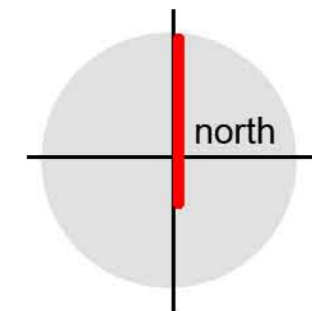


Proposed residential development at Greensnook Bacup



red line indicates extent of site included within Planning application



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Revision	Date	Details

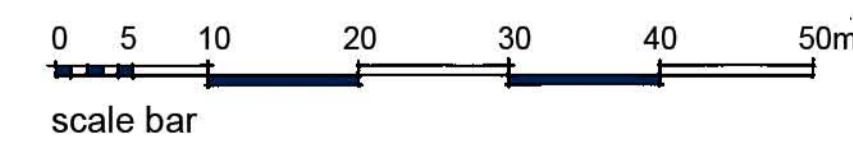
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Client: B & E Boys			
Job: Greensnook			
Drawing title: Location Plan			
Drawing Number: (Job number)	M3330	PL	15
Scale:	1:1250 at A3		
Date:	nov 2013		
Drawn by/ checked by:	GRF		

Proposed residential development at Greensnook Bacup



site layout scale 1:500



schedule of accommodation

A	3 bedroom house	90	968	4
B	3 bedroom house	92	988	2
C	3 bedroom house	92	988	4
D	4 bedroom house	108	1162	9
E	4 bedroom house	108	1162	7
F	4 bedroom house	114	1225	5
G	4 bedroom house	130	1400	2

total no dwellings 33

car parking: 200% minimum
 Christ Church 9no spaces
 visitor 4no spaces



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Revision	Date	Details
a	oct 2013	Layout revisions to suit Planning comments GRF
b	oct 2013	Plot levels added GRF
c	may 2014	Schedule of accommodation amended ALH

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Client: B & E Boys			
Job: Greensnook Lane, Bacup			
Drawing title: Proposed site layout			
Drawing Number: (Job number)	M3330	PL 03	Revision: c
Scale: 1:500 at A1			
Date: June 2013			
Drawn by/ checked by: GRF			

Proposed residential development at Greensnook Bacup



street elevation 1 scale 1:100



street elevation 2 scale 1:200



sectional elevation 3 scale 1:200



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Client: B & E Boys			
Job: Greensnook Lane, Bacup			
Drawing title: Street Elevations 1			
Drawing Number: (Job number)	M3330	PL 13	Revision:
Scale: 1:100 at A1			
Date: June 2013			
Drawn by/ checked by: GRF			

