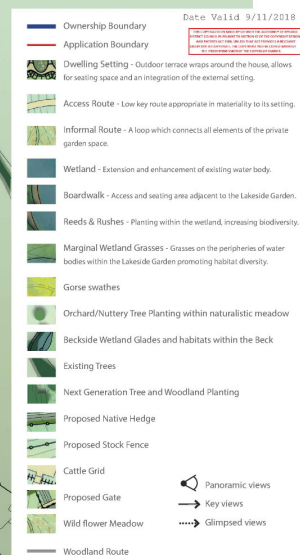




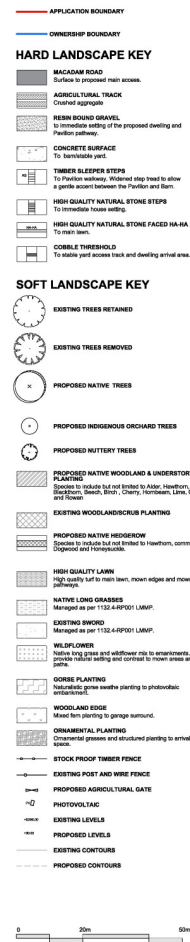
- ① **Knoll Hill**
Next generation tree planting to maintain the significant view of Knoll Hill, a recognised landscape character.
- ② **Architectural Proposal**
- ③ **Proposed Barn and Stables**
- ④ **Proposed Driveway**
A meandering drive way allows for contrasting special experiences on the journey to the proposed dwelling. Location does not interrupt existing views associated with Knoll Hill from the wider context. The route works with contours where possible.
- ⑤ **Proposed Garage**
With associated turning circle.
- ⑥ **Lakeside Garden**
An integrated wetland garden provides visual focus from the main communal space and stock watering point.
- ⑦ **Woodland Beck**
Additional trees and under story planting, enhances the character of the Beck, reinforcing established landscape characteristics.
- ⑧ **Sloping Landform**
Sloping landform provides a sculptural solution in creating areas of flat usable space within the immediate setting of the house and associated out buildings.
- ⑨ **Private Garden Space**
Lawn provides a usable, open and flat space which integrates surrounding landform with proposed dwelling.
- ⑩ **Wetland Board Walk**
A space for seating which allows for views back to the house within a more natural setting.
- ⑪ **Solar Panels**
Solar panels set along a south facing slope within drifts of Gorse.
- ⑫ **Public Right of Way (PROW)**
Protected and maintained Right of Way.
- ⑬ **Woodland Buffer**
Provides privacy for the property, visual interest from the PROW and seasonal interest whilst reinforcing existing landscape character.
- ⑭ **Wetland Habitat**
Enhancement of existing ecology within a public setting. Additional interest along the PROW.
- ⑮ **Species Rich Grassland**
Opportunities through grassland management to create new habitats for ground nesting bird species.
- ⑯ **Paddock (2.5ha/6.1acres)**
- ⑰ **Orchard (4.2 ha/10.3 acres)**
Apple trees follow the existing topography of the site as not only a practical but sculptural solution to the sloping landscape. Produce to be sold locally.
- ⑱ **Access Corridor**
For movement between paddocks.
- ⑲ **Nuttry**
- ⑳ **Open Horse Shelter**



