

PINS REF: PINS REF: APP/C3105/W/22/3304021

LPA: Cherwell District Council

LPA REF: (21/03177/F)

Land at Middleton Stoney Road & Howes Lane, Bicester.

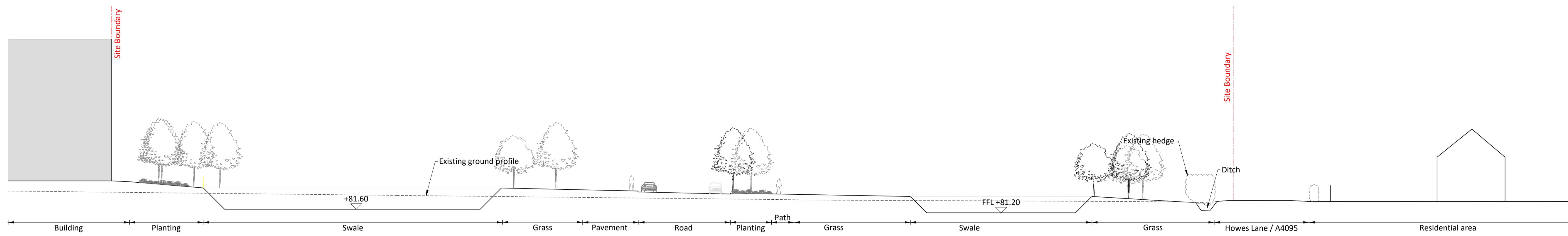
Written Statement – Landscape & Visual Issues, 1st September 2022

Appendix GD E: re-form landscape architecture drawings

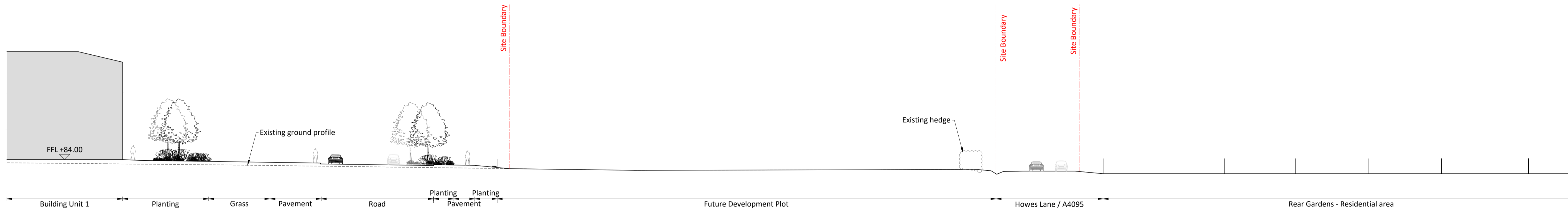
Guy Denton, BA (hons), DipLA (hons), CMLI, AoU