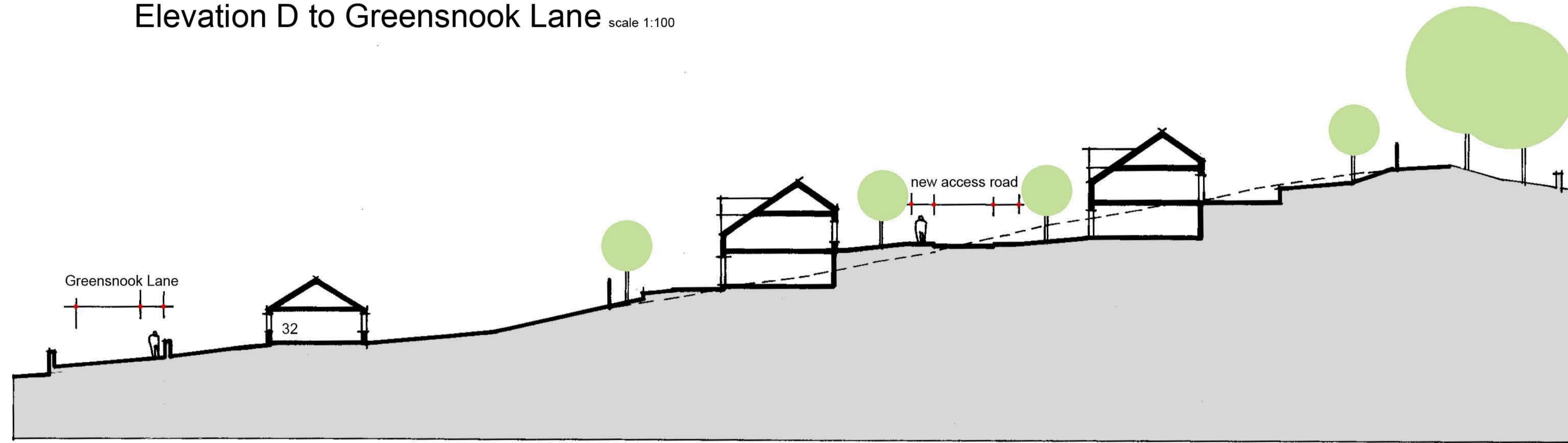
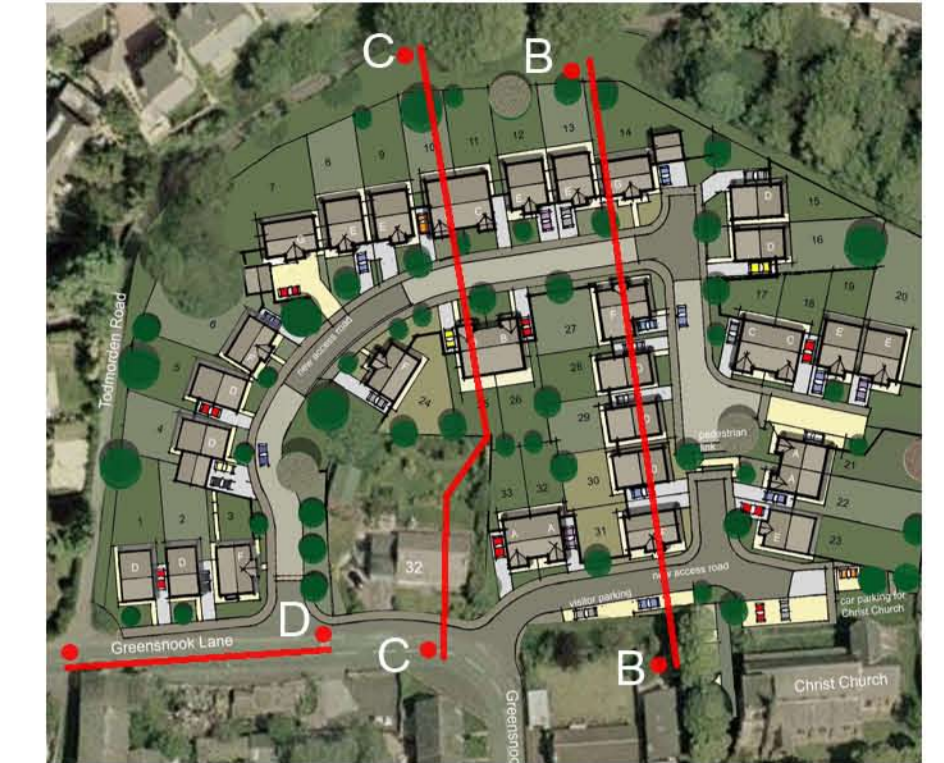
Revision	Date	Details

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Proposed residential development at Greensnook Bacup



Elevation D to Greensnook Lane scale 1:100



Existing site section CC scale 1:250



Existing site section BB scale 1:250



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Client: B & E Boys				
Job: Greensnook Lane, Bacup				
Drawing title: Proposed site sections				
Drawing Number: (Job number)	M3330	PL	12	Revision:
Scale: 1:250 at A1				
Date: June 2013				
Drawn by/ checked by: GRF				

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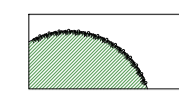
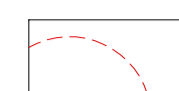
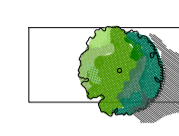
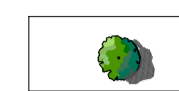
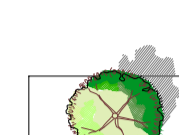

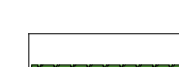

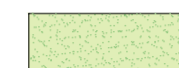
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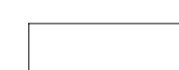

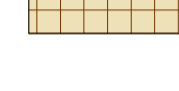

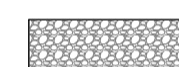
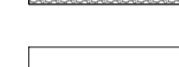
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Revision	Date	Details

