

17/07655/FUL

Scale 1/2500



Site - 20.460m2

Units
8,470m2 GEA
(6,860+1,610m2)

Cars - 108

- R.c. floor slab of the buildings
- Hot rolled asphalt
- Concrete block paving - light grey
- R.c. service yard slabs
- Concrete paths to rear of buildings
- Landscaped areas to landscape architect's details

Refuse wheelie bins - 1 for general waste & 1 for recycled waste - 1 for bins 6-10 & 6-10 for units 1-5 (incubator)

Informal long term cycle spaces - 1 for 6-10

Bicycle car parking space

Fencing

2.5m high noise barrier

North of unit 5

South side of Chapel Lane entry

4.5m high noise barriers

South of unit 1

North of unit 5

West of unit 10

- Existing tree
- Proposed tree
- Existing planted area
- Proposed plant bed
- Grass area
- 700mm high mounds consisting of crushed chalk/concrete & peat originating from site
- Rock mattress retaining structure

Rev G: 14-03-2018. Mill End Road, 2 existing wheelie bins added. Planting in these areas retention to be provided adjacent to rear of units 7, 8, 9, 10, 20-22. Existing and proposed areas shown. Additional fence and noise barrier to be provided. The noise barrier shall extend along the boundary of the site.

Rev H: 14-03-2018. Revised the layout area proposed for the parking change. The layout change is shown in red. The noise barrier to be provided is shown in grey. The noise barrier shall extend along the boundary of the site.

Rev I: 14-03-2018. Revised the layout area proposed for the parking change. The layout change is shown in red. The noise barrier to be provided is shown in grey. The noise barrier shall extend along the boundary of the site.

Rev J: 14-03-2018. Revised the layout area proposed for the parking change. The layout change is shown in red. The noise barrier to be provided is shown in grey. The noise barrier shall extend along the boundary of the site.

Rev K: 14-03-2018. Revised the layout area proposed for the parking change. The layout change is shown in red. The noise barrier to be provided is shown in grey. The noise barrier shall extend along the boundary of the site.

Rev L: 14-03-2018. Revised the layout area proposed for the parking change. The layout change is shown in red. The noise barrier to be provided is shown in grey. The noise barrier shall extend along the boundary of the site.

Rev M: 14-03-2018. Revised the layout area proposed for the parking change. The layout change is shown in red. The noise barrier to be provided is shown in grey. The noise barrier shall extend along the boundary of the site.

Rev N: 14-03-2018. Revised the layout area proposed for the parking change. The layout change is shown in red. The noise barrier to be provided is shown in grey. The noise barrier shall extend along the boundary of the site.

Rev O: 14-03-2018. Revised the layout area proposed for the parking change. The layout change is shown in red. The noise barrier to be provided is shown in grey. The noise barrier shall extend along the boundary of the site.

Rev P: 14-03-2018. Revised the layout area proposed for the parking change. The layout change is shown in red. The noise barrier to be provided is shown in grey. The noise barrier shall extend along the boundary of the site.

Rev Q: 14-03-2018. Revised the layout area proposed for the parking change. The layout change is shown in red. The noise barrier to be provided is shown in grey. The noise barrier shall extend along the boundary of the site.

Rev R: 14-03-2018. Revised the layout area proposed for the parking change. The layout change is shown in red. The noise barrier to be provided is shown in grey. The noise barrier shall extend along the boundary of the site.

Rev S: 14-03-2018. Revised the layout area proposed for the parking change. The layout change is shown in red. The noise barrier to be provided is shown in grey. The noise barrier shall extend along the boundary of the site.

Rev T: 14-03-2018. Revised the layout area proposed for the parking change. The layout change is shown in red. The noise barrier to be provided is shown in grey. The noise barrier shall extend along the boundary of the site.

Rev U: 14-03-2018. Revised the layout area proposed for the parking change. The layout change is shown in red. The noise barrier to be provided is shown in grey. The noise barrier shall extend along the boundary of the site.

Rev V: 14-03-2018. Revised the layout area proposed for the parking change. The layout change is shown in red. The noise barrier to be provided is shown in grey. The noise barrier shall extend along the boundary of the site.

Rev W: 14-03-2018. Revised the layout area proposed for the parking change. The layout change is shown in red. The noise barrier to be provided is shown in grey. The noise barrier shall extend along the boundary of the site.

Rev X: 14-03-2018. Revised the layout area proposed for the parking change. The layout change is shown in red. The noise barrier to be provided is shown in grey. The noise barrier shall extend along the boundary of the site.

Rev Y: 14-03-2018. Revised the layout area proposed for the parking change. The layout change is shown in red. The noise barrier to be provided is shown in grey. The noise barrier shall extend along the boundary of the site.

Rev Z: 14-03-2018. Revised the layout area proposed for the parking change. The layout change is shown in red. The noise barrier to be provided is shown in grey. The noise barrier shall extend along the boundary of the site.

Notes:
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Chancerygate High Wycombe

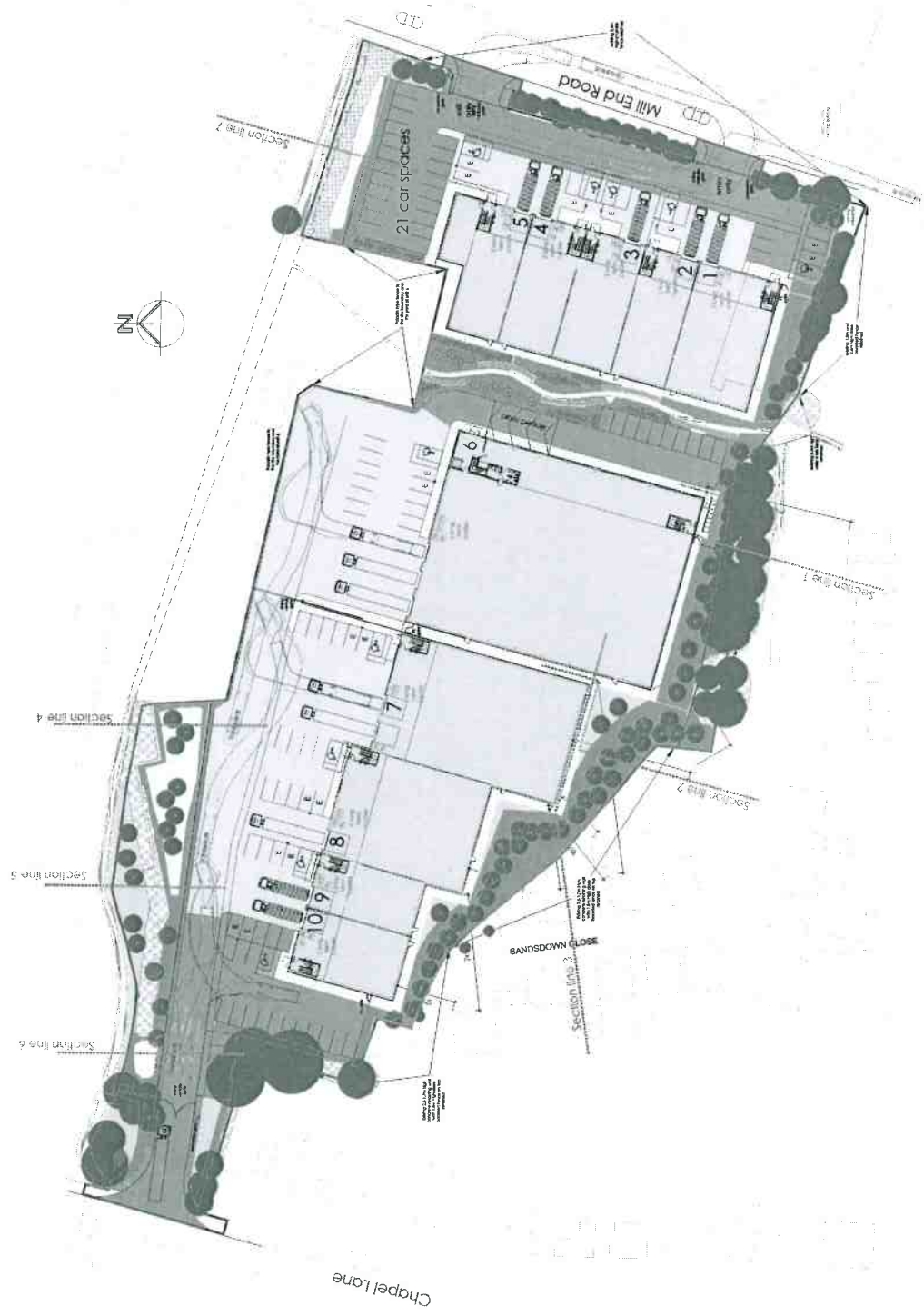
Units 1 - 10
Site Plan

Proj No: C-117-TP-01
Date: 9-2017
Scale: 1:500 (A1)
Rev: G
Drawn: [Name]
Checked: [Name]

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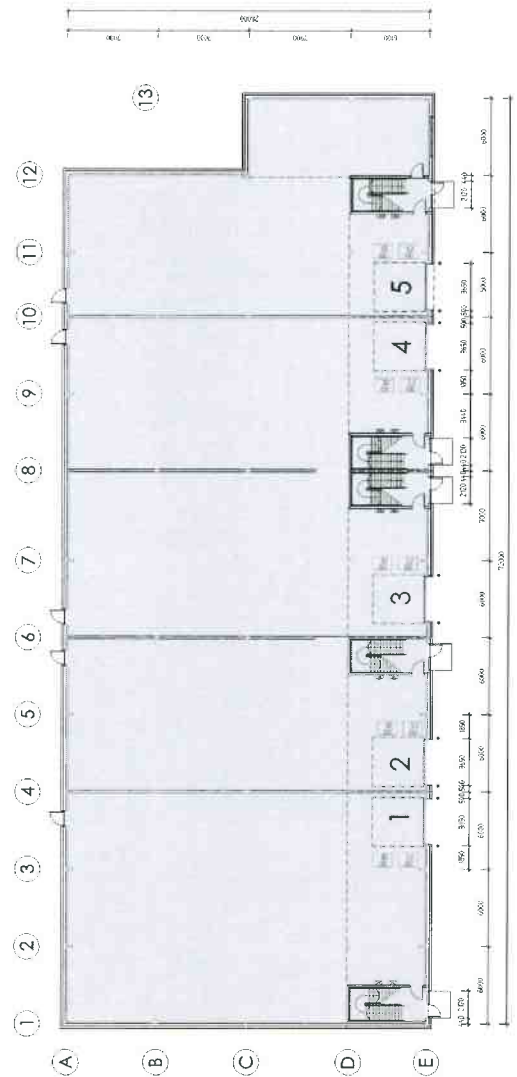
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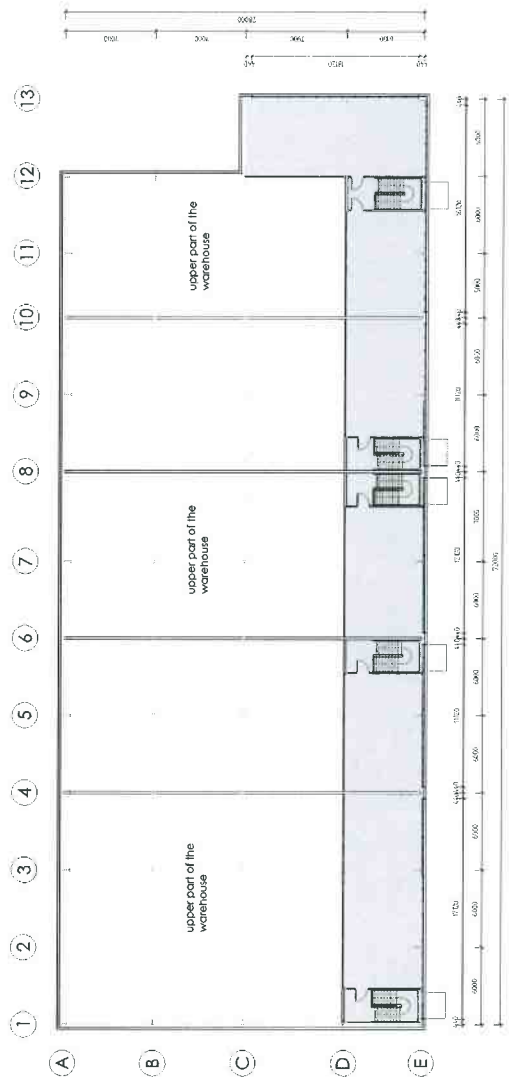