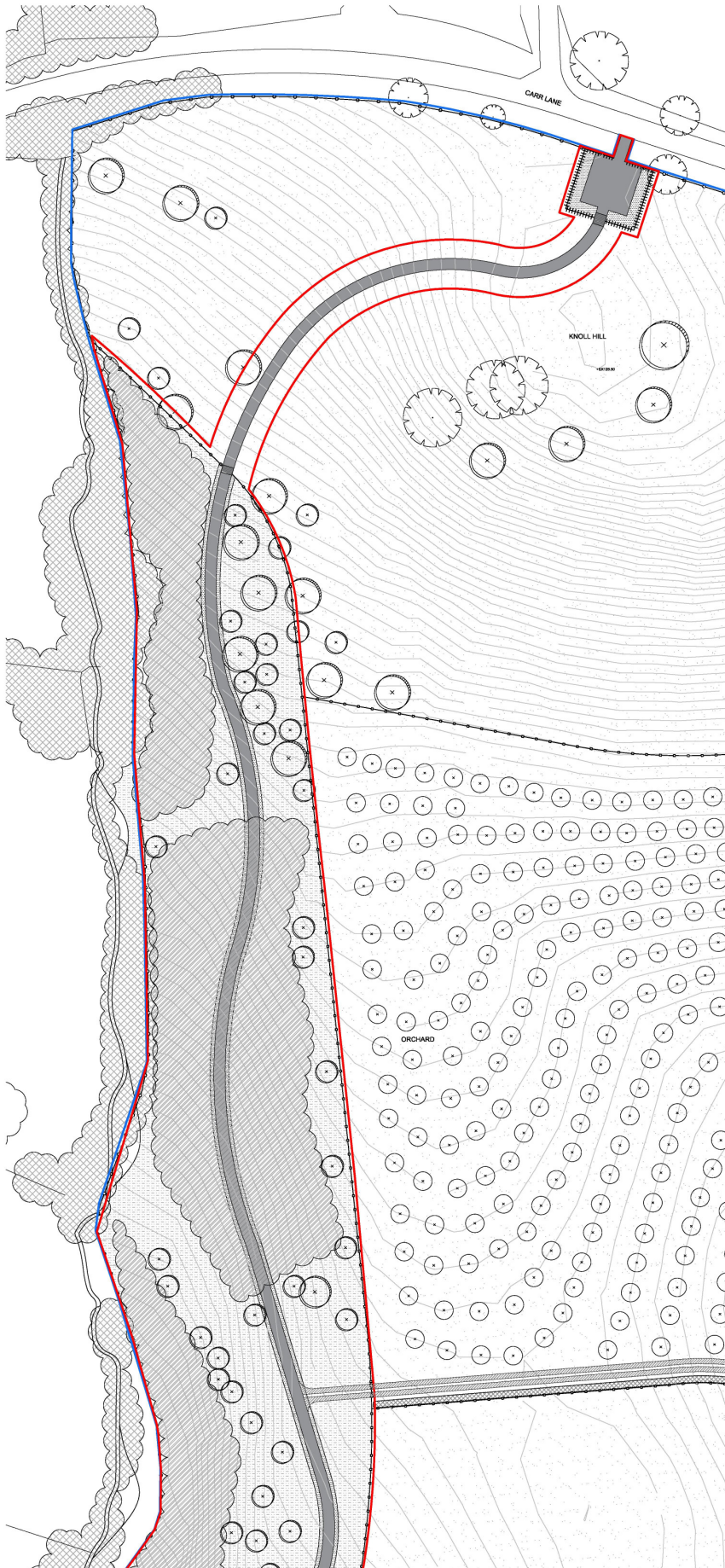
Dwg no: 1132-001 Scale: 1:1000 @A1
Date: 26/04/2018 Rev: D

FOR PLANNING
Ampleforth
Concept Masterplan





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APPLICATION BOUNDARY

OWNERSHIP BOUNDARY

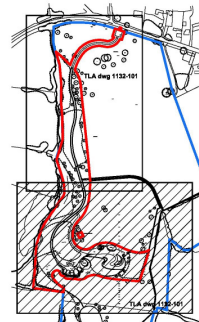
HARD LANDSCAPE KEY

- MACADAM ROAD**
Surface to proposed main access.
- AGRICULTURAL TRACK**
Crushed aggregate
- RESIN BOUND GRAVEL**
To immediate setting of the proposed dwelling and Pavilion pathway.
- CONCRETE SURFACE**
To barnable yard.
- TIMBER SLEEPER STEPS**
To Pavilion walkway. Widened step tread to allow a gentle ascent between the Pavilion and Barn.
- HIGH QUALITY NATURAL STONE STEPS**
To immediate house setting.
- HIGH QUALITY NATURAL STONE FACED HA-HA**
To main lawn.
- COBBLE THRESHOLD**
To stable yard access track and dwelling arrival area.

