



NOTES:
Do not scale from this drawing

All information is to be checked on site for accuracy and fit. Only drawings with WD status with the most recent revision are to be used for construction. Report any discrepancies and omissions to Hakes Associates

Scale codes:
EK = existing
SK = preliminary sketch design drawings
PP = drawings for planning submission
DG = design drawings for stage 1/2/3
SP = space planning colours
TT = tender
WD = working drawings for construction

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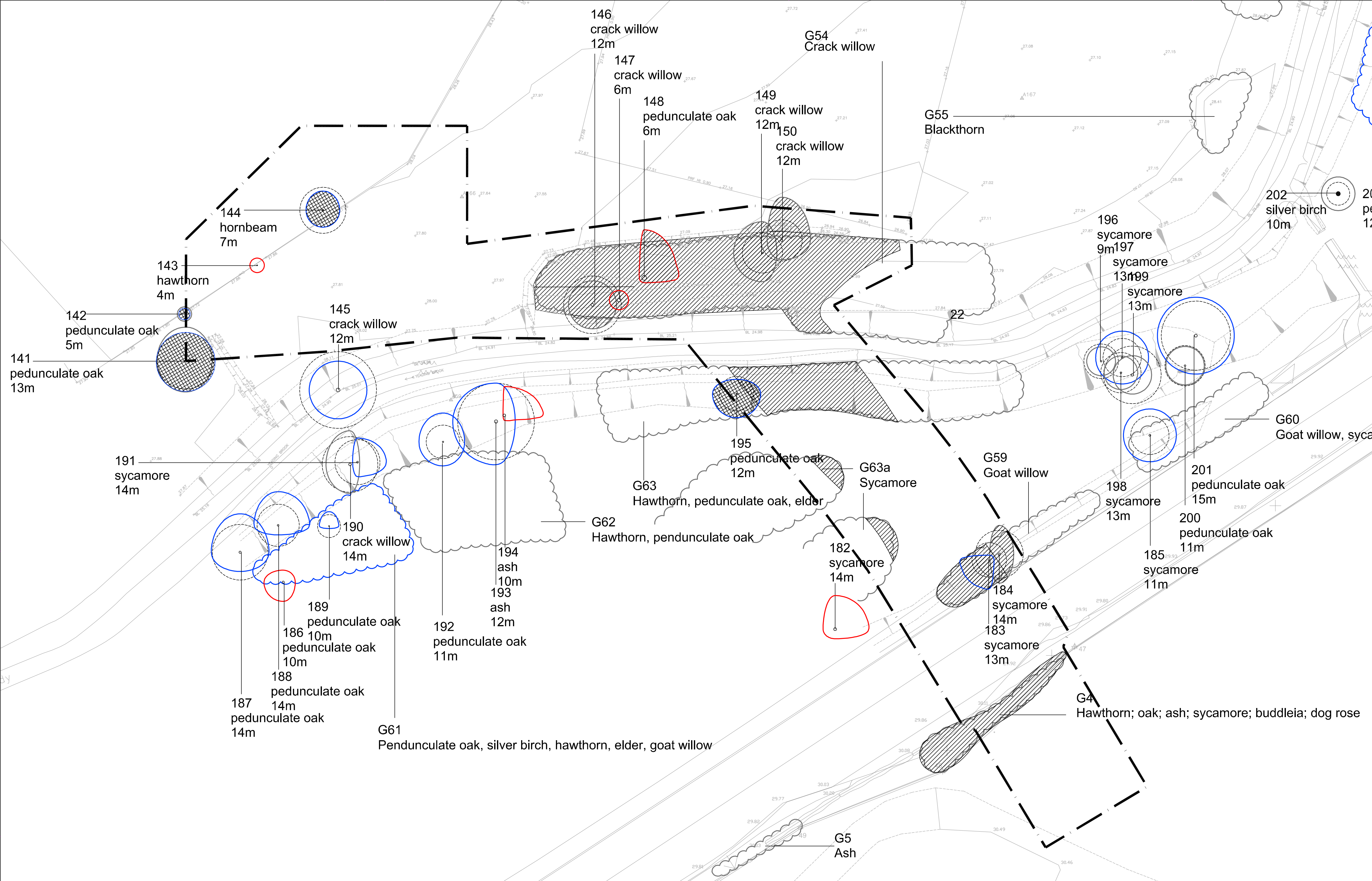
Rev	Date	Description
A	05.10.09	Issued for planning
A	07.05.09	Issued for review