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1	2017.09.01	JAN C KING	JAN C KING	ISSUED FOR PERMIT
2	2017.09.01	JAN C KING	JAN C KING	ISSUED FOR PERMIT
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5	2017.09.01	JAN C KING	JAN C KING	ISSUED FOR PERMIT
1014	2017.09.01	JAN C KING	JAN C KING	ISSUED FOR PERMIT



Refer to schedule blocks for structural details.
 1. For reserved access - add as unit 1-5.
 2. Indicative

Ground floor plan



First floor plan



Rev. B
 Rev. C
 Rev. B. 5/14/2018. THIS PLAN (REVISED) FOR THE DEVELOPMENT OF THE
 IS DRAWN TO THE BEST OF THE ARCHITECT'S KNOWLEDGE AND BELIEF.
 Rev. A. 12/15/17. REVISIONS TO THE PLAN ARE INDICATED BY

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Units 1 - 5
 Ground & First Floor Plans
 C-167-TP-02
 Date: 9-2017
 Scale: 1:200 (A1)
 Rev: B

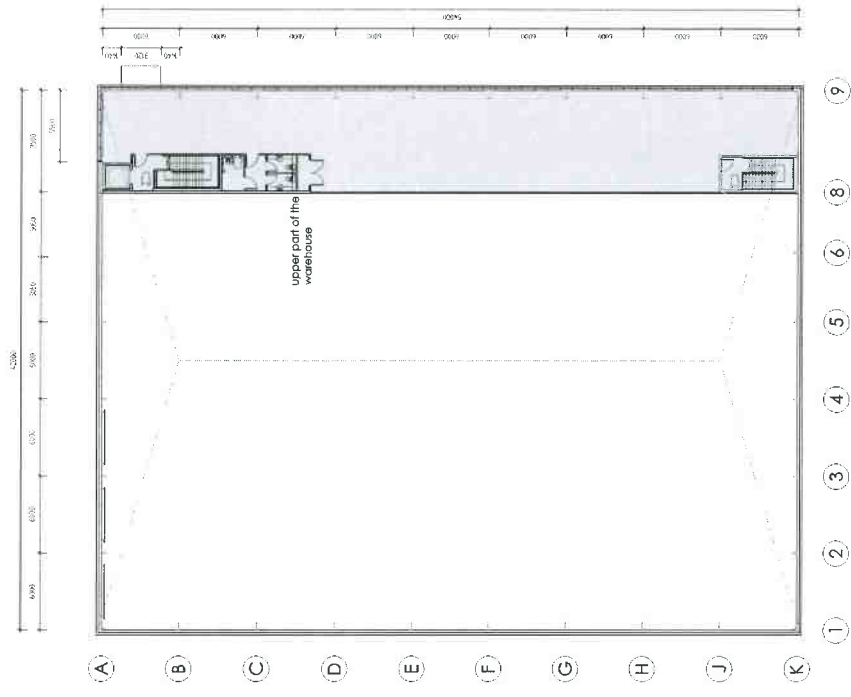
Drawn: [Name]
 Checked: [Name]
 Project: [Name]

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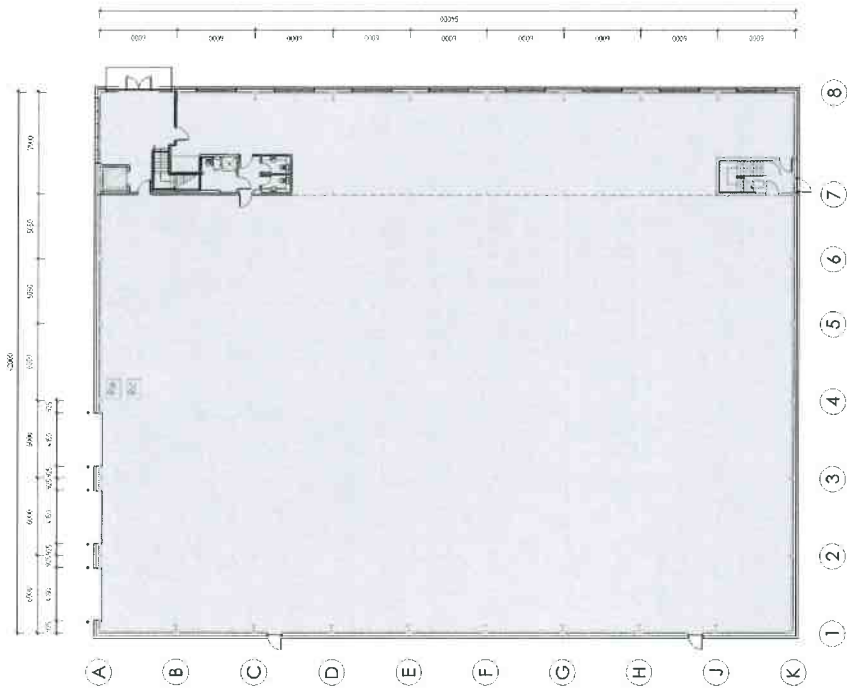


REV	DATE	BY	CHKD	DESCRIPTION
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2	23/05/17	AS/ML	AS/ML	ISSUED FOR PERMIT

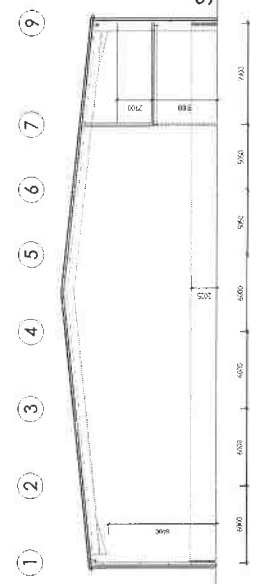
Revised drawings are for general outline & location only. All dimensions are approximate. All dimensions are in millimeters unless otherwise stated.



First floor plan



Ground floor plan



Section

Section



Rev. B
Rev. C
Rev. D
Rev. E
Rev. F
Rev. G
Rev. H
Rev. I
Rev. J
Rev. K
Rev. L
Rev. M
Rev. N
Rev. O
Rev. P
Rev. Q
Rev. R
Rev. S
Rev. T
Rev. U
Rev. V
Rev. W
Rev. X
Rev. Y
Rev. Z

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Unit 6	
Plans and section	
Draw No	C-167-IP-04
Date	9-2017
Scale	1:200 (A1)
Rev	B
Drawn	AS/ML
Checked	AS/ML
Approved	AS/ML
Project	AS/ML

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LEC UNIT	GL AREA	NET AREA	TOTAL AREA
7	11,924	12,062	12,062
8	7,607	7,745	7,745
9	3,242	3,380	3,380
10	7,552	7,690	7,690
TOTAL	20,325	20,877	20,877

Reduce wheelchair bays: 1 for operation, width & 1 for reception, width: 1.50m for units 8 & 10
 For: Indecor
 By: Indecor



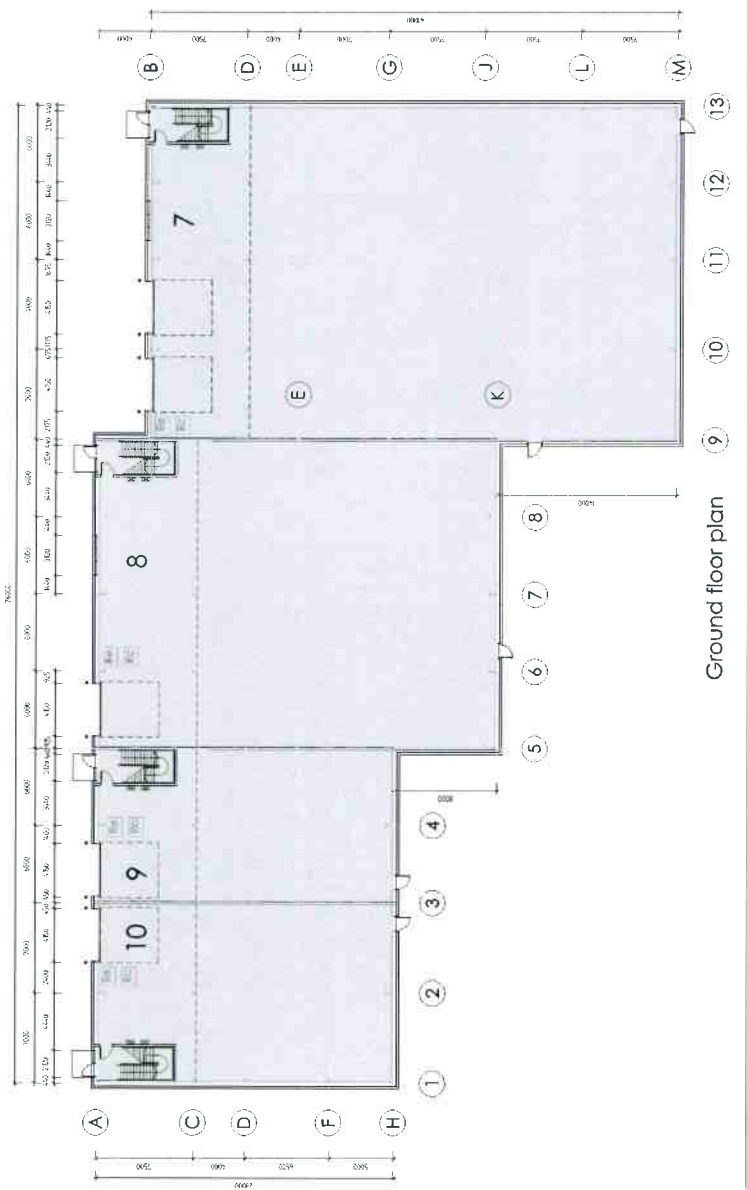
Rev A: 27/05/2017: The total floor area of the units shown is 20,877 sqm. This drawing is for information only and is not to be used for construction purposes.
 Rev B: 06/11/2017: Relocating reception desks for units 8 and 10.
 Rev C: 27/05/2017: units 7 and 8, 3, 2000 corrected.
 Rev D: 27/05/2017: units 7 and 8, 3, 2000 corrected.

