

butler + duke

DISCHARGE OF CONDITIONS

Vicarage Fields.

Discharge of Conditions 3, 6, 7 & 12

PROJECT Vicarage Fields, Milton Under Wychwood

JOB NO 230911

DATE October 2023

REVISION A

butler + duke

Plot 1 - External Material Specification

1. Roof tile
Material

Slates.
Welsh blue slates

2. Walling material
Material

Natural stone.
Cotswold natural stone

Walling material
Material

Timber cladding
Oak feather edge cladding

3. Rainwater goods
Material

Downpipes and guttering
Aluminium guttering - Black

4. lintels window
Material

Timber lintels
Rough sawn Oak lintels

5. Sash window
Material

Timber sash window
Painted timber sash window

6. Sillwindows
Material

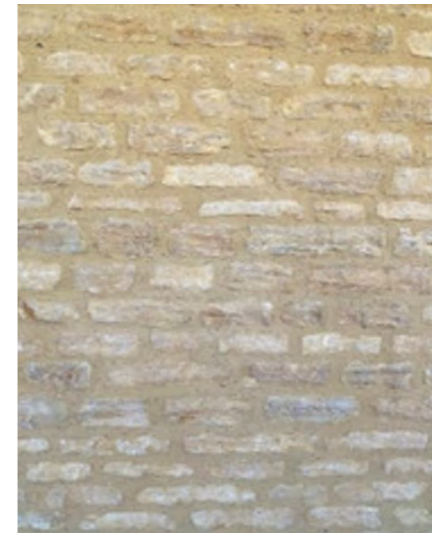
Stone lintels
Cotswold natural stone

7. Leadwork
Material

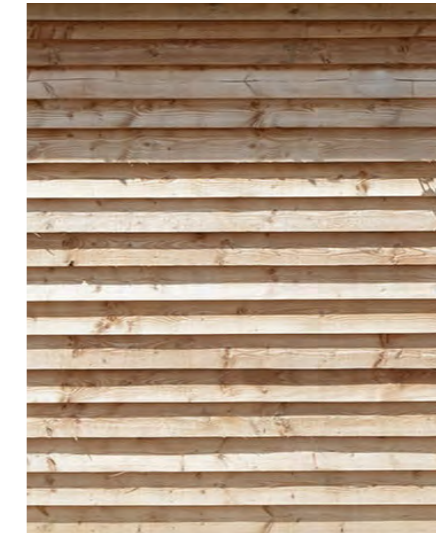
Lead detailing & bays
Traditional leadwork



1.



2.



3.



5 & 6.



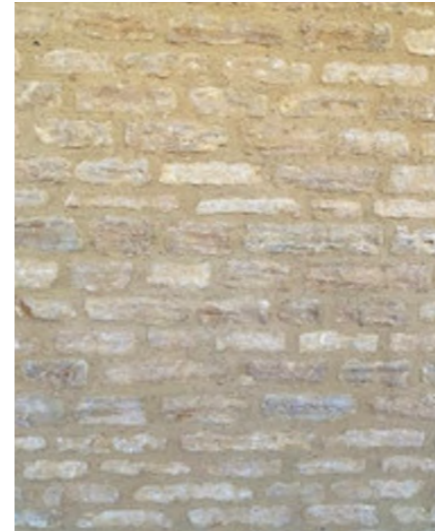
7.

Plot 2 - External Material Specification

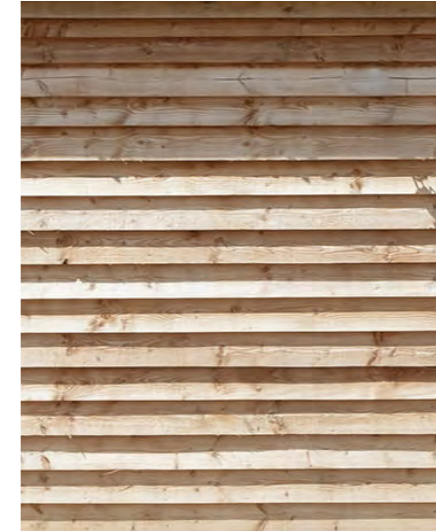
- | | |
|--|---|
| 1. Roof tile
Material | Stone slates.
Natural stone slates |
| 2. Walling material
Material | Natural stone.
Cotswold natural stone |
| 3. Walling material
Material | Timber cladding
Oak feather edge cladding |
| 4. Rainwater goods
Material | Downpipes and guttering
Aluminium guttering - Black |
| 5. lintels window
Material | Timber lintels
Rough sawn Oak lintels |
| 6. Sash window
Material | Timber sash window
Painted timber sash window |
| 7. Sills windows
Material | Stone lintels
Cotswold natural stone |
| 8. Leadwork
Material | Lead detailing & bays
Traditional leadwork |



1.



