KEY:

- Retention Category A — High quality and value
- Retention Category B — Moderate quality and value
- Retention Category C — Low quality and value
- Trees for removal Category R
- Min root protection zone

ROYSTON CIVIC HALL BRICK BUILDING

TARMAC CAR PARK

TREES AND BUSHES

THICK TREES, BUSH BUSHES

THE ROYAL STONE BUILDING

ROYSTON LEISURE CENTRE

ROYSTON LIBRARY BRICK BUILDING

ROYSTON LEISURE CENTRE

ROUGH GRASS

GRASS

TARMAC

BRICK WALL

ALSTON DRIVE

GALWAY CLOSE

NORTH

Rev A 12.10.12 Trees 46 - 54 surveyed

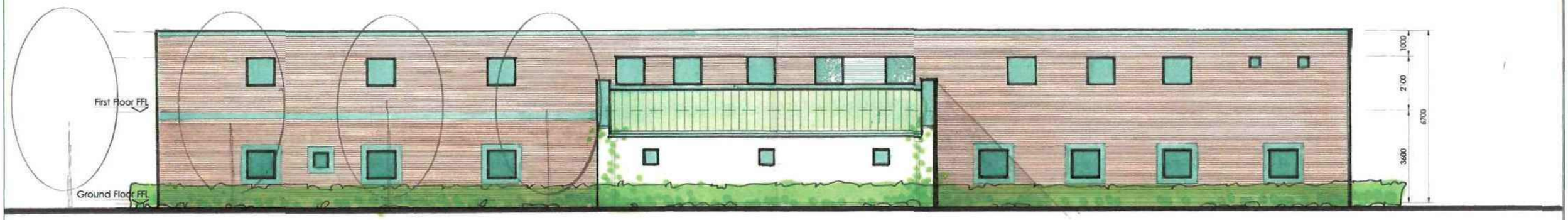
SMEEDEN FOREMAN

Project: Royston High School	
Title: Arboricultural survey	
Scale: 1:500 @ A1	Drawn by: IB
Date: October 2011	Checked: TF
Project No.: SF1942	Drawing No.: TS01 Rev: A

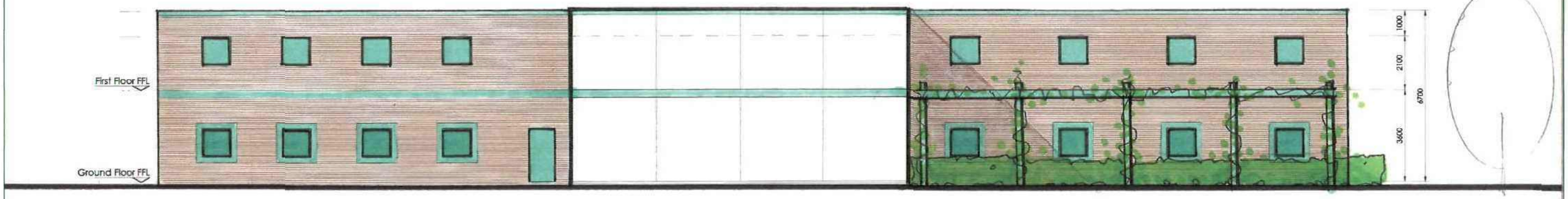
Landscape Architects - Urban Designers
Ecologists - Horticulturists

8 East Parade, Harrogate, N. Yorks HG1 5LT
Tel. 01423 520222 Fax. 01423 565515
Email: office@smeedenforeman.co.uk
www.smeedenforeman.co.uk

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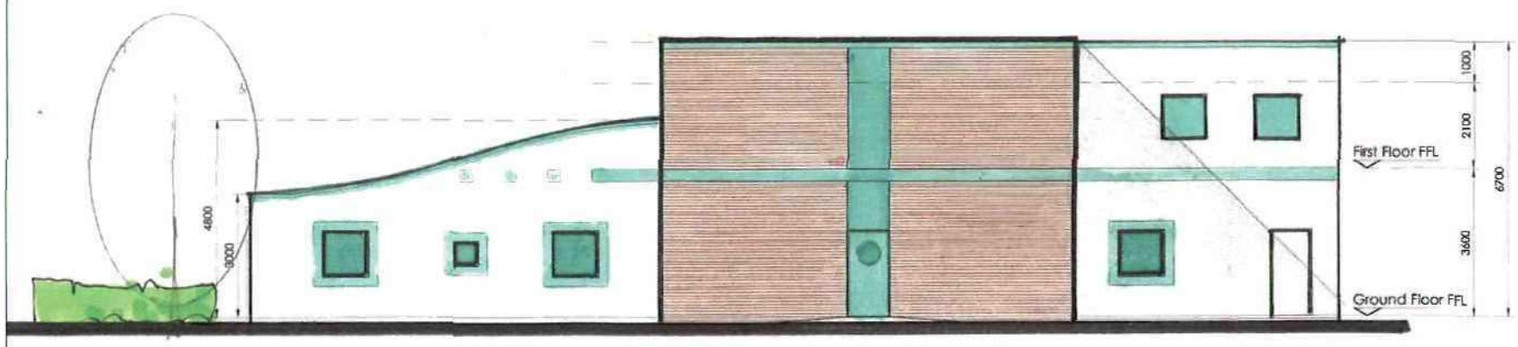
SOUTH-EAST ELEVATION



NORTH-WEST ELEVATION



SOUTH-WEST ELEVATION



NORTH-EAST ELEVATION

Rev	Date	Details	Drawn	Checked

Issued for:

PLANNING

Project/Client: Proposed Mixed Use Development, Midland Road, Royston	Project No: 2111031
	Dwg No: AD (00) 07
	Rev: -
Drawing: Proposed Health Centre Elevations (Indicative)	Scale: 1:100 @A2
	Drawn By: DH Date: 28.11.12
	Checked By: RH Date: 28.11.12

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73.00
72.50
71.50
70.50
Trip Fence
TRIP FENCE
Trolleys
2 No. bollards
17
2.4m X 70m SIGHT LINE
TRIP FENCE
70.00
Bollard with sign
12
71.00
72.00
72.25
70.95
Pump House
Site for HV, Switch Room, Transformer, Sprinkler & Gas
Sprinkler Tank
TRIP FENCE
POS
11
GOODS IN
External Plant positions (TBC)
3m High Brick Wall
WAREHOUSE
71.05
70.80
70.61
H
Bollards @ 1200mm ctrs
Checkout Mall
SUPERMARKET
3066m²
(33,000 sq ft)
3m Hi
SERVICE YARD
G16
Hatch denotes staff facilities Above
3m high brick wall
71.05
71.00
70.83
Bollards @ 1400mm ctrs
Entrance Lobby
Bin
Seating
Trolleys
Seating
Bin
ATM
Cycle Stands
72.25
72.25
Fence
Health Centre Bin Store
71.00
Existing 2.4m Palisade Fe
Seating
Seating
PICK-UP POINT
Gate

