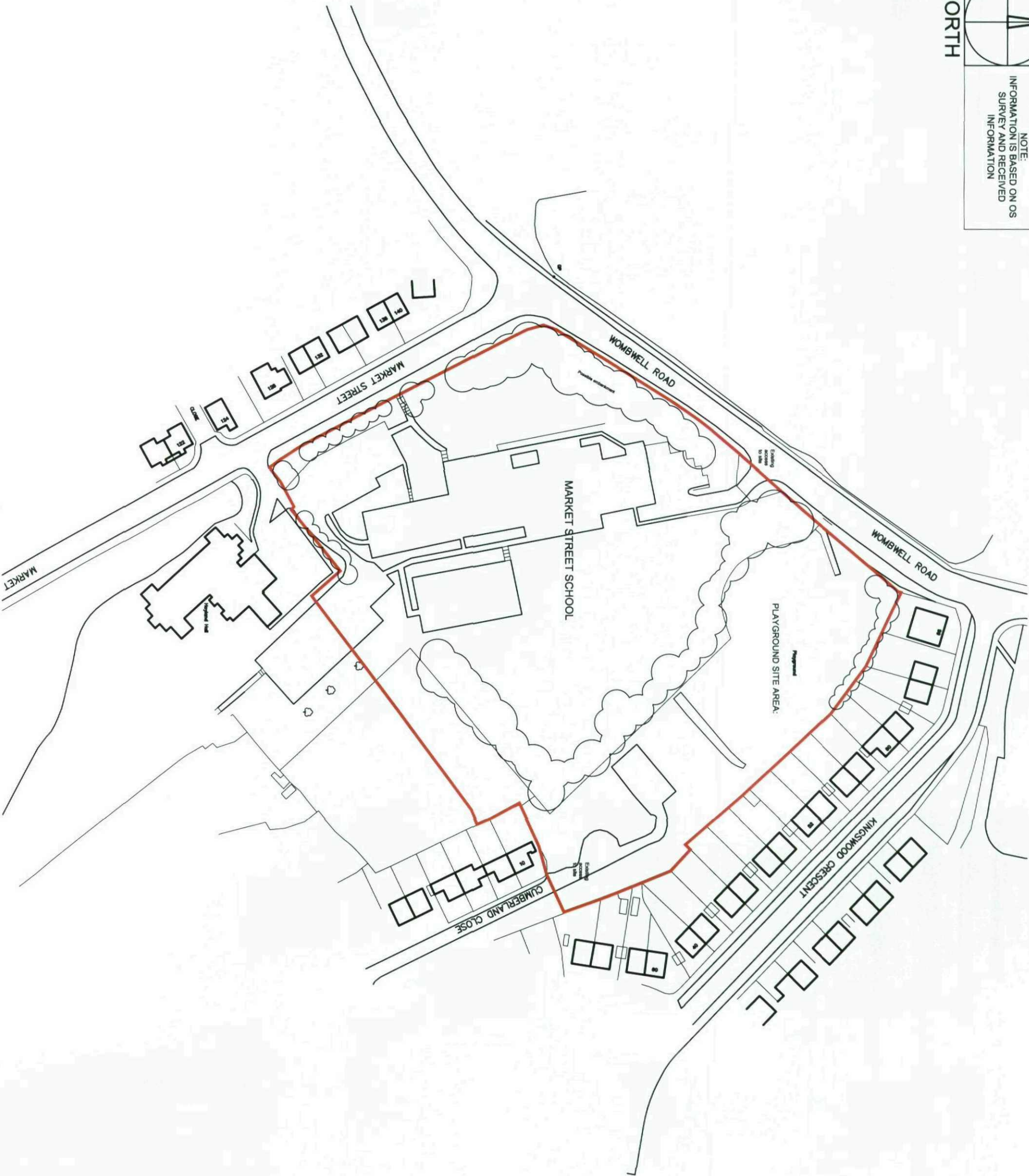




NOTE:
INFORMATION IS BASED ON OS
SURVEY AND RECEIVED
INFORMATION

NORTH



Rev	00-00-00	Description	XXX	XXX
Date			Rev By	Chkd By

Project Title
Proposed Foodstore Development

Market Street
Wombwell Road
HOVLAND

Client
Lifton Properties Ltd

Status
Planning

Scale
1:1250

Drawing Size
A3

Drawn By
ASR

Checked By
NJC

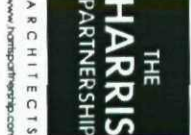
Date
02/11

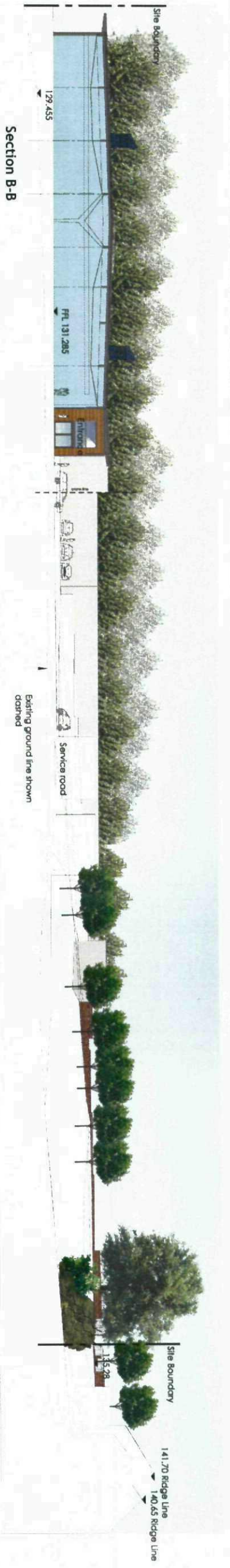
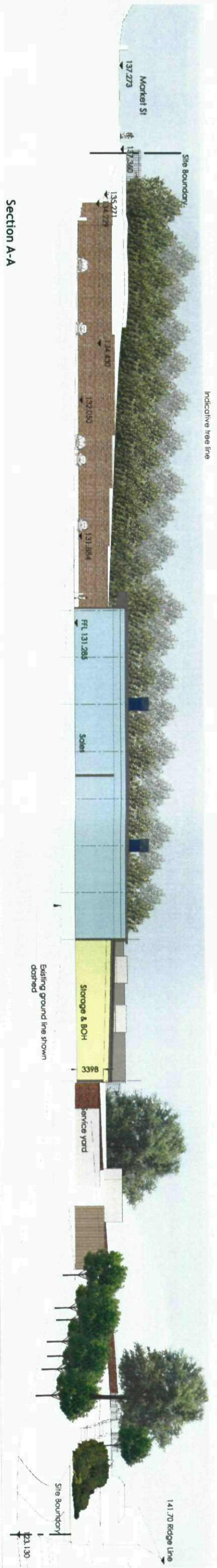
Drawing Title
Red Line Drawing