LEGEND - Soft works

-  Existing trees to be retained
For Tree Survey, refer to TPM dwg 1672-01
-  Existing trees to be removed
For Tree Survey, refer to TPM dwg 1672-01
-  Proposed Trees (set in soft landscape)
Extra Heavy Standard trees, 14-16cm girth, 4.5-6.0m high to be planted with a double timber stake and cross bar and secured with a rubber tree tie
-  Small ornamental tree/ Large Shrub
A small ornamental tree/ large shrub specimen to be planted as 10-12cm Selected Standard or 35-50L pot large shrub and secured into place (if required) with a single timber stake and rubber tree tie
-  Proposed Fruit Tree
Fruit trees to be planted as 10-12cm Selected Standard and secured into place (if required) with a single timber stake and rubber tree tie. Trees to be Malus sylvestris or Prunus avium species
-  Ornamental Shrub Planting
Proposed shrubs and flowering herbaceous plants to be planted as 3-5L pots at 3-5 per sq.m with feature specimens as 20L pots
-  Ornamental Hedge
Proposed ornamental hedge to be planted as 100-125 RB or 10L pots (depending on time of year planting) at 4 per lin.m to provide an instant impact
-  Grass
Front gardens to be turfed with a general amenity grass mix from a local supplier
-  Grass
Back gardens to be seeded

Hard works

-  Tarmacadam
Road and pavement to be surfaced in black tarmacadam.
-  Proposed Block Paving
Paths and patios around the houses to be 400 x 400 x 65mm concrete block paving in a natural buff colour.
-  Proposed Driveways
To be laid with block pavement in permanent grey colour, 240 x 160 x 80mm
-  Gravel Strip
-  Existing Fenceline Retained
To boundary of Plot 32 Greensnook Lane
-  Proposed Boundary Fence
1.8m high timber close boarded fence



Rev B. 12m trees added to back of plots 6-14 in line with ecologists recommendations
Rev A. Updated in line with latest arch. layout MW 30.04.14

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Client
Hourigan Connolly

Project
Greensnook Lane, Bacup

Description
Landscape Layout

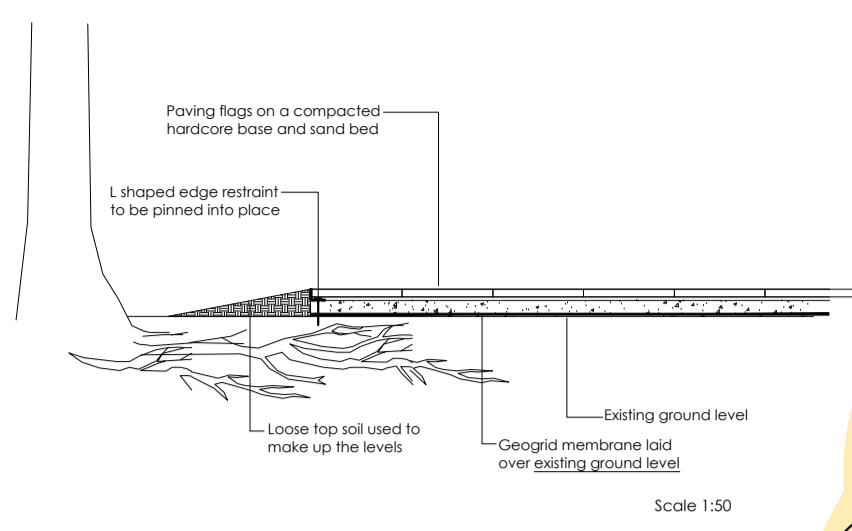
Status
For Approval

Scale@A1	Drawn	Date
1:250	DC	Dec 13
Job number	Drawing number	Revision
1672	03	B

LEGEND

- Trees to be retained and protected in line with BS5837:2012 during the demolition and construction phase of the development. Please refer to Tree Survey for further information on the trees.
- Trees to be removed to facilitate development.
- Root Protection Area**
Indicates the root protection areas of the individual trees as calculated using current BS5837:2012 guidelines.
- Tree Protection Fence**
Indicates the location of tree protection fence which should be installed prior to the commencement of any site works. Please refer to Figure 1 and 2 and Arboricultural Method Statement opposite.
- Fence to be secured in this position until all buildings and surfaces have been constructed and heavy machinery has been removed from site.
- Temporary Ground Protection**
Indicates ground protection to be installed if vehicular access is required through the RPA as indicated on the plan, ground guards to be installed in line with Figure 3 and Arboricultural Method Statement.
- Proposed path around the building within this area should be installed in line with NO DIG Construction Detail Figure 4

