



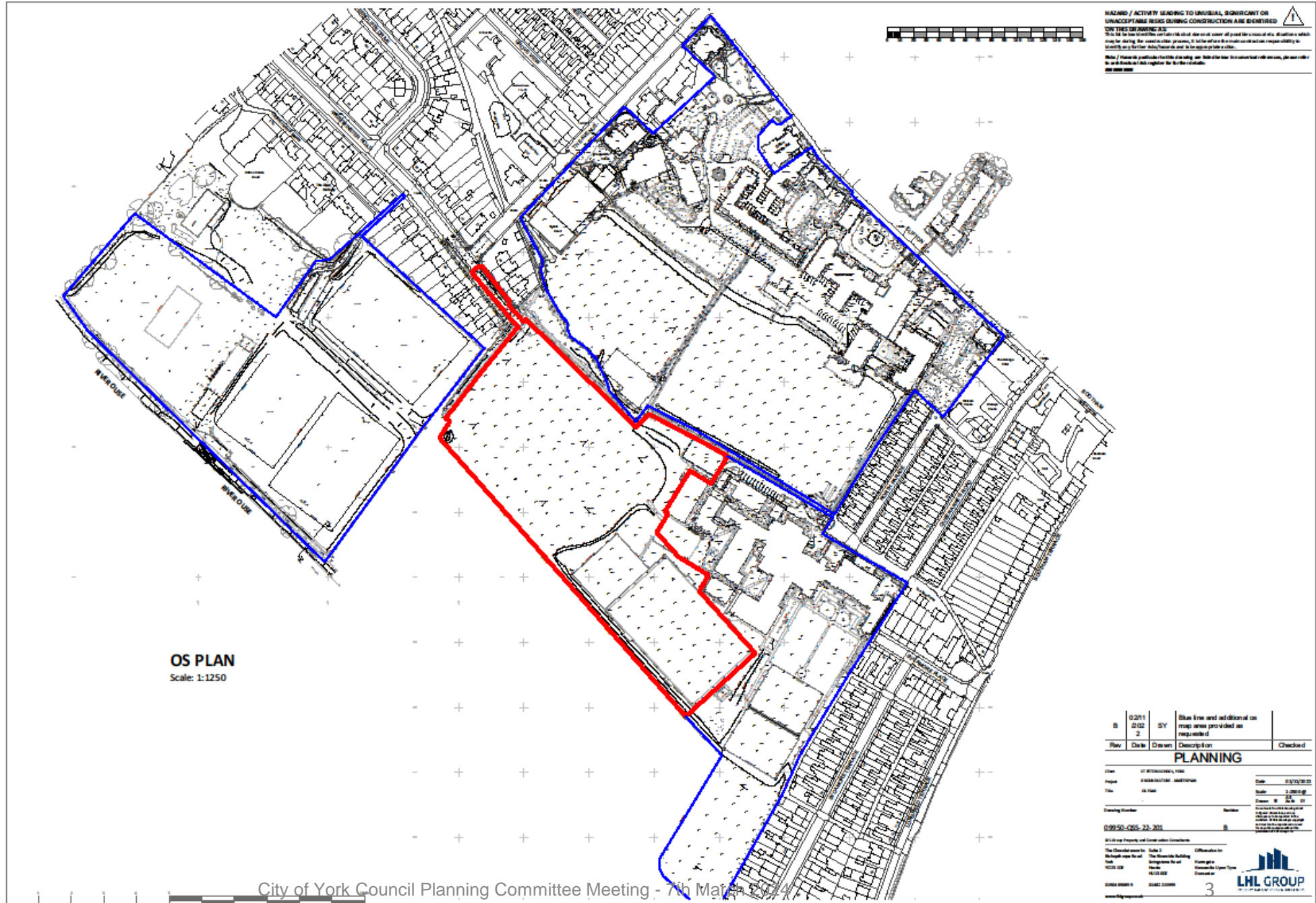
Planning Committee A

To be held on 7th March 2024

22/02288/FULM - St Peters School, Clifton, York

Erection of floodlit hockey pitch and tennis/netball courts, cricket nets, resurfacing and floodlighting to existing hockey pitch and associated access, car parking, coach drop-off, storage and landscaping

Site Location Plan



Access including
existing Horse
Chestnut Tree –
Westminster Road



St Peter's Access
looking towards
Westminster Road





Application Site from the North East



Application Site from North West looking toward York Minster

Application Site from
North West



Application Site from
North



St Peter's Cracked Willow Tree



School from Riverside
(1)

