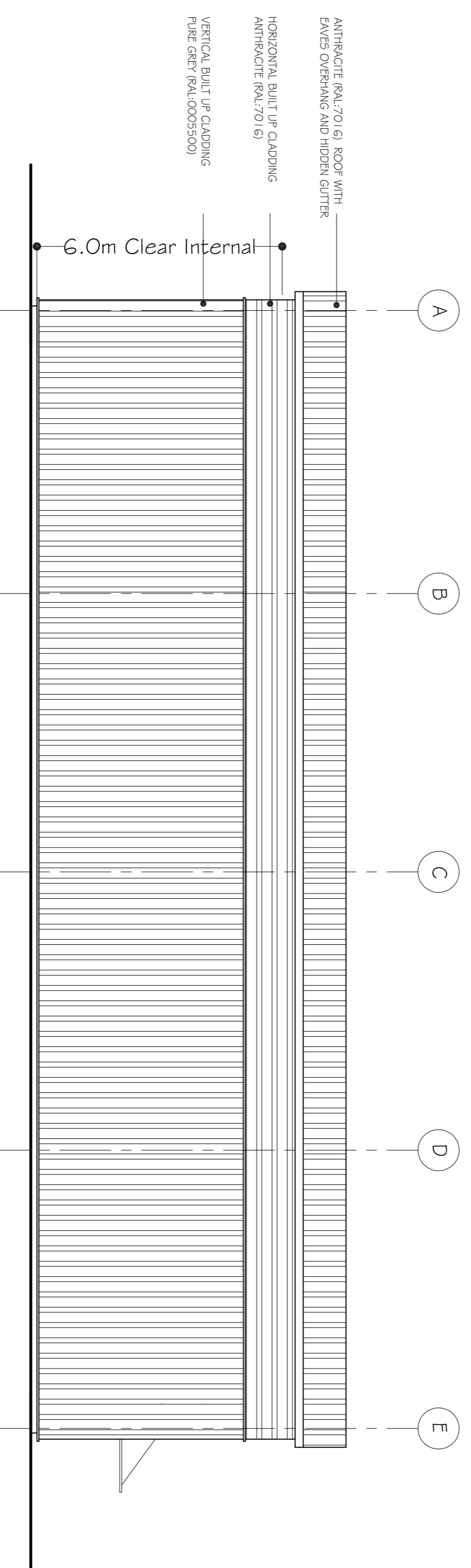
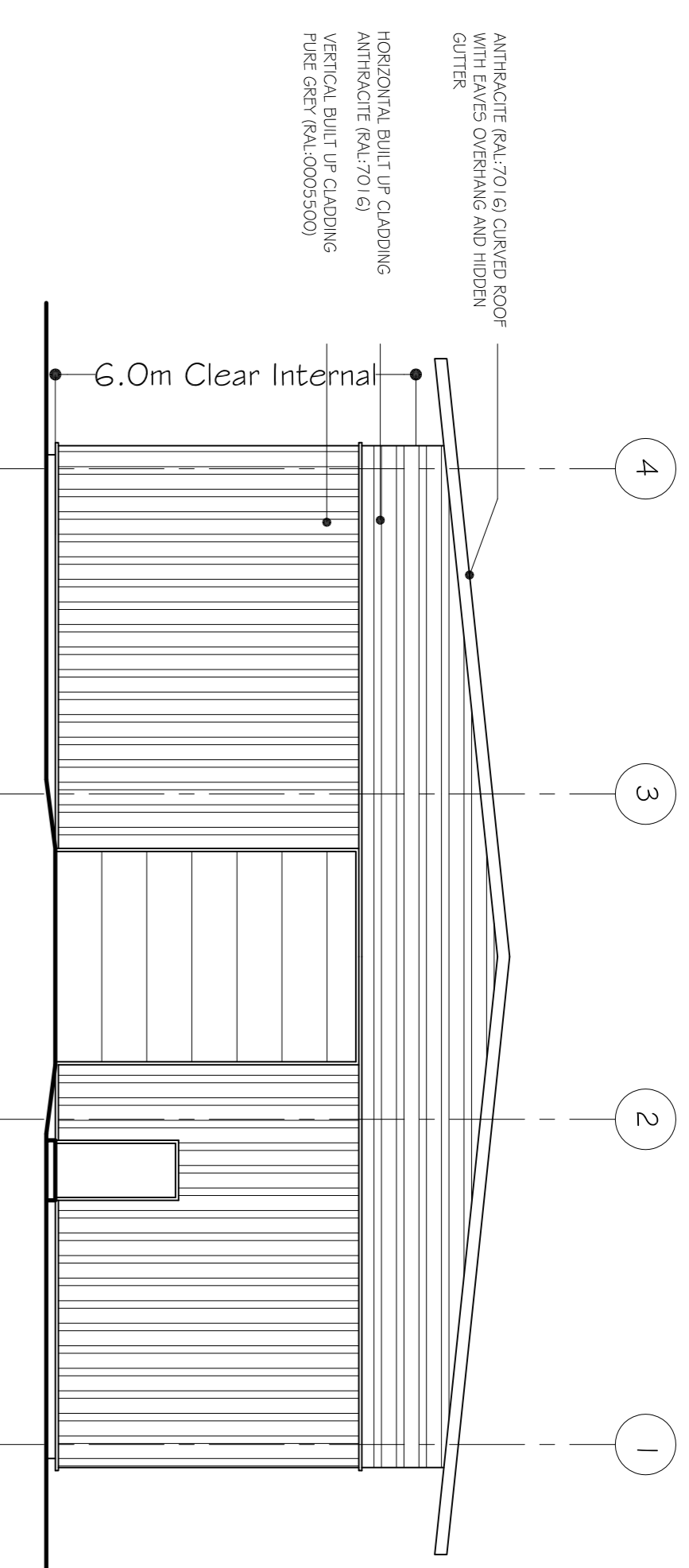