For

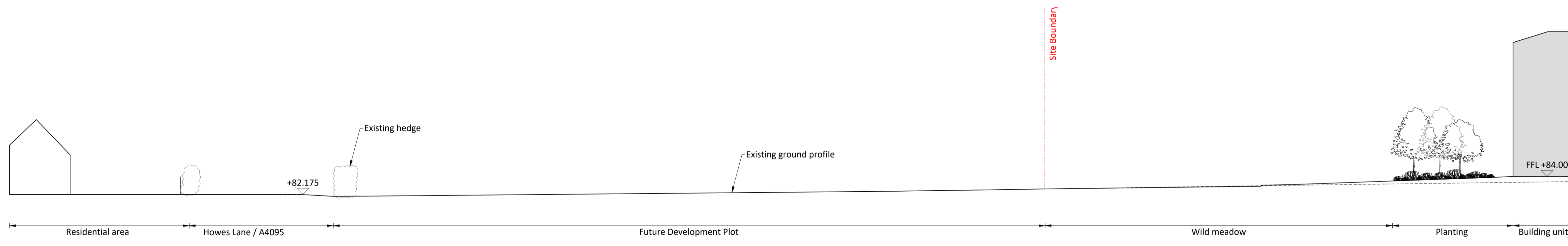
Albion Land



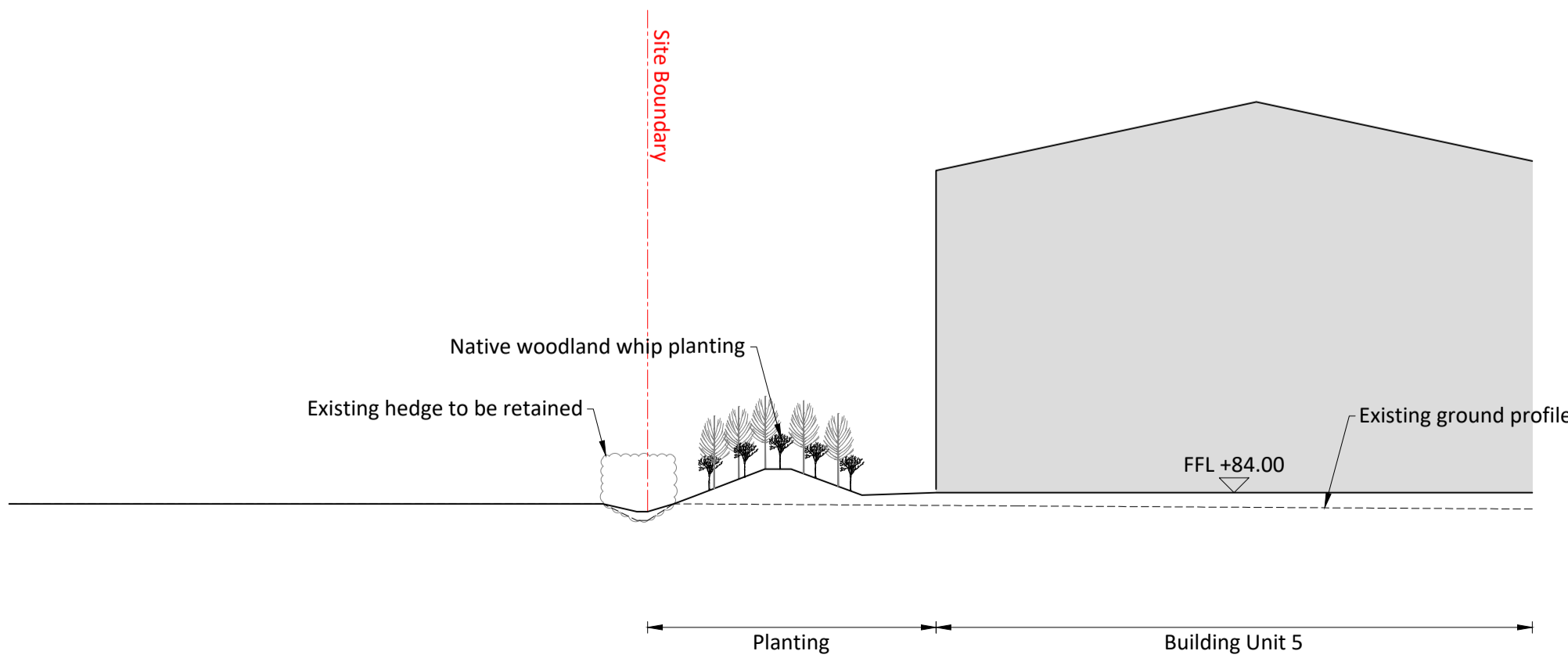
0002 01 Section AA looking north cutting through the swales 1:250



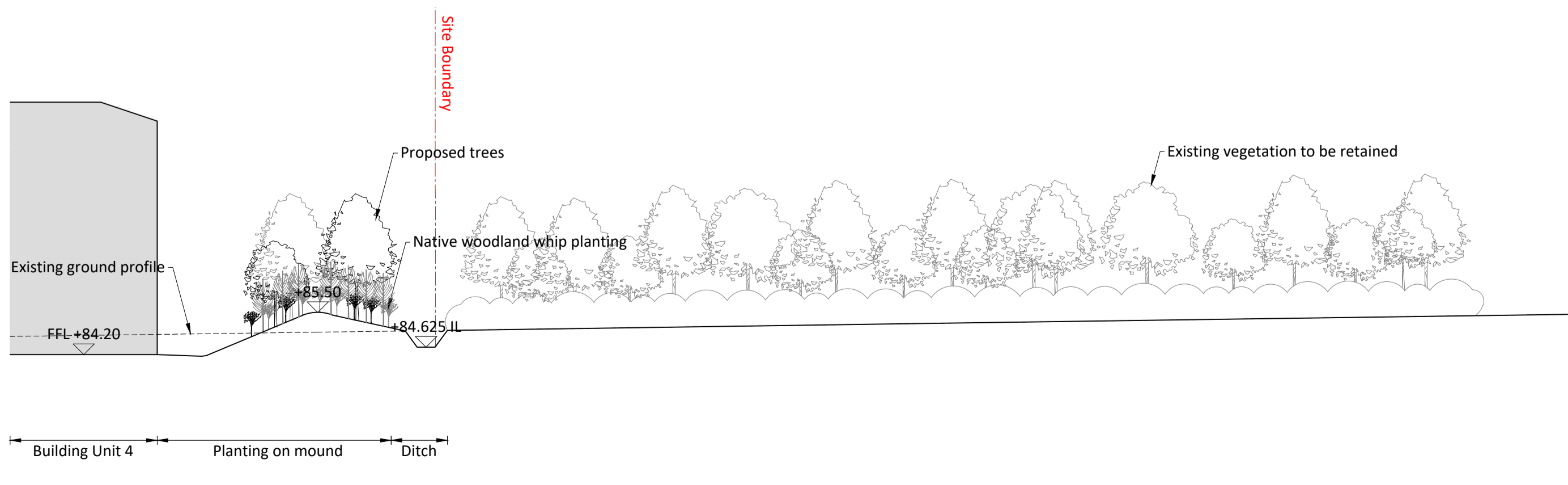
0002 02 Section BB looking north cutting through Unit 1 1:250