PLANNING

2213 MINET PARK BRIDGE
SOUTHALL GAS WORKS
ELEVATION D

HAKES ASSOCIATES
ARCHITECTS AND BRIDGE DESIGNERS
8007 The Jam Factory, 27 Green Walk, London SE1 4TX T: 020 7591 6393

Job no: 2213
DWG NO: PO_04_13D
REVISION: A
SCALE: 1:200
DRAWN: CHECKED: HA



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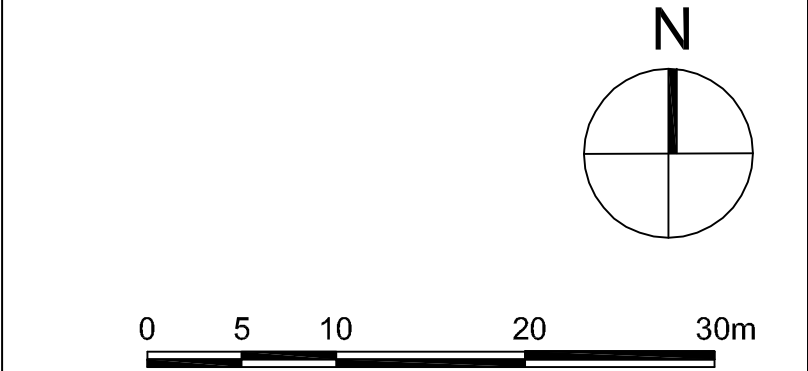
Legend

- Planning Application Boundary
- Trees to be removed
- Trees/Shrubs to be removed
- Trees to be retained

- Category B Trees
- Category C Trees
- Category R Trees
- Groups of trees and shrubs Category B
- Groups of trees and shrubs Category C
- Root Protection Area

NOTES:

- Refer to Arboricultural Survey Report and Drawings (T001 - T004, White Young Green, May 2008) for tree constraints plan and for further information.
- Trees/shrubs to removed/retained based on construction zone of 3m for the path and 5-6m for the bridge
- All works carried out to be in accordance with BS 5837 : 2005

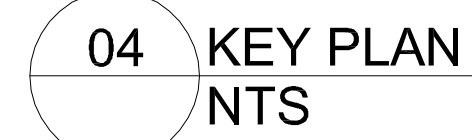
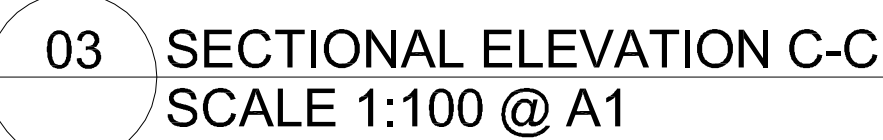


Rev	Date	By	Notes
Client			
National Grid Property Ltd			
Project			
West Southall			
Drawing Title			
Minet Country Park Bridge - Trees to be Removed / Retained			
Drawing Status			
For Planning			
Scale	Date	Drawn	
1:400@A1	Oct '08	NSL/GHC	
Drawing No	Checked	Approved	
4597-P-010	Oct '08	GC	

CAPITA LOVEJOY
land planning by design

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www.capitalovejoy.co.uk
LONDON BIRMINGHAM