FIRST FLOOR PLAN

Rev | Date | Details | Drawn | Checked

Issued for

PLANNING

Project/Client	Project No:
Proposed Mixed Use Development, Midland Road, Royston	2111031
	Dwg No: AD (00) 03
	Rev: -
Drawing: Proposed Supermarket Layout Plans	Scale: 1:200 @A2
	Drawn By: DH Date: 27.11.12
	Checked By: RH Date: 27.11.12

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NOTES
1. FOR TREE SURVEY NOTES SEE ACCOMPANYING JAMES ROYSTON ABORICULTURAL SURVEY
2. FOR DETAILED LANDSCAPING PROPOSALS SEE SMEEDEN FOREMAN LANDSCAPE MASTERPLAN

LEGEND

- PROPOSED TREE
- EXISTING SURVEYED TREE TO BE RETAINED
- EXISTING TREE (NOT SURVEYED) TO BE RETAINED
- EXISTING SURVEYED TREE TO BE FELLED
- EXISTING LANDSCAPE
- PROPOSED HEDGEROW
- PROPOSED DENSE PLANTING

SCHEDULE OF RESIDENTIAL ACCOMMODATION

* AFFORDABLE HOME ALLOCATION

Housetype	Total
Cherryburn 2 Storey 4 Bed Detached House	3 No.
Crathorne 2 Storey 4 Bed Detached House	9 No.
Roseberry 2 Storey 4 Bed Detached House	18 No.
Souter 2 ½ Storey 3 Bed Semi Detached/Terraced House	17 No.
Lumley 2 ½ Storey 4 Bed Detached House	7 No.
Rufford 2 Storey 3 Bed Detached House	12 No.
Rufford Semi 2 Storey 3 Bed Semi Detached	20 No.
Hanbury 2 Storey 3 Bed Semi Detached	36 No.
Swale 2 ½ Storey 3 Bed Semi/Terrace	11 No.
Skipton 2 Storey 2 Bed Semi/Terrace	10 No.

Total 143 units

KEY AND BOUNDARY TREATMENT

- DENOTES 1800 HIGH CLOSE BOARDED FENCE
- DENOTES 900 HIGH 2 POST AND RAIL TIMBER FENCE
- DENOTES 1800 HIGH SCREEN WALL / FENCE
- DENOTES 900 HIGH RAILINGS
- DENOTES BRICK DWARF WALL WITH 900mm RAILINGS
- 600 TIMBER KNEE RAIL, FULL EXTENT TBA
- A-B-C EXISTING 2.4M (MEAN) GREEN METAL F-G-H-J-K-L PALISADE FENCE TO REMAIN
- C-D EXISTING 2.0M BRICK WALL TO REMAIN
- E-F EXISTING 1.5M BRICK WALL TO REMAIN

B	03.12.12	COLOUR ADDED; PARKING TO NW CORNER & LANDSCAPING UPDATED	JJH RH
A	30.11.12	SITE ACCESS AMENDED	JJH RH
Rev.	Date	Details	Drawn Checked

Issued for:

PLANNING

Project/Client: Proposed Mixed Use Development Midland Road, Royston	Project No: 2111031
	Drwg No: AD (00) 02
	Rev: B
Drawing: Proposed Site Layout Plan	Scale: 1:500 @A0
	Drawn By: JJH Date: NOV '12
	Checked By: RH Date: NOV '12

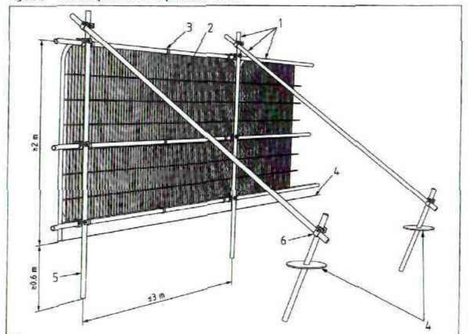
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KEY:

- T1 — Retention Category A
  High quality and value
- T1 — Retention Category B
  Moderate quality and value
- T1 — Retention Category C
  Low quality and value
- T1 — Trees for removal Category R
- Min root protection zone
- Tree Protection Fence/barrier
- Tree Protection Fence/barrier
  for construction of the footpath

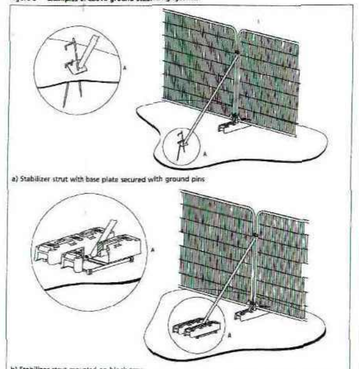
Figure 2 **Default specification for protective barrier**



Key

1 Standard scaffold poles
2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6 m)
6 Standard scaffold clamps

Figure 3 **Examples of above-ground stabilizing systems**



a) Stabilizer strut with base plate secured with ground pins

b) Stabilizer strut mounted on block tray

5.2.3 Ground protection during demolition and construction

Rev A 12.10.12 Trees 46 - 54 surveyed

SMEEDEN FOREMAN

Project
Royston High School

Title
Tree Protection Fence Plan

Scale
1:500 @ A1

Drawn by

Date
November 2012

Checked

Project No.
SF1942

Drawing No.
TP01

Rev

Landscape Architects · Urban Designers
Ecologists · Horticulturists

8 East Parade, Harrogate, N.Yorks HG1 5LT
Tel: 01423 520222 Fax: 01423 565515
Email: office@smeedenforeman.co.uk
www.smeedenforeman.co.uk

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Character Areas.

1 Additional Car Parking

Twenty one additional car parking bays would be provided extending the existing car park. This will result in some tree loss (See also tree survey) but to retain the remaining trees detailed consideration will be given to levels, porous materials and suitable edge restraint/ kerbing.

