

Title: Committee Constraints
Reference: 3918/15
Site: St Edmunds Drive
 Elmswell

Listed Buildings
 Listed Buildings

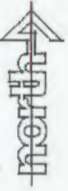


MID SUFFOLK DISTRICT COUNCIL
 131, High Street, Needham Market, IP6 8DL
 Telephone : 01449 724500
 email: customerservice@csduk.com
 www.midsuffolk.gov.uk



SCALE 1:2500

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Planning Control
Received
30 OCT 2015
Approved by:
Date:
Page No: **26**

Rev.	Description	Int.	Date
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Site Name: **Station Road, Elmwell**
Drawing Title: **Site Location Plan**

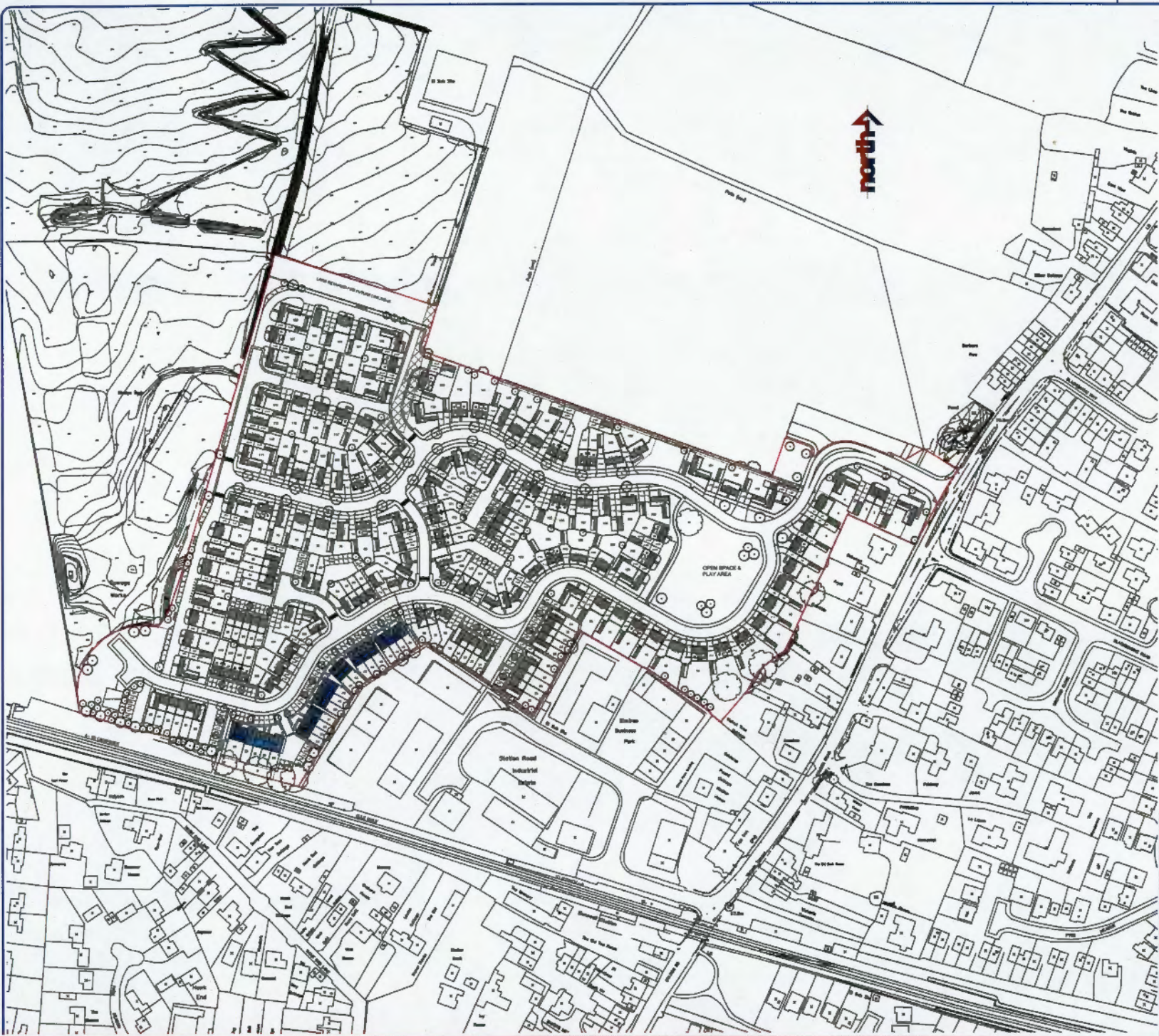
Taylor Wimpey Taylor Wimpey East Anglia
Castle House, Kempson Way, Bury St Edmunds, Suffolk, IP22 7AR
Tel: 01284 773600 Web www.taylorwimpey.co.uk

Scale: 1:1250 @ A2	Date: OCT 15	Rev: -
Drawn by: DA	Checked by: SL	Dig No: 20819/SLP/01

19

AFFORDABLE HOUSING LEGEND:

- DENOTES AFFORDABLE HOUSING DWELLINGS - (RENTED TENURE)
- DENOTES AFFORDABLE HOUSING DWELLINGS - (SHARED OWNERSHIP)



21

	A Updated in accordance with latest planning layout	CG	06.03.18
Rev:	Description	Inc:	Date
Site Name:	Station Road, Elmwell		
Drawing Title:	Affordable Housing Layout		
Taylor Wimpey		Taylor Wimpey East Anglia Castle House, Kempton Way, Bury St Edmunds, Suffolk, IP32 7AR Tel: 01204 773000 Web: www.taylorwimpey.co.uk	
Scale:	1:1000 @ A1	Date:	Oct 18
Drawn by:	DA	Checked by:	SL
20819/AHL/01			Rev: A

CHARACTER AREAS LEGEND:

- CA1 - STATION ROAD FRONTAGE**
New proposed development along the character of the Station Road. The new development should be perceived as an extension to the existing rhythm of the street in terms of townscapes.
Materials - red brick with black fascias, bay windows and entrance canopy, featuring plain tile roofs.
- CA2 - TREE LINED AVENUE**
Primary routes through the development will feature a mix of mature trees and street trees. Building heights will be varied and sea level gabios shall create a distinctive street scene.
Materials - Predominantly red brick with occasional plain tile roofs to mark key buildings.
- CA3 - COMMUNITY GREEN**
Predominantly 2 storey buildings with intermittent 2/4 storey properties used to increase the areas of public open space, with greenery set back from the road with small trees and shrubs.
The space, which contains an area for recreation, will be well overlooked by dwellings to create a safe space with natural surveillance.
Materials - A mix of render and red and beige brick with stone effect roofs.
- CA4 - COUNTRY SIDE EDGE**
Predominantly 2 storey detached buildings orientated to maximize views out over the countryside. Buildings will be set back behind private drives and landscaping.
Materials - A greater proportion of render/brick facades with a greater variety of panicle with some plain tile roofs.
- CA5 - CORE HOUSING**
A range of street types including shared surface streets mixed with more traditional street forms will create interesting movement corridors. Strategic tree planting will be undertaken to provide shade and improve air quality. A mix of materials including brick, stone, render and stone will ensure a rich street scene.
Materials - A greater proportion of beige brick with occasional render, featuring mainly panicle with some stone effect roofs.

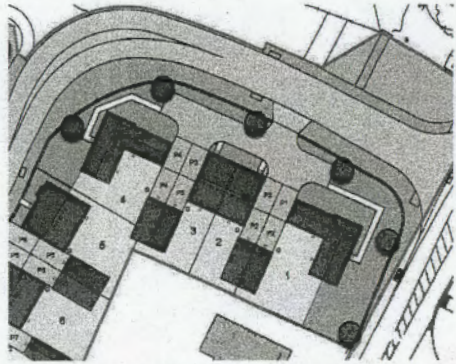


LAYOUT IN ACCORDANCE WITH THE FOLLOWING LAYOUT	
DATE	SCALE
NO. DRAWN	NO.
NO. CHECKED	NO.
Station Road, Emswell Character Areas Layout	
Taylor Wimpey East Angles Quality Homes. Affordable Prices. Best in Business. Value. Pure Joy. Tel: 01206 752900. Email: sales@taylorwimpey.co.uk	
DATE	SCALE
NO. DRAWN	NO.
NO. CHECKED	NO.
20819/CAL/01 A	

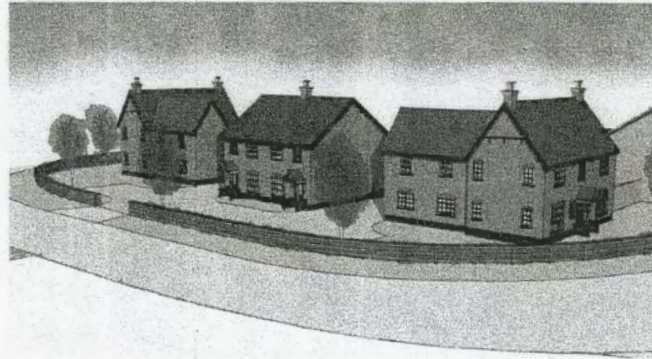
Proposed Residential Development - Station Road, Elmswell

Character Area Detail - Station Road Frontage - CA1

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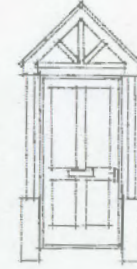


Site Layout Extract



Artist's Impression

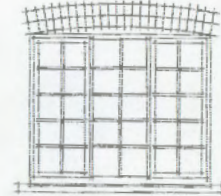
Door Styles



Black finished gable entrance canopy with posts supported off dwarf walls.

4-Panel entrance door

Window Styles



Double arch brickwork head

All-Bar Casement windows

Black painted 1 course deep stone sill.

Bricks



Ibstock Ivanhoe Olde Village Stock

Roof Tiles



Redland Heathland Autumn Plain Tiles

Door Colour



IG GRP Fibrecolour Black

3918/15

24



Street Scene - Plots 1-4

Planning Control

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18 MAR 2016

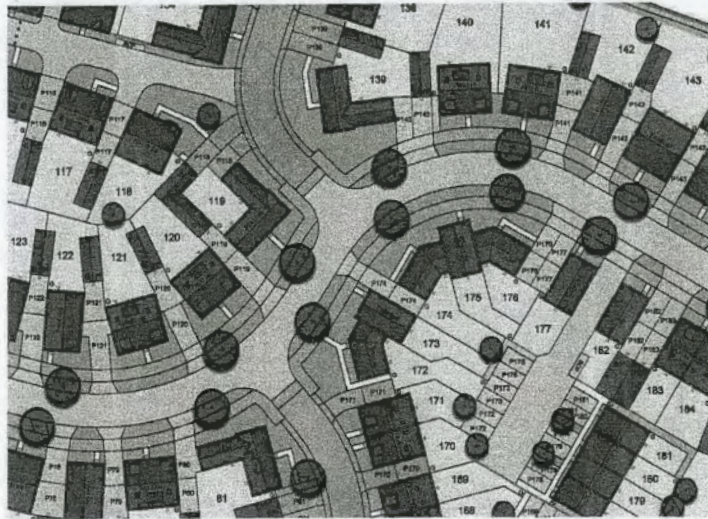
Authorised
Date
Page No.

