

The 'Bullring', Site 3

Thurnscoe

Specification

TOPSOIL
Topsoil is to be thoroughly cultivated prior to planting and any large stones, grass sod and other rubbish removed. Topsoil surfaces are to marry evenly into any adjacent soft landscape. Imported topsoil should comply the current BS3882:1994 Compost (proprietary non-past or natural material) is to be worked into the topsoil to the manufacturers recommended rate or at the rate of 80L/m². Depth of topsoil in planting beds is to be 300mm if underlain by good quality subsoil. In all other circumstances topsoil shall be a minimum of 450mm depth. For island beds less than 1m width topsoil shall be 500mm. All areas shall have any compaction thoroughly relieved prior to topsoiling.

PLANT MATERIAL
All plant materials shall as a minimum conform to the most recent of the following BS's or the equivalent European Standards: BS3398 P1, 1 1992 (Trees & shrubs); PT2 1990 A1 90 (Roses); P1.3 1990 C95 (Fruit, Soft & tree fruit); P1.4 1984 C 89 (Forest trees); P1.5 1998 (Bulbs, corms & tubers); P1.10 1985 (Groundcover plants). The plant materials should also meet the National Plant Specification Standards.

Planting & Delivery
Packaging and delivery of materials shall be in accordance with the Code of Practice published by the JCL1, and shall be adequately stored and protected prior to planting.

Species
Species and size of plant material is to comply with the accompanying schedule. The contractor is to obtain approval before substituting any of the species listed, otherwise the substitutes may be rejected.

Trees
All trees shall have a sturdy, reasonably straight stem and an evenly balanced head with a clearly defined leader and well balanced root system. Any rootballed or bare rooted stock is to be planted in the recognised planting season. Outside the planting season only container grown trees may be planted.

Tree pits
Tree pits shall be sufficiently large to accommodate the spread root system of bare rooted plants. Generally tree pits shall be 600mm depth 1000x1000mm for heavy standard trees and 600x600mm for feathered or staked standard trees. Pits shall be backfilled with topsoil and compost mix as described. For container grown trees the pits should accommodate the container comfortably. Any space around the container should be backfilled with good quality topsoil and firmed.

Tree Support
Unless otherwise stated trees and larger shall be supported by 2 no. stakes 1200mm long driven into the ground 600mm depth; cross brace at 500mm from the ground and secured by 1 no. rubber pacer and tie.

Shrubs and herbaceous plants
These shall be first quality well rooted, non-refrigerated stock with well developed branch and root system and not pot-bound. Shrubs and herbaceous plants shall be pit planted with 1 no. slow release fertilizer tablet at spacing indicated.

Watering
All planting is to be well watered on completion.

Mulch
All planting is to conform to the current BS 4229 (1989 A1 91), and be guaranteed for the first growing season and 1st show of leaf in the second.

MULCH
All shrub beds shall be mulched with a minimum depth of 75mm approved matured coir/turf with an even nominal particle size of 5-35mm with <5% dust and fines and less than 15% wood content. This mulch will be pest and disease free and not have been treated with metal bromide or any additives. The Pk shall be between -4.5/-5.5. The depth shall be maintained at the edges and kerbs by scooping out topsoil along the kerb edge. Contractor is to ensure that the soil is CLEAN, MOIST AND FREE FROM WEEDS immediately prior to spread of mulch. All areas shall be thoroughly watered by mulching if soil conditions are dry.

- GRASS AREAS
- SHRUB PLANTING
- TREES
- SPECIMEN PLANTS
- HEDGE PLANTING

Seed Mixture for Grass Areas

30 %	Perennial Ryegrass	(Savignon)
30 %	Perennial Ryegrass	(Margarita)
15 %	Strong Creeping Red Fescue	(Herald)
10 %	Chewings Fescue	(Darwin)
10 %	Slender Creeping Red Fescue	(Rosita)
5 %	Browtop Bent	(Highland)

SHRUBS - 3 Ltr Potted unless otherwise stated

Code	Species	Size	Nr
Ber Ste	Berberis Stenophylla	40-60	10
Bud Glo	Buddleia Globosa	40-60	22
Cho Ter	Cholysa Ternata	30-40	9
Cot Hoz	Cotonaster Horizontalis	30-40	19
Esc Don	Escallonia Donard Seedling	40-60	9
Fus Mag	Fushia Magellanica	30-40	26
Ger Mac	Geranium Macrorrhizum	20-30	45
Lav Ang	Lavendula Angustifolia	20-30	40
Ole Mac	Olearia Macrodonata	40-60	9
Ros Off	Rosmarinus Officinalis	30-40	12
Sal Off	Salvia Officinalis	20-30	10
Sed Spe	Sedum Spectabile	20-30	17
Sta Lam	Stachys Lanata	20-30	17
Vib Opu	Viburnum Opulus	40-60	9