0002 03 Section CC looking south 1:250

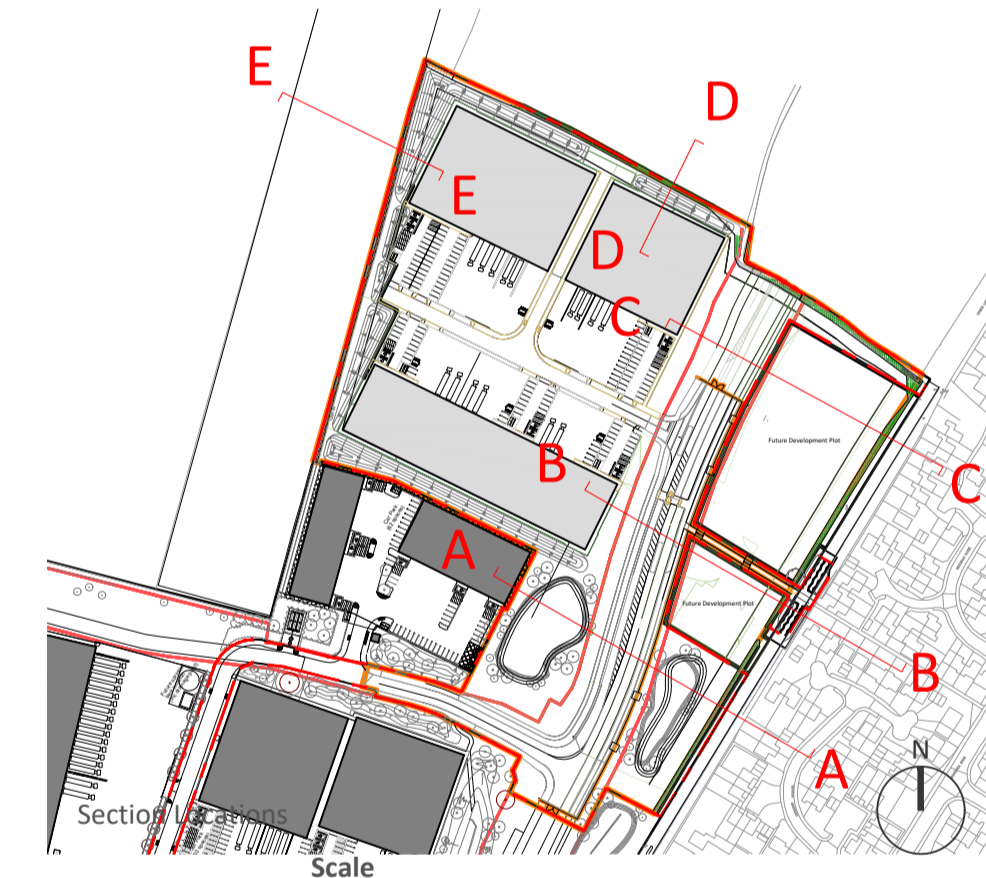


0002 04 Section DD looking east on the northern edge of the site 1:250



0002 05 Section EE looking south cutting through the western edge of the site 1:250

- Notes**
- All dimensions in mm, unless otherwise stated.
 - Scaling from drawing if printed incorrectly may lead to errors.
 - All information outside red line boundary shown for contextual purpose only.
 - All hatch patterns are indicative only unless stated otherwise.
 - This drawing is to be read in conjunction with the following re-form landscape architecture documentation:
 - 0897-RFM-XX-00-DR-L-0001-ILLUSTRATIVE LANDSCAPE MASTERPLAN
 - AND all relevant documentation from the design team.
 - Levels information on this drawing illustrates the design intent. The contractor is to check and verify all levels and dimensions against site survey information.
 - Any discrepancies in the design information are to be brought to the attention of re-form landscape architecture, in writing, prior to commencement of construction works.