Proposed Residential Development - Station Road, Elmswell

Character Area Detail - Tree Lined Avenue

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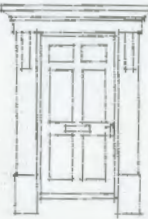
Planning Control
Received
18 MAR 2016



Site Layout Extract

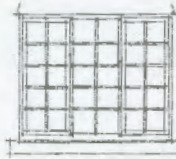
Door Styles

Full Door Surround Canopy
6-Panel Entrance Door

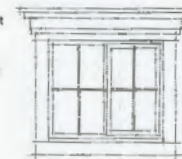


All-Bar Casement windows
2 course deep Portland Stone Cill

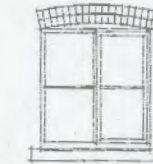
Window Styles



Flat-Top Lead effect Dormer
Cottage Casement Window



Double arch brickwork head
Horizontal Bar Casement windows

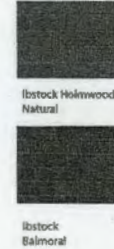


2 course deep Portland Stone Cill
Double arch brickwork head



Cottage Casement windows
2 course deep Portland Stone Cill

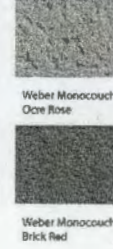
Bricks



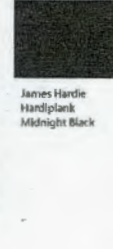
Roof Tiles



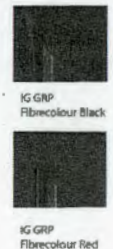
Render



Boarding



Door Colour



Street Scene - Plots 139 - 144



Street Scene - Plots 75 - 81

Drawing No: 20819/CAD/TLA/CA2

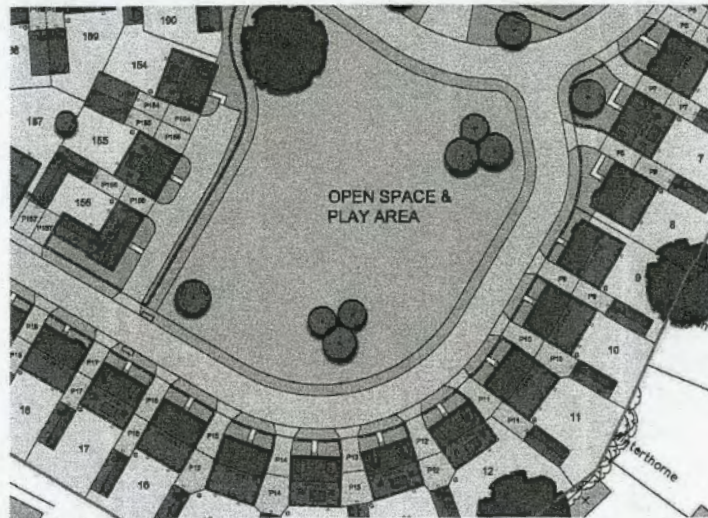
25

Proposed Residential Development - Station Road, Elmswell

Character Area Detail - Community Green - CA3

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18 MAR 2016
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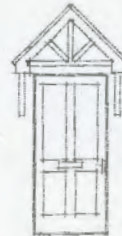
Site Layout Extract

Door Styles

Gable Entrance Canopy with vertical uprights on gallowes brackets.



All-Bar half-glazed 2 panel entrance door.

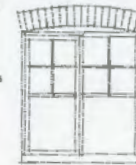


Gable Entrance Canopy on gallowes brackets.

4-Panel entrance door.

Window Styles

Arched Brick Head



Arts & Crafts casement windows



Cottage Casement windows

Dormer Styles

Pitched roof lead effect dormer



Bricks



Brstock Leicester Multi Cream

Roof Tiles



Redland Richmond 10 Slate Grey Tiles



Redland Slate Grey Plain Tiles

Render



Weber Monocouche Cream



Weber Monocouche Chalk

Door Colour



IG GRP Fibrecolour Black



Street Scene - Plots 9 - 13



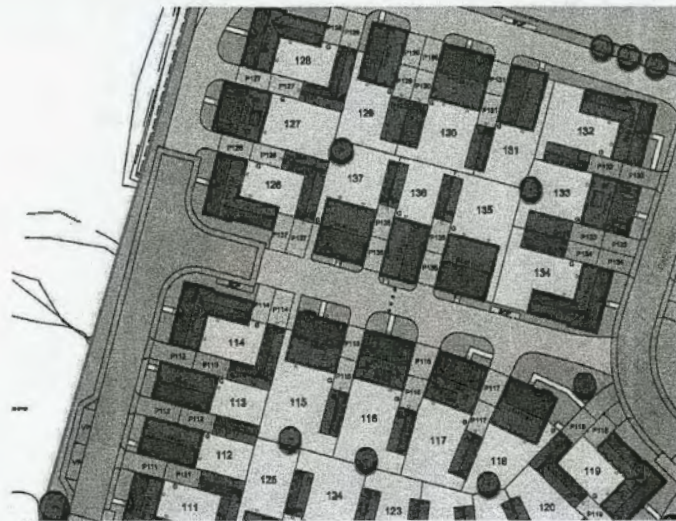
Street Scene - Plots 154 - 156 & 190

26

Proposed Residential Development - Station Road, Elmswell

Character Area Detail - Countryside Edge - CA4

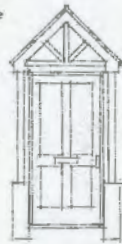
Taylor Wimpey



Site Layout Extract

Door Styles

Gable Entrance Canopy with posts and trellis infill supported off dwarf walls.



4-Panel entrance door

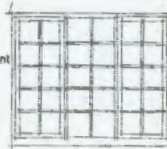


Gable Entrance Canopy on gallows brackets.

Cottage Entrance door.

Window Styles

All-Bar Casement windows.

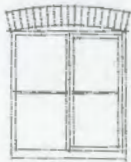


Arched Brick head.



Cottage Casement windows

Arched Brick head.



Horizontal-Bar Casement windows

Dormer Styles

Pitched Roof lead effect dormer



Bricks



Istock Holmwood Natural



Istock Balmoral

Roof Tiles



Redland Farmhouse Red Fenland Pantiles

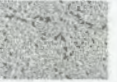


Redland Breckland Brown Fenland Pantile



Redland Rustic Red Plain Tiles

Render



Weber Monocouche Cornish



Weber Monocouche Brick Red



Weber Monocouche Light Blue



Weber Monocouche Rose

Boarding



Hames Hardie Hardieplank Soft Green



Hames Hardie Hardieplank Sail Cloth

Door Colour



IG GRP Fibrecolour Black



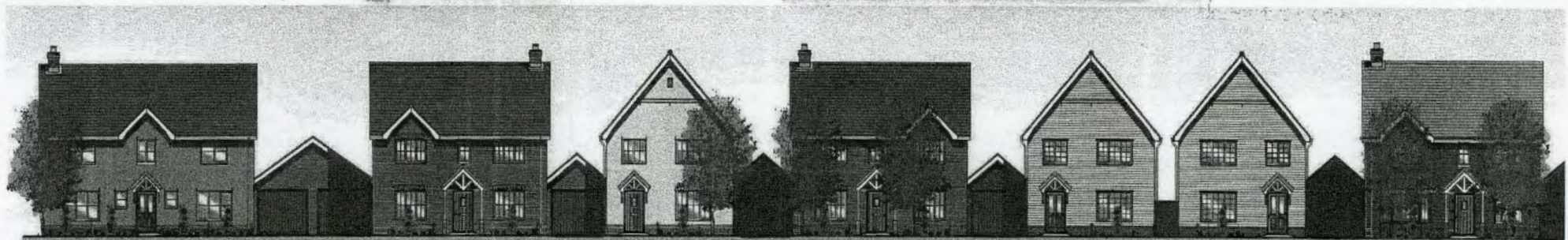
IG GRP Fibrecolour Blue



IG GRP Fibrecolour Green

Planning Control Received
18 MAR 2016
Approved by:
Date:
Post to:

27



Street Scene - Plots 68 - 74



Street Scene - Plots 128 - 132

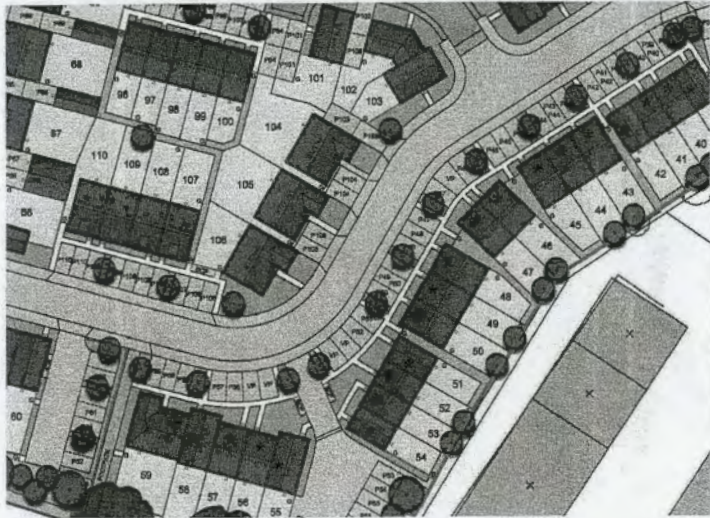
Drawing No: 20819/CAD/CSE/CA4

Proposed Residential Development - Station Road, Elmswell

Character Area Detail - Core Housing - CA5

27/1/15

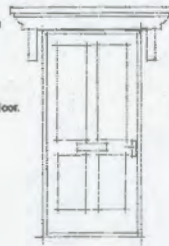
Taylor Wimpey



Site Layout Extract

Door Styles

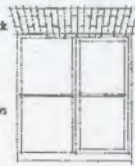
Flat Top Canopy on brackets.



4-Panel entrance door.

Window Styles

Flat Skewback Brick Arch.



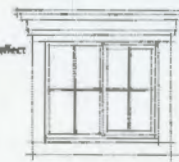
Horizontal-Bar Casement windows

Corrage Casement windows



Dormer Styles

Flat-Top lead-effect dormer



Bricks



Ibstock Surrey Russet



Ibstock Minster Cream Blend

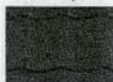


Ibstock Holbrook Sandfaced Dark (Detail Brick)

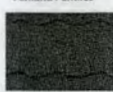
Roof Tiles



Redland Richmond 10 Slate Grey Tiles



Redland Slate Grey Fenland Pantiles



Redland Breckland Brown Fenland Pantiles

Render



Weber Monocouche Cream

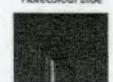


Weber Monocouche Ocre Rose

Door Colour



IG GRP Fibrecolour Blue



IG GRP Fibrecolour Green

Planning Control Received
18 MAR 2015
Authoriser: _____
Date: _____
Post To: _____



Street Scene - Plots 39 - 52



Street Scene - Plots 55 - 65

Drawing No: 20819/CAD/CH/CA5

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Station Road Frontage

Artist's Impression - Plots 1 - 4

Taylor Wimpey



Station Road
Black Fascias & Bargeboards / All
Bar Windows / Chimney / Plain Tiles



Hawk End Lane
Black Fascias & Bargeboards /
Black 4 Panel Entrance Door /
Chimney