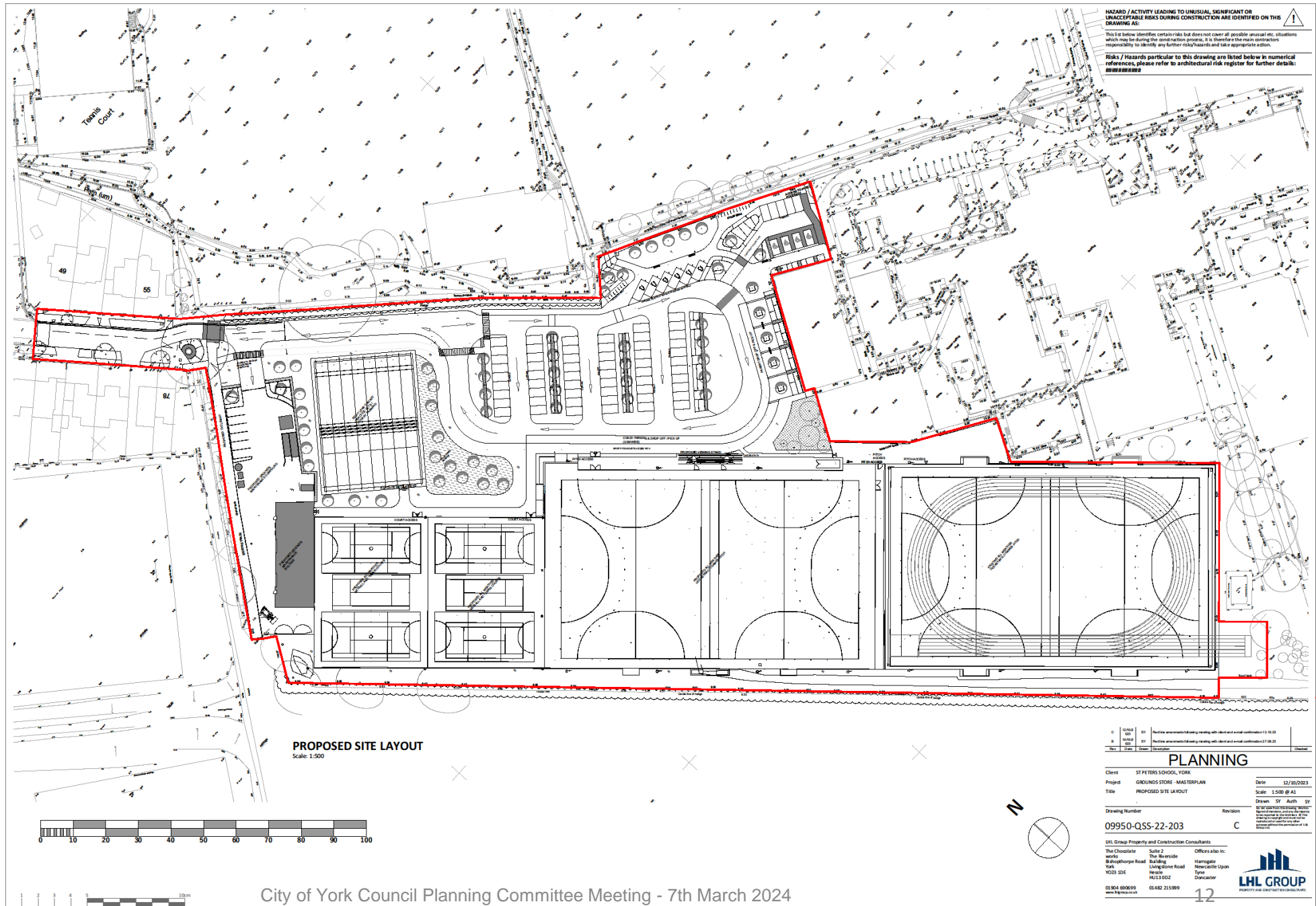


School from Riverside (2)



City of York Council Planning Committee Meeting - 7th March 2024

Proposed Site Layout



Grounds Maintenance Store Elevations

CONSTRUCTION NOTES

All works to be in accordance with the following:
 1. Approved document regulation 7 of the Building Regulations 2010 Materials and Workmanship 2013 Edition.
 2. Current British Standards & Codes of Practice.
 3. Manufactures Recommendations and Details.

STEELWORK

To be designed by Structural Engineer. Portal frame to be designed with haunch height of minimum 3.1m. Building to be designed with eaves: 4.2m min and ridge: 5.2m min

FOUNDATIONS

To be designed by Structural Engineer.

EXTERNAL WALLS

WALL TYPE 1 - Vertical Sheet Cladding - Green

Vertical 0.7mm thk profile sheet steel cladding (firh steels N1000C wall profile or similar), plastisol Green

WALL TYPE 2 - Vertical Timber Cladding - Larch Timber

Kingspan KS1000R/W60 tile support composite wall panels laid vertically - Colour Black

Timber horizontal 45 x 45mm counter battens to be fixed in the panel valleys, located at 600mm centres (approximately) to allow vertical 18mm x 65mm larch timber boards to be fixed.

WALL TYPE 3 - Rendered Panel

Rendered panel to be provided to allow for Tennis wall.

ROOF

ROOF CLADDING

Roof 0.7mm thk firh steels N1000R roof profile, plastisol Green to match wall cladding.

GRP ROOFLIGHTS

Translucent lights to be Triple skin roof lights insulated with 10mm thick polycarbonate core to achieve 1.3 U-Value.