TREES (bare root unless stated otherwise)

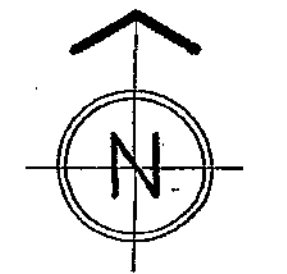
Code	Species	Size	Nr
T1	Betula Pendula	8-10	1nr
T2	Sorbus Aucuparia	8-10	1nr
T3	Acer Campestre	8-10	1nr
T4	Prunus Padus	8-10	1nr



Land at:
The 'Bullring', Site 3
Thurnscoe

2953sq. metres approx.
(0.2953 ha)

Ordnance Survey data



The outline development proposals indicated are subject to topographic/measured site survey and ground investigation, verification on site of all relevant mains service installations and consultation with the Planning and Highway Authorities. Unless otherwise indicated the outline development proposals are subject to the granting of Full Planning Approval by the Local Planning Authority which is beyond the Companies control.

BRAMALL CONSTRUCTION LIMITED	
DATE RECEIVED	11.8.08
DATE CHECKED FOR ISSU.	11 AUG 2008
CHECKED BY	[Signature]
DWG. ISSUE STATUS	A B C

AWAITING APPROVAL FROM PLANNING

Barnsley Metropolitan
Borough Council
12 AUG 2008
Corporate Mail Room

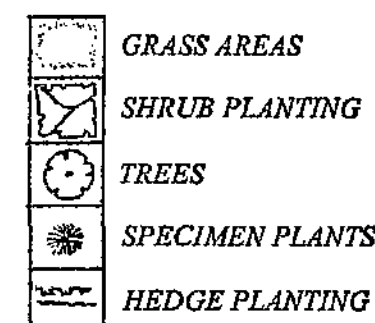
Proposed Housing Development
for Chevin Housing Association
Land at
The 'Bullring', Site 3, Thurnscoe
SITE LAYOUT

AWS Landscapes	
39 Minneymoor Lane Conisbrough Doncaster DN12 3BJ	
Tel: 01709 862260 Fax: 01709 869940	
A COMPLETE LANDSCAPING SERVICE FROM DESIGN TO CONSTRUCTION	
Project The 'Bullring' Site 3	
Drawing Title PROPOSED LANDSCAPE SCHEME	
Scale 1:200	Sheet A.1
Date 1-8-08	Design DAS
Drawn By 37.08.08	Rev.



DATE DRAWN	SCALE
DRAWING No.	

The 'Bullring', Site 4 Thurnscoe



Seed Mixture for Grass Areas

30 %	Perennial Ryegrass	(Savignion)
30 %	Perennial Ryegrass	(Margarita)
15 %	Strong Creeping Red Fescue	(Herald)
10 %	Chewings Fescue	(Darwin)
10 %	Slender Creeping Red Fescue	(Rosita)
5 %	Browtop Bent	(Highland)

SHRUBS - 3 Ltr Potted unless otherwise stated

Code	Species	Size	Nr
Bud Dav	Buddleia Davidii	40-60	3/m2
Bud Glo	Buddleia Globosa	40-60	3/m2
Cho Ter	Choysa Ternata	30-40	3/m2
Fus Mag	Fushia Magellana	30-40	4/m2
Ger Mac	Geranium Macrorrhizum	20-30	5/m2
Heb Mid	Hebe Midsummer Beauty	40-60	3/m2
Lav Ang	Lavendula Angustifolia	20-30	5/m2
Ole Mac	Olearia Macrodonata	40-60	3/m2
Per Bis	Persicaria Bistorta	20-30	5/m2
Res Off	Rosmarinus Officinalis	30-40	4/m2
Sal Off	Salvia Officinalis	20-30	5/m2
Sta Lam	Stachys Lanata	20-30	5/m2
Vib Opu	Viburnum Opulus	40-60	3/m2

TREES (bare root unless stated otherwise)