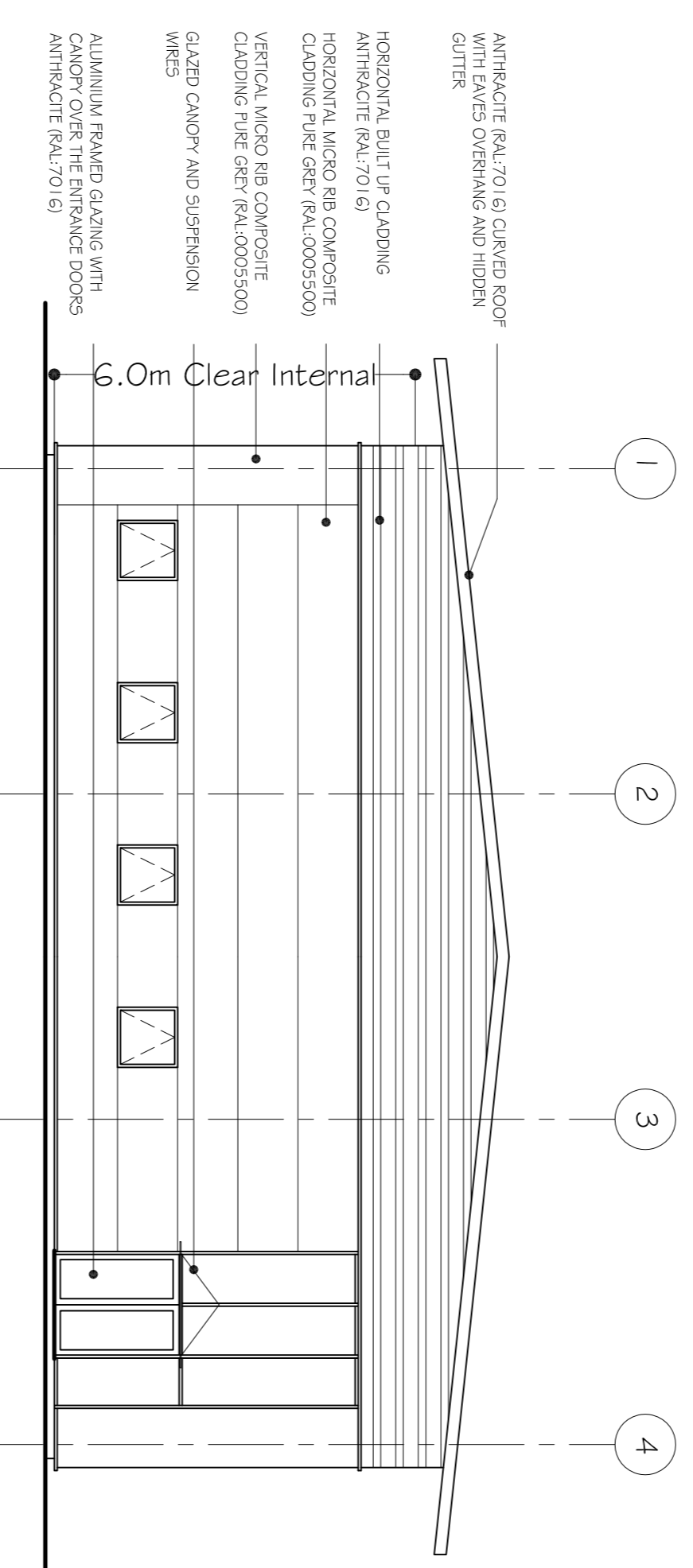
North Elevation



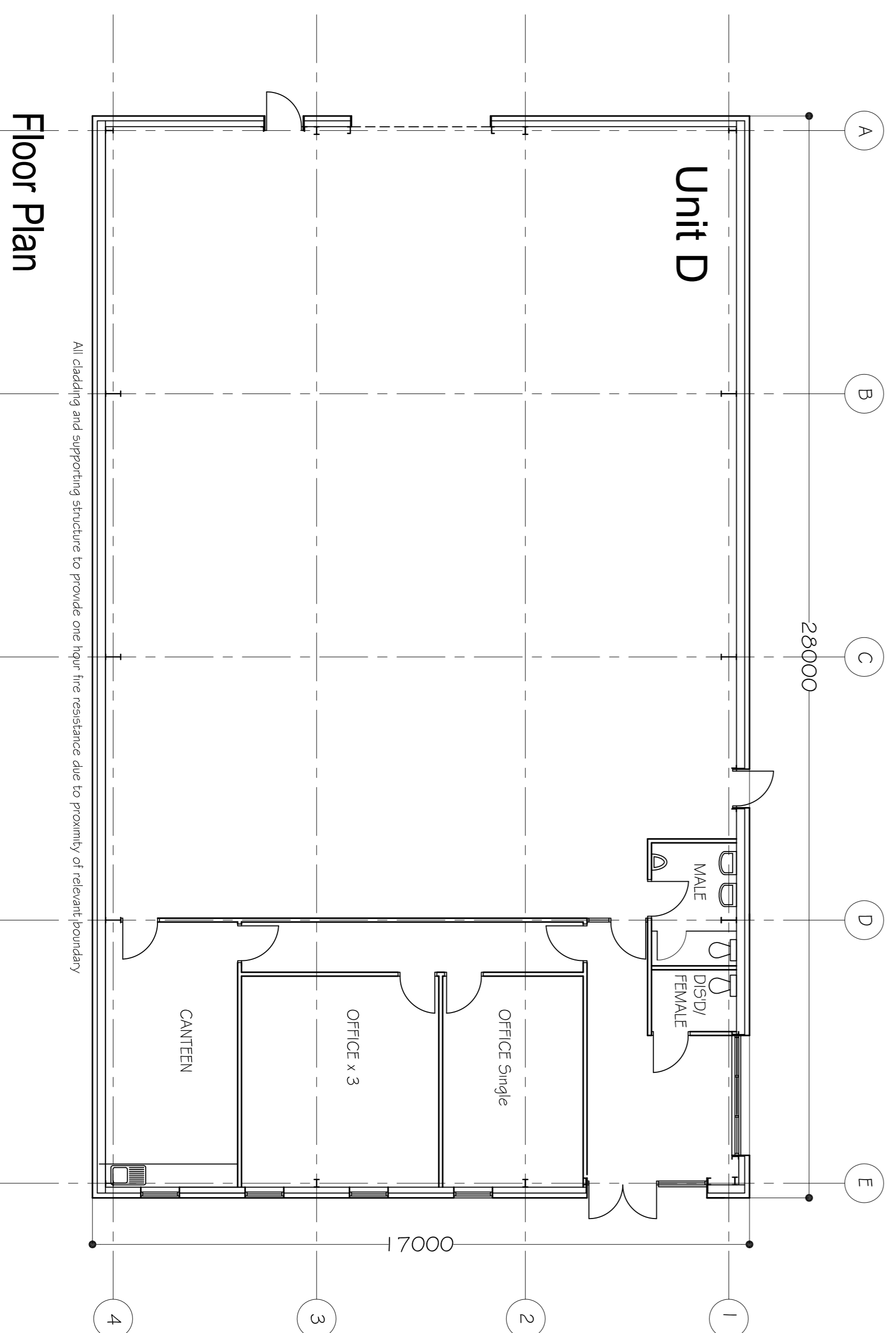
South Elevation



West Elevation



East Elevation



Floor Plan

A. JURY 18. Office layout revised.

Proposed Development,
New Hall Hey, Rawtenstall

Unit D - Floor Plan & Elevations

Scale: 1:100 Date 30.04.18 No. 1490/2/04A



Contractors and Developers

Barnfield CONSTRUCTION

Keyson Road
Lonsdale Industrial Estate
Nelson, Lancashire BB9 5SP
Telephone: (01282) 442300 (5 lines)
Fax: (01282) 442301