SOFT LANDSCAPE KEY

- EXISTING TREES RETAINED**
- PROPOSED NATIVE TREES**
- PROPOSED INDIGENOUS ORCHARD TREES**
- PROPOSED NUTTERY TREES**
- PROPOSED NATIVE WOODLAND & UNDERSTORY PLANTING**
Species to include but not limited to Alder, Hawthorn, Blackthorn, Birch, Cherry, Hornbeam, Lime, Oak and Rowan
- EXISTING WOODLAND/SCRUB PLANTING**
- PROPOSED NATIVE HEDGEROW**
Species to include but not limited to Hawthorn, common Dogwood and Honeysuckle.
- HIGH QUALITY LAWN**
High quality turf to main lawn, mown edges and mown pathways.
- NATIVE LONG GRASSES**
Managed as per 1132-4-RP001 LAMP.
- EXISTING SWORD**
Managed as per 1132-4-RP001 LAMP.
- WILDFLOWER**
Native long grass and wildflower mix to embankments. To provide natural setting and contrast to mown areas and paths.
- GORSE PLANTING**
Naturalistic gorse sward planting to photovoltaic embankment.
- WOODLAND EDGE**
Mixed fern planting to garage surround.
- ORNAMENTAL PLANTING**
Ornamental grasses and structured planting to arrival space.
- STOCK PROOF TIMBER FENCE**
- PROPOSED ESTATE RAILING PIERS**
- EXISTING POST AND WIRE FENCE**
- PROPOSED AGRICULTURAL GATE**
- CATTLE GRID**
- PHOTOVOLTAIC**
- EXISTING LEVELS**
- PROPOSED LEVELS**
- EXISTING CONTOURS**

NOTES



NOTES
Detailed levels extracted by Engineers to be undertaken on access road.
Drawings to be read in conjunction with General Arrangement Plans 1132-100 & 101.
Drawings to be read in conjunction with Landscape Arrangement 1132-101 and Landscape Arrangement 1132-RP001.

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Date Valid 9/11/2018

FOR PLANNING

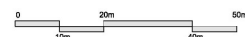
the landscape agency
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landscapeagency.co.uk

