

## Land adjacent to 126 Fulford Road

### Condition 5 -Boundary Treatments

### Condition 7 - Landscaping

The ground site plan 10 F indicates the areas of hard and soft landscaping, boundaries and access points.

#### Front Entrance Gate

This will have a brick pier to match that of the neighbouring property.

This will be 480 x 480 with a plain stone coping in bricks to match the proposed dwelling with York handmade Bricks - Huntindore.

The neighbour intends to place a stone feature on top of their pier – and it is the intention of the applicant to source a similar feature or the proposed pier.



Existing stone feature on brick pier at 126 Fulford Road



Salvage metal gate

A salvaged metal gate will be sourced to suit the opening. For example: with a semi-circular design to reflect the proposed dwelling.

The path up to the front door will be in salvaged York stone. This will also be the paving material for the garden steps and rear yard. The steps will be in salvaged bullnose stone to match the York stone paving.

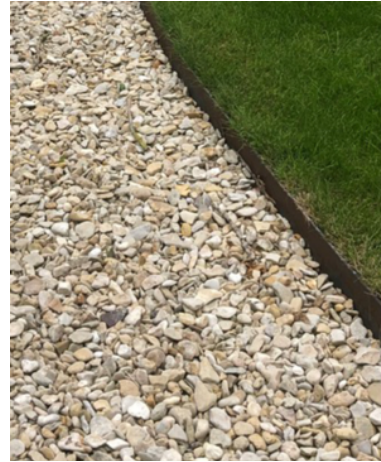
The proposed ramp will be built into the landscape and finished in a bonded gravel to be non-slip and suitable for Part M accessibility. The perimeter path to the property will be in gravel for maximum land permeability. The garden will have borders along its boundaries, with a lawn elsewhere.



Bonded gravel ramp



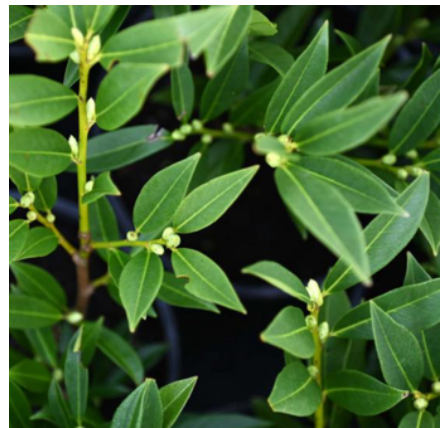
stone bullnose steps



Gravel path metal edging

### **Boundary Fence**

Fronting Fulford Road and Grange Garth a traditional estate metal fence is proposed. 78mm round posts, with flat metal upstands (1200mm high) and round equally spaced bars. The intention is to use these for security within a proposed hedgerow, and ultimately create a green boundary running around the corner. This was a stated desire by the conservation officer to reflect the historic driveway and leafy entrance to The Grange.



The hedgerow will take its precedent for adjacent properties along grange Garth and incorporate evergreens, such as holly and laurel to variation and add flowering interest. For example, Portugese Laurel (*Prunus Lusitancia*) which is smaller in height and leaf.

### **Frontage retained for Garth Grange junction sightline**

A triangular area is conditioned to be kept open and with planting under 600mm height. To demark the site boundary simple concrete edgings will be inserted along the line of ownership. These will allow retention of existing services and street furniture.





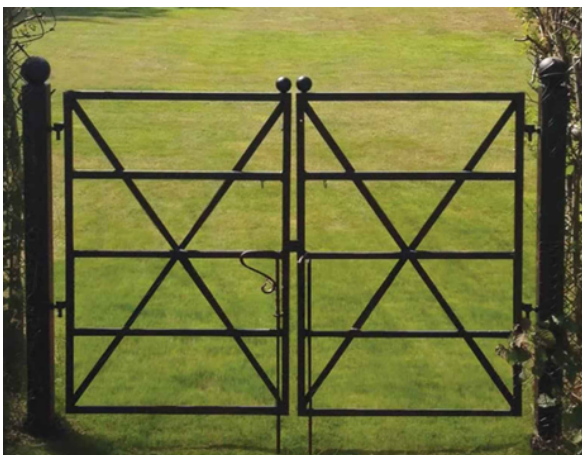
Chandlers Concrete round top edging 150 x 50 x 915mm



Planting proposed will incorporate hardy, ground cover with evergreens that suit the roadside environment, discourage use by dog walkers and which do not grow beyond 600mm in height.

### **Garth Grange access to cycle store**

Access to the rear of the property is from Grange Garth, where access and secure storage is provided for family bikes, such as e-cycles and cargo bikes. A gate to match the estate fencing is proposed, with X braced design and round side posts.



### **Boundary with neighbouring property on Grange Garth**

This short stretch of boundary will be built in brickwork to match the proposed dwelling. It will be the location for incoming utilities, gas meter box and water mains and be to a height of 1500mm 19<sup>th</sup> concrete flat coping stone – the match the gable end detail.