2.



3.



4.






6 & 7.



8.

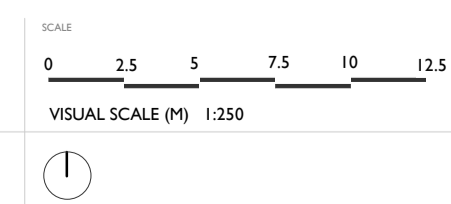


External lighting

-  External light - type one
-  External light - type two
-  External light - type three

All lighting to be dark sky compliant - refer to accompanying document 230911_Vicarage Fields-DIS

REVISION DESCRIPTION DATE
 GENERAL NOTE
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STATUS	PLANNING	DRAWING NO	100823-DIS0011-
SCALE (A1)	1:250	TITLE	EXTERNAL LIGHTING PLAN
DATE	10/12/23	PROJECT TITLE	VICARAGE FIELD, MILTON UNDER WYCHWOOD

External Lighting Specification

All lighting to be dark sky compliant.

1. Light

Make
Finish

Type one (blue)

Collingwood bol LED
Timber

2. Light

Make
Finish

Type two (red)

Astro Montparnasse outdoor wall light
Bronze

2A. Light bulb

Bulb

Type two (red)

Reflector style lamp bulb
Under 500Lm output 3000K
Wide beam

4. Light

Make
Finish

Type two (green)

Astro Mast Light
Textured Black



1.



3.



3A.



2.

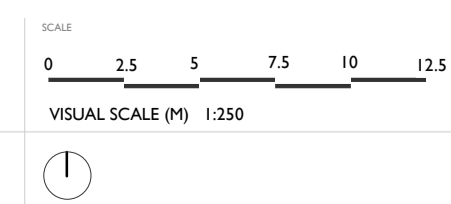


Boundary treatments

- Existing boundaries to be retained
- Existing closeboard Fence
- New estate fencing
- New dry stone boundary wall

Boundary treatments to be implemented prior to first occupation of the dwellings.

REVISION DESCRIPTION DATE
 GENERAL NOTE
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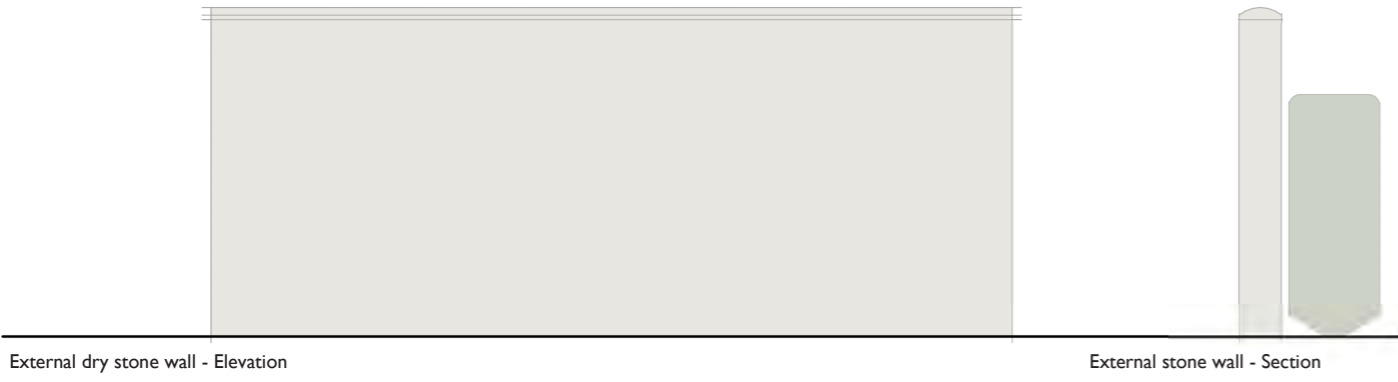
STATUS	PLANNING	DRAWING NO	100823-DIS0010-
SCALE (A1)	1:250	TITLE	BOUNDARY TREATMENT PLAN
DATE	10/12/23	PROJECT TITLE	VICARAGE FIELD, MILTON UNDER WYCHWOOD