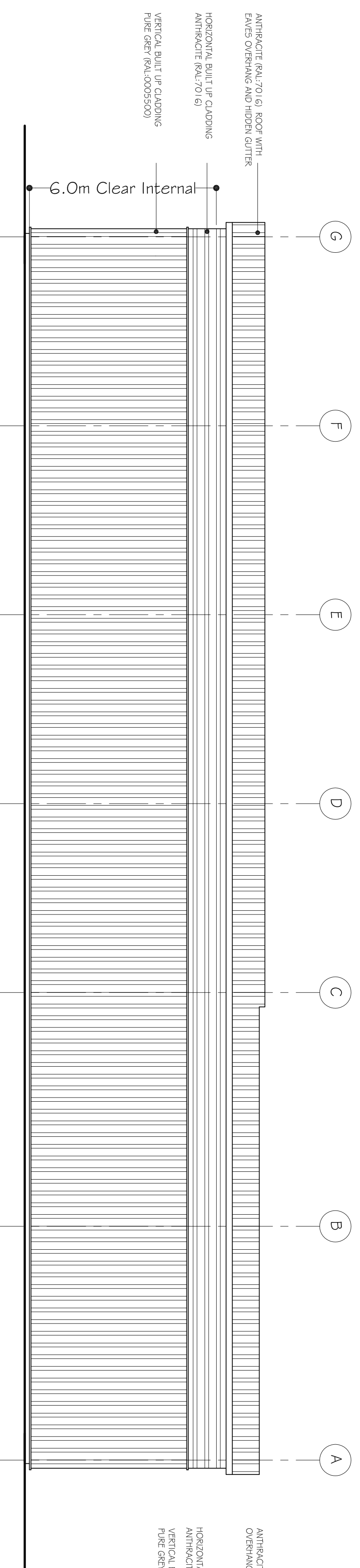
Craven Design Partnership

Architectural Services

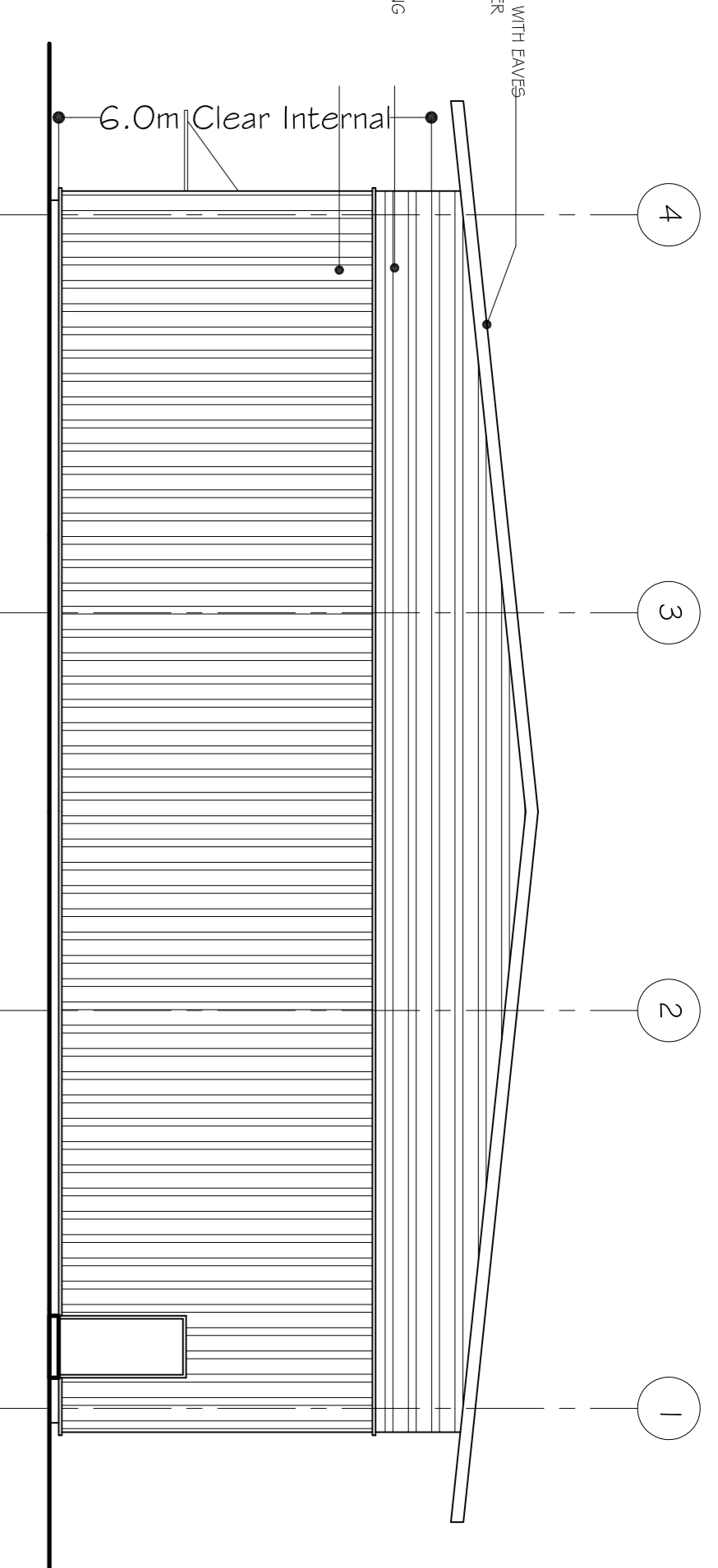
Ribble Court, 1 Mead Way
Shuttleworth Mead
Business Park
Podlithorn, Burnley
BB12 7NG
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Fax: 01282 773971
Email: bob@cravendesignpartnership.co.uk