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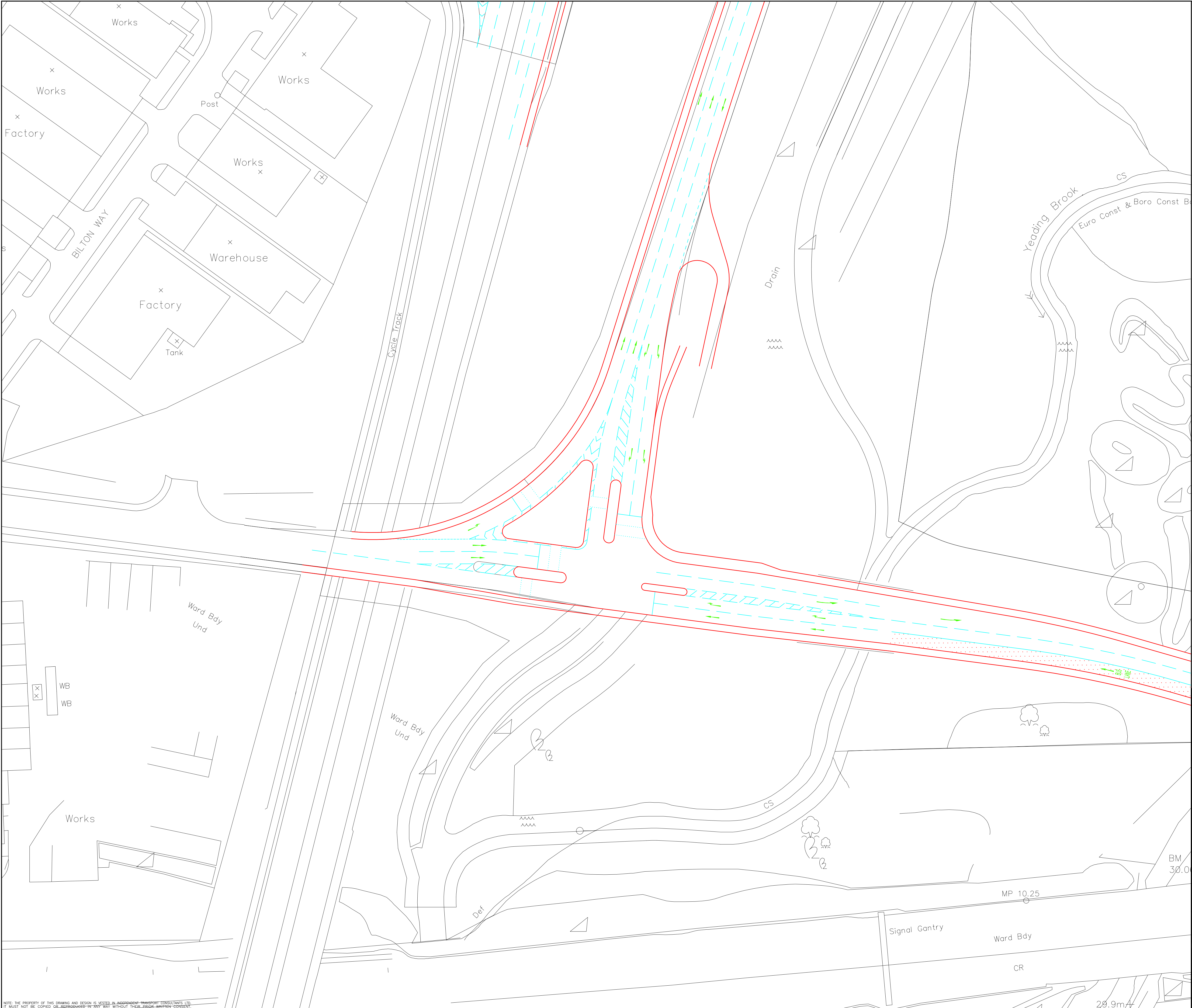
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Rev	Date	By	Notes
Client			
National Grid Property Ltd			
Project			
West Southall			
Drawing Title			
Minet Country Park Bridge Sections			
Drawing Status			
For Planning			
Scale	Date	Drawn	
As shown	Oct '08	GHC	
Drawing No	Checked	Approved	
4597-P-012	Oct '08	GC	

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LONDON BIRMINGHAM



Notes:
1. This is not a construction drawing and is intended for illustrative purposes only.
2. White lining is indicative only.

REV.	DETAILS	DRAWN	CHECKED	DATE

CLIENT:					National Grid						
PROJECT:					West Southall						
DRAWING TITLE:					Pump Lane Access						
SCALES:					1:500 at A1						
DRAWN:		M.W.		CHECKED:		A.M.		DATE:		18.09.08.	