Trees (All stock ring mulched)

Species	Size	Spec
Acer campestre	12-14cm	RB
Acer platanoides Emerald Queen	14-16cm	White bag
Prunus padus Watereri	12-14cm	RB

Shrubs and Herbaceous Plants. (All beds fully mulched)

Species	Size	Pot	Spec.	Dens.
Medium Height				
Berberis Darts Red Lady	30-40cm	3 lt	Bushy	4m2
Brachyglottis Sunshine	20-30cm	3 lt	Bushy	5m2
Cornus Mid Winter Fire	40-60cm	3lt	Multi stem	5m2
Viburnum opulus Sterile	40-60cm	3 lt	Branched	4m2
Low Growing				
Bergenia cordifolia	-	2 lt	-	6m2
Dryopteris felix mas	-	3lt	-	6m2
Iris foetidissima	-	2 lt	-	6m2
Euonymus Emerald Gaiety	20-30cm	3 lt	Bushy	6m2
Rosa Frau Dagmar Hastrup	30-40cm	3 lt	Bushy	5m2
Bulbs				
Narcissus King Alfred			Density 40m2	

2 Meeting/ Seating Area

Located on the junction of a number of key pedestrian / cycle routes opportunities exist to create a seating / meeting area. Links would include the main cycleway, 2 link to Warren Walk passing across the site, and to the open space. A further link would be provided to a footpath/cycleway through the PFS. The level would be contained by clipped hedges and while the footpath margins would be slope mown there would also be an inclusion of wildflower planting. Delineation of seating areas and paths would be re-enforced by differing hard materials including blocks, resin bound gravel and asphalt. Separation from the PFS would be provided by clipped hedges and shrub planted margins. While the hedge would be single species the shrub planting would be more varied, although robust plants would be included.

Trees (All stock ring mulched)

Species	Size	Spec
Acer campestre	12-14cm	RB
Acer platanoides Emerald Queen	14-16cm	RB
Pyrus chanticleer	12-14cm	White bag
Prunus Sunset Boulevard	12-14cm	RB

Shrubs and Herbaceous Plants. (All beds fully mulched)

Species	Size	Pot	Spec.	Dens.
Tall				
Amelanchier lamarckii	900-1.2m	10 lt	Branched	Spot
Aucuba japonica Crotonifolia	30-40cm	3 lt	Bushy	3m2
Cornus stolonifera Flaviramea	60-80cm	3 lt	Multi stem	4m2
Buddleia davidii Empire Blue	60-90cm	5 lt	Branched	3m2
Medium Height				
Berberis Darts Red Lady	30-40cm	3 lt	Bushy	4m2
Brachyglottis Sunshine	20-30cm	3 lt	Bushy	5m2
Cornus Mid Winter Fire	40-60cm	3lt	Multi stem	5m2
Hebe Mrs Winder	20-30cm	3lt	Bushy	5m2
Hypericum Hidcote	30-40cm	2 lt	Bushy	5m2
Spirea Goldflame	40-60cm	3 lt	Bushy	5m2
Viburnum opulus Sterile	40-60cm	3 lt	Branched	4m2
Low Growing				
Bergenia cordifolia	-	3 lt	-	6m2
Euonymus Emerald Gaiety	20-30cm	3lt	Bushy	6m2
Hebe Sutherlandii	20-30cm	3lt	Bushy	6m2
Rosa Frau Dagmar Hastrup	30-40cm	3 lt	Bushy	5m2

Hedges Planted at 6 plants per lin.m.

Species	Size	Spec
Fagus sylvatica	60-90cm	Bushy

Bulbs

Species	Density
Narcissus King Alfred	40m2
Crocus mixed colours	650m2

Wild Flower Mix Landlife Heritage Meadow Mix – 5/gm at 1g per m²

%	Common name	Species
1	Betony	Stachys officinalis
2	Cowslip	Primula veris
10	Field scabious	Knautia arvensis
15	Lady's bedstraw	Galium verum
5	Musk mallow	Malva moschata
30	Oxeye daisy	Leucanthemum vulgare
10	Ribwort plantain	Plantago lanceolata
23	Wild carrot	Daucus carota
4	Yellow rattle	Rhinanthus minor

Landlife Companion Mix – 5/gm at 2g per m²

%	Common name	Species
50	Corn chamomile	Anthemis arvensis
50	Corn poppy	Papaver rhoeas

3 Public Open Space

This large area is located in approximately the centre of the development. It would be crossed by Warren Walk passing roughly east west across the top of the area, and by an important pedestrian link from the housing area by the supermarket and a further path which would link the Leisure Centre with the POS and then the Supermarket. The space would also include a LEAP, set away from any of the housing units. The area would generally be open and close mown but around the periphery low mounding would be incorporated to give containment. These mounds would be sown with a wild flower mix and maintained to ensure good floral appearances. Random tree groups would be included around the edge of the space many of which would be planted as multi stemmed trees to reinforce the informal nature of the space. Strong use of Spring bulb planting would also be incorporated.

Trees (All stock ring mulched)

Species	Size	Spec
Acer campestre	12-14cm	RB
Acer platanoides Emerald Queen	14-16cm	White bag
Betula pendula	3.5-4.25	Multi stem container

Hedges Planted at 6 plants per lin.m.

Species		Size	Spec
Mixed hedge			
Acer campestre	5%	40-60cm	Bushy
Crataegus monogyna	45%	40-60cm	Bushy
Cornus sanguinea	5%	40-60cm	Multi stem
Corylus avellana	15%	40-60cm	Branched
Fagus sylvatica	5%	40-60cm	Bushy
Ilex aquifolium	5%	20-30cm	2 lt pot
Prunus spinosa	10%	40-60cm	Bushy
Rosa canina	5%	40-60cm	Bushy
Viburnum opulus	5%	40-60cm	Bushy

Bulbs

Species	Density
Narcissus King Alfred	40m2

Wild Flower Mix – See above.

4 Petrol Filling Station

The treatment of this area would be quite simple with three sides of the Petrol Filling Station being bordered by hedges separating the development from the seating area, the cycleway to the east and the public open space to the north. A further hedge would divide the petrol station from the supermarket reducing the scale of the road and hard surfacing. The planting would be carried out in simple drifts along with the random planting of trees.

Trees (All stock ring mulched)

Species	Size	Spec
Acer campestre	12-14cm	RB
Acer platanoides Emerald Queen	14-16cm	White bag
Betula pendula	3.5-4.25m	Multi stem Container
Carpinus betulus Frans Fontaine	14-16cm	White bag
Prunus padus Watereri	12-14cm	RB

Shrubs and Herbaceous Plants. (All beds fully mulched)

Species	Size	Pot	Spec.	Dens.
Tall				
Amelanchier lamarckii	900-1.2m	10 lt	Branched	Spot
Aucuba japonica Crotonifolia	30-40cm	3 lt	Bushy	3m2
Cornus stolonifera Flaviramea	60-80cm	3 lt	Multi stem	4m2
Buddleia davidii Empire Blue	60-90cm	3 lt	Branched	3m2
Medium Height				
Berberis Darts Red Lady	30-40cm	3 lt	Bushy	4m2
Brachyglottis Sunshine	20-30cm	3 lt	Bushy	5m2
Choisya ternata Sundance	30-40cm	3 lt	Bushy	4m2
Cornus Mid Winter Fire	40-60cm	3lt	Multi stem	5m2
Hebe Mrs Winder	20-30cm	3 lt	Bushy	5m2
Hypericum Hidcote	20-30cm	3 lt	Bushy	5m2
Potentilla Abbotswood	20-30cm	3 lt	Bushy	5m2
Spirea Goldflame	30-40cm	3 lt	Bushy	5m2
Viburnum opulus Sterile	40-60cm	3 lt	Branched	4m2
Low Growing				
Bergenia cordifolia	-	2 lt	-	6m2
Ceanothus Blue Mound	30-40cm	3 lt	Bushy	5m2
Iris foetidissima	-	3 lt	-	6m2
Euonymus Emerald Gaiety	20-30cm	3 lt	Bushy	6m2
Hebe Sutherlandii	20-30cm	3lt	Bushy	6m2
Lavendula spica Hidcote	20-30cm	3 lt	Bushy	6m2
Rosa Frau Dagmar Hastrup	30-40cm	3 lt	Bushy	5m2

Hedges Planted at 6 plants per lin.m.

