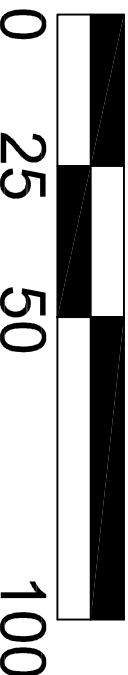
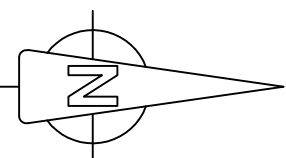
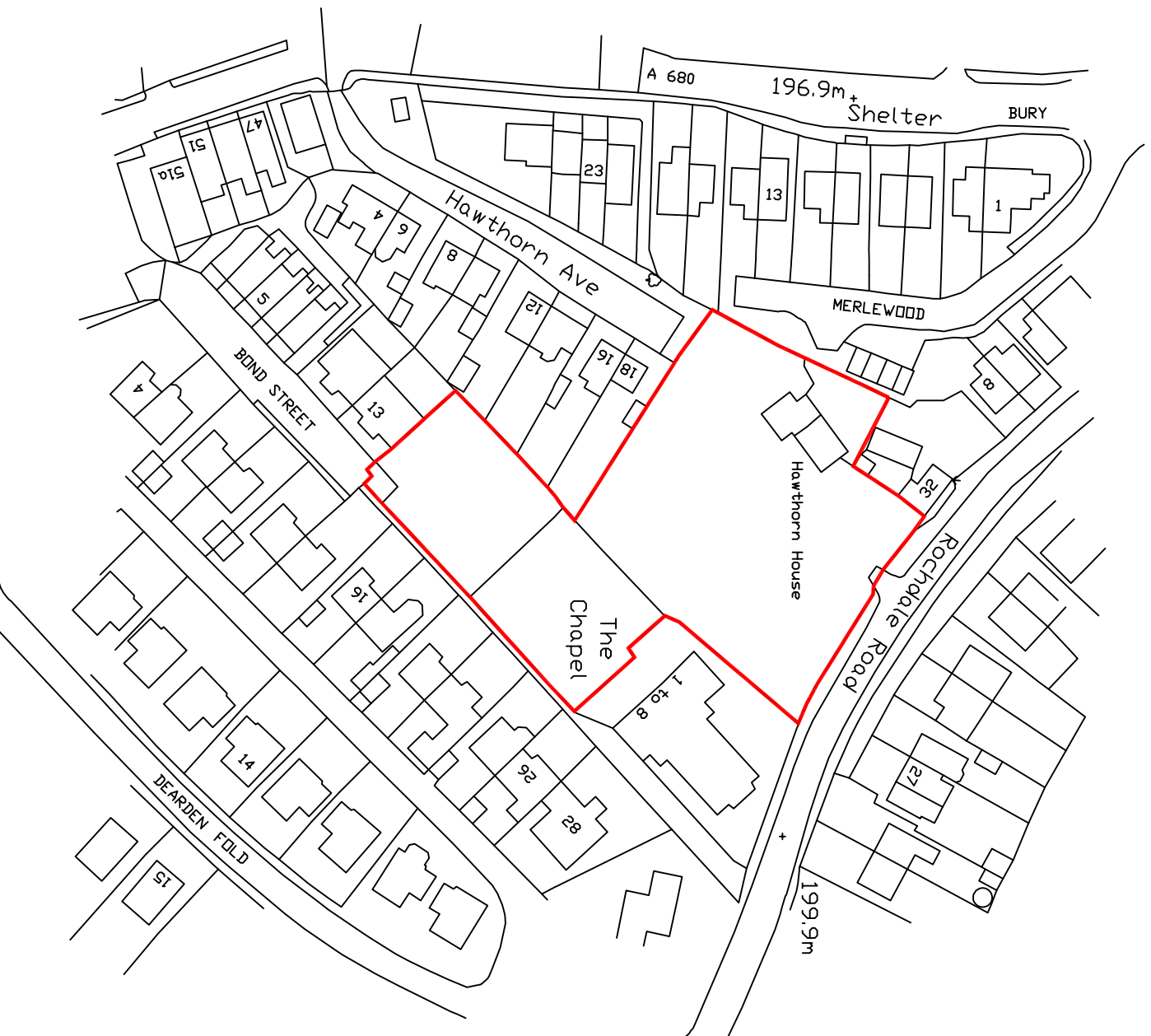


RevNo	Revision note	Date	Signature	Checked



SCALE BAR 1:1250



PROJECT: RESIDENTIAL DEVELOPMENT
HAWTHORN HOUSE, EDENFIELD

CLIENT: OAKTREE DEVELOPMENTS

Drawing Title

LOCATION PLAN

Drawing No.
2122-PL-01

Date
MAY 2021

Scale
1:1250 @ A4

Revision:

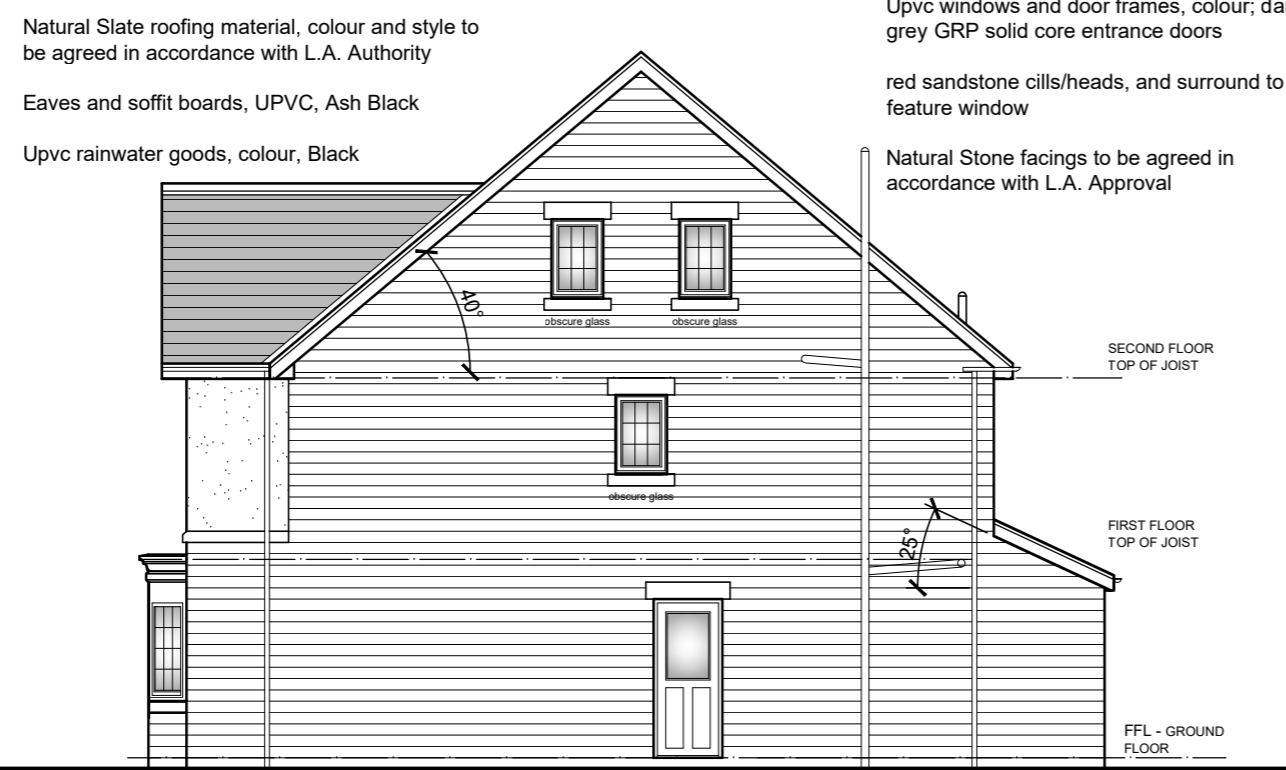
Issue:

Renaissance Studio, No 1 Derby St, Leigh, Lancashire WN7 4PF
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Email: info@pabarchitects.co.uk . www.pabarchitects.co.uk

RevNo	Revision note	Date	Signature	Checked
A	1. drainage points added	27.05.21		
B	1. Materials altered	16.07.21		
C	1. obscure glazing to landing window	05.08.21		



