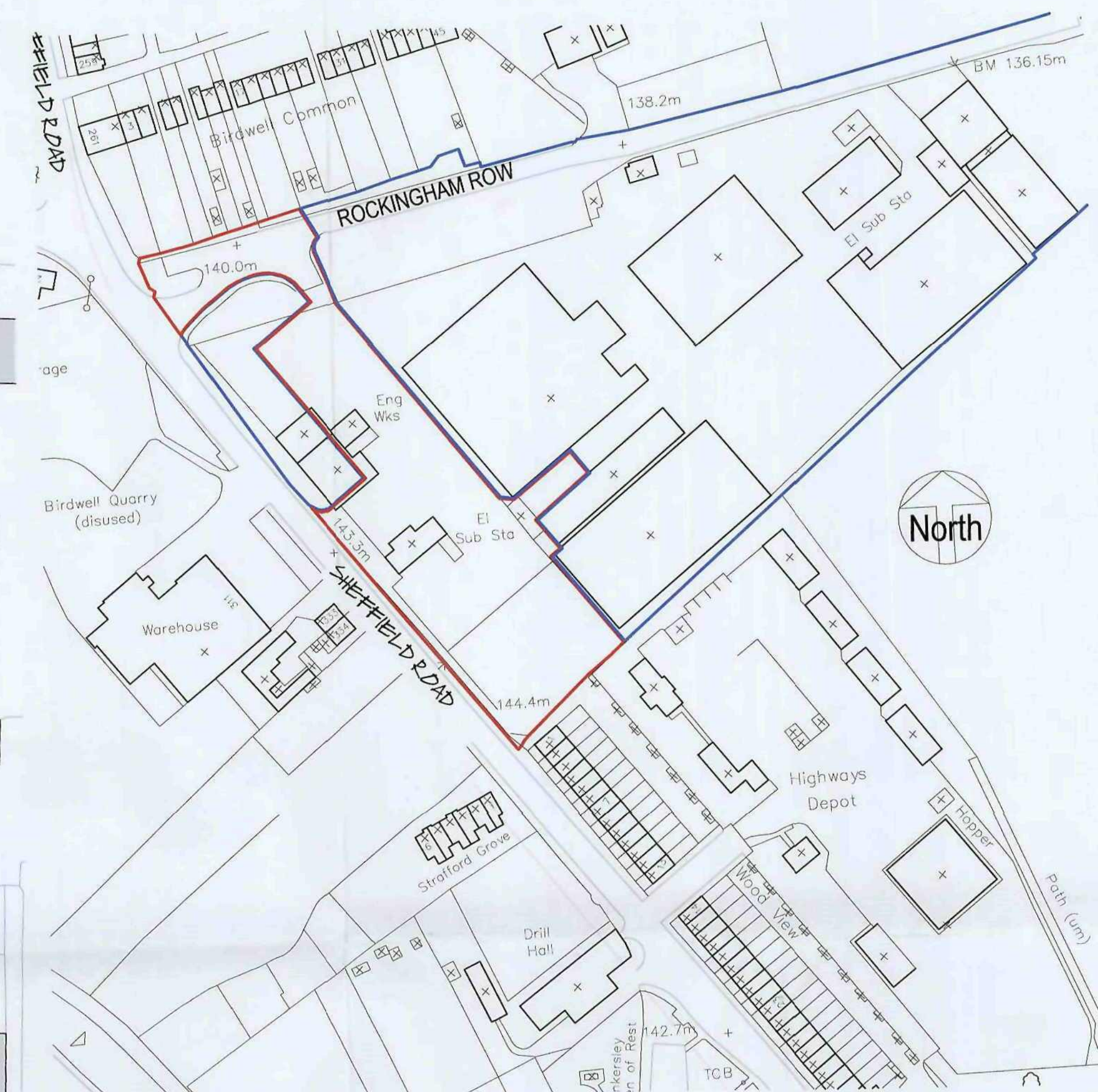




PLANNING LAYOUT

SCALE 1:500



LOCATION PLAN
SCALE 1:1250

- KEY:
- SETBACK (CALL AS MARSHALLS TERNAL)
 - ACCESSIBLE ROUTE (CALL AS MARSHALLS SANCTUARY)
 - TURF
 - ORNAMENTAL SHRUB PLANTING
 - TREE PLANTING
 - SPECIMEN SHRUB PLANTING WITHIN AVENUE AREA
 - 1200 RAILINGS
 - 1000 DRY STONE WALL