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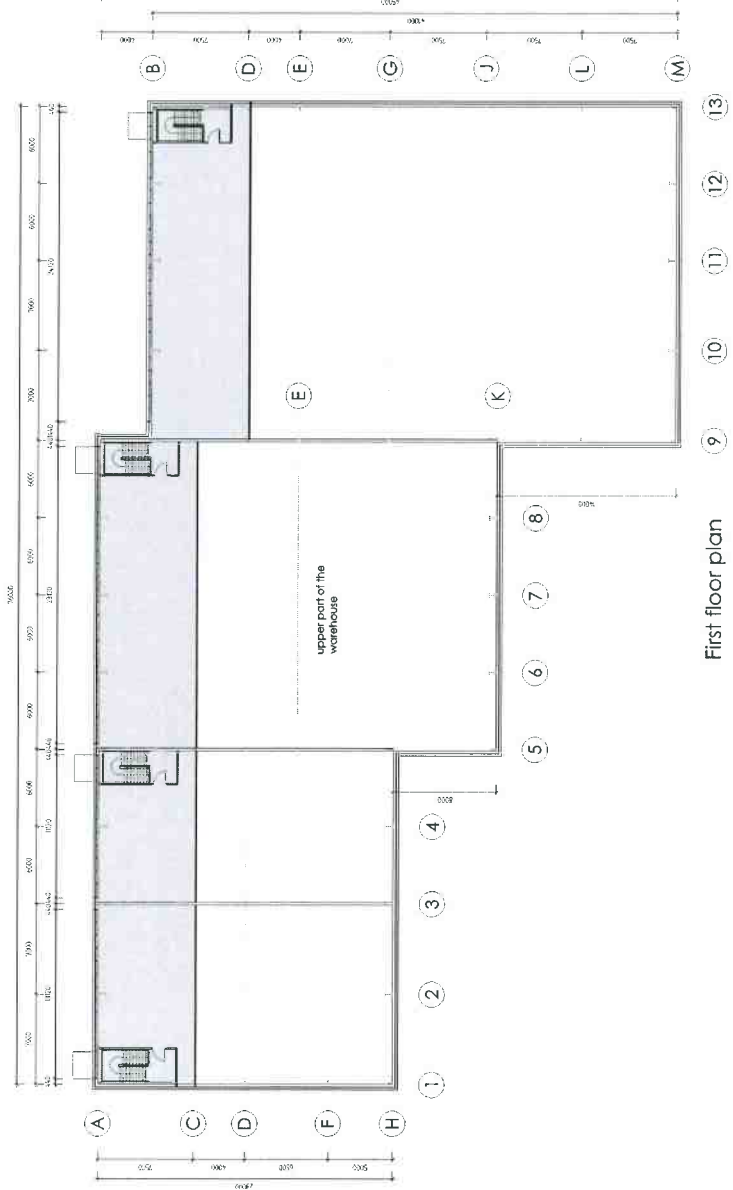
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Units 7-10
 Plans and sections
 C-167-IP-06
 Date: 9-2017 Scale: 1:200 (A1) Rev: D
 Drawn: [Name] Checked: [Name] Project: [Name]

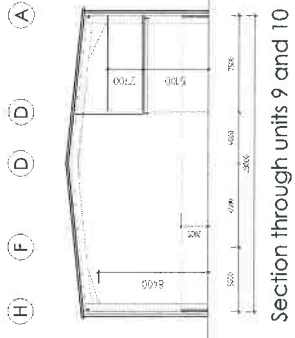
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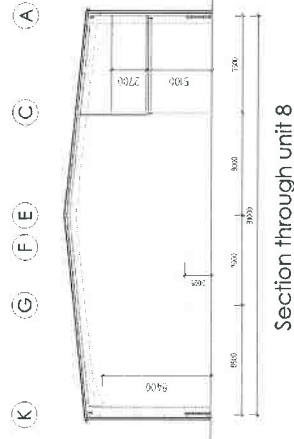
Ground floor plan



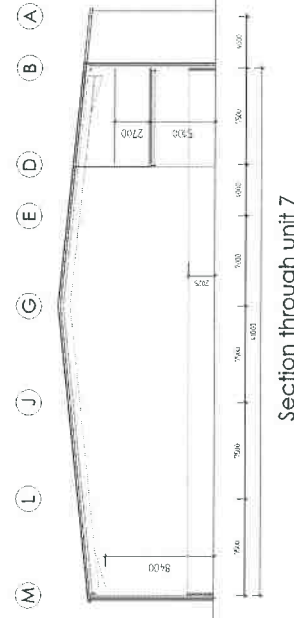
First floor plan



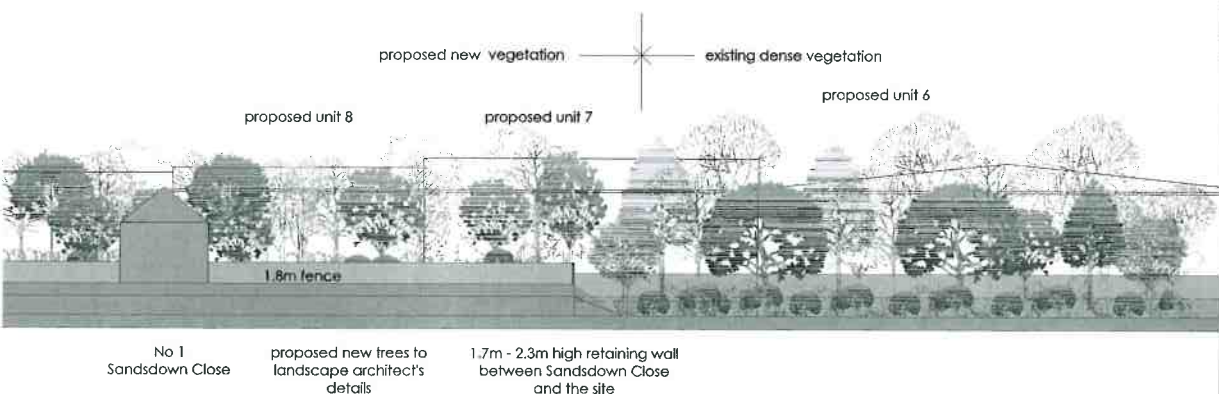
Section through units 9 and 10



Section through unit 8



Section through unit 7



New planting illustrated after c. 5-10 yrs growth

Rev C: 11-6-2018 Landscaping behind units 7 & 8 updated as the latest landscape architect's plan

Rev B: 16-5-2018 Landscaping updated as the latest landscape architect's plan

Rev A: 5-4-2018 Units updated as drawing TP-010, unit numbers changed, drawing name changed

Notes

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Job

Chancerygate High Wycombe

Title: **Units 6-10**
View from Sandsdown Close

Proj No: **C-167-TP-08**

Date: **9-2017** Scale: **1:200 (A1)** Rev: **C**

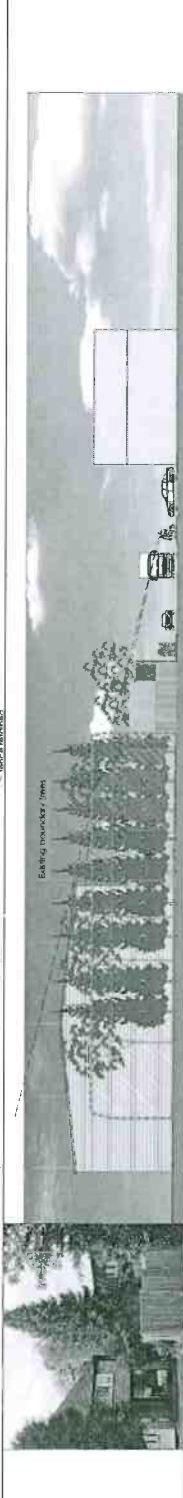
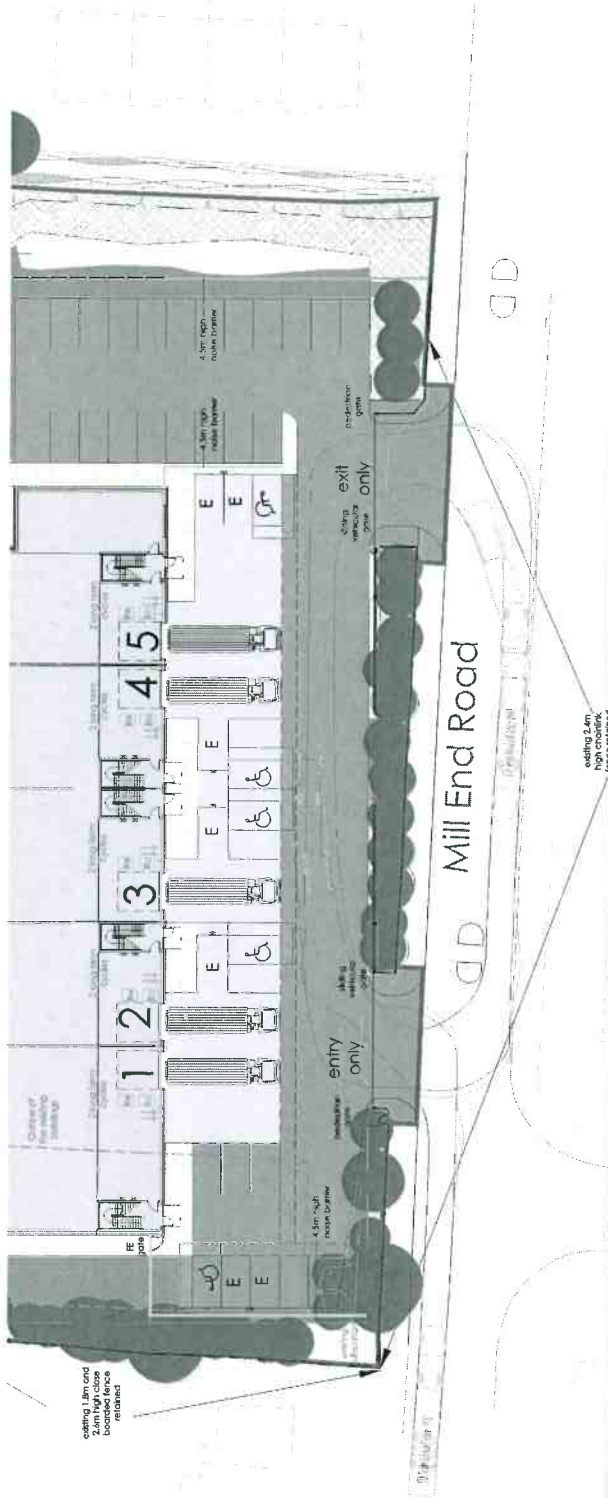
Drawn	Checked	Planning
		Design

