


LEGEND
 Site Boundary

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Client Department for Education				
Project The Reach Free School				
Drawing Title Location Plan				
Created by CL	Reviewed by NR	Sheet Size A1	Scale 1:2,500	Date Created 08.07.21
Drawing No. 082-01-D101				Revision A
Drawn (UK) Ltd Monnick Hall York Road Leeds LS16 4TA t: 0113 8232871 www.draw-uk.com				




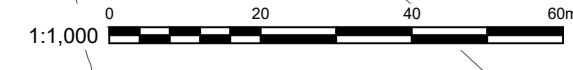


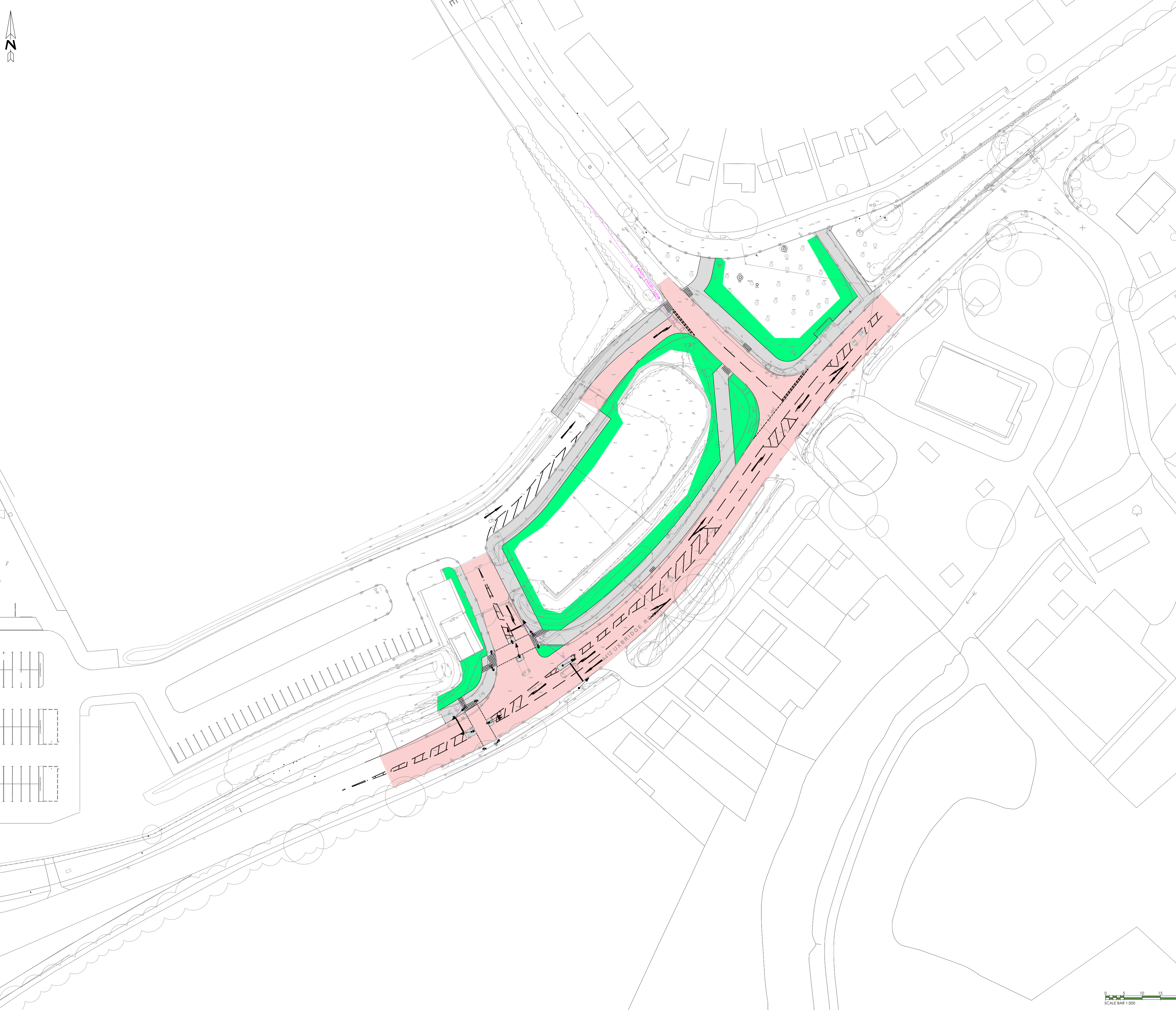
LEGEND
 Site Boundary



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Client Department for Education				
Project The Reach Free School				
Drawing Title Block Plan				
Created by CL	Reviewer NR	Sheet Size A1	Scale 1:1,000	Date Created 09.06.21
Drawing No. 082-01-D102				Revision A
DRaW (UK) Ltd Morsick Hall York Road Leeds LS15 4TA t: 0113 8232871 www.draw-uk.com				 DRaW Design & Assessment





- KEY**
- CARRIAGEWAY CONSTRUCTION
 - FOOTWAY CONSTRUCTION
 - EXISTING/PROPOSED GRASS VERGE/LANDSCAPING
 - VEHICLE VISIBILITY SPLAY
 - PROPOSED BLISTER TACTILE PAVING
 - PROPOSED CORDUROY TACTILE PAVING

NOTE: ALL ROAD MARKINGS TO BE IN ACCORDANCE WITH TSRGD

GENERAL NOTES

1. ALL WORKS IN THE PUBLIC HIGHWAY MUST BE CARRIED OUT WITH THE PRIOR APPROVAL AND TO THE SATISFACTION OF THE LOCAL AUTHORITY.
2. ANY TRAFFIC MANAGEMENT REQUIRED TO UNDERTAKE WORKS IN THE PUBLIC HIGHWAY MUST BE APPROVED BY THE LOCAL AUTHORITY PRIOR TO THESE WORKS COMMENCING.
3. THE CONTRACTOR IS TO COMPLY WITH THE 'NEW ROAD AND STREET WORKS ACT : 1991' FOR ALL WORKS IN THE PUBLIC HIGHWAY.
4. EXISTING TREE STUMPS & ROOTS TO BE GRUBBED UP AND REMOVED FROM SITE ANY RESULTING EXCAVATIONS ARE TO BE BACK-FILLED WITH WELL COMPACTED TYPE 1 GRANULAR MATERIAL TO FORMATION LEVEL TO ENSURE FULL DEPTH CONSTRUCTION ABOVE.
5. CONTRACTOR IS TO ALLOW FOR ALL ABANDONED DRAINAGE RUNS, REMOVED TREES AND MANHOLES / SOAKAWAYS / GULLIES TO BE BACK-FILLED WITH WELL COMPACTED TYPE 1 GRANULAR MATERIAL TO FORMATION LEVEL TO ENSURE FULL CONSTRUCTION DEPTH ABOVE.
6. ALL BURIED MANHOLES IDENTIFIED ON SITE TO BE NOTIFIED TO STOMOR LTD WITH INVERT LEVELS.
7. PRIOR TO COMMENCING WORKS THE CONTRACTOR IS TO REVIEW THE GROUND INVESTIGATION REPORT.
8. CONSTRUCTION DETAILS TO BE IN COMPLIANCE WITH HERTFORDSHIRE COUNTY COUNCIL HIGHWAYS STANDARD DRAWINGS: HCC-S278-D001, D002 & D003.
9. ALL CONSTRUCTION WORKS ARE TO BE FULLY COMPLIANT WITH THE REQUIREMENTS OF THE 'ROADS IN HERTFORDSHIRE DESIGN GUIDE', 2011.