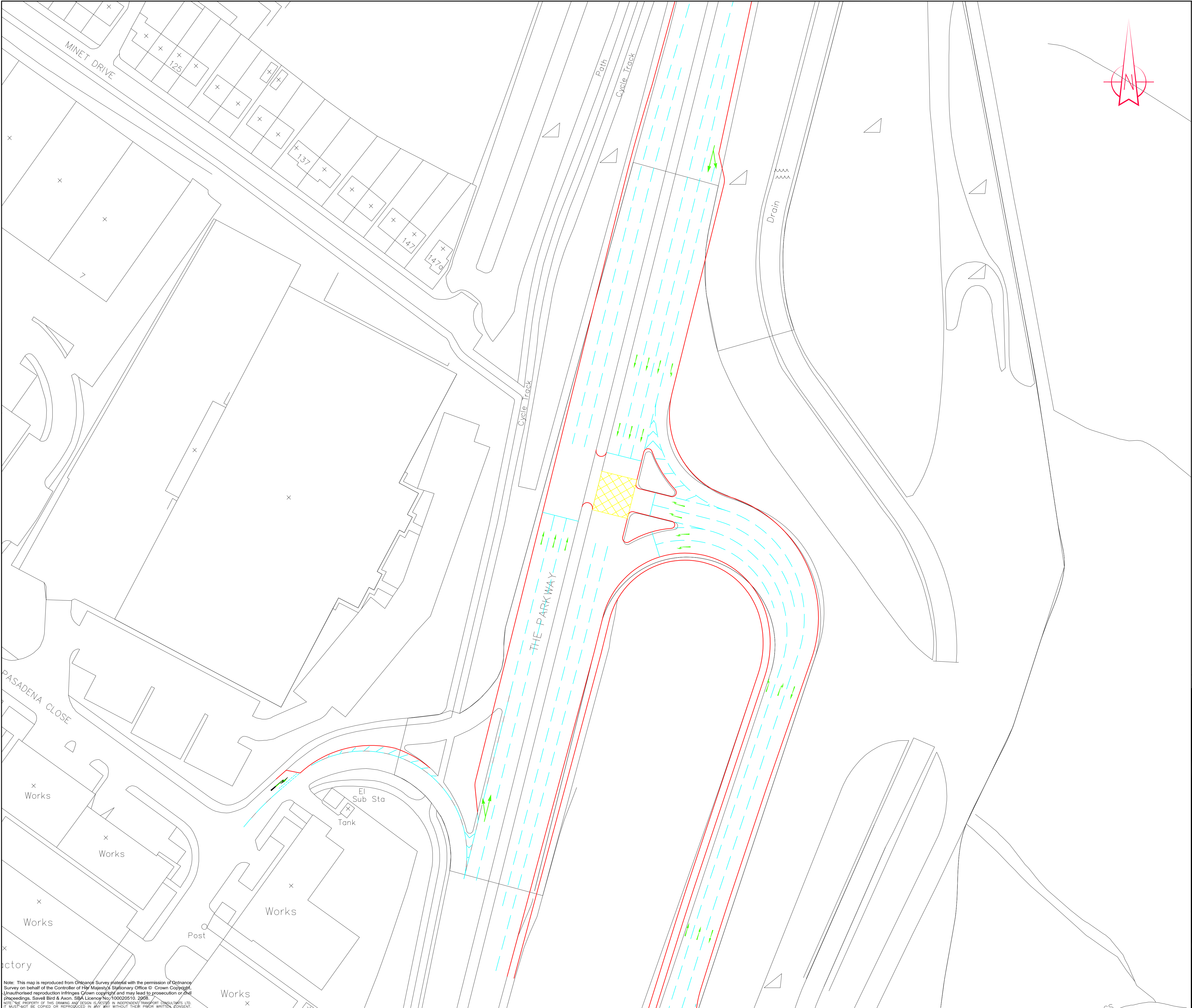
Savell Bird & Axon
A White Young Green Company

Ariel House 74a Charlotte Street London W1T 4QJ
t: 020 7660 8844 f: 020 7560 8818 e: sba@sbax.co.uk

DRAWING NUMBER: 52212/B/33

REVISION:

-



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REV.	DETAILS	DRAWN	CHECKED	DATE

CLIENT:

National Grid

PROJECT:

West Southall

DRAWING TITLE:

A312/Pump Lane

SCALES:

1:500 at A1

DRAWN: M.W. CHECKED: A.M. DATE: 18.09.08.