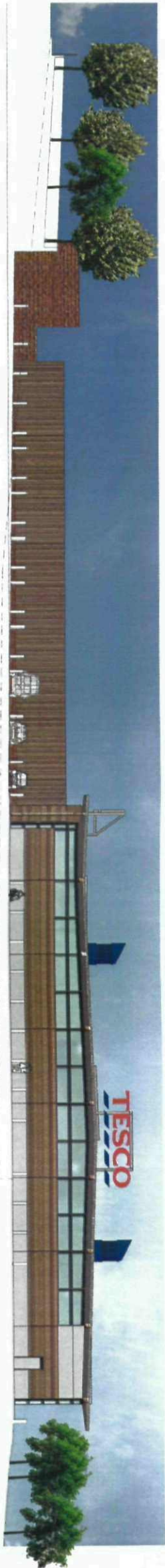
Job/Dwg No
10842-20

Rev
-

- THE HARRIS PARTNERSHIP WAKEFIELD
2 St. Johns North, Wakefield, WF1 3QA
T: 01924 291 800 F: 01924 290 072
- THE HARRIS PARTNERSHIP MANCHESTER
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- THE HARRIS PARTNERSHIP MILTON KENNES
The Old Rectory, 79 High Street
Newport Pagnell, MK16 8AB
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- THE HARRIS PARTNERSHIP READING
101 London Road, Reading, RG1 5BY
T: 0118 950 7700 F: 0118 956 8642