Species	Size	Spec
Fagus sylvatica	60-90cm	Bushy

Bulbs

Species	Density
Narcissus King Alfred	40m2
Crocus mixed colours	650m2

5 Supermarket

Planting would be kept to the periphery. Immediately beyond the Supermarket car park the footpath/cycleway link would be included and beyond those there is a line of mature trees which gives stature to this part of the site. Similarly there are a number of retained trees along the southern boundary. Tree planting would be kept to the margins and used to screen the store from the housing to the south. The existing line of trees to the east would be re-enforced with new tree planting set in a hedge alongside of the cycle route, this hedge would be kept to a modest level to avoid the route appearing "hemmed in" by vegetation.

Trees (All stock ring mulched)

Species	Size	Spec
Carpinus betulus Frans Fontaine	14-16cm	White bag
Fagus sylvatica Dawyck	14-16cm	White bag
Pyrus chanticleer	12-14cm	RB

Shrubs and Herbaceous Plants. (All beds fully mulched)

Species	Size	Pot	Spec.	Dens.
Tall				
Amelanchier lamarckii	900-1.2m	10 lt	Branched	Spot
Aucuba japonica Crotonifolia	30-40cm	3 lt	Bushy	3m2
Prunus laurocerasus Van Nees	40-60cm	3 lt	Bushy	4m2
Prunus lusitanica	40-60cm	3 lt	Bushy	4m2
Medium Height				
Berberis Darts Red Lady	30-40cm	3 lt	Bushy	4m2
Brachyglottis Sunshine	20-30cm	3 lt	Bushy	5m2
Cornus Mid Winter Fire	40-60cm	3lt	Multi stem	5m2
Potentilla Abbotswood	20-30cm	3 lt	Bushy	5m2
Viburnum opulus Sterile	40-60cm	3 lt	Branched	4m2
Low Growing				
Bergenia cordifolia	-	3 lt	-	6m2
Euonymus Emerald Gaiety	20-30cm	3 lt	Bushy	6m2
Hebe Sutherlandii	20-30cm	3lt	Bushy	6m2
Rosa Frau Dagmar Hastrup	30-40cm	3 lt	Bushy	5m2

Hedges Planted at 6 plants per lin.m.

Species	Size	Spec
Fagus sylvatica	60-90cm	Bushy
Fagus sylvatica	90-1.2m	Feathered

6 Access from Midland Road.

The existing access would be re-furbished through widening of the hard surfacing.

Pleached trees would be planted in the shrub bed in front of the walls to further soften the approach. Further interest would be added through the inclusion of bands of blockwork across the road surface and to reduce potential traffic speeds.

Trees (All stock ring mulched)

Species	Size	Spec
Prunus Sunset Boulevard	12-14cm	RB

Shrubs and Herbaceous Plants. (All beds fully mulched)

Species	Size	Pot	Spec.	Dens.
Medium Height				
Berberis Darts Red Lady	30-40cm	3 lt	Bushy	4m2
Brachyglottis Sunshine	20-30cm	3 lt	Bushy	5m2
Rosa glauca	30-40cm	3 lt	Bushy	4m2
Viburnum opulus Sterile	40-60cm	3 lt	Branched	4m2
Climbers				
Parthenocissus Quinquefolia	90-1.2m	3 lt	Multi stem	Spot
Low Growing				
Bergenia cordifolia	-	3 lt	-	6m2
Euonymus Emerald Gaiety	20-30cm	3 lt	Bushy	6m2
Rosa Frau Dagmar Hastrup	30-40cm	3 lt	Bushy	5m2

7 Health Centre

While the landscape treatment would be strong and simple variety and interest would be added through a good selection of shrub planting species giving colour and texture. Two lines of fastigiate mulched trees would be included to the frontage as these would be suitable to the limited space available but still contribute to the variety of the planting. In addition good quality paving would be included to make the entrance area more welcoming to visitors.

Trees (All stock ring mulched)

Species	Size	Spec
Acer campestre	12-14cm	RB
Alnus glutinosa	1.8-2.4m	Feathered RB
Pyrus chanticleer	12-14cm	RB
Prunus padus Watereri	12-14cm	RB
Prunus Sunset Boulevard	12-14cm	RB

Shrubs and Herbaceous Plants. (All beds fully mulched)

Species	Size	Pot	Spec.	Dens.
Tall				
Corylus avellana maxima Purpurea	40-60cm	5 lt	Branched	3m2
Buddleia davidii Empire Blue	60-90cm	5 lt	Branched	3m2
Medium Height				
Brachyglottis Sunshine	20-30cm	3 lt	Bushy	5m2
Choisya ternata Sundance	40-60cm	3 lt	Bushy	4m2
Cornus Mid Winter Fire	40-60cm	3lt	Multi stem	5m2
Cistus Cornish Cream	40-60	3 lt	Bushy	5m2
Hebe Mrs Winder	20-30cm	3 lt	Bushy	5m2
Hypericum Hidcote	20-30cm	3 lt	Bushy	5m2
Philadelphus Manteau d'Hermine	40-60cm	3 lt	Branched	4m2
Potentilla Abbotswood	20-30cm	3 lt	Bushy	5m2
Spirea Goldflame	30-40cm	3 lt	Bushy	5m2
Viburnum opulus Sterile	40-60cm	3 lt	Branched	4m2
Low Growing				
Alchemilla mollis	-	3lt	-	6m2
Bergenia cordifolia	-	3 lt	-	6m2
Ceanothus Blue Mound	30-40cm	3 lt	Bushy	6m2
Dryopteris felix mas	-	3lt	-	6m2
Forsythia Fiesta	30-40cm	3 lt	Bushy	5m2
Genista hispanica	20-30cm	3 lt	Bushy	5m2
Euonymus Emerald Gaiety	20-30cm	3 lt	Bushy	6m2
Hebe Sutherlandii	20-30cm	3 lt	Bushy	6m2
Lavendula spica Hidcote	20-30cm	3 lt	Bushy	6m2
Mahonia Apollo	30-40cm	3 lt	Bushy	5m2
Rosa Frau Dagmar Hastrup	30-40cm	3 lt	Bushy	5m2
Viburnum davidii	20-30cm	3 lt	Bushy	5m2

Bulbs

Species	Density
Crocus mixed colours	650m2

8 Spine Road.

Similar species would be employed either side of the road to help give continuity to the development, particularly through the selection of tree species.