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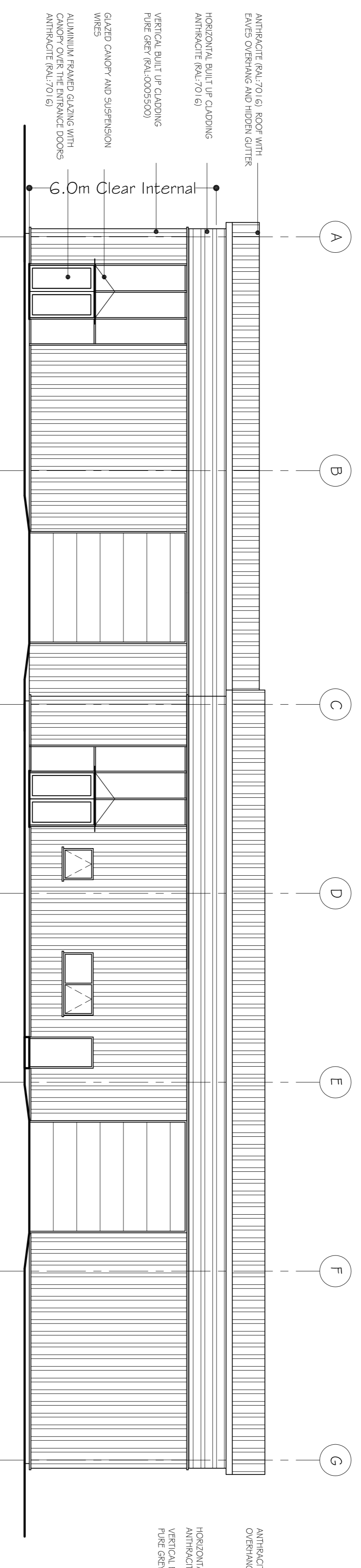
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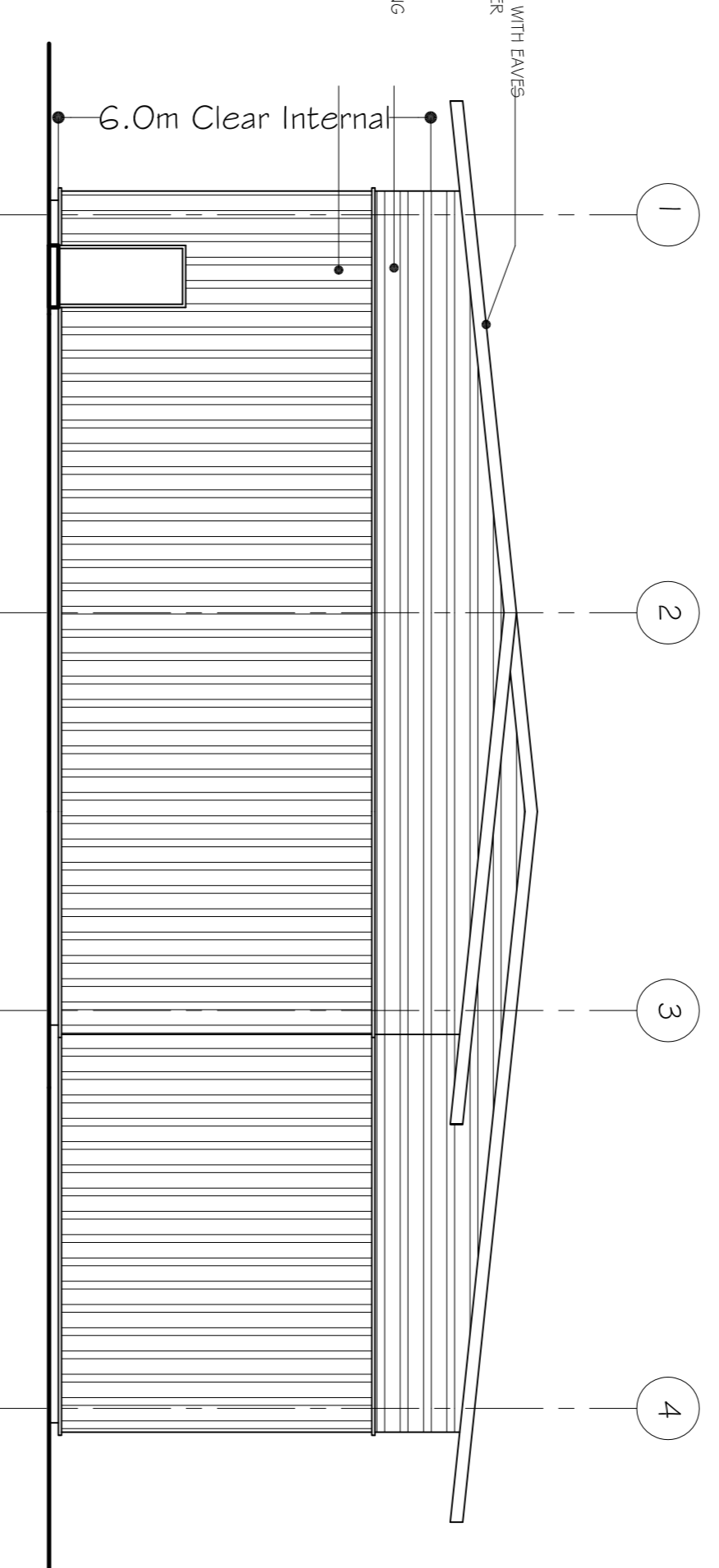
North Elevation



