North Point

N
W
E
S

Mix Schedule

Abb. Name	House Type	Quantity
T1	TYPE 1	02
T2	TYPE 2	02
T3	TYPE 3	02
T4	TYPE 4	02
T5	TYPE 5	04
T6	TYPE 6	01
T7	TYPE 7	08
T8	TYPE 8	03
T9	TYPE 9	07
T10	TYPE 10	02
T11	TYPE 11	04
T12	TYPE 12	02
T12	TYPE 12	02
TOTAL		41

Key:

- Indicative traffic calming feature
- Indicative landscaping - refer to Smeedon Foreman designs for details.
- Proposed cycle store
- Proposed bin store
- Existing Tree to be retained
- Existing tree to be removed

Notes:

All visibility splays to be adopted by BMBC subject to completion of S38 agreement

For further information trees please refer to Smeedon Foreman Tree report.

Rev	Date	Description	Initials
-	28/08/12	First Issue	BD

Development	HIGHAM LANE
Location	DODWORTH
Marketing Name	
Drawing Title	Planning Layout - Colour
Drawing Number	4707-16-02-01
Revision	-
Scale @ A2	1:500
Drawn By	BD
Date Started	28.08.12
Checked by	
Date	

REDROW HOMES
Redrow Homes Yorkshire
Redrow House, Brunel Road, Wakefield, West Yorkshire, WF2 0XG
Tel: 01924 822666 Fax: 01924 821 901 Web: www.redrow.co.uk

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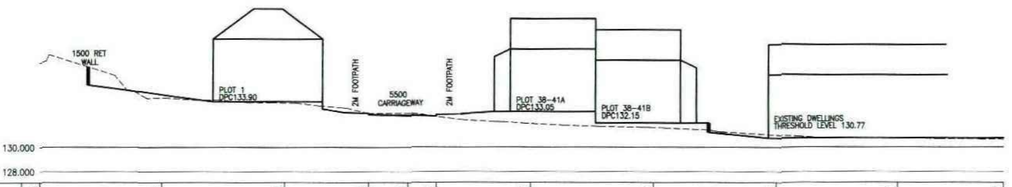
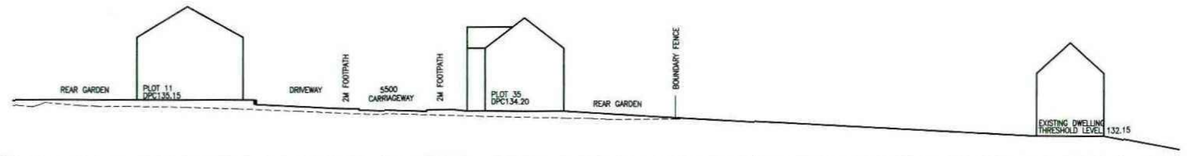
REFER ALSO TO DRAWING NUMBER
12/569/6020 FOR SITE LEVELS



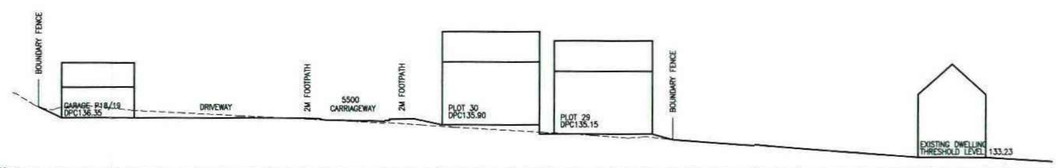
CHAINAGE	0.000	10.000	20.000	28.800	30.000	32.327	40.000	50.000	60.000	70.000	78.545
EXISTING LEVELS	136.917	134.014	132.641		132.781		131.937	131.613	131.007	130.751	130.642
PROPOSED ROAD LEVELS				132.693	132.618	132.562					

SECTION A – A



CHAINAGE	0.000	10.000	20.000	28.254	30.000	33.745	40.000	50.000	54.536	60.000	70.000	80.000	90.000	95.106
EXISTING LEVELS	134.599	134.483	134.264		133.930		133.981	133.390	133.463			132.000		
PROPOSED ROAD LEVELS				134.170	134.123	134.075								

SECTION B – B



CHAINAGE	0.000	10.000	20.000	25.130	30.000	40.000	50.000	53.810	60.000	70.000	80.000	84.748
EXISTING LEVELS	136.480	136.940	136.655		135.941	135.524	134.676	134.538			133.080	
PROPOSED ROAD LEVELS				136.201	136.100 / 136.000							

SECTION C – C

1. All work to be in accordance with the current Building Regulations 2. Only written dimensions to be used 3. Discrepancies and abnormalities to be reported. 4. If in doubt Ask.

Revision.

James Eaton Design
Design Consultant
Development · Highways · Drainage
Stoneycroft, Brackenhill, Ackworth,
Pontefract, West Yorkshire WF7 7BC.
Tel. 01977 618626 Fax 01977 625114
e-mail james@jameseatondesign.co.uk

Client.
Redrow Homes

Site.
Higham Lane,
Ferrybridge Road, Pontefract.

Title.
Cross Sections

Date:	Scales:	Drawing No.
Sept 2012	1/250	12/569/6021

KEY

- PROPOSED FOUL SEWER
- EXISTING FOUL SEWER
- PROPOSED SW SEWER
- CULVERTED WATERCOURSE

1. All work to be in accordance with the current Building Regulations 2. Only written dimensions to be used 3. Discrepancies and abnormalities to be reported 4. If in doubt Ask.

Revision.

James Eaton Design

Design Consultant

Development · Highways · Drainage

Stoneycroft, Brackenhill, Ackworth,
Pontefract, West Yorkshire WF7 7BG.
Tel. 01977 618626 Fax 01977 625114
e-mail james@jameseatondesign.co.uk

Client. Redrow Homes

Site: Higham Lane, Dodworth, Barnsley.

Title. Drainage Strategy Plan

Date:	Scales.	Drawing No.
Sept 2012	1/500	12/569/6019

North Point

N
W E
S

Mix Schedule

Abb. Name	House Type	Quantity
T1	TYPE 1	02
T2	TYPE 2	02
T3	TYPE 3	02
T4	TYPE 4	02
T5	TYPE 5	04
T6	TYPE 6	01
T7	TYPE 7	08
T8	TYPE 8	03
T9	TYPE 9	07
T10	TYPE 10	02
T11	TYPE 11	04
T12	TYPE 12	02
T12	TYPE 12	02
TOTAL		41

Key

- Indicative traffic calming feature
- Indicative landscaping - refer to Smeedon Foreman designs for details
- Proposed cycle store
- Proposed bin store
- Existing Tree to be retained
- Existing tree to be removed

Notes:

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For further information trees please refer to Smeedon Foreman Tree report.