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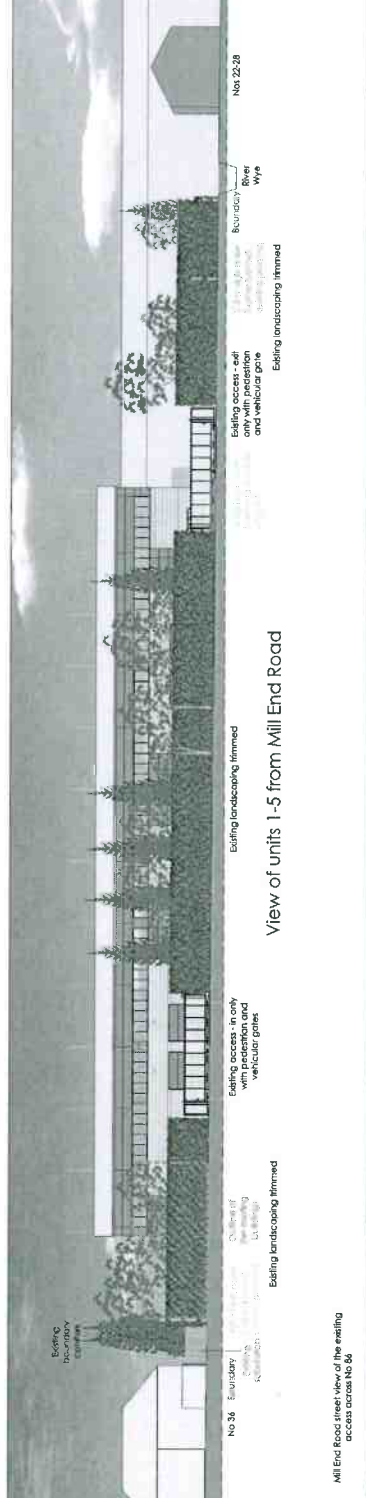
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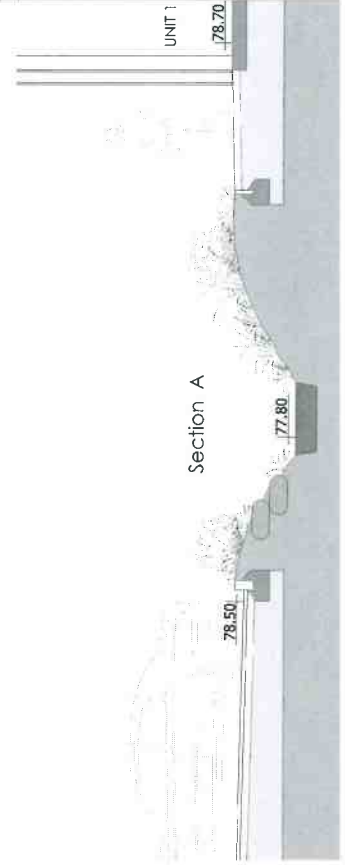
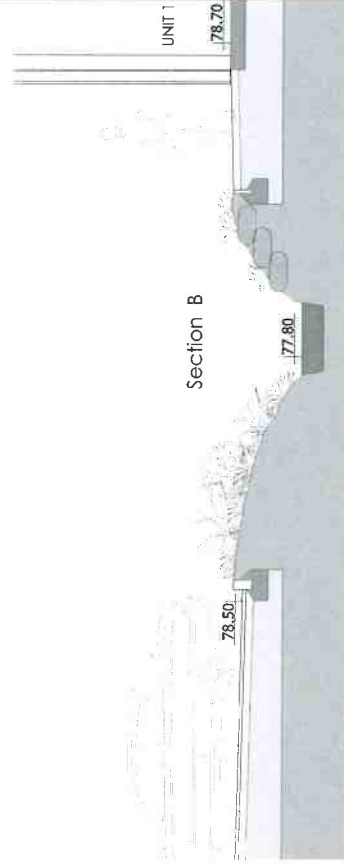
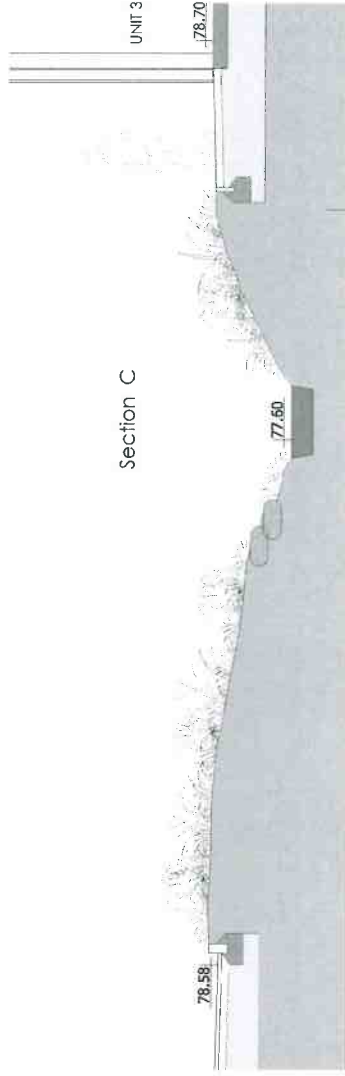
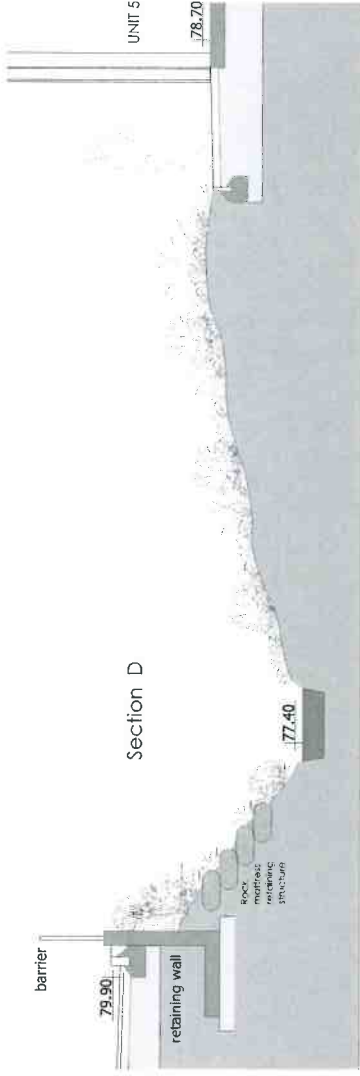
View along the southern boundary



Section through Mill End Road

Rev. C: The overall landscaping scheme is to be installed as shown.
 Rev. B: The 2.4m high concrete boundary wall is to be installed as shown, including the associated landscaping to be installed as shown on drawings. The wall is to be constructed from concrete blocks and finished with a smooth render.
 Rev. A: The 2.4m high concrete boundary wall is to be installed as shown, including the associated landscaping to be installed as shown on drawings. The wall is to be constructed from concrete blocks and finished with a smooth render.
 Rev. 1: The 2.4m high concrete boundary wall is to be installed as shown, including the associated landscaping to be installed as shown on drawings. The wall is to be constructed from concrete blocks and finished with a smooth render.
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 Scale: 1:250 (A1) Rev. E
 Date: 11-2017
 Project: Chancerygate High Wycombe
 Units 1-5
 Street scene views
 C-167-TP-09
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For section locations see drawing TP-10

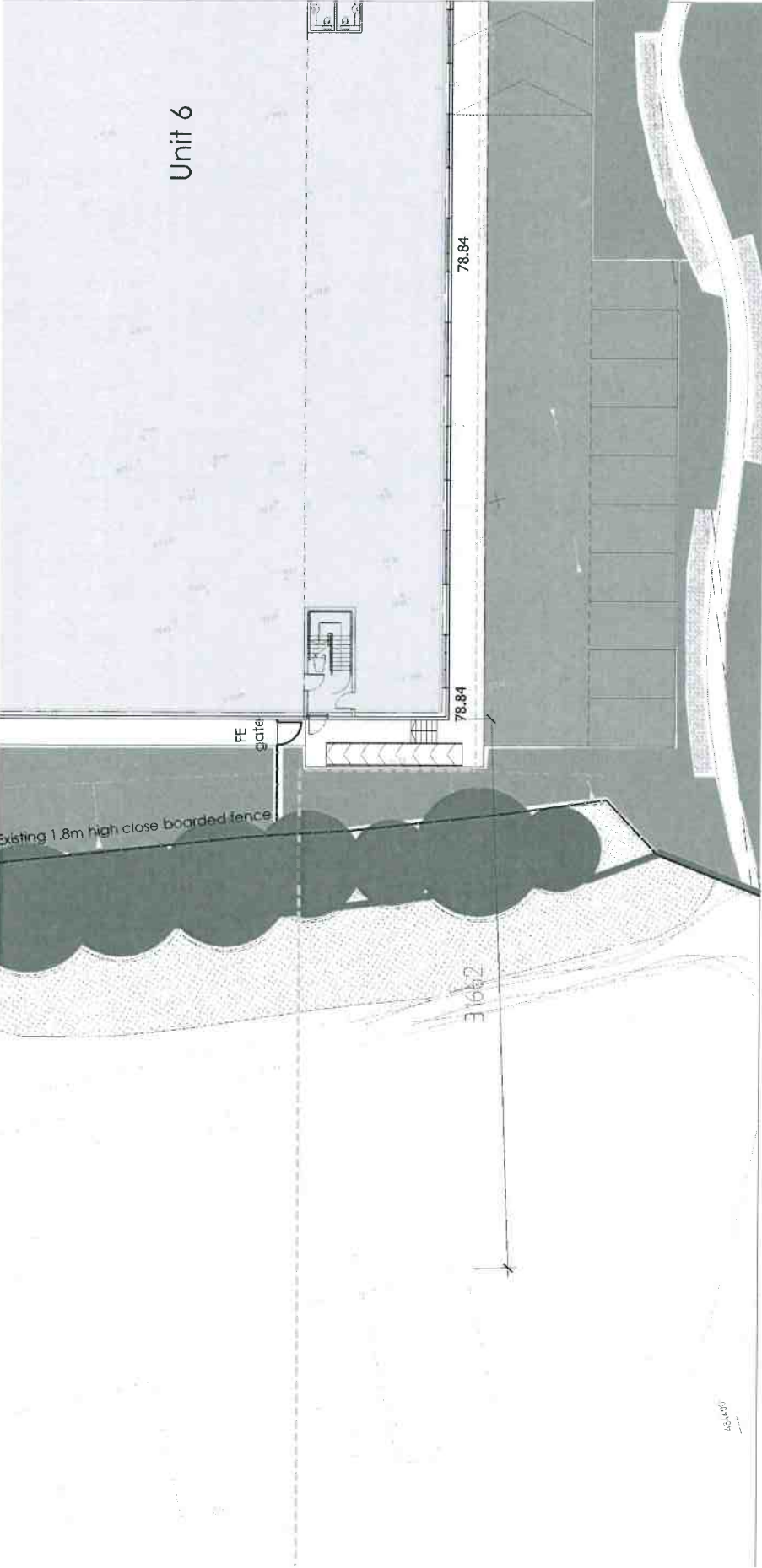
Rev. 1	10/10/2018	ISSUED FOR PERMIT
Rev. 2	10/10/2018	ISSUED FOR PERMIT
Rev. 3	10/10/2018	ISSUED FOR PERMIT
Rev. 4	10/10/2018	ISSUED FOR PERMIT

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Chanceygate
 High Wycombe

The Watercourse between
 units 1-5 & 6 - Sections
 C-167-TP-11

Date: 4-2018
 Scale: 1:25(A)
 Drawing No: C-167-TP-11
 Project: Chanceygate High Wycombe
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Unit 6

Section line 1

- Existing tree
- Proposed tree
- ▨ Existing planted area
- ▨ Proposed plant bed
- ▨ Grass area

For section locations see drawing TP-01

New planting landscape after 4-5-20 years growth

Rev. D
Rev. C
Rev. B
Rev. A

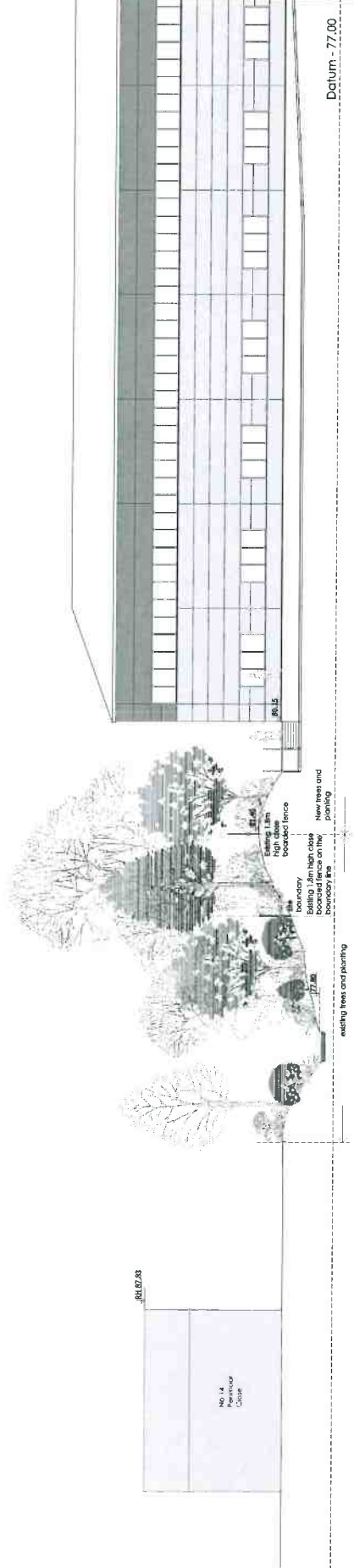
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Site section 1

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Discipline	Planning
Project	TP-01
Drawn	C-167-TP-12
Date	1:125 (A1)
Scale	Rev. -