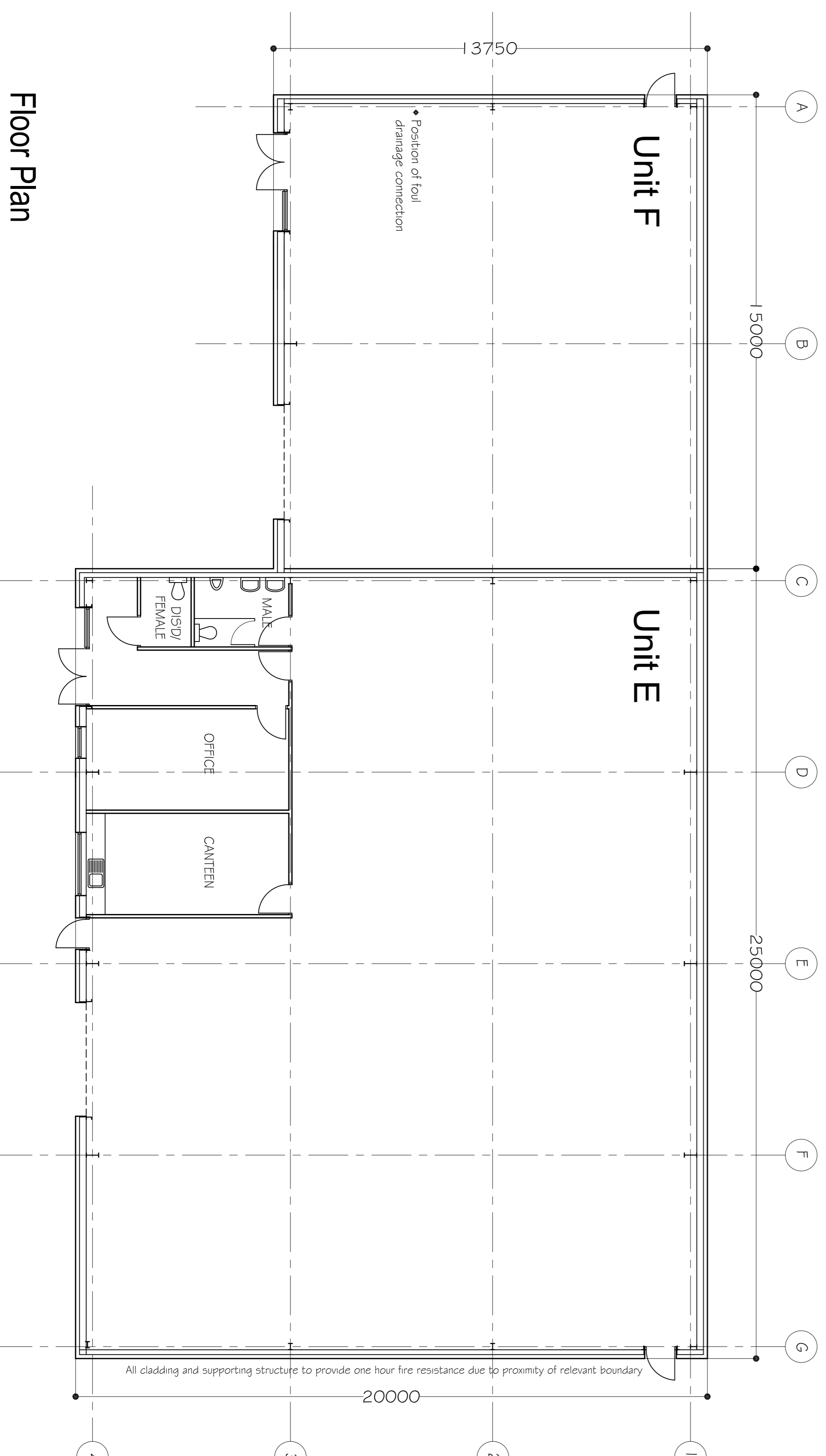
East Elevation



South Elevation



West Elevation



Floor Plan

F: Oct. 18, Unit E Office and Male Toilet revised.
 E: Oct. 18, Unit E Staircase.
 D: Oct. 18, Unit E Office address.
 C: Oct. 18, Unit E Office address.
 B: May 18, Unit F internal layout revised.
 A: May 18, Entrance glazing revised.

Proposed Development,
 New Hall Hey, Rawtenstall

Units E & F - Floor Plan & Elevations

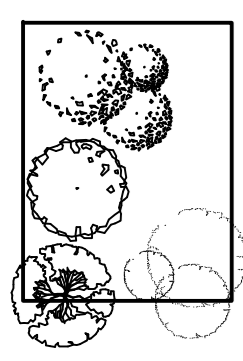
Scale: 1:100 Date 30.04.18 No. 1490/2/05F



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 Fax: (01282) 442301

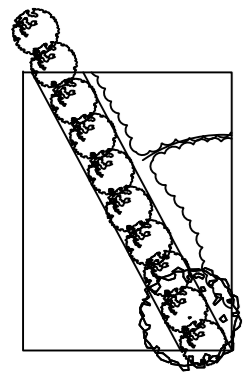
CRAVEN
 DESIGN
 partnership
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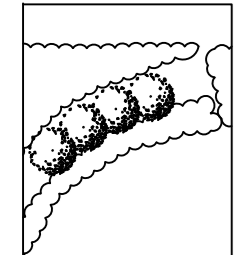
TREES
 SASS Sorbus aucuparia 'Sheerwater Seeding' 14-16cm Rb
 CBFF Carpinus betulus 'Frans Fontaine' 14-16cm Rb
 PCC Pyrus calleryana 'Chanticleer' 14-16cm Rb
 AB Aesculus X Briotti 14-16cm Rb
 SAL Sorbus aria 'Lutescens' 12-14cm

TXE Tilia cordata 10-12cm Rb
 BPT Betula pendula 10-12cm Rb



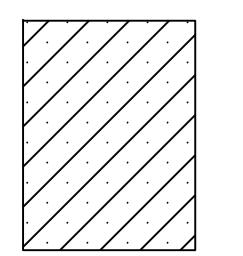
NATIVE HEDGEROW
 Species to be planted at 6/Lm double staggered row base of hedgerow to be mulched to a depth of 75mm 1000mm wide.

MIX 1 NATIVE HEDGEROW
 45% - Crataegus monogyna 60-90cm Br
 35% - Prunus spinosa 60-90cm Br
 5% - Rosa canina 60-90cm Br
 5% - Ilex aquifolium 30-40cm 2L
 10% - Corylus avellana 60-90cm Br



ORNAMENTAL HEDGEROW
 Species to be planted at 6/Lm double staggered row in blocks of 42no base of hedgerow to be mulched to a depth of 75mm 1000mm wide.

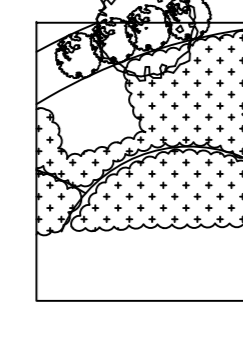
MIX 2 NATIVE HEDGEROW
 100% - Fagus sylvatica 60-90cm Br



WILD FLOWER GRASSLAND
 LOW MAINTENANCE DROUGHT TOLERANT SEED
 John Chambers Pro Sandy Soils 80% Grass Seed Mix
 Sowing Rate: 4 - 5 g/m2

80% low maintenance grasses and the following wildflower seeds:

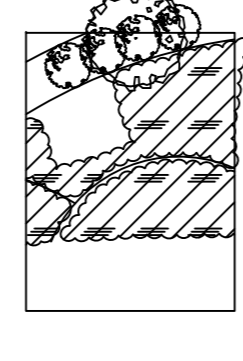
Plantain; Ribwort	2.50%
Campion; White	2.50%
Daisy; Oxeye	2.00%
Selfheal	2.00%
Yellow-Rattle Or Hay-Rattle	2.00%
Carrot; Wild	1.50%
Agrimony	1.00%
Poppy; Corn	1.00%
Bedstraw; Lady's	1.00%
Buttercup; Meadow	1.00%
Sorrel; Common	1.00%
Bird's-foot-Trefoil; Common	0.50%
Mullein; Dark	0.50%
Mallow; Musk	0.50%
Yarrow	0.50%
Yetch; Kidney	0.40%
Crane's-bill; Meadow	0.10%



ORNAMENTAL PLANTED AREAS

Species to be planted at 4/m2.