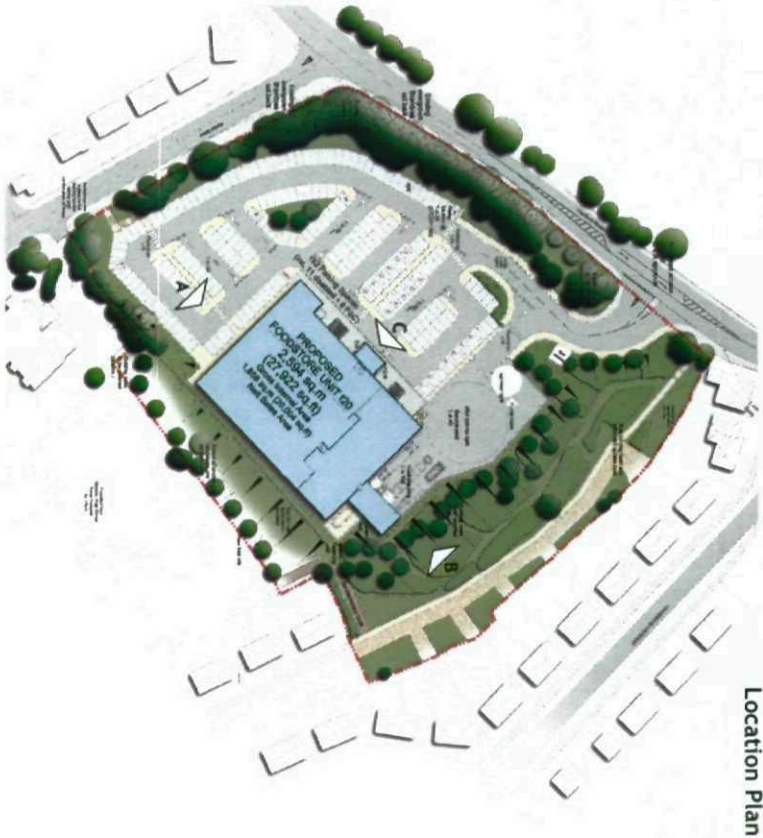
A Side Elevation



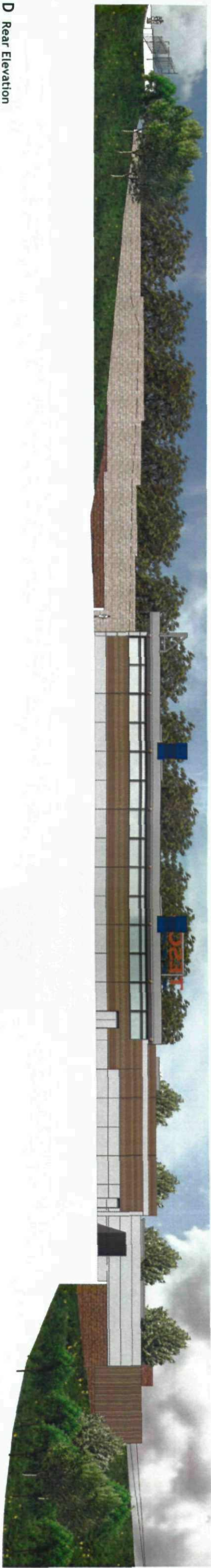
B Side Elevation



C Front Elevation



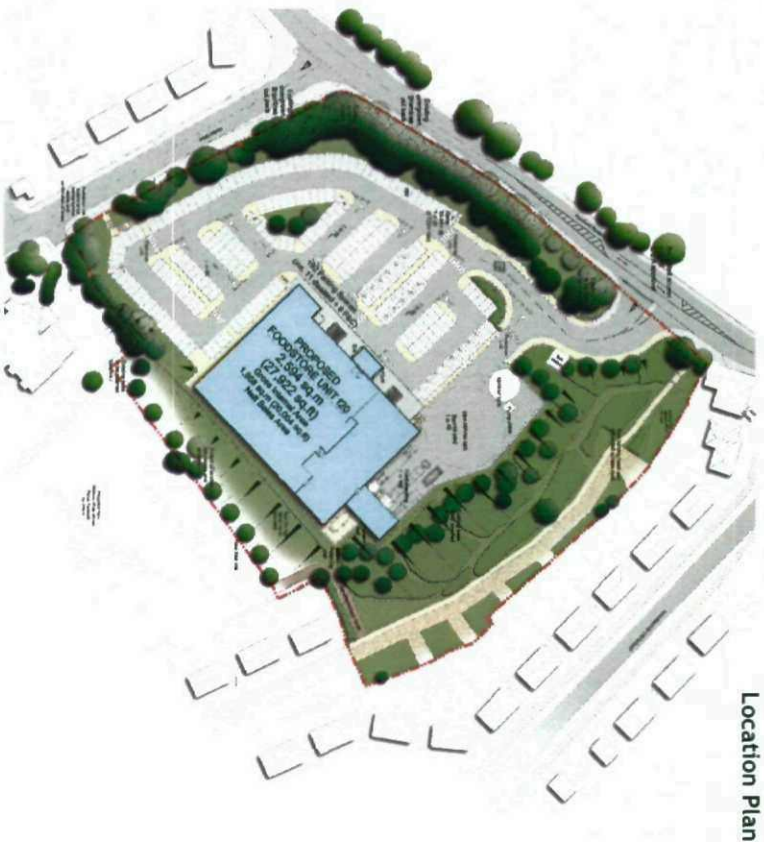
Location Plan



D Rear Elevation



E Rear Elevation from adjoining property facing Market Street



Location Plan

Proposed Development - Market Street, Wombwell Road, Hoyland

LITTON PROPERTIES LIMITED

Soft Landscape Key

- Existing TPO trees to be retained
- Existing trees to be removed
- Proposed trees, 8-12m in eventual height
- Proposed shrub mix, 1.0-2.5m in eventual height
- Proposed individual low shrub planting, 0.45-0.8m in eventual height
- Proposed resin bound gravel path
- Existing grassed area to be retained
- Proposed Building Line



LANDSCAPE SPECIFICATION

NOTE: All soft landscapeworks to be carried out in accordance with BS4428:1989.

TOPSOIL

To be supplied and spread by the main contractor to the approval of the Landscape contractor, in accordance with BS 3882 : 2007. To be a natural sandy loam, of medium texture, with a pH between 5.5 and 7.8, not more than slightly stony and free of pernicious weeds. Subsoil to be well broken up prior to top-soiling to relieve compaction. Topsoil depths should be:

Areas for Grass: 150mm

Areas for Ornamental Shrub Planting: 450mm

CULTIVATION

Weeds to be prevented from seeding or becoming established by applying a suitable herbicide and allowing the correct time to elapse, as directed by the manufacturer. Compacted soil to be broken up to a depth of 100mm, with any stones, grass turfs or rubbish larger than 50mm in any direction to be removed, leaving a regular and even surface. Suitable slow release fertiliser to be supplied and spread @ 50g/m² to all planted areas.