BURIED SERVICES

1. PRIOR TO ANY WORKS BEING UNDERTAKEN, THE CONTRACTOR IS TO REFER TO UTILITIES RECORDS TO IDENTIFY APPROXIMATE LOCATION OF BURIED SERVICES
2. HAND DUG TRIAL HOLES SHOULD BE CARRIED OUT IN ORDER TO IDENTIFY EXACT POSITION AND DEPTH, WITH REASONABLE NOTICE GIVEN TO STATUTORY UNDERTAKERS AS APPROPRIATE PRIOR TO CARRYING OUT ANY EXCAVATIONS.
3. LOCATIONS AND DEPTHS OF EXISTING SERVICES TO BE CONFIRMED TO THE ENGINEER PRIOR TO WORKS BEING CARRIED OUT.
4. APPROPRIATE PERMITS TO WORK WILL BE REQUIRED TO CARRY OUT ANY WORK IN THE HIGHWAY INCLUDING TRIAL HOLES.

HOTSPOT PROTOCOL

1. THERE IS A POSSIBILITY THAT AN UNKNOWN AREA OF SOIL CONTAMINATION MAY BE ENCOUNTERED DURING CONSTRUCTION/GROUNDWORKS WORKS.
2. SHOULD AN AREA OF CONTAMINATION BE IDENTIFIED BY VISUAL OR OLFACTORY MEANS THE FOLLOWING PROCEDURE WILL BE FOLLOWED:-
 - IMMEDIATELY STOP ALL WORKS IN THE AREA WHERE CONTAMINATION IS SUSPECTED.
 - IMMEDIATELY INFORM THE SITE PROJECT MANAGER.

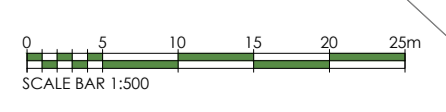
<i>Rev</i>	<i>Description</i>	<i>Date</i>	<i>Drawn</i>	<i>Checked</i>	<i>Apvd.</i>
Project					
REACH FREE SCHOOL, UXBRIDGE ROAD, RICKMANSWORTH					
Drawing Description					
SECTION 278 WORKS - GENERAL ARRANGEMENT					
Project Number		Drawing Number			
ST-2988		700			
Scale	Date	Drawn	Checked	Approved	
1:500@A1	17.11.21	TJW	NJM	XXX	
Client			Architect		

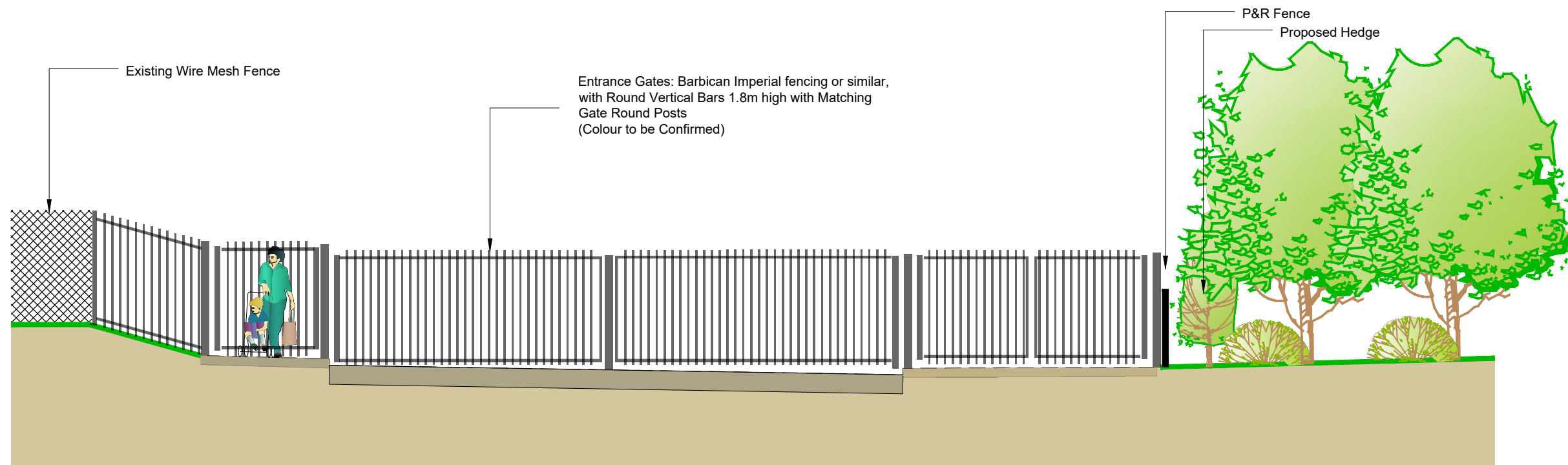
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Indicative section of vehicle/pedestrian access from Uxbridge Road