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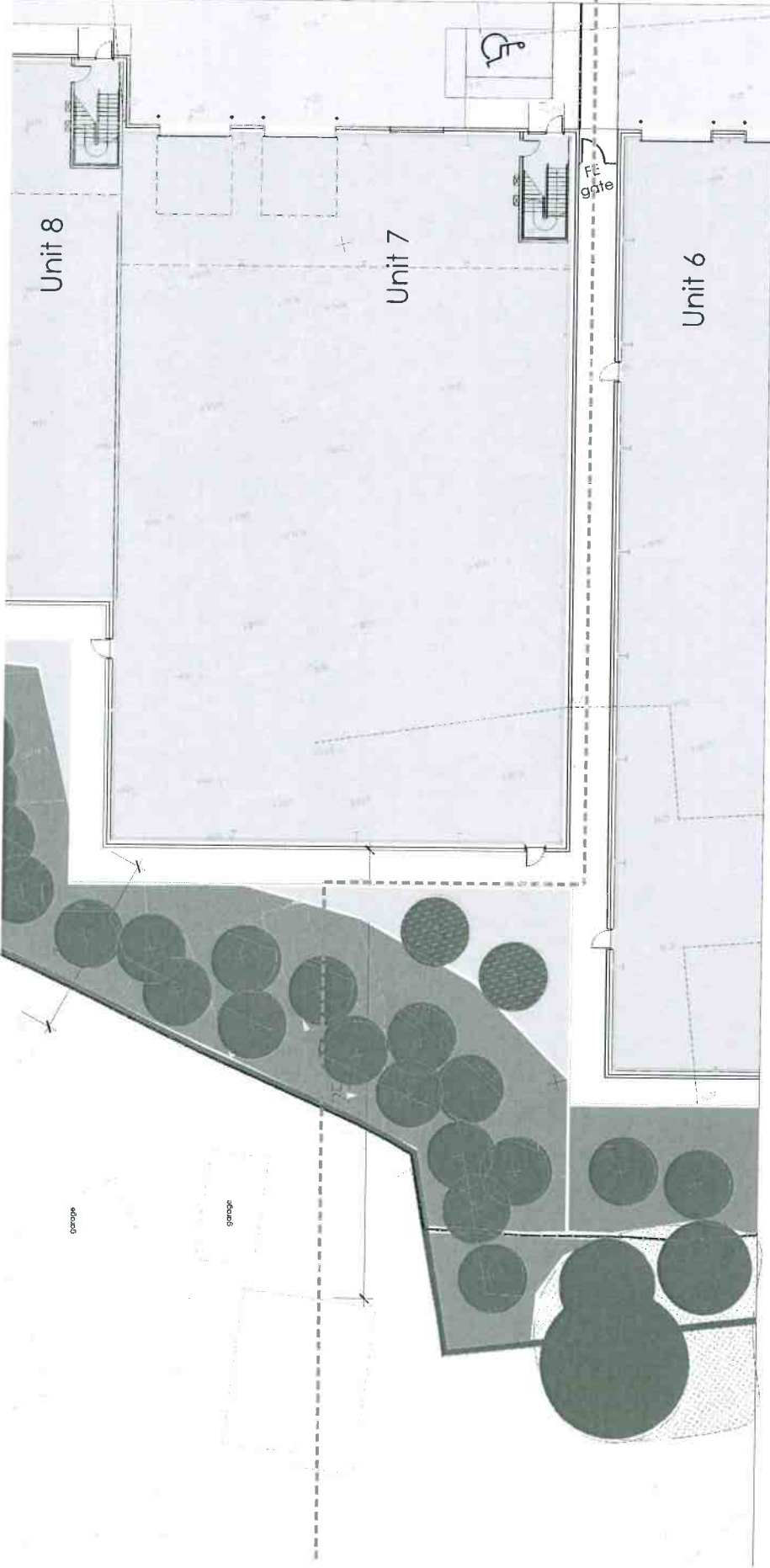
Datum - 77.00

316.12

No. 11
Beckenham
Close

- Existing trees and planting
- ▨ Existing 1.8m high close boarded fence on their boundary etc
- ▨ Existing 1.8m high close boarded fence
- ▨ New trees and planting

- Existing tree
- Proposed tree
- Existing planted area
- Proposed plant bed
- Grass area



Section line 2

For section locations see drawing IP-01
New planting materials shall be 100% locally grown

Rev. B
Rev. C
Rev. E
Rev. A. 11th 2018. Existing plant of 7. installed

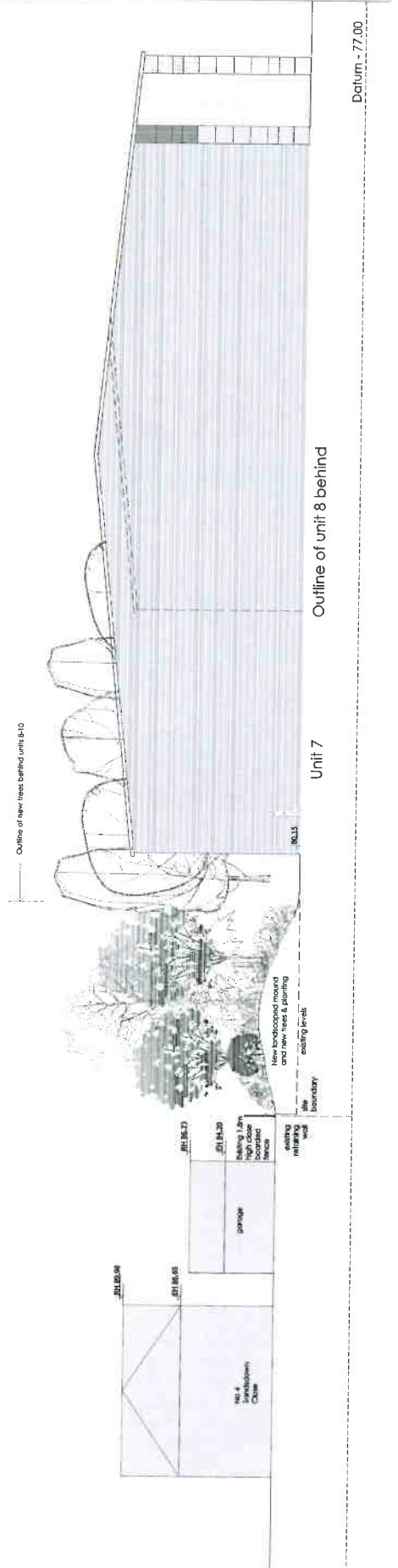
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Site section 2

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Date	4-2018
Scale	1:125 (A1)
Drawn	1:125 (A1)
Checked	1:125 (A1)
Drawn	1:125 (A1)

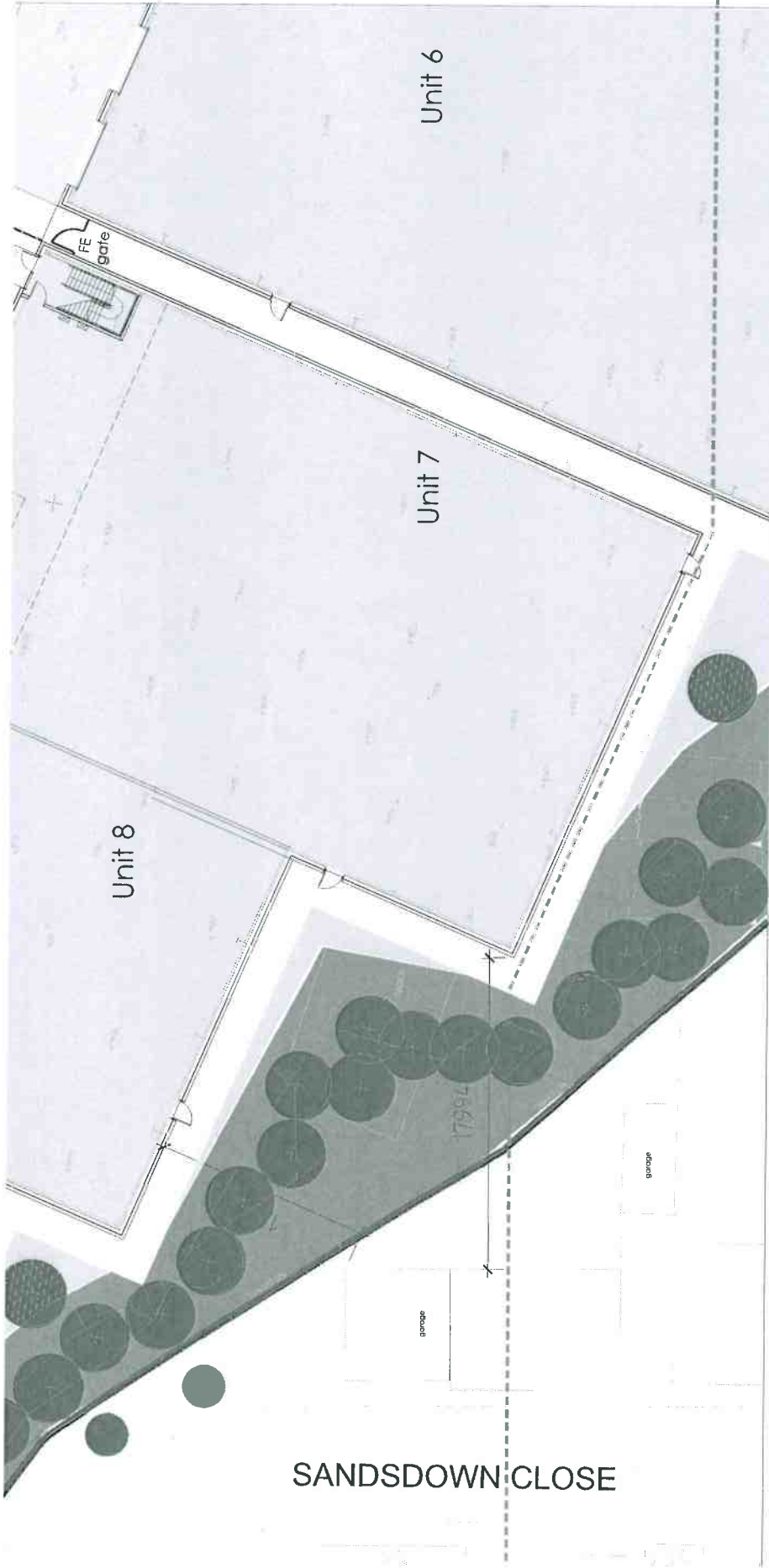
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Outline of unit 8 behind

Unit 7

Datum - 77.00



- Existing tree
- Proposed tree
- ▨ Existing planted area
- ▨ Proposed plant bed
- ▨ Grass area

Section line 3

For section locations see drawing TP-01
New planting illustrations after 1.5m year growth

Rev. B:
Rev. C:
Rev. D:
Rev. A: 18/02/08 Parking layout, 7 AU's approved

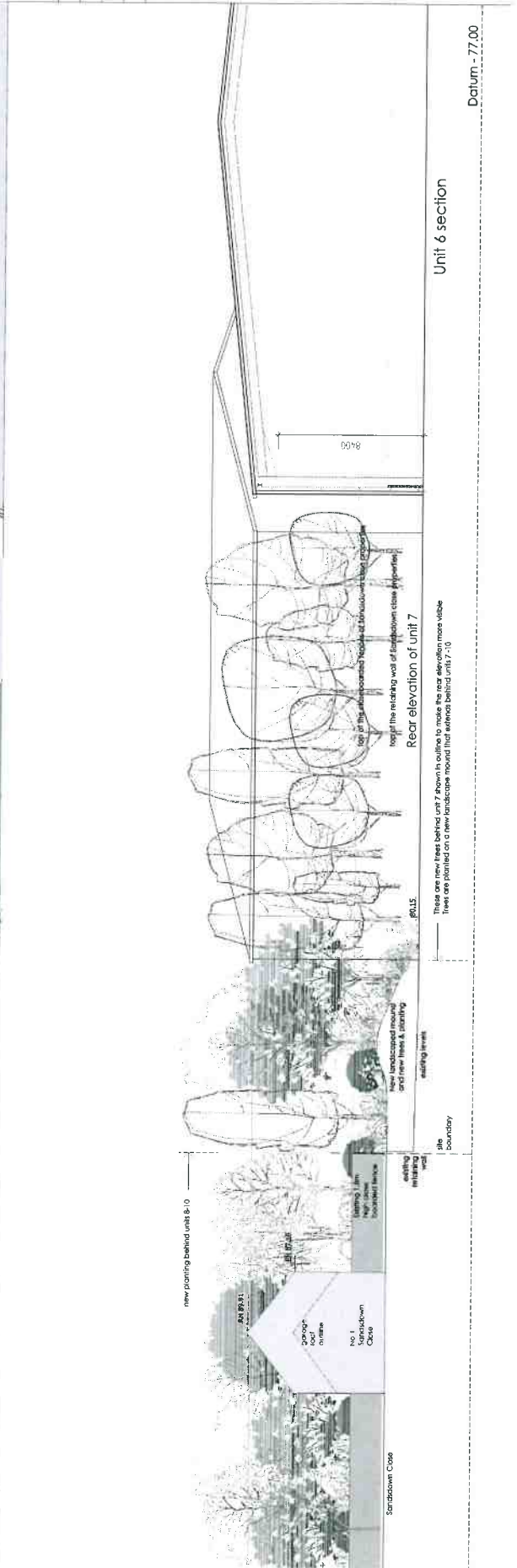
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Site section 3