DOWNPIPES AND GUTTERING

Rainwater Goods - Colour Anthracite Grey

Trimline style gutter system - Anthracite Grey. Gutter complete with outlets, stopends and support brackets, pipes 100mm square plastisol coated complete with bends and support brackets.

EXTERNAL DOORS

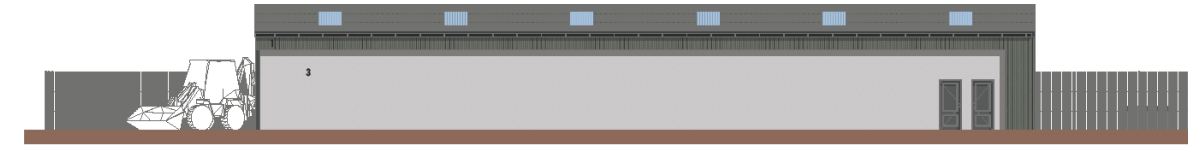
ENTRANCE DOOR

External door to be Polyester Powder coated Steel door colour Anthracite grey with a u-value not exceeding 2.2 W/ m2.k.

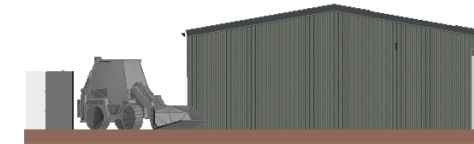
ROLLER SHUTTER DOOR

SECTIONAL ROLLER SHUTTER

RSD 01 & 02:
 Sectional overhead door on overhead track system. Sectional door to provide clear opening of 4,000mm wide x 3,200mm High. External panel face to be Anthracite Grey. Door to electrically operated.



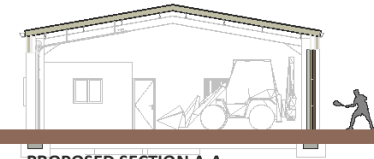
PROPOSED REAR ELEVATION - 1
SCALE 1:100



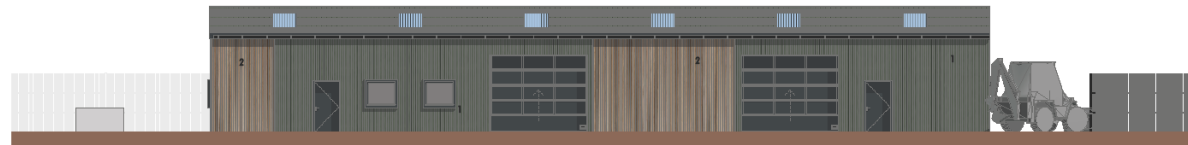
PROPOSED SIDE ELEVATION - 2
SCALE 1:100



PROPOSED SIDE ELEVATION - 3
SCALE 1:100

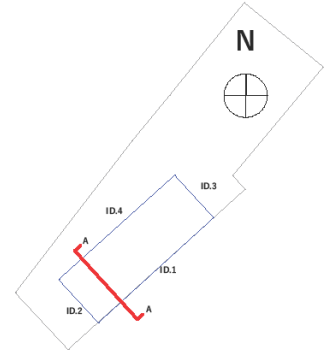


PROPOSED SECTION A-A
SCALE 1:100



PROPOSED FRONT ELEVATION - 4
SCALE 1:100

HAZARD / ACTIVITY LEADING TO UNUSUAL, SIGNIFICANT OR UNACCEPTABLE RISKS DURING CONSTRUCTION ARE IDENTIFIED ON THIS DRAWING AS:
 This list below identifies certain risks but does not cover all possible unusual etc. situations which may be during the construction process, it is therefore the main contractors responsibility to identify any further risks/hazards and take appropriate action.
Risks / Hazards particular to this drawing are listed below in numerical references, please refer to architectural risk register for further details:
 #####



Rev	Date	Description	Checked
PLANNING			
Client		ST PETERS SCHOOL, YORK	
Project		GROUNDS STORE - MASTERPLAN	
Title		PROPOSED ELEVATIONS	
Drawing Number		09950-QSS-22-207	
Revision			

LHL Group Property and Construction Consultants			
The Chocolate Works	Site 2	The Riverside	Officers also in:
Bishopthorpe Road	York	Harrigste	Newcastle Upon Tyne
YO23 1DE	Heale	HE13 9DZ	Doncaster
01904 600600	01482 316500	14	



Proposed Fencing and Floodlighting Design

Sports Facilities - Proposed Materials and Appearance St Peter's School, York



Sand dressed synthetic turf, its appearance similar to well-maintained natural grass