Savell Bird & Axon
A White Young Green Company

Ariel House 74a Charlotte Street London W1T 4QJ
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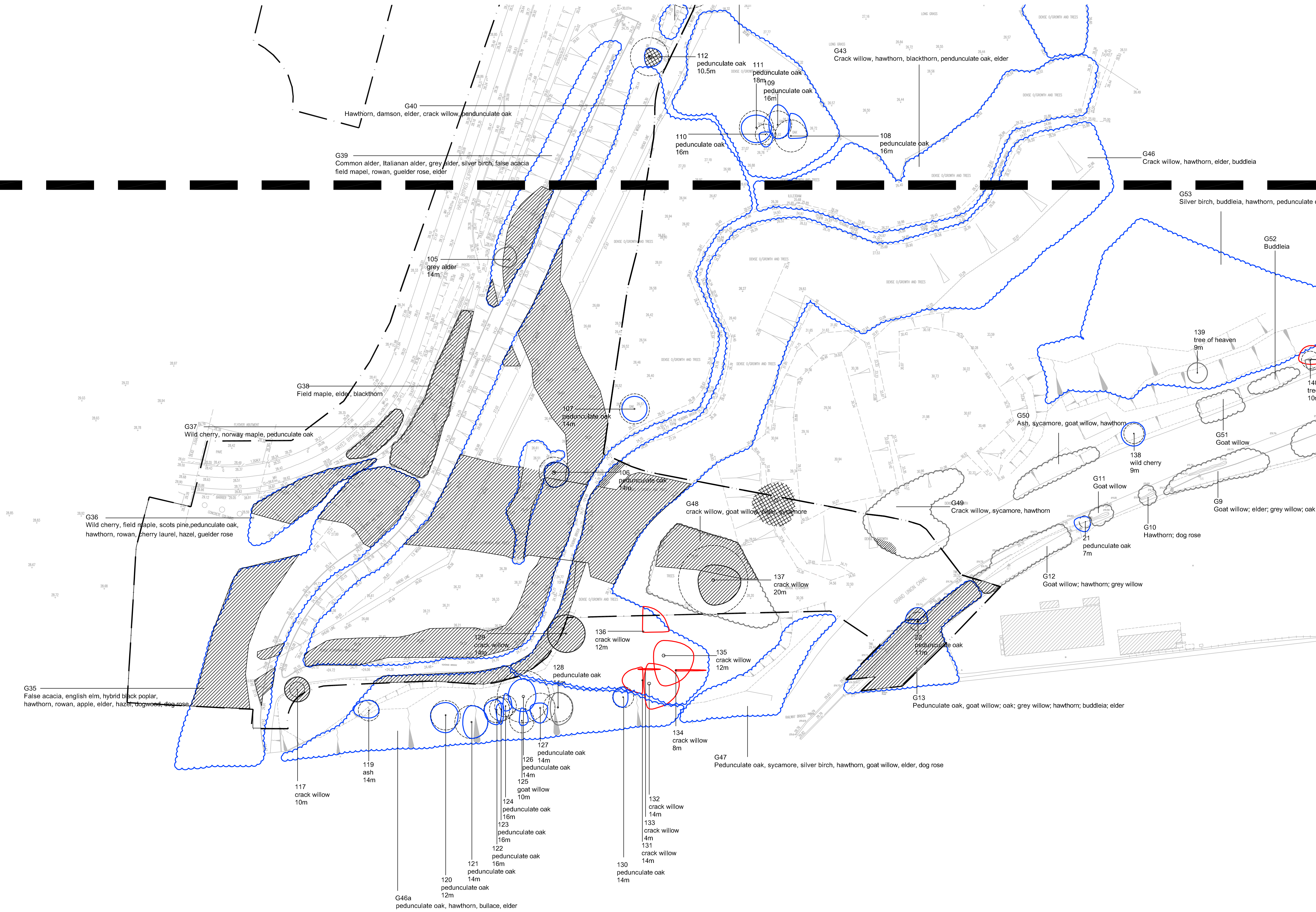
DRAWING NUMBER: 52212/B/34

REVISION:

-

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FOR CONTINUATION REFER 4597-021