Rev	Date	Description	Initials
-	28/08/12	First issue	BD

Development	HIGHAM LANE
Location	DODWORTH
Marketing Name	
Drawing Title	Planning Layout
Drawing Number	4707-16-02-01
Revision	-
Scale @ A2	1:500
Drawn By	BD
Date Started	28.08.12
Checked by	
Date	

REDROW HOMES
Redrow Homes Yorkshire
Redrow House, Brunel Road, Wakefield, West Yorkshire, WF2 0XG
Tel: 01924 822588 Fax: 01924 821 901 Web: www.redrow.co.uk

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North Point

N
W E
S

Mix Schedule

Abb. Name	House Type	Quantity
T1	TYPE 1	02
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T4	TYPE 4	02
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Rev	Date	Description	Initials
-	28/08/12	First Issue	BD

Development	HIGHAM LANE
Location	DODWORTH
Marketing Name	
Drawing Title	Planning Layout
Drawing Number	4707-16-02-01
Revision	-
Scale @ A2	1:500
Drawn By	BD
Date Started	28.08.12
Checked by	
Date	

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Redrow Homes Yorkshire
Redrow House, Brunel Road, Wakefield, West Yorkshire, WF2 0XG
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North Point

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LEGEND

BOUNDARY TREATMENT

- 1.8m Close Boarded Fence
- 1.2m Post and Rail Fence
- 1.8m Brick Screen Wall
- 0.6m Knee Rail Fencing
- 2.1m Acoustic Fencing

Rev	Date	Description	Initials
-	28/08/12	First Issue	BD

Development	**HIGHAM LANE**		
Location	DODWORTH		
Marketing Name			
Drawing Title	Boundary Treatment		
Drawing Number	**4707-16-02-02**		
Revision	-	Scale @ A2	1:500
Drawn By	CU	Date Started	28.08.12
Checked by		Date	

REDROW HOMES

Redrow Homes Yorkshire

Redrow House, Brunel Road, Wakefield, West Yorkshire, WF2 0XG
Tel: 01924 822566 Fax: 01924 821 901 Web: www.redrow.co.uk

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North Point

N
W E
S

LEGEND

BRICK

Ibstock New Sandhurst Stock

Ibstock Weston Red Multi Stock

Ibstock Marlborough Stock

CONSTRASTING BRICK

Contrasting bricks to be Ibstock Leicester Red Stock for exact placing of facing and contrasting bricks and use of render refer to housetype elevation drawings and C-Series contrasting brick location document .

DRY VERGE COLOURS

All dry verges to be slate gray.

ROOF TILE

Russell Highland Mock Bond Slate Grey

Russell Highland Mock Bond Cottage Red

LOW ROOF, BAYS AND CANOPIES

Where plain tiles are indicated on working drawings, low roofs, canopies and bays to be finished using Russell Plain Tiles, colour to match main roof .

RENDER

Monocouche-Weber through colour render to be applied with rough cast finish. Colour = Chalk Ref: 2500

BRICK SCREEN WALL

Ibstock New Sandhurst Stock Brick Wall

Ibstock Weston Red Multi Stock Brick Wall

Ibstock Marlborough Stock Brick Wall

For details of brick wall refer to 4899-16-05-01A and 4707-16-02-02

NOTES

WINDOWS TO BE WHITE UPVC.

RAINWATER GUTTERS AND DOWNPIPES TO BE BLACK FOR BRICK AND RENDER ELEVATIONS.

Rev	Date	Description	Initials
-	28/08/12	First Issue	BD

Development	**HIGHAM LANE**		
Location	DODWORTH		
Marketing Name			
Drawing Title	Materials Layout		
Drawing Number	**4707-16-02-03**		
Revision	-	Scale @ A2	1:500
Drawn By	BD	Date Started	28.08.12
Checked by			Date

REDROW HOMES
Redrow Homes Yorkshire
Redrow House, Brunel Road, Wakefield, West Yorkshire, WF2 0XG
Tel: 01924 822586 Fax: 01924 821 901 Web: www.redrow.co.uk

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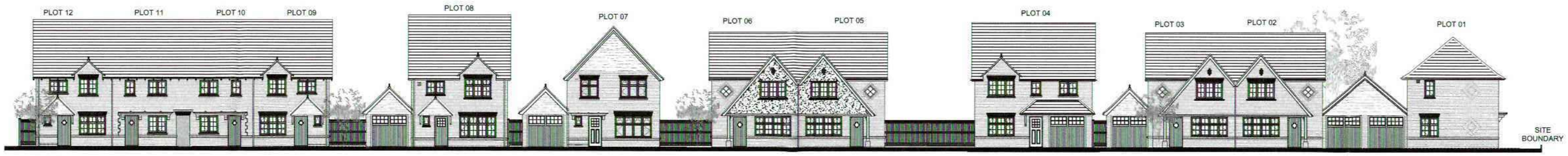

SECTION A-A
NTS

SECTION B-B
NTS

SITE LAYOUT
Scale 1:1000

Rev	Date	Description	Initials
-	07.09.12	First Issue	CU

Development	HIGHAM LANE
Location	DODWORTH
Marketing Name	
Drawing Title	Typical Streetscene
Drawing Number	4707-16-02-05
Revision	-
Scale @ A1	As shown
Drawn By	CU
Date Started	07.09.12
Checked by:	
Date	

REDROW HOMES
Redrow Homes Yorkshire
Redrow House, Brunel Road, Wakefield, West Yorkshire, WF2 0XG
Tel: 01924 822566 Fax: 01924 821 901 Web: www.redrow.co.uk

