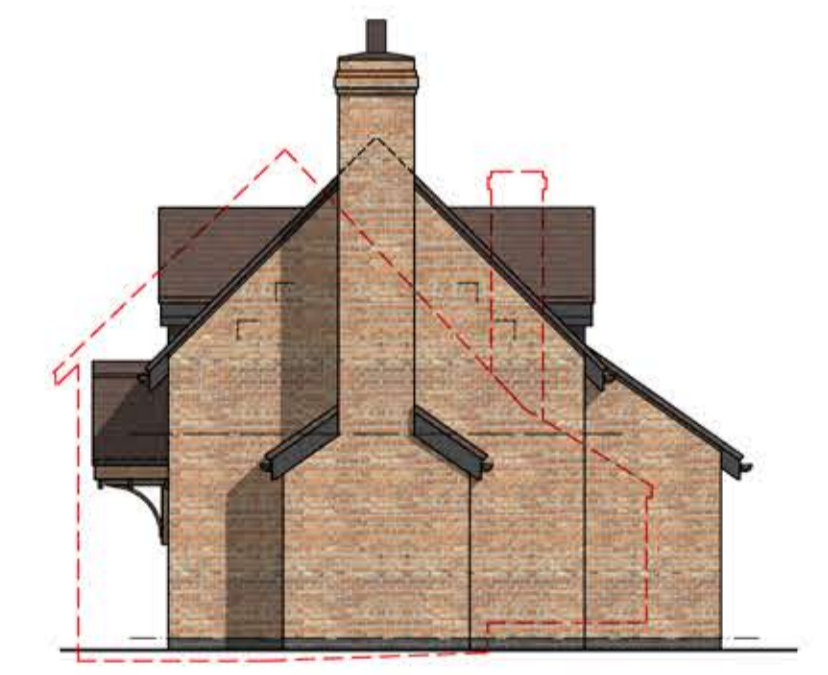
Proposed Side Elevation  
Scale 1:50



Proposed Front Elevation  
Scale 1:50



Proposed Rear Elevation  
Scale 1:50



Proposed Side Elevation  
Scale 1:100



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**Details**  
Client O'Flanagan Homes  
Job Title Stivichall Manor, Leamington Rd, Cov.  
Job Type New Residential Development  
Drawing Title Plot 4 - Proposed Plans + Elevations  
  
Job Number 272  
Drawing Number PL-25  
Scale 1:50 A1  
Status PLANNING



**BRIEF**  
TO PROVIDE A SAFE AND PLEASANT ENVIRONMENT FOR RESIDENTS AND MITIGATION FOR LOSS OF HABITAT FOR WILDLIFE

**CONSTRAINTS AND OPPORTUNITIES**

- MATURE TREES AND HEDGEROWS TO BE RETAINED WHERE POSSIBLE
- URBAN SETTING
- LOSS OF IMPROVED GRASSLAND TO BE MITIGATED BY ENHANCEMENTS OF RETAINED SECTION
- NEW TREE PLANTING WILL DIVERSIFY AGE STRUCTURE AND PROVIDE FUTURE DEADWOOD FOR SAPROPHITIC SPECIES

**PROTECTED/VULNERABLE SPECIES/HABITATS ON SITE OR POTENTIALLY IMPACTED OR PROVIDED FOR WITHIN THE NEW LANDSCAPE**

**BAT SPECIES**  
HEDGEHOG  
POLLINATORS  
NESTING BIRDS

**SOLUTION**  
The gardens are laid out to amenity space bounded with aesthetically pleasing trees, hedges and shrub planting from a palette of locally native species with additional perfect for pollinators listed shrubs.  
The periphery of the site is hedged with mixed native species and suitably spaced canopy trees. Ground flora is provided either as meadow, woodland or hedgerow native mixes according to placement. This gives a range of opportunities for bees, butterflies, moths and other nectar feeding species. Buffer areas are created with canopy understorey and groundcover using suitably chosen and spaced woody species. Native hedgerow locations give both a barrier to people and permeability for wildlife and improving connectivity through the site.  
The internal fencing has hedgehog passing points at key locations.  
A number of tree mounted and integral roosting bat boxes, various bird nest boxes are affixed to the new dwellings and existing trees in suitable positions. Log piles using wood from the site are placed in locations within the green infrastructure areas. These will provide potential habitat for saproxytic species, their predators, hedgehog and amphibians.