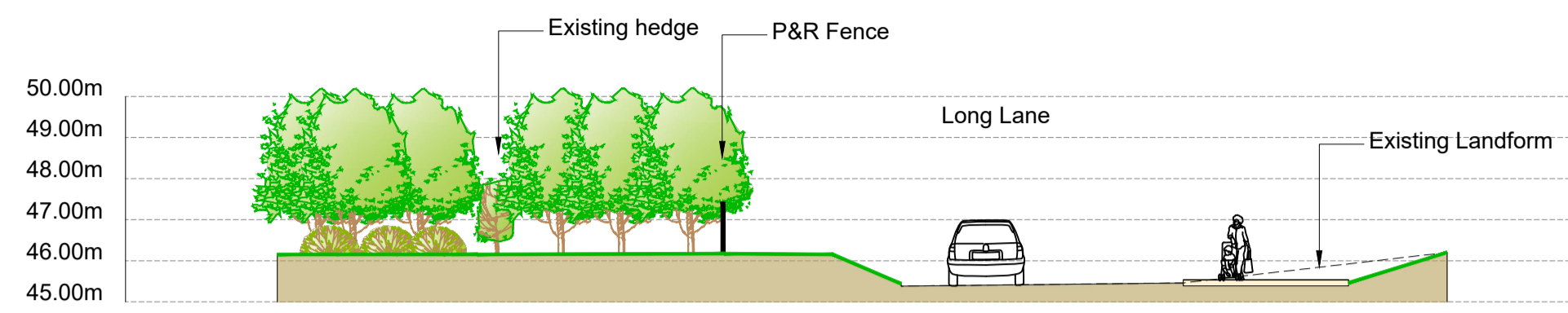
Indicative section of vehicle/pedestrian access from Long Lane



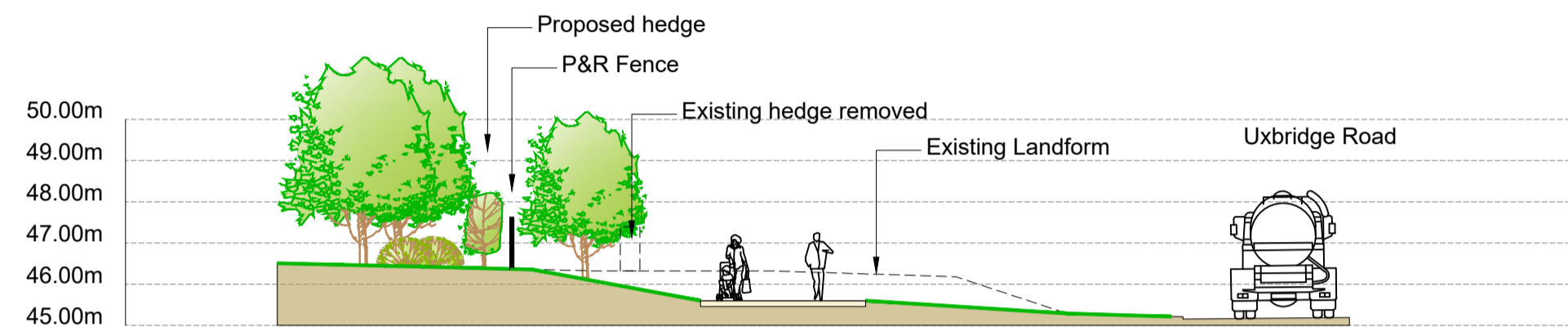
Illustrative images of proposed access gates



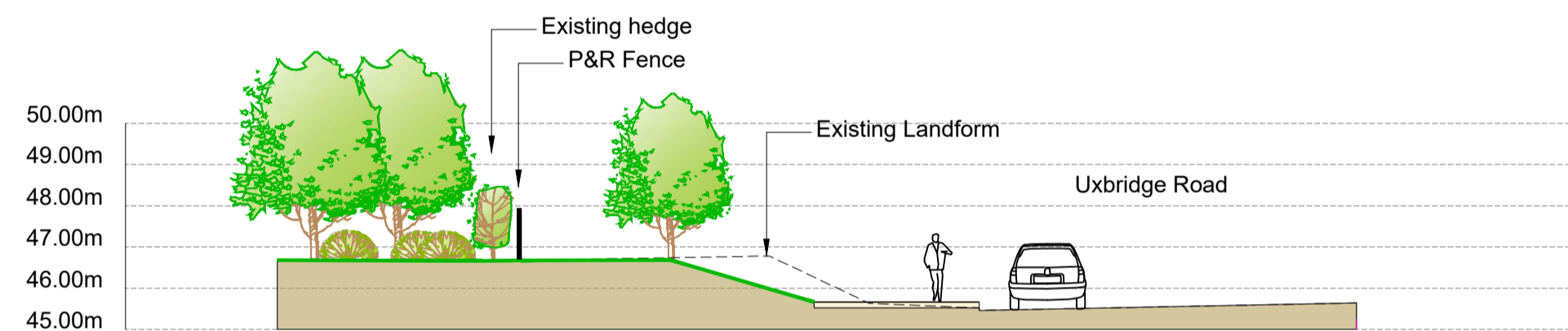
Client					Department for Education
Project					The Reach Free School Land Adjacent to Long Lane/Uxbridge Road
Drawing Title					Boundary Treatment: Entrance and Exit Gates
Created by	Reviewer	Sheet Size	Scale	Date Created	
CL	NR	A3	1:150	18.11.21	
Drawing Nr.				Revision	
082-01-D105				00	
DRaW (UK) Ltd Morwick Hall York Road Leeds LS15 4TA t: 0113 8232871 www.draw-ltd.com					



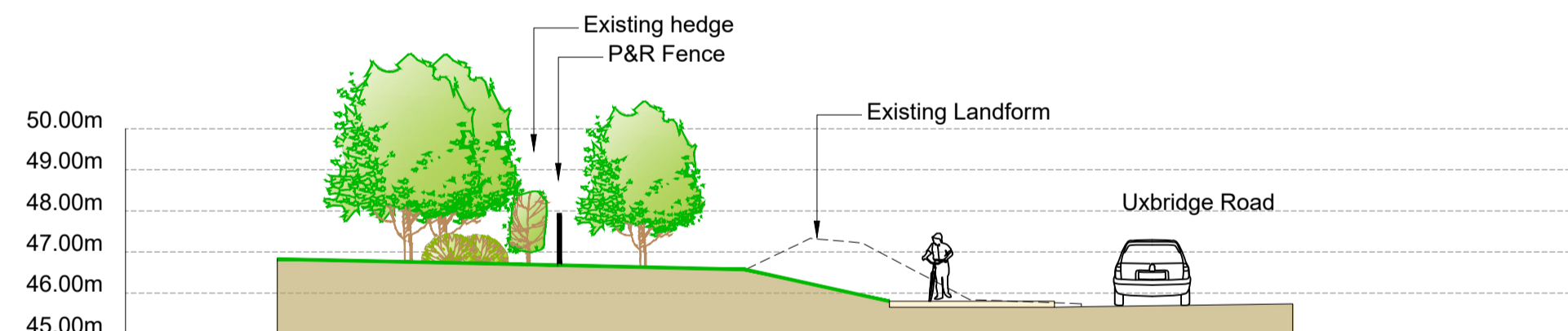
Section A-A'



