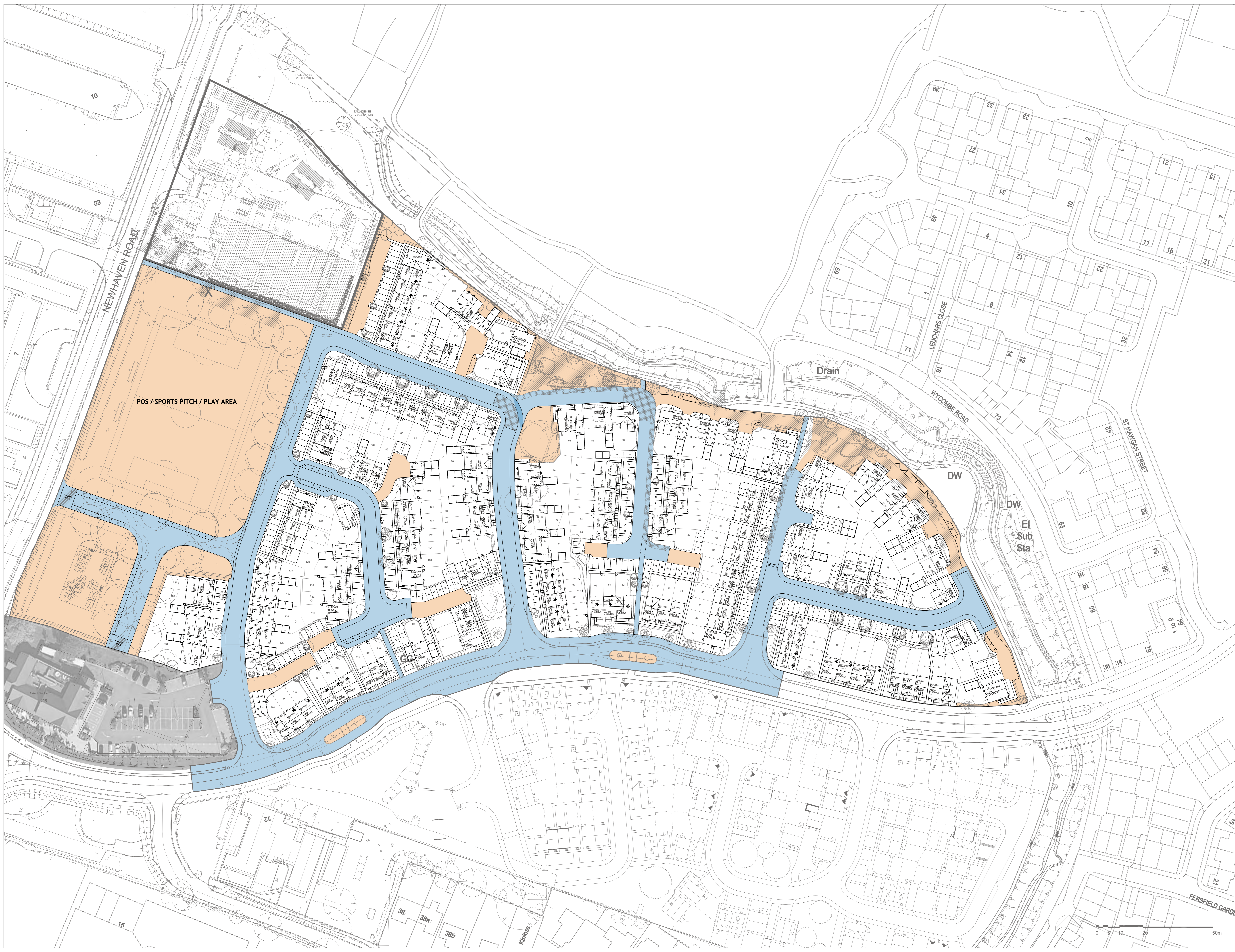


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KEY:
 Adoptable
 Management Company



P1	Issued for planning	23.05.2022
Revision	Author	Date
KK/VS	SC	EC
Drawn by	Reviewed by	Approved by
61841	MAY 2022	1:500 @ A0
McB Number	Date Created	Scale



Client
Vistry Group

Project
LAND NORTH RUDLOE DRIVE
QUEDEGELEY

Drawing Title
ADOPTABLE MANAGEMENT PLAN



ARCHITECTURE

Drawing / Document Reference: RDQUE - MCB - ZZ - ZZ - DR - A - 0235
 Status: D5 - P1
 Project Idm: Originator Zone Level Type Discipline Number Suitability Revision



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KEY:
 Affordable Rent
 Shared ownership



P1	Issued for planning	23.05.2022
Revision	Author	Date
KK/VS	SC	EC
Drawn by	Reviewed by	Approved by
61841	MAY 2022	1:500 @ A0
McB Number	Date Created	Scale



Client
Vistry Group

Project
LAND NORTH RUDLOE DRIVE
QUEDEGELEY

Drawing Title
AFFORDABLE TENURE PLAN

ARCHITECTURE

Drawing / Document Reference: RDQUE - MCB - ZZ - ZZ - DR - A - 0234 D5 - P1
 Project Name: Originator: Zone: Level: Type: Discipline: Number: Suitability: Revision:



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STREET SCENE A-A'
 Scale: 1:200



STREET SCENE B-B'
 Scale: 1:200



STREET SCENE C-C'
 Scale: 1:200



STREET SCENE D-D'
 Scale: 1:200



KEY
 NTS

P1 Issued for planning 23.05.2022

Revision	Author	Check	Date
VS	SC	EC	
Drawn by	Reviewed by	Approved by	
61841	MAY 2022	1:200 @ AD	
Web Number	Date Created	Scale	

McBains
 McBains Ltd
 5th Fl, 25 Finsbury Square, London EC2A 1JG
 mcba@mcba.co.uk

Client
Vistry Group

Project
 LAND NORTH RUDLOE DRIVE
 QUEDGELEY

Drawing Title
 ILLUSTRATIVE STREETSCENES AA' BB' CC' DD'

ARCHITECTURE

RDQUE - A08 - ZZ - ZZ - DR - A - 0250 D5 - P1
 Project Name: Original: Zone: Level: Type: Sheet/Plot: Number: Suitability: Revision:

Planting Schedule	Number	Species	Specification	Height	Grth	Density
3.	Acer campestre	Extra Heavy Standard	Clear stem 175-200cm, 5 breaks, 3x	425-600cm	14-16cm	Counted
9.	Amelanchier Robm Hill	Extra Heavy Standard	Clear stem 175-200cm, 5 breaks, 3x	425-600cm	14-16cm	Counted
10.	Betula pendula	Extra Heavy Standard	Clear stem 175-200cm, 5 breaks, 3x	425-600cm	14-16cm	Counted
2.	Betula pendula Fastigiat	Extra Heavy Standard	Clear stem 175-200cm, 5 breaks, 3x	400-450cm	14-16cm	Counted
14.	Betula pubescens	Extra Heavy Standard	Clear stem 175-200cm, 5 breaks, 3x	400-450cm	14-16cm	Counted
16.	Betula utilis jacquemontii	Extra Heavy Standard	Clear stem 175-200cm, 5 breaks, 3x	425-600cm	14-16cm	Counted
3.	Carpinus betulus	Extra Heavy Standard	Clear stem 175-200cm, 5 breaks, 3x	425-600cm	14-16cm	Counted
1.	Carpinus betulus 'Frans Fontaine'	Extra Heavy Standard	Clear stem 175-200cm, 5 breaks, 3x	425-600cm	14-16cm	Counted
1.	Liquidambar styraciflua Lane	Extra Heavy Standard	Clear stem 175-200cm, 5 breaks, 3x	425-600cm	14-16cm	Counted
13.	Liriodendron tulipifera Fastigiatum	Extra Heavy Standard	Clear stem 175-200cm, 5 breaks, 3x	400-450cm	16-18cm	Counted
12.	Phnus sibirica	Extra Heavy Standard	Clear stem 175-200cm, 5 breaks, 3x	400-450cm	14-16cm	Counted
4.	Sorbus occupata	Extra Heavy Standard	Clear stem 175-200cm, 5 breaks, 3x	400-450cm	14-16cm	Counted
4.	Sorbus nepulensis	Extra Heavy Standard	Clear stem 175-200cm, 5 breaks, 3x	400-450cm	14-16cm	Counted

Shrub	Number	Species	Specification	Height	Pot Size	Density
5.	Amelanchier lamarkii	Multi-stem bushy 3 stems	175-200cm	RB	3L	Counted
276.	Chaenodaphne	Bushy 5 breaks	N/A	3L	3m ²	
4.	Cornus avellana	Branched 3 breaks	90-80cm	10L	Counted	
417.	Eucornia fortunei	Bushy 7 breaks	3L	3m ²		
37.	Hamamelis virginica	Bushy 5 breaks	N/A	3L	4m ²	
128.	Hypericum	Bushy 5/7 breaks	25-30cm	3L	3m ²	
202.	Liriodendron tulipifera	Bushy 5 breaks	25-30cm	3L	3m ²	
3.	Malus 'Spartan'	Branched 3 breaks	100-125cm	25L	Counted	
10.	Moronia x media	Bushy 3 breaks	60-80cm	10L	Counted	
72.	Nerium oleander	Bushy 5 breaks	20-30cm	3L	4m ²	
113.	Osier	Bushy 4 breaks	30-40cm	3L	3m ²	
505.	Panicum	Bushy 3 breaks	30-40cm	3L	4m ²	
374.	Potamogeton	Bushy 5 breaks	3L	3m ²		

Pathocactus	Number	Species	Specification	Height	Pot Size	Density
544.	Aster	Full pot	2L	5m ²		