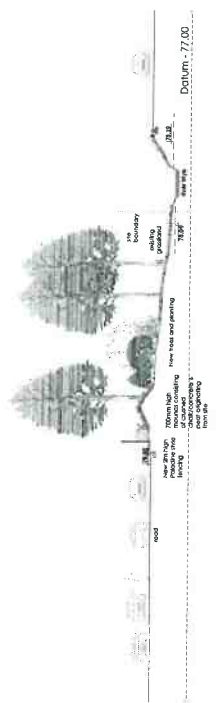
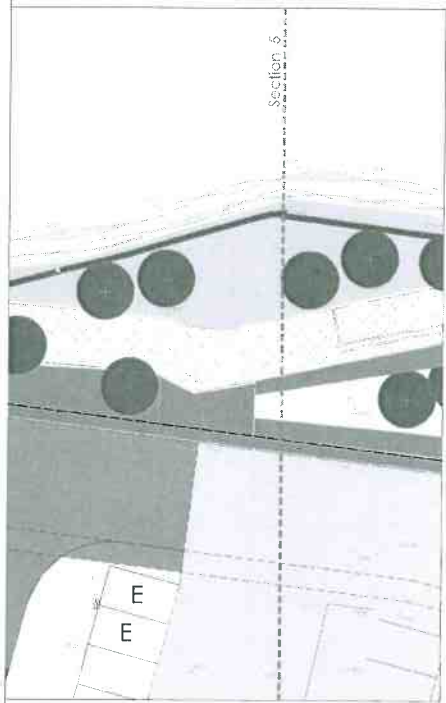
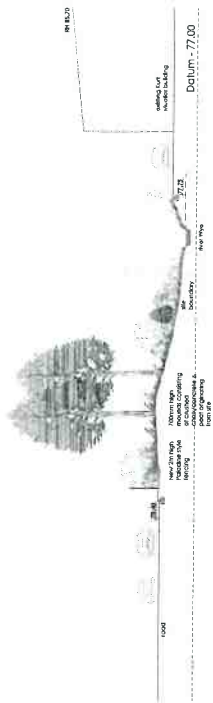
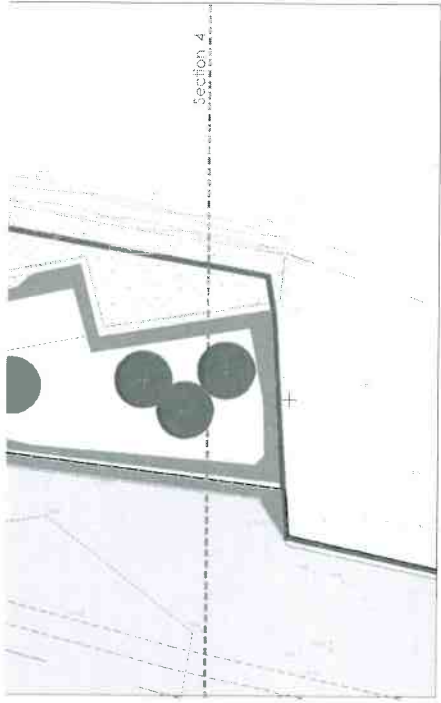
Site No	C-167-TP-14
Date	4-2018
Scale	1:125 (A1)
Rev	A
Drawn	Checked
	Planning
	Approved

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 2018/03/01 10:16:16 AM
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Unit 6 section

Datum - 77.00



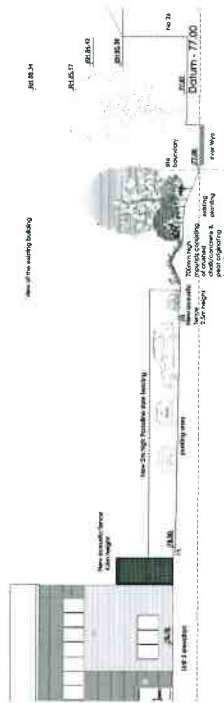
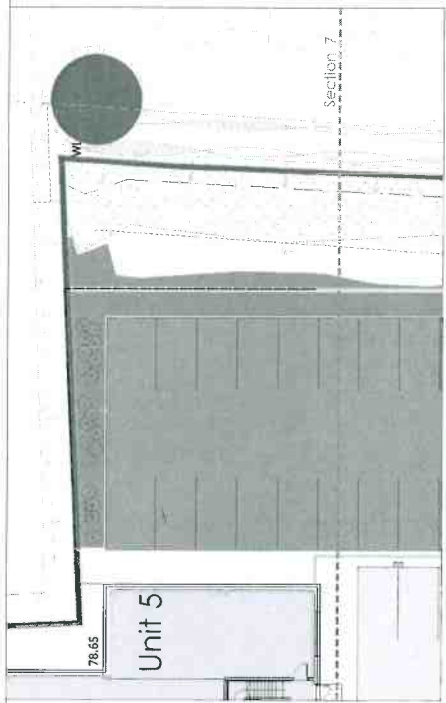
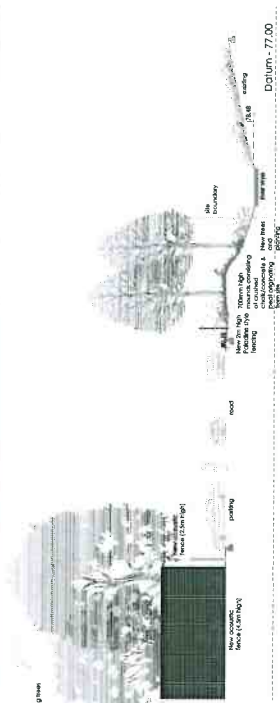
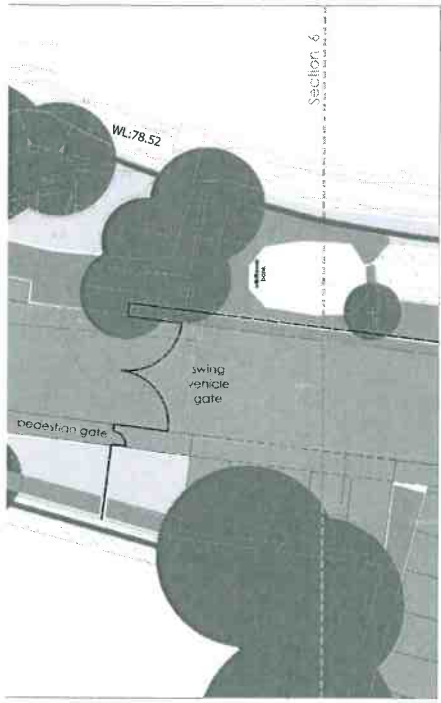
- Existing tree
 - Proposed tree
 - Existing planted area
 - Proposed plant bed
 - Grass area
 - 700mm high mounds consisting of crushed concrete and gravel originating from site
- For section locations see drawing TP-01
 See drawing TP-01 for details

Rev. 0	10/10/2018	Issue for information
Rev. 1	10/10/2018	Issue for information
Rev. 2	10/10/2018	Issue for information
Rev. 3	10/10/2018	Issue for information
Rev. 4	10/10/2018	Issue for information

Site Sections 4 & 5
 Chancerygate
 High Wycombe

Project	C-167-TP-15
Issue	4-2018 (1st 1:125 (A1)) - A
Client	COGA
Drawn	
Checked	
Approved	

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- Existing tree
 - Proposed tree
 - Existing planned area
 - Proposed plant bed
 - Grass area
 - 700mm high mounds consisting of crushed concrete and gravel originating from site
- For section locations see drawing IP-01

Rev. 3	
Rev. 2	
Rev. 1	

DATE: 11/11/2019
 PROJECT: Chanceygate High Wycombe
 DRAWING: C-167-IP-16

Chanceygate High Wycombe

Site Sections 6 & 7

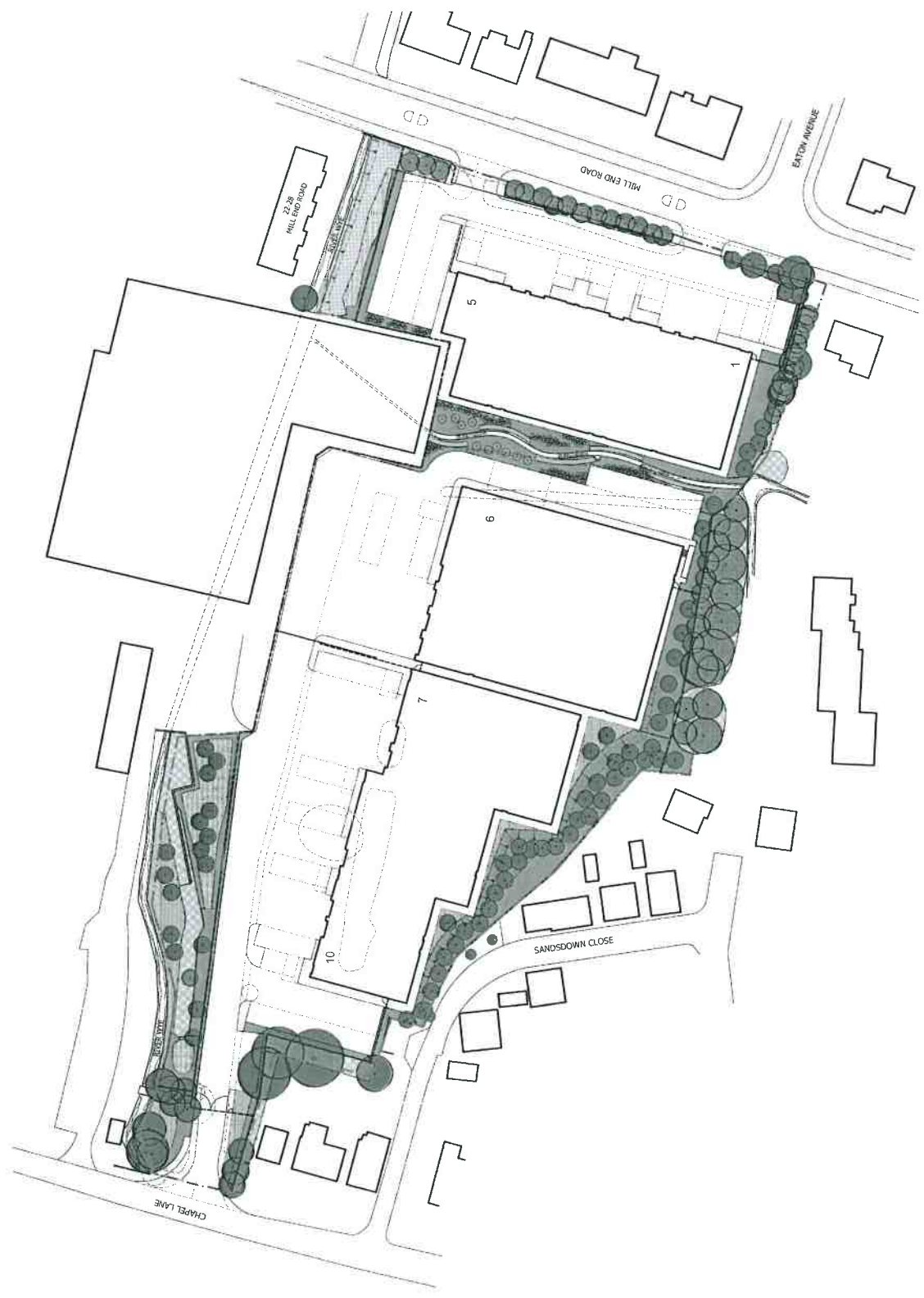
IP-16
 DATE: 4-2018
 SCALE: 1:125 (A1) 1/4" = 1'-0"