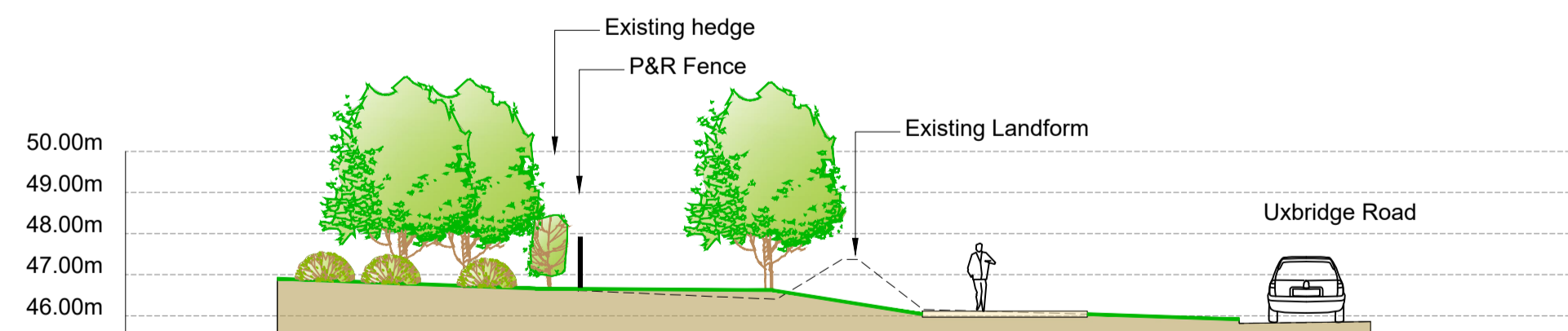
Section B-B'



Section C-C'



Section D-D'



Section E-E'

Sections Through Site Boundary Showing existing and Proposed Land Form



NOTES

Not for Construction
 Do not scale from this drawing.
 The location of planting is indicative and will need to be adjusted to take account of site features and under/over-ground services and other other constraints not identified on the plan.
 No planting should take place without first identifying the location and extent of all underground services and drainage runs

- LEGEND**
- Application Boundary
 - Trees/Shrubs Retained
 - Trees/Shrubs Removed
 - Ex. Heavy Std. Trees (Refer Detail 1)
 - Acer campestre 'Streetwise' (AcS)
 - Prunus avium (Pa)
 - Feathered Tree (Refer Detail 2)
 - Acer campestre (Ac)
 - Betula pendula (Bp)
 - Malus sylvestris (Ms)
 - Salix caprea (Sc)
 - Sorbus aucuparia (Sa)
 - NW Native Woodland Mix (Refer Detail 3)
 - Existing Hedgerow Retained
 - NH Native Hedgerow (Refer Detail 4)
 - Existing Grass Retained
 - Proposed Low Maintenance Grass
 - Proposed Species Rich Grass
 - Proposed Wildflower Seed Mix
 - Top of Proposed Bank
 - Proposed Entrance/Exit Gates (Refer Dwg 82-01-D105)
 - New Post & Rail Fence (Refer Detail 5, Dwg 82-01-D104)
 - Proposed Cycle/Foot Path (Refer Highway Drawings)

- HABITAT CREATION**
 (Refer Ecological Management Plan)
- Proposed Log Pile
 - Schweger Nest Box (2M model)
 - Schweger Open Fronted Nest Box (2MR model)
 - Schweger Flat Bat Box Box (1FF model)

PLANTING SPECIFICATION
 For planting schedules and details refer to: Dwg. 82-01-D104 (DRaW Oct. 2021).
 For Seed mixes refer to: Landscape Management Plan (DRaW Nov. 2021)
 For Habitat Creation Measures refer to: Habitat Management Plan (Ecology Consultancy)

TOPSOIL & CULTIVATION
 The Low Maintenance Grass Mix shall be sown onto 100mm cultivated topsoil.
 Species Rich Grassland and Wildflower Mix shall be sown directly on to cultivated subsoil. (No topsoil)
 Topsoil depths for tree and hedge planting are shown on Dwg. 82-01-D104 (DRaW Oct. 2021).
 Top soil is available from the existing perimeter mound. In the event that additional imported top soil is required it shall be to BS3882:2015

PLANTING DENSITIES

Ex Std Trees: As shown on plan
 Feathered Trees: As shown on plan
 Native Hedgerow: 7 Plants per Lin M
 Native Woodland: 1.5 m centres (0.44 plants per sq M)
 Grass Seeding: Refer to LMP Nov 2021

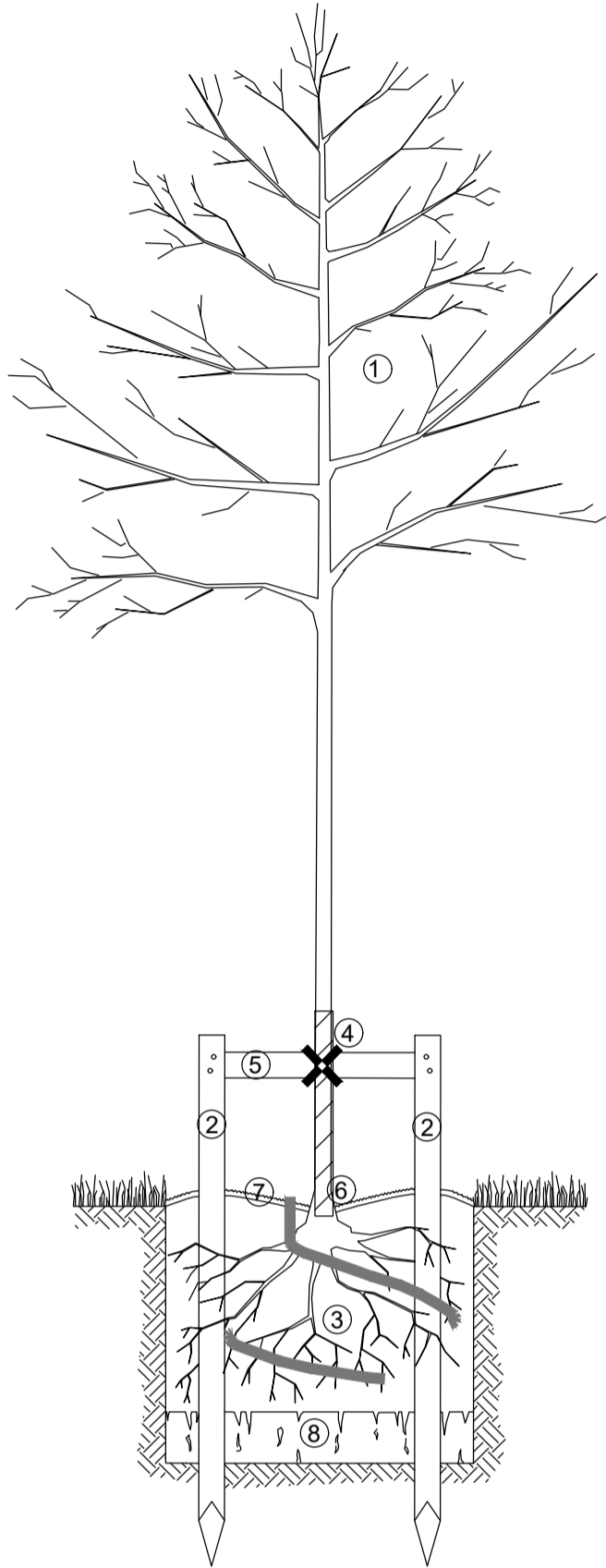
MAINTENANCE
 The proposed landscape and ecological works will be maintained in accordance with the management regimes set out in:
 Landscape Management Plan DRaW November 2021
 Habitat Management Plan 2021-2031 Ecology Consultancy November 2021