Scale

0m 5m 10m 20m

Date	Description of revision	Drawn	Checked	Approved	Revision
05.05.22	Layout updated to account for new cycle path width	JR	GO	GO	P04
06.09.21	Planning update	PL	MD	MD	P03
06.09.21	Planning issue	PL	PL	GO	P02
21.07.21	Issued for review and comments	MD	PL	GO	P01

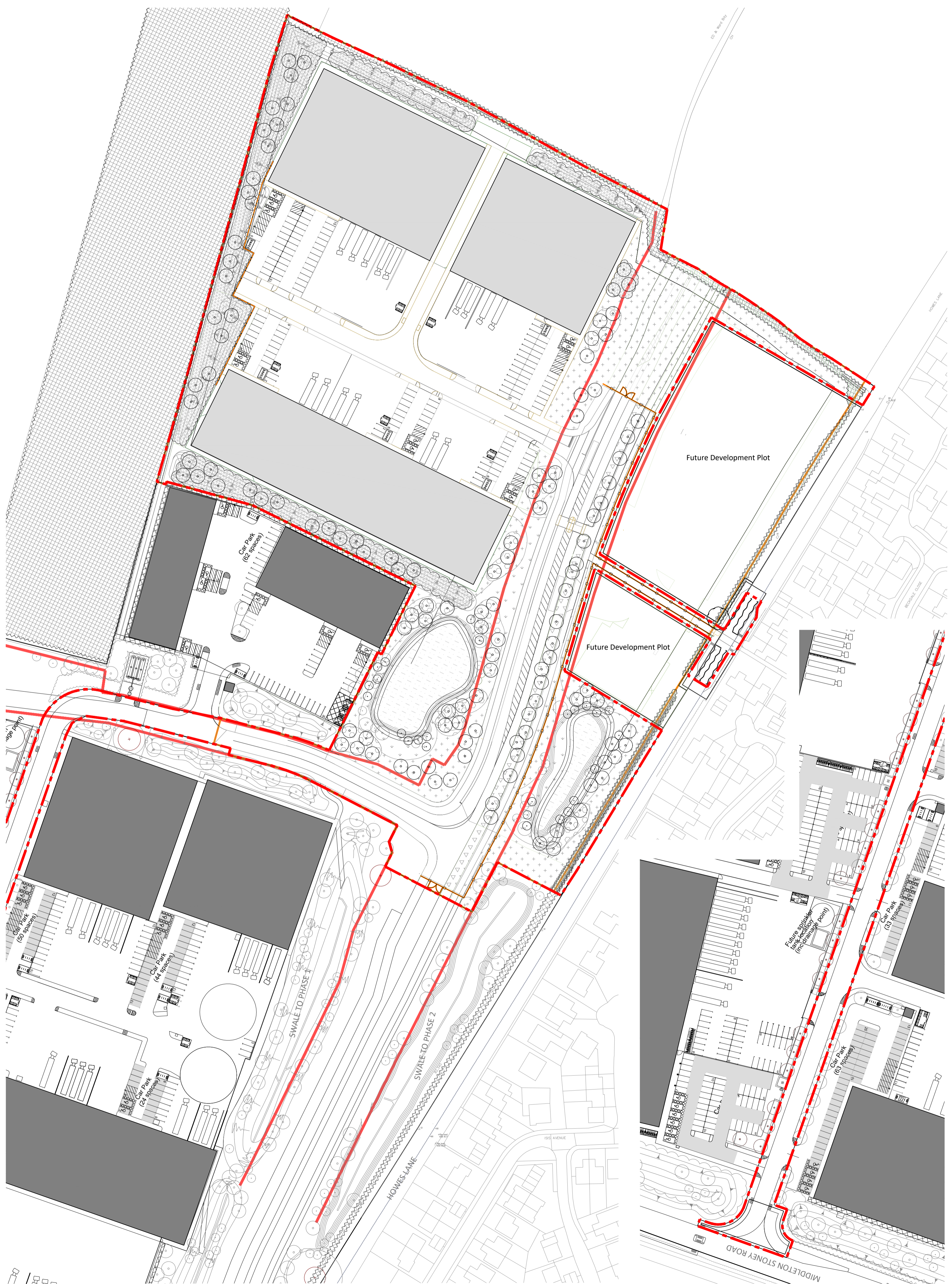
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Project
AXIS J9, BICESTER
RF21-897

Client
ALBION LAND
Document title
LANDSCAPE SECTIONS

Paper size A1 **Scale** 1:250
Status FOR INFORMATION **S2**
Drawing number 0897-RFM-XX-00-DR-L-0002 **Revision** P04
© re-form landscape architecture