SOIL AMELIORANT

Spent Mushroom compost containing only well rotted manure to be spread over ornamental shrub beds @ 50mm deep prior to cultivation.

TREES

All trees within shrub beds to be planted in separate pits.

Trees to be backfilled with topsoil : tree planting compost 1:6 by volume. All plant material to comply with BS 3936 Part 1 : 1992, be obtained from a nursery certified by the HTA and transported to site in accordance with the HTA Plant Handling Guide: 1996. All trees to be planted to the original root collar and all trees not secured with an underground guying system should be single staked at an angle of 45degrees to perpendicular, secured with the aid and spacer at a height not exceeding 1/3 of the tree height.

Trees in hard areas to be secured with an underground guying system and backfilled with a proprietary tree soil.

SHRUB PLANTING

All shrubs to be positioned as shown on the drawing and to the density and specification listed in the plant schedule. Planting holes to be 150mm wider than the root spread, have the base ground thoroughly broken up before planting and backfilled with compost.

MULCH

50mm depth of 8-35mm ornamental bark mulch to be supplied and spread to all planting areas.

MAINTENANCE

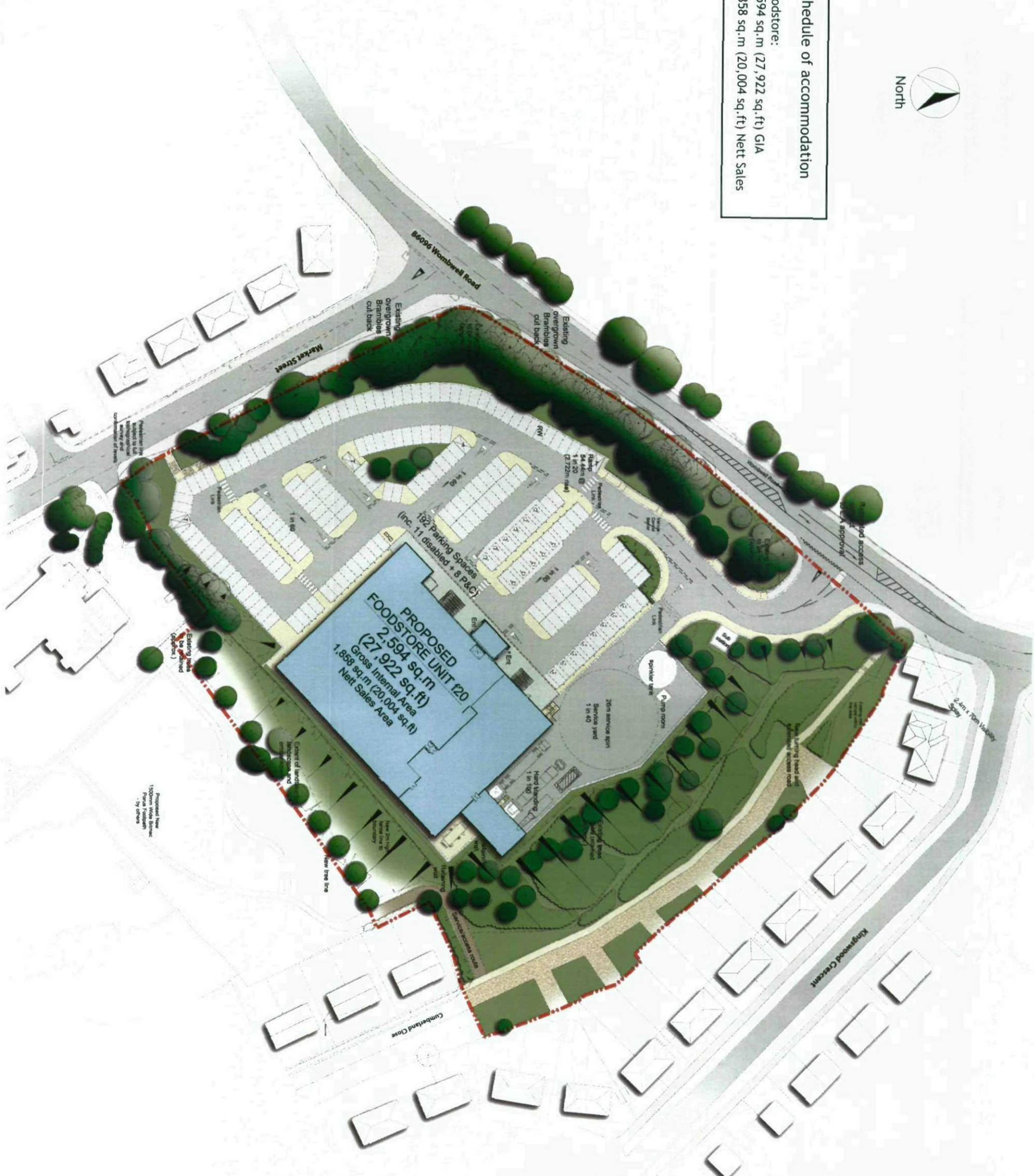
All planting areas to be maintained to a high standard for 12 months after practical completion, to ensure the landscape scheme is successful, and discourage decline of the area. The site is to be visited at minimum once per month. Any defects or plant losses occurring in the first 12 months to be replaced at the contractors expense. All planting beds to be re-firmed and kept weed free through hand weeding and application of approved herbicide where appropriate. The specified thickness of mulch is to be maintained. The condition of all trees is to be regularly checked, with ties and stakes adjusted or replaced as necessary. Shrubs to be pruned at appropriate times of year to promote healthy growth and desirable ornamental features. All arisings to be removed.