Artist's Impression



Church Road
Red Brick / Chimney / Plain Tiles



Station Road
Black Fascias & Bargeboards



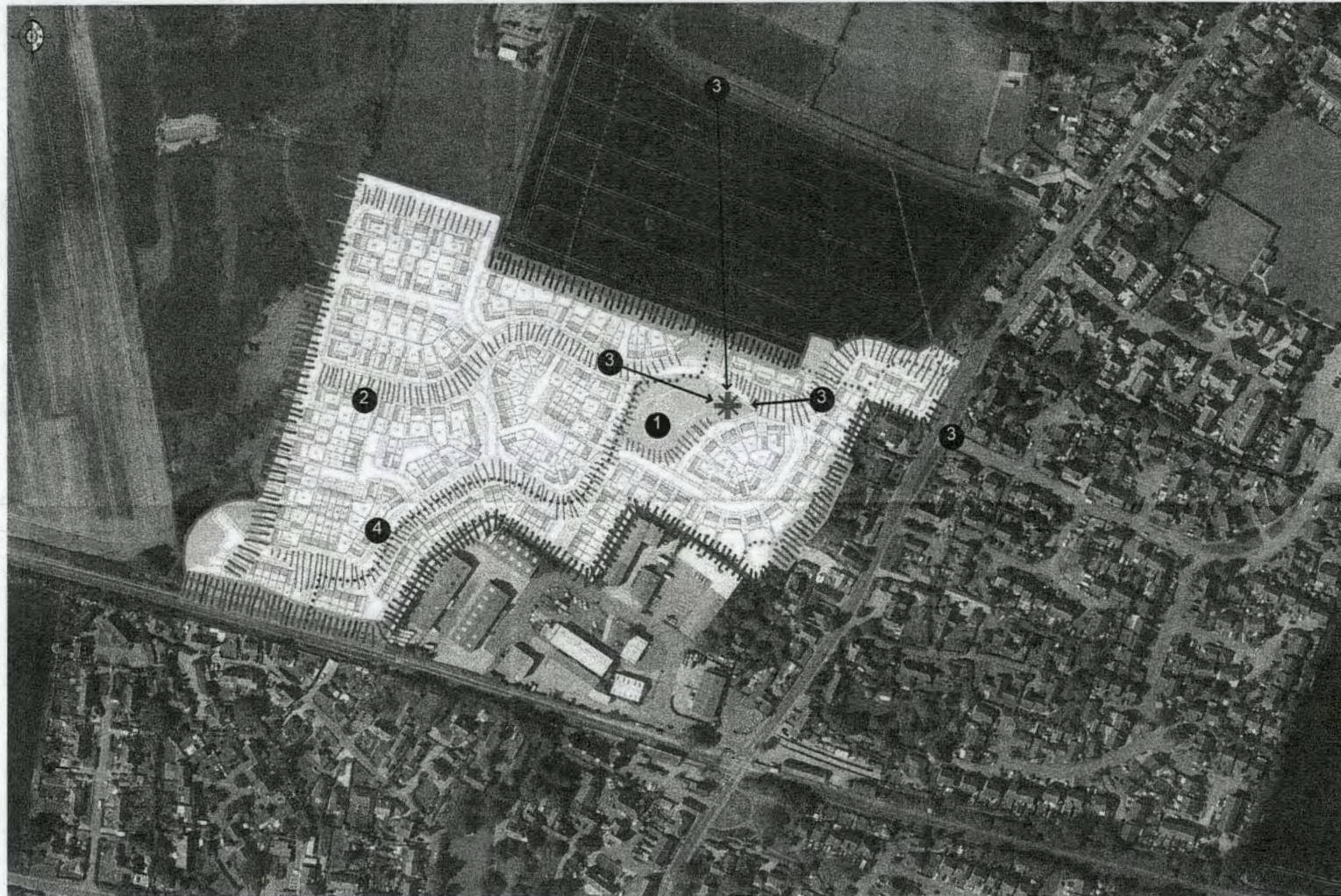
New Road
All Bar Windows / Chimney



Home Field
Black Window Cills / Pentic
Boards / Chimney / Plain Tiles













29

Former Grampian Food Site, Elmswell



There is an opportunity to create a positive transition between the urban and rural edge to Elmswell. In the past there was a large scale factory building in this location; it is now proposed to be a residential area, which is more in keeping with the village edge character.

The proposed development is smaller in scale and links to surrounding residential land use and further screening and planting will provide a greener edge.

-  PLAY AREA
-  OPEN SPACE WITH WILDFLOWER DRIFT
-  TREE LINE
-  EXISTING FEATURE TREE
-  FENCE AND HEDGE (NORTH)
-  HEDGE (NORTH)
-  HEDGE (WEST)
-  CONIFERS TO BE REPLACED (SOUTH)
-  TREES IN GARDENS
-  ENHANCE EXISTING PLANTING
-  REALIGNED FOOTPATH
-  EXISTING FOOTPATH

30



1 The central open space provides a focal point for the scheme. It is proposed that there will be a lawned area for seating, play features and this will be surrounded by a swathe of wildflower seeding and trees with a light canopy.



2 Trees can sweep through the key streets to form a green visual link. It is important that this scheme is seen as being a spacious and well planted housing area due to its location abutting countryside.



3 There is the potential to allow vistas towards key features, i.e. the copper beech, which will be set within an open space. A welcoming approach into the site will also allow the tree to become a prominent feature in this view.



4 There is an opportunity to provide better links into the wider landscape. Existing public rights of way around the edge of the site will be enhanced. The footpath between two chain link fences is currently a health and safety risk and an unpleasant route adjacent to the industrial area. Routes will also link into existing surrounding footpaths.

Planning Control Received
31 OCT 2015

N

Rev. Initial		Date	Comments
1	WD	23.11.15	Approved to start work on 20.12.15
2	WD	12.11.15	Approved to start site preparation on 11.12.15
3	WD	12.11.15	Approved to start site preparation on 11.12.15

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JBA 15/174 Landscape Strategy

Client Taylor Wimpey		Site Elmswell	
Drawn by WD	Date August 2015	Scale NTS @ A1	Rev C

JBA Consultancy Services Ltd.
LANDSCAPE ARCHITECTURE · LANDSCAPE PLANNING · ARBORICULTURE · ARCHAEOLOGY · ENVIRONMENTAL SCIENCE · LANDSCAPE ARCHITECTURE · LANDSCAPE PLANNING · ARCHAEOLOGY · ARBORICULTURE

The Stockley, 141 Road, Lymington, Hampshire, SO43 9JQ
Tel: 01329 240710 E: info@jbaconsultancy.com

Blake Associates



Project Summary

The site is a former industrial site located in the heart of the town of Ipswich. The site is bounded by Station Road to the north, Elm Tree Business Park to the east, and the railway line to the south. The site is currently a mix of open land and existing buildings. The proposed development is a residential estate consisting of approximately 150 dwellings, including a mix of terraced houses, semi-detached houses, and detached houses. The development is designed to be a high-quality residential estate with a mix of housing types and a high level of amenity. The site is currently a mix of open land and existing buildings. The proposed development is a residential estate consisting of approximately 150 dwellings, including a mix of terraced houses, semi-detached houses, and detached houses. The development is designed to be a high-quality residential estate with a mix of housing types and a high level of amenity.

Design Objectives

1. To provide a high-quality residential estate with a mix of housing types and a high level of amenity.
2. To provide a mix of housing types, including terraced houses, semi-detached houses, and detached houses.
3. To provide a high level of amenity, including a mix of open spaces, play areas, and pedestrian routes.
4. To provide a mix of open spaces, including a mix of formal gardens, informal gardens, and public open spaces.
5. To provide a high level of security, including a mix of perimeter fencing, gates, and CCTV cameras.
6. To provide a mix of parking spaces, including a mix of on-street parking, off-street parking, and cycle parking.
7. To provide a mix of landscaping, including a mix of trees, shrubs, and ground cover.
8. To provide a mix of materials, including a mix of brick, stone, and concrete.
9. To provide a mix of finishes, including a mix of painted, stained, and natural finishes.
10. To provide a mix of fixtures and fittings, including a mix of standard, high-end, and custom-made fixtures and fittings.

Design Objectives (continued)

11. To provide a mix of furniture and fittings, including a mix of standard, high-end, and custom-made furniture and fittings.
12. To provide a mix of lighting, including a mix of standard, high-end, and custom-made lighting.
13. To provide a mix of signage, including a mix of standard, high-end, and custom-made signage.
14. To provide a mix of landscaping, including a mix of trees, shrubs, and ground cover.
15. To provide a mix of materials, including a mix of brick, stone, and concrete.
16. To provide a mix of finishes, including a mix of painted, stained, and natural finishes.
17. To provide a mix of fixtures and fittings, including a mix of standard, high-end, and custom-made fixtures and fittings.
18. To provide a mix of furniture and fittings, including a mix of standard, high-end, and custom-made furniture and fittings.
19. To provide a mix of lighting, including a mix of standard, high-end, and custom-made lighting.
20. To provide a mix of signage, including a mix of standard, high-end, and custom-made signage.

Design Objectives (continued)

21. To provide a mix of landscaping, including a mix of trees, shrubs, and ground cover.
22. To provide a mix of materials, including a mix of brick, stone, and concrete.
23. To provide a mix of finishes, including a mix of painted, stained, and natural finishes.
24. To provide a mix of fixtures and fittings, including a mix of standard, high-end, and custom-made fixtures and fittings.
25. To provide a mix of furniture and fittings, including a mix of standard, high-end, and custom-made furniture and fittings.
26. To provide a mix of lighting, including a mix of standard, high-end, and custom-made lighting.
27. To provide a mix of signage, including a mix of standard, high-end, and custom-made signage.
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29. To provide a mix of materials, including a mix of brick, stone, and concrete.
30. To provide a mix of finishes, including a mix of painted, stained, and natural finishes.

Design Objectives (continued)

31. To provide a mix of landscaping, including a mix of trees, shrubs, and ground cover.
32. To provide a mix of materials, including a mix of brick, stone, and concrete.
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36. To provide a mix of lighting, including a mix of standard, high-end, and custom-made lighting.
37. To provide a mix of signage, including a mix of standard, high-end, and custom-made signage.
38. To provide a mix of landscaping, including a mix of trees, shrubs, and ground cover.
39. To provide a mix of materials, including a mix of brick, stone, and concrete.
40. To provide a mix of finishes, including a mix of painted, stained, and natural finishes.

Design Objectives (continued)

41. To provide a mix of landscaping, including a mix of trees, shrubs, and ground cover.
42. To provide a mix of materials, including a mix of brick, stone, and concrete.
43. To provide a mix of finishes, including a mix of painted, stained, and natural finishes.
44. To provide a mix of fixtures and fittings, including a mix of standard, high-end, and custom-made fixtures and fittings.
45. To provide a mix of furniture and fittings, including a mix of standard, high-end, and custom-made furniture and fittings.
46. To provide a mix of lighting, including a mix of standard, high-end, and custom-made lighting.
47. To provide a mix of signage, including a mix of standard, high-end, and custom-made signage.
48. To provide a mix of landscaping, including a mix of trees, shrubs, and ground cover.
49. To provide a mix of materials, including a mix of brick, stone, and concrete.
50. To provide a mix of finishes, including a mix of painted, stained, and natural finishes.

Design Objectives (continued)

51. To provide a mix of landscaping, including a mix of trees, shrubs, and ground cover.
52. To provide a mix of materials, including a mix of brick, stone, and concrete.
53. To provide a mix of finishes, including a mix of painted, stained, and natural finishes.
54. To provide a mix of fixtures and fittings, including a mix of standard, high-end, and custom-made fixtures and fittings.
55. To provide a mix of furniture and fittings, including a mix of standard, high-end, and custom-made furniture and fittings.
56. To provide a mix of lighting, including a mix of standard, high-end, and custom-made lighting.
57. To provide a mix of signage, including a mix of standard, high-end, and custom-made signage.
58. To provide a mix of landscaping, including a mix of trees, shrubs, and ground cover.
59. To provide a mix of materials, including a mix of brick, stone, and concrete.
60. To provide a mix of finishes, including a mix of painted, stained, and natural finishes.

Design Objectives (continued)

61. To provide a mix of landscaping, including a mix of trees, shrubs, and ground cover.
62. To provide a mix of materials, including a mix of brick, stone, and concrete.
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64. To provide a mix of fixtures and fittings, including a mix of standard, high-end, and custom-made fixtures and fittings.
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Design Objectives (continued)

71. To provide a mix of landscaping, including a mix of trees, shrubs, and ground cover.
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73. To provide a mix of finishes, including a mix of painted, stained, and natural finishes.
74. To provide a mix of fixtures and fittings, including a mix of standard, high-end, and custom-made fixtures and fittings.
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77. To provide a mix of signage, including a mix of standard, high-end, and custom-made signage.
78. To provide a mix of landscaping, including a mix of trees, shrubs, and ground cover.
79. To provide a mix of materials, including a mix of brick, stone, and concrete.
80. To provide a mix of finishes, including a mix of painted, stained, and natural finishes.