Maintenance equipment store



Porous macadam hardstanding to side of pitch



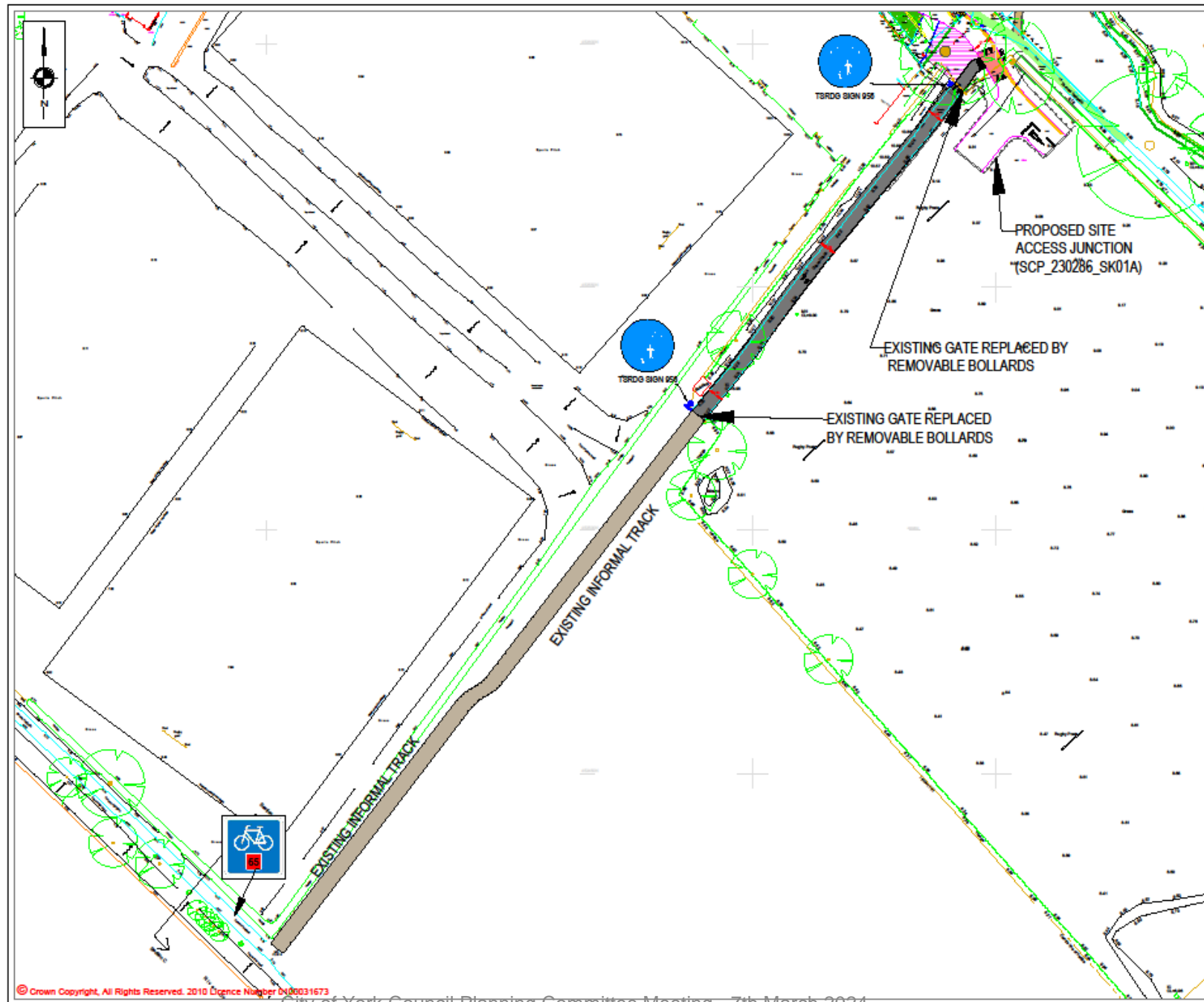
Simline LED floodlight lamps providing precise light distribution



Rigid panel ballstop fencing to perimeter of facilities, powder coated RAL 6005 dark green so discrete against a rural backdrop