**BRITISH FLORA BF59: COUNTRY MEADOW MIX**  
If you are trying to create an old English meadow then this general purpose perennial meadow mix will establish itself and come to full maturity over a 2-3 year period. This is a simple yet visually pleasing wildflower meadow seed mixture containing the more common native wildflower species along with (non-competing) companion grasses. It can be used for amenity areas, large gardens and environmentally sensitive landscaping. If you want a more colourful instant impact then consider our Pure Flower Seed Mixtures or Urban Wildflower Mixture.  
Sowing Rate 50g/m<sup>2</sup>  
Contains: Wildflowers 20% (5 species) Grasses 80% (5 species)  
NB: All seeds specified in this mixture are subject to availability at the time of purchase.  
The Mix contains the following species:

**Wildflowers:**

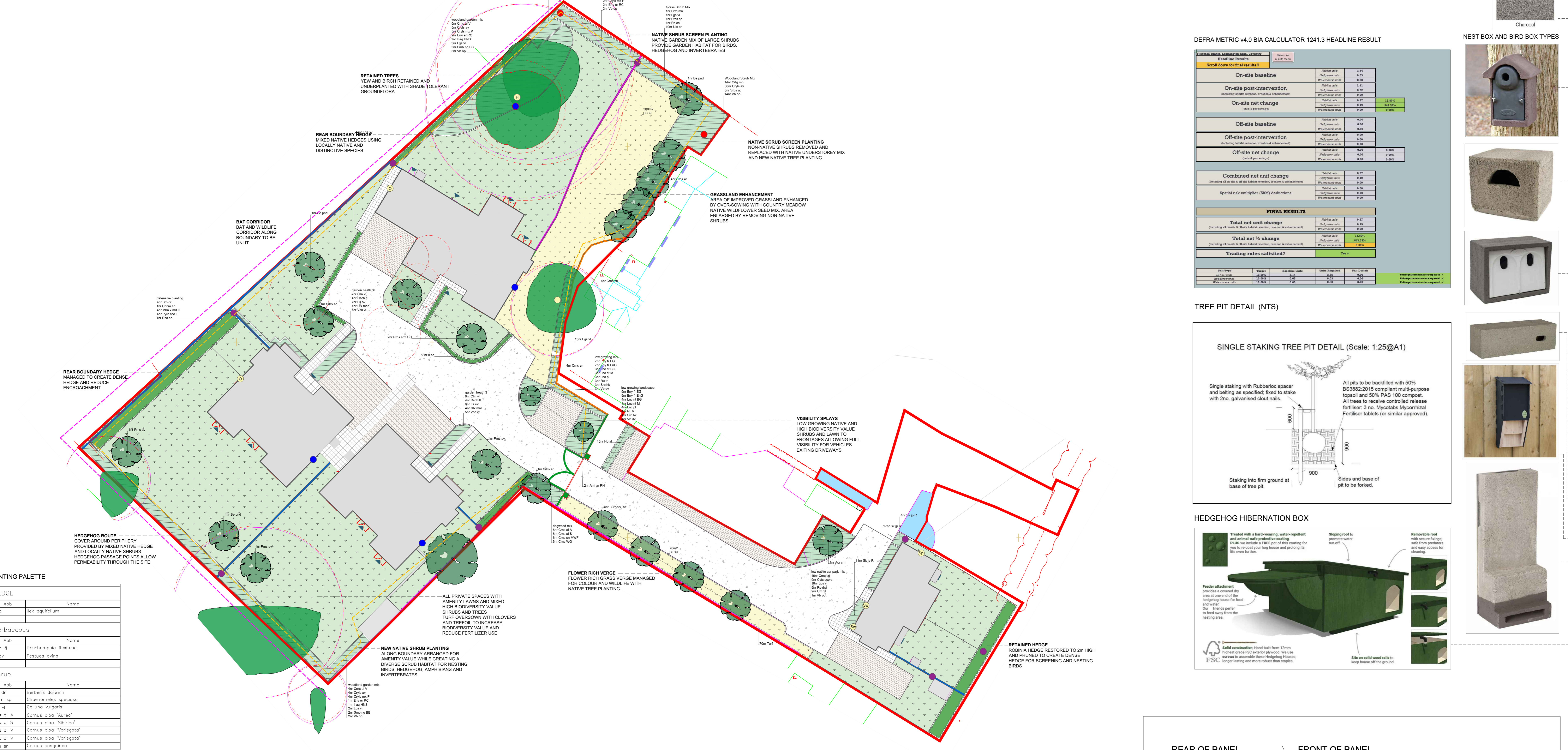
- 4% Achillea millefolium - (Yarrow)
- 6% Centaurea nigra - (Black Knavehead)
- 4% Dianthus carolin - (Wild Carnation)
- 12% Galium verum - (Lark's Foot)
- 4% Hypericum perforatum - (St. John's Wort)
- 7% Leucanthemum vulgare - (Oxeye Daisy)
- 4% Lotus corniculatus - (Bird-foot Trefoil)
- 4% Matricaria inodora - (Roman Chamomile)
- 5% Medicago lupulina - (Black Medick)
- 8% Plantago lanceolata - (Ribwort Plantain)
- 4% Phacelia vulgaris - (Butterbell)
- 5% Ranunculus acris - (Meadow Buttercup)
- 12% Sanguisorba minor - (Salsal Burnet)
- 4% Silene alba - (White Campion)
- 5% Viola hutchinsiana - (Common Vetch)

