



- KEY**
- APPLICATION BOUNDARY
 - EXISTING VEGETATION
 - 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: Pennant Grey. Herringbone pattern. Footpaths stretcher bond pattern. Block size to engineers specification.
 - BLOCK PAVING
Permeable concrete block paving, Marshalls Mistral. Colour: Silver Grey. Herringbone pattern. Footpaths stretcher bond pattern. Block size to engineers specification.
 - BLOCK PAVING
Permeable concrete block paving, Marshalls Mistral. Colour: Charcoal. Herringbone pattern. Footpaths stretcher bond pattern. Block size to engineers specification.
 - COBBLE STRIPS
Marshalls Conservation Granite Aggregate Sets. Colour: Silver Grey. Pattern: transverse broken bond. Block size to engineers specification.
 - GARDEN ACCESS
Concrete flag paving, Marshalls Saxon Textured. 300x300x50mm. Colour: Natural Pattern: Stack Bond
 - BIN STORE BASE
Concrete flag paving, Marshalls Renaissance Paving. 300x300x60mm. Colour: Chalkstone (impermeable) Pattern: Stack Bond
 - PROPOSED TREE
See planting schedule on drg. 14790/5001
 - PROPOSED HEDGE
See planting schedule on drg. 14790/5017
 - PROPOSED PLANTING AREA
See planting schedule on drg. 14790/5001
 - PROPOSED AMENITY GRASS
DLF Trifolium 'Pro Master' 27 Ecowoad Plus' sown @ 25g/m².
 - PLANTER & SEAT
Woodscape Modular Planter Systems, hardwood, planter: 800x800x560, seat: 600x600x420. See planting schedule on drg. 14790/5001 for plant specification.

Notes

Issue: Drawn by David Jarvis Associates Limited (CROWN COPYRIGHT). ALL RIGHTS RESERVED 2017. 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.

Services: Where possible these are identified in the drawings but, for the avoidance of doubt all service/utility locations should be considered indicative until identified on site. To ensure those duties / 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.

Lighting: Refer to lighting engineers drawings.

Planting: Plant species are selected and located in line with consideration of the site conditions, NHBC guidelines and discussions with the Local Authority and design team. 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.

Foundations: Developers / 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 on or adjacent to the site during the previous 15 years.

Design Levels: Refer to Engineers where design levels are not shown.

Drawing Revision

Rev.	Date	Description	Drawn	Checked
P1	16/04/2018	First issue.	GR	BS

Status: **PLANNING**

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Client: **ELMSBROOK (CREST A2D) LLP**

Project: **ELMSBROOK, BICESTER PHASES 3 & 4**

Drawing Title: **HOMEZONE PROPOSALS**

Scale	Sheet Size	Date
1:200	A1	16/04/2018
Drawing No.	Sheet No.	Revision
14790/5020		P1

- DESIGN RATIONALE**
- Design based upon Dutch concept of the 'woonerf' - literally 'living yard' which aims to not simply create a multi-mode shared surface but to create usable public space.
 - Planters/seats break line of service corridors preventing them from being perceived as separate footways and instead part of a larger usable surface.
 - Differing heights of seating units create opportunities for informal play and relaxation.
 - All service corridors and changes in material to be delineated using kerbs.
 - All kerbs to be flush in keeping with woonerf/homezone principles.
 - Movable planters/seats are positioned within service corridors, outside of private curtilages, to ensure long term provision of public amenity.
 - Hedges positioned to rear of frontages preventing their enclosure so that they become part of a 'living yard'.
 - Edible and sensory planting in frontages contributes to a more communal experience with the 'living yard'.
 - All surfaces to block paved with Marshalls Mistral Silver Grey (or similar approved by the Landscape Architect) to reinforce concept of a single shared surface.
 - Banding of carriageway in Marshalls Mistral Charcoal (or similar approved by the Landscape Architect) provides visual interest and distinguishes homezone from conventional streets.



ABOVE: Woodscape Modular Planter Systems: hardwood, in a range of sizes and heights, with and without seat tops (source: woodscape.co.uk)
 LEFT: Fargesia robusta: to be planted in planters as above (source: bambogarden.com)

