



KEY

- APPLICATION BOUNDARY
- SITE OWNERSHIP BOUNDARY
- EXISTING VEGETATION
- MACADAM
To engineers detail
- SECONDARY ROADS, LANES
Permeable concrete block paving Marshalls Myriad Priora.
Colour: Morning Light. Carriageway herringbone pattern.
Footpaths half staggered bond. Block size to engineers specification.
- ROAD BANDS
Permeable concrete block paving Marshalls Myriad Priora.
Colour: Midnight. Carriageway herringbone pattern.
Footpaths half staggered bond. Block size to engineers specification.
- BLOCK PAVING
Permeable concrete block paving, Marshalls Tegula Priora.
Colour: Traditional. Herringbone pattern. Footpaths stretcher bond pattern. Block size to engineers specification.
- BLOCK PAVING
Permeable concrete block paving, Marshalls Tegula Priora.
Colour: Penant Grey. Herringbone pattern. Footpaths stretcher bond pattern. Block size to engineers specification.
- COBBLE STRIPS
Marshalls Conservation Granite Aggregate Setts.
Colour - Silver Grey. Pattern: transverse broken bond. Block size to engineers specification.
- Garden Access
Concrete flag paving Marshalls Saxon Textured
300x300x60mm. Colour - Natural (impermeable)
Pattern: Stack Bond
- FOOTPATH GRAVEL
CEDEC Gold Footpath Gravel with metal edging.
- BRICK WALL
1.8m high wall with 1.8m high timber gate
- TIMBER FENCE
Close board 1.8m high with matching gate
- METAL RAILINGS
Galvanised; black polyester powder-coated; 1m high with matching gate
- TIMBER POST AND RAIL FENCE RAILINGS
5 rail timber fence. 1.2M high.
- BEKSTONE WALL
1.2M high.
- POST AND 3 WIRE FENCE
1.2M high.

Notes

Issue: Drawn by David Jarvis Associates Limited (CROWN COPYRIGHT. ALL RIGHTS RESERVED 2015 LICENSE NUMBER 0100031). This drawing is for Planning purposes only - Do not use this drawing for Construction. The information contained in this drawing should be used as a guide to the final forms and finishes of the landscape scheme. Any revisions to be approved by the Client and Local Authority.

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

Setting out: refer to Engineers for information regarding setting out. In the event of discrepancy refer to Engineers in the first instance.

Survey: Original survey provided by the Client.

Services: Where possible these are identified on the drawings but, for the avoidance of doubt all services/utility locations should be considered indicative until identified on site. To ensure those services / utilities shown are current refer to the original survey provider or utilities designer or Client for confirmation and further information regarding easements. In the event of new services being installed refer to the appointed Engineer. It is recommended that hazard warning tape / danger electric cable / danger services to be installed over all service routes (to remain on site to current BS guidelines (BS7671)).

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	Drawn	Checked
P1	04/12/2017	First issue.	GR	BS

Status **PLANNING**

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ELMSBROOK (CREST A2D) LLP

Project
ELMSBROOK, BICESTER PHASES 3 & 4

Drawing Title
BOUNDARY & HARD PROPOSALS SHEET 1 OF 2

Scale 1:500	Sheet Size A1	Date 04/12/2017
Drawing No. 14790/5100	Revision P1	