Code	Species	Size	Nr
T1	Betula Pendula	8-10	2nr
T2	Sorbus Aucuparia	8-10	1nr
T3	Acar Campestre	8-10	1nr
T4	Prunus Padus	8-10	1nr

Specification

TOPSOIL
Topsoil is to be thoroughly cultivated prior to planting and any large stones, grass soil and other rubbish removed. Topsoil surfaces are to be evenly laid to any adjacent soft landscape. Imported topsoil should comply with the current BS3882:1994. Compost (proprietary non-peat or natural manure) is to be worked into the topsoil to the manufacturers recommended rate or at the rate of 100L/m². Depth of topsoil in planting beds is to be 300mm if underlain by good quality subsoil. In all other circumstances topsoil shall be a minimum of 450mm depth. For island beds less than 1m width topsoil shall be 500mm. All areas shall have any compaction thoroughly relieved prior to topsoiling.

PLANT MATERIAL
All plant materials shall be as a minimum conform to the most recent of the following BS's or the equivalent European Standards: BS3998 Pt. 1 1992 (Trees & shrubs); PT2 1990 A1 90 (Roses); Pt.3 1990 C55 (Fruit, Soft & tree fruit); Pt.4 1994 C59 (Forest trees); Pt.5 1992 (Bulbs, corms & tubers); Pt.10 1989 (Groundcover plants). The plant materials should also meet the National Plant Specification Standards.

Packaging & Delivery
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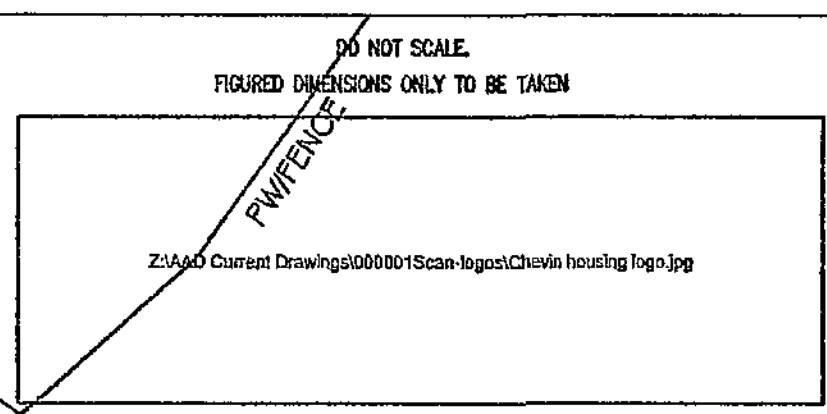
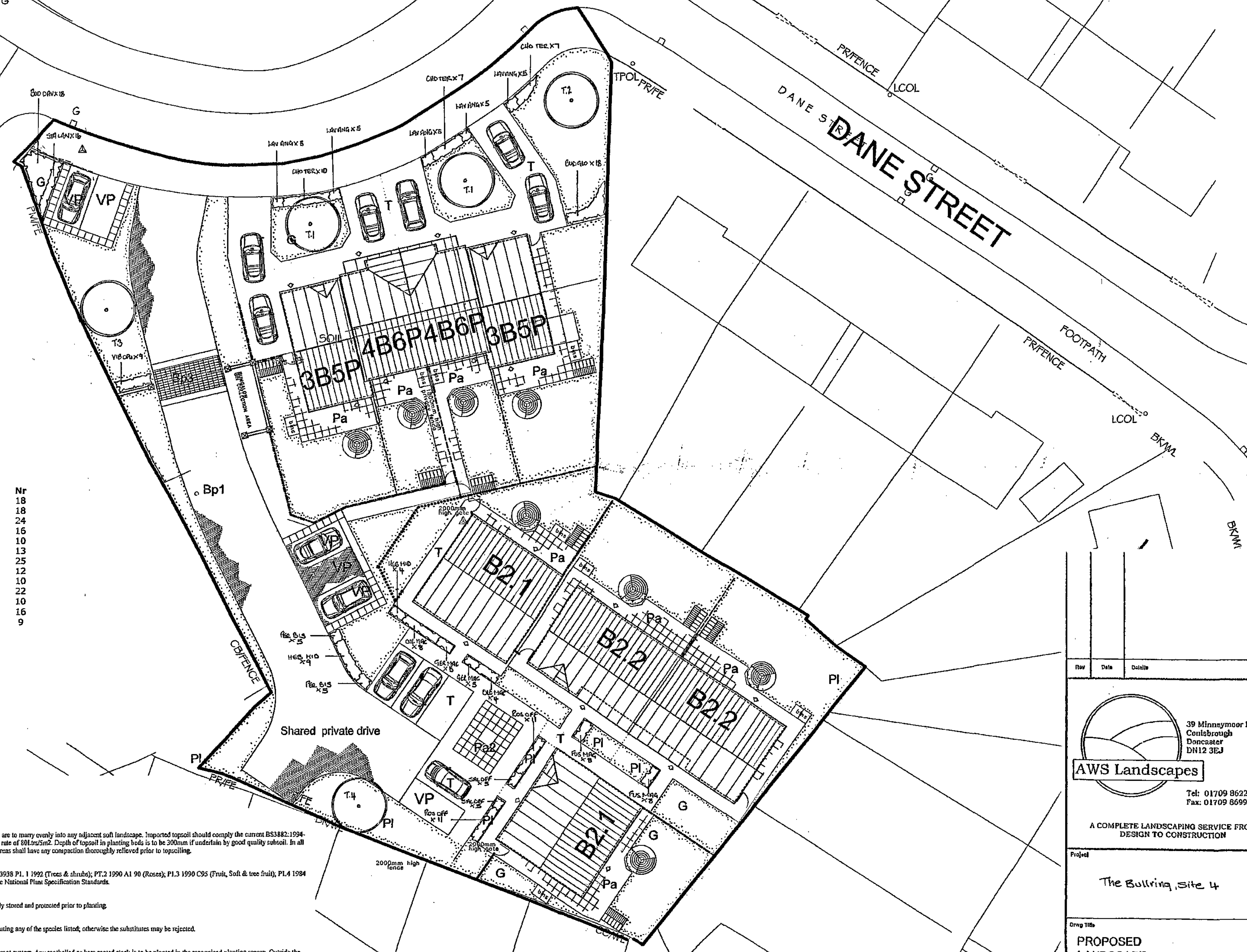
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Shrubs and herbaceous plants
These shall be first quality well rooted, non-rejuvenated stock with well developed branch and root system and not pot-bound. Shrubs and herbaceous plants shall be pit planted with 1 no. slow release fertilizer tablet at spacing indicated.