All works are subject to 60 months maintenance and defects liability (from practical completion) in accordance with the Landscape Management Plan.

Client: Department for Education
 Project: The Reach Free School Land Adjacent to Long Lane / Uxbridge Road
 Title: Boundary/Highway Planting to Uxbridge Road and Long Lane
 Drawing No: A1 (As Shown) 19.11.21
 Priority: CL
 Revision: NR
082-01-D103
 DRaW
 Design & Environment

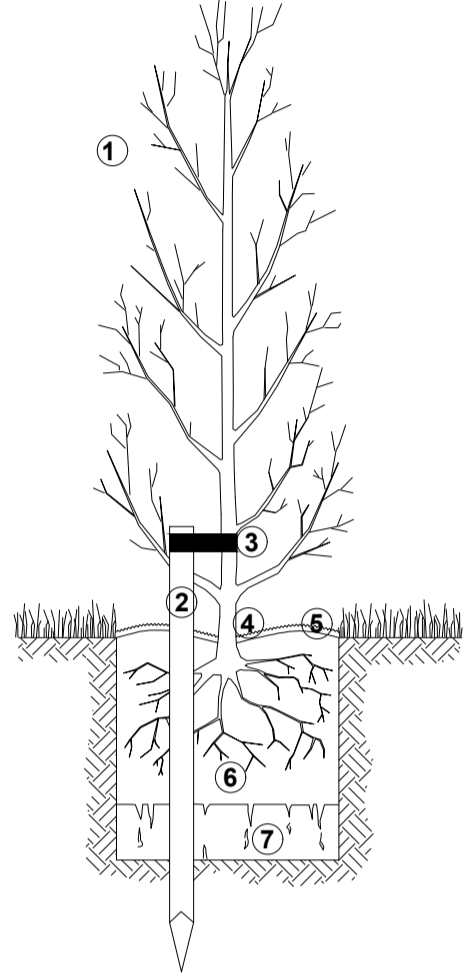
Inset Showing Extent of Proposed Habitat Creation Measures (Refer Ecological Habitat Management Plan)

1 Extra Heavy Standard Tree 3.5 - 4.0m high



- 1 Extra heavy standard trees shall be a minimum of 3.5m high with a minimum girth of 14-16cm. The trees shall conform to BS 3936 Part 1 and shall have a well defined clear upright central stem of 1700-2000mm. The root shall be adequate size in relation to the crown (35 litre pot minimum if container grown).
- 2 The tree shall be supported by two peeled and turned larch or chestnut stakes which have been previously treated with tanalith wood preservative to BS 1282. The stakes shall be a minimum diameter of 75mm and pointed at one end. They shall be driven 300mm below the bottom of the pit (or as necessary to secure the tree) and positioned as near to the tree as possible without interfering with the root system. The stakes shall project 500mm above ground level.
- 3 Tree pit 900x900x600mm deep. Sides of pit loosened with fork prior to planting. Back fill with a mix of topsoil (to BS 3882) and 80 litres of peat free organic planting compost with a pH of 6.5-7.5 Incorporate 'Sierrablen Flora' slow release fertiliser tablets (15+9+9NPK) at the rate of 10 x 15g tablets per pit.
- 4 The tree shall be securely tied 2no. reinforced rubber buckle ties with spacers to firmly hold the stem to the timber cross member and to positioned to prevent abrasion with the tree.
- 5 Horizontal cross member (preservative as above) shall be 75x25mm sawn timber nailed with 2no. 65mm galvanised nails per end 50mm below the top of both stakes.
- 6 Irrigation pipe wrapped around the root ball to facilitate watering level.
- 7 Top dress with 75mm settled depth of mulch as specified.
- 8 Break up bottom of pit to a depth of 150mm.