Proposed Cycle Path



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NOTES

REVISIONS			
REV	DESCRIPTION	DATE	BY
A	MINOR AMENDMENTS	24/28/23	AT
B	COLOUR CHANGES	01/28/24	AT

SCP
Transportation Planning : Infrastructure Design

Client Name:
ST PETER'S SCHOOL

Project Title:
ST PETER'S SCHOOL, YORK

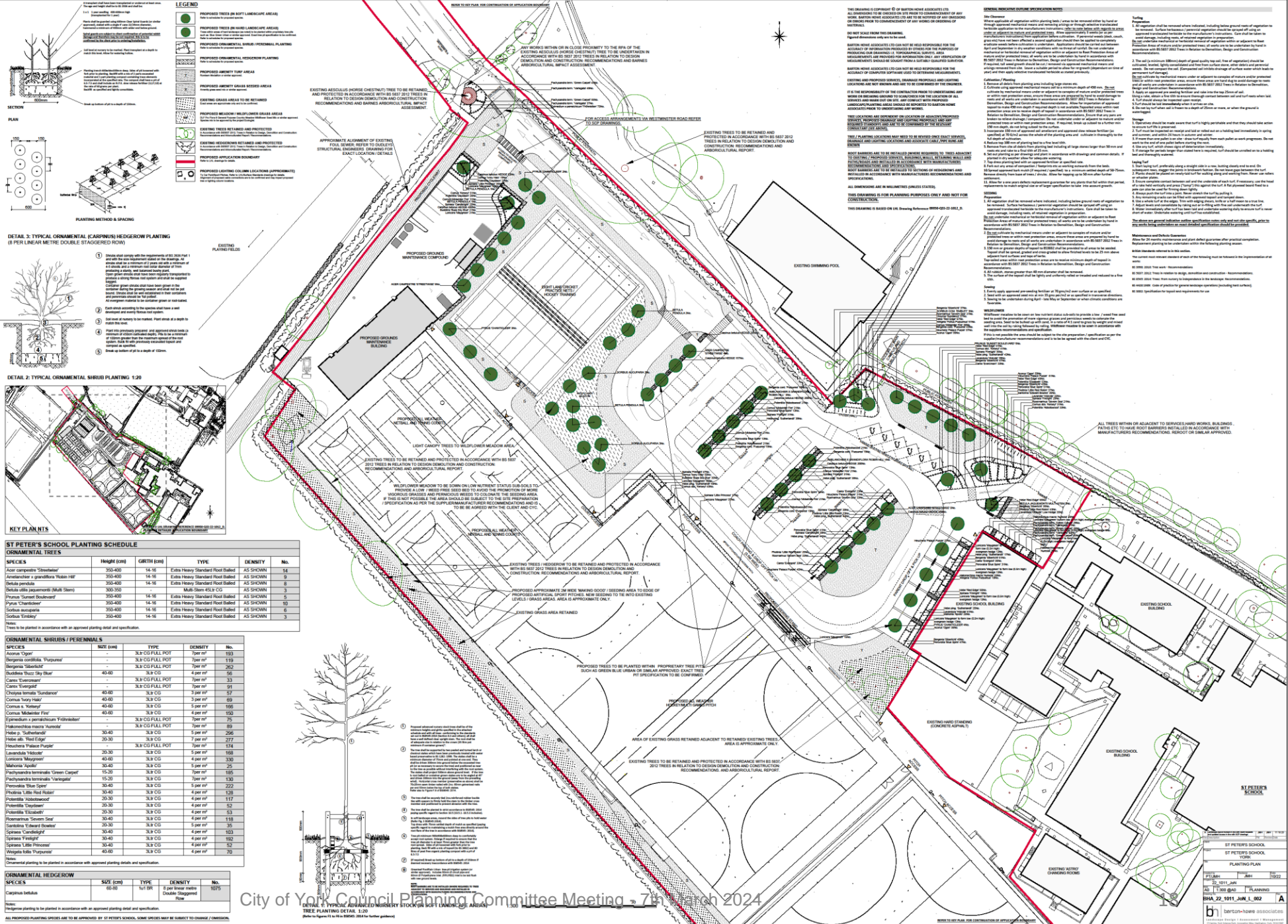
Drawing Title:
**PROPOSED SHARED PEDESTRIAN/
CYCLE PATH**

Drawn By: AT	Status: DRAFT
Checked: JP	Scale: NTS

Drawing No.: **SCP/230386/SK02** Rev: **B**



Proposed Planting Plan



LEGEND

- PROPOSED TREES (IN SOFT LANDSCAPE AREAS)
- PROPOSED TREES (IN HARD LANDSCAPE AREAS)
- PROPOSED ORNAMENTAL SHRUBS (PERENNIALS/PLANTINGS)
- PROPOSED ORNAMENTAL HEDGEROW PLANTINGS
- PROPOSED SHRUBS (WIDE MAINTENANCE AREAS)
- EXISTING GRASS AREA TO BE RETAINED
- PROPOSED MEDICINAL/ESSENTIAL OILS SHRUBS AREAS
- EXISTING TREES TO BE MAINTAINED AND PROTECTED
- EXISTING ORNAMENTAL SHRUBS TO BE MAINTAINED AND PROTECTED
- PROPOSED APPLICATION BOUNDARY
- PROPOSED TREE COLLISION LOCATION COMPENSATION

DETAIL 1: TYPICAL ORNAMENTAL CARPINUS HEDGEROW PLANTING

8 PER LINEAR METRE DOUBLE STAGGERED ROW

- Establish plants with appropriate root ball size and soil amendment depth in the winter. All plants should be planted in a well-drained soil. Planting should be done in a well-drained soil. A watering regime should be established. A watering regime should be established.
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DETAIL 2: TYPICAL ORNAMENTAL SHRUB PLANTING 1:20