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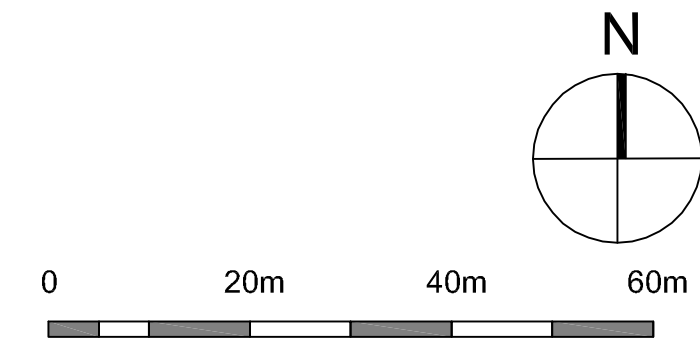
Legend

- Planning Application Boundary
- Trees to be removed
- Trees/Shrubs to be removed
- Trees to be retained
- Category B Trees
- Category C Trees
- Category R Trees
- Groups of trees and shrubs Category B
- Groups of trees and shrubs Category C
- Root Protection Area

NOTES:
- Refer to Arboricultural Survey Report and Drawings (T001 - T004, White Young Green, May 2008) for tree constraints plan and for further information.

- Trees/shrubs to removed/retained based on construction zone of 3m for the path and 5-6m for the bridge

- All works carried out to be in accordance with BS 5837 : 2005



Rev	Date	By	Notes
Client			
National Grid Property Ltd			
Project			
West Southall			
Drawing Title			
Pump Lane - Trees to be Removed / Retained			
Drawing Status			
For Planning			
Scale	Date	Drawn	
1:750@A1	Oct '08	NSL/CB	
Drawing No	Checked	Approved	
4597-P-020	Oct '08	GC	

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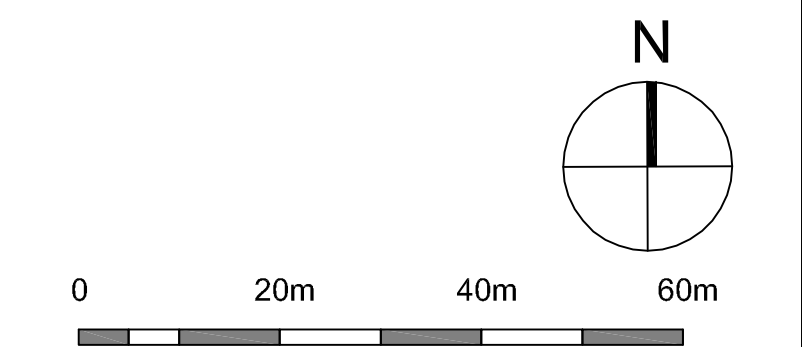
Legend

- Planning Application Boundary
- Trees to be removed
- Trees/Shrubs to be removed
- Trees to be retained
- Category A Trees
- Category B Trees
- Category C Trees
- Groups of trees and shrubs
Category B
- Groups of trees and shrubs
Category C
- Root Protection Area