Trees (All stock ring mulched)

Species	Size	Spec
Acer campestre William Caldwell	12-14cm	RB
Fagus sylvatica Dawyck	14-16cm	White bag

Shrubs and Herbaceous Plants. (All beds fully mulched)

Species	Size	Pot	Spec.	Dens.
Tall				
Amelanchier lamarckii	900-1.2m	10 lt	Branched	Spot
Aucuba japonica Crotonifolia	30-40cm	3 lt	Bushy	3m2
Cornus stolonifera Flaviramea	60-90cm	3 lt	Multi stem	4m2
Corylus avellana maxima Purpurea	40-60cm	5 lt	Branched	3m2
Buddleia davidii Empire Blue	60-90cm	5 lt	Branched	3m2
Medium Height				
Berberis Darts Red Lady	30-40cm	3 lt	Bushy	4m2
Brachyglottis Sunshine	20-30cm	3 lt	Bushy	5m2
Cornus Mid Winter Fire	40-60cm	3lt	Multi stem	5m2
Hebe Mrs Winder	20-30cm	3 lt	Bushy	5m2
Hypericum Hidcote	20-30cm	3 lt	Bushy	5m2
Potentilla Abbotswood	30-40cm	3 lt	Bushy	5m2
Spirea Goldflame	20-30cm	3 lt	Bushy	5m2
Viburnum opulus Sterile	40-60cm	3 lt	Branched	4m2
Low Growing				
Bergenia cordifolia	-	3 lt	-	6m2
Euonymus Emerald Gaiety	20-30cm	3 lt	Bushy	6m2
Hebe Sutherlandii	20-30cm	3 lt	Bushy	6m2
Lavendula spica Hidcote	20-30cm	3 lt	Bushy	6m2
Rosa Frau Dagmar Hastrup	30-40cm	3 lt	Bushy	5m2



9 Housing Area

Tree planting would be distributed throughout the layout located in suitable positions that will not cause nuisance in future years. Species selection will also be important from this point of view with a tendency towards smaller growing trees than large species. Those selected will provide interest through blossom and autumn fruit.

Trees (All stock ring mulched)

Species	Size	Spec
Acer campestre William Caldwell	12-14cm	RB
Betula pendula	12-14cm	RB
Carpinus betulus Frans Fontaine	14-16cm	H Stand. Container
Malus Golden Hornet	12-14cm	White bag
Pyrus chanticleer	12-14cm	RB
Prunus padus Watereri	12-14cm	RB
Prunus Sunset Boulevard	12-14cm	RB
Sorbus aucuparia "Streetwise"	12-14cm	RB
Sorbus hupehensis	12-14cm	RB

Shrub and Herbaceous material will be developed at detailed design

10 Entrance Roundabout.

Distinctive planting would be included in this location to help create a sense of entrance and a focus of place. This will be achieved through the insertion of a distinctive tree species and simple shrub species.

Trees (All stock ring mulched)

Species	Size	Spec
Fagus sylvatica Dawyck	14-16cm	White bag

Shrubs and Herbaceous Plants. (All beds fully mulched)

Species	Size	Pot	Spec.	Dens.
Medium Height				
Berberis Darts Red Lady	30-40cm	3 lt	Bushy	4m2
Brachyglottis Sunshine	20-30cm	3 lt	Bushy	5m2
Hebe Mrs Winder	20-30cm	2 lt	Bushy	5m2
Viburnum opulus Sterile	40-60cm	3 lt	Branched	4m2
Low Growing				
Bergenia cordifolia Purpurascens	-	3 lt	-	6m2
Hebe Sutherlandii	20-30cm	3lt	Bushy	6m2
Lavendula spica Hidcote	20-30cm	3 lt	Bushy	6m2

Outline Planting Specification

Topsoil

Shrub areas are to receive topsoil minimum 450mm depth after compaction. Grass areas to receive minimum 150mm depth after compaction.

Trees

The following pits shall be dug for the various tree sizes: Extra Heavy and Heavy standard trees 1.0x1.0x900mm. Container pits to be 300mm larger than the rootball. Each pit shall be dug to the sizes given and the base thoroughly broken up prior to the placement of the backfill mixture. The backfill shall comprise of two parts topsoil to one part tree and shrub planting compost. Each Extra Heavy and Heavy standard tree shall be supported by two stout softwood stakes and suitable ties. All trees shall be fitted with a flexible perforated plastic irrigation pipe or equal approved. All trees shall be planted to their root collar and firmed in place. After planting all pits shall receive a 50mm layer of Melcourt Composted fine bark or equal approved over the full extent of the pit and thoroughly watered in. If planted in dry weather each tree shall be watered in.

Hedges

Hedge trenches shall be dug 450mmx450mmx450mm the base of which shall be broken up before the above backfill mixture shall be employed. Stock shall be planted at the distances given in the schedules in two staggered rows. All stock shall be planted to the root collar and well firmed in place. After planting, a 50mm layer of Melcourt Composted fine bark or equal approved shall be spread over the trench. All stock shall be thoroughly watered in.

Shrub Beds

All shrub beds shall be rotted to a depth of 300mm over cultivated ground. Stock shall be planted in the positions shown on the plan and at the densities given in the schedules. All stock shall be planted to the root collar and firmed in place. Following planting a 50mm layer of Melcourt Composted fine bark or equal approved shall be spread over all beds. All stock shall be thoroughly watered in.

Seeding and Turfing

All areas to be seeded shall be topsoiled to a minimum depth of 100mm over ground free of compaction by ripping to deep cultivation. The soil shall be fine graded to even running falls and cross falls to form a fine tilth. Before sowing or the placement of turf an approved pre-seeding/pre-turfing fertiliser shall be applied in accordance with the manufacturer's instructions. Seed shall be sown in two directions at 35 gms per m2 and lightly raked in. All edges to shrub beds will be clearly cut with an edging iron, arisings removed from site. Turfs shall be well butted up and a mixture of loam and sand brushed into all joints.

Wildflower Areas

Areas designated for the sowing of wildflower mixes shall not be topsoiled but shall be seed bed prepared, seed shall be sown on good quality subsoil to very low grade topsoil. Areas shall be cultivated to relieve any ground compaction and brought to a fine tilth prior to the sowing of the seed mix at the rate recommended by the Seed House.

