

Materials Schedule

Stone - Marhallis Cornwall Picked, Brown
 Roof - Sandvik TLE, Dark Grey
 Rainwater Goods - Black PVC/Gutter and Rainpipes
 External Personal Doors - GFR composite thermally efficient doors and frames to accord with SAP and App Doc L requirement
 Windows - PVCu Glazed A thermally efficient windows to accord with SAP and App Doc L requirement
 Multi-Pol doors - Aluminium powder coated thermally efficient proprietary doors and frames to accord with SAP and App Doc L requirement
 Eaves & Verges - boxed soft overhang with fascia and bargeboards
 Hedges & Slits - Arstone Yorkstone smooth
 Private Drive Shared Access - Dimplestone Serrato porous paving on geo-textile weed suppressant membrane on compacted sub-base. All laid to the manufacturers specification in conjunction with Highways requirements as necessary.
 Individual Plot Drives - Dimplestone Serrato porous paving on geo-textile weed suppressant membrane on compacted sub-base. All laid to the manufacturers specification
 Paving - Sandstone paving, on geo-textile weed suppressant membrane on compacted sub-base

Landscape Proposal

Trees

Trees to be planted are 750 x 750 x 750mm deep pits and backfilled with a 1:1:1 ratio of topsoil to compost to a depth of 1.0m. All trees to be planted with a double staked connected with sawd horizontal bar and secured with single adjustable plastic tie, one third up main stem, and fence with inner protected type spooler to prevent trunk damage from garden operations.
 T1 - Scirpus Aquatica (Bowen / Mountain Ash)
 T2 - Scirpus Joseph Rock (Roxan / Mountain Ash)
 T3 - Pulus Quercus Aena (Godan Leaf Ash)
 T4 - Prunus Amygdalul (Common Almond)
 T5 - Malus Golden Hornet (Flowering Crab)
 T6 - Malus John Downie (Flowering Crab)
 T7 - Betula pendula (Silver Birch)
 T8 - Betula nana (Dwarf Birch)
 T9 - Scirpus Aita (Whitethorn)
 T10 - Scirpus Aita (Whitethorn)

Gardens

Structural landscaping is specified to set the scene, adjacent to the public realm. Individual plot gardens are to be established by the householders to ensure uniqueness and individuality.
 All front gardens to receive turf and rear gardens to receive topsoil and grass seedings.
 All plants to be as specified in BS5398 and BS4428. Topsoil to be as specified in BS3882.

General Requirements

All gardens and planting areas are to be cleared of builders debris, which is to be carted away from site. Burying waste materials on site will not be accepted.
 Ground levels are to be made good as necessary with imported selected, graded and certified "clean" topsoil in sufficient quantity to establish levels as required. Reusable surplus as necessary and ensure a minimum of 200mm thickness of topsoil to garden and paving areas.
 All trees and plants to be as specified in BS5398 and general landscape operations to be in accordance with BS4428. Topsoil to be as specified in BS3882.
 The site frontage area is required to remain "open aspect" by the planning authority. Future maintenance of this area will be the responsibility of the Estate Management Company which shall ensure the maintenance of both hard and soft landscaped areas will be entrusted within the company Articles of Agreement.

