



KEY

SOFTWORKS PROPOSALS

- GREENSPACE: PRIVATE
G.S.A. A24 WEAR & TEAR MIX DOWN @ 50g/m²
COVERED @ 20g/m²
- GREENSPACE: PLANTED BEDS
- TREES: PROPOSED
- HEDGE: PROPOSED
TO 1m A.G.L.

TREE SUPPORT PRINCIPLES ABBREV.;
Above Ground
(St1) - 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
GEOSCELLULAR AIR BREAK SYSTEM. GEOMETRY VARIED TO SUIT LOCAL CONDITIONS.
- STRUCTURALLY IMPROVED ROOTING ENVIRONMENT:
RIGID RAFT SYSTEM
PERMANENT AIR BREAK SYSTEM. GEOMETRY VARIED TO SUIT LOCAL CONDITIONS.

Notes

Issue: Drawn by David Jarvis Associates Limited (CROWN COPYRIGHT). ALL RIGHTS RESERVED 2015 LICENCE NUMBER 01000133.
This drawing is for information purposes only. Do not use this drawing for construction.

Drawing Information: This is a composite drawing based on Hombers Architects drawing M9021 model planning options 5 - Sheet AGA010 - Ground Floor (A4.dwg, r'vd: 29/04/2016 @ 11:29hrs, WSP lighting info, r'vd: 30/10/2015 @ 12:33hrs & WSP Local Centre Car park drawings, r'vd: 05/05/2016 @ 08:36hrs.

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: Developer / Contractors to ensure that all foundations (buildings and external walls) 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 or adjacent to the site during the previous 12 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 |
|-----|------------|---|
| 1 | 06/07/2015 | Plant species and layout revised in per comments from council. Also Refit location revised to show latest proposals. Check 2m tree from 2' height. Add 2m tree planting to street end. Reason: revised footings & A.C.P.V. 20/04/2016 @ 11:29hrs. |
| 2 | 10/07/2015 | Update in accordance with Architects revised G.A. & check comments r'vd: 11/07/2015 @ 09:46hrs. |
| 3 | 10/07/2015 | Update in accordance with Architects revised G.A. & check comments r'vd: 11/07/2015 @ 09:46hrs. |
| 4 | 10/07/2015 | Update in accordance with Architects revised G.A. & check comments r'vd: 11/07/2015 @ 09:46hrs. |
| 5 | 10/07/2015 | Update in accordance with Architects revised G.A. & check comments r'vd: 11/07/2015 @ 09:46hrs. |
| 6 | 10/07/2015 | Update in accordance with Architects revised G.A. & check comments r'vd: 11/07/2015 @ 09:46hrs. |
| 7 | 10/07/2015 | Update in accordance with Architects revised G.A. & check comments r'vd: 11/07/2015 @ 09:46hrs. |
| 8 | 10/07/2015 | Update in accordance with Architects revised G.A. & check comments r'vd: 11/07/2015 @ 09:46hrs. |
| 9 | 10/07/2015 | Update in accordance with Architects revised G.A. & check comments r'vd: 11/07/2015 @ 09:46hrs. |
| 10 | 10/07/2015 | Update in accordance with Architects revised G.A. & check comments r'vd: 11/07/2015 @ 09:46hrs. |

KINGSMERE LOCAL CENTRE PLANT SPECIFICATION

TREES

| Species | Girth | Height | Specification | Pot Size | Quantity |
|---------------------------|---------|-----------|--|----------|----------------|
| Acer campestre | 16-18cm | 450-500 | EH: 3x: 1 stem: CSH 200min.: 5 brks: C | 100L | 16 No. |
| Betula utilis jacquemonti | 16-18cm | 450-500cm | EH: 3x: 1 stem: CSH 200min.: 5 brks: C | 100L | 10 No. |
| Corylus colurna | 16-18cm | 450-500cm | EH: 4x: 1 stem: CS 200min.: 5 brks: C | 100L | 2 No. |
| Crataegus monogyna | 16-18cm | 450-500cm | EH: 3x: 1 stem: CSH 200min.: 5 brks: C | 100L | 3 No. |
| Ginkgo biloba | 16-18cm | 400-450cm | EH: 3x: 1 stem: CSH 200min.: 5 brks: C | 100L | 6 No. |
| Liquidambar styraciflua | 16-18cm | 400-450cm | EH: 3x: 1 stem: CSH 200-250: C | 110L | 5 No. |
| Prunus serrula tibetica | 16-18cm | 400-450 | EH: 3x: 1 stem: CSH 200min.: 5 brks: C | 75-80L | 17 No. |
| Prunus spinosa | 16-18cm | 400-450 | EH: 3x: 1 stem: CSH 200min.: 5 brks: C | 75-80L | 6 No. |
| Total | | | | | :61 No. |

SHRUBS

| Species | Height | Specification | Pot Size | Density | Quantity |
|-----------------------------------|---------|--------------------|----------|---------------------|------------------|
| Carpinus betulus | 60-80cm | T: 1+1: 1 stem: BR | | 5/m ² | 889 No. |
| Choisy ternata 'Sundance' | 30-40 | Bu: 4 brks: C | 3 | 5/m ² | 196 No. |
| Prunus laurocerasus 'Otto Luyken' | 40-60 | Bu: : C | 3 | 6.25/m ² | 2945 No. |
| Viburnum tinus 'Eve Price' | 80-100 | Bu: 4 brks: : C | 20-30 | 5/m ² | 1174 No. |
| Total | | | | | :5204 No. |

HEDGES

| Species | Height | Specification | Pot Size | Density | Quantity |
|------------------|----------|--------------------|----------|--|-----------------|
| Carpinus betulus | 80-100cm | T: 1+1: 1 stem: BR | | 0.35Ct Double Staggered at 0.3m offset | 167 No. |
| Total | | | | | :167 No. |

GRASSES

| Species | Height | Specification | Pot Size | Density | Quantity |
|--|--------|---------------|----------|---------------------|-----------------|
| Calamagrostis acutiflora 'Karl Foerster' | | | 3L | 6.25/m ² | 155 No. |
| Total | | | | | :155 No. |

PLANTING NOTES

Details of planting requirements, tree pits and soil requirements are detailed in drawings 2226/LC/D005, 2226/LC/D006, 2226/LC/D007 & 2226/LC/D008.

All hedgerows to be maintained to no higher than 1.2m tall to ensure they remain as a low hedge without interfering with the form of adjacent trees.

PLANNING

DAVID JARVIS ASSOCIATES

DAVID JARVIS ASSOCIATES LIMITED
1 Tennyson Street, Swindon, Wiltshire SN1 5DT
Tel: 01793 612173 Fax: 01793 613625
Email: mail@davidjarvis.biz

COUNTRYSIDE PROPERTIES (BICESTER) LTD.

Project KINGSMERE, PHASE 1 LOCAL CENTRE

Drawing Title SOFTWORK PROPOSALS

| | | |
|-----------------------------------|-------------------------|--------------------------|
| Scale 1:250 | Sheet Size A1 | Date SEPT 2015 |
| Drawing No. 2226/LC/002 | Revision I | |