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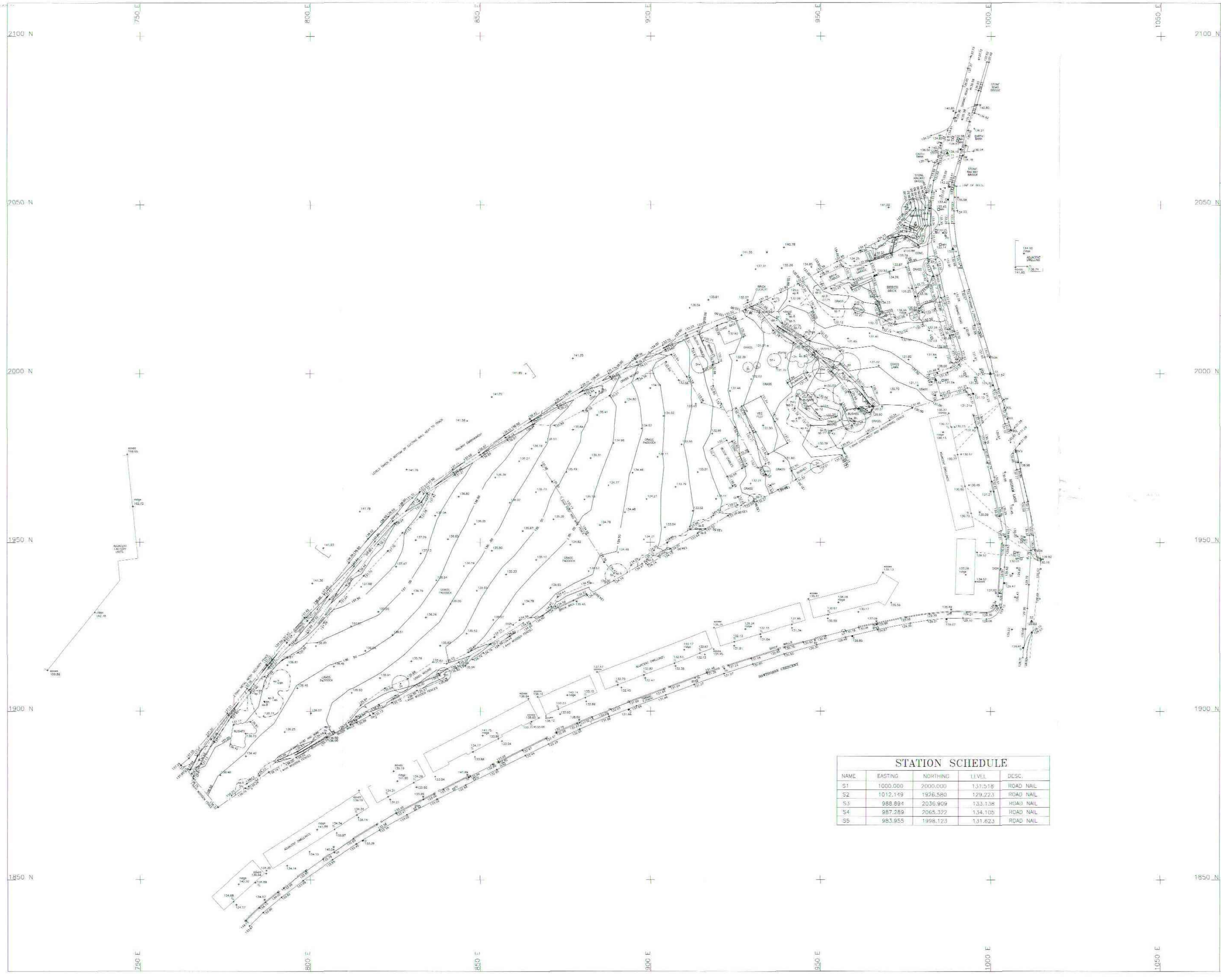

STATION SCHEDULE

NAME	EASTING	NORTHING	LEVEL	DESC.
S1	1000.000	2000.000	131.518	ROAD NAIL
S2	1012.149	1976.580	129.223	ROAD NAIL
S3	988.894	2036.909	133.138	ROAD NAIL
S4	987.289	2065.322	134.105	ROAD NAIL
S5	983.955	1998.123	131.623	ROAD NAIL

SURVEY NOTES

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GRID — Local Plane Metric Aligned North.

LEVELS — Metric Relative to Ordnance Datum, Newlyn

BENCH MARK — Located on north face of adjacent railway bridge. Value– 134.78m A.O.D.

N

APPROX. DIRECTION OF NORTH

KEY

BH	Borehole
BM	Bench Mark
EP	Electricity Pole
FH	Fire Hydrant
FHS	Fire Hydrant Sign
GAS	Gas Valve
G	Gully
GP	Gate Post
IC	Inspection Cover
IL	Invert Level
KO	Kerb Outlet
LP	Lamppost
MH	Manhole
SIN	Survey Station
SV	Stop Valve
SVP	Soil and Vent Pipe
TP	Telegraph Pole
W	Top of Wall Level
TL	Treshold Level

Top of Batter
Bottom of Batter
Edge (General)
Fenceline
Hedgeline
Overhead Line
Pinkerb
Edge of Planting
Overhead Cables

PROJECT TITLE

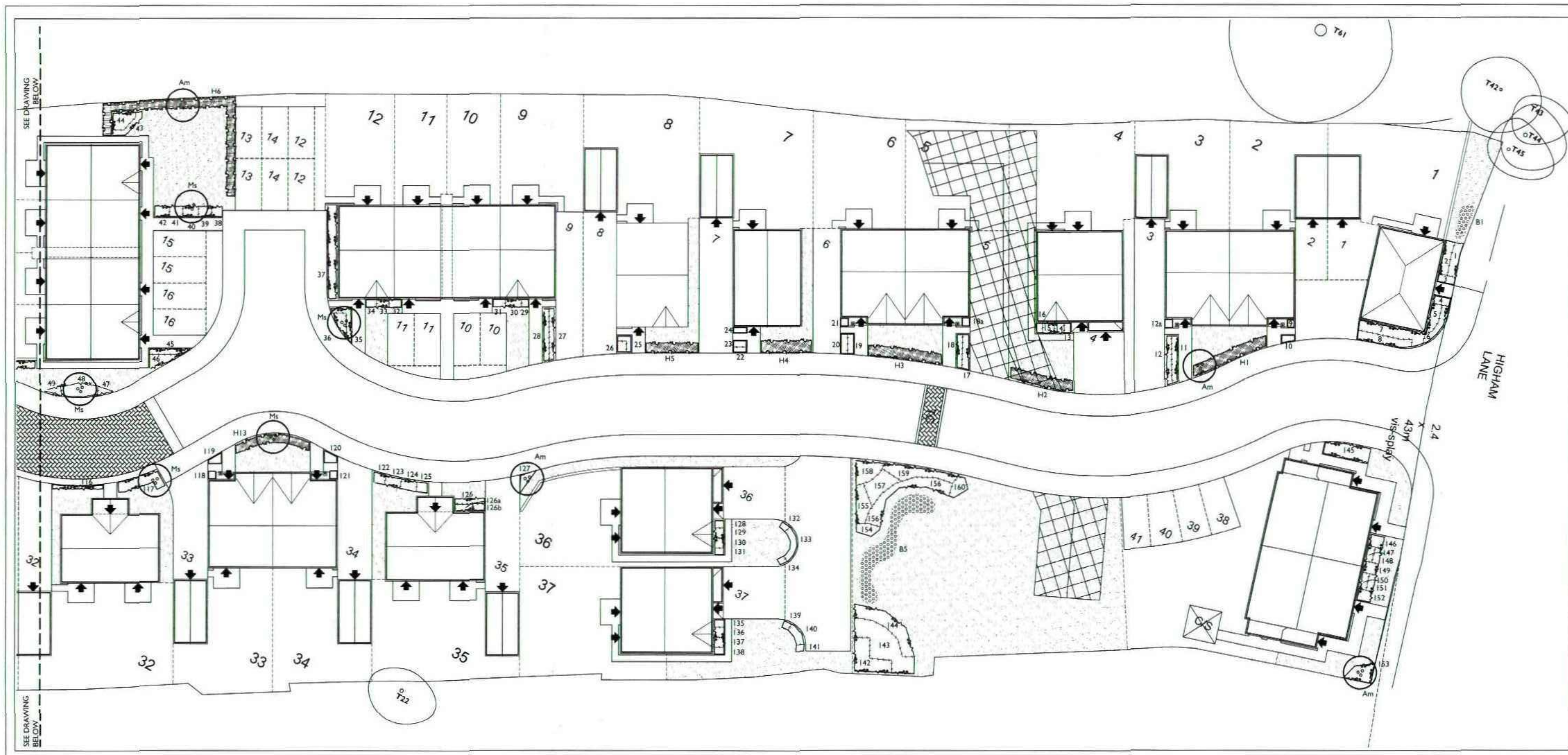
25, HIGHAM LANE, DODWORTH, BARNSLEY.