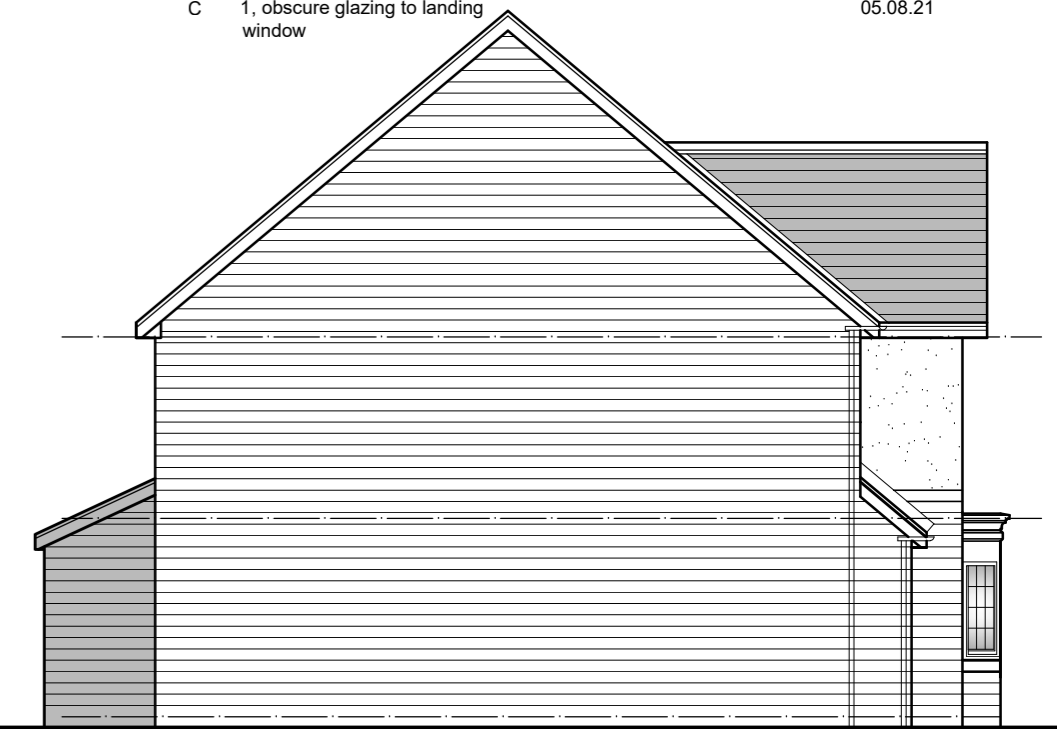
FRONT ELEVATION 1:100



SIDE ELEVATION

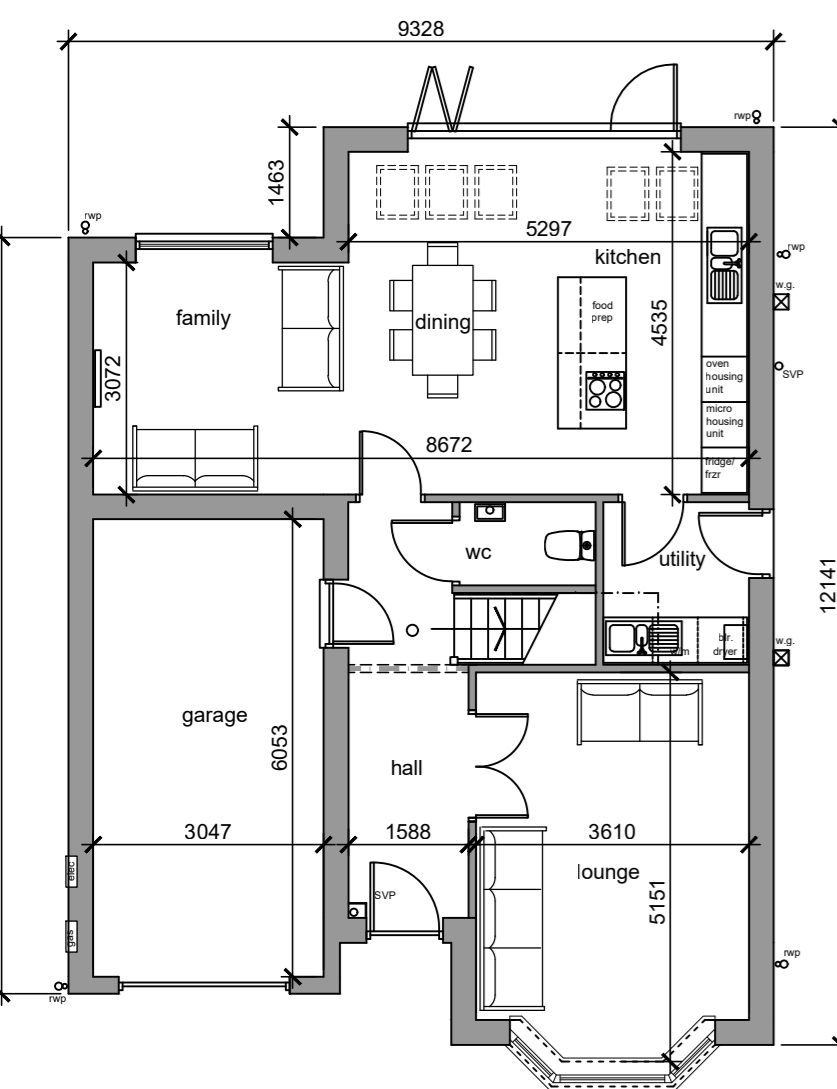


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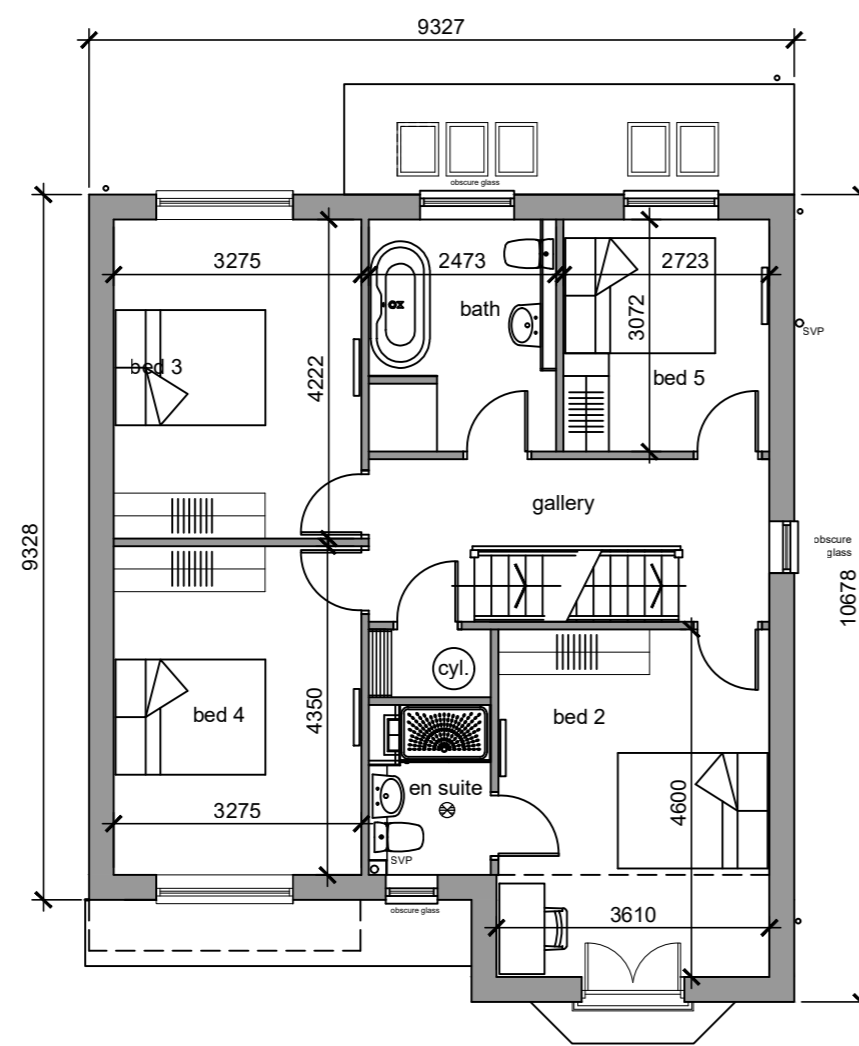