Watering
All planting is to be well watered on completion.

All planting is to conform to the current BS 4428 (1989 A1 91), and be guaranteed for the first growing season and 1st show of leaf in the second.

MULCH
All shrub beds shall be mulched with a minimum depth of 75mm approved matured conifer bark with an even nominal particle size of 5-35mm with <5% dust and fines and less than 15% wood content. The mulch will be pest and disease free and not have been treated with methyl bromide or any additives. The Pk shall be maintained at the edges and kerbs by scooping out topsoil along the kerb edge. Contractor is to ensure that the soil is CLEAN, MOIST AND FREE FROM WEEDS immediately prior to spread of mulch. All areas shall be thoroughly watered to mulching if soil conditions are dry.



Schedule of Accommodation	
2B3P Bungalow 61sqm	04
3B5P Family House 85.5sqm	02
4B6P Family House 117sqm (inc. garage)	02
Total Dwellings	08

Car Parking Provision:
6no. in curtilage, 4no. allocated
& 6no. visitor parking spaces

Land at:
The 'Bullring', Site 4
Thurnscoe

STN 11
SITE AREA (gross) 23.674
2660sq. metres 660.44
(0.266 ha) 60.863

Ordinance Survey data

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Barnsley Metropolitan
Borough Council
12 AUG 2008

Corporate Mail Room

revisions	
Rev	Date
1	11.8.08
2	11 AUG 2008

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PLANNING

**Proposed Housing Development
for Chevin Housing Association**

Land at
The 'Bullring', Site 4, Thurnscoe

SITE LAYOUT

DATE DRAWN	SCALE
---------------	-------

DRAWING No.

39 Minnymoor Lane
Doncaster
DN12 3ED
Tel: 01709 862260
Fax: 01709 869940

**A COMPLETE LANDSCAPING SERVICE FROM
DESIGN TO CONSTRUCTION**

Project
The Bullring, Site 4

Dwg title
**PROPOSED
LANDSCAPE
SCHEME**

Scale 1:200	Sheet A.1
Date 4-8-08	Design DAS
Dwg No 38:08:03	Rev.