Key

	General
	Hard Landscaping - Surfaces
	Hard Landscaping - Enclosures and Structures
	Planting
	Play (JOPs)

Blake

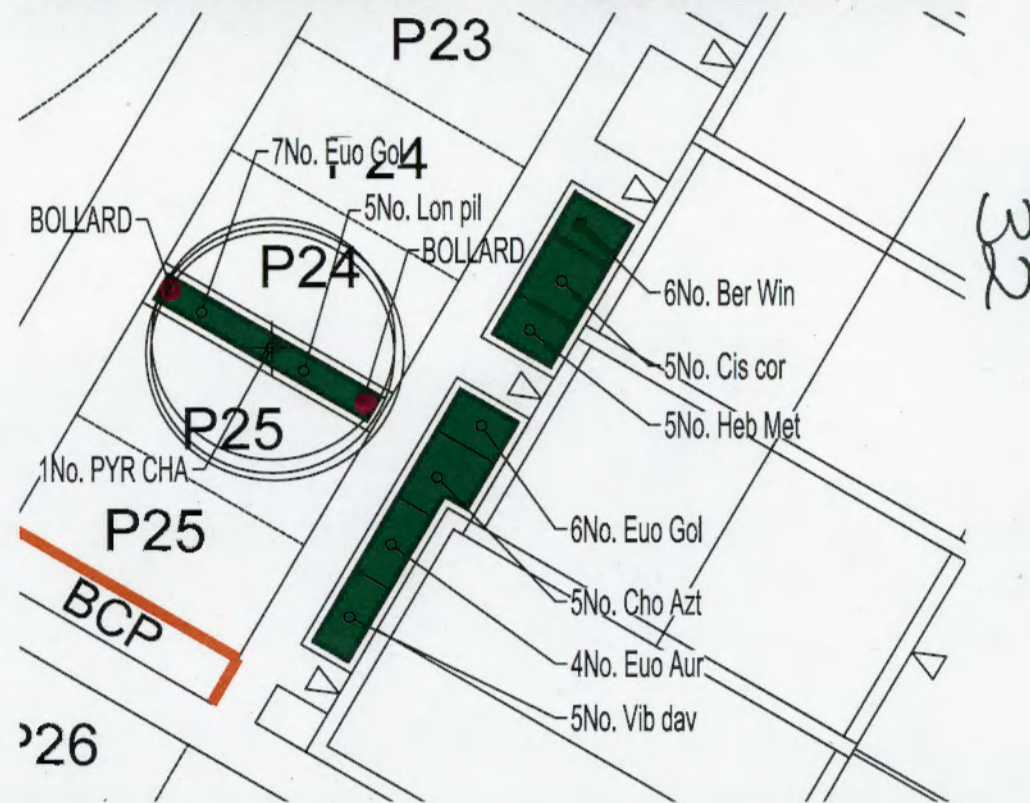
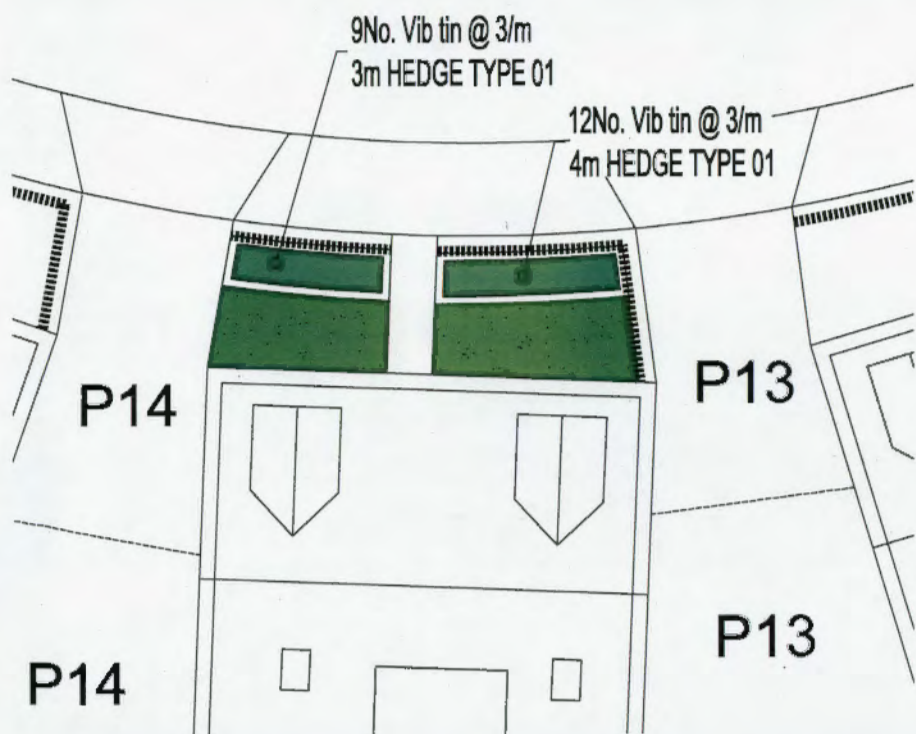
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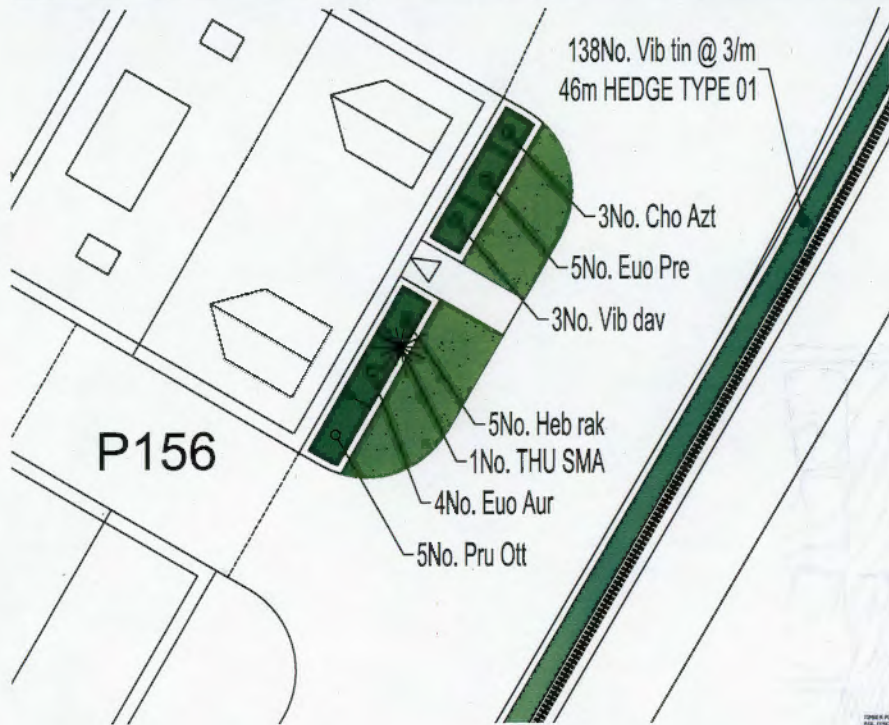
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Sheet: 15/01/05

Exemplar Front Garden for Property on Main Spine Road (plot 14)

Exemplar Front Garden for Terraced Property (plot 24)





W
W

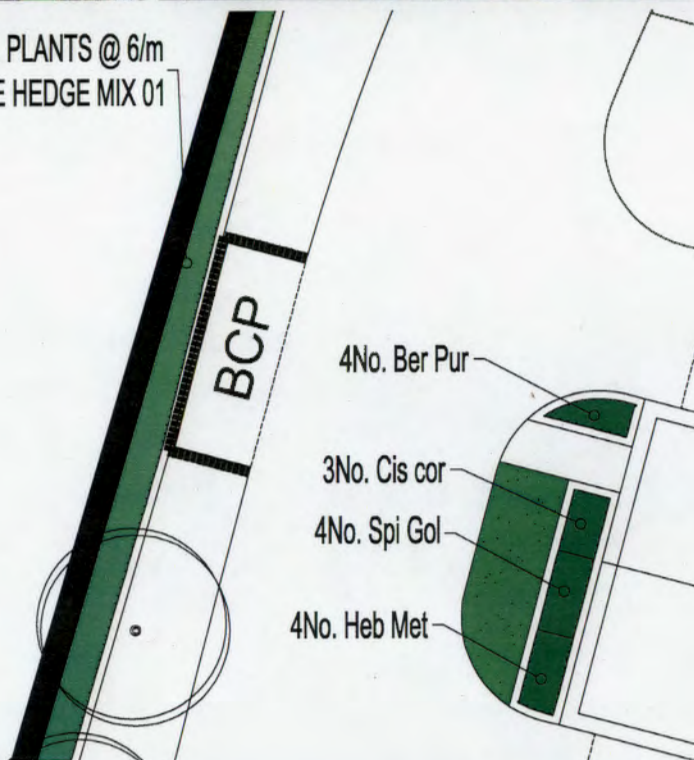


Exemplar Front Garden for Boundary Property (plot 72)

Exemplar Front Garden for Property on Main Avenue (with verge) (plot 143)