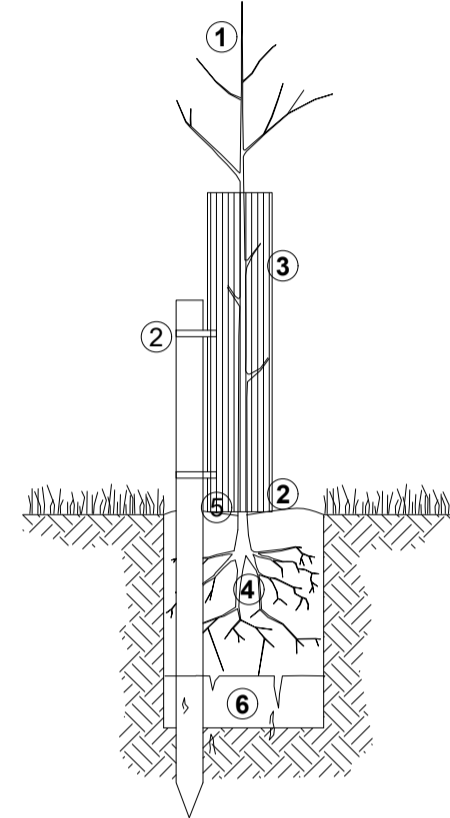
2 Feathered Tree 2.0 to 2.5m high



- 1 Feathered trees shall be 200-250cm high. The trees shall conform to BS 3936: Part 1 and shall have a well defined, upright central stem with evenly spread lateral shoots. The root system shall be adequate size in relation to the crown.
- 2 The stake shall be peeled larch or chestnut previously treated with tanalith wood preservative to BS 1282. The stake shall have a minimum diameter of 65mm and shall project 300mm above finished ground level. Before planting it shall be driven a minimum of 300mm into firm ground below the excavated tree pit or as necessary to secure the tree. The stake shall be positioned to avoid disturbance to the root system. If necessary stakes are to be angled at 45° and driven 300mm into the ground (away from the prevailing wind).
- 3 Trees shall be securely tied by adjustable reinforced rubber buckle ties positioned to prevent any abrasion between stake and tree. Tree ties shall not be positioned more than 20mm below top of stake.
- 4 Soil level at nursery to be marked. Plant tree at depth to match this level. Allow for watering hollow.
- 5 Top dress with 75mm settled depth of mulch as specified.
- 6 Tree pit 600x600x450mm deep. Sides of pit loosened with fork prior to planting. Back fill with a mix of topsoil (to BS 3882) and 20 litres of peat free organic planting compost with a pH of 6.5-7.5 Incorporate slow release fertiliser tablets (15+9+9NPK) at the rate of 4 x 15g tablets per pit.
- 7 Break up bottom of pit to a depth of 150mm.

3 Native Woodland Mix (Transplant with Shelter)

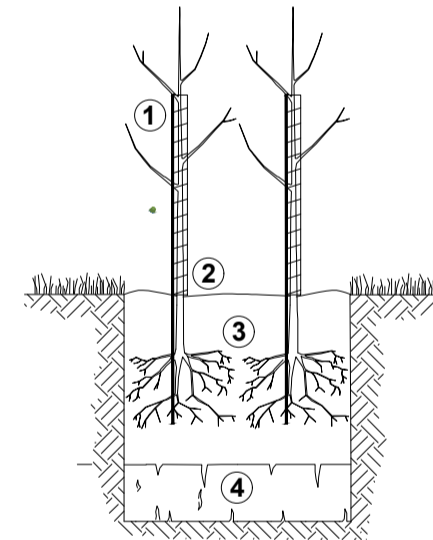
Planting Distances: 1.5m centres



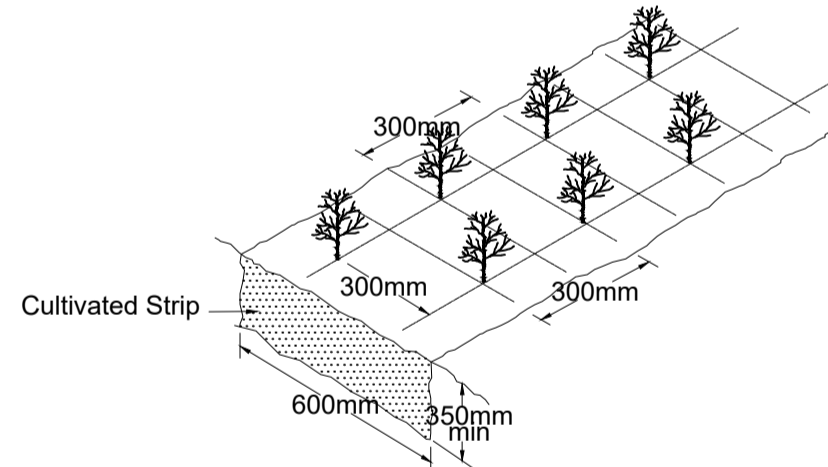
- 1 Native 1+1 transplants, undercut at least once, to BS 3936. (Refer to schedule for heights)
- 2 Plants up to 60 cm high shall be staked with a single 4' cane 22/24mm diameter, hammered a minimum of 400mm below ground.

Plants up to 120cm high shall be staked with a single softwood stake 750mm x 32 x 32mm treated with tanalith preservative to BS1282 and driven a minimum of 300mm into the ground.
- 3 Tree shelter 600mm high (colour: Green) 80mm to 120mm diameter or: 600mm bio-degradable spiral. (depending on size of the plant)
- 4 Tree pit 300x300x300mm deep. Sides of pit loosened with fork prior to planting. Back fill with a mix of topsoil (to BS 3882) and 10 litres of peat free organic planting compost with a pH of 6.5-7.5 Incorporate slow release fertiliser tablets (15+9+9NPK) at the rate of 2 x 15g tablets per pit.
- 5 Soil level at nursery to be marked. Plant tree at a depth to match this level. Allow for watering hollow.
- 6 Break up bottom of pit to a depth of 150mm.

4 Native Hedgerow Planting; 7per linear meter (300mm Wide Spacing)



- 1 400-900 mm high native 1+1 transplants undercut at least once. To BS 3936' Plants shall be protected with a 600mm bio-degradable spiral, staked with a single 4' cane 22/24mm diameter, hammered a minimum of 400 mm below ground.
- 2 Soil level at nursery to be marked. Plant transplant at a depth to match this level. Allow for watering hollow.
- 3 Planting trench 600wide x350mm deep. Sides of pit loosened with fork prior to planting. Backfill with a mix of 2 parts excavated material and 1 part free organic planting compost containing trace elements and water retention polymer granules incorporated at the specified rate. The compost shall have a pH of 6.5-7.5 and shall include an N.P.K. slow release fertiliser (16.10.10) at the rate of 60 grams per plant.
- 4 Break up bottom of pit to a depth of 150mm.



Planting Schedules

Native Woodland (Refer Detail 3)

Native Woodland Mix - NW @ 1.5m centres (0.44 Plants per m ²)				NW1	NW2	NW3	NW4	NW5	NW6
Species	Common Name	Type/Size	Area m ²	No.	No.	No.	No.	No.	No.
<i>Acer campestre</i>	Field Maple	BR 1+1 /60-80	10	3	2	4	4	7	3
<i>Betula pendula</i>	Silver Birch	BR 1+1 /60-80	20	5	4	7	8	14	6
<i>Corylus avellana</i>	Hazel	BR 1+1 /60-80	15	4	3	5	6	10	4
<i>Crataegus monogyna</i>	Hawthorn	BR 1+1 /60-80	20	5	4	7	8	14	6
<i>Ilex aquifolium</i>	Holly	Container/2 Tr	5	1	1	2	2	3	1
<i>Pinus sylvestris</i>	Scots Pine	Container/2 Tr	10	3	2	4	4	7	3
<i>Prunus avium</i>	Wild Cherry	BR 1+1 /60-80	15	4	3	5	6	10	4
<i>Viburnum opulus</i>	Guelder Rose	BR 1+1 /60-80	5	1	1	2	2	3	1
TOTAL			100	26	22	37	39	69	29