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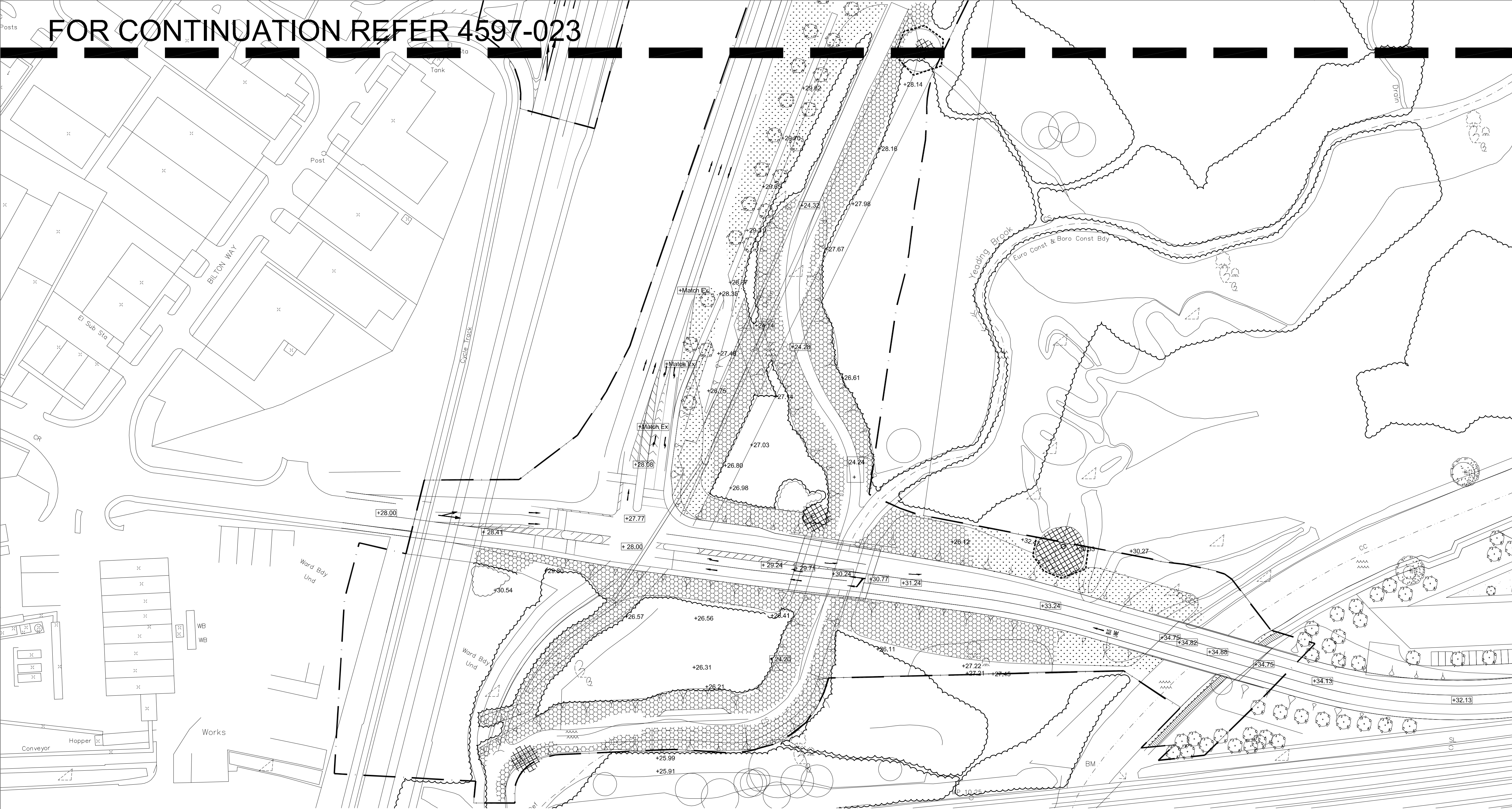
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Rev	Date	By	Notes
Client			
National Grid Property Ltd			
Project			
West Southall			
Drawing Title			
Pump Lane - Trees to be Removed / Retained			
Drawing Status			
For Planning			
Scale	Date	Drawn	
1:750@A1	Oct '08	NSL/CB	
Drawing No	Checked	Approved	
4597-P-021	Oct '08	GC	

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LONDON BIRMINGHAM



SOFT MATERIALS

P 1 AMENITY GRASS, BULB PLANTING & WILDFLOWER PLANTING
The verges immediately adjacent to the footpath/cycleway and the top of the bank will be laid to amenity grass. This shall have a defined but curvaceous edge that will give to the wildflower planting that shall have a separate mowing regime to the amenity grass planting. The wildflower planting shall also have a minimum amount of topsoil applied so that the nutrient status is kept very low which is essential in the successful establishment of wild flowers.

AMENITY GRASS (POSSIBLE SPECIES INCLUDE)	
Area	Description
-	Amenity Grass seed mix

BULB PLANTING (POSSIBLE SPECIES INCLUDE)		
Area	Botanical Name	Density
-	Narcissus 'February Gold'	25 no / sq.m
	Narcissus triandrus	25 no / sq.m
	Crocus corsicus (spring flowering)	25 no / sq.m
	Crocus ochroleucus (autumn flowering)	25 no / sq.m

Bulbs to be planting in drifts of same species, minimum of 5.0m long and width varying between 1.0m - 2.5m. Drifts to be marked on site for approval prior to planting.