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 fertiliser 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 hedge lines shall be watered in times of drought to field capacity and shall receive an application of slow release fertiliser at the end of the Defects Liability Period. Mulch shall be topped up to original levels. All hedges 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 fertiliser 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.

Turf and seeded Areas

All general areas shall be mown twenty three 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 seeded area which is failing to produce a good quality sward shall be re-cultivated or returfed.

Wild Flower Areas

All wild flower areas shall be strimmed once a year in late summer and the cuttings collected up and carried off site.

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

Box hedges shall be maintained at 600mm. Mixed hedges shall be maintained to a height of 1.2-1.5m. 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 and Buddleia species shall be cut back in accordance with good practice.

Grass Areas

All general areas shall be cut twenty eight times per year and all cuttings boxed off and removed from site. Edges to shrub beds shall be cut four times a year and all cuttings removed. Wildflower areas shall be strimmed once a year and all cuttings collected up and carried off.

Key

- Existing trees to be retained
- Existing trees lost to the development
- New trees
- New shrub areas
- New hedges
- Wildflower areas
- Grass areas
- Shallow earth mounding
- New knee rail
- Benches
- New paved areas
- Resin bound gravel

NORTH

SMEEDEN FOREMAN

Project: Royston High School	
Title: Landscape masterplan	
Scale: 1:500 @ A0	Drawn by: IB
Date: October 2012	Checked: TF
Project No. SF 1942	Drawing No. LL02 Rev

Landscape Architects - Urban Designers
Ecologists - Horticulturists
8 East Parade, Harrogate, N. Yorks HG1 5LT
Tel: 01423 520222 Fax: 01423 565515
Email: office@smeedenforeman.co.uk
www.smeedenforeman.co.uk

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NOTES
1. FOR TREE SURVEY NOTES SEE ACCOMPANYING JAMES ROYSTON ABORICULTURAL SURVEY
2. FOR DETAILED LANDSCAPING PROPOSALS SEE SMEEDEN FOREMAN LANDSCAPE MASTERPLAN

LEGEND

- PROPOSED TREE
- EXISTING SURVEYED TREE TO BE RETAINED
- EXISTING TREE (NOT SURVEYED) TO BE RETAINED
- EXISTING SURVEYED TREE TO BE FELLED
- EXISTING LANDSCAPE
- PROPOSED HEDGEROW
- PROPOSED DENSE PLANTING

SCHEDULE OF RESIDENTIAL ACCOMMODATION

* AFFORDABLE HOME ALLOCATION

Housetype	Total
Cherryburn 2 Storey 4 Bed Detached House	3 No.
Crathorne 2 Storey 4 Bed Detached House	9 No.
Roseberry 2 Storey 4 Bed Detached House	18 No.
Souter 2 Storey 3 Bed Semi Detached /Terraced House	17 No.
Lumley 2½ Storey 4 Bed Detached House	7 No.
Rufford 2 Storey 3 Bed Detached House	12 No.
Rufford Semi 2 Storey 3 Bed Semi Detached	20 No.
Hanbury 2 Storey 3 Bed Semi Detached	36 No.
Swale 2½ Storey 3 Bed Semi/Terrace	11 No.
Skipton 2 Storey 2 Bed Semi/Terrace	10 No.

Total 143 units

KEY AND BOUNDARY TREATMENT

- DENOTES 1800 HIGH CLOSE BOARDED FENCE
- DENOTES 900 HIGH 2 POST AND RAIL TIMBER FENCE
- DENOTES 1800 HIGH SCREEN WALL / FENCE
- DENOTES 900 HIGH RAILINGS
- DENOTES BRICK DWARF WALL WITH 900mm RAILINGS
- 600 TIMBER KNEE RAIL, FULL EXTENT TBA
- A-B-C / F-G-H-J-K-L: EXISTING 2.4M (MEAN) GREEN METAL PALISADE FENCE TO REMAIN
- C-D: EXISTING 2.0M BRICK WALL TO REMAIN
- E-F: EXISTING 1.5M BRICK WALL TO REMAIN

Rev.	Date	Details	Drawn	Checked
A	30.11.12	SITE ACCESS AMENDED	JJH	RH

Issued for: PLANNING

Project/Client: Proposed Mixed Use Development Midland Road, Royston

Project No: 2111031

Dwg No: AD (00) 02

Rev: -

Drawing: Proposed Site Layout Plan

Scale: 1:500 @A0

Drawn By: JJH

Date: NOV '12

Checked By: RH

Date: NOV '12

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Web: www.archialgroup.com

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COMMON LANE

QUEENSWAY

FOOTWAY / CYCLEWAY

Allotment Gardens

Allotment Gardens

Police Station

Overcarr House

Sheltered Housing

EXISTING ROUTE OF WARREN WALK

3M FOOTWAY / CYCLEWAY

23 NEW PARKING SPACES

TARMAC CAR PARK

PUBLIC OPEN SPACE
Min. 15% of residential area

L.E.A.P.

Lesser mown grass and mounding

PETROL FILLING STATION FORECOURT

KIOSK

LPG

ENTRANCE

EXIT

RECYCLE FACILITY

SUPERMARKET
3066m²
(33,000 sq ft)

SERVICE YARD

WAREHOUSE

286no. PARKING SPACES INCLUDING 17no. DIS AND 6no. P&T
(Allowing for 6no. trolley bays)

HEALTH CENTRE
1175 M² GIA
(12,650 sq FT)
ON 2 LEVELS
FFL 71.50

EXISTING SUBSTATION

POSSIBLE SUBSTATION
11 Car Passing Spaces

Existing Asda Service Yard

Existing Yard

Asda Store

Asda Carpark

Workshops

Surgery

Methodist Church

Royston

Wellfield Court

Bethel Church

Bank

Garages

WELL HILL GROVE

JACK CLOSE ORCHARD

CALMWY CLOSE

Army Row

Posts

Library

Tel Ex

Church

Amended Access Road, Footpath And Landscaped Zones

One Way Access

2.4m X 70m SIGHT LINE

3m high brick wall

2m high timber screen fence

1m high railings

Trip Fence

Existing 2.4m Palisade Fence

Existing 2.4m metal Palisade Fence

Existing Footway/cycleway widened locally in surrounding material to accommodate bellaging areas etc.