ST PETER'S SCHOOL PLANTING SCHEDULE

ORNAMENTAL TREES					
SPECIES	Height (cm)	GIRTH (cm)	TYPE	DENSITY	No.
Acer campestre 'Spectabile'	300-400	14-18	Extra Heavy Standard Root Balled	AS SHOWN	14
Azalea x grandiflora 'Yulan HF'	300-400	14-18	Extra Heavy Standard Root Balled	AS SHOWN	9
Ardisia japonica	300-400	14-18	Extra Heavy Standard Root Balled	AS SHOWN	8
Ardisia ciliata (Japanese) (Multi Stem)	300-350	-	Multi Stem 40L CIG	AS SHOWN	3
Ardisia ciliata (Japanese) (Multi Stem)	300-400	14-18	Extra Heavy Standard Root Balled	AS SHOWN	5
Ardisia ciliata (Japanese) (Multi Stem)	300-400	14-18	Extra Heavy Standard Root Balled	AS SHOWN	10
Ardisia ciliata (Japanese) (Multi Stem)	300-400	14-18	Extra Heavy Standard Root Balled	AS SHOWN	6
Ardisia ciliata (Japanese) (Multi Stem)	300-400	14-18	Extra Heavy Standard Root Balled	AS SHOWN	3

ORNAMENTAL SHRUBS / PERENNIALS					
SPECIES	SIZE (cm)	TYPE	DENSITY	No.	
Aconitum napellus	30-40	3L/3 CIG FULL POT	3 per m ²	193	
Aconitum napellus	30-40	3L/3 CIG FULL POT	3 per m ²	193	
Aconitum napellus	30-40	3L/3 CIG FULL POT	3 per m ²	282	
Aconitum napellus	30-40	3L/3 CIG FULL POT	4 per m ²	56	
Aconitum napellus	30-40	3L/3 CIG FULL POT	3 per m ²	33	
Aconitum napellus	30-40	3L/3 CIG FULL POT	3 per m ²	41	
Aconitum napellus	30-40	3L/3 CIG FULL POT	3 per m ²	57	
Aconitum napellus	30-40	3L/3 CIG FULL POT	3 per m ²	69	
Aconitum napellus	30-40	3L/3 CIG FULL POT	5 per m ²	166	
Aconitum napellus	30-40	3L/3 CIG FULL POT	4 per m ²	159	
Aconitum napellus	30-40	3L/3 CIG FULL POT	3 per m ²	75	
Aconitum napellus	30-40	3L/3 CIG FULL POT	3 per m ²	89	
Aconitum napellus	30-40	3L/3 CIG FULL POT	5 per m ²	266	
Aconitum napellus	30-40	3L/3 CIG FULL POT	2 per m ²	277	
Aconitum napellus	30-40	3L/3 CIG FULL POT	3 per m ²	174	
Aconitum napellus	30-40	3L/3 CIG FULL POT	5 per m ²	188	
Aconitum napellus	30-40	3L/3 CIG FULL POT	4 per m ²	330	
Aconitum napellus	30-40	3L/3 CIG FULL POT	5 per m ²	25	
Aconitum napellus	30-40	3L/3 CIG FULL POT	3 per m ²	185	
Aconitum napellus	30-40	3L/3 CIG FULL POT	3 per m ²	130	
Aconitum napellus	30-40	3L/3 CIG FULL POT	5 per m ²	222	
Aconitum napellus	30-40	3L/3 CIG FULL POT	4 per m ²	103	
Aconitum napellus	30-40	3L/3 CIG FULL POT	4 per m ²	117	
Aconitum napellus	30-40	3L/3 CIG FULL POT	4 per m ²	57	
Aconitum napellus	30-40	3L/3 CIG FULL POT	4 per m ²	53	
Aconitum napellus	30-40	3L/3 CIG FULL POT	4 per m ²	116	
Aconitum napellus	30-40	3L/3 CIG FULL POT	5 per m ²	35	
Aconitum napellus	30-40	3L/3 CIG FULL POT	4 per m ²	103	
Aconitum napellus	30-40	3L/3 CIG FULL POT	4 per m ²	192	
Aconitum napellus	30-40	3L/3 CIG FULL POT	4 per m ²	52	
Aconitum napellus	30-40	3L/3 CIG FULL POT	4 per m ²	70	

ORNAMENTAL HEDGEROW

SPECIES	SIZE (cm)	TYPE	DENSITY	No.
Carpinus betulus	100-150	1.5m x 1.5m	Double Staggered	70