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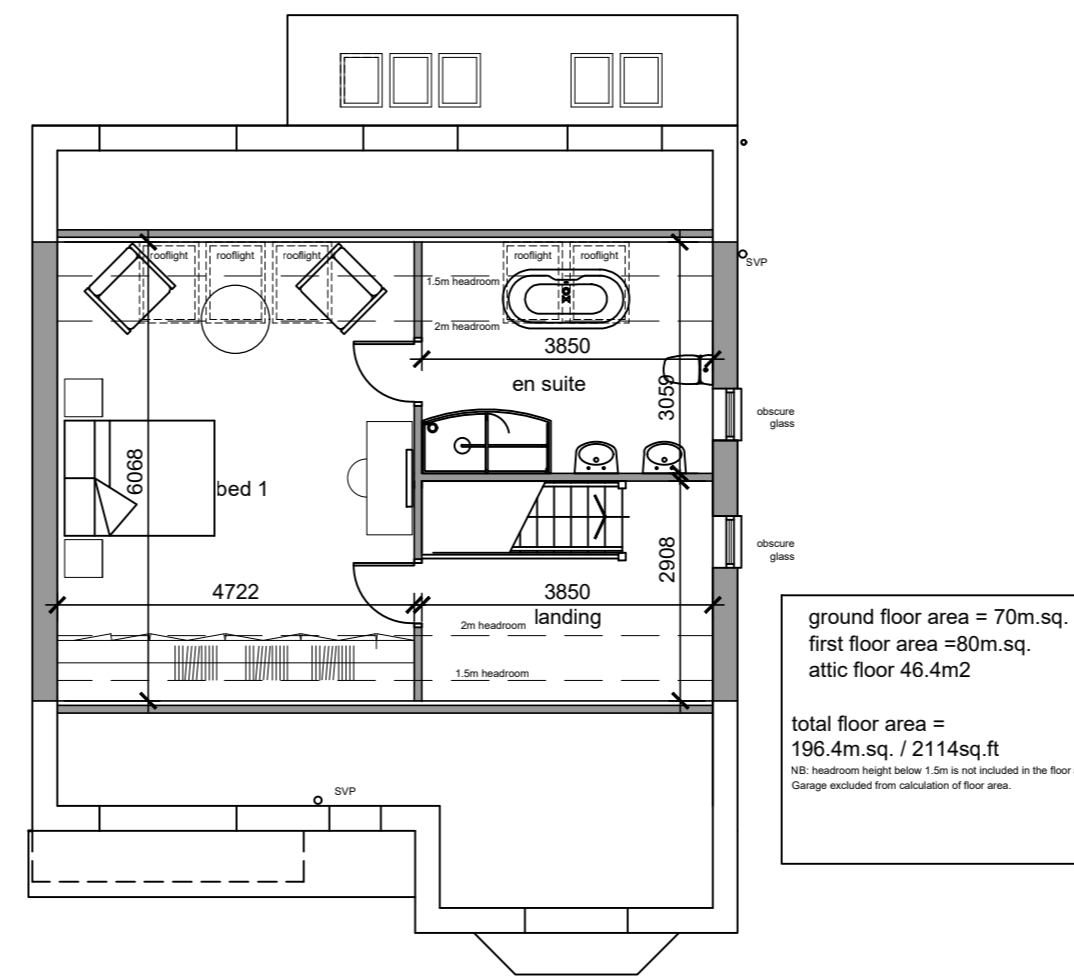
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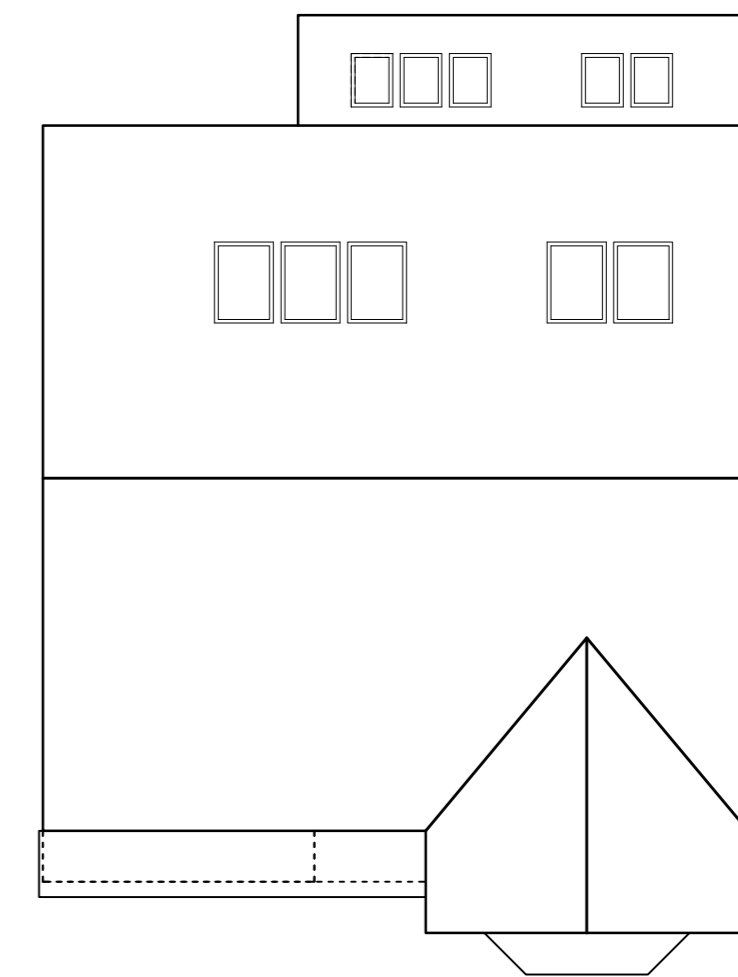
GROUND FLOOR PLAN 1:100