**Grasses:**

- 25% Festuca rubra ssp. commutata - (Sheep's Fescue)
- 8% Agrostis capillaris - (Common Hair)
- 10% Cynosurus cristatus - (Crested Dogtail)
- 20% Festuca ovina - (Sheep's Fescue)
- 25% Festuca rubra ssp. strobilata - (Slender CRF)

**Notes:**

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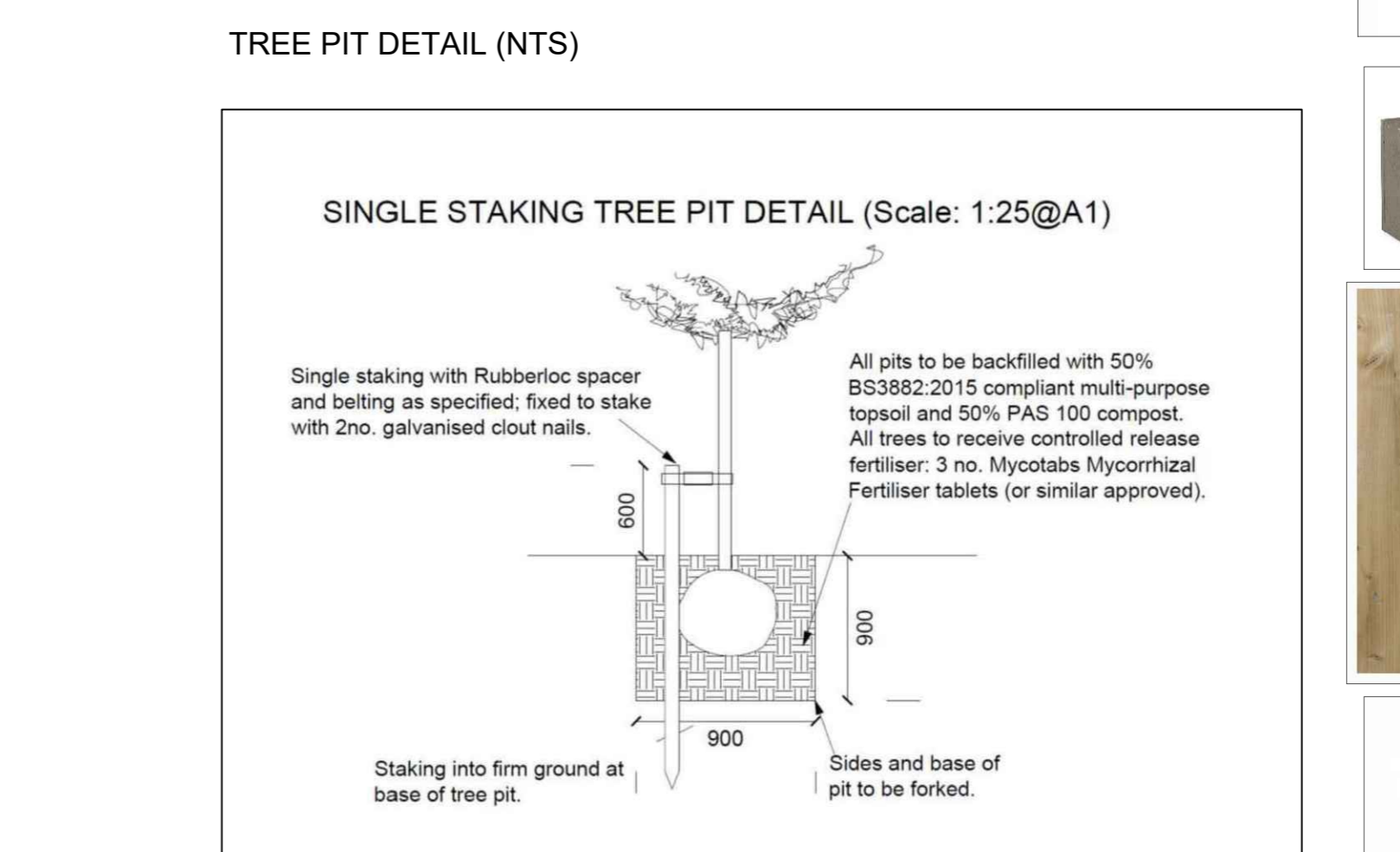
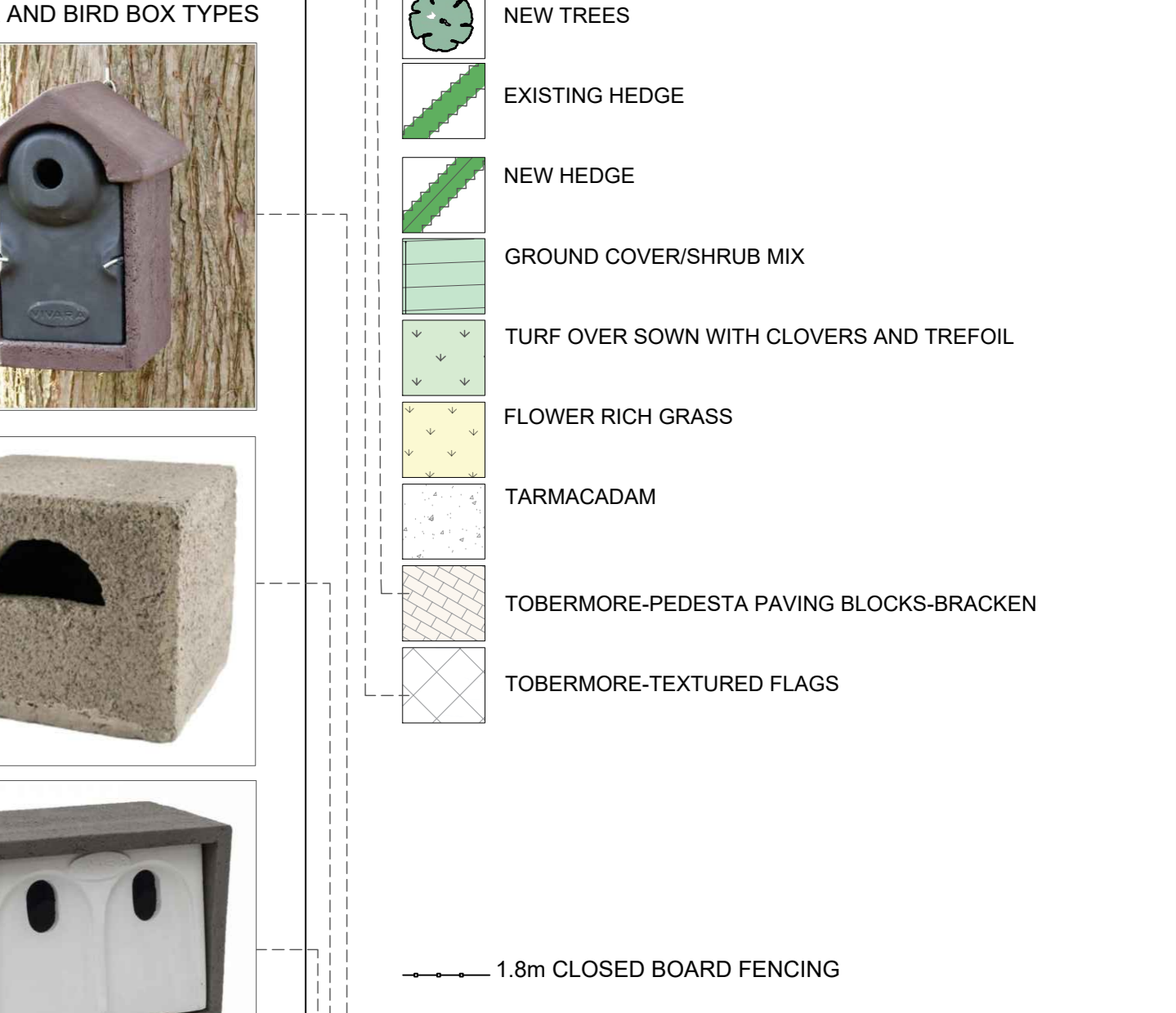