Hedges	Number	Species	Specification	Height	Pot Size	Density
450.	Berberis thunbergii	Branched 5 breaks	30-40cm	3L	Double Staggered at 0.35m offset	
368.	Cornus	1+2 Feathered	100-125cm	Double Staggered at 0.35m offset		
368.	Cornus	1+2 Transplant seed raised	100-100cm	Double Staggered at 0.35m offset		
670.	Escallonia major	Bushy 5 breaks	25-30cm	3L	Double Staggered at 0.35m offset	
82.	Escallonia	Bushy 5 breaks	40-60cm	3L	Double Staggered at 0.35m offset	
368.	Fagus sylvatica	1+2 Transplant seed raised	100-125cm	BR	Double Staggered at 0.35m offset	
95.	Forsythia intermedia	Bushy 5 breaks	40-60cm	3L	Double Staggered at 0.35m offset	
30.	Hypericum	Bushy 7 breaks	30-40cm	3L	Double Staggered at 0.35m offset	
389.	Lonicera xylosteum	Bushy 5 breaks	3L	Double Staggered at 0.35m offset		
397.	Phytolacca	Branched 5 breaks	30-40cm	3L	Double Staggered at 0.35m offset	
332.	Prunella	Bushy 5 breaks	N/A	3L	Double Staggered at 0.35m offset	
368.	Prunus spinosa	1+2 Transplant seed raised	100-125cm	BR	Double Staggered at 0.35m offset	
95.	Ribes sanguineum	Branched 5 breaks	40-60cm	3L	Double Staggered at 0.35m offset	
493.	Sarcococca hookeriana	Bushy 5 breaks	25-30cm	3L	Double Staggered at 0.35m offset	
Total 4555						

Cornus mix	Number	Species	Specification	Density	Pot Size
51.	Cor alb A	Cornus alba	Branched 4 breaks	3m ²	3L
98.	Cor san W B	Cornus sanguinea	Branched 4 breaks	3m ²	3L
82.	Cor ser F	Cornus sericea	Branched 4 breaks	3m ²	3L
98.	Cor slo K	Cornus stolonifera	Shrubs 4 breaks	3m ²	3L
Total 328					

Grass & Perennial Mix	Number	Abbreviation	Species	Specification	Density	Pot Size
143.	Aca mol	Aca mol	Grass	4m ²	3L	
87.	Cal laux K F	Cal laux K F	Grass	4m ²	3L	
118.	Cor sed P	Cor sed P	Grass	4m ²	3L	
87.	Leu sup W S	Leu sup W S	Grass	4m ²	3L	
87.	Mun C S	Mun C S	Grass	4m ²	3L	
59.	Rud ful sed G	Rud ful sed G	Grass	4m ²	3L	
Total 579						



General Ornamental Shrub Mixes	Number	Abbreviation	Species	Specification	Density	Pot Size
44.	Car pan	Carex panicea	Full pot	0.5L		
44.	Cic vi	Cicuta virosa	Full pot	0.5L		
44.	Lys vl	Lysimachia vulgaris	Full pot	0.5L		
253.	Piv aus	Phragmites australis	Full pot	0.5L		
44.	Ran lin	Ranunculus lingua	Full pot	0.5L		
Total 429						

General Ornamental Shrub Mixes	Number	Abbreviation	Species	Specification	Density	Pot Size
65.	Rha tra	Rhamnus fraxinea	Transplant seed raised	3 breaks, BR	3m ²	BR
137.	Euc for B	Eucalyptus forsteri	Bushy 7 breaks	3m ²	3L	
137.	Hou mic P P	Houmoulii	Full pot	3m ²	3L	
172.	Ski jap R	Ski japonica	Bushy 4 breaks	3m ²	3L	
Total 448						

General Ornamental Shrub Mixes	Number	Abbreviation	Species	Specification	Density	Pot Size
20.	Cor ser F	Cornus sericea	Branched 4 breaks	3m ²	2L	
20.	Euo ala	Eucalyptus alata	Branched 2 breaks	3m ²	3L	
11.	Eup amy R	Euphorbia amygdaloides	Full pot	3m ²	3L	
20.	Euc for B	Eucalyptus forsteri	Bushy 7 breaks	3m ²	3L	
20.	Lon nit M G	Lonicera nitida	Bushy 7 breaks	3m ²	3L	
16.	Rak P F C	Rosa rugosa	Bushy 7 breaks	3m ²	3L	
16.	Sai off P	Saxifraga oppositifolia	Full pot	3m ²	3L	
Total 89						

General Ornamental Shrub Mixes	Number	Abbreviation	Species	Specification	Density	Pot Size
137.	Euc for B	Eucalyptus forsteri	Bushy 7 breaks	3m ²	3L	
137.	Hou mic P P	Houmoulii	Full pot	3m ²	3L	
172.	Ski jap R	Ski japonica	Bushy 4 breaks	3m ²	3L	
Total 448						

General Ornamental Shrub Mixes	Number	Abbreviation	Species	Specification	Density	Pot Size
93.	Euc for B	Eucalyptus forsteri	Bushy 7 breaks	4m ²	3L	
106.	Jun squ B S	Juniperus squarrosa	Branched 2 breaks	4m ²	3L	
106.	Par B S	Parthenocissus vitacea	Bushy 3 breaks	4m ²	3L	
Total 309						

General Ornamental Shrub Mixes	Number	Abbreviation	Species	Specification	Density	Pot Size
58.	Law ang M	Lawsonia alata	Bushy 5 breaks	3m ²	3L	
58.	Pho fra L R	Photinia fraxilifolia	Bushy 5 breaks	3m ²	3L	
58.	Pho fra L R	Photinia fraxilifolia	Bushy 5 breaks	3m ²	3L	
Total 167						

General Ornamental Shrub Mixes	Number	Abbreviation	Species	Specification	Density	Pot Size
10.	Asd maj H B	Aster majus	Full pot	4m ²	2L	
15.	Bit med	Bitula media	Full pot	4m ²	3L	
8.	Car om V	Carex ornithogalli	Full pot	4m ²	3L	
17.	Piv mag M	Phragmites australis	Bushy	4m ²	3L	
Total 360						

General Ornamental Shrub Mixes	Number	Abbreviation	Species	Specification	Density	Pot Size
89.	Ber thu A	Berberis thunbergii	Branched 5 breaks	3m ²	3L	
79.	Hub M W	Hamamelis virginica	Bushy 7 breaks	3m ²	3L	
58.	Ros P F C	Rosa rugosa	Bushy 7 breaks	3m ²	3L	
Total 228						

General Ornamental Shrub Mixes	Number	Abbreviation	Species	Specification	Density	Pot Size
58.	Law ang M	Lawsonia alata	Bushy 5 breaks	3m ²	3L	
58.	Pho fra L R	Photinia fraxilifolia	Bushy 5 breaks	3m ²	3L	
58.	Pho fra L R	Photinia fraxilifolia	Bushy 5 breaks	3m ²	3L	
Total 167						

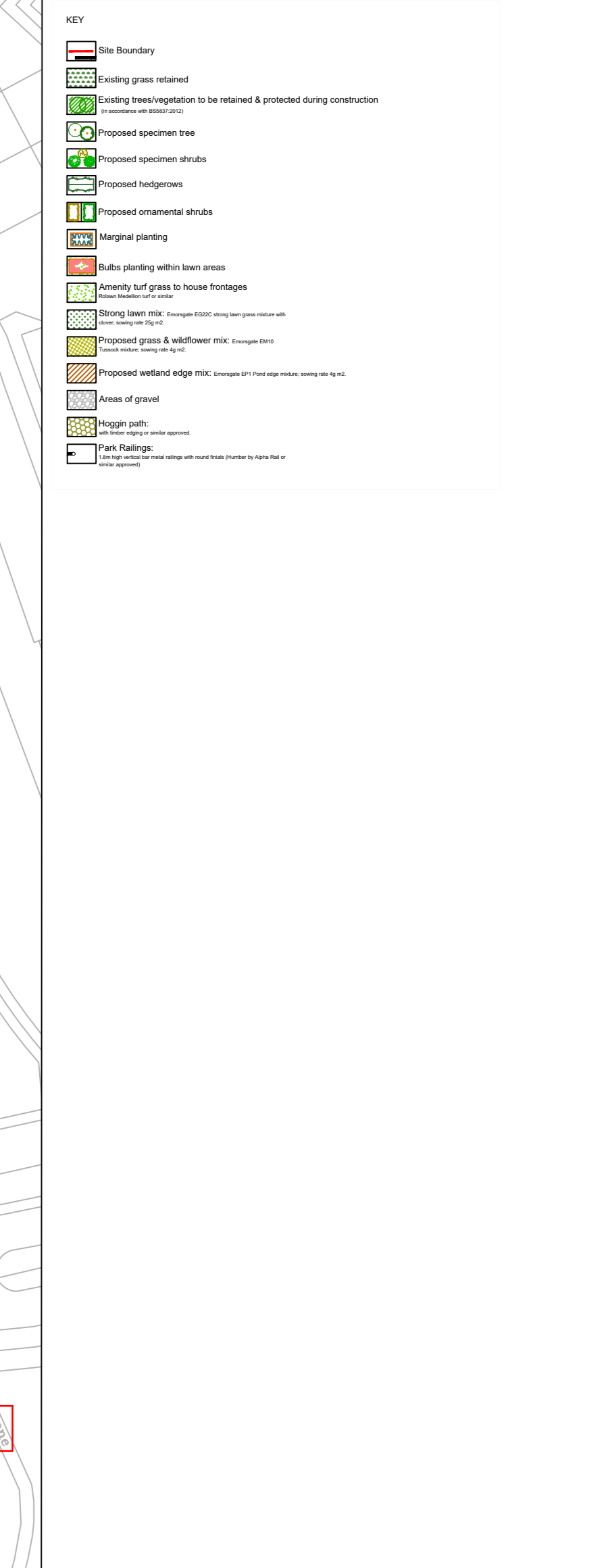
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at dimensions to be checked on site and landscape architect notified of any discrepancies prior to commencement.

