





# Site Location Plan

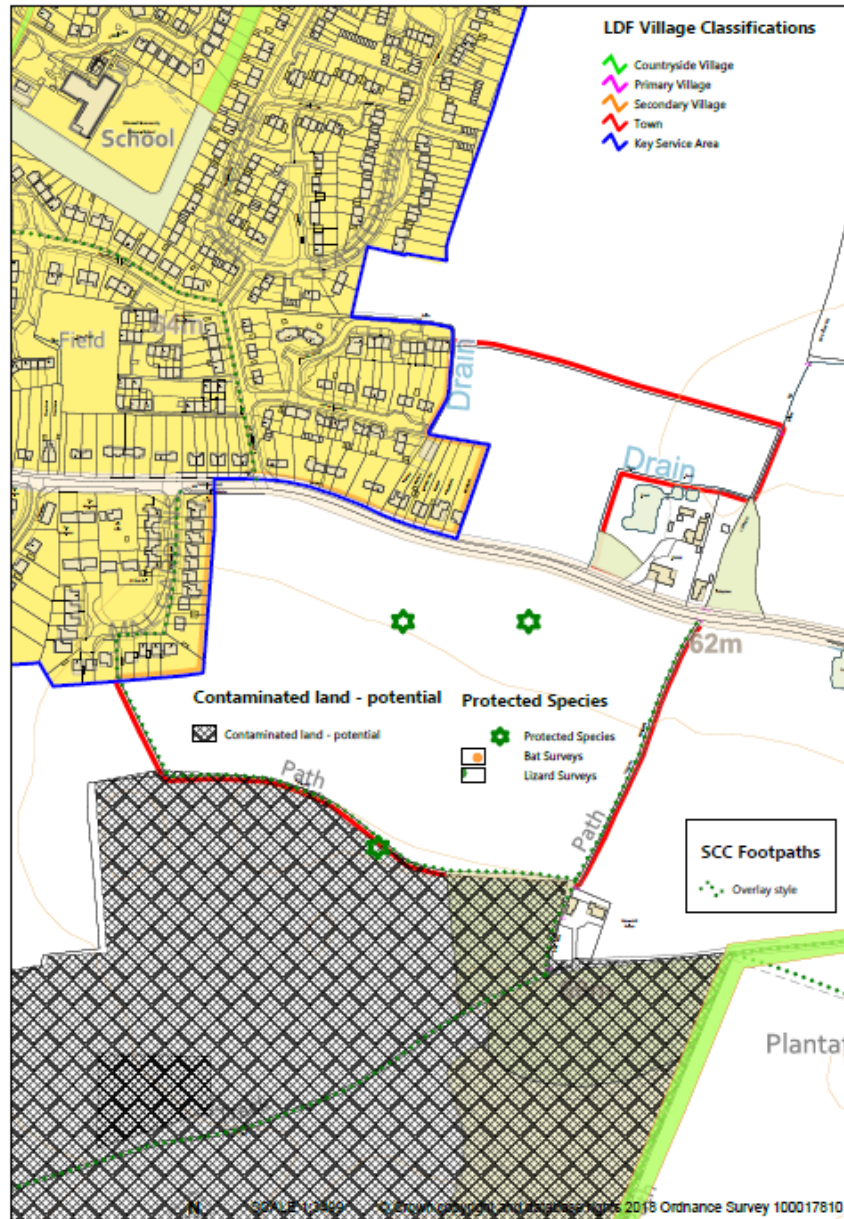


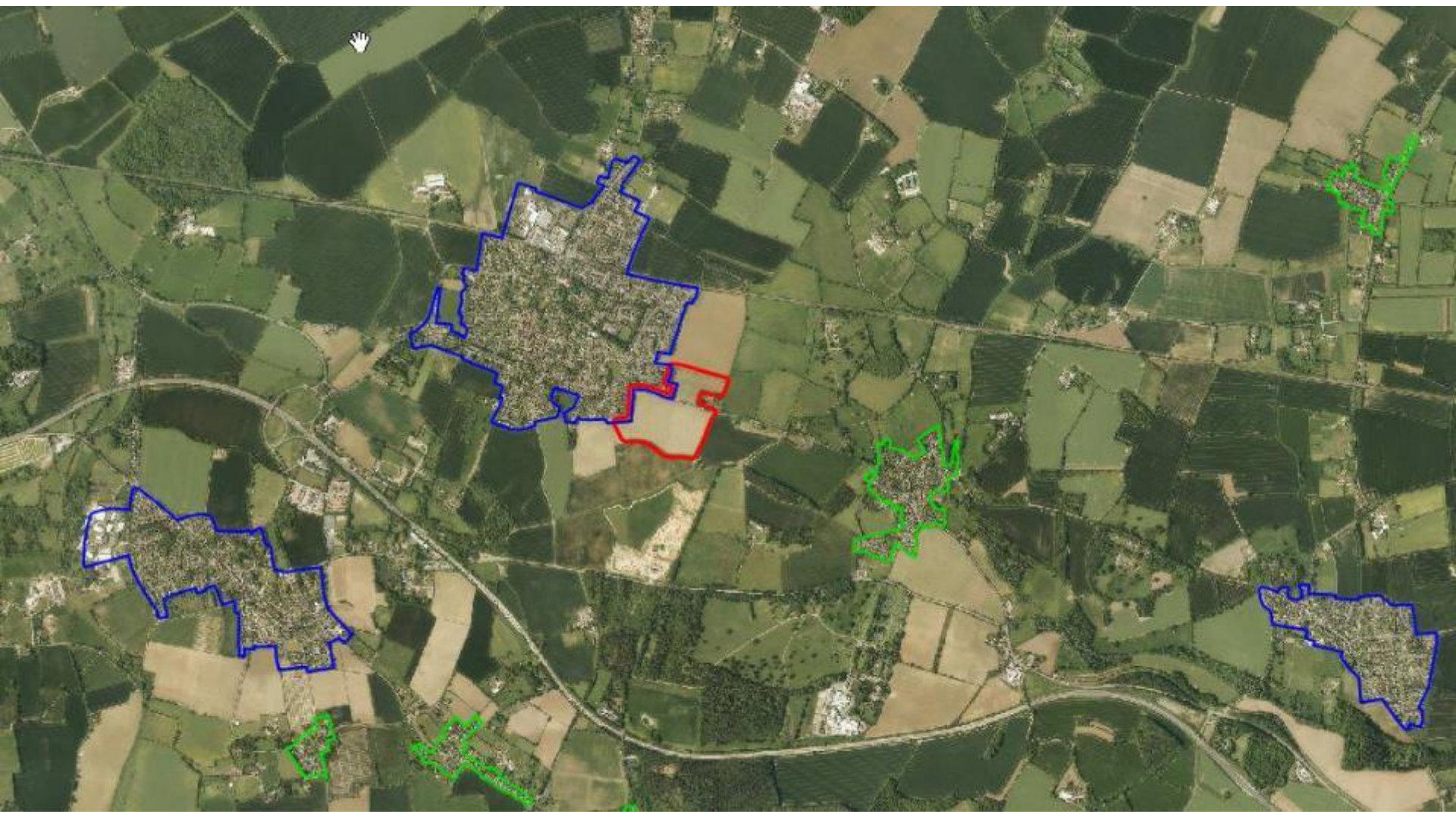
KEY  
 SITE LOCATION(11.5014)

LAND ADJOINING WETHERDEN ROAD, ELMSWELL, SUFFOLK - SITE LOCATION PLAN



# Constraints Map







JCN DESIGN & PLANNING

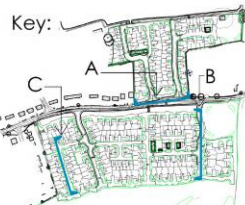
Street Scene 'A' - Plot Nos. 1, 43 to 45 & 83.



Street Scene 'B' - Plot Nos. 97 to 95, 124 to 130.



Street Scene 'C' - Plot Nos. 206, 220 to 228.



Site:  
Land North & South of Weltherden Road,  
Emswell, Suffolk.  
Development:  
Street Elevations.