- Key**
- Planning application boundary
 - Proposed building
 - Existing building
 - Contours / landform
 - Existing vegetation to be protected and retained
 - Native hedgerow planting
 - Native woodland planting
 - Swale meadow grass (seasonally wet)
 - Tall meadow grass (through management)
 - Short meadow grass (through management)
 - Native understorey mix
 - Amenity shrub planting
 - Proposed tree in soft landscape
 - Existing trees to be retained
 - Acoustic 4m fence Refer to architect's drawing
 - Low fence Refer to architect's drawing

Botanical Name	Root condition	Form	Height (cm)	% Mix
Native understorey mix				
Cornus sanguinea	BR	bushy, 3 brks	60-80cm	15
Viburnum opulus	BR	bushy, 3 brks	60-80cm	20
Viburnum lantana	BR	bushy, 3 brks	60-80cm	20
Euonymus europaeus	BR	bushy, 3 brks	60-80cm	15
Crataegus monogyna	BR	bushy, 3 brks	60-80cm	15
Salix purpurea	BR	bushy, 3 brks	60-80cm	15

Planted in swathes of 3-5 species at 1500mm centres

MIXTURE	SUPPLIER	SOW RATE
EG8 (Meadow grass mixture for wetlands)	Emorsgate Seeds	5g/m ² (50kgs/ha)

MIXTURE	SUPPLIER	SOW RATE
EM1 - Basic general purpose meadow mixture	Emorsgate Seeds	5g/m ²

MIXTURE	SUPPLIER	SOW RATE
A3 Grass seed mix	Germinal Seeds	50g/m ²

Botanical Name	Root condition	Size	Density
Amenity shrub planting			
<i>Carex oshimensis 'Evergold'</i>	C	2L	6/m ²
<i>Cornus sanguinea 'Midwinter fire'</i>	C	3L	5/m ²
<i>Cotinus coggygria 'Purple Flame'</i>	C	5L	3/m ²
<i>Escallonia 'Apple Blossom'</i>	C	3L	5/m ²
<i>Hebe 'Red Edge'</i>	C	3L	5/m ²
<i>Hebe 'Mrs Winder'</i>	C	3L	5/m ²
<i>Photinia x fraserii 'Red Robin'</i>	C	5L	3/m ²
<i>Prunus 'Otto Luyken'</i>	C	3L	5/m ²
<i>Lonicera nitida 'Maigrun'</i>	C	3L	5/m ²
<i>Miscanthus sinensis</i>	C	3L	3/m ²

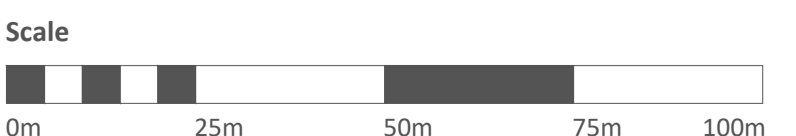
Botanical Name	Root condition	Height	% mix
Native shrub mix			
<i>Crataegus monogyna</i>	C	60-80cm	35
<i>Prunus spinosa</i>	C	60-80cm	35
<i>Cornus sanguinea</i>	C	60-80cm	30

Planted with spacing at varied centres from 0.8-1.2m. Species in groups of 3-7no

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 - This drawing is to be read in conjunction with the following re-form landscape architecture documentation:
 - 0897-RFM-XX-00-DR-L-0002-LANDSCAPE SECTIONS AND all relevant documentation from the design team
 - Levels information on this drawing illustrates the design intent. The contractor is to check and verify all levels and dimensions against site survey information.
 - Any discrepancies in the design information are to be brought to the attention of re-form landscape architecture, in writing, prior to commencement of construction works.
 - All proprietary products shall be installed in strict accordance with manufacturers written instructions.
 - Refer to other consultants' drawings and specifications for the following design information:
 - Foundation details
 - Base course and/or sub bases design & specification
 - Waterproofing of any element
 - Levels & Drainage design and infrastructure
 - Lighting and ducting
 - Existing & proposed utilities
 - Plant quantities are to suit site areas in accordance with scheduled plant densities.
 - Any proposed plant substitution shall be agreed with the landscape architect prior to ordering.