600 mm scale.

- The drawing is based on the External Works Layout V12 and should be read in conjunction with all other relevant drawings and specifications submitted as part of the application.
- For details of hard surface construction and boundary treatments refer to External Works Layout V12.
- For details of existing and proposed external levels and drainage refer to Xref Drainage Draw. Do not alter levels without written permission.
- Any discrepancies noted on this drawing are to be reported to IDP for clarification prior to construction.
- The contractor shall be aware of priority to underground services, overhead cables, buildings and boundaries.
- All landscape proposals are to be referred to a structural engineer during landscape design.

- Notes:**
- Ornamental shrubs 600mm
 - Native shrubs 300mm
 - All shrubs 150mm
 - All shrubs 150mm or greater in existing ground
 - All shrubs to be established to at least the diameter of the root spread and 1.5 times the depth of the root to be planted.
- Planting:**
- Planting outside the usual October-March dormant season shall be pursued by approval only. It is agreed that bare root plants shall be substituted with container grown stock, with additional establishment watering.
 - Plants shall be bedded in random fashion to avoid formal regimented lines at densities indicated in the schedule, except for specimen plants, which shall be planted in locations shown on the drawing. For all specimen plants, a minimum of 100mm shall be provided between plants in groups of 3 to 6. Please note: later plant species to be planted to the rear with later species to be later.
 - All planting should be watered to field capacity immediately after planting and mulched with a minimum of 50mm depth of medium grade crushed mulch. Where necessary, plants to be protected with rabbit fence and/or individual rainfall guards capacity fixed to timber stakes.
- Trees & Foundations:**
- All trees to be retained, planted and established in accordance with BS 5841. Trees adjacent to buildings and services shall include root barriers where necessary and shall be planted in positions as indicated on the drawing.
 - All foundation designs provided by the architect/engineer must consider the effect of existing trees, and the proposed drainage scheme in accordance with the BS 5841 Standard. Every effort has been made within the design to follow advice in Chapter 4.2 of the Standard. However, landscape proposals should be referred to structural engineer for checks and any conflicts made known to the Landscape Architect for necessary changes.
 - The contractor is responsible for checking locations of all existing and proposed services, and shall advise the Landscape Architect if there are any conflicts.
 - Trees within hardstanding or highways visibility areas shall be clear stems to 2m high unless specified otherwise.
- Management:**
- All management operations for the site shall be carried out as detailed in the agreed maintenance schedule attached hereto, in accordance with any agreed Landscape Management Plan.
 - Any trees or plants which, within a period of 5 years from the implementation date, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with another of a similar size and species unless otherwise agreed with the Local Planning Authority.
 - Please refer to LANS0-002 for play area details.



Rev	Date	Comment(s)	Drawn	Check
00.00.00			XX	XX
00.00.00			XX	XX
00.00.00			XX	XX

IDP ARCHITECTS
URBAN DESIGNERS
PROJECT MANAGERS
LANDSCAPE ARCHITECTS
WE ARE IDP.

client: **Vistry Group**
job: **Rudloe Drive, Quedgeley**
title: **Landscape General Arrangement**
drawn: **EC** date: **May 2022**
checked: **KC** scale: **as 1:500**
job no: **LA5530** drg no: **001**
IDP GROUP, 27 SPON STREET, COVENTRY, CV1 3BA
www.wearidp.com



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KEY:

Walling types:

- Brunswick Red Facing Brickwork by Istock
- Brunswick Farmhouse Mixture facing Brickwork by Istock
- Brunswick Red by Istock
- Brunswick Buff by Istock

Roof Tiles:

- Cottage Red Double Roman concrete roof tile by Russell
- Slate Grey Galloway concrete roof tile by Russell

Boundary treatments:

- 1.8 m high close boarded fencing
- 1.8 m high panel fencing
- 1.8 m high masonry wall

NOTE:

- Front, utility and garage doors to be white
- Windows, patio and bi-fold doors to be white UPVC unless otherwise specified
- Mortar colour to be 'Merino - Natural Light 2'
- All rainwater goods to be black
- Please refer to housetypes for further detailing
- Dormers to be grey

P1	Issued for planning	23.05.2022
Revision	Amendment	Date
KK/VS	SC	EC
Drawn by	Reviewed by	Approved by
61841	MAY 2022	1:500 @ A0
McB Number	Date Created	Scale



Client
Vistry Group

Project
LAND NORTH RUDLOE DRIVE
QUEDEGELEY

Drawing Title
MATERIALS AND BOUNDARIES PLAN

ARCHITECTURE

Drawing / Document Reference: RDQUE - MCB - ZZ - ZZ - DR - A - 0231
Project Idem: Originator: Zone: Level: Type: Discipline: Number: Status: D5 - P1
Suitability: Revision:





Notes:

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KEY

- Site Boundary
- Client Land Ownership

Vehicle Profile

Estate Car (2006)	4.710m
Overall Length	1.804m
Overall Width	1.442m
Overall Body Height	0.207m
Min Body Ground Clearance	1.756m
Max Track Width	4.00s
Lock to lock time	5.950m
Kerb to Kerb Turning Radius	

Rev	Date	Details	Drawn by	Checked by
C	25.05.22	Updated Layout & SPA	FA	ES
B	25.05.22	Updated Layout & SPA	FA	ES
A	19.05.22	Updated Layout & SPA	FA	MG

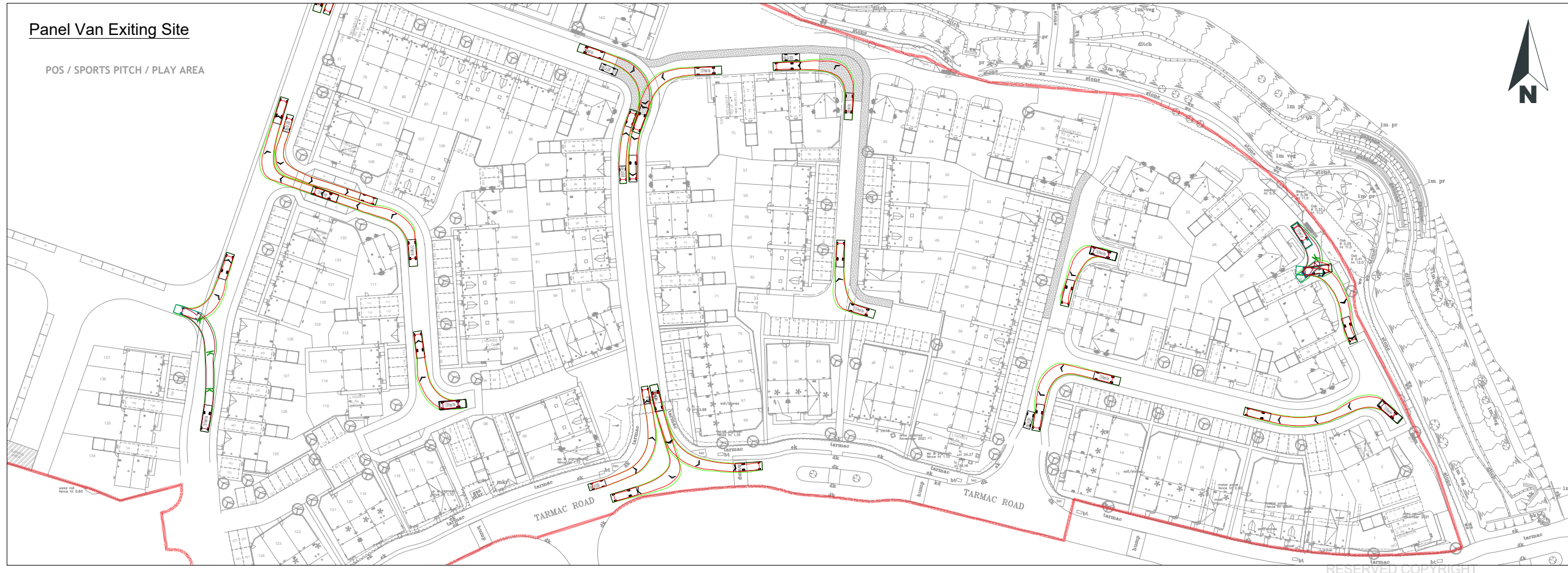
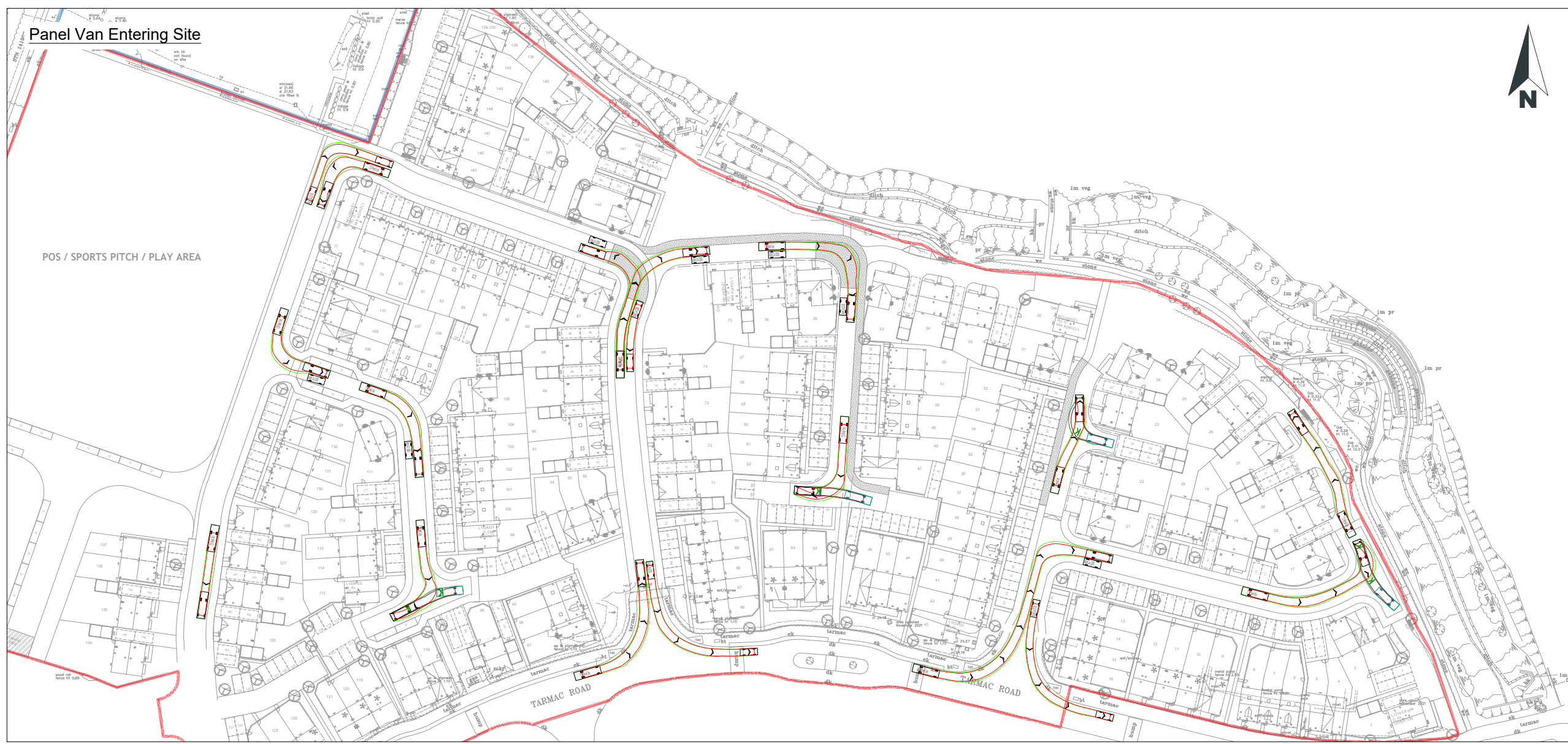
CLIENT:
Vistry Group