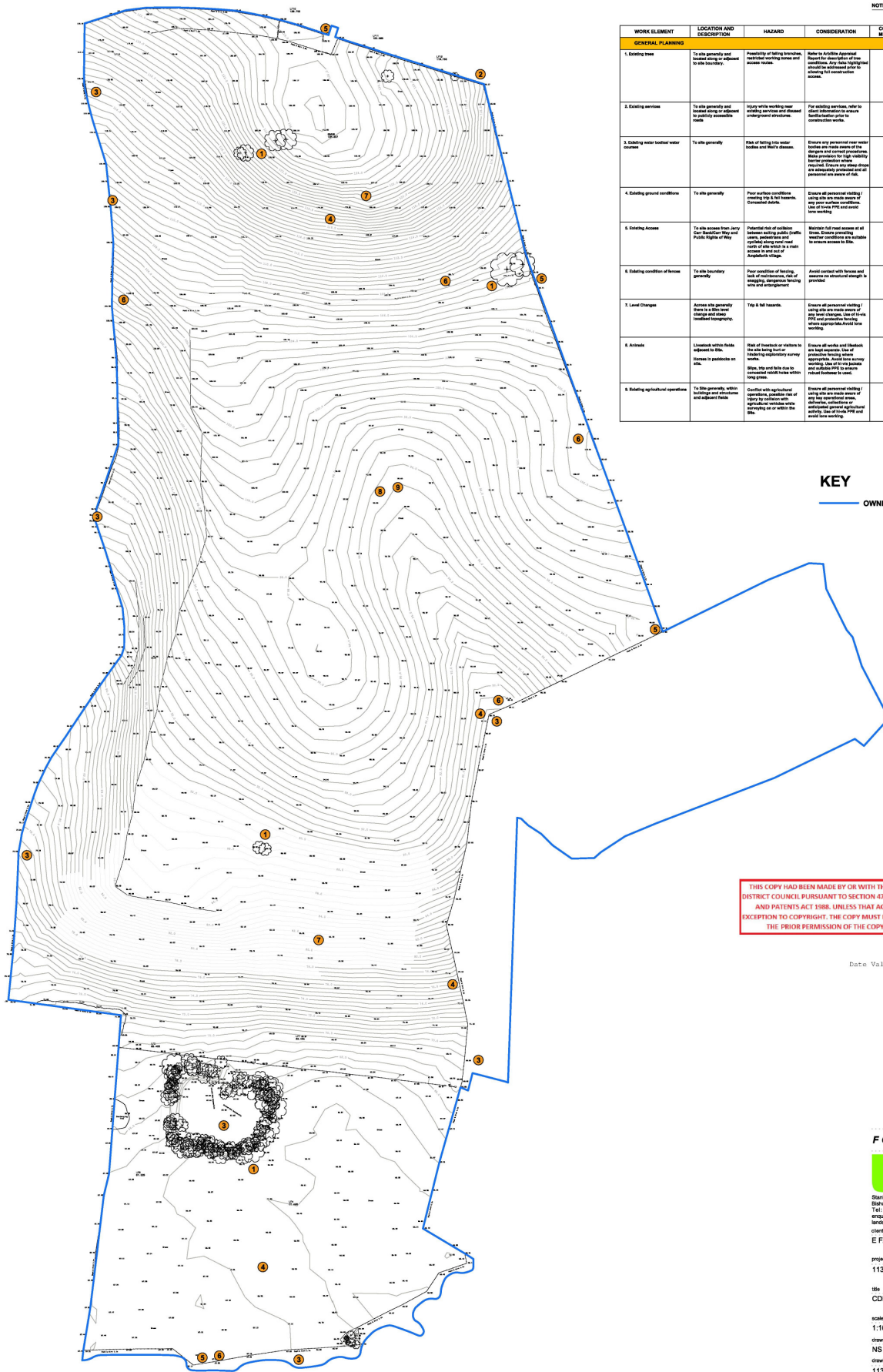
client
E FAWCETT

project
AMPLEFORTH
PARAGRAPH 55

site
GENERAL ARRANGEMENT
(2 OF 2)

scale 1:500@A1 date DATE
drawn LH checked AR
drawing number 1132-101 revision -
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NOTES

WORK ELEMENT	LOCATION AND DESCRIPTION	HAZARD	CONSIDERATION	CONTRACTOR ACTION / MEASURES TAKEN	CLEARER
GENERAL PLANNING					
1. Existing trees	To site generally and boundary along or adjacent to site boundary.	Possibility of falling branches, rootstock working loose and access routes.	Refer to Arbris Approved Report for assessment of tree conditions. Any trees highlighted should be assessed prior to access.		
2. Existing services	To site generally and boundary along or adjacent to site boundary.	Hydro work working near existing services and disused underground structures.	For existing services, refer to utility information to ensure identification prior to construction works.		
3. Existing water feature water course	To site generally	Risk of falling into water bodies and water's stream.	Ensure any personnel near water bodies are made aware of the dangers and correct procedures. Make provision for high visibility rescue procedures where applicable. Ensure any access drops are supervised and personnel are aware of risk.		
4. Existing ground conditions	To site generally	Poor surface conditions causing trip & fall hazards. Consistent debris.	Ensure all personnel visibility using site are made aware of any poor surface conditions and use of PPE and avoid low working.		
5. Existing Access	To site access from Jersey Lane (junction of High and Public Rights of Way)	Potential risk of collision between driving parties (e.g. cars, motorbikes and cyclists) and access to and from the site.	Marked full road access at all times. Ensure driving parties are made aware of the site and the access route. Ensure all personnel are visible to access routes in the site.		
6. Existing condition of fence	To site boundary generally	Poor condition of fencing, lack of maintenance, risk of snagging, dangerous, leaning and entanglement.	Avoid contact with fence and ensure no one is caught in a fence.		
7. Level Changes	Across site generally there is a 50m level change and some boundary topography.	Trips & fall hazards.	Ensure all personnel visibility using site are made aware of any poor surface conditions and use of PPE and avoid low working.		
8. Animals	Unleashed within fields adjacent to site. Access to pastures on site.	Risk of livestock or visitors to the site being hurt or obstructing emergency access routes.	Ensure all workers and livestock are not exposed to the site. Ensure all workers are made aware of the site and the access route. Ensure all personnel are visible to access routes in the site.		
9. Existing agricultural operations	To site generally, within boundary and adjacent fields.	Conflict with agricultural operations, potential risk of injury to livestock and agricultural equipment.	Ensure all personnel visibility using site are made aware of any poor surface conditions and use of PPE and avoid low working.		

KEY

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Date Valid 9/11/2018



FOR PLANNING



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email: info@thelandscapeagency.co.uk
thelandscapeagency.co.uk

client
E FAWCETT

project
1132 AMPLEFORTH

use
CDM EXISTING

scale
1:1000 @ A1

date
25-05-2018

drawn
NS

drawing number
1132-102

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