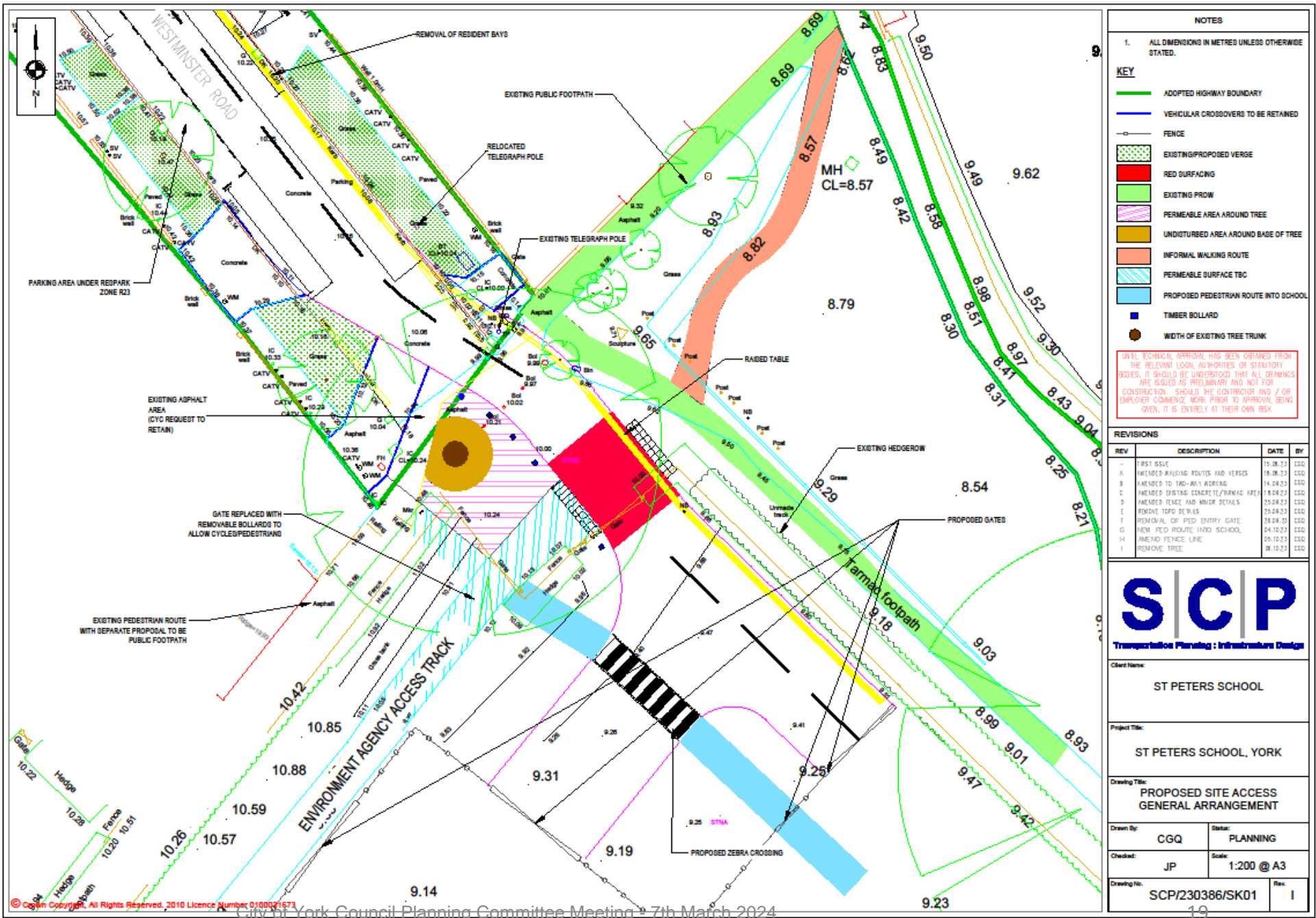
ST PETER'S SCHOOL
PLANTING PLAN
DATE: 12/01/2024
DRAWN: JHA_2011_JOM_1_002
b1

Proposed Site Access General Arrangement

1. ALL DIMENSIONS IN METRES UNLESS OTHERWISE STATED.

KEY

- ADOPTED HIGHWAY BOUNDARY
- VEHICULAR CROSSOVERS TO BE RETAINED
- FENCE
- EXISTING/PROPOSED VERGE
- RED SURFACING
- EXISTING PROW
- PERMEABLE AREA AROUND TREE
- UNDISTURBED AREA AROUND BASE OF TREE
- INFORMAL WALKING ROUTE
- PERMEABLE SURFACE TBC
- PROPOSED PEDESTRIAN ROUTE INTO SCHOOL
- TIMBER BOLLARD
- WIDTH OF EXISTING TREE TRUNK



Tree Survey and Constraints Plan

Site Address: St Peters School, Clifton York YO30 6AB

Tree Surveyor: Ian Barnes/ Matt Metcalfe

Arboricultural Impact Assessment:

The scheme aims to formalise the existing maintenance entrance to the sports field whilst protecting and retaining the principle trees within the area.

Enhancing the growing environment:

The scheme includes the improvement of retained trees growing environments by undertaking pre commencement tree health care operations such as ground decompaction within the RPA's and vertical mulching/top dressing/mulch.

The scheme recognises the dominance of the trees, in particular T2 a large Horse Chestnut which is currently heavily compacted throughout most of its root zone. The scheme widens the verge bed for T1 where a wider rooting area will be available for the tree. To gain access across the existing drive through T2's RPA the scheme aims to install a root bridge using piles placed in locations known to be away from the roots using a combination of previous root radar studies and exploratory air excavation and an above ground raft with a porous hard wearing surface. Such a system placed on decompacted ground has minimal impact on the trees roots and allows for future root development. To avoid mounding the inevitable level change adjacent to the root bridge, solid barriers should be installed rather than battering/mounding within the RPA.