PROJECT:
Land North Of Rudloe Drive, Quedgeley

TITLE:
Onsite Swept Path Analysis - Estate Car

STATUS:
PLANNING

SCALE @ A3: 1:1250	DATE: 23.02.2022	DRAWN: FA	CHECKED: MG	APPROVED: MG
JOB NO: 22-0196	DRAWING NO: SP04	REVISION: C		



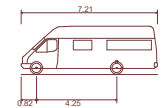
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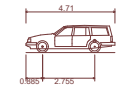
KEY

- Site Boundary
- Client Land Ownership

Vehicle Profile



7.5t Panel Van
 Overall Length 7.210m
 Overall Width 2.542m
 Overall Body Height 2.544m
 Min Body Ground Clearance 0.316m
 Track Width 1.855m
 Lock to lock time 4.00s
 Kerb to Kerb Turning Radius 7.400m



Estate Car (2006)
 Overall Length 4.710m
 Overall Width 1.804m
 Overall Body Height 1.442m
 Min Body Ground Clearance 0.207m
 Max Track Width 1.756m
 Lock to lock time 4.00s
 Kerb to Kerb Turning Radius 5.950m

Rev	Date	Details	Drawn by	Checked by
C	25.05.22	Updated Layout & SPA	FA	ES
B	25.05.22	Updated Layout & SPA	FA	ES
A	19.05.22	Updated Layout & SPA	FA	MG



CLIENT:
Vistry Group

PROJECT:
Land North Of Rudloe Drive, Quedgeley

TITLE:
Onsite Swept Path Analysis - Panel Van

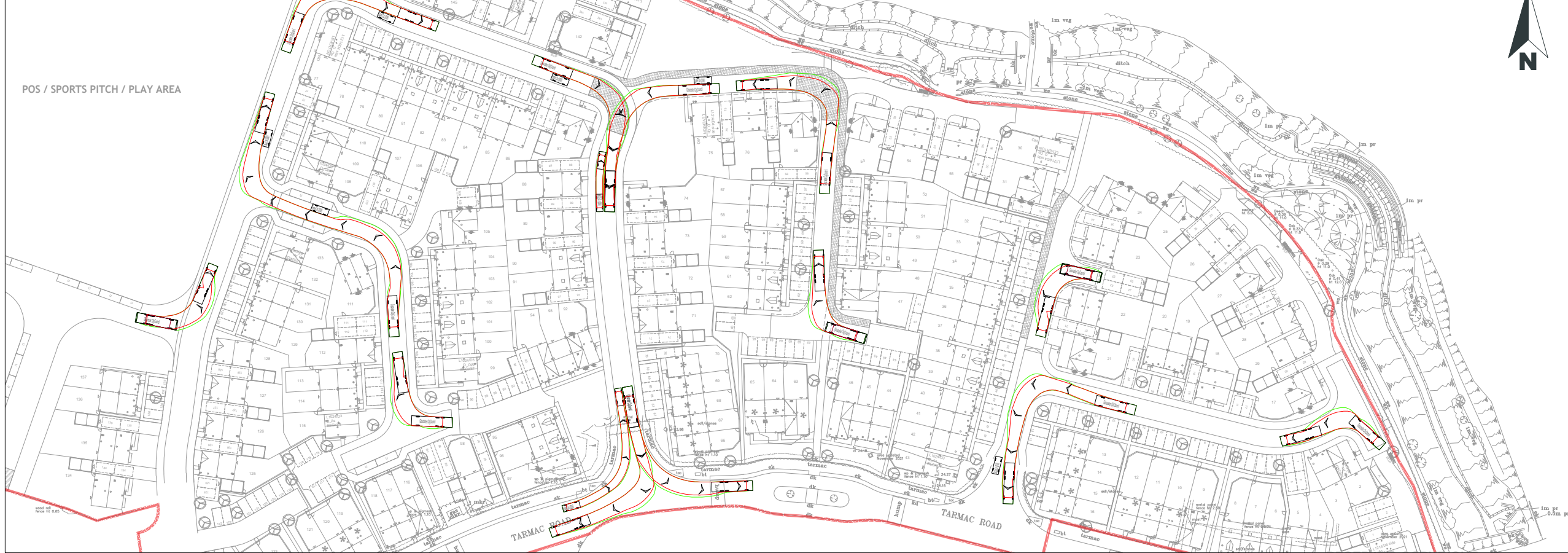
STATUS:
PLANNING

SCALE @ A3:	DATE:	DRAWN:	CHECKED:	APPROVED:
1:1250	23.02.2022	FA	MG	MG
JOB NO:	DRAWING NO:	REVISION:		
22-0196	SP03	C		

Refuse Vehicle Entering Site



Refuse Vehicle Exiting Site



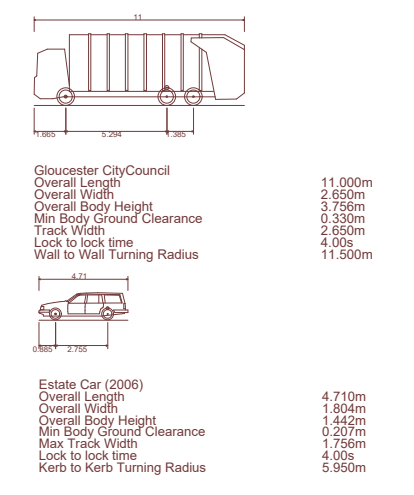
Notes:

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KEY

- Site Boundary
- Client Land Ownership
- Bin Collection Distance

Vehicle Profile



Rev	Date	Details	Drawn by	Checked by
C	25.05.22	Updated Layout & SPA	FA	ES
B	25.05.22	Updated Layout & SPA	FA	ES
A	19.05.22	Updated Layout & SPA	FA	MG



CLIENT: **Vistry Group**

PROJECT: **Land North Of Rudloe Drive, Quedgeley**

TITLE: **Onsite Swept Path Analysis - Refuse Vehicle**

STATUS: **PLANNING**

SCALE @ A3:	DATE:	DRAWN:	CHECKED:	APPROVED:
1:1250	23.02.2022	FA	ES	MG
JOB NO:	DRAWING NO:	REVISION:		
22-0196	SP01	C		



Notes:
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- KEY:**
- Allocated Parking Space/Carport
 - Garage
 - Parking Court
 - Visitor Parking Space

P1 Issued for planning		23.05.2022
Revision	Author	Date
KK/VS	SC	EC
Drawn by	Reviewed by	Approved by
61841	MAY 2022	1:500 @ A0
McB Number	Date Created	Scale



Client
Vistry Group

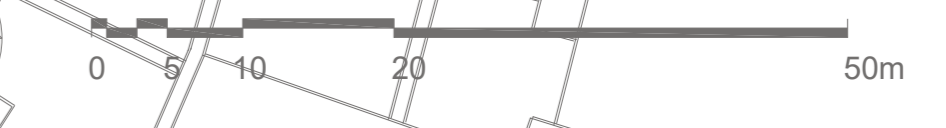
Project
 LAND NORTH RUDLOE DRIVE
 QUEDEGELEY

Drawing Title
 PARKING STRATEGY PLAN

ARCHITECTURE

Drawing / Document Reference: RDQUE - MCB - ZZ - ZZ - DR - A - 0233 D5 - P1

Project Idem: Originator: Zone: Level: Type: Discipline: Number: Suitability: Revision:



PLAY ITEMS LIST

- Equipment (Prodec Ltd)**
- 1. Kameo Misting Unit Ref: J514A
 - 2. Metal Pod Swing Ref: J414A
 - 3. Combination Swings Metal Ref: J414A
 - 4. Spinning Bow Ref: J414A
 - 5. Low Platform Roundabout Ref: J244A
 - 6. Duo Springer Ref: J827A
- Architects**
- 7. Chameleon Bench Ref: RB38
 - 8. Derby Standard Bin 120 lit black Ref: UR8X452550-s
 - 9. A2 Sign 2m posts & Panels Ref: UKA2PP2P
 - 10. 600mm high Boundary Fence Powdercoated Green Ref: UKN11002
 - 11. Prosode Gate 1m high pvc yellow Ref: UKN1101
 - 12. Prosode Combination Gate 1m high pvc yellow Ref: UKN1101
- Safety Surfacing**
- Area to be surfaced with 15mm grassmat as shown beneath each play item.