External Boundary Specification



Blue plan key above - refer to drawing I00823 - PP0012

Existing closeboard Fence
 Materials - Existing timber closeboard fence
 Hedge - New native boundary hedge



Orange plan key above - refer to drawing - I00823 - PP0012

Dry stone external boundary wall
 Materials - Randomly coursed Cotswold stone wall with a concrete round top
 Hedge - Native boundary hedge



Green plan key above - refer to drawing I00823 - PP0012

Estate fencing
 Materials - Metal estate fencing.
 Hedge - Native boundary hedge

REVISION	DESCRIPTION	DATE	SCALE	STATUS	PLANNING	DRAWING NO	230911-DEA0010-
			<p>VISUAL SCALE (M) 1:50</p>	SCALE (A3)	1:50	TITLE	BOUNDRY TREATMENT
GENERAL NOTE ALL DIMENSIONS MUST BE CHECKED ON SITE AND NOT SCALED FROM THIS DRAWING				DATE	10/12/23	PROJECT TITLE	VICARAGE FIELD, MILTON UNDER WYCHWOOD

External Boundary Specification

1. Dry stone wall
Finish

Cotswold natural stone
Grange hill grey dry walling stone

2. Estate fencing
Finish

Metal estate fencing
Painted black



1.



2.

LANDSCAPE SPECIFICATION:

All landscape works to be carried out broadly in accordance with the relevant current British Standards; National Planting Specifications Guidelines; Horticultural Trades Association Standards; CPSE Plant Handling Standards & COSHH Regulations.

TOPSOIL:

- Importation:**
 - Provide as necessary to make up any deficiency of topsoil existing on site and to complete the work. Any imported soil should be to BS 3882.

Handling:

- Ensure that any aggressive weeds are removed from site - do not cut or distribute. Select and use plant to minimize disturbance, trafficking and compaction.
- Do not contaminate topsoil with subsoil, stone, hardcore, rubbish or material from building works.
- Alleviate any compaction of the soil prior to planting or turfing and do not handle topsoil in wet conditions or after heavy rainfall.

Seeding:

- Ensure that there is a healthy, vigorous grass sward, free from the visible effects of pests, weeds and disease.
- The final sward should form a closely knit, continuous ground cover of even density, height and colour.
- 'Flowering Lawn Mix' such as Emorsgate EL 1. Mow regularly as a lawn, but not too short (25-40mm). To encourage flowering, relax mowing regime from late June. Cut again once the sward starts to get unsdy (after 4-8 weeks). Mowing to be suspended earlier in the year to allow cowslips to flower. Heavy quantities of cuttings should be collected and removed from site.

Watering:

- As and when required to ensure healthy establishment of plants.

Site Clearance:

- Remove rubbish, concrete, metal, glass, decayed vegetation and contaminated topsoil.

Soil Conditions:

- Soil for cultivating and planting must be moist, friable and not waterlogged.
- No planting to take place if soil is frozen or snow covered and any plants waiting to be planted should be given additional root protection.
- Prevent planting pit sides and bases and backfill materials from freezing.

Plants:

- Plant names, forms, dimensions and other criteria: To be labelled as per the applicable section of BS 3936.
- Frost: Protect plants from frost and handle plants with care. Protect from mechanical damage and do not subject to shock, e.g. by dropping from a vehicle.
- Planting: Upright or well balanced with best side to front, well firm in and evenly spaced.
- New mixed native hedges to be planted in an evenly spaced line. To be maintained at a height of 1500mm.
- New single species hedges to be planted in an evenly spaced line. To be maintained at a height of 800mm.
- Trees to be planted upright in a hole big enough to accommodate the roots when spread out. The tree should be staked with a single timber stake at a 45deg angle to the tree and fixed with an adjustable tie.

Tinting:

- The landscape scheme/planting programme is confirmed as being timetable for implementation by or during the first planting season (mid-November to mid-March) following commencement of works.

Cultivation:

- Compacted topsoil to be broken up to full depth. Cultivate, aerate and break up soil a few days before planting when weather and ground conditions are suitably dry, leaving the surface regular and even.
- Any undesirable material brought to the surface including visible weeds, roots and large stones to be removed.