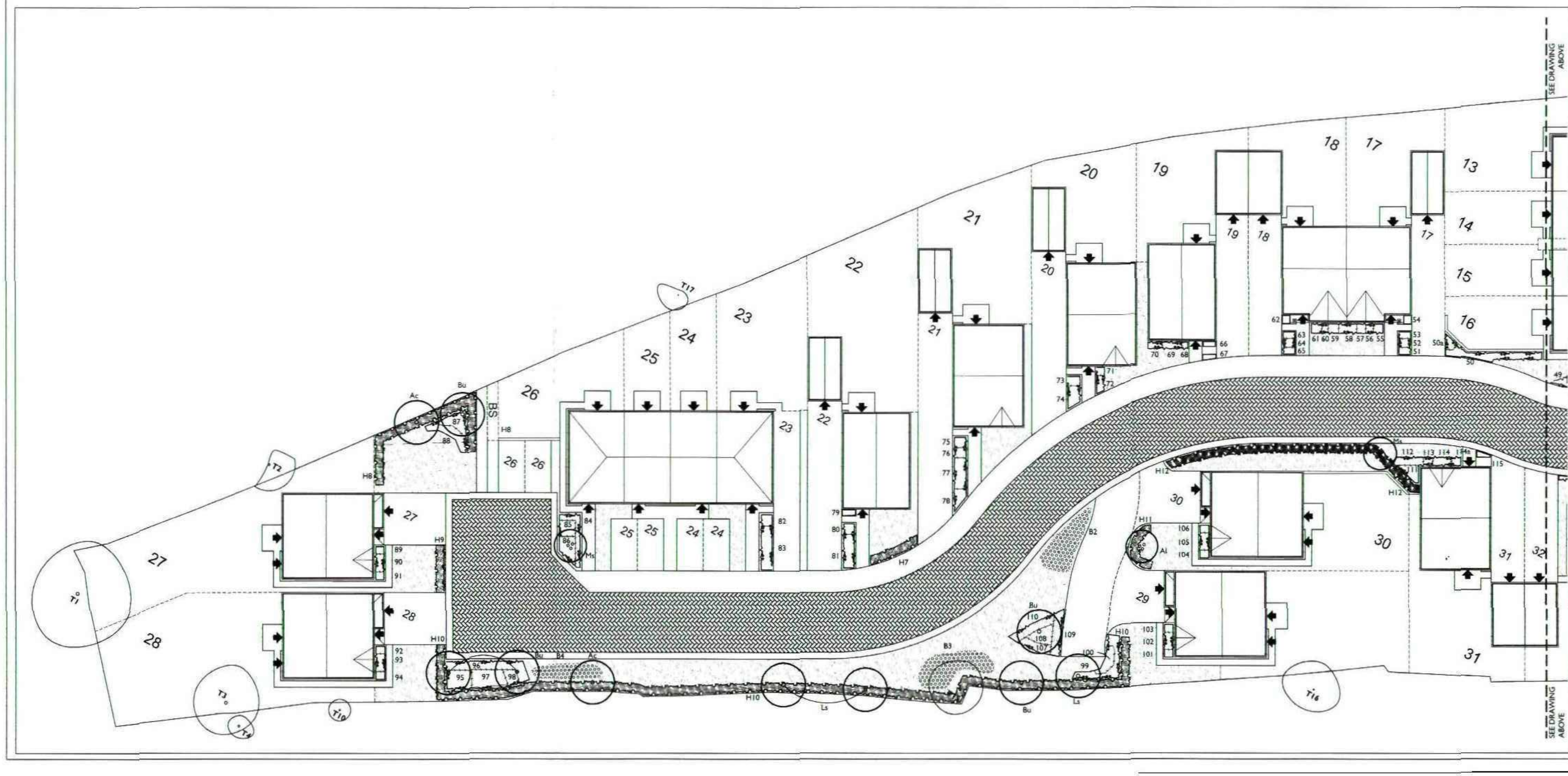
DRAWING TITLE

TOPOGRAPHICAL SURVEY

benchmark
LAND SURVEYS
7 Blenheim Terrace
Leeds LS2 9HZ
Tel 0113 2268 666
Fax 0113 2260 658

FILE NAME	SCALE
2131	1:500 at A1
DRAWN — DATE: CC 06/02/07	CHECKED — DATE: DK 06/02/07
DRAWING: BM2131/01	REVISION / DATE