MINES: To be arranged in groups of 3, 5&7 with no two groups of the same species touching.

PLANTING SCHEDULE									
Name	Abb	Height	Root	Container	Label	Breaks	Density	Quantity	
Native Screen Mix									
Acer campestre 25%	Ac	60-80	C	3L	Branched	4	2m ²	2644no	
Aster albus 20%	Ag	60-80	C	3L	Branched	5	2m ²	2117no	
Cornus alba 20%	Ca	60-80	C	3L	Branched	5	2m ²	2117no	
Crataegus monogyna 15%	Cr	60-80	C	3L	Branched	7	2m ²	1587no	
Prunus spinosa 20%	Ps	60-80	C	3L	Branched	6	2m ²	2117no	
Low Shrub Mix									
Hydrangea arborescens	HAB	30-40	C	4L	Bushy	7	4m ²	502no	
Veronica angustifolia	LA	30-40	C	3L	Bushy	7	4m ²	238no	
Native Screen Mix									
Betula pendula fastigiate	Bp	Standard Selected	2x	10 B 12	300-350	m200	RB	18no	
Cornus alba	Ca	Standard Selected	2x	10 B 12	300-350	175-200	RB	10no	
Prunus spinosa	Ps	Standard Selected	2x	10 B 12	300-350	175-200	RB	8no	
Veronica angustifolia	LA	Standard Selected	2x	10 B 12	300-350	175-200	RB	18no	