Tree Removals

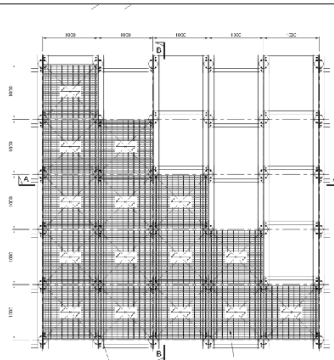
The scheme requires the removal of T3 (C3) and a small section of H6. Both removals are intentional to further protect T2 (A2).

Tree Protection

Typically, Braced Type 1 Tree Protection Fencing in line with BS5837:2012 is recommended or that of solid hoarding.

Tree Precautionary Zone

The scheme aims to protect deep impacted surfaces within RPA's during the construction phase by using ground protection boarding relevant to the operations being carried out within them.



PLAN ON TYPICAL ROOTBRIDGE PLATFORM GRILLAGE

Tree Precautionary Zone
The proposed surface should be a root bridge utilizing systems such as Green Grid Systems to reduce the impact on T2's RPA. The existing ground should be de compacted by appropriate means under the Project Arborists supervision and vertically mulched. Ground protection boarding should then be deployed while the piles and root bridge system is installed.

Pile locations should be 'blown out' using compressed air first to check for no roots over 25mm in diameter.

The top wearing course should be porous to allow moisture to reach the roots beneath and physical crash barriers installed on either side of the road to deter from the need to batter/slope the edges creating level changes within the RPA.

Soil Improvement Area
As large an area as possible close to the retained tree shall have soil improvements works undertaken. These works shall involve decompaction and good quality wood chip layered to a depth of 75mm avoiding contact with the main stem/butressing.

Tree Precautionary Zone
Re surfaced access drives not to be excavated below the existing sub base and ground protection laid. Top wearing course should be replaced with porous tarmac and the surface to the east/south of the new access drive should be removed by hand below the sub base, de compacted and replaced with good quality free draining soil and fenced off.

The scheme requires the removal of T3 (C3) and the partial removal of H6

Tree Pruning
T2 should be crown lifted to facilitate 5m clearance from the proposed root bridge in line with BS3998:2010 limiting wound size to 50mm

Tree Precautionary Zone
Ground protection boarding laid during initial construction phase. Where Root bridge ends, it should link onto Cellweb if within the RPA or continue to the extremes of the RPA



DO'S **TREE PROTECTION** **DON'TS**

Beesed value to the site, provide shade, an avoid habitat, remove an quality of d t typically protected as part of any planting or other protection in evergreen where to avoid that it stops space in other ways.

TREE ROOTS
Knows out a port in both the direction over a edge as an and an usually hand side for the flow of the soil, it should be a reasonable drainage.

TREES ROOTS
Many people believe that roots extend as far as the trunk in diameter, or they may play the role of the soil, it should be a reasonable drainage.

RESULTS OF BREACHING THE CEZ
Soil Compaction: This has many effects on tree roots and can reduce water flow to the tree.
Excavation: Care of root damage, which can affect a tree's health or stability.
Soil and Root Removal: This should be avoided unless necessary to install a root bridge.
Chemical Spill/Injuring Cement: This can be fatal to trees.
Tree Damage: Can be avoided, if it should not be help. Help avoid soil, plant damage and felled potential.

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Individual Tree Symbols

BS5837 - Category Colour Coding

- A - High Quality Tree or Group
- B - Moderate Quality Tree or Group
- C - Low Quality Tree or group
- U - Unsuitable for Retention

Tree Protection Methods

High Risk Tree Protection Fencing Type 1 (TP1)
This is to be provided by Braced Here Fencing on solid panels. Panels should be excavated by powered hand auger or low pressure air jetting ground protection or inside the Precautionary Zone.

Construction Exclosure Zone (CEZ)
Indicated by the red net hoarding. These zones are to be used for the works, storage and operations. To be protected by appropriate Fencing and/or Ground Protection. These areas shall be identified with signage.

Tree Precautionary Zone - (TPZ)
Indicated by Blue shading. The root activity is shown in these areas and will need to be appropriately protected before the start of the works. Materials and methods need to limit excavation, root loss or damage to soils.

Trees to be retained and protected in line with BS5837
through requiring facilitation pruning. Pruning to be in line with BS3998.

Trees to be removed to enable the scheme to be carried out as proposed.
All works to be undertaken in line with BS3998.

Works subject to arboricultural method statement to detail work methodology to be used for the works.

Related arboricultural consultant to be confirmed.

Rev	Date	Description
A	21/06/2023	Primary Issue
B	20/09/2023	Root bridge design

LHL Group

Prepared by: **St Peters School**

Location: **Westminster Road Access**

Title: **Tree Survey & Constraints Plan**

Reference: **BA12012TS**

Scale: **1:200 @ A1**

Date: **20/09/2023**

Author: **MM** SB IB

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Horiculture **BALI**



Root Bridge examples