Code	Botanical Name	Root condition	Form	Height (cm)	% Mix
Native woodland planting mix					
A*	Alnus glutinosa	BR	Feathered	150cm	5
Ag	Alnus glutinosa	BR	1+1	60-80cm	5
Bp	Betula pendula	BR	1+1	60-80cm	5
Ca	Corylus avellana	BR	Feathered	150cm	5
Pn	Populus nigra spp. betufoia	BR	1+1	60-80cm	5
Pt	Populus tremula	BR	Feathered	150cm	5
Qr	Quercus robur	BR	Feathered	150cm	10
Pa	Prunus avium	BR	1+1	60-80cm	5
Ac	Acer campestre	BR	Feathered	150cm	5
Sc	Salix caprea	BR	1+1	60-80cm	10
Ms	Malus sylvestris	BR	Feathered	150cm	5
Ld	Larix decidua	BR	1+1	60-80cm	5
Pn	Pinus sylvestris	BR	Feathered	150cm	10
Cs	Cornus sanguinea	BR	bushy, 3 brks	60-80cm	5
Cm	Crataegus monogyna	BR	bushy, 3 brks	60-80cm	5
Ia	Ilex aquifolium	BR	bushy, 3 brks	60-80cm	5
Sl	Sorbus aria	BR	bushy, 3 brks	60-80cm	5

Botanical Name	Overall height (cm)	Mature Height (m)
Trees		
Betula pendula	min. 500	8m
Acer campestre	min. 450-500	8m
Quercus robur	min. 450-500	10m
Salix caprea	min. 450-500	8m
Betula pendula	min. 450-500	8m
Sorbus aria	min. 450-500	8m
Populus alba	min. 450-500	8m
Populus nigra	min. 450-500	8m
Acer campestre	min. 350-425	8m
Quercus robur	min. 350-425	10m
Salix caprea	min. 350-425	8m
Betula pendula	min. 350-425	8m
Sorbus aria	min. 350-425	8m
Pinus sylvestris	min. 350-425	10m
Quercus ilex	min. 350-425	8m
Ilex aquifolium	min. 350-425	8m
Prunus avium	min. 350-425	8m
Prunus cerasifera 'Nigra'	min. 350-425	8m
Alnus glutinosa	min. 350-425	8m
Salix alba	min. 350-425	8m
Tilia cordata 'Greenspire'	min. 500	10m
Carpinus betulus 'Frans Fontaine'	min. 500	10m



05.05.22 Layout updated to account for new cycle path width	JR	GD	GD	P05
04.04.22 Woodland planting mix revised	SD	GD	GD	P04
10.03.22 Planning update	MD	MD	GD	P03
06.09.21 Planning issue	PL	PL	GD	P02
04.08.21 Issued for co-ordination	MD	PL	GD	P01
Date	Description of revision	Drawn by	Checked by	Approved/Revision by

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Project
AXIS J9, BICESTER
RF21-897

Client
ALBION LAND

Document title
PLANTING STRATEGY

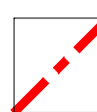



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Scale
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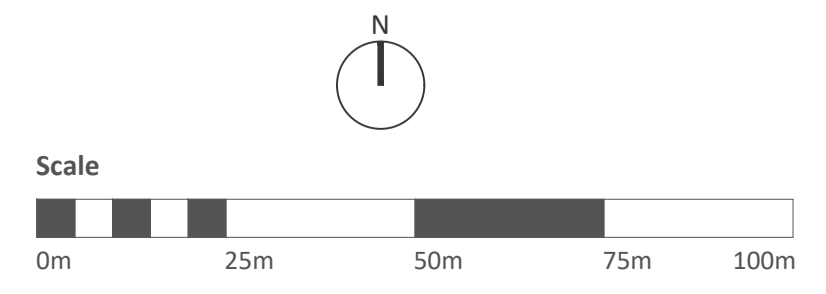
Status
FOR INFORMATION
S2

Drawing number
0897-RFM-XX-00-DR-L-0003
Revision
P05

* If trees to be planted within the planting season contractor may consider RB



- Key
-  Planning application boundary
 -  12m height parameter zone as per extant permission
 -  16m height parameter zone as per extant permission
 -  Proposed building as per application



Date	Description of revision	Drawn by	Checked by	Approved by	Revision

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Project
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Client
ALBION LAND