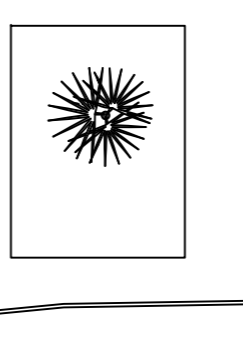
PBS Perovskia atriplicifolia 'Blue spire' 30-40cm 2L
 ROMJ Rosmarinus officinalis 'Mrs Jessops Upright' 30-40 2L
 IS Iris sibirica 2L
 VT Viburnum tinus eve price 2L
 VM/VB Vinca minor 'Bowles Variety' 2L
 POL Prunus 'Otto Luykens' 2L
 RA Rosa 'Asprin' 2L
 RPB Rosa 'Pink Bells' 2L
 CAS Cornus alba 'Sibirica' 2L
 CSF Cornus stolonifera 'Flavireamed' 2L
 HS Hebe 'Sutherlandii' 2L
 HWG Hebe 'White Gem' 2L
 LPM Lonicera pileata 'Maygreen' 2L
 HH Hypericum 'Hidecole' 2L
 CMF Cornus 'Midwinter Fire' 3L 30-40
 VD Viburnum Davidii 3L 30-40
 SSAD Sedum spectabile Autumn Delight' 20-30 2L
 OMB Osmanthus burkwoodii 3L 20-30
 SA Salvia officinalis 2L 30-40
 RO Rosmarinus officinalis Miss Jessops Upright 2L 20-30
 LAH Lavandula angustifolia 'Hidecole' 2L 20-30
 EFG Eucynymus fortunei 'Emerald and Gold' 2L 20-30
 EFC Eucynymus fortunei 'Emerald Gaiety' 2L 20-30
 GL Genista lydia 20-30 2L
 WDF Weigela florida 'Variegata' 40-60 3L
 BDNB Buddia davidii 'Nanho Blue'



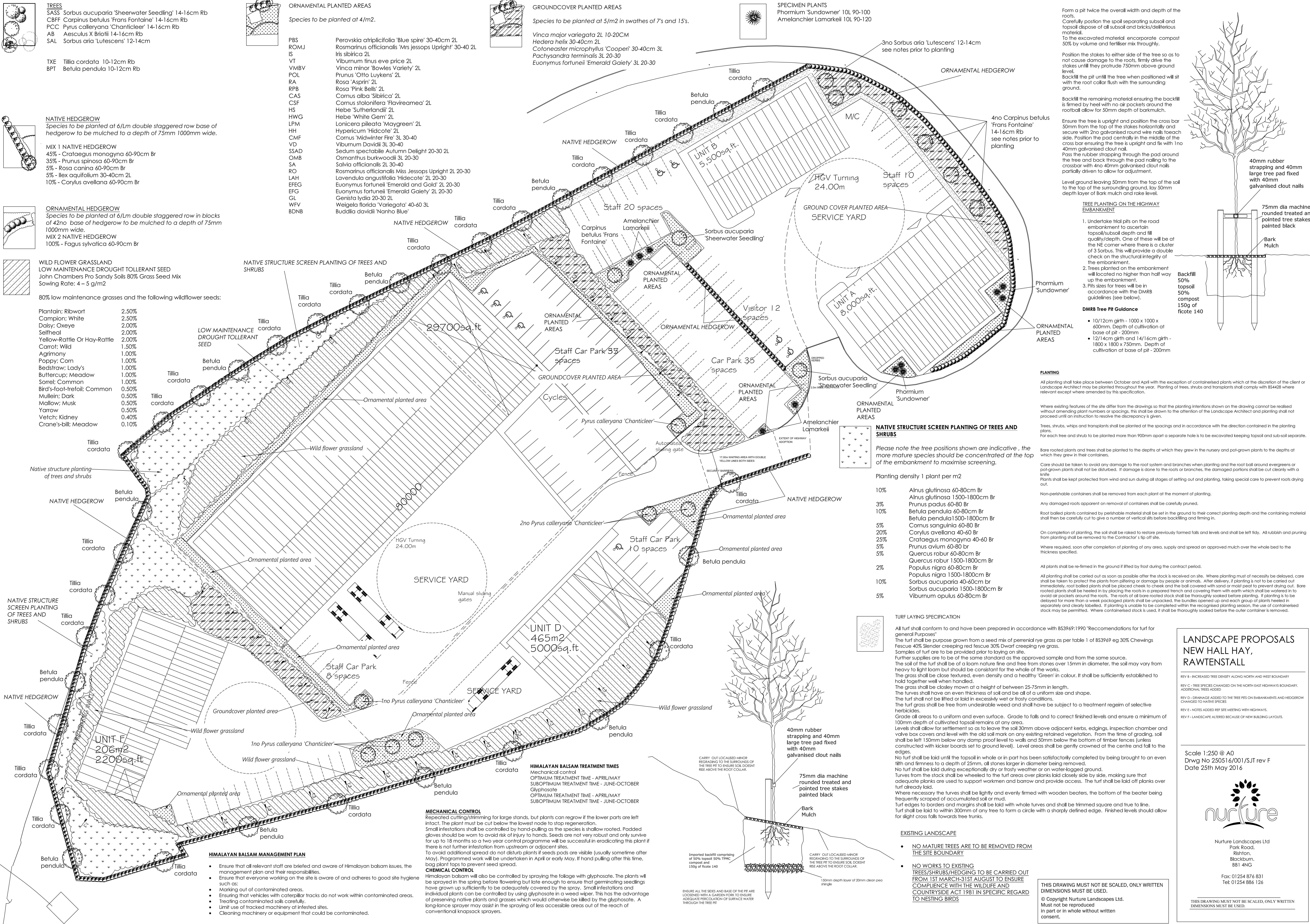
GROUNDCOVER PLANTED AREAS

Species to be planted at 5/m2 in swathes of 7's and 15's.

Vinca major variegata 2L 10-20CM
 Hedera helix 30-40cm 2L
 Coloneaster microphyllus 'Cooperi' 30-40cm 3L
 Pachysandra terminalis 3L 20-30
 Euonymus fortunei 'Emerald Gaiety' 3L 20-30



SPECIMEN PLANTS
 Phormium 'Sundowner' 10L 90-100
 Amelanchier Lamarkeii 10L 90-100



Form a pit twice the overall width and depth of the roots.
 Carefully position the soil separating subsoil and topsoil dispose of all subsoil and bricks/deliterious material.
 To the excavated material incorporate compost 50% by volume and fertilizer mix throughly.

Position the stakes to either side of the tree so as to not cause damage to the roots, firmly drive the stakes until they protrude 750mm above ground level.
 Backfill the pit until the tree when positioned will sit with the root collar flush with the surrounding ground.

Backfill the remaining material ensuring the backfill is firmed by heel with no air pockets around the rootball allow for 50mm depth of barkmulch.

Ensure the tree is upright and position the cross bar 50mm from the top of the stakes horizontally and secure with 2no galvanised round wire nails to each side. Position the pad centrally in the middle of the cross bar ensuring the tree is upright and fix with 1no 40mm galvanised clout nail.
 Pass the rubber strapping through the pad around the tree and back through the pad nailing to the crossbar with 4no 40mm galvanised clout nails partially driven to allow for adjustment.