Weeding of planted areas:

- All areas to be checked regularly and kept free of invasive weeds. Either remove by hand (root included) or spot treated with a non-residual herbicide in accordance with the Manufacturer's instructions.

Mulching:

- Well-rotted bark mulch, free of pests, disease, fungus and weeds to be applied 100mm thick to be applied to all planting areas.

Spot treatment of weeds:

- Weeding of planted areas to be undertaken on a regular basis to ensure that the plants are given a fair chance to establish. Care to be taken to ensure that invasive and aggressive weeds do not become a problem and impact on the overall planting scheme. Where necessary, spot treatment of weeds in planted and grassed areas would be undertaken to ensure that they do not seed and establish elsewhere.
- Regular tidying of the planting beds - including
 - removal of leaf litter and any other debris
 - shrubs and trees to be regularly pruned in order to maintain healthy growth and vigour.
 - Any dead, diseased or dying trees or shrubs to be taken away or affected limbs removed.

MANAGEMENT

Inspection Timetable:

- The planting will be subject to an annual inspection each summer for the first 5 years to ensure that any dead, dying or diseased plants are removed. Those removed will be replaced with the same size or species as per the planting specification. Management of the overall scheme will incorporate regular reviews to check that the scheme is establishing well and any concerns highlighted and an appropriate professional consulted in order to address any issues.

NOTES AND ABBREVIATIONS:

- B = Bare root (bagged).
- C = Container (or pot) grown, followed by size of the container (or pot). FORM= Shape of tree as supplied by the nursery.
- QTY = Quantity
- RB= Rootballed (balled and wrapped).
- SIZE= Height or Spread of juvenile plant.
- STD= (clear stem) Standard.
- STOCK= Root condition/protection method eg Bare root.
- Trans= Transplant (or undercut seedling).



Node Ref	Annotation
A	Corsewood Rounded Shingle
B	Private amenity - layed lawn.
B	Private amenity - layed lawn.

Node Ref	QTY	Code	Plant Name	Stock	Height
T1	2	JUG REG hs	Juglans regia	B	1800-200cm
T2	3	PRU AVI hs	Prunus avium	B	1800-200cm
T3	3	PRU AVI hs	Prunus avium	B	1800-200cm
T4	2	CRA MCN hs	Crataegus monogyna	B	1800-200cm
T5	3	PRU AVI hs	Prunus avium	B	1800-200cm
T6	2	JUG REG hs	Juglans regia	B	1800-200cm
T7	1	BET PEN hs	Betula pendula	B	1800-200cm

Node Ref	Percent	QTY	Plant Name	Stock	Height	Notes
P1	15%	9no.	Stemita 'Nymans'	C 3L	40-60cm	12m2 MIX 1 planted @ 3m2 Individual varieties to be planted in groups of approximately 10.
P1	15%	9no.	Sarcococca confusa	C 3L	40-60cm	12m2 MIX 1 planted @ 3m2 Individual varieties to be planted in groups of approximately 10.
P1	20%	11no.	Cotoneaster lacteus	C 3L	40-60cm	12m2 MIX 1 planted @ 3m2 Individual varieties to be planted in groups of approximately 10.
P1	30%	17no.	Euonymus 'Emerald Gaiety'	C 3L	40-60cm	12m2 MIX 1 planted @ 3m2 Individual varieties to be planted in groups of approximately 10.
P1	15%	10no.	Choisya ternata 'Sundance'	C 3L	40-60cm	12m2 SH-RUB MIX planted @ 3m2 Individual varieties to be planted in groups of approximately 3, 5 or 7.
P2	20%	3no.	Viburnum opulus	B Trans	40-60cm	7m2 NATIVE SH-RUB MIX 2 planted @ 1m centres Individual varieties to be planted in groups of approximately 10.
P2	15%	2no.	Viburnum lantana	B Trans	40-60cm	7m2 NATIVE SH-RUB MIX 2 planted @ 1m centres Individual varieties to be planted in groups of approximately 10.
P2	20%	3no.	Cornus sanguinea	B Trans	40-60cm	7m2 NATIVE SH-RUB MIX 2 planted @ 1m centres Individual varieties to be planted in groups of approximately 10.

