



# Site of Future Housing Development

**KEY**

**SOFTWORKS PROPOSALS**

- GREENSPACE: PRIVATE  
C.S.A. 424 WEAR & TEAR MIX SOWN @ 15kg/m<sup>2</sup>  
OVERSEED @ 20g/m<sup>2</sup>
- GREENSPACE: PLANTED BEDS
- TREES: PROPOSED
- HEDGE: PROPOSED TO 1m A.G.L.

**TREE SUPPORT PRINCIPLES ABBREV.:**  
Above Ground  
(St) - Single stake  
(Dst) - Double stake  
(Tst) - Triple stake  
(DstXb) - Double stake & cross bar

Below Ground  
(BG) - Underground guying. Refer to details

**PROPOSED TREE ROOT PROTECTION MEASURES**

- STRUCTURALLY IMPROVED ROOTING ENVIRONMENT: FLEXIBLE MECHANICALLY STABILISED LAYERS  
GEOTEXTILE AIR BREAK SYSTEM. GEOMETRY VARIED TO SUIT LOCAL CONDITIONS.
- STRUCTURALLY IMPROVED ROOTING ENVIRONMENT: RIGID RAFT SYSTEM  
PERIMETER ANCHOR RAFT SYSTEM. GEOMETRY VARIED TO SUIT LOCAL CONDITIONS.

**Notes**

Issue: Drawn by David Jarvis Associates Limited (CROWN COPYRIGHT). ALL RIGHTS RESERVED 2011 LICENCE NUMBER 0100031. This drawing is for information purposes only - Do not use this drawing for construction.

Drawing Information: This is a composite drawing based on: Hunters Architects drawing M9001 model 30-10-Floor Plan - Ground Floor.dwg, r'cvd 04/11/2015 @ 14:57hrs & WSP Local Centre Car park drawings & lighting info, r'cvd 30/10/2015 @ 12:35hrs.

Scaling: Do not scale this drawing. Use given dimensions only.

Services: refer to Engineer's drawings.

Planting: All plants and planting procedure to conform to the David Jarvis Associates Limited Landscape Specification that will accompany the Construction issue drawings. No species or plant location is to be varied without prior consent of the Landscape Architect.

Tree Root Protection Measures: supply & install permeable rootbarriers (Terram RootGuard, or equal & approved) to a min. depth of 600mm below ground. Installation: as per manufacturer's instruction. Finished level: top of barrier to be 10mm above G.L. Zone of Deployment: protection of hard surfacing / services lying within a min. 5m radius of the proposed tree.

Foundations: Developers / Contractors to ensure that all foundations (buildings and external walling) are designed and constructed so as to take into account, at the time of maturity, any existing or proposed trees, hedgerows or other vegetation on the application site or existing vegetation on land adjoining the site at the time of construction and any trees felled or hedgerows removed on or adjacent to the site during the previous 15 years. For this purpose the developer / contractors will submit all relevant details to the authority dealing with the Building Regulations Certificate.

**Drawing Revision**

Rev	Date	Description
G	12/11/2015	Update in accordance with Architects revised G.A. & client comments r'c'd 12/11/2015 @ 16:34hrs.
F	15/10/2015	Extend flexible MSL to 3.5m width. Reason: to provide 500mm overlap onto firm ground assuming 2.5m wide tree levels.
E	14/10/2015	Add 25m trees to Service Yard frontage. (Extend planting adj. Toddler Room 2. Reason: client instruction (personal comment) r'c'd 14/10/2015.
D	12/10/2015	Add greenhouses to front of toddler & baby rooms. Remove: greenhouse from Service Yard car park median. Reason: client instruction r'c'd 09/10/2015 @ 12:43hrs.
C	06/10/2015	Engineer's car park G.A. incorporated.
B	06/10/2015	Update in accordance with Client & Architects comments, r'c'd 06/10/2015 @ 10:54hrs. (Add: planting adj. Meeting room, extend planting to cycle shelter walling).
A	02/10/2015	Update to reflect Architects revised Site G.A. Plan - comments.
-	02/10/2015	First Issue.

Drawing Status

# PLANNING

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Client  
**COUNTRYSIDE PROPERTIES (BICESTER) LTD.**

Project  
**KINGSMERE, PHASE 1 LOCAL CENTRE**

Drawing Title  
**SOFTWARE PROPOSALS**

Scale <b>1:250</b>	Sheet Size <b>A1</b>	Date <b>SEPT 2015</b>
Drawing No. <b>2226/LC/002</b>	Revision <b>G</b>	

**KINGSMERE LOCAL CENTRE PLANT SPECIFICATION**

TREES	Species	Girth	Height	Specification	Pot Size	Quantity
	Corylus colurna	16-18cm	450-500	EH:4x:1 stem:CS 200min.:5 brks.:C	100	2 No.
	Liquidambar styraciflua	16-18cm	400-450	EH:3x:1 stem:CSH 200-250.:C	110L	1 No.
	Prunus avium 'Plena'	16-18cm	450-500	EH:3x:1 stem:CSH 200min.:5 brks.:C	100	12 No.
	Prunus serrulata 'Amanogawa'	16-18cm	450-500	EH:3x:1 stem:CSH 200min.:5 brks.:C	100	21 No.
	Pyrus calleryana 'Chanticleer'	16-18cm	450-500	EH:3x:1 stem:CSH 200min.:5 brks.:C	100	2 No.
	Sorbus aria 'Lutescens'	16-18cm	450-500	EH:3x:1 stem:CSH 200min.:5 brks.:C	75-80L	6 No.
						<b>Total:44 No.</b>

SHRUBS	Species	Height	Specification	Pot Size	Density	Quantity
	Carpinus betulus	60-80cm	T:1+1:1 stem:BR		5/m <sup>2</sup>	890 No.
	Choisya ternata 'Sundance'	30-40	Bu:4 brks.:C	3	5/m <sup>2</sup>	138 No.
	Prunus laurocerasus 'Mount Vernon'	30-40	Bu:4 brks.:C	3	5/m <sup>2</sup>	192 No.
	Prunus laurocerasus 'Otto Luyken'	40-60	Bu:4 brks.:C	3	6.25/m <sup>2</sup>	732 No.
	Viburnum tinus 'Eve Price'	80-100	Bu:4 brks.:C	20-30	5/m <sup>2</sup>	597 No.
						<b>Total:2549 No.</b>

HEDGES	Species	Height	Specification	Pot Size	Density	Quantity
	Carpinus betulus	80-100cm	T:1+1:1 stem:BR		0.35Ctr Double Staggered at 0.3m offset	197 No.
						<b>Total:197 No.</b>

GRASSES	Species	Height	Specification	Pot Size	Density	Quantity
	Calamagrostis acutiflora 'Karl Foerster'	30-40	Bu:4 brks.:C	3L	6.25/m <sup>2</sup>	155 No.
						<b>Total:155 No.</b>