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- EXISTING TREE
- TREE RESERVATION TO BE REACHED
- PROPOSED TREE
- EXISTING PLANTED AREA
- PROPOSED PLANT BED
- GRASS AREA
- 700mm HIGH BORDERS CONSISTING OF POLISHED
COLOUR CONCRETE & PAINT GRANULATING FROM SITE
- ROCK MATTRRESS



Chancerygate

VEURO SITE, HIGH WYCCORDE

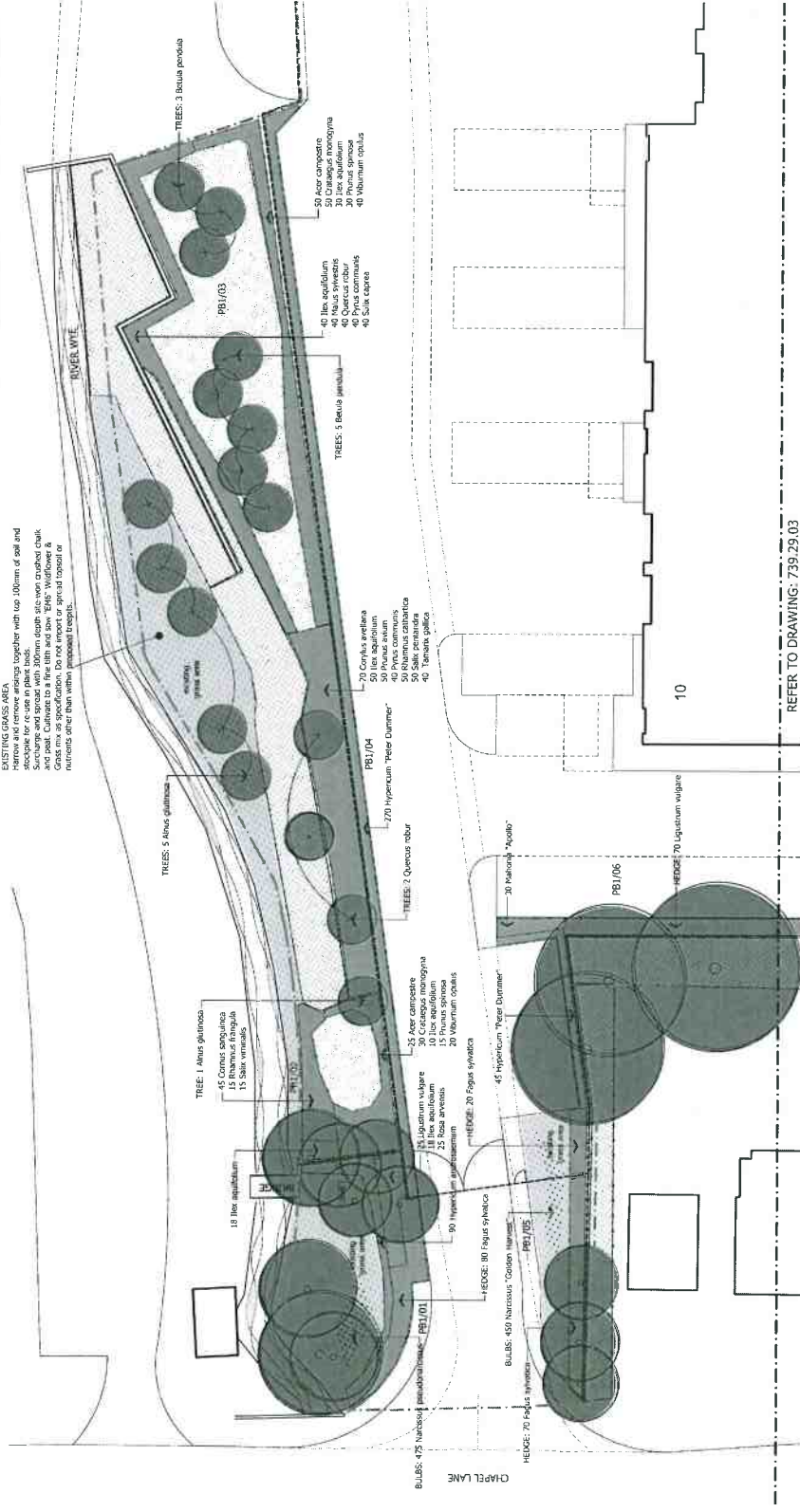
LANDSCAPE LAYOUT

Scale: 1:500 @ A1
 Date: JUNE 2018
 Drawing: 735.10.04
 Revision:

BOE TALA TERRY ANDERSON LANDSCAPE ARCHITECTS
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- EXISTING TREE
- PROPOSED TREE
- EXISTING PLANTED AREA
- PROPOSED PLANT BED
- GRASS AREA
- 200mm HIGH WOODS CONSISTING OF CURBED CHALK, CONCRETE & FUR (SHOWN FOR FACT SITE)

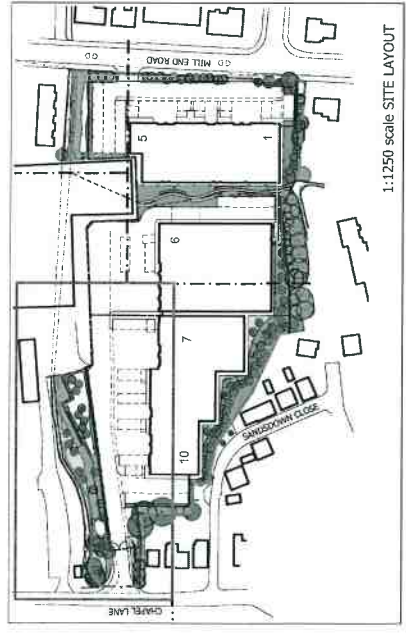


EXISTING GRASS AREA
 Narrow and remove existing together with top 100mm of soil and scope for use as plant beds.
 And soil. Cultivate to a fine finish and sow 'Elys' Wildflower & Grass mix as specification. Do not invert or spread topsoil or materials other than native plant/seed treatments.

REFER TO DRAWING: 739-29.03

OUTLINE SPECIFICATION

- Root Preparation**
Trees to be rootballed for planting between November and March. All trees to be container grown or containerised for planting between April to October inclusive.
- SHRUB PLANTING**
Do not deliver onto site any substitution of species, cultivar, plant size or container volume other than approved in the Plant Schedule without the written approval of the Landscape Architect. Provide a list of suitable alternatives beforehand for approval by the Landscape Architect.
- SHRUB SELECTION**
Do not deliver onto site any substitution of species, cultivar, plant size or container volume other than approved in the Plant Schedule without the written approval of the Landscape Architect. Provide a list of suitable alternatives beforehand for approval by the Landscape Architect.
- SHRUB PLANTING**
Refer to schedules for container grown or balled plants. Refer to Plant Schedule for approved species, cultivar, plant size and container volume. Green-Waste compost and 5 parts topsoil thoroughly mixed before planting.
- BAREROOT / TRANSPLANT PLANTING**
Remove plants from their containers between November and March. Plants to be containerised for planting between April to October inclusive. Substrate for container grown trees if planted outside the planting season.
- SHRUB PLANTING**
Grubs drilled into ground and cultivated across within 30 x 30cm deep plant pits backfilled with imported/recycled topsoil mixed with approved Green-Waste compost at a rate of 30g per cu.m. Conveyance must be made with topsoil prior to installing plant pits.
- MULCH**
All terrace areas and shrubs to be topped in mycorrhizal fungi slurry as detailed in 1:50 scale. Do not spread topsoil prior to planting. Allow for suitable containers to be located close to the planting areas.
- MULCH**
General:
- 25-35mm size bark mulch cover to all exposed topsoil within plant beds 1002, 1023, 03 & 04 & 3/01, 02, 03 & 09.
- 400mm surround of mulch to each tree, shrub and transplant.
- 14% moisture wood content permitted. Provide a sample to the Landscape Architect prior to delivery.



1:1250 scale SITE LAYOUT

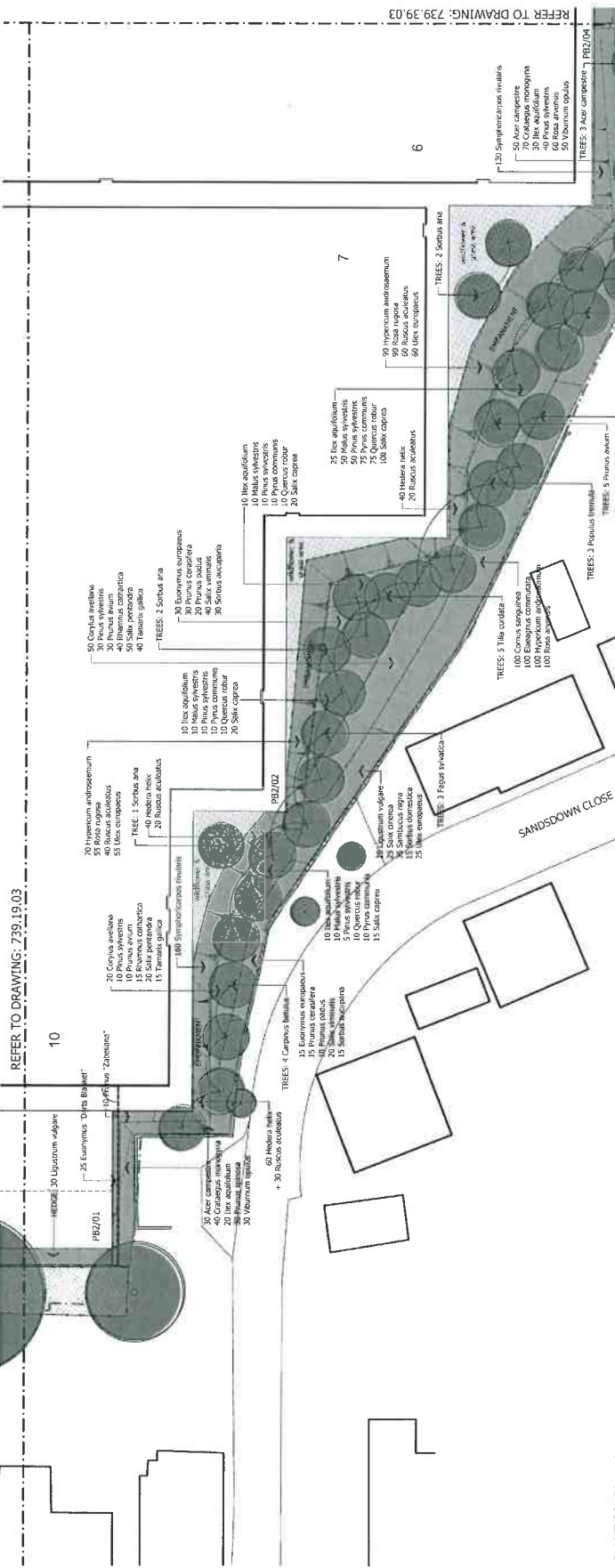
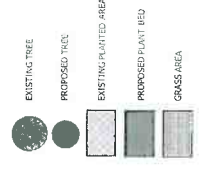
- GRASS AREAS**
A general pre-seeding fertilizer shall be applied to the soil between 3 and 2 years of any final sowing seed and incorporated into the top 20mm of soil to a depth of 75mm.
- Seeding poor existing grass areas**
Seeding poor existing grass areas to be undertaken by Germinax, sown at a rate of 35 grams per sq.m (0152-6887) by www.germinax.com
- Topsoil**
Topsoil of grade 1, 5 to 10.
Do not spread topsoil. Sow onto cultivated and prepared subsoil.
Wildflower & Grass mix: 'Elys' Wildflower & Grass mix sown at a rate of 5 grams per sq.m (0152-6887) by www.germinax.com
- Topsoil**
Throughout Plant Beds 1013 to 1065 (Unplanted subsoil only):
Wildflower & Grass mix: 'Elys' Wildflower & Grass mix sown at a rate of 4 grams per sq.m, as supplied by Emeraldgate Seeds.
Cultivated Chalk Mounds
Wildflower & Grass mix: 'Elys' Wildflower mix sown at a rate of 4 grams per sq.m, as supplied by Emeraldgate Seeds.
- BULB PLANTING**
Bulbs to be installed following completion of the planting scheme. Plant at a density of 40 bulbs per m².
- WATERPOINTS**
110. Waterpoint to be installed to meet the local Water Authority requirements. 2mm coupling set 300mm above ground level within 100mm of concrete foundation. On concrete foundation, separated from water supply with break valve.
- MAINTENANCE**
Defects noted for 52 weeks following Practical Completion. Allow for 17 maintenance visits for watering, cutting, weeding, pruning and litter collection.
- PROTECTION OF EXISTING TREES**
Provide temporary protective fencing to be erected following tree works completion of paving construction. No materials to be stored within the fenced area. Walkways access, fixed by sleepers to 2.4m long scaffold tubes formed into the ground between each sleep.