Document title
COMPARATIVE BUILT FORM / BUILDING
HEIGHT PARAMETER

Paper size
A1

Status
FOR INFORMATION

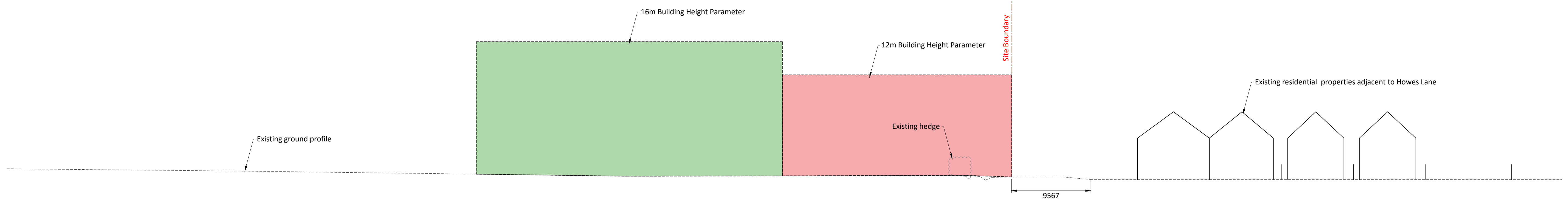
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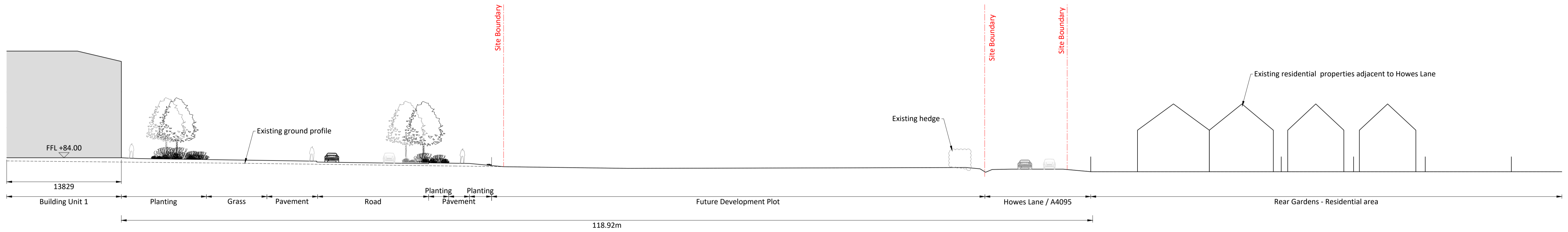
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S2

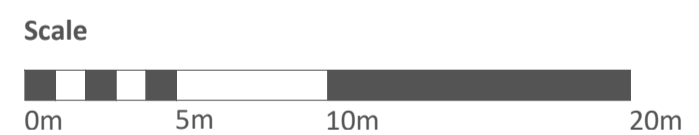
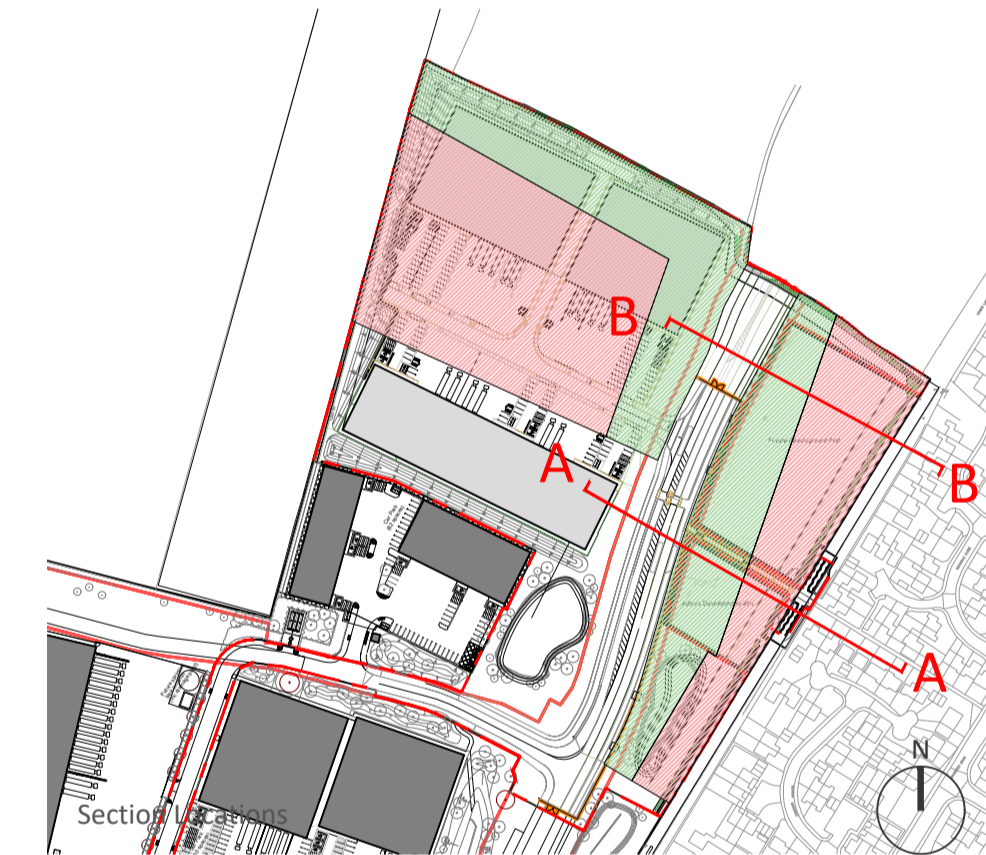
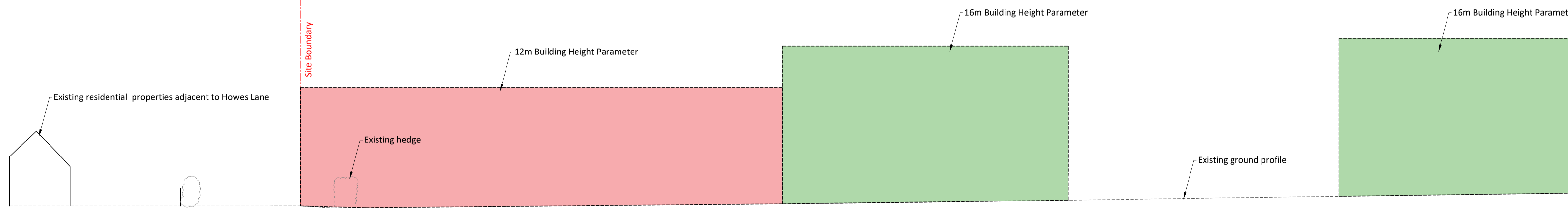
Revision
P01