Drawn: Chris Nicholson (Eastern)  
Checked: Chris Nicholson (Eastern)  
Date: 17/03/2018  
Scale: 1/100 @ A4  
Project: CND74501  
Client: C  
Date: March 2018  
Author: JCN

# Affordable Housing Location plan

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- Shared Ownership Units
- ▲ Rented units

Location:  
Land North & South of  
Wetherden Road,  
Emswell, Suffolk

**Affordable Housing  
Location Plan**

Crest Nicholson (Eastern)  
One North Road  
Brimford  
Epsom  
CM14 5EG

1 0207 88266  
F 0207 46277

Scale:  
1:500 @ A0  
Date:  
April 2018

Sheet:  
CNS24 FL 07



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# Storey Heights

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**Storey Heights**  
 Single storey  
 1.5 storey  
 2 storey

March  
 Land North & South of  
 Wetherden Road,  
 Elmswell, Suffolk

March  
 Storey Heights

Client: Mid Suffolk (Eastern)  
 One Myrtle Road  
 Berrisford  
 Essex  
 CM14 5EP  
 1 0177 84320  
 1 0177 85071  
 1:500 @ A0  
 Date: APR 2018  
 Drawn: [Signature]  
 Checked: [Signature]  
 C:\Users\jcn\Documents\2018\04\180418\180418\_01.dwg

0 25 50 metre



# Parking plan

JCN DESIGN & PLANNING



- 6 Allocated parking space
- vp Visitor Parking
- i Informal Visitor Parking
- S Single Garage
- D Double Garage
- C Cycle Parking in Garage
- G Garden Street (2 Cycle Spaces)

Project:  
Land North & South of  
Wetherden Road,  
Elmswell, Suffolk

Description:  
Parking Plan

Crest Nicholson (Eastern)  
One Myrtle Road  
Barnwood  
Essex  
S214 5EG

Tel: 01277 862028  
Fax: 01277 862277

Scale: 1:500 @ A3  
Date: April 2018  
Drawn: GJ  
Checked: CJ



# Refuse Strategy

JCN DESIGN & PLANNING



- Refuse Collection Points
- Refuse Storage Points
- Pedestrian Route from Dwelling to Collection Point
- Apartment Bin Store

Land North & South of Wetherden Road, Elmswell, Suffolk

### Refuse Strategy

Client: Nicholson (Eastern)  
 Site: Die Myrtle Road  
 Street: Elmwell  
 Postcode: CB14 5EG

1 01277 66330  
 F 01277 66377

1:000 @ A0  
 28/04/2018  
 CH074 FL05



**KEY TO MASTERPLAN**

**Soft Landscape**

	Back Garden Turf
	Turf to post footings
	Proposed Shrubs
	Proposed Ornamental Hedges
	Proposed Native Hedges
	Proposed Native Buffer
	Mounds
	Wildflower Meadow
	Wet Wildflower Meadow
	Floral Seeded Lawn
	Bull Planting
	Marginal Planting
	Existing Vegetation

	Existing Trees
	Ornamental Trees
	Native Trees
	Evergreen/Coniferous Trees
	Street Trees
	Feature Trees

**Tree Strategy**

	Existing Trees
	Ornamental Trees
	Native Trees
	Evergreen/Coniferous Trees
	Street Trees
	Feature Trees

**Hard Landscape**

	Asphalt to Carriage Way and Footpath
	Concrete Block Paving to Shared Carriage Way or Street Front Oak
	Concrete Block Paving to Private Driveways and Parking Courts or Brft Charcoal
	Natural Coloured Concrete Slab Paving to Private Pool Paths

**Natural Play Equipment**

	Natural Balance Logs
	Natural Stepping Logs

Rev'd 07/09/18 - Amended to new Layout received 08/09/18  
 Rev'd 14/09/18 - Amended to new Layout received 08/09/18  
 Rev'd 26/09/18 - Amended to LPA comments received 19/09/18  
 Rev'd 08/10/18 - Amended to new layout received 11/09/18  
 Rev'd 08/10/18 - Amended to client comments received 04/09/18  
 Rev'd 25/04/18 - Amended to client comments received 20/04/18  
 Rev'd 18/04/18 - Amended to client comments received 17/04/18

**JBA 18-002 SK01**  
**Landscape Masterplan for Plots and POS**  
 Client: Crest Nicholson Eastern  
 Site: Elmwell, Welbourn Road  
 Drawn by: JBA  
 Date: April 2018  
 Scale: 1:500 @ A1  
 Rev: 0