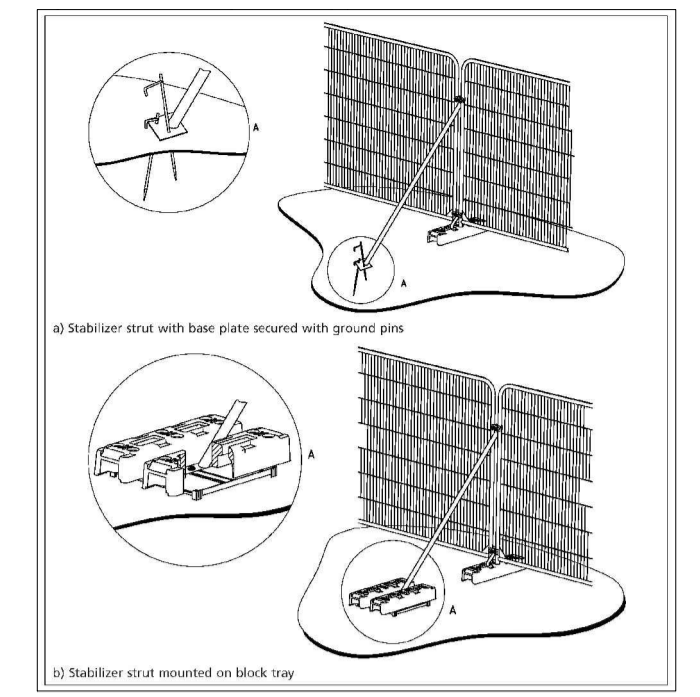
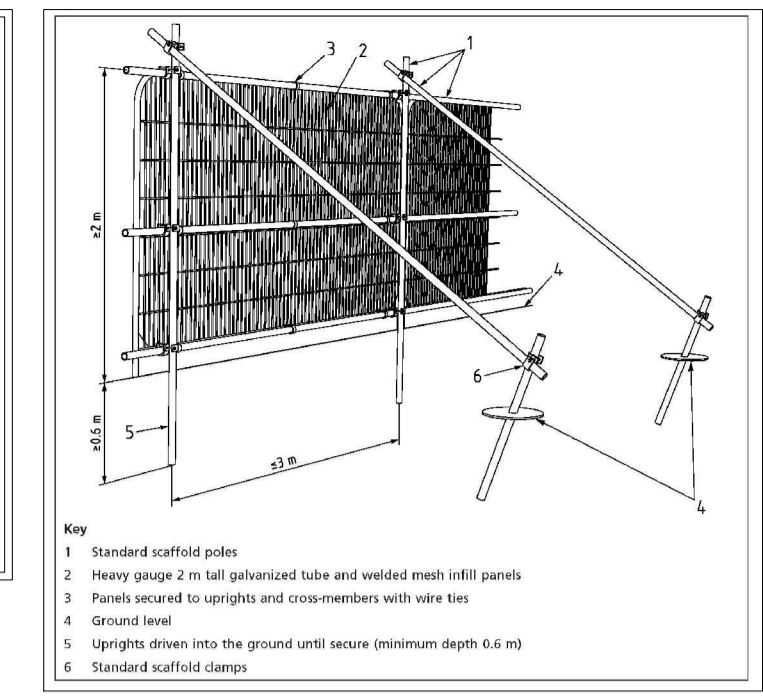
Figure 4 - Path NO DIG construction



IT HAS BEEN CONFIRMED BY ROSSENDALE BOROUGH COUNCIL THAT A NUMBER OF TREES ARE PROTECTED BY A TREE PRESERVATION ORDER. THE FOLLOWING TPO CODES RELATE TO THE SITE:

- T2/C/W26
- T2/C/T27
- T2/C/T28
- T2/C/T29
- T2/C/T30
- T2/C/T31
- T2/C/T32
- T2/C/T33
- T2/C/T34
- T2/C/T35
- T2/C/T36
- T2/112/A1

WRITTEN CONSENT IS REQUIRED FROM THE LOCAL PLANNING AUTHORITY BEFORE ANY WORKS TO EXISTING TREES CAN COMMENCE.