0002 01 Illustrative section AA-1 Consented (Residential) Scheme 1:250

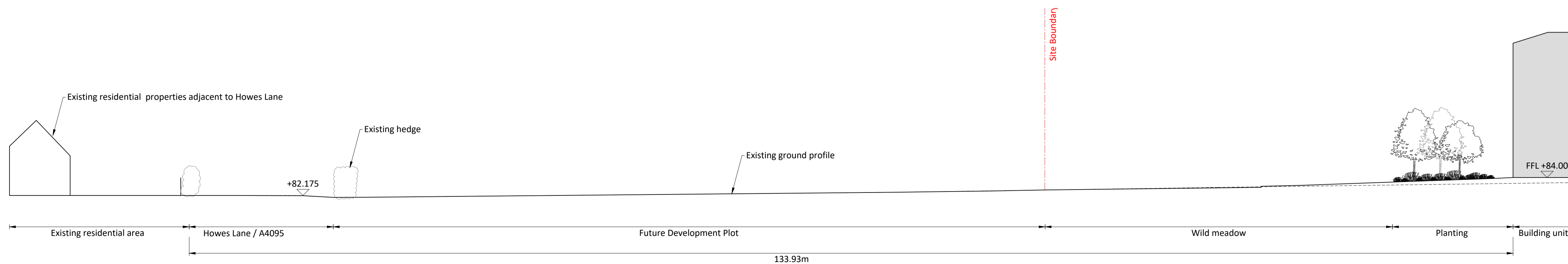


0002 02 Illustrative section AA-2 Application Scheme 1:250



Date	Description of revision	Drawn by	Checked by	Approved by	Revision

0002 03 Illustrative section BB-1 Consented (Residential) Scheme 1:250



0002 04 Illustrative section BB-2 Application Scheme 1:250

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RF21-897

Client
ALBION LAND
Document title
COMPARATIVE SECTIONS

Paper size
A1 Scale
1:250
Status
FOR INFORMATION S2
Drawing number
0897-RFM-XX-00-SK-L-0002 Revision
P01
© re-form landscape architecture

PINS REF: PINS REF: APP/C3105/W/22/3304021

LPA: Cherwell District Council

LPA REF: (21/03177/F)

Land at Middleton Stoney Road & Howes Lane, Bicester.

Written Statement – Landscape & Visual Issues, 1st September 2022

Appendix GD F: Cornish Architect's Drawings

Guy Denton, BA (hons), DipLA (hons), CMLI, AoU

For
Albion Land

NOTES

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Rev	Description	Chk	Date

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cornisharchitects

Project Title:

**AXIS J9 PHASE 3
BICESTER**

Drawing Title:

**PROPOSED SITE PLAN. DIMENSIONS
FROM BUILDINGS TO RESIDENTIAL
FENCE LINE**

Drawing Status:

PRELIMINARY

Scale: 0 10 metres 100

Drawn By:	Scale:	Date:	Chk'd By:
C S	1:1250 @ A1	18/08/2022	S M



Drawing No.	Rev.
20019 - SK - 020	-