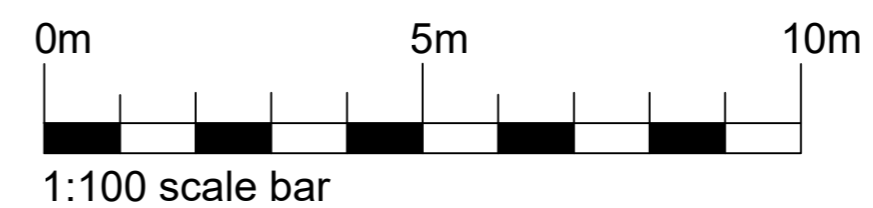
FIRST FLOOR PLAN 1:100



ATTIC FLOOR PLAN 1:100



ROOF PLAN 1:100



PROJECT: RESIDENTIAL DEVELOPMENT
HAWTHORN HOUSE, EDENFIELD

CLIENT: OAKTREE DEVELOPMENTS

Drawing Title

PLOT 4
LYTHAM PLUS (HANDED) House Type

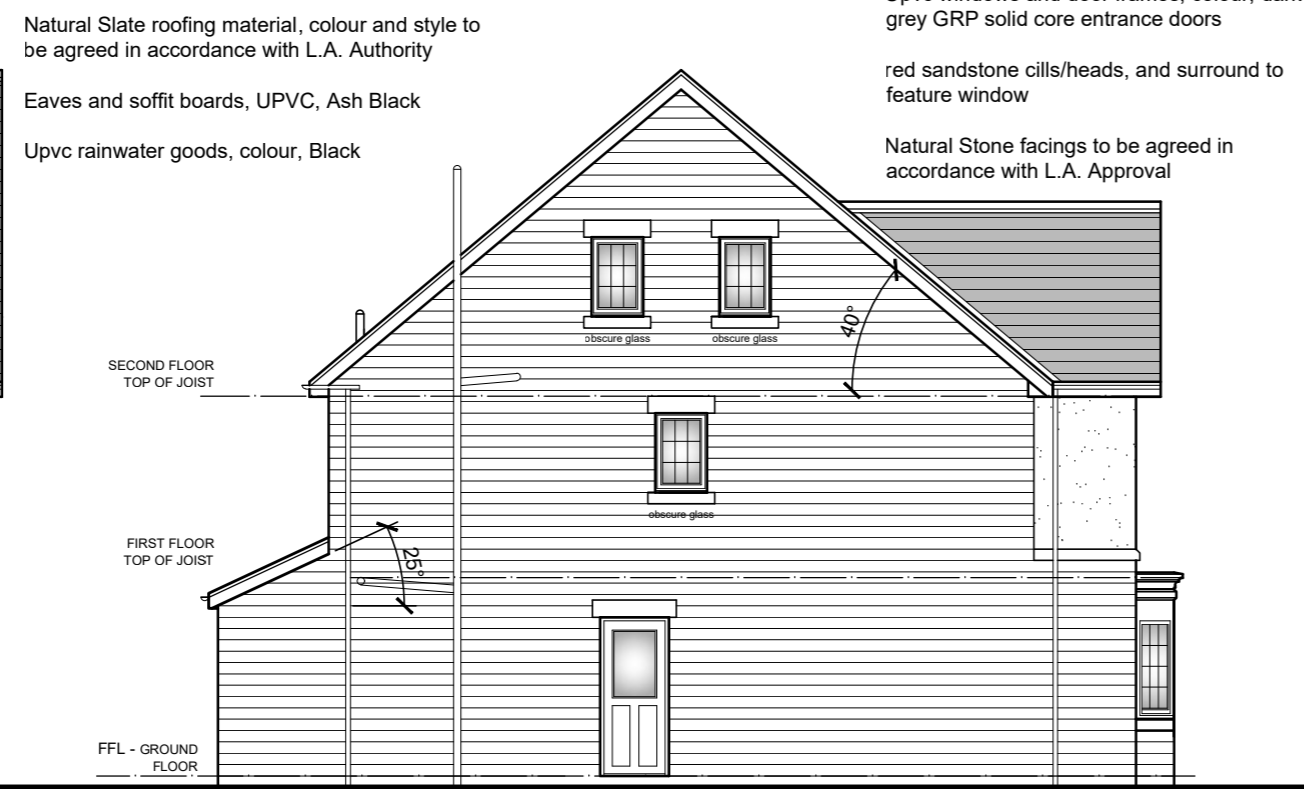
Renaissance Studio, No 1 Derby St, Leigh, Lancashire WN7 4PF
Telephone: 01942 476360. Fax: 01942 482084
Email: info@pabarchitects.co.uk . www.pabarchitects.co.uk

Drawing No.	2122-PL-08
Date:	MAY 2021
Scale:	1:100 @ A2
Revision:	C
Issue:	

RevNo	Revision note	Date	Signature	Checked
A	1, drainage points added	27.05.21		
B	1, Materials altered	16.07.21		
C	1, Obscure glazing to landing window	05.08.21		