Foodstore:
2,594 sq.m (27,922 sq.ft) GIA
1,858 sq.m (20,004 sq.ft) Nett Sales



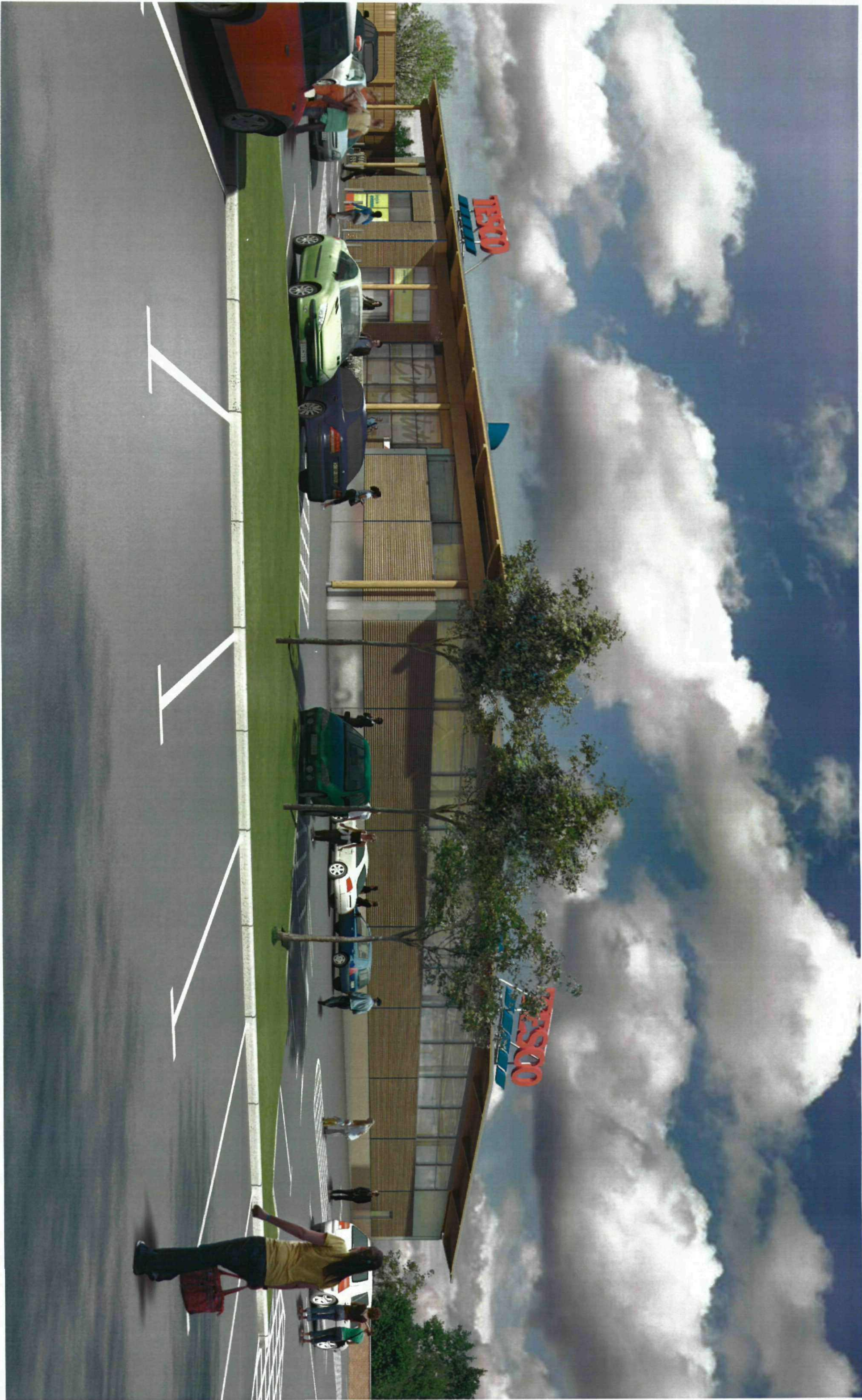


LITTON PROPERTIES LIMITED

Proposed Development - Market Street, Wombwell Road, Hoyland

Client: Litton Properties Limited
Date: 17/1/10
Job/Dwg: 10842-CG1-028
Scale: NTS@A3

THE
HARRIS
PARTNERSHIP
www.harrispartnership.com
10842 Hoyland CG1 018 028



LITTON PROPERTIES LIMITED

Proposed Development - Market Street, Wombwell Road, Hoyland

Client: Litton Properties Limited

Date: 17/1/10

Job/Dwg: 10842-CG4-018

Scale: NTS@A3