Native Hedgerow (Refer Detail 4)

Native Species-rich Hedgerow Mix - NH @ 7 plants/m - 25cm centres, double staggered row						
Species	Common Name	Type/Size	Length/m	NH1	NH2	NH3
<i>Acer campestre</i>	Field Maple	BR 1+1 /60-80	5	9	18	6
<i>Corylus avellana</i>	Hazel	BR 1+1 /60-80	10	18	35	11
<i>Crataegus monogyna</i>	Hawthorn	BR 1+1 /60-80	50	91	175	56
<i>Ilex aquifolium</i>	Holly	Container/2 Tr	10	18	35	11
<i>Prunus spinosa</i>	Blackthorn	BR 1+1 /60-80	20	36	70	22
<i>Rosa canina</i>	Dogrose	BR 1+1 /60-80	5	9	18	6
TOTAL			100	182	350	112

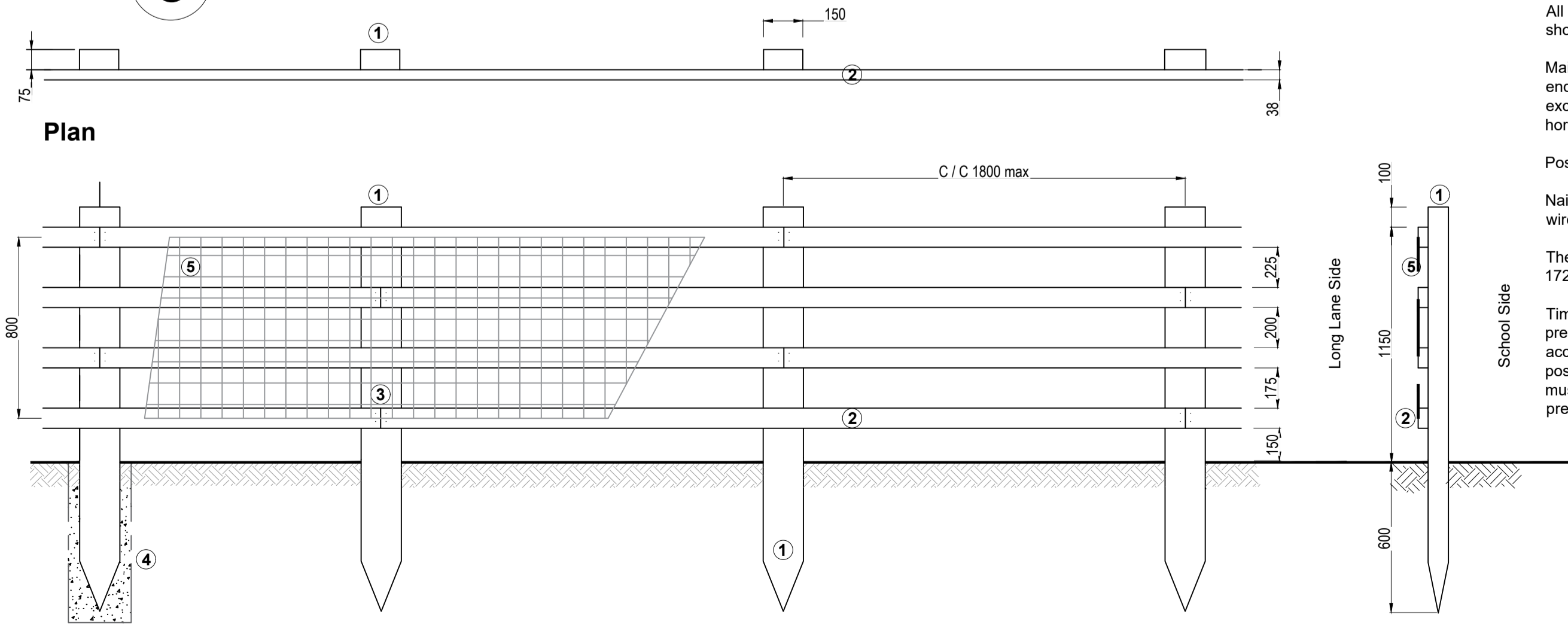
Extra Heavy Standard Trees (Refer Detail 1)

Extra Heavy Standard Trees - as shown on plans						
Species	Common Name	Type/Form	Girth	Height	Clear Stem	No.
<i>Acer campestre</i>	'Streetwise'	Field Maple	14-16	350-400	175-200	13
<i>Prunus avium</i>	Wild Cherry	BR/Extra Heavy Std.	14-16	350-400	175-200	14
TOTAL						27

Feathered Trees (Refer Detail 2)

Feathered Trees - as shown on plans						
Species	Common Name	Type/Form	Girth	Height	Clear Stem	No.
<i>Acer Campestre</i>	Field Maple	BR/Feathered	< 6	200-250	N/a	5
<i>Betula pendula</i>	Silver Birch	BR/Feathered	< 6	200-250	N/a	4
<i>Malus sylvestris</i>	Crab Apple	BR/Feathered	< 6	200-250	N/a	2
<i>Salix caprea</i>	Goat Willow	BR/Feathered	< 6	200-250	N/a	7
<i>Sorbus aucuparia</i>	Rowan	BR/Feathered	< 6	200-250	N/a	2
TOTAL						20

5 Timber Post and Rail Fence (1.2m high) with Stock Proof Mesh



Notes:

All dimensions are in millimetres unless otherwise shown.

Main posts and stiffening panel to be provided at ends (one panel) and at all changes of direction exceeding 15 degrees vertically and/or 30 degrees horizontally (one panel each side of main post).

Post and rails are to be sawn softwood

Nails should be galvanised 4mm X 100mm round wire nails driven in on the screw.

The protective fence shall comply to part 7 of BS 1722. The BS reference is SPR 11 / 4 (4 rail).

Timber - All timber used must be pressure preservative (eg. 'Tanalith E') treated softwood in accordance with BS8417 (Component group - "fence posts"), to a service life of 15 years. Any cut surfaces must be treated with an approved paint-on end-grain preservative

PLANTING SPECIFICATION

For plant locations refer to:

Dwg. 82-01-D103 (DRaW Oct. 2021):
Boundary/Highways Planting

For Seed mixes refer to: Landscape Management Plan (DRaW Nov. 2021)

For Habitat Creation Measures refer Habitat Management Plan 2021-2031 (Ecology Consultancy Nov 2021)

TOPSOIL & CULTIVATION

The Low Maintenance Grass Mix shall be sown onto 100mm cultivated topsoil.