1212No. PLANTS @ 6/m
202m NATIVE HEDGE MIX 01



P142

12No. Vib tin @ 3/m
4m HEDGE TYPE 01

12No. Vib tin @ 3/m
4m HEDGE TYPE 01

P143

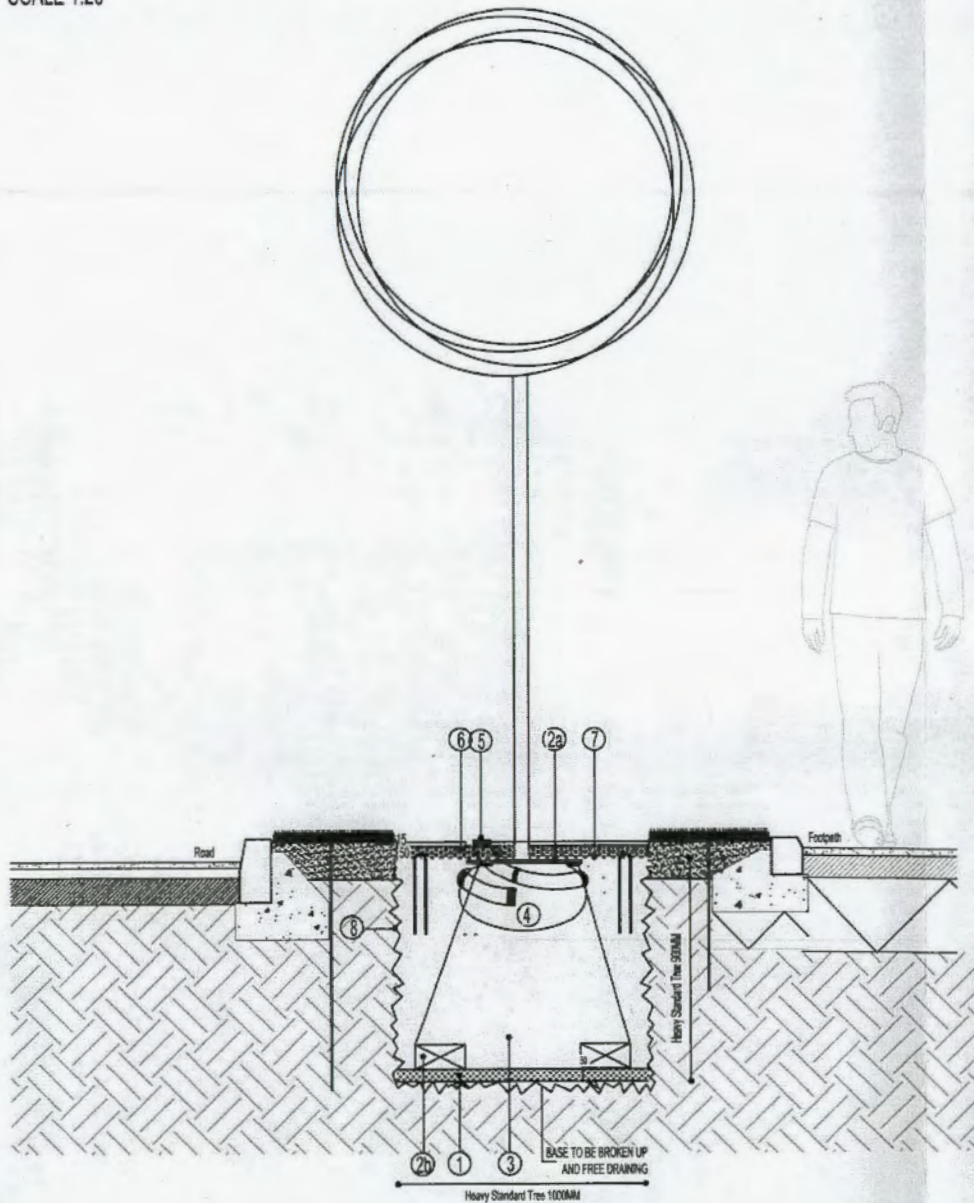
1No. CAR FRA



34

3918/15

DETAIL 01. ROAD VERGE
SCALE 1:20



NOTES:-

- ① DRAINAGE LAYER, 50mm DEPTH, OF GRADED WASHED SHINGLE (20mm GAUGE).
- ②a ②b GUYING SYSTEMS: **STANDARD AND HEAVY STANDARD TREES** INCLUDE FOR 2 NO. 100MM DIAMETER, 2M+ LONG, TREE STAKES PER TREE (HEIGHT ACCORDING TO TREE SIZE AND HEIGHT ABOVE GROUND TO BE ONE THIRD THE HEIGHT OF THE TREE), CROSS-BRACE, SACKCLOTH TIE AND SPACER. INCLUDE FOR FLEXIBLE HOSE WATERING TUBE FITTED AROUND TOP OF THE ROOT BALL, WITH 2NO. END CAPS AT BOTH ENDS. **EXTRA HEAVY AND SEMI MATURE TREES** ROOTBALL TO BE SECURED WITH TIMBER FRAME OF 4No. 75 x 25 x 600mm PRESSURE TREATED BOARDS ATTACHED TO THE DEAD MEN WITH MILD STEEL WIRE (6-10mm DIAMETER), TO BE TIGHTENED WITH TURNBUCKLES AT TOP.
- ③ PIT TO BE FILLED WITH EXISTING OR IMPORTED TOPSOIL TO B.S. 3882:2015 AS NECESSARY AND SPECIFIED. ENSURE FINISHED LEVELS OF TOP SOIL ARE 65mm BELOW THE TOP OF PIT. ENSURE BASE AND SIDES OF PIT ARE FORKED OVER TO ENSURE ADEQUATE DRAINAGE. AMELIORATE SOIL WITH 30 LITRES OF NON-PEAT BASED COMPOST PER LINEAR METRE AND 150G OF 'NEUTROCOTE' SLOW RELEASE FERTILIZER INCORPORATED INTO TOP 100mm OF TOPSOIL. 1200 x 1200 x 950mm. TREE PIT DIMENSIONS: **STANDARD AND MULTI STEM TREE PITS** 1000MM X 1000MM X 850MM, **HEAVY STD TREE PITS** 1000MM X 1000MM X 900MM, **EXTRA HEAVY STANDRD AND SEMI MATURE TREE PITS** 1200MM X 1200MM X 950MM
- ④ PROPOSED TREE *Carpinus Betulus* 'Frans Fontaine'.
- ⑤ PERFORATED PVC WATERING PIPE (60mm DIAMETER) INCLUDING END CAP. TO BE WRAPPED IN 'HY-TEX' AGROTEXTILE WOVEN PLASTIC FABRIC AVAILABLE FROM HY-TEX LTD. TEL (01233) 720097 OR EQUAL AND APPROVED. TO BE COILED AROUND TOP OF ROOTBALL, WITH OPEN END AS CLOSE AS POSSIBLE TO TRUNK.
- ⑥ EDWARDS OF BRANDON BARK MULCH (TEL. 01842 813555) TO A DEPTH OF 50mm. USE 75MM OF BARK MULCH IF A LANDSCAPE MEMBRANE IS NOT INCLUDED (SEE ITEM 7).
- ⑦ 'HY-TEX COVERTEX' LANDSCAPE MEMBRANE AVAILABLE FROM HY-TEX UK LTD (TEL. 01422-720097). 2.2m SQUARE CUT AROUND TREE STEM AND WATER PIPE. TO BE PEGGED IN AT 300mm CENTRES WITH HYTEX METAL HOOPS, 300mm LONG, OR WITH WOODEN PEGS DEPENDING UPON GROUND CONDITIONS OR SIMILAR AND APPROVED.
- ⑧ ROOT PROTECTION BARRIER. REROOT 600/1000: THICKNESS 2mm, AVAILABLE FROM GREENLEAF, HAYWOOD WAY, HASTINGS, EAST SUSSEX, TEL: 01424 717797 OR OTHER AND APPROVED BY LPA. TO BE INSTALLED BY MAIN CONTRACTOR ON CONSTRUCTION OF KERBS AND ROAD/FOOTPATH.

LENGTH OF VERGE/PLANTING BED TO BE NO LESS THAN 5m.

GENERAL NOTES:-

- ALL VEGETATIVE MATERIAL, LITTER AND OTHER DEBRIS IS TO BE REMOVED AND THE BOTTOM AND SIDES OF THE TREE PITS MUST BE FORKED OVER TO ENSURE ADEQUATE DRAINAGE
- BACKFILL TOPSOIL IN 150MM LAYERS WITH SOIL COMPACTED TO 1.5-2.0 MEGA PASCELS.
- WATER IN WITH 50 LITRES OF WATER PER TREE WITHIN FOUR HOURS OF PLANTING.
- DECOMPACT SURROUNDING SUBSOIL TO BREAK UP HARD PANS AND ENSURE FREE DRAINAGE..
- DO NOT SCALE FROM THIS DRAWING.
- ALL DIMENSIONS ARE IN MILLIMETERS.
- ALL DIMENSIONS ARE TO BE CHECKED ON SITE.
- (C)JAMES BLAKE ASSOCIATES LTD 2016

MID SUFFOLK DISTRICT COUNCIL
PLANNING CONTROL
RECEIVED
12 APR 2016
ACKNOWLEDGED.....
DATE.....
PASS TO.....

A		17.03.2016	ALA	AMENDMENTS TO CLIENT COMMENTS RECEIVED ON 17.03.2016
REV.	DATE	INITIALS DETAILS		
CLIENT		TAYLOR WIMPEY EAST ANGLIA		
DWG. TITLE		TREE PIT DETAIL INTO SOFT LANDSCAPING - DT01		
SITE Former Crampin Foods Site, Elmwell				
DRG BY	CHECKED	AUTHD	SCALE	DATE
ALA	JBA	JBA	1:20@A3	16.03.16
DWG NO.	REV.	DATE		
15-174-DK-5-017	A	15.03.16		

James Blake Associates

HEAD OFFICE
The Black Barn, Hall Road, Lavenham, Suffolk, CO10 9GX
Tel: (01787) 248216 Fax: (01787) 247264
james@jba-landmarc.com www.jba-landmarc.com

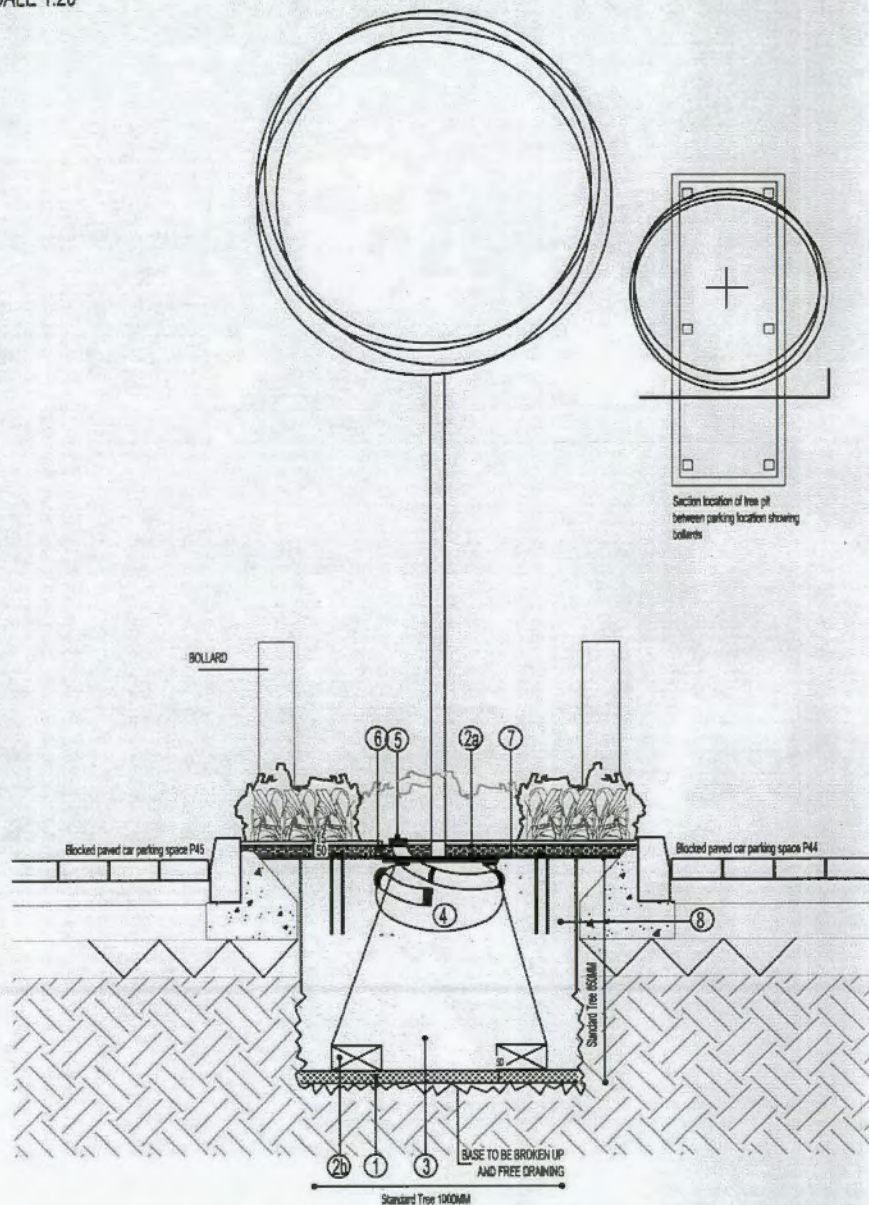
LANDSCAPE ARCHITECTURE ◊ ARBORICULTURE ◊ ECOLOGY

35

39/8/15

DETAIL 02. TREE PIT TO PLOTS 44/45

SCALE 1:20



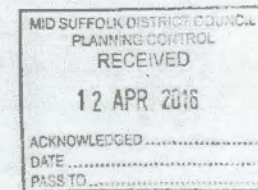
NOTES:-

- 1 DRAINAGE LAYER, 50mm DEPTH, OF GRADED WASHED SHINGLE (20mm GAUGE).
- 2a 2b GUYING SYSTEMS: **STANDARD AND HEAVY STANDARD TREES** INCLUDE FOR 2 NO. 100MM DIAMETER, 2M+ LONG, TREE STAKES PER TREE (HEIGHT ACCORDING TO TREE SIZE AND HEIGHT ABOVE GROUND TO BE ONE THIRD THE HEIGHT OF THE TREE), CROSS-BRACE, SACKCLOTH TIE AND SPACER. INCLUDE FOR FLEXIBLE HOSE WATERING TUBE FITTED AROUND TOP OF THE ROOT BALL, WITH 2NO. END CAPS AT BOTH ENDS. **EXTRA HEAVY AND SEMI MATURE TREES** ROOTBALL TO BE SECURED WITH TIMBER FRAME OF 4No. 75 x 25 x 600mm PRESSURE TREATED BOARDS ATTACHED TO THE DEAD MEN WITH MILD STEEL WIRE (6-10mm DIAMETER), TO BE TIGHTENED WITH TURNBUCKLES AT TOP.
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- 4 PROPOSED TREE *Pyrus calleryana* 'Chanticleer'.
- 5 PERFORATED PVC WATERING PIPE (60mm DIAMETER) INCLUDING END CAP. TO BE WRAPPED IN "HY-TEX" AGROTEXTILE WOVEN PLASTIC FABRIC AVAILABLE FROM HY-TEX LTD. TEL (01233) 720097 OR EQUAL AND APPROVED. TO BE COILED AROUND TOP OF ROOTBALL, WITH OPEN END AS CLOSE AS POSSIBLE TO TRUNK.
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- ALL DIMENSIONS ARE IN MILLIMETERS.
- ALL DIMENSIONS ARE TO BE CHECKED ON SITE.
- (C)JAMES BLAKE ASSOCIATES LTD 2016



REV.	DATE	INITIALS	DETAILS
A	11.04.2016	ALR	AMENDMENTS TO LPA COMMENTS AND NEW LAYOUT RECEIVED ON 06.04.2016
CLIENT		DWG. TITLE	
TAYLOR WIMPEY EAST ANGLIA		TREE PIT DETAIL INTO SOFT LANDSCAPING - DT02	
SITE			
Former Granplan Foods Site, Elmwell			
DRG BY	CHECKED	AUTH'D	SCALE
ALR	JBA	JBA	1:20@A3
DATE	DWG NO.	REV.	
16.03.16	15-174 DI-6-017	A	

James Blake Associates

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Tel: (01787) 248216 Fax: (01787) 247264
jamesblake@jba-landmarc.com www.jba-landmarc.com