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VECTRO SITE, HIGH WYCOMBE
 PLANTING LAYOUT - NORTH WEST
 Sheet 1 of 3

Scale: 1:200 @ A1
 Drawing No: 739.19.03
 Date: JUNE 2018
 Revision:

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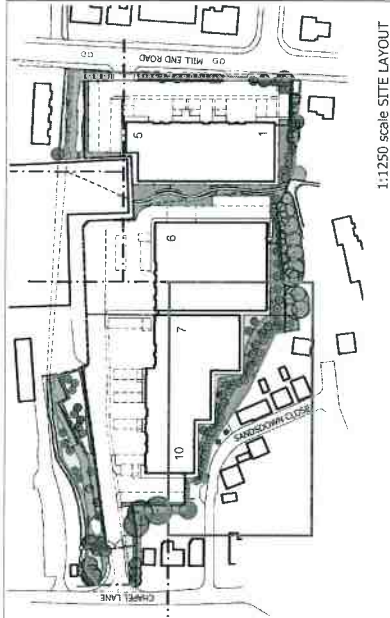
PLANT SCHEDULES

TOTAL TREES	SIZE (mm)	FORM	SUPPORT	TREERT COMMENTS
8	14-16	Feathered	Oblique	1.0x1.0x0.75m deep
13	16-18	Clear Stem	Single	1.0x1.0x0.75m deep
12	12-14	Feathered	Oblique	1.0x1.0x0.75m deep
3	16-18	Feathered	Oblique	1.0x1.0x0.75m deep
3	14-16	Clear Stem	Single	1.0x1.0x0.75m deep
5	14-16	Clear Stem	Single	1.0x1.0x0.75m deep
3	14-16	Feathered	Oblique	1.0x1.0x0.75m deep
10	100-125cm	Clear Stem	Single	1.0x1.0x0.75m deep
5	18-20	Clear Stem	Trunk	1.2x1.2x0.75m deep

TOTAL SHRUBS, GRASSES & HERBACEOUS	SIZE (cm)	POT (mm) COMMENTS
40	40-50	5.0
90	30-40	2.0
105	40-50	5.0
130	40-50	5.0
115	40-60	5.0
16	60-80	5.0
25	60-80	5.0
35	40-50	5.0
55	30-40	3.0
170	30-40	3.0
100	40-60	2.0
300	30-40	2.0
627	30-40	3.0
539	40-60	2.0
105	30-40	3.0
154	30-40	3.0
115	30-40	3.0
47	30-40	3.0
110	30-40	3.0
90	30-40	3.0
170	30-40	3.0
10	30-40	3.0
705	30-50	3.0
20	30-40	3.0
10	30-40	3.0
10	30-40	3.0

TOTAL TRANSPANTS	SIZE (cm)	TYPE	COMMENTS
290	60-80	L1	All transplants to be
145	60-80	L1	fully furnished with lateral
360	60-80	L1	
275	60-80	L1	
200	60-80	L1	
150	60-80	L1	
120	60-80	L1	
290	60-80	L1	
125	60-80	L1	
30	60-80	L1	
185	60-80	L1	
145	60-80	L1	
15	60-80	L1	
15	60-80	L1	
200	40-50	L1	
195	60-80	L1	
25	60-80	L1	
75	60-100	L1	
62	40-60	L1	
45	60-80	L1	
145	60-80	L1	
225	40-60	L1	
225	40-60	L1	
225	40-60	L1	

TOTAL BULBS	COMMENTS
475	To be planted in September following completion of the scheme
450	Narcissus 'Golden Harvest'



1:1250 scale SITE LAYOUT

Refer to Drawing: 739.19.03 for Outline Specification

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VEURO SITE, HIGH WYCOMBE

PLANTING LAYOUT - SOUTH WEST
sheet 2 of 3

Scale 1:200 @ A1
Drawing 739.29.03
Date JUNE 2019
Revised

TERRY ANDERSON LANDSCAPE ARCHITECTS
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REFER TO DRAWING: 739.19.03

6

7

10

REFER TO DRAWING: 739.19.03

REFER TO DRAWING: 739.29.03

REFER TO INSET

1:1250 scale SITE LAYOUT

Refer to Drawing: 739.19.03 for Outline Specification
Refer to Drawing: 739.29.03 for Plant Schedules

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VECO SITE, HIGH WYCOMBE
PLANTING LAYOUTS - EAST
Sheet 3 of 3

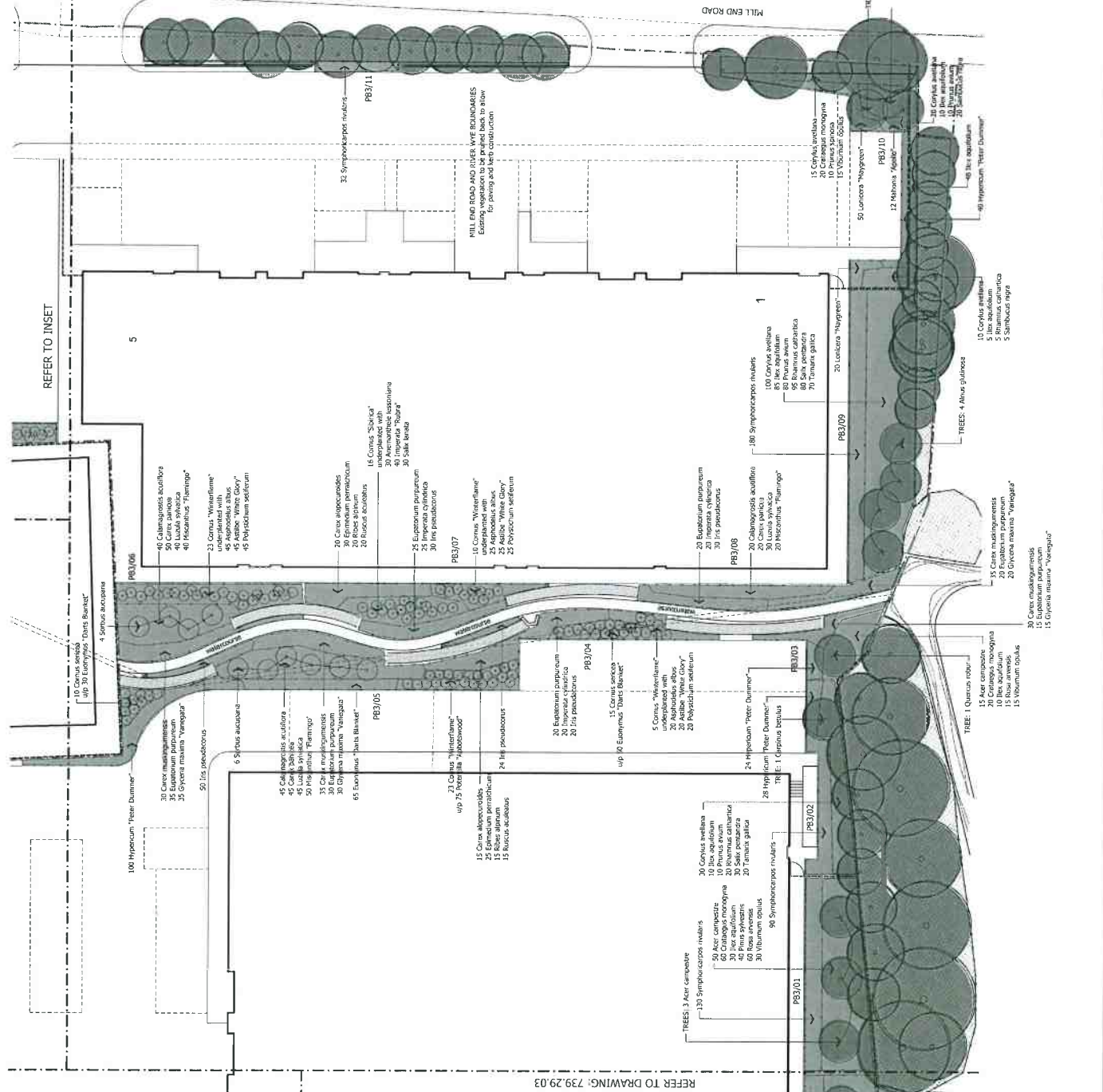
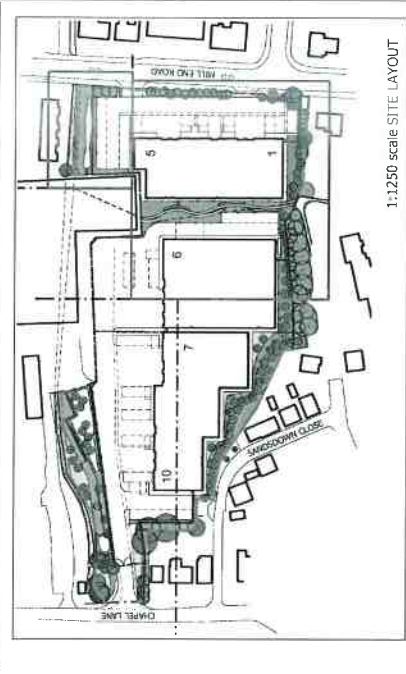
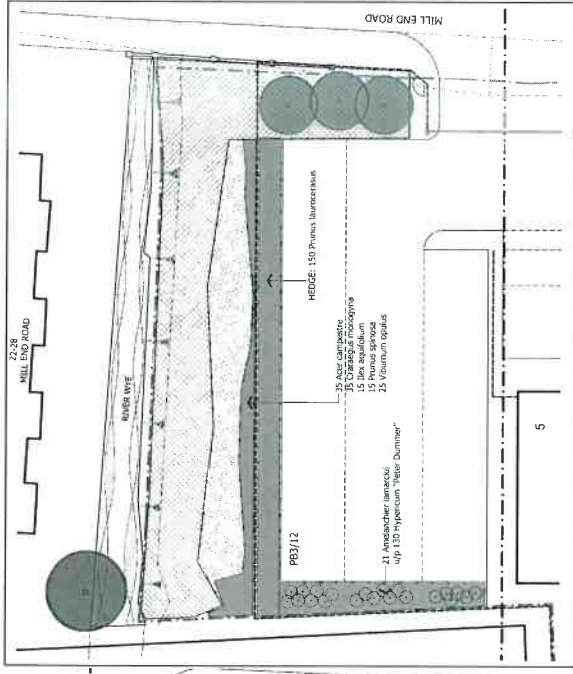
Scale: 1:200 @ A1
Drawing: 739.39.03
Date: JUNE 2018
Revision:

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info@taltacorp.co.uk



0 10 20 30 40 metres

- EXISTING TREE
- PROPOSED TREE
- EXISTING PLANTED AREA
- PROPOSED PLANT BED
- GRASS AREA
- 700mm HIGH RIBBON CONCRETE CHALK CONCRETE & PEAT ORIGINATING FROM SITE
- ROCK MATRESS



REFER TO INSET

NORTH

0 10 20 30 40 metres

- EXISTING TREE
- PROPOSED TREE
- EXISTING PLANTED AREA
- PROPOSED PLANT BED
- GRASS AREA
- 700mm HIGH RIBBON CONCRETE CHALK CONCRETE & PEAT ORIGINATING FROM SITE
- ROCK MATRESS