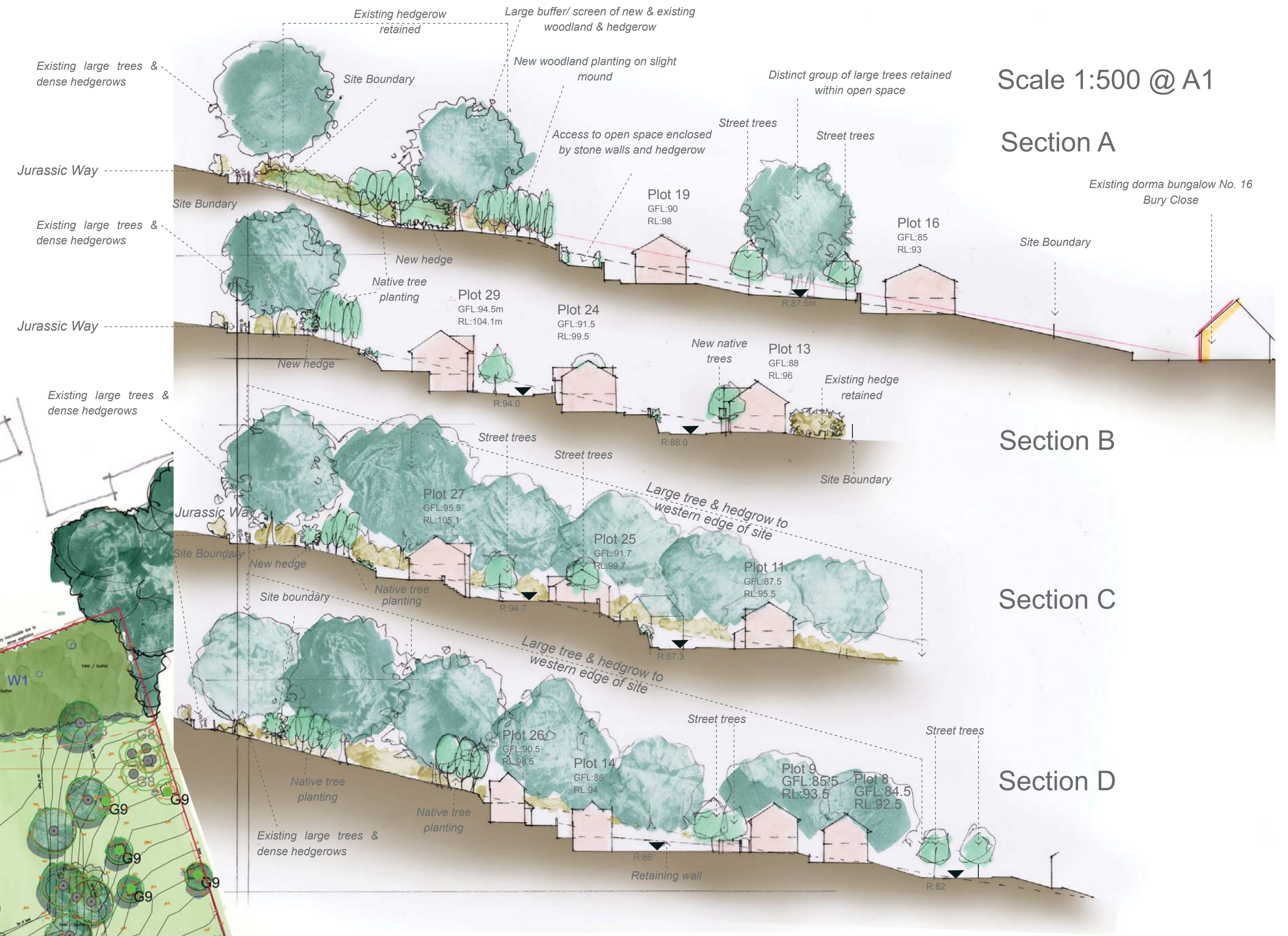
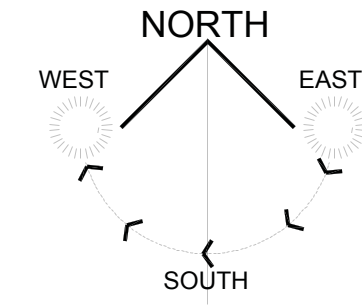