Level ground leaving 50mm from the top of the soil to the top of the surrounding ground, lay 50mm depth layer of Bark mulch and rake level.

TREE PLANTING ON THE HIGHWAY EMBANKMENT

- Undertake trial pits on the road embankment to ascertain topsoil/subsoil depth and fill quality/depth. One of these will be at the NE corner where there is a cluster of 3 Sorbus. This will provide a double check on the structural integrity of the embankment.
- Trees planted on the embankment will be located no higher than half way up the embankment.
- Pit sizes for trees will be in accordance with the DMRB guidelines (see below).

DMRB Tree Pit Guidance

- 10/12cm girth - 1000 x 1000 x 600mm. Depth of cultivation at base of pit - 200mm
- 12/14cm girth and 14/16cm girth - 1800 x 1800 x 750mm. Depth of cultivation at base of pit - 200mm

PLANTING

All planting shall take place between October and April with the exception of containerised plants which at the discretion of the client or Landscape Architect may be planted throughout the year. Planting of trees, shrubs and transplants shall comply with BS4428 where relevant except where amended by this specification.

Where existing features of the site differ from the drawings so that the planting intentions shown on the drawing cannot be realised without amending plant numbers or spacings, this shall be drawn to the attention of the Landscape Architect and planting shall not proceed until an instruction to resolve the discrepancy is given.

Trees, shrubs, whips and transplants shall be planted at the spacings and in accordance with the direction contained in the planting plans. For each tree and shrub to be planted more than 900mm apart a separate hole is to be excavated keeping topsoil and sub-soil separate, into which they grew in their containers.

Bare rooted plants and trees shall be planted to the depths at which they grew in the nursery and pot-grown plants to the depths at which they grew in their containers.

Care should be taken to avoid any damage to the root system and branches when planting and the root ball around evergreens or pot-grown plants shall not be disturbed. If damage is done to the roots or branches, the damaged portions shall be cut cleanly with a knife. Plants shall be kept protected from wind and sun during all stages of setting out and planting, taking special care to prevent roots drying out.

Non-perishable containers shall be removed from each plant at the moment of planting.

Any damaged roots apparent on removal of containers shall be carefully pruned.

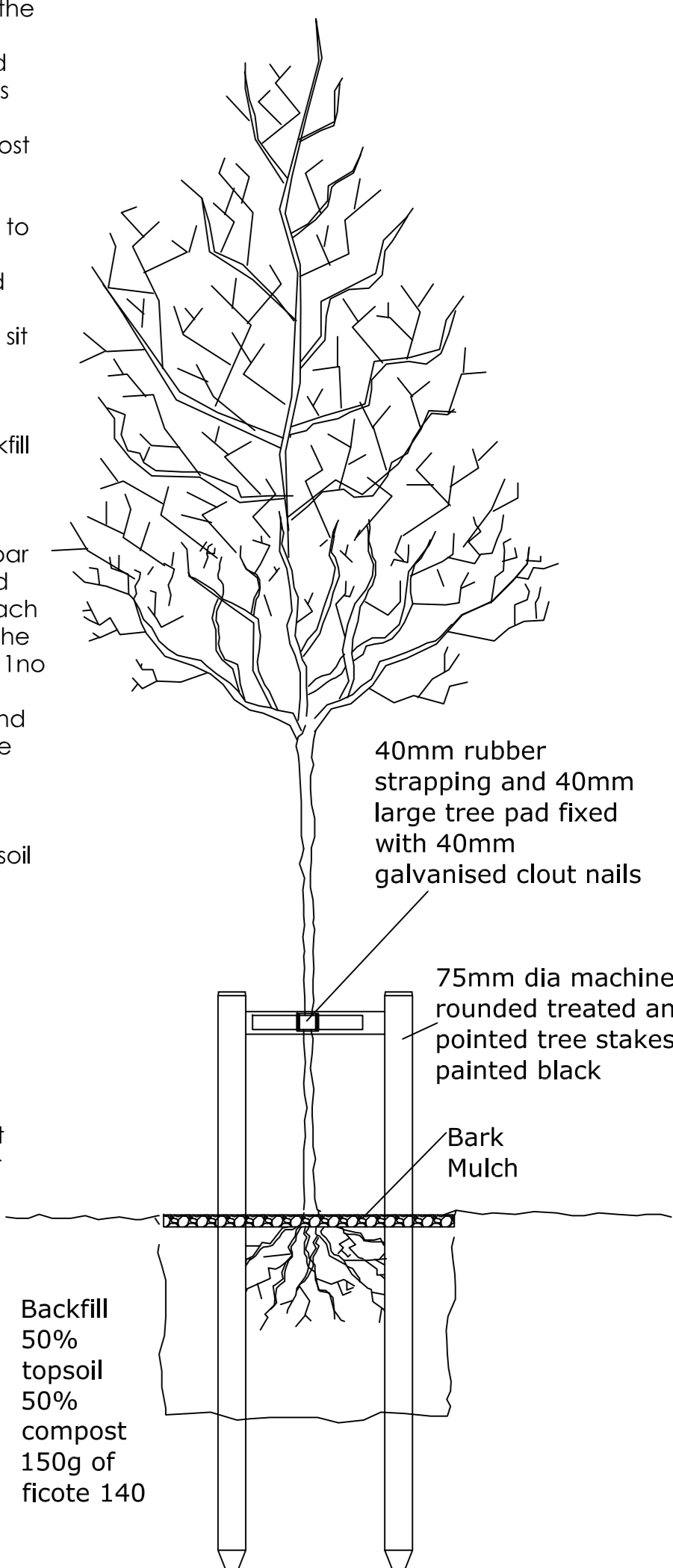
Root balled plants contained by perishable material shall be set in the ground to their correct planting depth and the containing material shall be carefully cut to give a number of vertical slits before backfilling and firming in.

On completion of planting, the soil shall be raked to restore previously formed falls and levels and shall be left tidy. All rubbish and pruning from planting shall be removed to the Contractor's tip off site.

Where required, soon after completion of planting of any area, supply and spread an approved mulch over the whole bed to the thickness specified.

All plants shall be re-firmed in the ground if lifted by frost during the contract period.