Lesser mown grass and mounding

Planting Strip

Pumping Station

Checkout Kiosk

Trolley Bays

Cycle Stands

Motor Cycle Parking

Solar Cycles

Banking

Kerb

Gate

Fence

Hedge

Tree

Shrub

Grass

Hard Surfacing

Existing Trees

Proposed Trees

Proposed Shrubs

Proposed Grass

Proposed Hard Surfacing

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No.	Date	Details	Drawn	Checked
A	30.11.12	SITE ACCESS AMENDED	JJH	RH

Issued for: PLANNING

Project/Client: Proposed Mixed Use Development Midland Road, Royston

Project No: 2111031

Dwg No: AD (00) 02

Rev: -

Drawing: Proposed Site Layout Plan

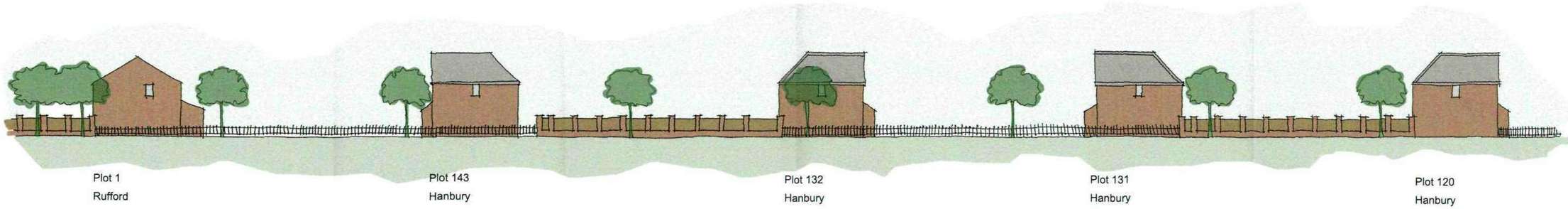
Scale: 1:500 @A0

Drawn By: JJH Date: NOV '12

Checked By: RH Date: NOV '12

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PERSIMMON
Together, we make a home

Proposed Residential Development
Royston High School

Proposed Indicative Street Scenes

Scale 1:100@A1

Ref : RH-2012-100

Date Nov 12

Notes

Survey information taken from Ellam Land Surveys drawing no. 64882D/1A.

N

Rev.	Date	Details	Drawn	Checked

Issued for:

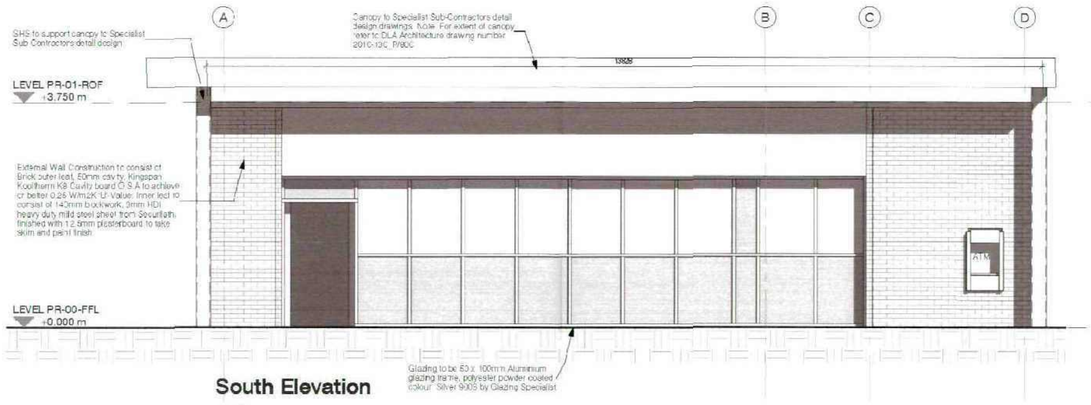
PLANNING

Project/Client: Proposed Mixed Use Development, Midland Road, Royston	Project No: 2111031
	Dwg No: AD (00) 16
	Rev: -
Drawing: Topographical Survey Plan	Scale: 1:1000 @A1
	Drawn By: DH Date: 27.11.12
	Checked By: RH Date: 27.11.12

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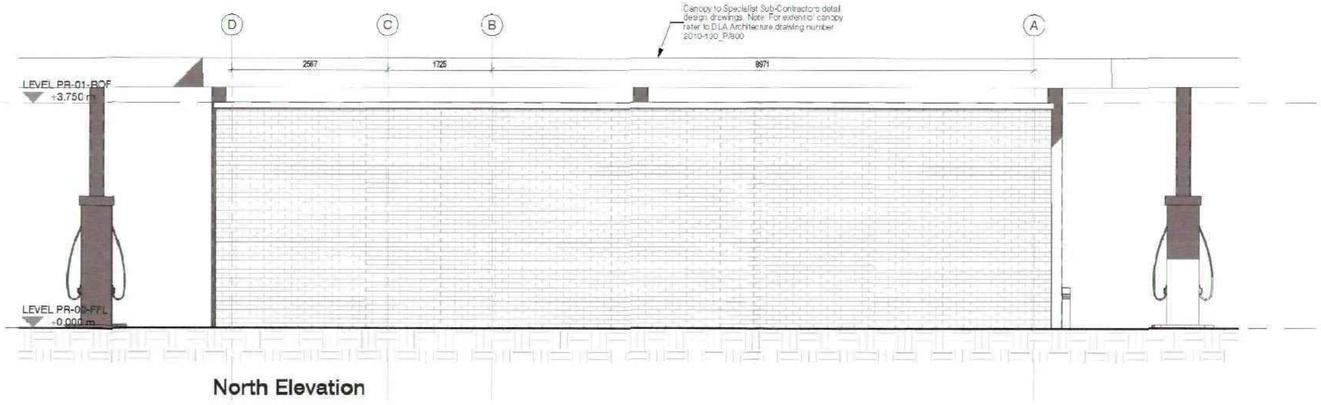
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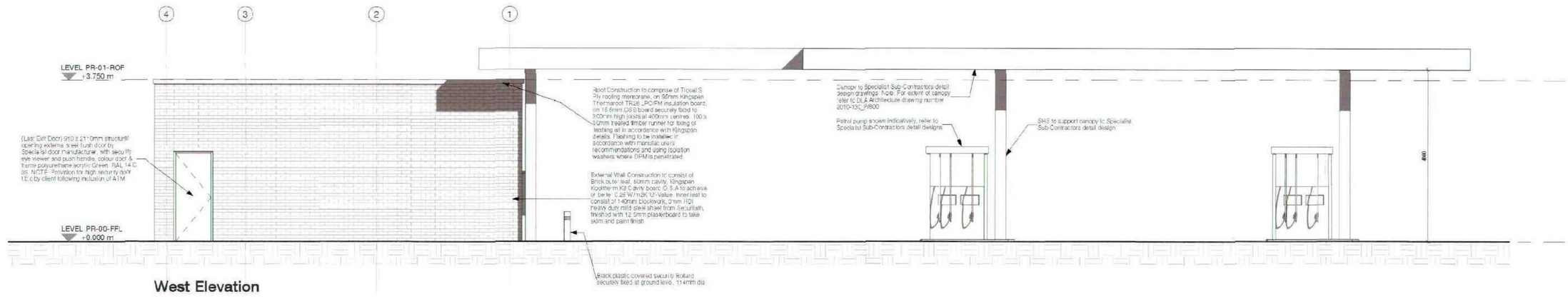
South Elevation