Plot No.	Ground Floor Level	Ridge Height Level			
1	80.5m	88.5m	22	89.5m	99.1m
2	80.5m	88.5m	23	91.5m	99.5m
3	81.5m	89.5m	24	91.5m	99.5m
4	82m	90m	25	91.7m	99.7m
5	82m	90m	26	92m	100m
6	83m	91m	27	95.5m	105.1m
7	84m	92m	28	94.5m	104.1m
8	84.5m	92.5m	29	94.5m	104.1m
9	85.5m	93.5m	30	92.5m	102.1m
10	87m	95m	31	92.5m	102.1m
11	87.5m	95.5m			
12	88m	96m			
13	88m	96m			
14	86m	94m			
15	85m	93m			
16	85m	93m			
17	87m	95m			
18	88m	96m			
19	90m	98m			
20	89.5m	97.5m			
21	89m	97m			

ILLUSTRATIVE MASTERPLAN

1:500



Scale 1:500 @ A1

Section A


Section B

Section C

Section D

KEY

- Main access road with footpath to both sides
- Shared road and footpath with high quality finish to create rural character
- Existing trees retained
- Proposed trees
- Proposed woodland mix
- Translocated Hedge & New Hedge Planting

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Client: KIFF & TROKE PARTNERSHIP			
Project: LAND OFF BURY CLOSE, COTTINGHAM			
Title: PROPOSED ILLUSTRATIVE LAYOUT, & SECTIONS			
Drawing No: EA - 5229-200-01			
Scale: 1:500@A0	Date: 16-10-15	Revision:	
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Area A Terraced Street

Area A shows the entrance into the site from Bury Close. We have selected this to illustrate how one of the rows of terraced properties might be detailed. 'Defensible' space would be created at the front of the terrace by using low stone walls to define the front gardens. Trees are used to create impact and provide amenity they would also help define the edge of the footpath. Driveways use 'tegula' type, sett paving to indicate a different ownership from the adoptable footpaths, which we assume would be asphalt. There is space for hedgerows and cottage style gardens and we would encourage the use of climbing plants on walls. Any paving to the front of the properties should be stone or stone effect to provide a heritage feel.



Area B 'The Close'

The 'Close' would have it's own distinct character. An important linking space between the open field to the east and the residential development the hard and soft landscape would be designed to create and strong sense of place, using stone set kerb edging and a spray chip surface for the road. The drive thresholds are defined by sett paving strips and stone walling is used to add character, provide privacy to rear gardens and to provide retention at level changes. There are plenty of opportunities for shrub planting to soften corners, define routes for pedestrians and vehicles. Again we would encourage the use of climbing plants on building facades.

Those building facades which face the open space will be the focus of particular architectural detailing to ensure they are attractive and reflective of the best local character, however the buildings will be largely hidden behind the transplanted hedgerow and new tree planting and framed by the backdrop of 4 large mature trees.




Area C 'The Mews'

The 'Mews' is located to the southern end of the site, with properties both sides of the road cut into the slope providing split level accommodation. As with 'The Close' there is an opportunity to create a road with a very distinct character using similar materials to the rest of the site; stone sett edges to roads, sett paving thresholds, 'tegula' type paving to drives, spray chip on the central highway. Sandstone/reconstituted walling would be used for the retaining walls with climbing plants encouraged.

The 'Mews' is well enclosed by trees on three sides and we would supplant this with further street tree planting within the mews and additional native tree planting around the edges of the properties. Gaps have been left between the properties on both sides of the road to provide opportunities for tree planting and to accommodate views both from the properties and to ensure the existing vegetation is visible between the properties.