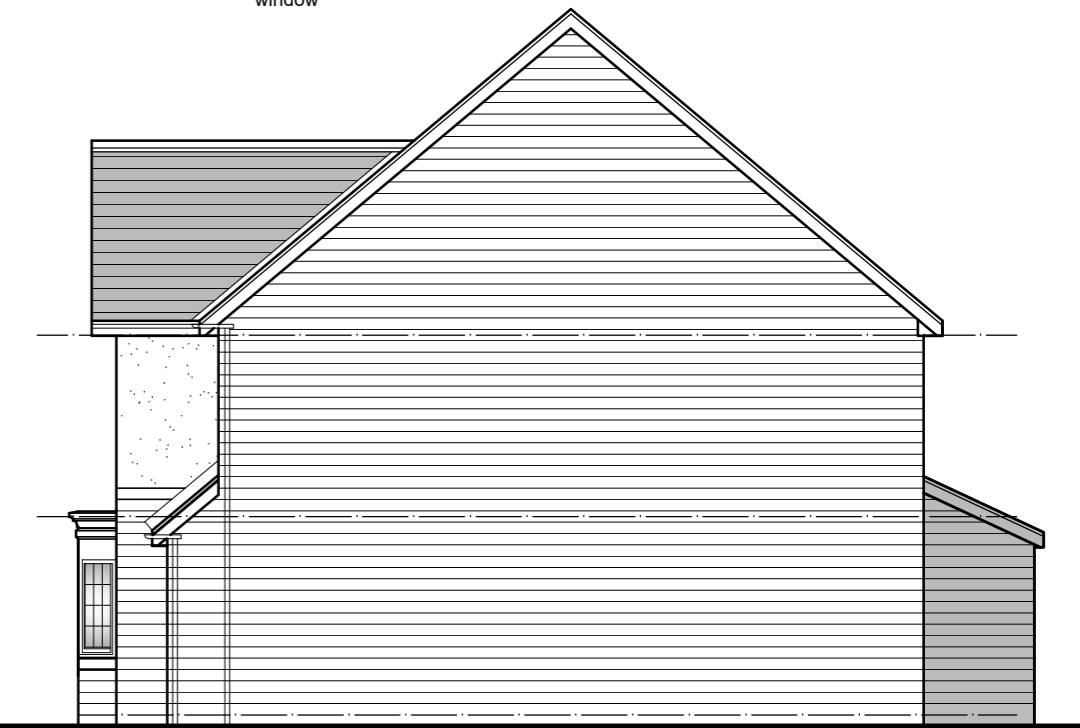
FRONT ELEVATION 1:100



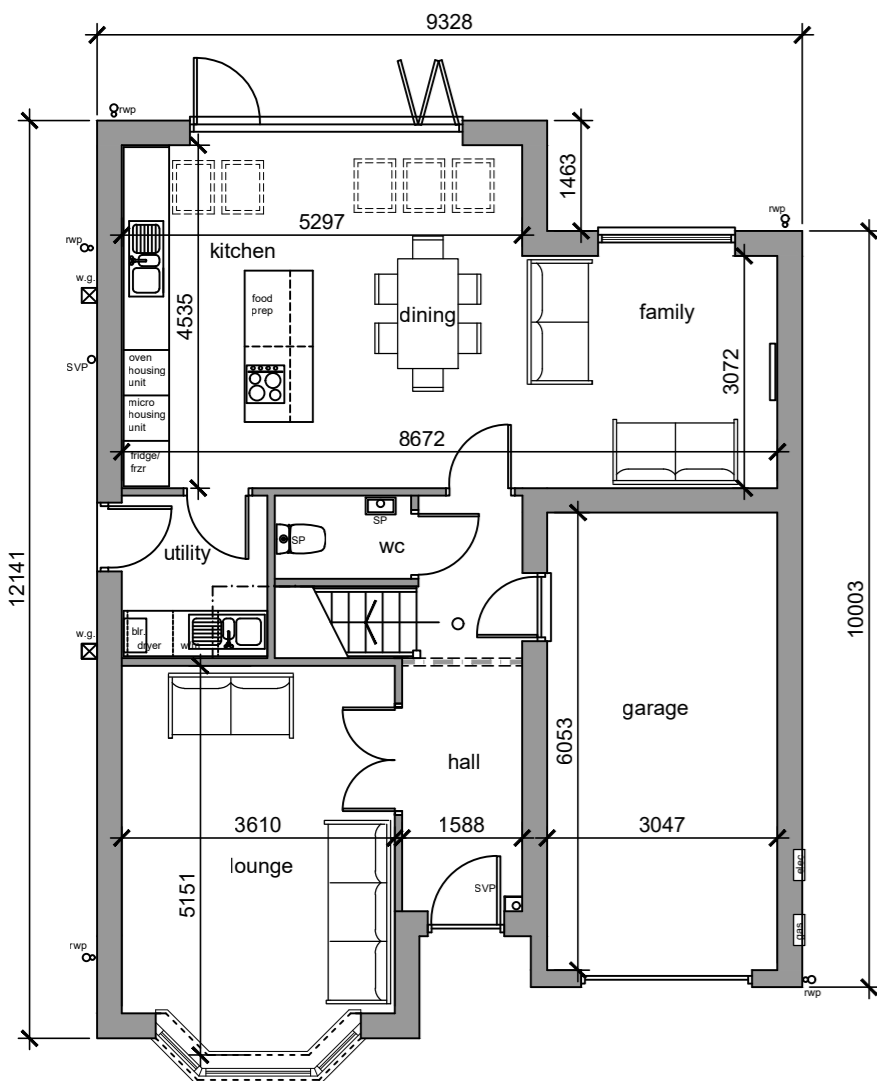
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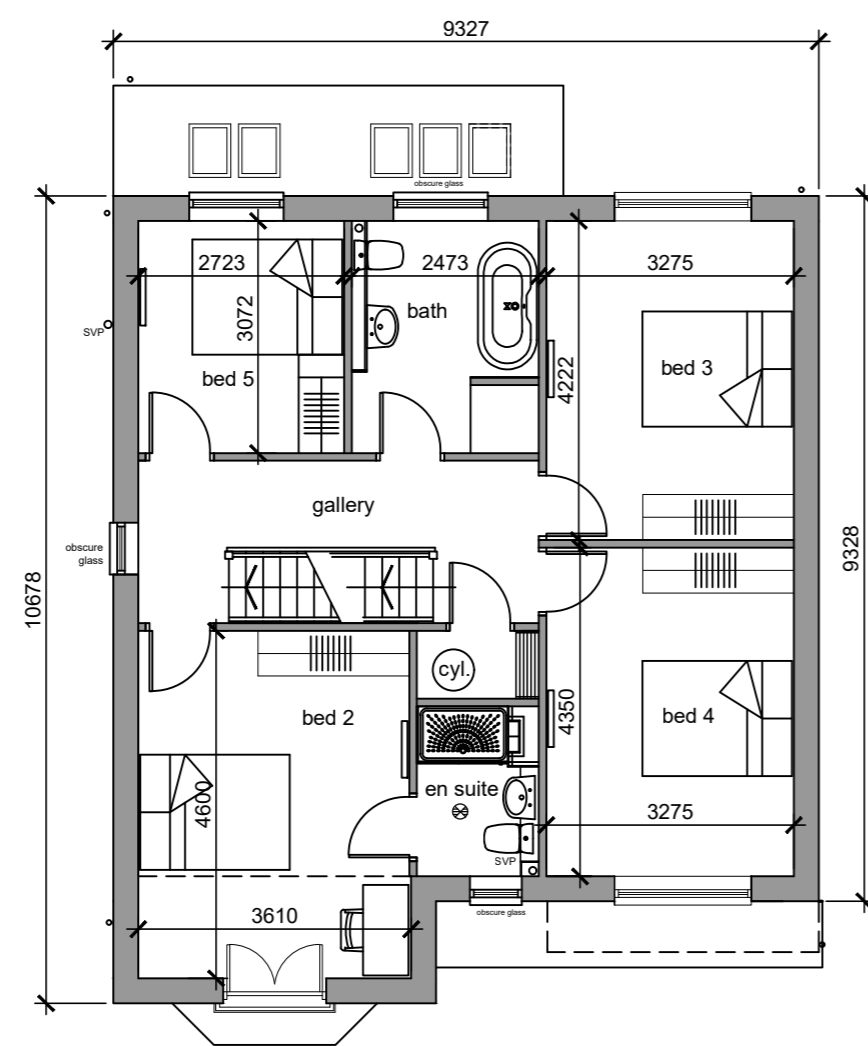
REAR ELEVATION