**PLANTING PALETTE**

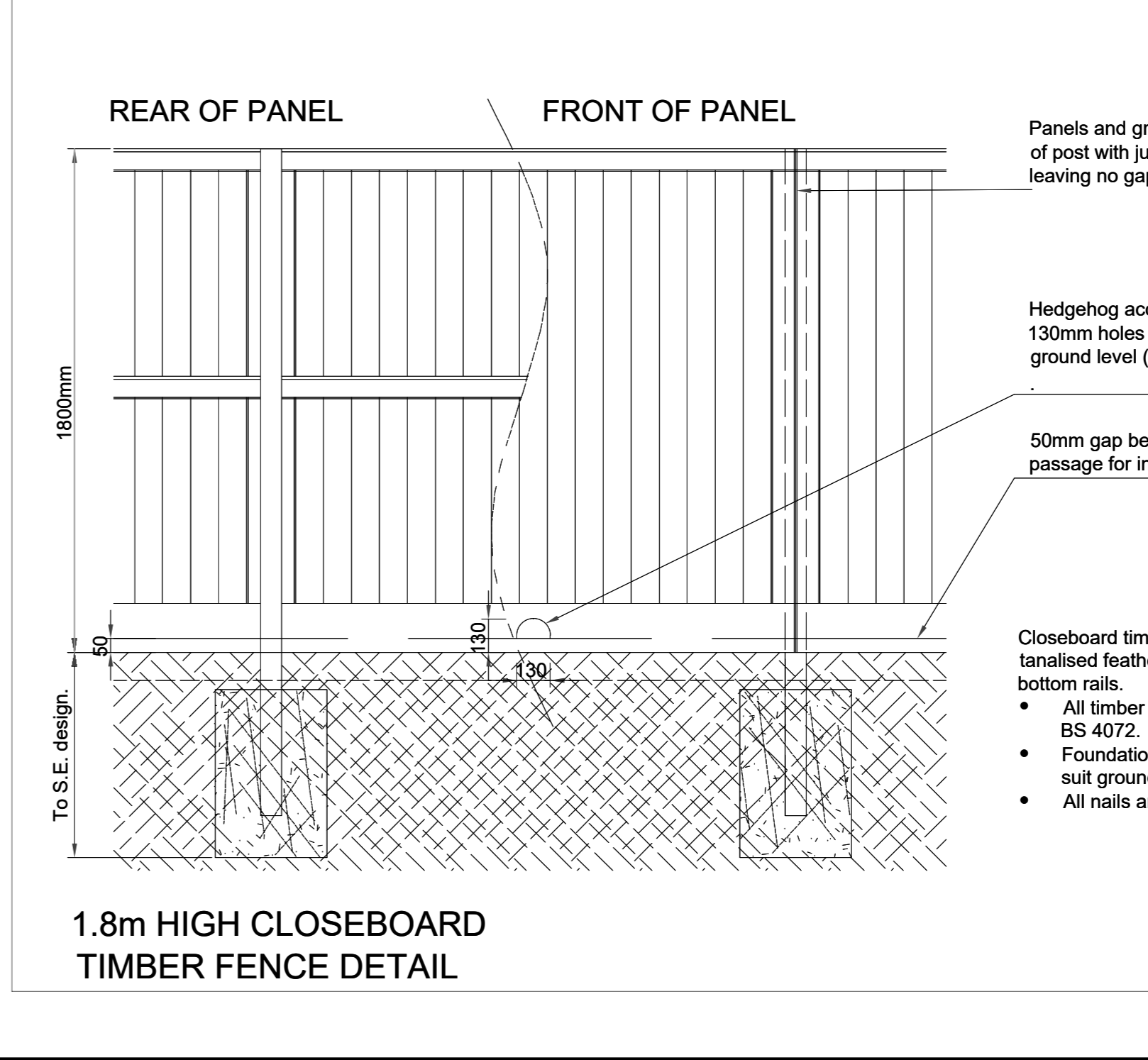
Abb	Name
Herb	Herb
Shrub	Shrub
Tree	Tree