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Client: KIFF & TROKE PARTNERSHIP			
Project: LAND OFF BURY CLOSE, COTTINGHAM			
Title: DETAIL DESIGN AREAS 1:250 @ A1 SIZE			
Drawing No: EA - 5229-200-03			
Scale: 1:500@A0	Date: 16-10-15	Revision: .	
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All tree planting in accordance with BS 8545:
From Nursery to Independence in the Landscape.

Translocated Hedge
A section of existing hedge is to be translocated slightly further to the east following a similar north south alignment. Translocation will also include transplanting of the Hawthorn Tree contained within the hedge which has recently been placed under a TPO. This hedge is relatively young 10 – 15 years. The transplanted hedge will be supplemented with additional hedgerow planting and small areas of woodland mix planting along its length.

Existing Hedge - 95 linear m
Translocated length - 34 linear m
Total Proposed New Hedging - 235 lin m excl. translocated

Parkland Tree Planting: 4 No. Extra Heavy Standard Walnut Trees to be planted in positioned agreed with LPA as succession trees to replace ageing, mature Walnut trees.

Street Trees: Tilia mongolica 14-16cm girth, Extra Heavy Standards
Other species subject to approval of LPA.

Woodland Mix: Quercus Robur (Oak) 20% Tilia cordata (Lime) 20% Acer campestre (Field Maple) 20% Corylus avellana (Hazel) 20% Prunus spinosa (Black Thorn) 10% Ilex aquafolium 5% Sorbus acuparia (Rowan) 5% . This mix provides historic interest in the use of small leaf lime which is traditionally associated with woodlands in this area.

Oak, Lime and Field Maple to be planted at 12-14cm girth with adequate stem protection with the remainder as whips or small feathered stock excluding the hazel which requires 4Litre pot size.

The high canopy species Oak, Lime and Field Maple to be planted at 3m square spacing whilst whips/small feathered stock are to be planted at 50cm square intervals.

Hedge Planting: A double planted hawthorn hedge with 15% Holly and 15% Field Maple in areas indicated for hedgerow planting.

To the Northern Boundary behind Plots 1-6 we recommend the boundary is planted with 4-5m, 20cm+ girth English Oak, planted every 8m.

Other items - Bat Boxes
Introduction of 6no. Schwegler type bat boxes on western boundary in TPO trees.

New Access will be provided into the site at the south eastern most corner.

PLANTING AND MANAGEMENT NOTES

Open space pasture to be and arising removed from site once a year and to be monitored and managed for species diversity.

All dead wood retained and relocated to proposed woodland planting areas in consultation with bat experts.

Stock fence to perimeter of all new planting areas to include existing planting.

Eco tone of wildflower mix introduced in woodland inside stock proof fencing EG EW1 Woodland mixture by Emorsgate (specified below).

Latin name & Common name

Alliaria petiolata
Garlic Mustard

Allium ursinum
Ramsons

Betonica officinalis - (Stachys officinalis)
Betony

Campanula trachelium
Nettle-leaved Bellflower

Digitalis purpurea
Foxglove

Filipendula ulmaria
Meadowsweet

Geum urbanum
Wood Avens

Hyacinthoides non-scripta
Bluebell


Primula vulgaris
Primrose

Silene dioica
Red Campion

Silene flos-cuculi - (Lychnis flos-cuculi)
Ragged Robin

Stachys sylvatica
Hedge Woundwort

Teucrium scorodonia
Wood Sage

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Client: KIFF & TROKE PARTERSHIP			
Project: LAND OFF BURY CLOSE, COTTINGHAM			
Title: LANDSCAPE PLANTING PLAN			
Drawing No: EA - 5229-200-02			
Scale: 1:500 @ A0	Date: 16-10-15	Revision: .	
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