All planting shall be carried out as soon as possible after the stock is received on site. Where planting must of necessity be delayed, care shall be taken to protect the plants from pilfering or damage by people or animals. After delivery, if planting is not to be carried out immediately, root balled plants shall be placed cheek to cheek and the soil covered with sand or moist peat to prevent drying out. Bare rooted plants shall be heeled in by placing the roots in a prepared trench and covering them with earth which shall be watered in to avoid air pockets around the roots. The roots of all bare rooted stock shall be thoroughly soaked before planting. If planting is to be delayed for more than a week packaged plants shall be unpacked, the bundles opened up and each group of plants heeled in separately and clearly labelled. If planting is unable to be completed within the recognised planting season, the use of containerised stock may be permitted. Where containerised stock is used, it shall be thoroughly soaked before the outer container is removed.



NATIVE STRUCTURE SCREEN PLANTING OF TREES AND SHRUBS

Please note the tree positions shown are indicative , the more mature species should be concentrated at the top of the embankment to maximise screening.

Planting density 1 plant per m2

10%	Alnus glutinosa 60-80cm Br
10%	Alnus glutinosa 1500-1800cm Br
3%	Prunus padus 60-80 Br
10%	Betula pendula 60-80cm Br
10%	Betula pendula 1500-1800cm Br
5%	Cornus sanguinea 60-80 Br
20%	Corylus avellana 40-60 Br
25%	Crataegus monogyna 40-60 Br
5%	Prunus avium 60-80 br
5%	Quercus robur 60-80cm Br
5%	Quercus robur 1500-1800cm Br
2%	Populus nigra 60-80cm Br
10%	Populus nigra 1500-1800cm Br
10%	Sorbus aucuparia 40-60cm Br
10%	Sorbus aucuparia 1500-1800cm Br
5%	Viburnum opulus 60-80cm Br

TURF LAYING SPECIFICATION

All turf shall conform to and have been prepared in accordance with BS3969:1990 'Recommendations for turf for general purposes'

The turf shall be purpose grown from a seed mix of perennial ryegrass as per table 1 of BS3969 eg 30% Chewings Fescue 40% Slender creeping red fescue 30% Dwarf creeping rye grass.

Samples of turf are to be provided prior to laying on site.

Further supplies are to be of the same standard as the approved sample and from the same source.

The soil of the turf shall be of a loam nature fine and free from stones over 15mm in diameter, the soil may vary from heavy to light loam but should be consistent for the whole of the works.

The grass shall be close textured, even density and a healthy 'Green' in colour. It shall be sufficiently established to hold together well when handled.

The grass shall be closely mown at a height of between 25-75mm in length.

The turves shall have an even thickness of soil and be all of a uniform size and shape.

The turf shall not be lifted or laid in excessively wet or frosty conditions.

The turf grass shall be free from undesirable weed and shall have to be subject to a treatment regime of selective herbicides.

Grade all areas to a uniform and even surface. Grade to falls and to correct finished levels and ensure a minimum of 100mm depth of cultivated topsoil remains at any area.

Levels shall allow for settlement so as to leave the soil 30mm above adjacent kerbs, edgings, inspection chamber and valve box covers and level with the old soil mark on any existing retained vegetation. From the time of grading, soil shall be left 150mm below any damp proof level to walls and 50mm below the bottom of timber fences (unless constructed with kicker boards set to ground level). Level areas shall be gently crowned at the centre and fall to the edges.

No turf shall be laid until the topsoil in whole or in part has been satisfactorily completed by being brought to an even fill and firmness to a depth of 25mm, all stones larger in diameter being removed.

No turf shall be laid during exceptionally dry or frosty weather or on water-logged ground.

Turf edges to borders and margins shall be wheeled to the turf areas over planks laid closely side by side, making sure that adequate planks are used to support workmen and barrow and provide access. The turf shall be laid off planks over turf already laid.

Where necessary the turves shall be lightly and evenly firmed with wooden beaters, the bottom of the beater being frequently scraped of accumulated soil or mud.

Turf edges to borders and margins shall be laid with whole turves and shall be trimmed square and true to line. Turf shall be laid to within 300mm of any tree to form a circle with a sharply defined edge. Finished levels should allow for slight cross falls towards tree trunks.

EXISTING LANDSCAPE

- NO MATURE TREES ARE TO BE REMOVED FROM THE SITE BOUNDARY
- NO WORKS TO EXISTING TREES/SHRUBS/HEDGING TO BE CARRIED OUT FROM 1ST MARCH-31ST AUGUST TO ENSURE COMPLIANCE WITH THE WILDLIFE AND COUNTRYSIDE ACT 1981 IN SPECIFIC REGARD TO NESTING BIRDS

HIMALAYAN BALSAM MANAGEMENT PLAN

- Ensure that all relevant staff are briefed and aware of Himalayan balsam issues, the management plan and their responsibilities.
- Ensure that everyone working on the site is aware of and adheres to good site hygiene such as:
 - Marking out of contaminated areas.
 - Ensuring that vehicles with caterpillar tracks do not work within contaminated areas.
 - Treating contaminated soils carefully.
 - Limit use of tracked machinery at infested sites.
 - Clearing machinery or equipment that could be contaminated.

MECHANICAL CONTROL
 Repeated cutting/stripping for large stands, but plants can regrow if the lower parts are left intact. The plant must be cut below the lowest node to stop regeneration.
 Small infestations shall be controlled by hand-pulling as the species is shallow rooted. Padded gloves should be worn to avoid risk of injury to hands. Seeds are not very robust and only survive for up to 18 months so a two year control programme will be successful in eradicating this plant if there is no further infestation from upstream or adjacent sites.
 To avoid additional spread do not disturb plants if seeds pods are visible (usually sometime after May). Programmed work will be undertaken in April or early May. If hand pulling after this time, bag plant tops to prevent seed spread.

CHEMICAL CONTROL
 Himalayan balsam will also be controlled by spraying the foliage with glyphosate. The plants will be sprayed in the spring before flowering but late enough to ensure that germinating seedlings have grown up sufficiently to be adequately covered by the spray. Small infestations and individual plants can be controlled by using glyphosate in a weed wiper. This has the advantage of preserving native plants and grasses which would otherwise be killed by the glyphosate. A long lance sprayer may assist in the spraying of less accessible areas out of the reach of conventional knapsack sprayers.

LANDSCAPE PROPOSALS
 NEW HALL HAY,
 RAWTENSTALL

REV B - INCREASED TREE DENSITY ALONG NORTH AND WEST BOUNDARY
 REV C - TREE SPECIES CHANGED ON THE NORTH EAST HIGHWAYS BOUNDARY, ADDITIONAL TREES ADDED
 REV D - DRAINAGE ADDED TO THE TREE PITS ON EMBANKMENTS AND HEDGEROW CHANGED TO NATIVE SPECIES
 REV E - NOTES ADDED REF SITE MEETING WITH HIGHWAYS
 REV F - LANDSCAPE ALTERED BECAUSE OF NEW BUILDING LAYOUTS.

Scale 1:250 @ A0
 Drwg No 250516/001/SJT rev F
 Date 25th May 2016

nurture

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