**DEFRA METRIC v4.0 BIA CALCULATOR 1241.3 HEADLINE RESULT**

Category	On-site baseline	On-site post-intervention	On-site net change
On-site baseline	0.00	0.00	0.00
On-site post-intervention	0.00	0.00	0.00
On-site net change	0.00	0.00	0.00



- KEY**
- BUILDING
  - RETAINED TREES SHOWING CANOPY AND RPA
  - NEW TREES
  - EXISTING HEDGE
  - NEW HEDGE
  - GROUND COVER/SHRUB MIX
  - TURF OVER SOWN WITH CLOVERS AND TREFOL
  - FLOWER RICH GRASS
  - TARMACADAM
  - TOBERMORE-PEDESTAL PAVING BLOCKS-BRACKEN
  - TOBERMORE-TEXTURED FLAGS
- 1.8m CLOSED BOARD FENCING
- POTENTIAL HEDGEHOG ROUTE
- POTENTIAL BAT ROUTE
- H BILBAO WOODCRETE HOLE NEST BOX
  - O VIVARO PRO WOODSTONE DOUBLE SPARROW BOX INTEGRATED INTO EXTERNAL WALL BELOW EAVES MIN 3m ABOVE GROUND LEVEL
  - Sp VIVARO PRO WOODSTONE BUILD-IN OPEN NEST BOX
  - Sw VIVARO PRO VISIBLE BUILD IN SWIFT BOX UK BRICK SIZE INTEGRATED INTO EXTERNAL WALL BELOW EAVES MIN 3m ABOVE GROUND LEVEL
  - K KENT BAT BOX AFFIXED TO TREE
  - V VIVARO INTEGRATED BAT BOX PLACED >4m ABOVE GROUND AND AWAY FROM LIGHT SOURCES
  - LOG PILE MADE FROM MATERIAL ARISING FROM TREE WORKS WITH HEDGEHOG HIBERNATION BOX



REV: DESCRIPTION:      BY:      DATE:

STATUS: **PLANNING ISSUE**

**Client:** James O'Flanagan Ltd

**LANDSCAPE ARCHITECT:** **DJOGS Ltd**  
79 Green Lane  
Pelsall  
Walsall WS3 4PD

**SITE:** Land at Stivichall Manor  
Leamington Rd, Coventry

**TITLE:** Landscape and Ecological Enhancement Scheme

SCALE AT A1: 1:200      DATE: 12/11/2023      DRAWN: CJ      CHECKED: DJ

PROJECT NO: **1241**      DRAWING NO: **1**      REVISION: **0**

**DJOGS Limited**  
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