Schedule of Shrub Beds

Bed	Species	No.
1	Skimmia japonica 'Rubella'	11
2	Euonymous fortunei 'Emerald gaiety'	8
3	Persicaria affinis 'Darjeeling red'	9
4	Persicaria affinis 'Darjeeling red'	9
5	Euonymous fortunei 'Emerald gaiety'	9
6	Hebe 'Mrs Winder'	11
7	Prunus laurocerasus 'Otto Luyken'	24
8	Rosa 'White Meidiland'	20
9	Bergenia cordifolia	5
10	Hebe pinguifolia 'Sutherlandii'	5
11	Lavandula 'Munstead'	11
12	Hebe 'Mrs Winder'	13
12a	Lavandula 'Munstead'	4
13	Cistus x pulverulentus 'Sunset'	4
14	Hebe 'Mrs Winder'	4
15	Santolina 'Rosmarinifolia'	4
16	Lavandula 'Munstead'	4
17	Hypericum patulum 'Hidcote'	9
18	Hebe 'Mrs Winder'	9
18a	Phormium 'Bronze baby'	4
19	Hebe pinguifolia 'Sutherlandii'	5
20	Hypericum patulum 'Hidcote'	5
21	Cistus x pulverulentus 'Sunset'	3
22	Persicaria affinis 'Darjeeling red'	7
23	Skimmia japonica 'Rubella'	3
24	Bergenia cordifolia	6
25	Hebe pinguifolia 'Sutherlandii'	5
26	Cistus x pulverulentus 'Sunset'	3
27	Hebe 'Mrs Winder'	11
28	Lavandula 'Munstead'	11
29	Cistus 'Silver pink'	2
30	Potentilla 'Abbotswood'	3
31	Choisya ternata 'Aztec pearl'	1
32	Choisya ternata 'Aztec pearl'	1
33	Phormium 'Bronze baby'	3
34	Santolina 'Rosmarinifolia'	3
35	Cistus x pulverulentus 'Sunset'	8
36	Persicaria affinis 'Darjeeling red'	9
37	Cornus 'Ivory Halo'	28
	Hydrangea petiolaris	2
38	Hebe pinguifolia 'Sutherlandii'	5
39	Cistus x pulverulentus 'Sunset'	5
40	Heuchera 'Black beauty'	5
41	Skimmia japonica 'Rubella'	5
42	Bergenia 'Bressingham ruby'	11
43	Skimmia japonica 'Rubella'	10
44	Prunus laurocerasus 'Otto Luyken'	12
45	Hebe 'Mrs Winder'	9
46	Bergenia cordifolia	15
47	Bergenia 'Bressingham ruby'	6
48	Rosa 'White Meidiland'	20
49	Bergenia 'Bressingham ruby'	6
50	Hypericum patulum 'Hidcote'	8
50a	Phormium 'Bronze baby'	3
51	Persicaria affinis 'Darjeeling red'	6
52	Prunus laurocerasus 'Otto Luyken'	4
53	Skimmia japonica 'Rubella'	4
54	Hebe pinguifolia 'Sutherlandii'	4
55	Lavandula 'Munstead'	5
56	Hebe 'Mrs Winder'	3
57	Rosmarinus 'Miss Jessop's Upright'	3
58	Rosa 'White Meidiland'	7
59	Rosmarinus 'Miss Jessop's Upright'	3
60	Hebe 'Mrs Winder'	3
61	Lavandula 'Munstead'	5
62	Hebe pinguifolia 'Sutherlandii'	3
63	Skimmia japonica 'Rubella'	4
64	Prunus laurocerasus 'Otto Luyken'	4
65	Persicaria affinis 'Darjeeling red'	6
66	Lavandula 'Munstead'	4
67	Bergenia cordifolia	5
68	Phormium 'Bronze baby'	3
69	Cistus x pulverulentus 'Sunset'	4
70	Potentilla 'Abbotswood'	3
71	Lavandula 'Munstead'	5
72	Hebe 'Mrs Winder'	6
73	Choisya ternata 'Aztec pearl'	2
74	Prunus laurocerasus 'Otto Luyken'	8
75	Lavandula 'Munstead'	6
76	Phormium 'Bronze baby'	3
77	Hebe pinguifolia 'Sutherlandii'	15
78	Bergenia 'Bressingham ruby'	14
79	Phormium 'Bronze baby'	2
80	Hebe pinguifolia 'Sutherlandii'	6
81	Prunus laurocerasus 'Otto Luyken'	14
82	Hebe pinguifolia 'Sutherlandii'	6
83	Prunus laurocerasus 'Otto Luyken'	15
84	Bergenia cordifolia	29
85	Skimmia japonica 'Rubella'	8
86	Rosa 'White Meidiland'	12
87	Cotinus coggygria 'Royal purple'	9
88	Rosa 'White Meidiland'	15
89	Skimmia japonica 'Rubella'	4
90	Euonymous fortunei 'Emerald gaiety'	6
91	Heuchera 'Black beauty'	4
92	Skimmia japonica 'Rubella'	4
93	Euonymous fortunei 'Emerald gaiety'	6
94	Heuchera 'Black beauty'	4
95	Cotinus coggygria 'Royal purple'	9
96	Euonymous fortunei 'Emerald gaiety'	25
97	Cornus 'Ivory Halo'	15
98	Bergenia 'Bressingham ruby'	9
99	Euonymous fortunei 'Emerald gaiety'	16
100	Bergenia 'Bressingham ruby'	18
101	Cistus x pulverulentus 'Sunset'	3
102	Potentilla 'Abbotswood'	4
103	Phormium 'Bronze baby'	3
104	Bergenia cordifolia	5
105	Hebe 'Mrs Winder'	6
106	Cistus x pulverulentus 'Sunset'	4
107	Bergenia cordifolia	13
108	Choisya ternata 'Aztec pearl'	3
109	Lavandula 'Munstead'	20
110	Rosa 'White Meidiland'	17
111	Cornus 'Ivory Halo'	6
112	Hebe 'Mrs Winder'	10
113	Phormium 'Bronze baby'	3
114	Potentilla 'Abbotswood'	4
114a	Persicaria affinis 'Darjeeling red'	7
115	Bergenia cordifolia	5
116	Persicaria affinis 'Darjeeling red'	13
117	Prunus laurocerasus 'Otto Luyken'	13
118	Phormium 'Bronze baby'	4
119	Hebe 'Mrs Winder'	4
120	Hebe 'Mrs Winder'	4
121	Phormium 'Bronze baby'	4
122	Choisya ternata 'Aztec pearl'	2
123	Potentilla 'Abbotswood'	4
124	Hebe pinguifolia 'Sutherlandii'	6
125	Cistus x pulverulentus 'Sunset'	4
126	Persicaria affinis 'Darjeeling red'	13
126a	Euonymous fortunei 'Emerald gaiety'	5
126b	Bergenia 'Bressingham ruby'	6
127	Phormium 'Bronze baby'	5
128	Bergenia cordifolia	5
129	Euonymous fortunei 'Emerald gaiety'	4
130	Skimmia japonica 'Rubella'	4
131	Phormium 'Bronze baby'	4
132	Bergenia 'Bressingham ruby'	4
133	Rosa 'White Meidiland'	16
134	Bergenia 'Bressingham ruby'	4
135	Bergenia cordifolia	7
136	Euonymous fortunei 'Emerald gaiety'	4
137	Skimmia japonica 'Rubella'	4
138	Phormium 'Bronze baby'	4
139	Bergenia 'Bressingham ruby'	4
140	Rosa 'White Meidiland'	6
141	Bergenia 'Bressingham ruby'	4
142	Cotinus coggygria 'Royal purple'	17
143	Cornus 'Ivory Halo'	35
144	Skimmia japonica 'Rubella'	35
145	Prunus laurocerasus 'Otto Luyken'	22
146	Skimmia japonica 'Rubella'	7
147	Bergenia cordifolia	7
148	Euonymous fortunei 'Emerald gaiety'	4
149	Choisya ternata 'Aztec pearl'	2
150	Bergenia cordifolia	9
151	Euonymous fortunei 'Emerald gaiety'	4
152	Skimmia japonica 'Rubella'	6
153	Prunus laurocerasus 'Otto Luyken'	11
154	Hebe 'Mrs Winder'	9
155	Bergenia cordifolia	36
156	Prunus laurocerasus 'Otto Luyken'	42
157	Rosa 'White Meidiland'	24
158	Hebe 'Mrs Winder'	23
159	Bergenia cordifolia	55
160	Hebe 'Mrs Winder'	10