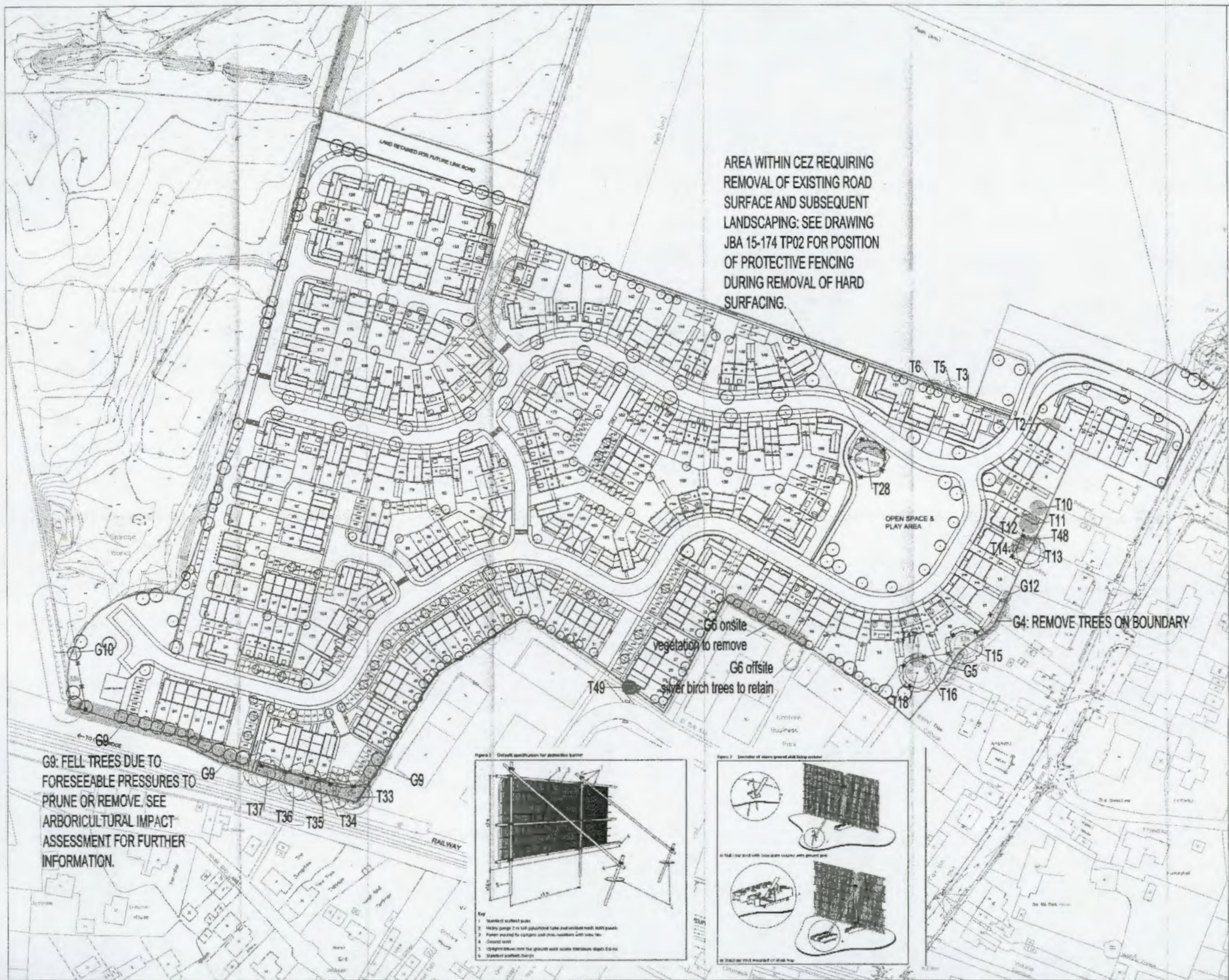
LANDSCAPE ARCHITECTURE ◊ ARBORICULTURE ◊ ECOLOGY

36

KEY

- Existing trees or those under retention in accordance with BS 5827:2012 as shown below
- Existing hedge or grass, either solid or above or surrounded with BS 5827
- Blue - Category B tree of moderate quality and value
- Grey - Category C tree of low quality and value
- Grey - Cat C Group/Species of low quality and value
- Root Protection Area as established in accordance with BS 5827:2012
- Existing hedge or vegetation prior to be removed
- Grey - Cat D tree of low quality and value to be removed
- Grey - Cat C Group/Species of low quality and value to be removed
- Area of CEZ suitable for Root Protection Funding. Areas of work to be used to confirm to accompanying report
- Approximate line of protective fencing to be erected in accordance with BS 5827 and used, to be maintained throughout demolition and construction works
- Site Boundary

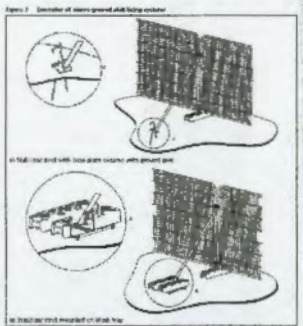
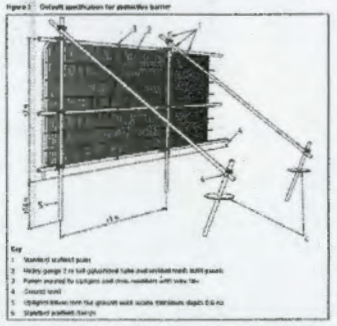
AREA WITHIN CEZ REQUIRING REMOVAL OF EXISTING ROAD SURFACE AND SUBSEQUENT LANDSCAPING: SEE DRAWING JBA 15-174 TP02 FOR POSITION OF PROTECTIVE FENCING DURING REMOVAL OF HARD SURFACING.



G9: FELL TREES DUE TO FORESEEABLE PRESSURES TO PRUNE OR REMOVE. SEE ARBORICULTURAL IMPACT ASSESSMENT FOR FURTHER INFORMATION.

G6 onsite vegetation to remove
G6 offsite silver birch trees to retain

G4: REMOVE TREES ON BOUNDARY



North arrow pointing up.

Blake

17 APR 2015

Site plan details and scale information.

37

AREA WITHIN CEZ REQUIRING REMOVAL OF EXISTING ROAD SURFACE AND SUBSEQUENT LANDSCAPING: SEE DRAWING JBA 15-174 TP02 FOR POSITION OF PROTECTIVE FENCING DURING REMOVAL OF HARD SURFACING.

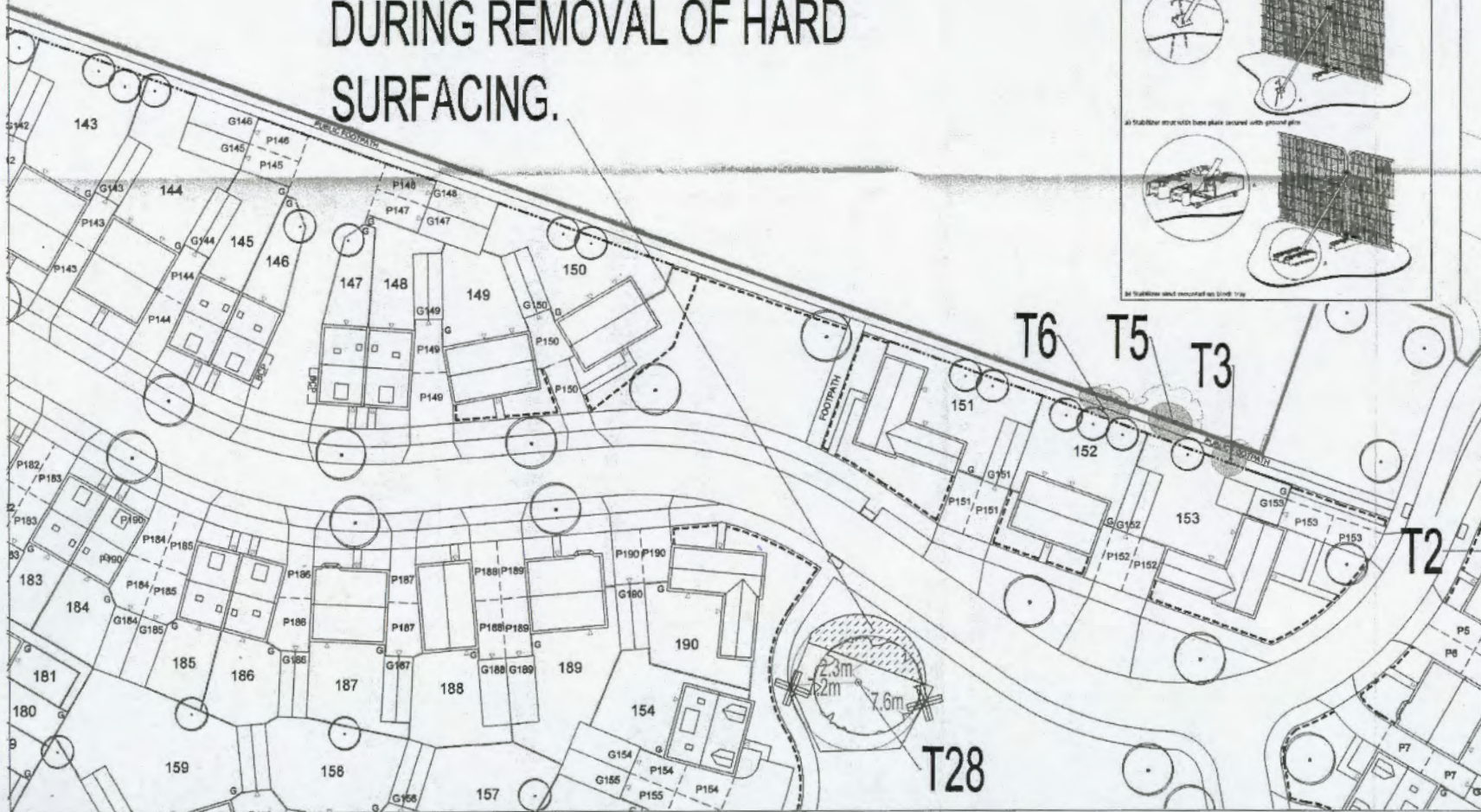
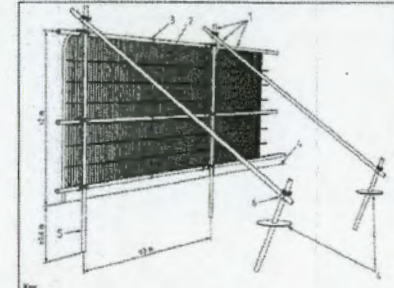
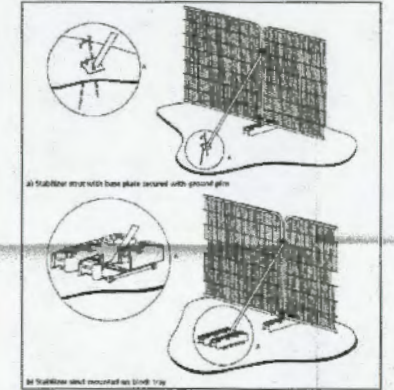


Figure 2 Default specification for protective barrier



- Key
- 1 Standard scaffold poles
 - 2 Heavy gauge 2 m x 100 mm galvanized steel and welded mesh mild panels
 - 3 Posts spaced to uprights and cross-members with wire ties
 - 4 Ground level
 - 5 Uprights driven into the ground until secure minimum depth 6.6 m
 - 6 Standard scaffold clamps

Figure 3 Example of above-ground staking system



KEY

- Existing Tree or Group colour referenced in accordance with BS 5837:2012 as shown below
- Blue - Category B tree of moderate quality and value
- Red - Category C tree of low quality and value to be removed
- Area of CEZ outside the Risk Protection Fencing. Access or work in this area to conform to accompanying report.
- Approximate line of protective fencing to be erected in accordance with BS 5837 and insert, to be maintained throughout demolition and construction works.
- Risk level indicates distance between protective fencing and true site boundary.
- Site boundary.