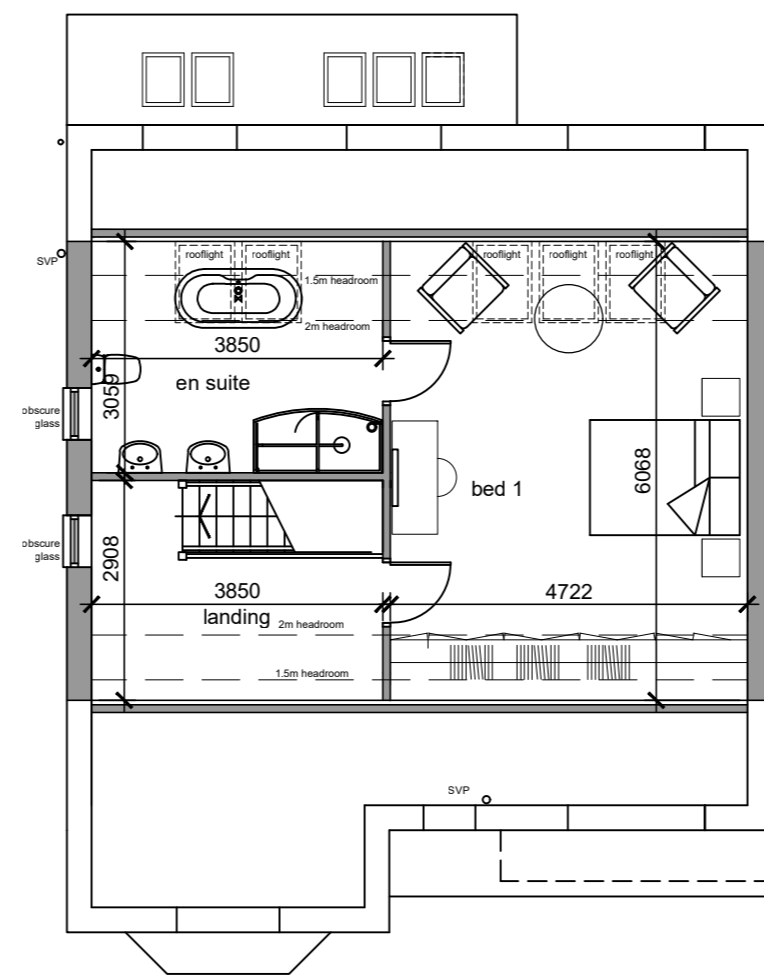
SIDE ELEVATION



GROUND FLOOR PLAN 1:100

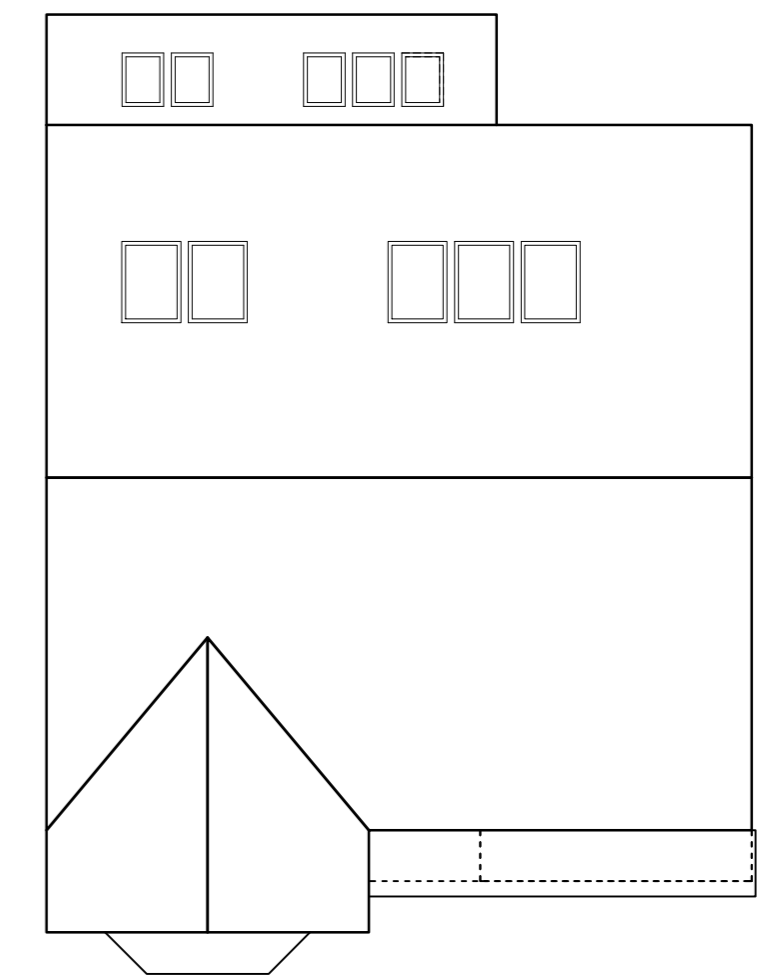


FIRST FLOOR PLAN 1:100

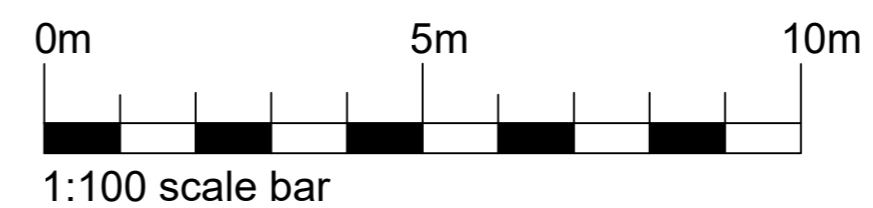


ATTIC FLOOR PLAN 1:100

ground floor area = 70m.sq.
first floor area = 80m.sq.
attic floor 46.4m2
total floor area = 196.4m.sq. / 2114sq.ft
NB: headroom height below 1.5m is not included in the floor area
Garage excluded from calculation of floor area.



ROOF PLAN 1:100



PROJECT: RESIDENTIAL DEVELOPMENT
HAWTHORN HOUSE, EDENFIELD

CLIENT: OAKTREE DEVELOPMENTS

Drawing Title

PLOT 5
LYTHAM PLUS House Type

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Drawing No.	2122-PL-09
Date:	MAY 2021
Scale:	1:100 @ A2
Revision:	C
Issue:	



LEGEND - SOFTWARES

- Existing Trees to be retained, please refer to the Arboricultural Impacts Assessment for further information on all proposed tree works and tree protection measures.
- Proposed Native Trees to be planted as BR 12-14cm girth Selected Heavy Standard 3-3.5m.
- Proposed Ornamental Street Trees to be planted as 16-18cm girth Semi Mature.
- Proposed Feature Trees to be planted as 20-25cm girth Semi Mature at 4.5-5m.
- Proposed Native Shrub Mix to be planted as 60-80cm BR whips and 2L pots at 3 per sq.m
- Proposed Evergreen Hedge 10L pots at 3 per lin.m
- Proposed Ornamental Shrub Beds to be planted as 3L pots at 3-5 per sq.m with 15-20L specimens, beds to be mulched with medium grade bark mulch.
- Proposed Species Rich Lawn Mix WFG20 Eco Species Rich Lawn mix from Germinal to be seeded to the site frontage.
- Proposed Grass to be laid as turf in the front and back gardens.
- Bird nest boxes to be fixed to existing trees as indicated.