Schedule of Plant Material

Note: Bare root material to be supplied in containers if planted out of season

If there is supply discrepancy between plant and pot size. PLANT SIZE TAKES PRECEDENCE

Trees

Code	Species	Size	Spec.	No.
Ac	Acer campestre	14-16cm Extra heavy standard	4.5-6m Root balled	2
Al	Amelanchier lamarkii	150-175cm, 25Lt, Multi-stem, Branched, min 6 breaks	Rootballed	5
Bu	Betula utilis 'Jacquemontii'	14-16cm Extra heavy standard	4.5-6m Root balled	5
BuMs	Betula utilis 'Jacquemontii'	Multi-stem	3.5-4m Root balled	omitted
Ls	Liquidamber styraciflua	14-16cm Extra heavy standard	4.5-6m Root balled	3
Ms	Magnolia x soulangeana	150-175cm, Branched, min 5 breaks	Rootballed	7

Shrubs

Species	Size	Pot	Spec.	Dens.
Bergenia 'Bressingham ruby'	15-20cm	2Lt	Full pot	9/m²
Bergenia cordifolia	15-20cm	2Lt	Full pot	9/m²
Cistus x pulverulentus 'Sunset'	30-40cm	3Lt	Bushy, min 4 breaks	4/m²
Choisya ternata 'Aztec pearl'	30-40cm	5Lt	Bushy, min 5 breaks	1/m²
Cornus 'Ivory Halo'	40-60cm	3Lt	Branched, min 4 breaks	4/m²
Corylus avellana	40-60cm	BR	Transplant 1+1, min 2 breaks	Hedges
Cotinus coggygria 'Royal purple'	20-30cm	2Lt	Branched, min 3 breaks	4/m²
Crataegus monogyna	40-60cm	BR	Transplant 1+1, min 2 breaks	Hedges
Euonymous fortunei 'Emerald gaiety'	20-30cm	5Lt	Bushy, min 5 breaks	4/m²
Carpinus betulus	40-60cm	BR	Transplant 1+1, min 2 breaks	Hedges
Hebe pinguifolia 'Sutherlandii'	20-30cm	3Lt	Bushy, min 5 breaks	5/m²
Hebe 'Mrs Winder'	20-30cm	3Lt	Bushy, min 7 breaks	5/m²
Heuchera 'Black beauty'	15-20cm	2Lt	Full pot	5/m²
Hydrangea petiolaris	60-80cm	15Lt	Several shoots, min 3 breaks, cane	Spot
Hypericum patulum 'Hidcote'	30-40cm	3Lt	Bushy, min 5 breaks	4/m²
Ilex aquifolium	30-40cm	2Lt	Bushy, min 3 breaks	Hedges
Lavandula 'Munstead'	20-30cm	3Lt	Bushy, min 5 breaks	5/m²
Ligustrum ovalifolium	40-60cm	BR	Transplant 1+1, min 2 breaks	Hedges
Persicaria affinis 'Darjeeling red'	-	2Lt	Full pot	9/m²
Phormium 'Bronze baby'	30-40cm	5Lt	Leaves, min 5 breaks	Spot
Potentilla 'Abbotswood'	40-60cm	5Lt	Bushy, min 4 breaks	2.7/m²
Prunus laurocerasus 'Otto Luyken'	30-40cm	3Lt	Bushy, min 3 breaks	4/m²
Prunus spinosa	40-60cm	BR	Transplant 1+1, min 2 breaks	Hedges
Rosa 'White Meidiland'	30-40cm	2Lt	Bushy	5/m²
Rosmarinus 'Miss Jessop's Upright'	20-30cm	2Lt	Bushy, min 3 breaks	5/m²
Santolina 'Rosmarinifolia'	20-30cm	2Lt	Bushy, min 5 breaks	5/m²
Skimmia japonica 'Rubella'	20-30cm	3Lt	Bushy, min 5 breaks	5/m²

Bulbs (Planted at 10/m²)

Species	B1	B2	B3	B4	B5
Narcissus 'Golden harvest' DN1	90	330	450	240	525

Hedges Planted in a double staggered row at 6No. / linear metre. Mixed species hedges to be planted in random groups min 3No./group

pecies	%	H1	H2	H3	H4	H5	H6	H7	H8	H9	H10	H11	H12	H13	H14	H15	H16	H17
arpinus etulus							135		108	24		36	144			omitted		omitted
gustrum valifolium		42	36	42	28	29		30						42	omitted			
ixed secies edges																		
ornus anguinea	5										21						omitted	
orylus vellana	20										84						omitted	
rataegus onogyna	45										189						omitted	
ex quifolium	5										21						omitted	
unus inosa	20										84						omitted	
osa anina	5										21						omitted	

Outline Planting Specification

Topsoil
Shrub areas are to receive topsoil minimum 450mm depth after compaction. Grass areas to receive minimum 150mm depth after compaction. All Soil is to be Greentech gt Green-Tree Topsoil or equal approved. Tel: 01423 332100. No compost amelioration and fertilizer is required with this topsoil type.

Trees
The following pit sizes shall be dug for the various tree sizes
Extra Heavy standard and Multi stem trees 1.5 x 1.5 x 1m, 1.5-1.75m trees 750mm x 750m x 900mm.
Each pit shall be dug to the sizes given and the base thoroughly broken up prior to the placement of the imported topsoil backfill mixture. All trees are to be to specification. Each Extra Heavy standard tree shall be supported by two short softwood stakes; cross bar and soft buckle tie and block. Each 1.5-1.75m high tree shall have a single short softwood stake, block and soft buckle tie.
All trees shall be fitted with a suitable perforated plastic irrigation pipe. Extra Heavy standard and Multi-stem trees to have a 3m x 60mm pipes. 1.5-1.75m high trees are to have 2.5m x 35mm pipes.
All trees shall be planted to their root collar and firmed in place. After planting all pits shall receive a 50mm layer of approved composted fine bark, nom size 1-10mm over the full extent of the pit and thoroughly watered in. All trees stems shall be fitted with a 60cm brown spiral plastic guard. On completion each tree shall be thoroughly watered in.

