

Issue Status

Planning

Drawing No.	Scale @ A1	Drawn
687/02D	1:250	sj
	Date	Checked
	June 2017	

Drawing Title

Proposed Site Layout

Client

L & S Kendra & Son

Project

**Residential Development
Springfield House Farm
Green Lane
North Duffield**

J JENNESON ASSOCIATES
 Jenneson Associates Ltd
 Chartered Architect
 May Cottage
 Mill Lane
 Seaton Ross
 York
 YO42 4NE
 Tel 01759 318200
 www.jennesonassociates.co.uk
 e-mail enquiries@jennesonassociates.co.uk

Rev A - pedestrian crossing point added - 08/08/17 - sj
 Rev B - pedestrian crossing point repositioned - 09/08/17 - sj
 Rev C - plot 1 handing amended to S13 approval - 20/02/18 - sj
 Rev D - turning head configuration improved - 14/03/18 - sj

Shrub Planting

All shrubs to be 3L pot size and to be equally spaced at a density of 2 per m². Shrub planting to be into prepared beds with min 450mm depth of topsoil and mulched with 50mm composted woodchip to complete. Bed sizes are as noted on the site layout

Shrub planting to be a structural shared realm combination to create interest, variety, year around colour and encourage wildlife. Shrubs to be planted in approximately equal quantities throughout the development. Individual shrub types planted in grouplets of min 1No plant and max 5No plants to suit the location as follows;

- S1 Cotoneaster Horizontalis
- Cornus Alba (Dogwood)
- Aucuba Japonica (Variegated Japanese Laurel)
- Prunus Lusitana (Portugal Laurel)
- Prunus Laurocerasus (Cherry Laurel)
- Viburnum Tinus 'French White' (Laurustinus)

Trees

Trees to be planted into 750 x 750 x 750mm deep pits and backfilled with 1 part compost to 3 parts topsoil. Trees to be double staked connected with swd horizontal bar and secured with single adjustable plastic tie, one third up main stem, and fenced with timber parkland type shelter to prevent trunk damage from garden operations.

- T1 Sorbus Acuparia (Rowan / Mountain Ash)
- T2 Betula Pendula (Silver Birch)
- T3 Alnus Glutinosa Aurea (Golden Leaf Alder)
- T4 Prunus Padus (Flowering Cherry)
- T5 Carpinus Betulus Fastigiata (Hornbeam)
- T6 Quercus Robur (Common Oak)

Gardens

Structural landscaping is specified to set the scene within the shared areas. Individual plot gardens are to be established by the householders to ensure uniqueness and individuality.

All front gardens to receive turf and rear gardens to receive topsoil and grass seeding.

All plants to be as specified in BS3936 and BS4428. Topsoil to be as specified in BS3882.

General Requirements

All garden and planting areas are to be cleared of builders debris, which is to be carted away from site. Burying waste materials on site will not be accepted.

Ground levels are to be made good as necessary with imported selected, graded and certified "clean" topsoil in sufficient quantity to establish levels as required. Rotavate topsoil as necessary and ensure a minimum of 200mm thickness of topsoil to garden and planting areas.

All trees and plants to be as specified in BS3936 and general landscape operations to be in accordance with BS4428. Topsoil to be as specified in BS3882.

Future maintenance will be the responsibility of the Estate Management Company which will be wholly owned by the residents. Routine managed maintenance of both hard and soft landscaped areas will be enshrined within the company Articles of Agreement.

**AMENDED
DRAWING**



Proposed Site Layout

1:250