- Miscellaneous**
- Subject to full site survey from the supplier/manufacturer
 - Based on a flat fully established grass site
 - Proposed Grassmat safety surfacing is based on a fully established grass site (including a minimum of 150mm of good quality soil and turf).
 - Fencing will be made up from standard straight lengths and installed faceted.

- PLAY AREAS AND EQUIPMENT**
- 1.1 Play surfaces**
- 1.1.1 Regular checking of rubber safety matting to ensure that it is fixed securely with no holes or high humps. Provide extra pegs if necessary.
- 1.1.2 Where required, replace any displaced matting and top up with new soil and seed to match existing as necessary.
- 1.1.3 Remove leaves, litter, debris and other objects from the play area.
- 1.2 Play equipment**
- 1.2.1 Regular visual checking of all specialised site equipment and non-prescriptive play elements (including natural features such as boulders and logs etc).
- 1.2.2 If required, ROSPA should provide inspectors to ensure approved safety of play equipment and spaces in line with recommended guidance for the prevention of accidents.
- 1.3 Defects**
- 1.3.1 Where defects occur, areas are to be cordoned off immediately to ensure safety, with repairs/replacement undertaken at the earliest opportunity using materials to match those originally specified. Manufacturer's guidance should be followed for specific equipment.

- GENERAL NOTES**
- Following completion a ROSPA inspection will be carried out to ensure safety of the scheme in accordance with recommended guidance for the prevention of accidents.
 - Weekly visual checking of all play equipment and lighting/adjustments to fittings and fittings in accordance with manufacturer's instructions. Where defects occur, areas are to be immediately fenced off and repairs are to be made at the earliest opportunity.

FOOTBALL PITCH

- Equipment (FORZA)**
- 13. Forza Euro Team Shelter (16 Seat Unit)
- Miscellaneous**
- Subject to full site survey from the supplier/manufacturer
 - Digout to be bolted into concrete base in line with manufacturers recommendations
 - Pitch markings shown to U11-112 (Pv) dimensions in accordance with The FA Guide to Pitch and Goalpost Dimensions

Native ornamental hedgerow

Native ornamental hedgerow

Native ornamental hedgerow

Native ornamental hedgerow

Native ornamental hedgerow

Native ornamental hedgerow

Native ornamental hedgerow

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Native ornamental hedgerow

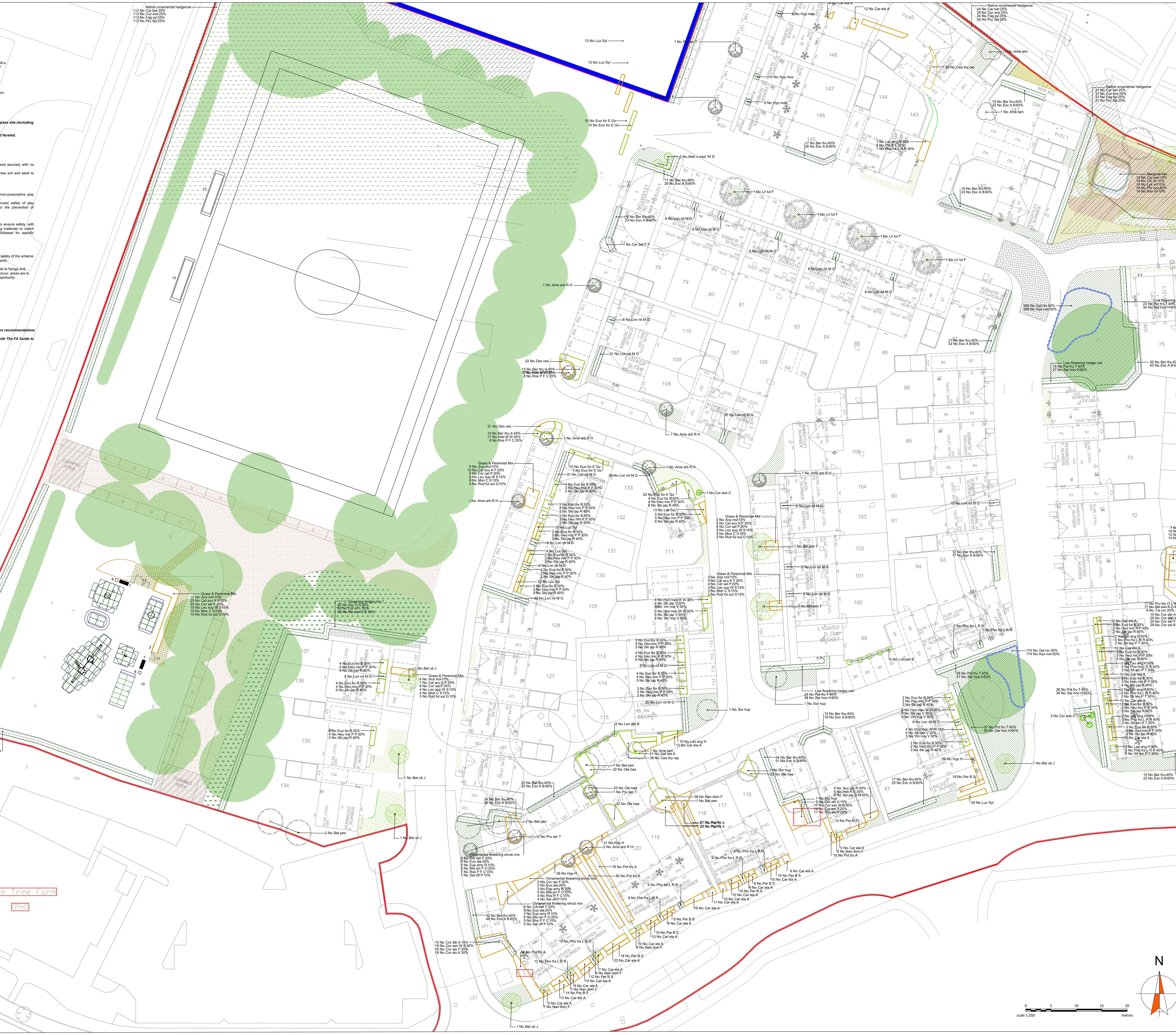
Native ornamental hedgerow

Native ornamental hedgerow

Native ornamental hedgerow

Native ornamental hedgerow

Native ornamental hedgerow



- Notes**
- This drawing is based on the external works layout of 15th March 2022. All dimensions are to be reproduced or amended as written depicted. No liability will be accepted for amendments made by other persons.
 - All dimensions to be checked on site and landscape architect notified of any discrepancies prior to commencement.
 - Do not scale.
- Planting**
- Planting outside the usual October-March dormant season shall be pursued by approval, if given at least 10 weeks shall be substituted with concrete ground work, with additional establishment watering.
 - Plants shall be checked in random fashion to avoid formal registered sites and deficiencies indicated in the schedule, should for specimens, which are to be planted in locations shown on the drawings for mass shrubs should be planted in blocks, patterns & grouped in groups of 4 or 6. These shall be substituted to at least twice the quantity of the area with same species to the root to be planted.
 - All planting should be watered to full capacity immediately after planting and mulched with a minimum of 100mm depth of organic mulch material. Where necessary, plants to be protected with robust fence and/or individual rubber guard security fixed to timber stakes.
 - Plants shall be inspected, planted and established in accordance with BS 5835. Trees subject to buildings and services shall include root barriers where necessary and shall be planted in positions as indicated on the drawings.
 - All foundation design provided by the architect/engineer must consider the effect of existing trees, and the proposed landscape scheme in accordance with the NHC Standard. Every effort has been made to ensure that the scheme is in accordance with Chapter 12 of the Standards, however landscape professionals should be retained to evaluate ground for checks and any conflicts made known to the Landscape Architect for necessary changes.
 - The contractor is responsible for checking locations of all existing and proposed services, and shall advise the Landscape Architect if there are any conflicts.
 - Trees within hardstanding or highways visibility triangles shall be clear 2m to 2m within specified otherwise.
- Maintenance**
- Management operations for the site shall be carried out as detailed in the agreed maintenance schedule at regular intervals in accordance with any agreed Landscape Management Plan.
 - Any tree or plant which, within a period of 1 year from the implementation, dies, is removed or becomes seriously damaged or diseased, shall be replaced in the next planting season with another of similar size and species unless otherwise agreed with the Local Planning Authority.
 - Please refer to LA 5530-01 for Full Plant Schedule.