		John R Paley Associates	
CLIENT Hartwood Estates			
PROJECT Proposed Office and Retail Dev at Hangmanstone Depot, Sheffield Road, Birdwell			
DRAWING OF Location Plan and Proposed Layout			
MARKETING NAME			
stage.	job no.	drawing no.	date issued
P	08:4151	01	5Aug09
scale	As indicated	drawn	checked by
		NF	
1 Red Hall Crescent Paragon Business Village Wakefield WF1 2DF		t - 01924 383322 f - 01924 384382 e - info@jrpassoc.co.uk	



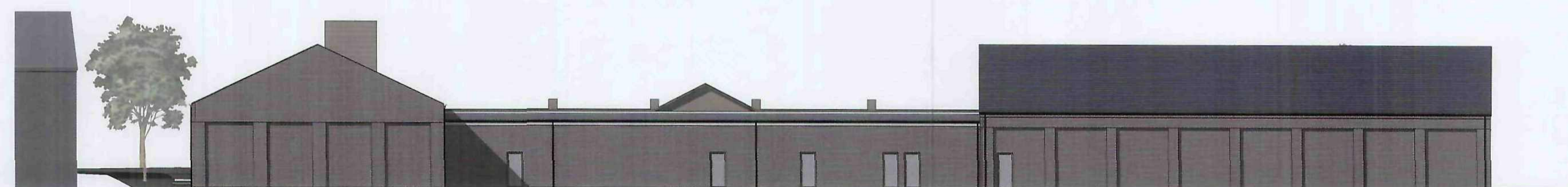
1 Front Elevation
1:200



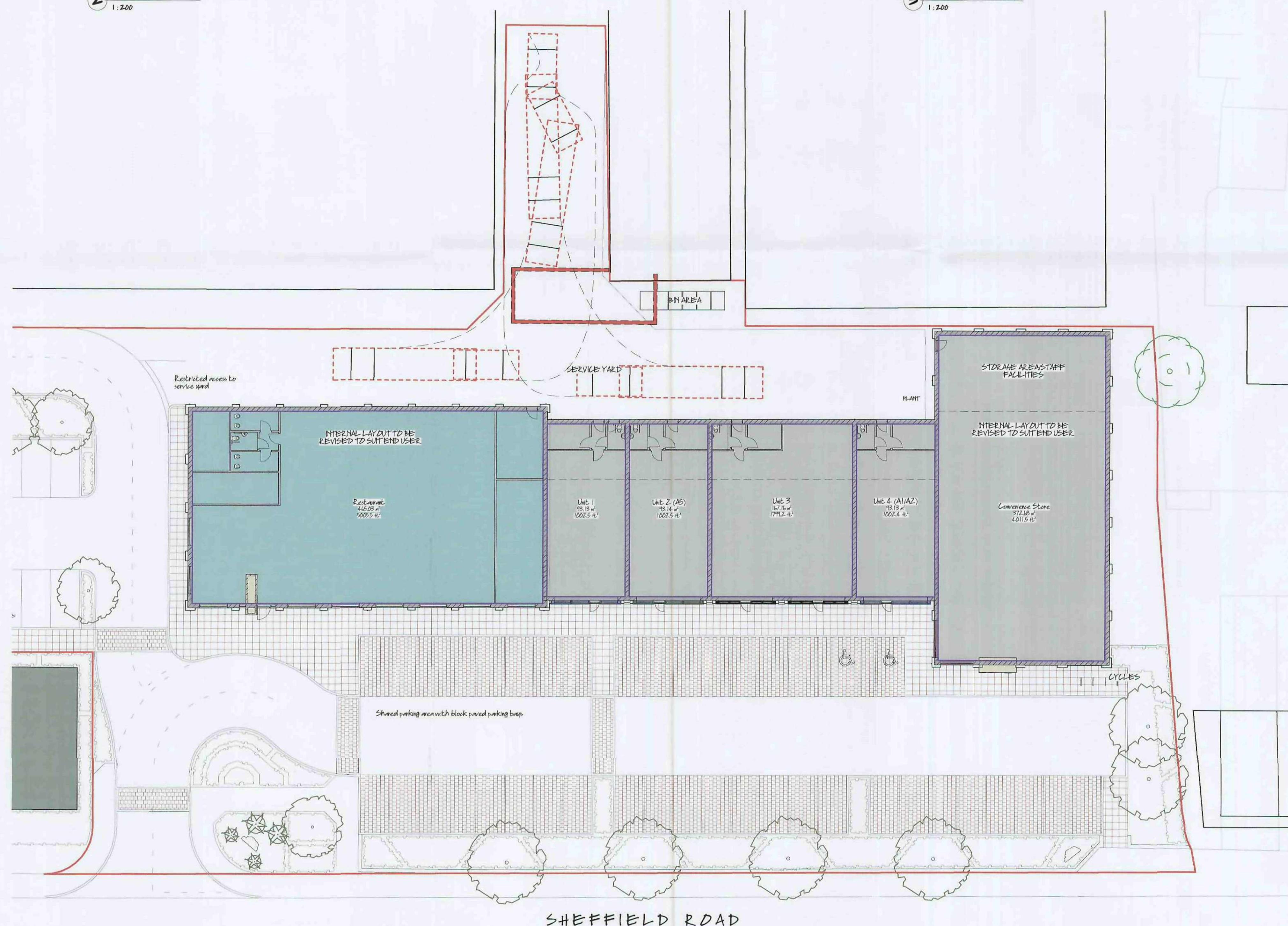
4 End Elevation
1:200



2 Side Elevation
1:200



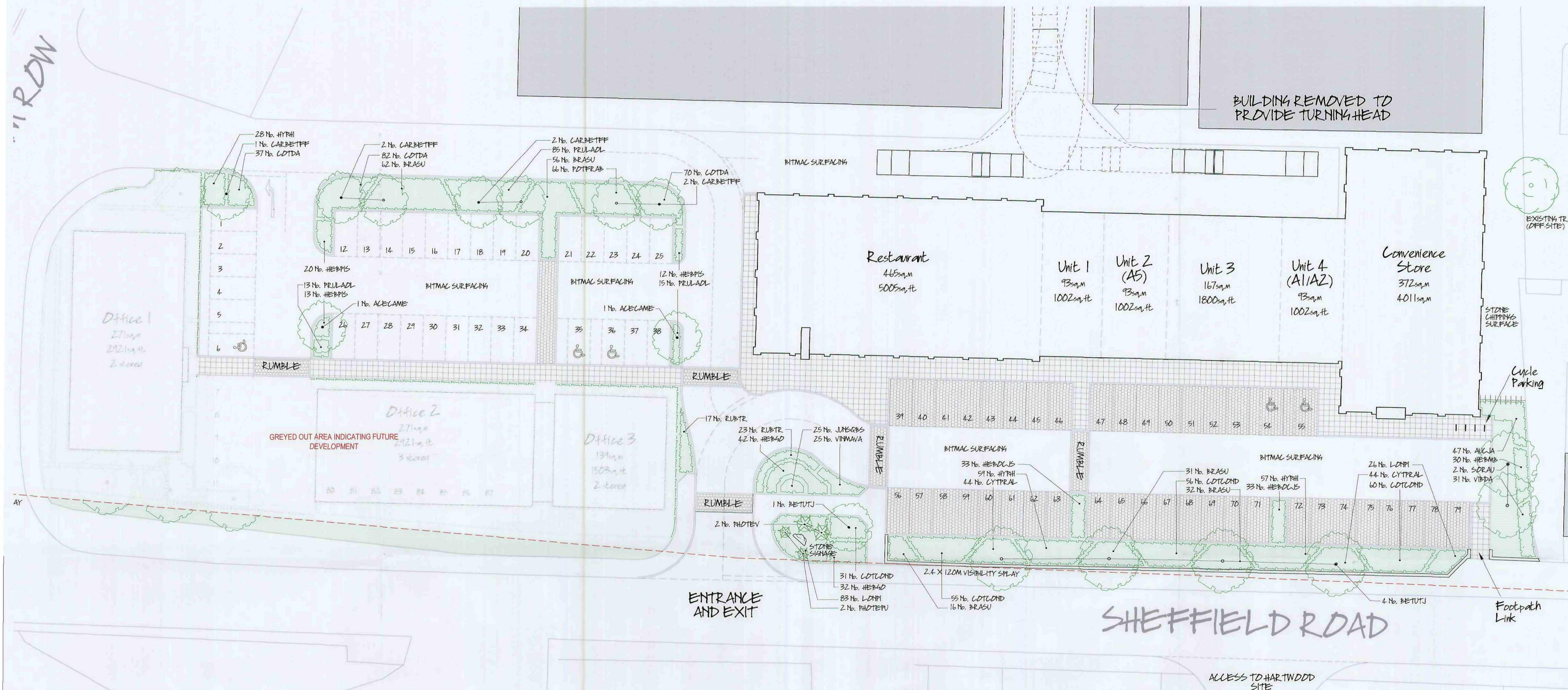
3 Rear Elevation
1:200



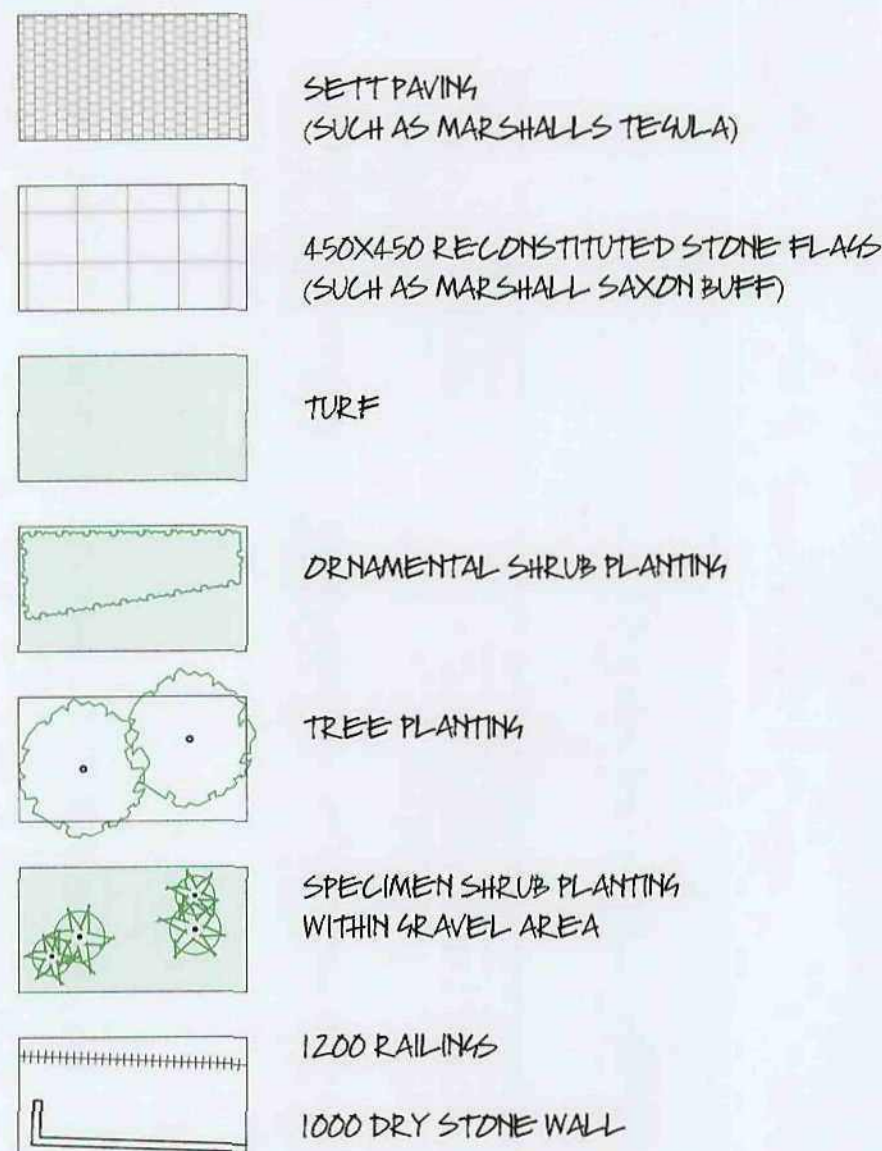
5 Ground Floor Plan
1:200

- architectural design - town planning - landscape architecture JRP John R Paley Associates			
CLIENT Hartwood Estates			
PROJECT Proposed Office and Retail Dev at Hangmanstone Depot, Sheffield Road, Birdwell			
DRAWING OF Proposed Elevations			
MARKETING NAME			
stage	job no.	drawing no.	date issued
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1:200	NF		
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11 ROW



KEY:



PLANTING SCHEDULE

Trees						
Number	Abbreviation	Species	Girth	Height	Specification	Density
7 No.	CARBETFF	Carpinus betulus 'Frans Fontaine'	12-14cm	350-425cm	Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200	Counted
2 No.	ACECAME	Acer campestre 'Elsrijk'	14-16cm	425-600cm	Extra Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200	Counted
5 No.	BETUTJ	Betula utilis jacquemontii		250-300cm	Multi-Stemmed: Bushy 3 stems min.: 3x: RB	Counted
2 No.	SORAU	Sorbus aucuparia		400-450cm	Multi-Stemmed: Bushy 3 stems min.: 4x: RB	Counted
54 No.	FAGSY	Fagus sylvatica		60-80cm	1+2: Transplant: B	3/m
Shrubs						
Number	Abbreviation	Species	Pot Size	Specification		Density
2 No.	PHOTEV	Phormium tenax 'Variegatum'	10L	Triple crown: C		Counted
2 No.	PHOTEPU	Phormium tenax 'Purpureum'	10-15L	Triple crown: C		Counted
109 No.	LONPI	Lonicera pileata	3L	Bushy: 6 brks: C		3/m ²
202 No.	COTCOND	Cotoneaster conspicuus 'Decorus'	3L	Branched: 3 brks: C		3/m ²
74 No.	HEBGO	Hebe 'Great Orme'	2L	Bushy: 3 brks: C		3/m ²
40 No.	RUBTR	Rubus tricolor	2L	Branched: 4 brks: C		2/m ²
25 No.	VINMAVA	Vinca major 'Variegata'	2L	Several Shoots: 6 brks: C		3/m ²
144 No.	HYPHI	Hypericum 'Hidcole'	3L	Bushy: 5 brks: C		3/m ²
189 No.	COTDA	Cotoneaster dammeri	2L	Bushy: 3 brks: C		4/m ²
113 No.	PRULAOL	Prunus laurocerasus 'Otto Luyken'	3L	Bushy: 3 brks: C		3/m ²
45 No.	HEBPIS	Hebe pinguifolia 'Sutherlandii'	3L	Bushy: 5 brks: C		3/m ²
197 No.	BRASU	Brachyglottis 'Sunshine'	3L	Branched: 4 brks: C		2/m ²
66 No.	POTFRAB	Potentilla fruticosa 'Abbotswood'	3L	Bushy: 4 brks: C		3/m ²
66 No.	HEBOCJS	Hebe ochracea 'James Stirling'	2L	Bushy: 3 brks: C		4/m ²
47 No.	AUCJA	Aucuba japonica	3L	Bushy: 3 brks: C		3/m ²
31 No.	VIBDA	Viburnum davidii	3L	Bushy: 3 brks: C		3/m ²
30 No.	HEBMB	Hebe 'Midsummer Beauty'	2L	Bushy: 3 brks: C		3/m ²
88 No.	CYTPRAL	Cytisus x praecox 'Allgold'	3L	Bushy: 7 brks: C		3/m ²
Conifers						
Number	Abbreviation	Species	Pot Size	Specification		Density
25 No.	JUNSQBS	Juniperus squamata 'Blue Star'	3L	Bushy: C		5/m ²

GENERAL PLANTING NOTES:

Topsoil shall be spread in layers not exceeding 150mm to a depth of 300mm over all shrub planting beds. Topsoil to be treated with non-residual herbicide in advance of planting. All planting beds to receive 75mm consolidated depth of medium grade ornamental bark mulch after planting. Tree pits should be dug to 900mm and filled with three 300mm layers of tree soil, firmed between layers. All trees to be secured by double stakes and rubber ties. After planting cover a circular area of 400 mm radius, measured from the tree stem, with medium grade bark mulch.

PROTECTION OF EXISTING TREES

- All existing trees, shrubs and other natural features to be retained shall be fully safeguarded during the course of the site works and building operations in accordance with the guidance of British Standard 5837 (Guide for Trees in relation to Construction).
- No development shall be commenced, or materials or equipment brought onto site until all trees, shrubs or features to be protected have been protected in accordance with BS 5837, with either:
 - 1.5m height chestnut paling to BS 1722 Part 4 securely mounted on post and two rails framework and clad with orange fluorescent mesh,
 - 2.4m height heavy duty plywood hoarding securely mounted on scaffolding.
- Pre-printed laminated waterproof signs at least A4 in size shall be securely fixed to the fencing posts to each enclosure at 10 metre minimum intervals bearing the words
PROTECTED TREE ZONE NO STORAGE OR OPERATIONS WITHIN FENCED AREA
- The protective enclosure shall be maintained during the course of the site works and no equipment, machinery or materials shall be stored within any area enclosed in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, including any underground services. No fires shall be burnt within 10m distance of the outer edge of the canopy of any tree protected.
- The protective enclosure shall be retained in position until all equipment, machinery or materials have been removed from the site and the development has been occupied, or in the case of a residential development, the houses in the curtilages of which the trees are located are occupied.

PHASING:

All soft landscape operations within dwelling plots to be carried out in first planting season following completion of building construction.

Architectural Design

Town Planning

Landscape Architecture

JRP

John R Paley Associates

CLIENT

Hartwood Estates

PROJECT

Proposed Office and Retail Dev at Hangmanstone Depot, Sheffield Road, Birdwell

DRAWING OF

Landscape Proposals

MARKETING NAME

stage.	job no.	drawing no.	date issued
P	08:4151	100	Sept 09
scale		drawn	checked by
1:200		LB	NF

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Barnsley Metropolitan
Borough Council
28 SEP 2009
Corporate Design & Quality