Node Ref	QTY	Code	Plant Name	Stock	Height	Notes
H1	49m	Hornbeam Hedge	Carpinus betulus	B Trans	60-80cm	172no. plants spaced @ 4m in Double Staggered row
H2	25m	Hornbeam Hedge	Carpinus betulus	B Trans	60-80cm	100no. plants spaced @ 4m in Double Staggered row
H3	35m	Hornbeam Hedge	Carpinus betulus	B Trans	60-80cm	140no. plants spaced @ 4m in Double Staggered row

Node Ref	Percent	QTY	Plant Name	Stock	Height	Notes
P2	25%	4no.	Ilex aquifolium	C 3L	40-60cm	7m2 NATIVE SH-RUB MIX 2 planted @ 1m centres Individual varieties to be planted in groups of approximately 10.
P2	15%	10no.	Choisy ternata 'Sundance'	C 3L	40-60cm	7m2 SH-RUB MIX planted @ 3m2 Individual varieties to be planted in groups of approximately 3, 5 or 7.
P3	15%	10no.	Choisy ternata 'Sundance'	C 3L	40-60cm	10m2 SH-RUB MIX planted @ 3m2 Individual varieties to be planted in groups of approximately 3, 5 or 7.
P3	20%	14no.	Cornus alba 'Elegrossima'	C 3L	40-60cm	10m2 SH-RUB MIX planted @ 3m2 Individual varieties to be planted in groups of approximately 3, 5 or 7.
P3	15%	10no.	Euonymus fortunea 'Emerald Gaiety'	C 3L	40-60cm	10m2 SH-RUB MIX planted @ 3m2 Individual varieties to be planted in groups of approximately 3, 5 or 7.
P3	20%	14no.	Viburnum x juddii	C 3L	40-60cm	10m2 SH-RUB MIX planted @ 3m2 Individual varieties to be planted in groups of approximately 3, 5 or 7.
P3	30%	21no.	Spiraea japonica 'Goldflame'	C 3L	40-60cm	10m2 SH-RUB MIX planted @ 3m2 Individual varieties to be planted in groups of approximately 3, 5 or 7.
P4	15%	9no.	Stemita 'Nymans'	C 3L	40-60cm	37m2 MIX 1 planted @ 3m2 Individual varieties to be planted in groups of approximately 10.
P4	15%	9no.	Sarcococca confusa	C 3L	40-60cm	37m2 MIX 1 planted @ 3m2 Individual varieties to be planted in groups of approximately 10.
P4	20%	11no.	Cotoneaster lacteus	C 3L	40-60cm	37m2 MIX 1 planted @ 3m2 Individual varieties to be planted in groups of approximately 10.
P4	20%	11no.	Viburnum davidii	C 3L	40-60cm	37m2 MIX 1 planted @ 3m2 Individual varieties to be planted in groups of approximately 10.
P4	30%	17no.	Euonymus 'Emerald Gaiety'	C 3L	40-60cm	37m2 MIX 1 planted @ 3m2 Individual varieties to be planted in groups of approximately 10.

REVISION DESCRIPTION DATE SCALE VISUAL SCALE (M) 1:200

GENERAL NOTE
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STATUS **PLANNING** DRAWING NO **100823-DIS0012-**
SCALE (A1) **1:200** TITLE **LANDSCAPE PLAN**
DATE **10/12/23** PROJECT TITLE **VICARAGE FIELD, MILTON UNDER WYCHWOOD**





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Landscape Specification

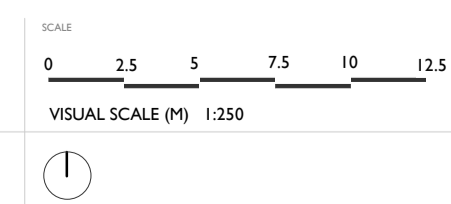




Ecology enhancements

-  Beumaris Bat box at gable wall top.
-  Hedgehog hibernation box into hedge bottom.
-  Vivara bird nest box onto tree at 2-3m height.
-  Temporary Heras fence tree protection required during build programme.

REVISION DESCRIPTION DATE
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STATUS	PLANNING	DRAWING NO	100823-DIS0013-
SCALE (A1)	1:250	TITLE	ECOLOGICAL ENHANCEMENT PLAN
DATE	10/12/23	PROJECT TITLE	VICARAGE FIELD, MILTON UNDER WYCHWOOD

Ecology enhancements

- 1. Hedgehog hibernation box
- 2. Beaumaris bat box
- 3. Vivara open-front nest box
- 4. Vivara 28mm entrance hole box.



1.



2.



3.



4.