ARBORICULTURAL METHOD STATEMENT

This method statement has been produced from current guidelines BS5837:2012 trees in relation to design, demolition and construction recommendations. If in doubt or any issues relating to the retention and protection of the existing trees on site please contact TPM Landscape (project arboriculturist) on 0161 235 9000 or the tree officer at Rossendale Borough Council 0300 123 5014.

The appointed contractor should consider and follow these recommendations whilst working on the project. The appointed contractor must consult the project arboriculturist who will oversee any critical operations close to the existing trees and make checks to ensure that the tree protection fence and working methods as described below are adhered to.

SITE OFFICES/WEARE FACILITIES AND COMPOUND

Site offices, welfare facilities and compound should NOT be set up inside of the tree protection area. If the cabins are to be used in parts as the tree protection barrier then they should be set on pads to avoid compaction of the soil.

There should be no discharge of effluent into the tree protection area and the site should be arranged so that there is no run off into the trees or any chance of hazardous substances leaching into the ground.

This drawing must be used by the appointed contractor to work up a site works drawing which shows the position of the temporary site office, welfare facilities, storage compound, temporary hard standing and site access for vehicles and pedestrians. This drawing should also show the position of the tree protection fence which should be regarded as sacrosanct.

TREE WORKS

Stumps should be ground out and treated and the surface left flat (avoid any unnecessary disturbance in the RPA of the existing trees to be retained). Please note that some of the trees are protected by Tree Preservation Orders, any tree works on these trees must have written approval from the local authority before being carried out.

TREE PROTECTION FENCE

All trees as shown to be retained on the approved plan should be protected by a tree protection fence before any materials or machinery brought onto the site or stripping of topsoil commences. Please refer to drawings for location of the tree protection fence and figures 1&2 for the specification.

All weather notices should be attached to the barrier with words such as: "TREE PROTECTION AREA - KEEP OUT".

The contractor should invite the project arboriculturist or the tree officer at Rossendale Borough Council to site once the fencing has been installed to check the works.

TREE PROTECTION NOTES

Where all activity can be excluded from the Root Protection Area (RPA) the fence should be erected to create a construction exclusion zone. Where, due to site constraints, construction activity cannot be fully or permanently excluded in this manner from all or part of a tree's RPA, appropriate ground protection should be installed in line with Figure 3.

The protected area should be regarded as sacrosanct, and, once installed, barriers and ground protection (unless identified on the drawing) should not be removed or altered without prior recommendation/approval by the project arboriculturist and, where necessary, approval from the local planning authority.

Trees on site should be avoided if possible where there are existing trees. Where they are unavoidable, they should not be left in a position where heat could affect foliage or branches. The potential size of a fire and the wind direction should be taken into account when determining its location, and it should be attended at all times until safe enough to leave.

Any materials whose accidental spillage would cause damage to a tree should be stored and handled well away from the outer edge of its RPA. The fence should be maintained at all times throughout the construction works and ensure that they remain rigid and complete.

WORKS IN THE ROOT PROTECTION AREAS

Any works within the Root Protection Areas must be supervised by the project arboriculturist or contractor who has experience and knowledge of working practices close to trees. Where works are required within the tree protection fence areas then the fence should be temporarily set back and then moved back into position as soon as the works have been completed.

Prior to backfilling, retained roots should be surrounded with topsoil or uncompacted sharp sand (builders' sand should not be used because of its high salt content), which is toxic to tree roots), or other loose inert granular fill, before soil or other suitable material is replaced. This material should be free of contaminants and other foreign objects potentially injurious to tree roots.

To avoid damage to tree roots, existing ground levels of existing surface or back fill material should be retained within the RPA. Infiltration into soil (other than for piling) within the RPA is generally not acceptable, and topped within it should be retained in situ.

FENCING

For fence posts within the RPA no excavations using mechanical diggers will be allowed. Localised holes to be dug by hand to accommodate the fence posts. The location of the post holes should be positioned to avoid damaging any major roots.

Paths

Paths over RPA's are to be constructed on top of existing levels to a NO DIG construction method. Foundations should be formed with an angular (free draining) MOT. Any edging to be formed using EXCEL edge and pinned into position.

Rev A, Updated in line with latest arch, layout and TPO codes added DC: 28.05.14

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Client
Hourigan Connolly

Project
Greensnook Lane, Bacup

Description
Tree Retention Removals and Protection

Status
For Approval

Scale@A1	Drawn	Date
1:250	DC	Dec 13
Job number	Drawing number	Revision
1672	02	A

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