Issue Status

Planning

Drawing No.	Scale @ A1	Drawn
824/02N	1:200	§
	Date	Checked
	February 2022	

Proposed Site Layout

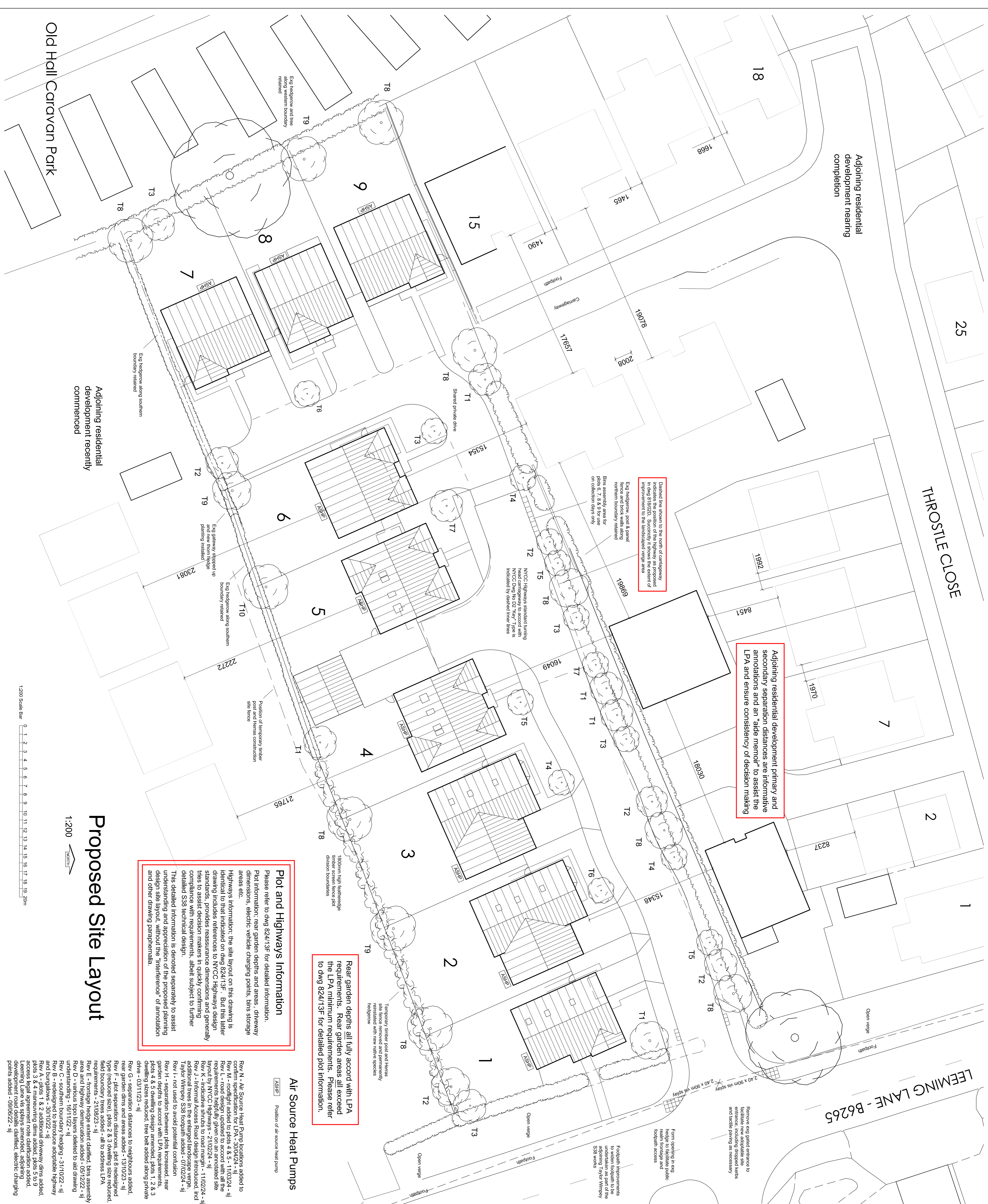
Client

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Plot and Highways Information
 Please refer to dwg 824/13F for detailed information. Plot information, rear garden depths and areas, driveway dimensions, electric vehicle charging points, bins storage areas etc.
 Highways information: the site layout on this drawing is identical to that indicated on dwg 824/13F. But this latter drawing includes references to NVC Highways design standards, provides reassurance dimensions and generally tries to assist decision makers in quickly confirming compliance with requirements, albeit subject to further detailed S38 technical design.
 This detailed information is denoted separately to assist understanding and appreciation of the proposed planning design site layout, without the "interference" of annotation and other drawing paraphernalia.

Rear garden depths all fully accord with LPA requirements - Rear garden areas all exceed the LPA minimum requirements. Please refer to dwg 824/13F for detailed plot information.

Adjoining residential development primary and secondary separation distances are informative annotations and an "aside memoir" to assist the LPA and ensure consistency of decision making

Dashed line shown to the north of carriageway indicates the position of the highway as proposed in the NVC Highway Design Manual (NVC Dwg No D2 "Key" Type) is indicated by dashed lines
 Ewg hedgehog, post & panel fence and brick walls along northern boundary retained
 Bins assembly area for on collection days only

Proposed Site Layout

1:200

1:200 Scale Bar

Old Hall Caravan Park

THROSTLE CLOSE

LEEMING LANE - B6265