1 : 50



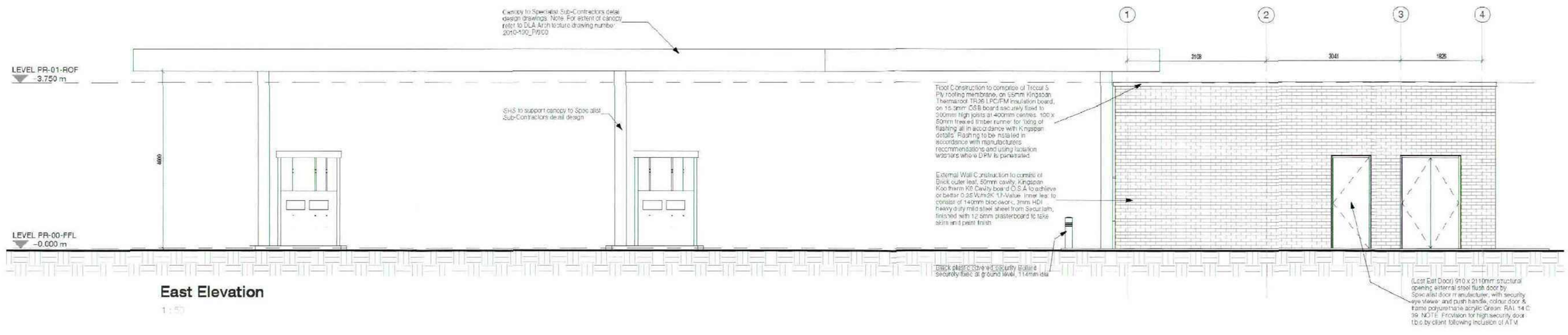
North Elevation

1 : 50



West Elevation

1 : 50



East Elevation

1 : 50

Rev.	Date	Details	Drawn	Checked

Issued for:

PLANNING

Project/Client: Proposed Mixed Use Development, Midland Road, Royston	Project No: 2111031
	Dwg No: AD (00) 10
	Rev: -
Drawing: PFS Elevations	Scale: 1:50 @A1
	Drawn By: DH Date: 28.11.12
	Checked By: RH Date: 28.11.12

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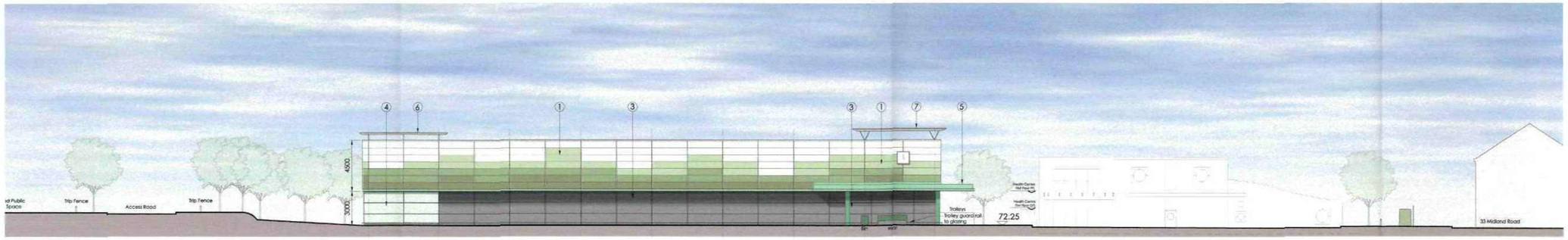
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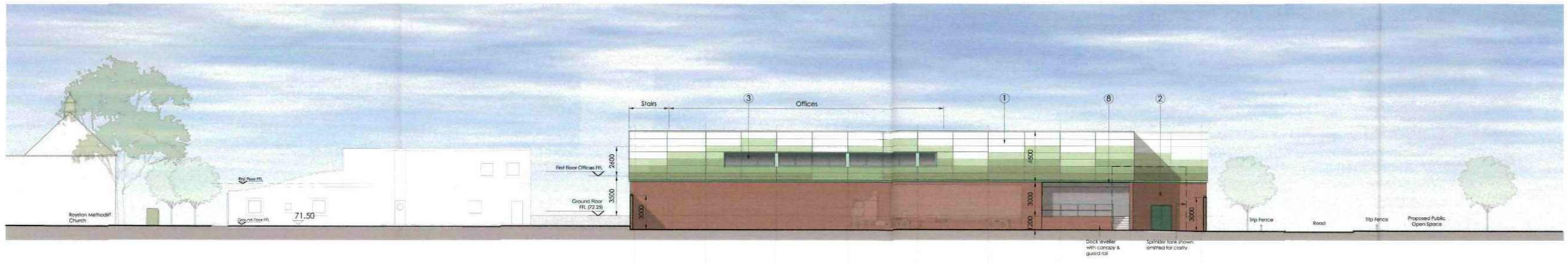
NORTH WEST ELEVATION TO ACCESS ROAD (Midland road elevation)



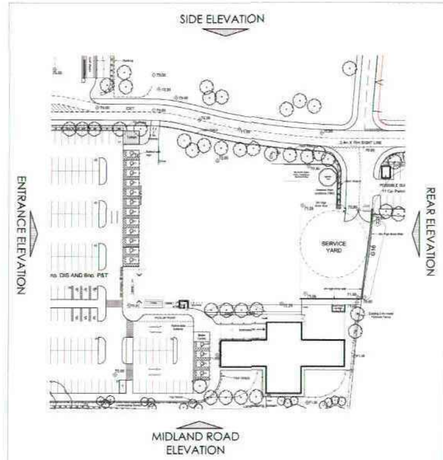
NORTH EAST ELEVATION TO SERVICE AREA



SOUTH WEST ELEVATION TO CAR PARK (Entrance elevation)



SOUTH EAST ELEVATION TO MIDLAND ROAD



KEY REFERENCE PLAN (NTS)

NOTES

KEY

1. Insulated cladding panels
2. Fairfaced brickwork
3. Clear Glazing in powder coated aluminium frames
4. Opaque Glazing
5. Entrance Canopy (steel & Aluminium)
6. Feature Fin Lighting (aluminium)
7. Entrance Feature
8. Loading Dock Canopy
9. Cactli Security system to top of wall

Rev.	Date	Details	Drawn	Checked

Issued for:

PLANNING

Project/Client: Proposed Mixed Use Development Midland Road, Royston	Project No: 2111031
	Dwg No: AD (00) 06
	Rev: -
Drawing: Proposed Elevations	Scale: 1:200 @A1
	Drawn By: JJH Date: NOV '12
	Checked By: RH Date: NOV '12

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