- Legend**
- Site Boundary
 - Existing grass retained
 - Existing trees/vegetation to be retained & protected during construction (in accordance with BS5835:2012)
 - Proposed specimen trees
 - Proposed specimen shrubs
 - Proposed hedgerows
 - Proposed ornamental shrubs
 - Marginal planting
 - Subs planting within lawn areas
 - Amenity turf grass to house frontages (minimum 100mm of soil)
 - Strong lawn mix: European BS2000 using lawn grass mix with 10% seed
 - Proposed grass & wildflower mix: (minimum 100mm of soil)
 - Proposed wetland edge mix: (minimum 100mm of soil)
 - Areas of gravel
 - Hoggin path: (minimum 100mm of soil)
 - Plant Plantings

Code	Description	Quantity	Notes
00.00.00		XX	XX
00.00.00		XX	XX
00.00.00		XX	XX
rev	date	comment(s)	drawn

ARCHITECTS
URBAN DESIGNERS
PROJECT MANAGERS
LANDSCAPE ARCHITECTS
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IDP LANDSCAPE

client: Vistry Group
job: Rutloe Drive, Quedeley
title: Soft Landscape Proposals 1 of 3
drawn: EC date: May 2022
checked: KC scale @ a0: 1:250
job no: LA5530 dng no: 002
IDP GROUP, 27 SPON STREET, COVENTRY CV1 3BA
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All dimensions to be checked on site and landscape architect notified of any discrepancies prior to commencement. Do not scale.

Notes:

- This drawing is based on English Home's external works layout of External Works Layout V12 and should be read in conjunction with all other relevant drawings and specifications submitted as part of the application.
- For details of hard surface construction and boundary treatments refer to External Works Layout V12.
- For details of existing and proposed external levels and drainage refer to Xref Drainage dwg. Do not scale the drawing.
- Any discrepancies noted on this drawing are to be reported to BCP for clarification prior to construction.
- The contractor shall be aware of proximity to underground services, overhead cables, buildings and boundaries prior to planting operations.
- All landscape proposals are to be referred to a structural engineer during foundation design.

- Ornamental shrubs 400mm
 - Native shrubs 300mm
 - Seeded grass 150mm
 - Softscape grass 200mm, or closely via existing ground
 - Tree pits to be excavated to at least twice the diameter of the root spread and 1.5 times the depth of the roots to be planted.
- Conditions:
- Planting outside the usual October-March dormant season shall be pursued by approval only. If approved all bare root plants shall be substituted with container grown stock, with additional establishment watering.
 - Plants shall be loaded in random fashion to avoid former registered lines or devices indicated in the schedule, except for specimens, which are to be planted in locations shown on the drawing. For trees, shrubs should be planted in blocks, perennials & grasses should be planted in groups of 4 to 6. Please note, take plant species to be planted to the care with lower species to the front.
 - All planting should be watered to full capacity immediately after planting and mulched with a minimum of 50mm depth of medium grade crushed rock. Where necessary, plants to be protected with rabbit fence and/or individual red-belt guard securely fixed to timber stakes.
- Trees & Foundations:
- All trees to be supplied, planted and established in accordance with BS 5845. Trees adjacent to buildings and services shall include root barriers where necessary and should be planted in positions as indicated on the drawing.
 - All foundation designs provided by the architect/engineer must consider the effect of existing trees, and the proposed foundation scheme in accordance with the BSIC Standards. Every effort has been made within the design to follow advice in Chapter 4.2 of the Standards, however landscape proposals should be referred to a structural engineer for checks and any conflicts made known to the Landscape Architect for necessary changes.
 - The contractor is responsible for checking locations of all existing and proposed services, and shall advise the Landscape Architect if there are any conflicts.
 - Trees with overhanging or highways visibility splays shall be clear stem to 2m high unless specified otherwise.
- Maintenance:
- Management operations for the site shall be carried out as detailed in the agreed maintenance schedule or regular intervals, in accordance with any agreed Landscape Management Plan.
 - Any trees or plant which, within a period of 5 years from the implementation, die, or removed or become seriously damaged or diseased, shall be replaced in the next planting season with either a similar size and species unless otherwise agreed with the Local Planning Authority.
 - Please refer to LASS03-001 for Full Plant Schedule Refer to LASS03-002 for planting area details.

Legend:

- Site Boundary
- Existing grass retained
- Existing trees/vegetation to be retained & protected during construction (in accordance with BS5845:2012)
- Proposed specimen tree
- Proposed specimen shrubs
- Proposed hedgerows
- Proposed ornamental shrubs
- Marginal planting
- Bulbs planting within lawn areas
- Armenly turf grass to house frontages
- Strong lawn mix: Example 0000 using lawn grass mixture with 10% seed mix (see table below)
- Proposed grass & wildflower mix: Example 0000 (see table below)
- Proposed wetland edge mix: Example 0000 (see table below)
- Areas of gravel
- Hoggin path: Example 0000 (see table below)
- Park Railings: Example 0000 (see table below)

Rev	Date	Comment(s)	XX	XX
01	00.00.00		XX	XX
02	00.00.00		XX	XX
03	00.00.00		XX	XX

Drawn: check

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URBAN DESIGNERS
PROJECT MANAGERS
LANDSCAPE ARCHITECTS
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IDP LANDSCAPE

client: Vistry Group
job: Rudloe Drive, Quedgeley
title: Soft Landscape Proposals 2 of 3
drawn: EC date: May 2022
checked: KC scale: @0:1:250
job no: LA5530 dfg no: 003
IDP GROUP, 27 SPON STREET, COVENTRY, CV1 3BA
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All dimensions to be checked on site and landscape architect notified of any discrepancies prior to commencement. do not scale.

Notes:

- This drawing is based on the building works layout of 01/04/2022. All dimensions and specifications are subject to change and shall be confirmed by the architect prior to construction.
- For details of existing and proposed external levels and drainage refer to engineers drawing. Do not scale from this drawing.
- Any discrepancies noted on this drawing are to be reported to IDP for clarification prior to construction.
- The contractor shall be aware of proximity to underground services, overhead cables, buildings and boundaries prior to starting operations.
- All landscape proposals are to be referred to a structural engineer during foundation design.

Planting:

- Ornamental shrubs 400mm;
- Native shrubs 300mm;
- Specimen trees 150mm;
- Wildflower grass 50mm; or directly into existing ground;
- Tree pits to be excavated to a least twice the diameter of the root spread and 1.5 times the depth of the roots to be planted.

Construction:

- Planting outside the usual October-March dormant season shall be pursued by approved only. If approved all trees and plants shall be substituted with comparable green stock, with additional establishment watering.
- Plants shall be located in random fashion to avoid formal regimented lines or divisions indicated in this schedule, except for specimen trees, which are to be planted in locations shown on the drawing. For minor shrubs should be planted in blocks, specimens & grasses should be planted in groups of 4 to 6. Please note, taller plant species to be planted to the east with lower species to the west.
- All planting should be watered in field capacity immediately after planting and mulched with minimum of 50mm soft of medium grade crushed mulch. Where necessary, plants to be protected with white fence or other suitable robust guard enclosure fixed to frame stakes.

Trees & Foundations:

- All trees to be retained, planted and established in accordance with BS 5824. Trees adjacent to buildings and services shall include root barriers where necessary and should be planted in positions as indicated on the drawings.
- All foundation design provided by the architect/engineer must consider the effect of existing trees, and the proposed landscape scheme in accordance with the BS 5824. Every effort has been made within the design to retain existing trees in accordance with the BS 5824. However, landscape proposals should be referred to a structural engineer for checks and any conflicts made known to the landscape architect for necessary changes.
- The contractor is responsible for checking locations of all existing and proposed services, and shall advise the Landscape Architect if there are any conflicts.
- Trees when felling or highways visibility signs shall be clear from 2m high unless specified otherwise.

Maintenance:

- Management operations for the site shall be carried out as detailed in the agreed maintenance schedule at regular intervals, in accordance with any agreed Landscape Management Plan.
- All trees and plants, when a general 80% growth has been reached, shall be removed or become seriously damaged or diseased, shall be replaced in the next planting season with similar or similar size and species unless otherwise agreed with the Local Planning Authority.
- Please refer to LA5530-001 for Full Plant Schedule. Refer to LA5530-001 for details of play area.

- Site Boundary
- Existing grass retained
- Existing trees/vegetation to be retained & protected during construction (in accordance with BS5824:2012)
- Proposed specimen tree
- Proposed shrubs
- Proposed hedges
- Marginal planting
- Bulbs planting within lawn areas
- Anemity turf grass to house footpaths
- Strong lawn mix: Overseed E2000 using lawn grass mixture with 10% Anemity turf grass
- Proposed grass & wildflower mix: Overseed E2000
- Proposed wetland edge mix: Overseed E2000 using lawn grass mixture with 10% Anemity turf grass
- Areas of gravel
- Hoggin path: 100mm gravel on 100mm sand
- Flank Railings: 1.8m high metal bar with 100mm sand infill