Hedges
Hedge trenches shall be dug 450mmx450mmx400mm the base of which shall be broken up before the returning the imported topsoil backfill mixture. All stock shall be to specification and planted at the densities in the schedules in two staggered rows. Each mixed species hedge shall be grouped in threes and randomly spread through full line of the hedge. All stock shall be planted to the root collar and well firmed in place. After planting a 50mm layer of approved composted fine bark, nom size 1-10mm shall be spread over the whole hedge area. After planting clear plastic 600mm spirals and canes shall be fitted to each plant. On completion all hedge plants shall be thoroughly watered in.

Shrub Beds
All shrub beds shall be soiled to a depth of 450mm over ground free of compaction by ripping or deep cultivation. All stock shall be to specification and planted in the positions on the plan and at the densities given in the schedules. All stock shall be planted to the root collar and well firmed in place. After planting a 50mm layer of approved composted fine bark, nom size 1-10mm shall be spread over all beds. On completion all shrub beds shall be thoroughly watered in.

Turfing
All areas to be turfed shall be topsoiled to a minimum depth of 150mm over ground free of compaction by ripping or deep cultivation. The soil shall be fine graded to even running falls and cross raked to form a fine tilth. Before laying an approved pre-turfing fertilizer shall be applied in accordance with the manufacturer's instructions. Turf, shall be obtained from a good quality supplier, and laid over raked ground with all joints neatly butted up. Any open joints will have a mixture of half topsoil half horticultural sharp sand brushed in. All edges to shrub beds will be cleanly cut with an edging iron, arisings removed from site.

Aftercare and maintenance

Trees
The area around each tree shall be maintained weed free and the mulch levels maintained to the initial 50mm in depth. Each tree shall be regularly checked and re-firmed if required and all stakes and ties adjusted or replaced if necessary. All trees shall be watered to field capacity in periods of drought and at the end of the defects period shall receive an application of slow release fertilizer applied in accordance with the manufacturer's instructions. Mulch shall be topped up to original levels.
At the end of the defects period all trees shall be inspected and any found to be dead or failing shall be replaced with stock to the original specification.

Hedges
All hedges lines shall be maintained weed free and any plants re-firmed if required. All canes and spirals shall be regularly checked and adjusted or replaced as required. All hedge lines shall be watered in times of drought to field capacity and shall receive an application of slow release fertilizer at the end of the Defects Liability Period. Mulch shall be topped up to original levels. All hedge lines shall be maintained litter free.
Any plants which fail or fail to thrive shall be replaced with stock to the original specification.

Shrub Beds
All shrub beds shall be maintained weed and litter free at all times and all plants firmed if required. Beds shall be watered to field capacity in periods of drought and at the end of the maintenance period an approved slow release fertilizer shall be lightly forked in around all plants.
At the end of the Defects Liability Period all beds shall be inspected and all stock which has died or is failing to thrive shall be replaced with plants to the original specification.

Turfed Areas
General grass areas shall be mown twenty eight times a year and all cuttings boxed off and removed from site.
All edges to shrub beds shall be cut four times a year.
Any turfed area which is failing to provide a good quality sward shall be re-cultivated and re-turfed as

Long Term Maintenance

Trees
All trees shall be regularly checked and any breaks or damage addressed. Consideration should be given to the removal of stakes and ties after approximately five years.

Hedges
The mixed species hedges shall be maintained to a height of 1.8m.
Allowance should be made to cut the hedges once a year. All cuttings to be collected up and removed to an approved tip.

Shrub Beds
All shrub beds should be maintained weed and litter free but the requirement will lessen as the shrubs knit together. Formative pruning will be carried out to maintain shape. Species such as the Cornus shall be cut back every second year in accordance with good practice.

Grass Areas
General grass areas shall be cut twenty eight times per year and all cuttings boxed off and removed from site.

NORTH

Key

- T22 Existing trees retained
- New trees
- 106 105 104 Ornamental shrub beds
- Hedges
- Turf areas
- Bulb planting in turf

Rev B 10.09.12 Revisions to accord with architect's current layout

Rev A 07.09.12 Revisions to accord with architect's current layout

SMEEDEN FOREMAN

Project		
25, Higham Lane, Dodworth, Barnsley		
Title		
Landscape proposals		
Scale	Drawn by	
1:250@A1	JB	
Date	Checked	
June 2012		
Project No.	Drawing No.	Rev
SF 2059	LL01	B

Landscape Architects - Urban Designers
Ecologists - Horticulturists

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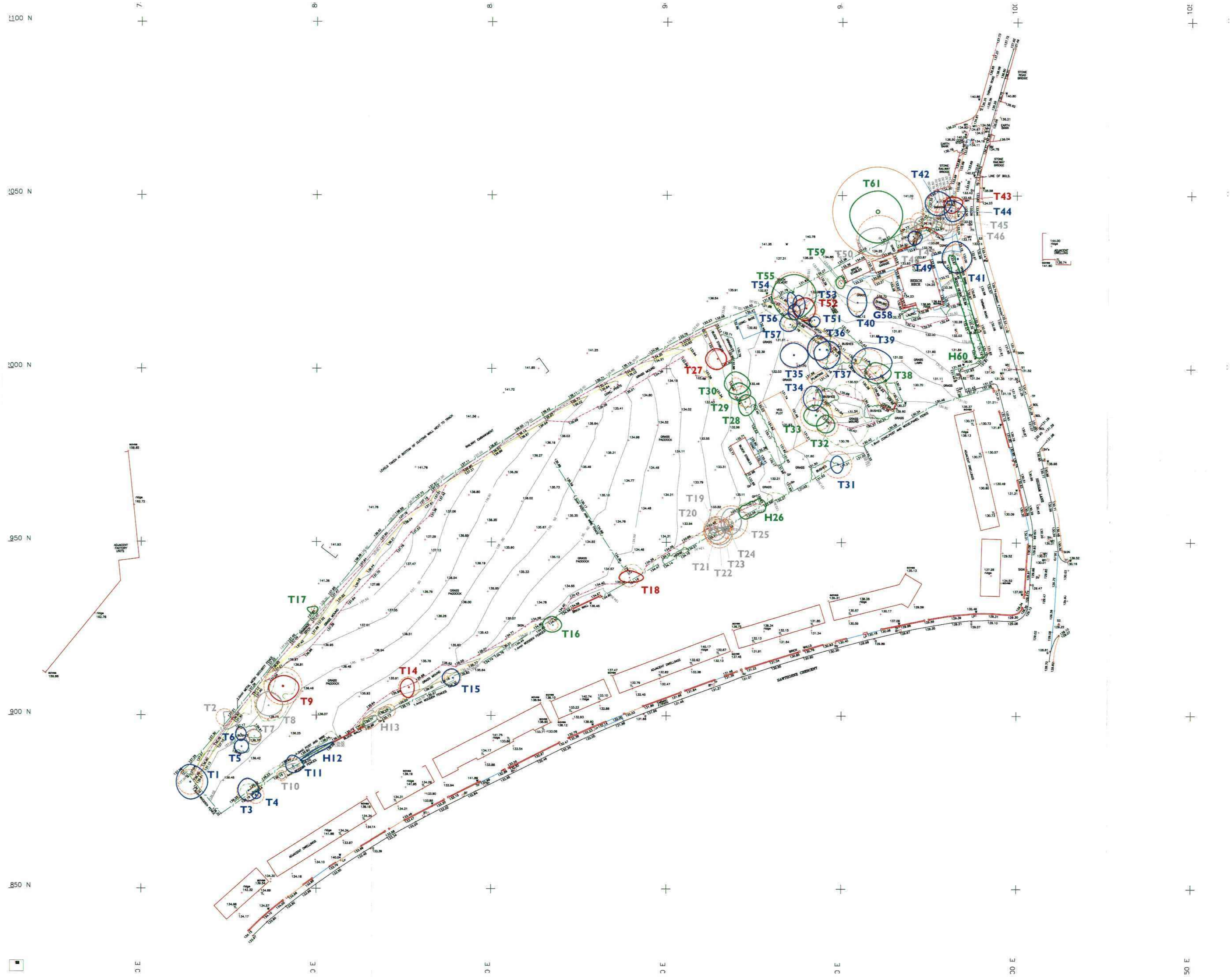