PLANTING NOTES:

1. Plant handling at the nursery, and during transit up to delivery, shall be in accordance with 'Plant Handling', the booklet published by the Committee for Plant Supply and Establishment (CPSPE). The contractor shall comply with clauses 3 & 4 of the above booklet (obtained from the Horticulture Trades Association, 19 High Street, Theale, Reading, Berks RG7 3H) which refers to the receipt, unloading and temporary storage of plants.
2. Plants shall be first class examples of their species or variety, free from all pests and diseases, with good fibrous root systems and materially undamaged (refer to relevant sections of BS3936 Parts 1-4 Specification of Nursery Stock).
3. All planting is to be in general compliance with BS4428: 1989 'Code of Practice for general landscape operations'
4. Tree Planting:
 - i) 20-25cm girth and 16-18cm girth trees to be planted in pits 900 x 900 x 700mm deep (base broken out to facilitate drainage) and peat free compost or slow release free fertilizer incorporated into the back fill.
 - ii) 12-14cm girth trees to be planted in pits 650 x 650 x 550mm deep (base broken out to facilitate drainage) and a peat free compost or slow release free fertilizer incorporated into the back fill.
 - iii) All trees to be staked using 100 dia short stakes and secured to the tree with rubber webbing tie and spacer. The larger 20-25 and 16-18cm girth trees should be secured with two stakes and cross bar.
5. Native Shrub Planting:
 - i) Whole area to be treated with a non-residual glyphosate based herbicide prior to planting.
 - ii) Notch plant the bare root whips into the ground and heel into place.
 - iii) Protect shrubs with a spiral bound biodegradable shrub guard and secure in place with timber stake.
6. Shrub Beds:
 - i) All beds should be free draining and free from builders rubble and large stones. There should be min 450mm of good quality top soil to all the shrub beds.
 - ii) Areas to be treated with a non-residual glyphosate based herbicide prior to planting and cultivated to a depth of 150mm.
 - iii) A slow release fertilizer mixed with a peat free compost should be incorporated into the back fill material when planting the shrubs to give them the best possible chance of establishment.
 - iv) When planted all shrub beds are to be mulched with 50mm depth of small grade bark mulch.
 - v) The beds should be maintained weed free and the beds topped up annually with bark mulch as required.
7. Grass:
 - i) All beds should be free draining and free from builders rubble and large stones. There should be min 150mm of good quality top soil to all the lawn areas.
 - ii) Prepare ground and spray with a glyphosate based weed killer inline with manufacturers recommendations.
 - iii) Rake and roll to fairly fine, firm surface.
 - iv) Lay turf to all formal grassed areas as indicated.
8. Wildflower grassland seeding:
 - i) Prepare ground and spray with a glyphosate based weed killer inline with manufacturers recommendations.
 - ii) Rake or harrow and roll to fairly fine, firm surface.
 - iii) Sow seed mix as per suppliers recommended sowing rates and timings.
 - iv) Manage the grassland to aid establishment of the wildflower sward.
9. All trees, shrubs and grassed areas to be watered in the first year of establishment during periods of drought. The base of newly planted trees and shrubs to be maintained weed free until established to reduce competition from weed. Formal grassed areas should be regularly maintained.
10. The contractor must ascertain himself/herself of the exact location of underground services prior to carrying out any works on site.

Revision A - Field Maple and Dogwood sub. for locally native species inline with ecologists comments EP17 08 2021



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Client: Oak Tree Development

Project: Hawthorn House, Rochdale

Description: Planting Plan

Status: Planning
 Scale: 1:200@A1
 Drawn: EP & MI

Job number: 4765
 Drawing number: 05
 Date: July 21
 Revision: A

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All levels and dimensions to be checked on site by contractor prior to commencement. Any variations to be reported to the client. This drawing is to be read in conjunction with all others relating to the project and all information derived accordingly; any anomalies to be reported to the client. Do not scale from this drawing. Use figured dimensions only. Work shown on this drawing to be carried out in accordance with current British Standards and Codes of Practice.

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PLOT LANDSCAPE PLANTING PLAN					
SHRUB/ HERBACEOU:					
Abb	Species	Size	Height (cm)	Density	Number
CAP	Choisya 'Aztec Pearl'	3L	30-40	3 sq.m	15
CtS	Choisya ternata 'Sundance'	3L	30-40	3 sq.m	46
EEG	Euonymus 'Emerald n Gold'	3L	20-30	4 sq.m	84
Eh	Euonymus 'Harlequin'	3L	20-30	4 sq.m	44
JSR	Juniperus 'Sky Rocket'	15L	120-150	ind	9
HMW	Hebe 'Mrs Winder'	3L	20-30	3 sq.m	54
HEG	Hebe 'Emerald Green'	3L	20-30	5 sq.m	9
HBB	Hydrangea 'Bobo'	3L	30-40	3 sq.m	32
LaH	Lavandula angustifolia 'Hidcote'	3L	20-30	4 sq.m	58
LpLE	Lonicera pileata 'Loughgall Evergreen'	3L	30-40	3 sq.m	36
PmM	Pinus mugo 'Mops'	3L	30-40	3 sq.m	18
PoDG	Physocarpus opulifolius 'Dart's Gold'	3L	30-40	3 sq.m	14
PAW	Potentilla 'Abbotswood'	3L	30-40	3 sq.m	20
PAQ	Phormium 'Apricot Queen'	15L	100-120	ind.	10
RCW	Rhododendron 'Cunningham's White'	3L	30-40	3 sq.m	15
Sc	Sarcococca confusa	3L	30-40	4 sq.m	35
SMM	Skimmia 'Mejic Marlot'	3L	20-30	4 sq.m	41
SGG	Skimmia 'Green Globe'	3L	30-40	ind	9
SJGF	Spirea japonica 'Goldflame'	3L	30-40	4 sq.m	20
Vd	Viburnum davidii	3L	30-40	3 sq.m	30
ORNAMENTAL HEDGEROW					
Abb	Species	Size	Height (cm)	Density	Number
Plu	Prunus lusitanica	10L	100-120	2.5 lin.m	40
NATIVE SHRUB MIX - Planted at 3 per sq.m					
Abb	Species	Size	Height (cm)	Density	Number
Ca	Corylus avellana	BR	60-80	20%	33
Cm	Crataegus monogyna	BR	60-80	40%	66
Ia	Ilex aquifolium	2L	60-80	10%	17
Rc	Rosa canina	BR	60-80	20%	33
Vo	Viburnum opulus	BR	60-80	10%	17
TREE PLANTING					
Abb	Species	Size	Type	Root	Number
Bp	Betula pendula	16-18	S-Mature	RB	4
Ms	Malus sylvestris	12-14	EHS	RB	1
Pxa	Platanus x acerifolia	20-25	Mature	RB	1
Pp	Prunus padus	12-14	EHS	RB	3
Sa	Sorbus aucuparia	12-14	EHS	RB	3