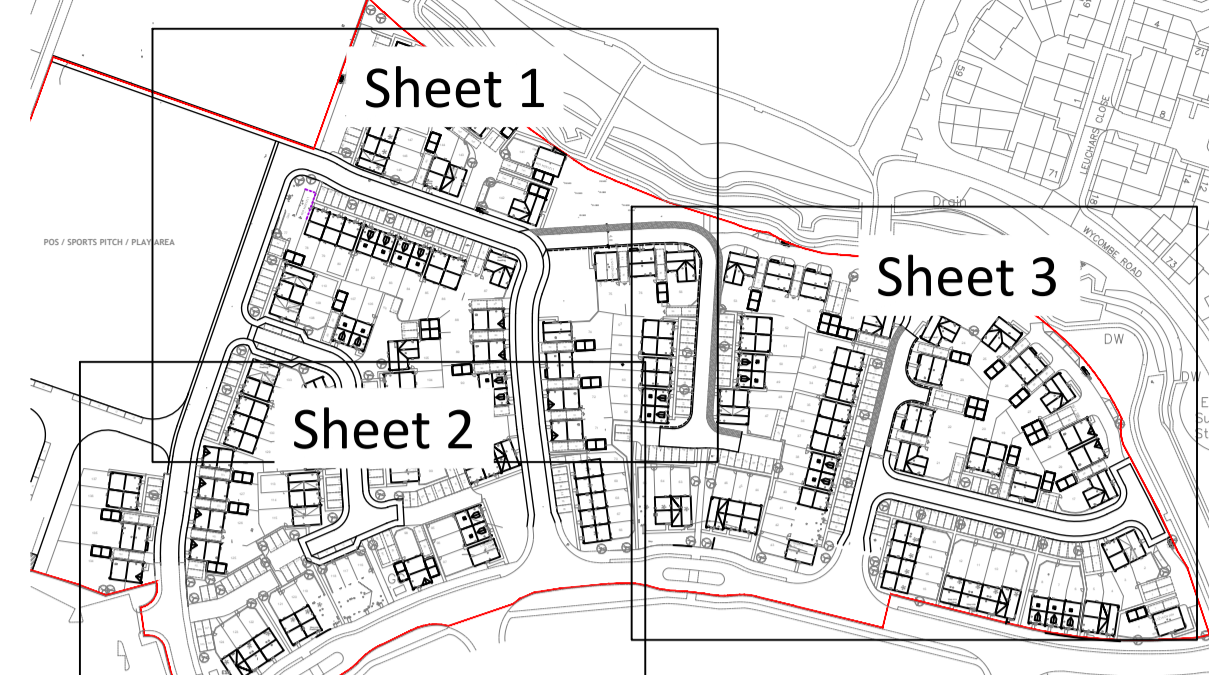
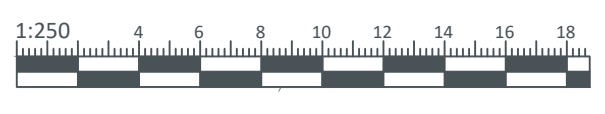
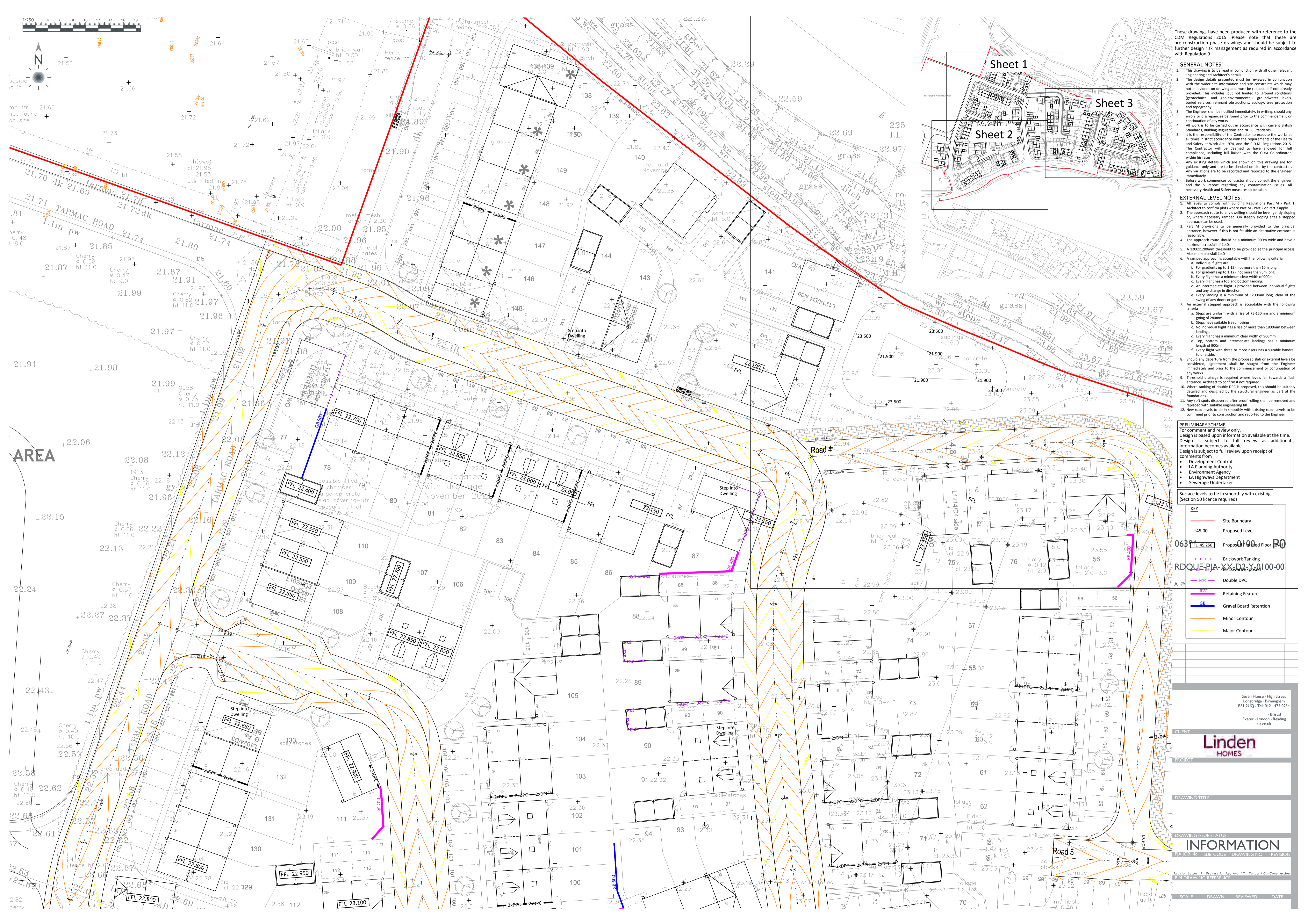
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	00:00:00		XX	XX
	00:00:00		XX	XX
rev	date	comment(s)		drawn/checked

IDP LANDSCAPE

ARCHITECTS
URBAN DESIGNERS
PROJECT MANAGERS
LANDSCAPE ARCHITECTS
WE ARE IDP.

client: Vistry Group
job: Greshems Holt
title: Soft Landscape Proposals 3 of 3
drawn: EC date: May 2022
checked: KC scale: @ a0: 1:250
job no: LA5530 dfg no: 004

IDP GROUP 37 SPON STREET COVENTRY CV1 3BA
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These drawings have been produced with reference to the CDM Regulations 2015. Please note that these are pre-construction phase drawings and should be subject to further design risk management as required in accordance with Regulation 9

- GENERAL NOTES:**
- This drawing is to be read in conjunction with all other relevant Engineering and Architect's details.
 - The design details presented must be reviewed in conjunction with the wider site information and site constraints which may not be evident on drawing and must be requested if not already provided. This includes, but not limited to, ground conditions (geotechnical and geo-environmental), groundwater levels, buried services, remnant obstructions, ecology, tree protection and topography.
 - The Engineer shall be notified immediately in writing, should any errors or discrepancies be found prior to the commencement or continuation of any works.
 - All work is to be carried out in accordance with current British Standards, Building Regulations and NHBC Standards.
 - It is the responsibility of the Contractor to execute the works at all times in strict accordance with the requirements of the Health and Safety at Work Act 1974, and the CDM Regulations 2015. The Contractor will be deemed to have allowed for full compliance, including full liaison with the CDM Co-ordinator, within his rates.
 - Any existing details which are shown on this drawing are for guidance only and are to be checked on site by the contractor. Any variations are to be recorded and reported to the engineer immediately. Before work commences contractor should consult the engineer and the SI report regarding any contamination issues. All necessary Health and Safety measures to be taken.
- EXTERNAL LEVEL NOTES:**
- All levels to comply with Building Regulations Part M - Part 1. Architect to confirm plots where Part M - Part 2 or Part 3 apply.
 - The approach route to any dwelling should be level, gently sloping or, where necessary ramped. On steeply sloping sites a stepped approach can be used.
 - Part M provisions to be generally provided to the principal entrance, however if this is not feasible an alternative entrance is reasonable.
 - The approach route should be a minimum 900mm wide and have a maximum crossfall of 1:40.
 - A 1200x1200mm threshold to be provided at the principal access. Maximum crossfall 1:40.
 - All ramped approach is acceptable with the following criteria:
 - Individual flights are:
 - For gradients up to 1:15 - not more than 10m long
 - For gradients up to 1:12 - not more than 5m long
 - Every flight has a top and bottom landing
 - An intermediate flight is provided between individual flights and any change in direction.
 - Every landing is a minimum of 1200mm long, clear of the swing of any doors or gates.
 - An external stepped approach is acceptable with the following criteria:
 - Steps are uniform with a rise of 75-150mm and a minimum going of 280mm.
 - Steps have suitable tread nosings.
 - No individual flight has a rise of more than 1800mm between landings.
 - Every flight has a minimum clear width of 900mm
 - Top, bottom and intermediate landings has a minimum length of 900mm.
 - Every flight with three or more risers has a suitable handrail to one side.
 - Should any departure from the proposed slab or external levels be considered, agreement shall be sought from the Engineer immediately and prior to the commencement or continuation of any works.
 - Threshold drainage is required where levels fall towards a flush entrance. Architect to confirm if not required.
 - Where tanking of double DPC is proposed, this should be suitably detailed and designed by the structural engineer as part of the foundations.
 - Any soft spots discovered after proof rolling shall be removed and replaced with suitable engineering fill.
 - New road levels to tie in smoothly with existing road. Levels to be confirmed prior to construction and reported to the Engineer.