Key

- Category A Tree
- Category B Tree
- Category C Tree
- Category U Tree
- Root Protection Area

Note: Position of the tree protection fencing is to be confirmed

SMEEDEN FOREMAN

Project	25 Higham Lane, Dodworth, Barnsley
Title	Tree Survey Plan
Scale	1:500 @A1
Drawn by	
Date	14.08.12
Checked	
Project No.	SF2059
Drawing No.	TS01
Rev	

Landscape Architects - Urban Designers
Ecologists - Horticulturists

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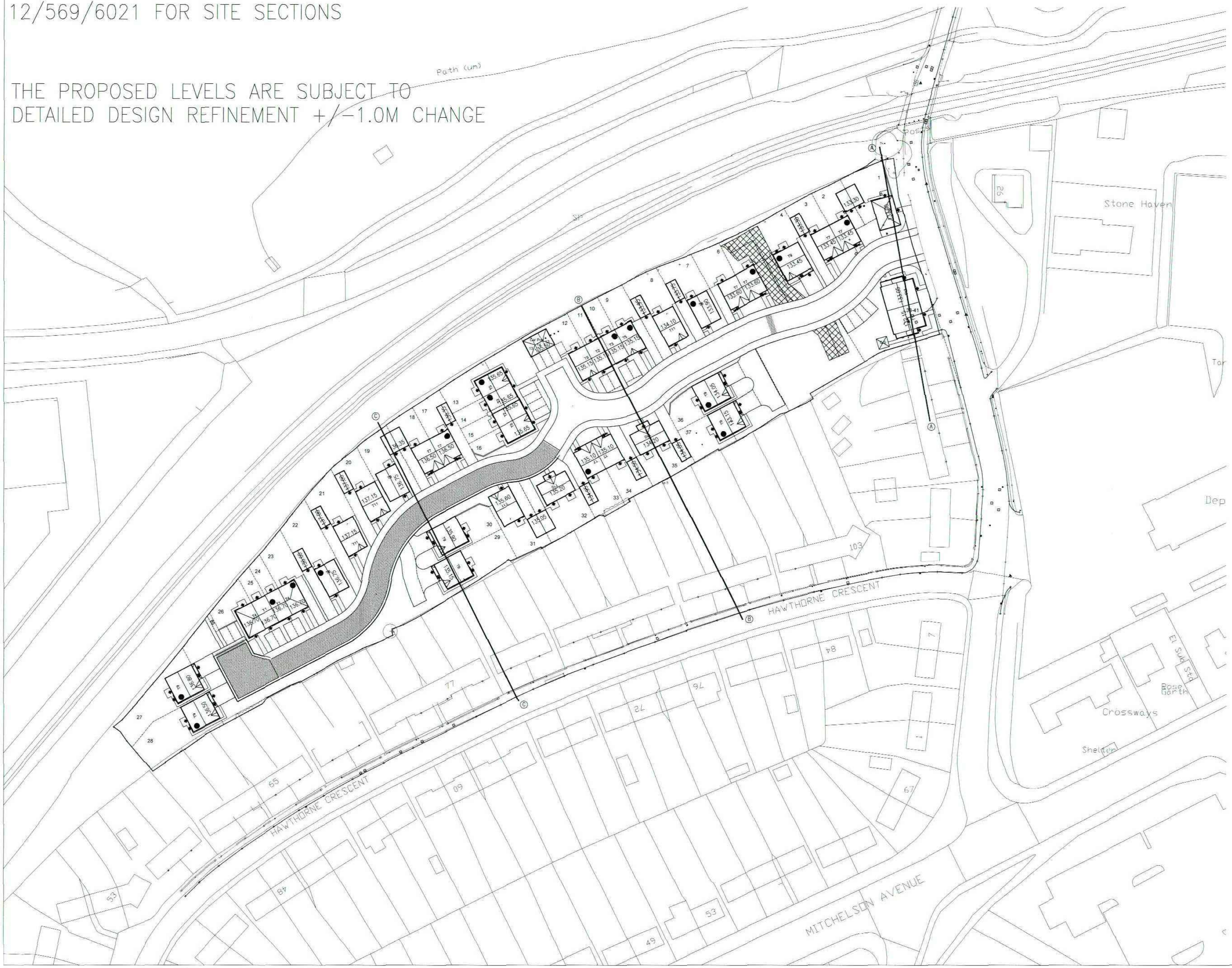
REFER ALSO TO DRAWING NUMBER
12/569/6021 FOR SITE SECTIONS

THE PROPOSED LEVELS ARE SUBJECT TO
DETAILED DESIGN REFINEMENT +/-1.0M CHANGE



1. All work to be in accordance with the current Building Regulations 2. Only written dimensions to be used 3. Discrepancies and abnormalities to be reported. 4. If in doubt Ask.

Revision.

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Client.
Redrow Homes

Site.
Higham Lane,
Dodworth, Barnsley.

Title.
Plot Level Strategy Plan

Date:	Scales.	Drawing No.
Sept 2012	1/500	12/569/6020