Species Rich Grassland and Wildflow Mix shall be sown directly on to cultivated subsoil. (No topsoil)

Topsoil depths for tree and hedge planting are shown on Dwg. 82-01-D104 (DRaW Oct. 2021):

Top soil is available from the existing perimeter mound. In the event that additional imported top soil is required it shall be to BS3882:2015

PLANTING DENSITIES

Ex Std Trees: As shown on plan
Feathered Trees: As shown on plan
Native Hedgerow: 7 Plants per Lin M
Native Woodland: 1.5 m centres (0.44 plants per sq M)
Grass Seeding: Refer to LMP Nov 2021

MAINTENANCE

The proposed landscape and ecological works will be maintained in accordance with the management regimes set out in:

Landscape Management Plan
DRaW November 2021

Habitat Management Plan 2021-2031
Ecology Consultancy November 2021

All works are subject to 60 months maintenance and defects liability (from practical completion) in accordance with the Landscape Management Plan.

NOTES

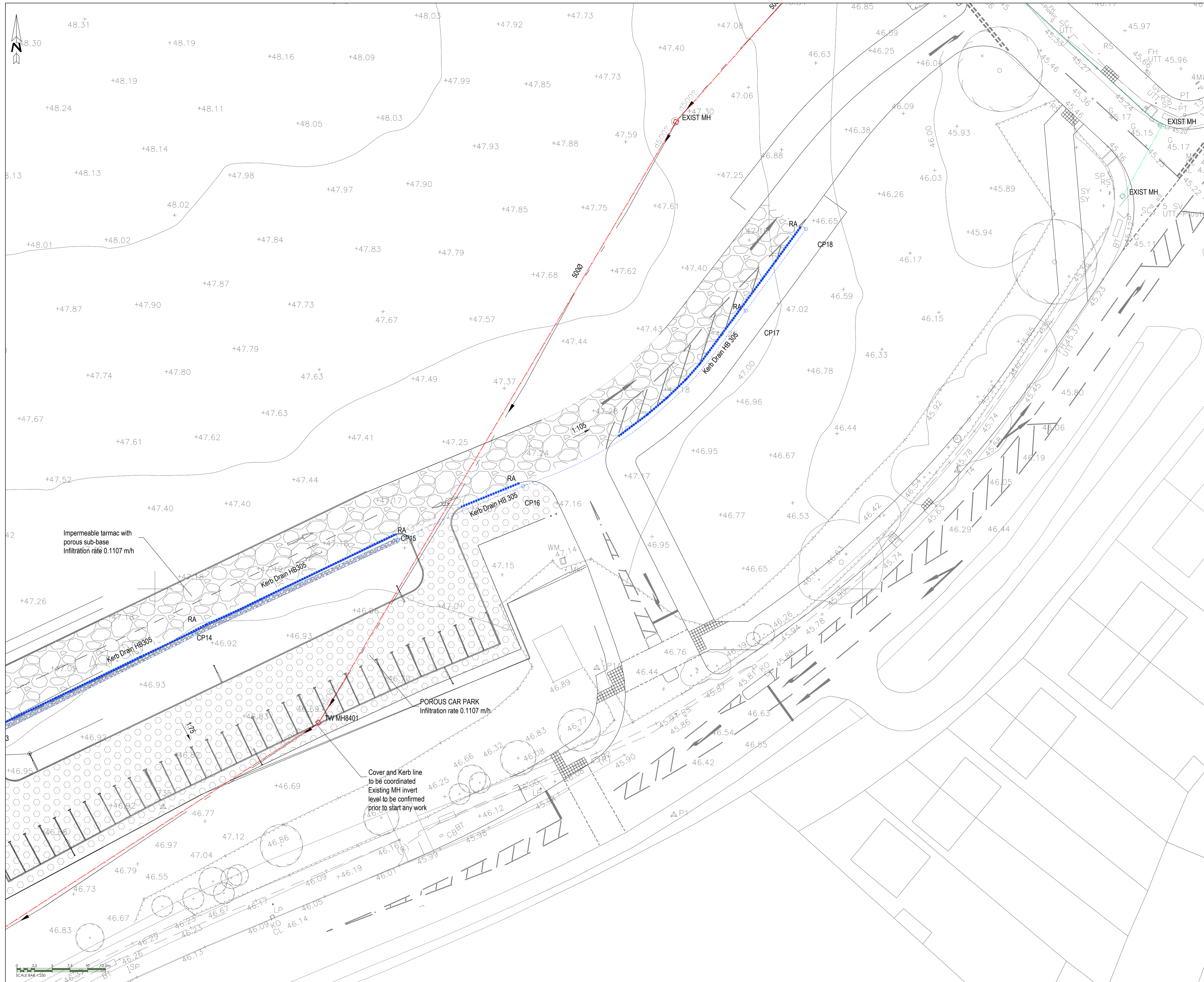
Do not scale from this drawing.

The location of planting is indicative and will need to be adjusted to take account of site features and under/over-ground services and other constraints not identified on the plan.

NO PLANTING SHOULD TAKE PLACE WITHOUT FIRST IDENTIFYING THE LOCATION AND EXTENT OF ALL UNDERGROUND SERVICES AND DRAINAGE RUNS

Any discrepancies between the drawing and the site shall be reported to the Project Manager

Client	Department for Education		
Project	The Reach Free School Land Adjacent to Long Lane / Uxbridge Road		
Title	Boundary / Highway Planting Plant Schedules and Details		
Sheet No.	A1	As Shown	18.11.21
Drawn By	CL	Checked By	NR
082-01-D104			



Key

- Road Gully
- SB Sump Box
- RA Rodding Access
- Storm Polypropylene Inspection Chamber
- Storm Concrete Inspection Chamber
- Storm Concrete Manhole
- Foul Polypropylene Inspection Chamber
- Foul Concrete Inspection Chamber
- Foul Concrete Manhole

Existing Drainage

- Existing Manholes
- - - Existing Foul Sewer
- - - Existing Surface Water Sewer
- - - Existing Sewers to be abandoned and grouted up either end

Rev	Description	Date	Drawn	Checked	Appr'd
Project					
THE REACH FREE SCHOOL					
Drawing Description					
DRAINAGE LAYOUT - SHEET 3 OF 3					
Project Number		Drawing Number			
ST-2988		502			
Scale		Date		Drawn	
1:250@A1		29.11.21		TJW SB NJM	
Client		Architect			