PRELIMINARY SCHEME
For comment and review only.
Design is based upon information available at the time. Design is subject to full review upon receipt of additional information becomes available.
Design is subject to full review upon receipt of comments from:

- Development Control
- LA Planning Authority
- Environment Agency
- LA Highways Department
- Severage Undertaker

Surface levels to tie in smoothly with existing (Section 50 licence required)

KEY	DESCRIPTION
—	Site Boundary
+	Proposed Level
FFL 45.250	Proposed Floor
—	Brickwork Tanking
2xDPC	Double DPC
—	Retaining Feature
GB	Gravel Board Retention
—	Minor Contour
—	Major Contour

Seven House - High Street
Longbridge - Birmingham
B31 2JQ - Tel: 0121 475 0234

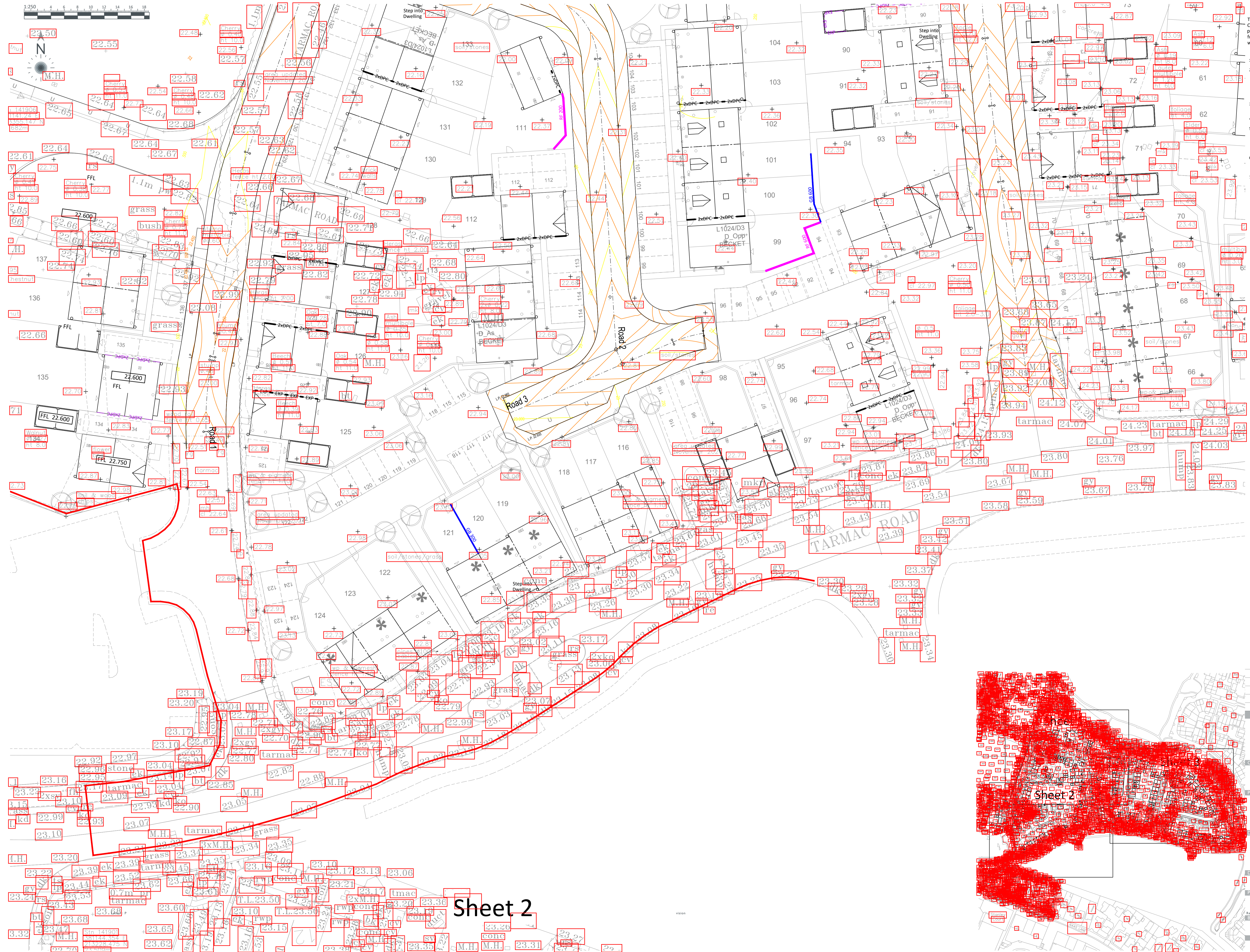
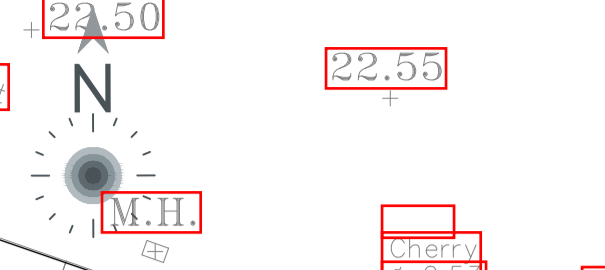
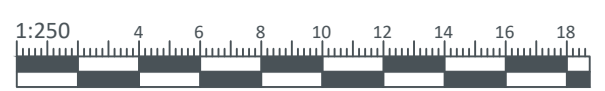
Client: Linden HOMES

PROJECT: RDQUE-PIA-XX-D2-Y-0100-00

DRAWING TITLE: INFORMATION

DRAWING ISSUE STATUS: REVISION REFERENCE

SCALE: DRAWN: REVIEWED: DATE:



These drawings have been produced with reference to the CDM Regulations 2015. Please note that these are pre-construction phase drawings and should be subject to further design risk management as required in accordance with Regulation 9

GENERAL NOTES:

- This drawing is to be read in conjunction with all other relevant Engineering and Architect's details.
- The design details presented must be reviewed in conjunction with the wider site information and site constraints which may not be evident on drawing and must be requested if not already provided. This includes, but not limited to, ground conditions (geotechnical and geo-environmental), groundwater levels, buried services, remnant obstructions, ecology, tree protection and topography.
- The Engineer shall be notified immediately, in writing, should any errors or discrepancies be found prior to the commencement or continuation of any works.
- All work is to be carried out in accordance with current British Standards, Building Regulations and NHBC Standards.
- It is the responsibility of the Contractor to execute the works at all times in strict accordance with the requirements of the Health and Safety at Work Act 1974, and the CDM Regulations 2015. The Contractor will be deemed to have allowed for full compliance, including full liaison with the CDM Co-ordinator, within his rates.
- Any existing details which are shown on this drawing are for guidance only and are to be checked on site by the contractor. Any variations are to be recorded and reported to the engineer immediately.
- Before work commences contractor should consult the engineer and the SI report regarding any contamination issues. All necessary Health and Safety measures to be taken.

EXTERNAL LEVEL NOTES:

- All levels to comply with Building Regulations Part M - Part 1. Architect to confirm plots where Part M - Part 2 or Part 3 apply.
- The approach route to an dwelling should be level, gently sloping or, where necessary, ramped. On steeply sloping sites a stepped approach can be used.
- Part M provisions to be generally provided to the principal access, however if this is not feasible an alternative entrance is reasonable.
- The approach route should be a minimum 900m wide and have a maximum crossfall of 1:40.
- A 1200x1200mm threshold to be provided at the principal access. Maximum crossfall 1:40.
- An external stepped approach is acceptable with the following criteria:
 - Individual flights are:
 - For gradients up to 1:15 - not more than 10m long
 - For gradients up to 1:12 - not more than 5m long
 - Every flight has a minimum clear width of 900m
 - Every flight has a top and bottom landing
 - An intermediate flight is provided between individual flights and any change in direction
 - Every landing is a minimum of 1200mm long, clear of the swing of any doors or gates
- Steps are uniform with a rise of 75-150mm and a minimum going of 280mm.
- Steps have suitable tread nosings.
- No individual flight has a rise of more than 1800mm between landings.
- Every flight has a minimum clear width of 900mm
- Top, bottom and intermediate landings has a minimum length of 900mm.
- Every flight with three or more risers has a suitable handrail to one side.
- Should any departure from the proposed slab or external levels be considered, agreement shall be sought from the Engineer immediately and prior to the commencement or continuation of any works.
- Threshold drainage is required where levels fall towards a flush entrance. Architect to confirm if not required.
- Where tanking of double DPC is proposed, this should be suitably detailed and designed by the structural engineer as part of the foundations.
- Any soft spots discovered after proof rolling shall be removed and replaced with suitable engineering fill.
- New road levels to tie in smoothly with existing road. Levels to be confirmed prior to construction and reported to the Engineer.

PRELIMINARY SCHEME

For comment and review only.
Design is based upon information available at the time.
Design is subject to full review as additional information becomes available.
Design is subject to full review upon receipt of comments from:

- Development Control
- LA Planning Authority
- Environment Agency
- LA Highways Department
- Sewerage Undertaker

Surface levels to tie in smoothly with existing (Section 50 licence required)

KEY

	Site Boundary
	Proposed Level
	Proposed Finished Floor Level
	Brickwork Tanking
	Brickwork Exposed
	Double DPC
	Retaining Feature
	Gravel Board Retention
	Minor Contour
	Major Contour

Seven House - High Street
Longbridge - Birmingham
B31 2UG - UK

Bristol
Exeter - London - Reading
lindenhomes.co.uk

Linden HOMES

PROJECT
Sheet 2

DRAWING ISSUE STATUS
INFORMATION

SCALE DRAWN REVIEWED DATE

Sheet 2

Sheet 2