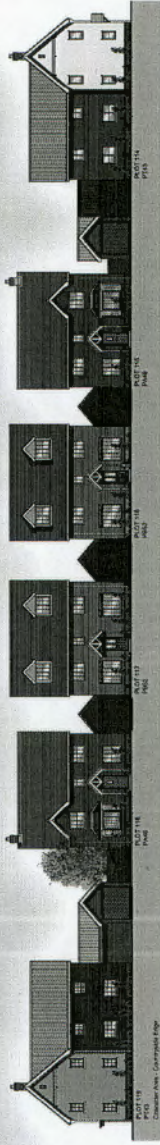
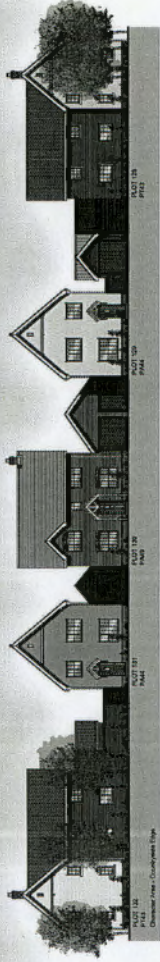
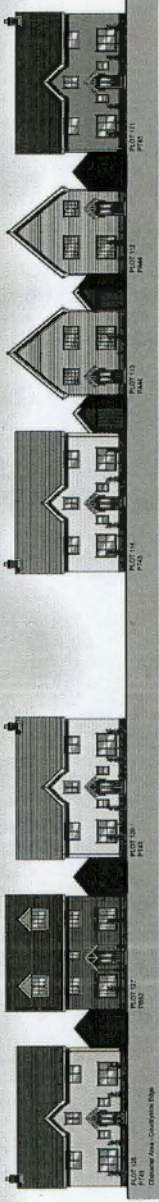
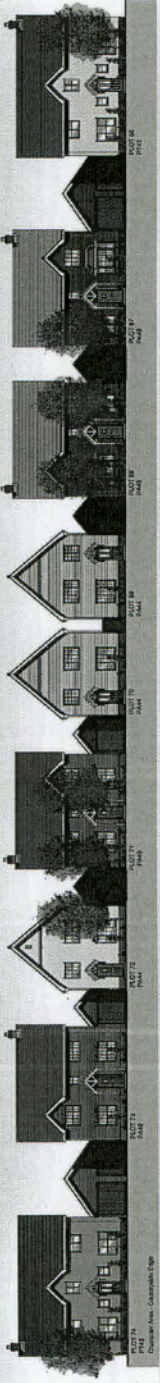
REVISIONS
12 APR 2015



DATE	12 APR 2015
BY	JAMES BLAKE
FOR	THE CLIENT
PROJECT	15-174 TP02
SCALE	1:500
DATE	12 APR 2015
BY	JAMES BLAKE
FOR	THE CLIENT

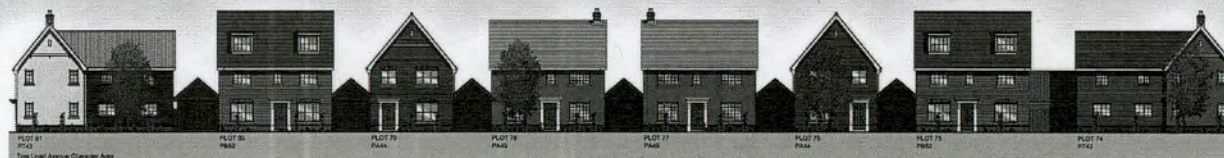
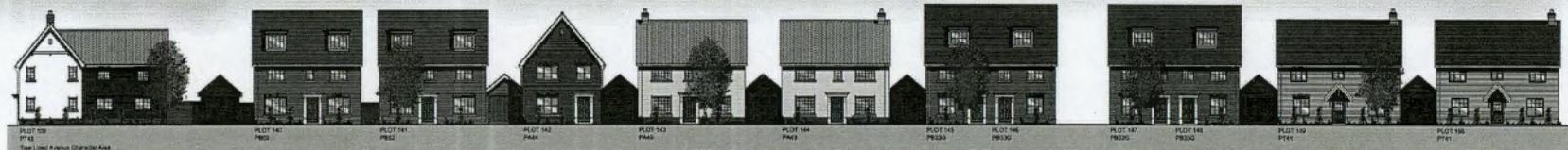
James Blake Associates
LANDSCAPE ARCHITECTURE & ARBOICULTURE & ECOLOGY

38



NB - LEVELS ARE INDICATIVE ONLY

Rev.	Description	CG	08.03.18
A	Updated in accordance with latest planning layout		
Site Name:		Station Road, Elmswell	
Drawing Title:		Indicative Street Scenes (Sheet 1 of 3)	
<p>Taylor Wimpey Taylor Wimpey East Anglia Castle House, Kempton Way, Bury St Edmunds, Suffolk, IP20 7AR Tel: 01284 772800 Web: www.taylorwimpey.co.uk</p>			
Scale:	1:200 @ A1	Date:	March 2018
Drawn by:	CG	Checked by:	SPL
Rev:	20819/SS/01		A



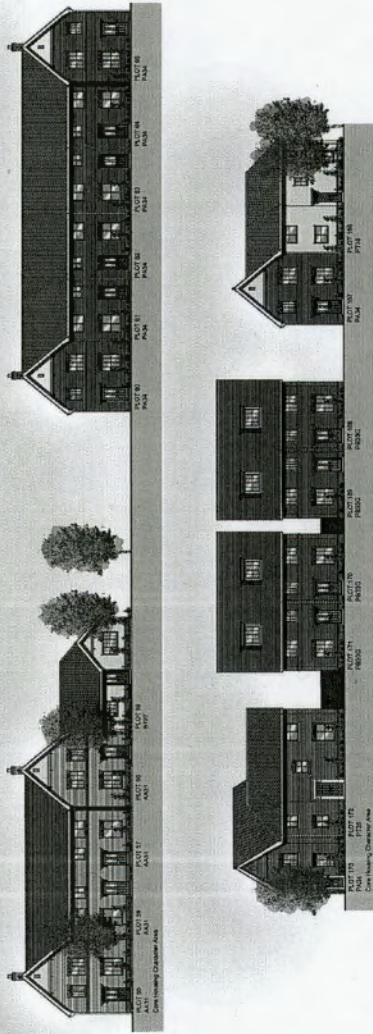
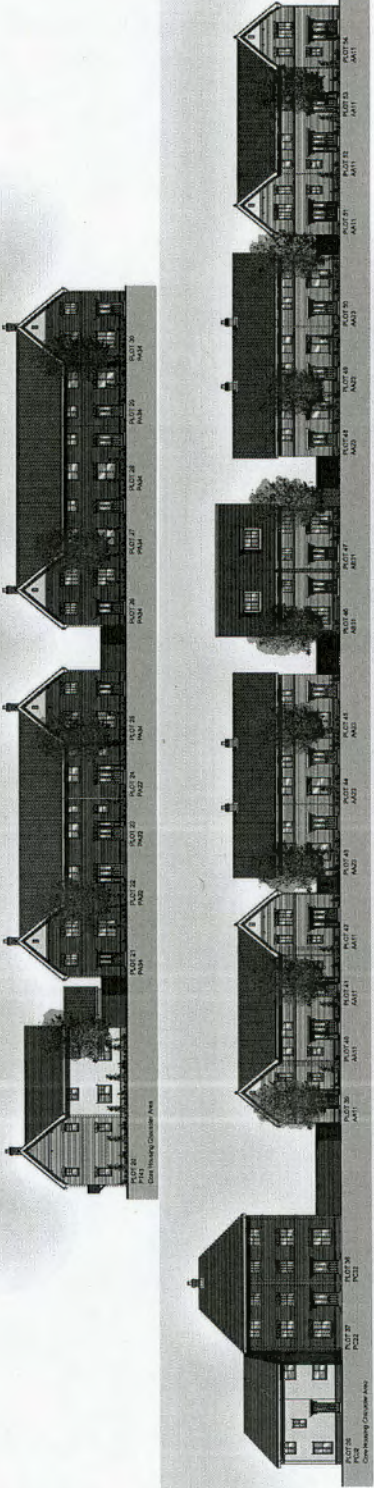
NB - LEVELS ARE INDICATIVE ONLY

07

Rev.	Description	CG	08.03.16
Site Name:		Station Road, Elmswell	
Drawing Title:		Indicative Street Scenes (Sheet 2 of 3)	

Taylor Wimpey		Taylor Wimpey East Anglia Castle House, Kempen Way, Bury St Edmunds, Suffolk, IP32 7AR Tel: 01204 773600 Web: www.taylorwimpey.co.uk	
Scale:	1:200 @ A1	Date:	Oct 2015
Drawn by:	CG	Checked by:	SPL
Proj No:	20819/SS/02	Rev:	A

41




NB - LEVELS ARE INDICATIVE ONLY

Rev.	Description	CG	08.03.16
A	Updated in accordance with latest planning layout		
Site Name:		Station Road, Eimswell	
Drawing Title:		Indicative Street Scenes (Sheet 3 of 3)	
<p>Taylor Wimpey Taylor Wimpey East Anglia Castle House, Hempton Way, Bury St Edmunds, Suffolk, IP22 7AR Tel: 01284 772800 Web: www.taylorwimpey.co.uk</p>			
Date:	1:200 @ A1	Date:	Oct 2015
Drawn by:	CG	Checked by:	SPC
Rev.	20819/SS/03		A

BOUNDARY TREATMENT LEGEND:

-  DENOTES LOW HEIGHT CLOSE BOARDED TIMBER FENCE
-  DENOTES LOW HEIGHT CLOSE BOARDED TIMBER FENCE WITH ALUMINUM TOP RAIL
-  DENOTES LOW HEIGHT CLOSE BOARDED TIMBER FENCE WITH ALUMINUM TOP RAIL AND PICKET
-  DENOTES LOW HEIGHT CLOSE BOARDED TIMBER FENCE WITH ALUMINUM TOP RAIL AND PICKET
-  DENOTES LOW HEIGHT CLOSE BOARDED TIMBER FENCE WITH ALUMINUM TOP RAIL AND PICKET
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-  DENOTES LOW HEIGHT CLOSE BOARDED TIMBER FENCE WITH ALUMINUM TOP RAIL AND PICKET
-  DENOTES LOW HEIGHT CLOSE BOARDED TIMBER FENCE WITH ALUMINUM TOP RAIL AND PICKET

42

Station Road, Elmswell	
Boundary Treatments Layout	
 Taylor Wimpey East Angles Curve House, Lymington Way, Angli Business Park, PO15 1AA Tel: 01753 752000 www.taylorwimpey.co.uk	Date: 2018/02/02 Drawn by: [Name] Checked by: [Name] Scale: 1:1000 Project No: 20819/BL001 Rev: A

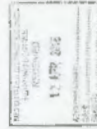


44

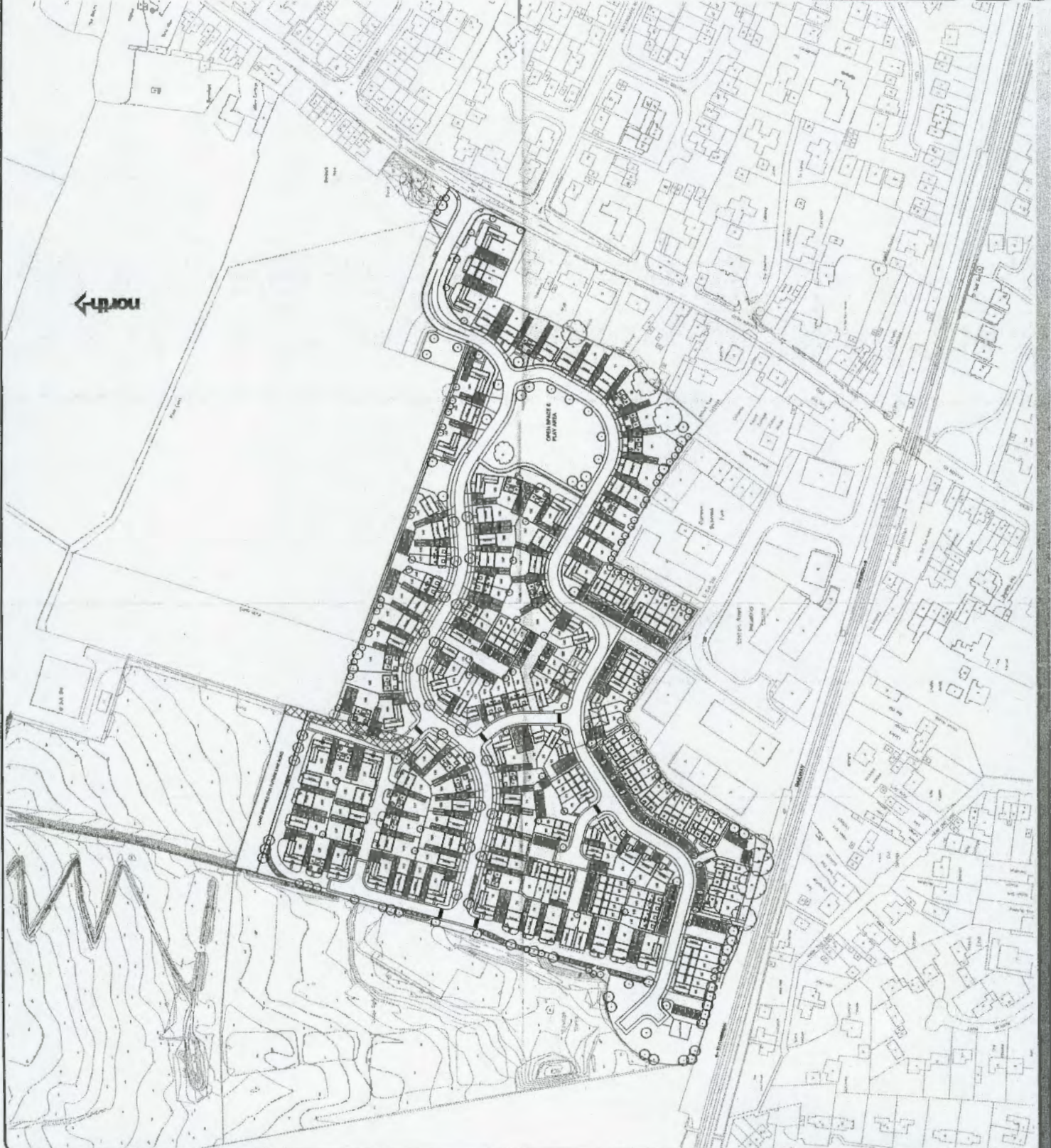
PARKING ALLOCATION LEGEND:

•	ENCLOSED ALLOCATED PARKING SPACE	208
•	ENCLOSED ALLOCATED GARAGE	100
•	ENCLOSED MOTOR SPACE	20
	TOTAL	328

AVERAGE PARKING SPACES PER DWELLING - 2.2

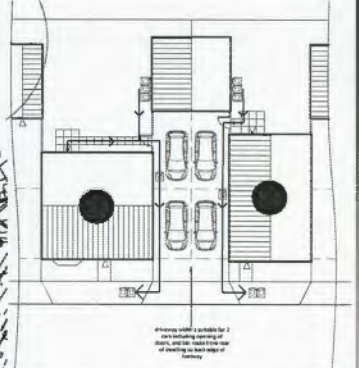


A	Updated in accordance with latest planning layout	JUL	08.04.10
B	Updated in accordance with latest planning layout	JUL	08.03.10
Rev.	Description	By	Date
<p>Station Road, Elmswell Parking Allocation Layout</p> <p>Taylor Wimpey Taylor Wimpey East Angles Castle House, Kempton Way, Bury St Edmunds, Suffolk, IP33 7AR Tel: 01254 779600 Web: www.taylorwimpey.co.uk</p>			
Scale: 1:1000 @ A1	Drawn by: DA	Checked by: BS	Date: 01 OCT 15
			Rev: B
			20819/PAL/01



REFUSE STRATEGY LEGEND:

- BIN COLLECTION POINT
- ← PROPOSED ROUTE FROM BIN STORAGE POINT TO BIN COLLECTION POINT
- BIN TAKEN TO KERBSIDE COLLECTION POINT FOR COLLECTION







Indicative Enlargement

45


A		Issued for acceptance with final planning notice	03	08/03/18
Rev		Description	By	Date
Site Name:		Station Road, Elmswell		
Drawing Title:		Refuse Strategy Layout		
Taylor Wimpey East Angles Castle House, Fensham Way, Bury St Edmunds, Suffolk, IP12 7JH Tel: 01508 770000 www.taylorwimpey.co.uk				
Scale:	1:300 @ A3	Date:	01/11/18	Rev:
Drawn by:	DAK	Checked by:	SL	201819/RSL/01

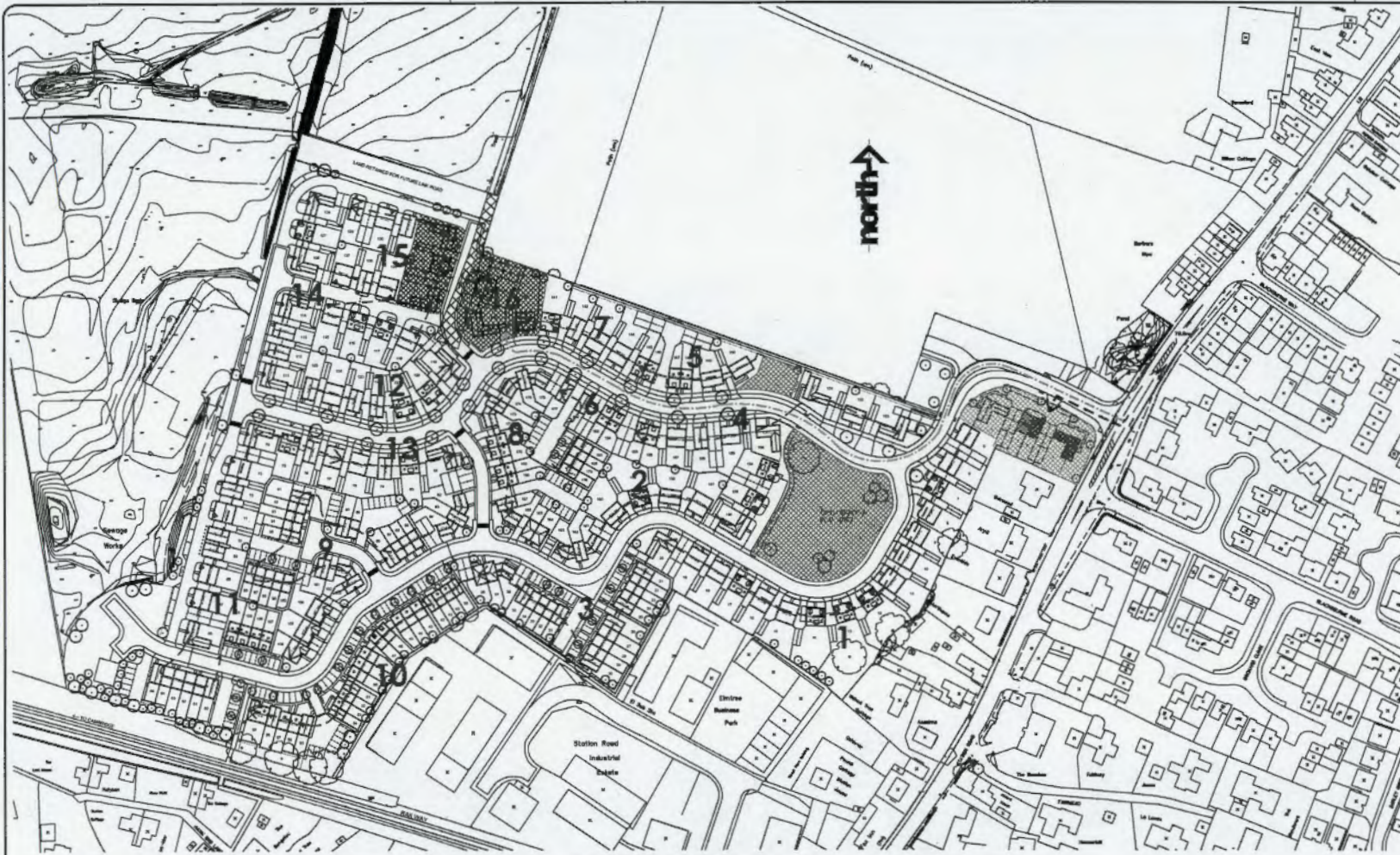


STOREY HEIGHTS LEGEND:

-  DENOTES 1 STOREY BUILDING
-  DENOTES 2 STOREY BUILDING
-  DENOTES 2.5 STOREY BUILDING
-  DENOTES 3 STOREY BUILDING



A		Marked in accordance with latest planning consent		CD	08.03.18
Rev		Description		Rev	Date
Site Name		Station Road, Elmwell			
Drawing Title		Storey Heights Layout			
		Taylor Wimpey East Angles Castle House, Station Way, Day St Cambridgeshire, MK10 7AE Tel: 01223 773600 Web: www.taylorwimpey.co.uk			
Scale	1:600 @ A0	Date	01/11/18	Drawn by	20819/SHL01
Checked by	DA	Checked by	SL	Rev	A



CONSTRUCTION MANAGEMENT & PHASING LEGEND:

- DENOTES PROPOSED BUILD ROUTE (DWELLINGS SHALL TYPICALLY BE DELIVERED AT A RATE OF 35 PER YEAR)
- DENOTES PROPOSED PRODUCTION TRAFFIC ROUTE TO SITE COMPOUND AND DEDICATED SITE OPERATIVE CAR PARKING AREA
- DENOTES PROPOSED SALES TRAFFIC ROUTE TO SALES CENTRE, SHOW HOME AND DEDICATED VISITOR CAR PARK
- DENOTES AIR HIGH HERRAS SECURITY FENCING TO SITE COMPOUND PERIMETER
- DENOTES EXTENT OF PROPOSED SITE COMPOUND AREA
- DENOTES EXTENT OF PROPOSED SALES CENTRE AND SHOW HOME
- DENOTES EXTENT OF FORMAL AREA OF OPEN SPACE TO BE CONSTRUCTED ALONGSIDE THE SURROUNDING BUILT FORM (TIMING TO BE AGREED WITH LPA)
- DENOTES EXTENT OF BRICK STORAGE & CONSTRUCTION CAR PARKING
- DENOTES PROPOSED SHOW HOUSE
- DENOTES PROPOSED SALES CENTRE

CONSTRUCTION METHOD STATEMENT

Site Compound Parking:
The parking for Site Operatives will be located within the site compound area and it will be the responsibility of the site manager to monitor its capacity and ensure that existing residents are not inconvenienced by any overflowing in to the surrounding area.

Loading & unloading:
The loading and unloading of plant and materials will be undertaken on site within the proposed site compound. It will be the responsibility of the Site Manager to monitor this operation and ensure that existing residents are not inconvenienced.

Storage:
Material and plant will be stored on site within a secured area.

Wheel washing facilities:
A manual jet-wash & road sweeper will be available on site.

Dust & air suppression:
Air Pollution (dust control) will be addressed on the site via the use of dust sheets, damping down and skip covers. Site operatives will be instructed to keep to prepared surfaces such as roads and footpaths.

Recycling/disposal of waste resulting from demolition, site clearance, ground re-modelling:
Any waste generated as part of the project, predominantly through the excavation of foundations and drainage will be reused as far as reasonably practicable elsewhere to make up levels and as backfill. Excess material generated on site will be removed from site by the Groundworker and taken to a location identified within the site waste management plan.

Protective fencing to landscaped areas:
A11 herras fencing will be erected (as indicated on the plan) around the site boundary to protect any existing and future landscaped areas and around the Site Compound itself.

Regular review of Site Waste Management Plan:
Taylor Wimpey operates a waste segregation policy controlled by Reconomy Solutions. Following completion of a site assessment, Reconomy Solutions will compile a Site Waste Management Plan including authorised waste carriers and hazardous waste guidelines.

The Site Waste Management Plan will be reviewed every 4 months using a set schedule to assess the progress and a site progress report will be produced highlighting waste tonnage, costs and recycling rates.

Working hours (deliveries, waste collection):
Working hours are 8:00-4:30 unless otherwise agreed with the Local Planning Authority. Deliveries and waste collection will take place within these times.

Noise method statements (construction noise levels):
Site activities that create excessive noise are not permitted to proceed until adequate control measures are approved by site management & communicated to all workers affected.

Site lighting:
Task lighting will be provided to compound area and security lighting will be installed as required.

Rev.	Description	Inc.	Date
A	UPDATED IN ACCORDANCE WITH LATEST PLANNING LAYOUT.	CG	08.03.16

Site Name: Station Road, Elmwell
 Drawing Title: Construction Management & Phasing Layout

Taylor Wimpey Taylor Wimpey East Anglia
 Castle House, Kempen Way, Bury St Edmunds, Suffolk, IP32 7AR
 Tel: 01284 773800 Web: www.taylorwimpey.co.uk

Scale:	1:1000 @ A1	Date:	OCT 2015	Rev:	A
Drawn by:	DA	Checked by:	SL	20819/CMPL/01	

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