**KEY TO MASTERPLAN**

**Soft Landscape**

	Black Garden Grass		Wildflower Meadow
	Turf to plot boundaries		Wet Wildflower Meadow
	Proposed Shrubs		Fiscal Lawn
	Proposed Ornamental Hedges		Rubb Planting
	Proposed Native Hedges		Marginal Planting
	Proposed Native Buffer		Existing Vegetation
	Mounds		

**Tree Strategy**

	Existing Trees		Ornamental Trees
	Native Trees		Evergreen/Coniferous Trees
	Street Trees		Feature Trees

**Hard Landscape**

	Asphalt to Carriage Way and Footpath
	Brick Burnt Oak Concrete Block Paving to Shared Carriage Way
	Brick Charcoal Concrete Block Paving to Private Driveways and Parking Courts
	Natural Coloured Concrete Slab Paving to Private Plot Paths

**Natural Play Equipment**

	Natural Balance Logs
	Natural Shipping Logs

Rev'd 07/09/18 - Amended to new Layout received 05/09/18  
 Rev'd 14/08/18 - Amended to new Layout received 08/08/18  
 Rev'd 20/06/18 - Amended to LPA comments received 14/06/18  
 Rev'd 08/05/18 - Amended to new layout received 14/05/18  
 Rev'd 08/05/18 - Amended to client comments received 04/05/18  
 Rev'd 23/04/18 - Amended to client comments received 23/04/18  
 Rev'd 18/04/18 - Amended to client comments received 17/04/18

**JBA 18-050 SK82**  
**Landscape Masterplan for Plots and PDS**  
 Client: Crest Nicholson Eastern Site: Elmwell, Wetherden Road  
 Drawn by: JBA Date: April 2018 Scale: Rev: 1:500 @ A1 C2  
 James Blake Associates Ltd.  
 LANDSCAPE ARCHITECTURE · LANDSCAPE PLANNING · ECOLOGY · ARCHITECTURE  
 The Old Mill, The Park, Lymington, Hants, SO41 9JG  
 Tel: 01753 825100 Email: james@jbaassociates.com



**KEY TO MASTERPLAN**

**Soft Landscape**


**Tree Strategy**


**Hard Landscape**


**Natural Play Equipment**


Rev'd 07/01/18 - Amended to new Layout received 06/01/18  
 Rev'd 14/08/18 - Amended to new Layout received 08/01/18  
 Rev'd 29/08/18 - Amended to LPA comments received 15/09/18  
 Rev'd 08/05/18 - Amended to new layout received 14/05/18  
 Rev'd 08/05/18 - Amended to client comments received 18/05/18  
 Rev'd 20/04/18 - Amended to client comments received 23/04/18  
 Rev'd 18/04/18 - Amended to client comments received 17/04/18

**JBA 16/229-SK03**  
**Landscape Masterplan for Plots and POS**  
 Client: Cresswell Nicholson Eastern Site: Elmwell, Wetherden Road  
 Drawn by: FR Date: April 2018 Scale: 1:500 @ A1  
 Rev: 5  
 James Blake Associates Ltd.  
 LANDSCAPE ARCHITECTURE - LANDSCAPE PLANNING - ECOCOL - ARBORICULTURE  
 The East Gate, The Park, Lavenham, Suffolk, IP24 6JL  
 Tel: 01797 586218 E: james.blake@jba-associates.com



- LEGEND**
- Site boundary
  - Existing trees/vegetation to be retained
  - Existing woodland block to be retained
  - Proposed semi-permeable native tree and hedgehog buffer
  - Proposed woodland block
  - Proposed avenue tree
  - Proposed tree to drainage features (Mainly to be planted by the end of year)
  - Proposed feature tree
  - Proposed parkland trees
  - Proposed plant park trees
  - Proposed hedgehog planting
  - Proposed amenity area
  - Proposed swales
  - Proposed area of natural play
  - Proposed marginal planting
  - Proposed wildflower planting
  - Proposed meadow grassland
  - Proposed bulb planting
  - Existing public right of way
  - Potential new pedestrian link/Permissive right of way

Land adjoining Wetherden Road, Elmswell, Suffolk

**Fig 7: Illustrative Landscape Masterplan**

Drawing Ref: **BIR5324\_21**  
 Client: Entrance Estates Strategic Land  
 Date: 06/11/2014  
 Drawn by: JWA  
 Checked by: JWA  
 Scale: 1:1250 @ A2