WILDFLOWER PLANTING (POSSIBLE SPECIES INCLUDE)	
No.	Details
-	British Seed Houses - Wild Flora WFG9 Wetland and Pond Area Mix Sowing Rate 5g / sq.m

SPECIES-RICH GRASS MIX		
No.	Botanical Name	% mix
-	Agrostis capillaries	6%
	Cynosurus cristatus	40%
	Alopecurus pratensis	3.5%
	Briza media	2.5%
	Festuca rubra pruinosa	24%
	Anthoxanthum odoratum	20%
	Deschampsia cespitosa	1.5%
	Trisetum flavescens	2.5%

This mix is suitable for areas near the canal / river banks which are damp or prone to flooding.

P 2 MIXED NATIVE SPECIES TREE & SHRUB WHIP (TRANSPLANTS) PLANTING
These whips are to be pit planted into the existing disturbed "woodland" edge areas as space and gaps allow with the intention of supplementing the existing flora to increase the diversity and quality of the woodland. Species to match and complement the existing species within "woodland".

They are also appropriate to the prevailing conditions, with flood tolerant species planted in damp areas and species less tolerant of flooding will be planted in drier areas. Planted in minimum species groups of 5 plants.

MIXED NATIVE TREE & SHRUB PLANTING (POSSIBLE SPECIES INCLUDE)				
No.	Botanical Name	Height (m) / type	% of area	Spacing / m
-	Betula pendula	60-90 / bare root	20	1.5
	Crataegus monogyna	60-90 / bare root	20	1.0
	Prunus spinosa	60-90 / bare root	10	1.0
	Salix caprea	60-90 / bare root	20	1.0
	Salix fragilis	60-90 / bare root	20	1.0
	Sambucus nigra	60-90 / bare root	10	1.0

P 3 TREE PLANTING
These will be planted as semi mature trees at between 3 and 5 meters from the edge of the footpath/cycleway. The selected species have been chosen to match existing

TREE PLANTING (POSSIBLE SPECIES INCLUDE)			
No.	Botanical Name	Size	Spacing
22	Alnus cordata	Semi-mature	As shown

NOTES

BRIDGE DETAILS
For details of bridge paving finishes, handrails and lighting etc, refer to bridge designer / engineers drawings.

ECOLOGICAL ELEMENTS / STRUCTURES
Refer to the detailed Ecological Mitigation Plan for the location and specification of ecological elements (White Young Green, E000357 West Southall MIT R01 PXJ, July 2008).

TREE PLANTING
Proposed tree planting will be subject to existing underground services.

LIGHTING
Lighting to bridge designers details.

PLANTING DISTURBANCE - temporary fencing
Areas of disturbance to existing vegetation to be minimised by protective fencing. Location and specification of protective fencing to be agreed with the Local Planning Authority prior to construction beginning. Protective fencing to be removed when jointly agreed by the contract administrator and Local Planning Authority. Drawings to be read in conjunction with 4597-RT-01.

DESIGN AND ACCESS STATEMENT
Landscape specification to be compliant with Design Principles in Section 4 of the Design and Access Statement

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Legend

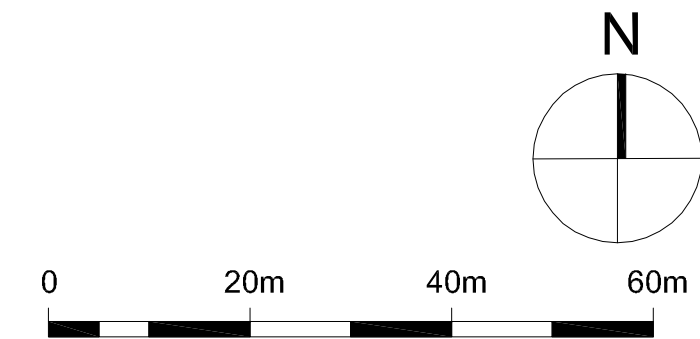
- Planning Application Boundary
- Existing Levels
- Proposed Levels
- Tree Protection Fencing
- Handrail
- Proposed Bat Box

Soft Landscape

- Existing tree to be retained
- Proposed tree (P 3)
- Existing vegetation to be retained
- Proposed amenity grass / wildflower planting (P 1)
- Proposed whip planting (P 2)

Hard Landscape

- Resin bound gravel



Rev	Date	By	Notes
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Client

National Grid Property Ltd

Project

West Southall

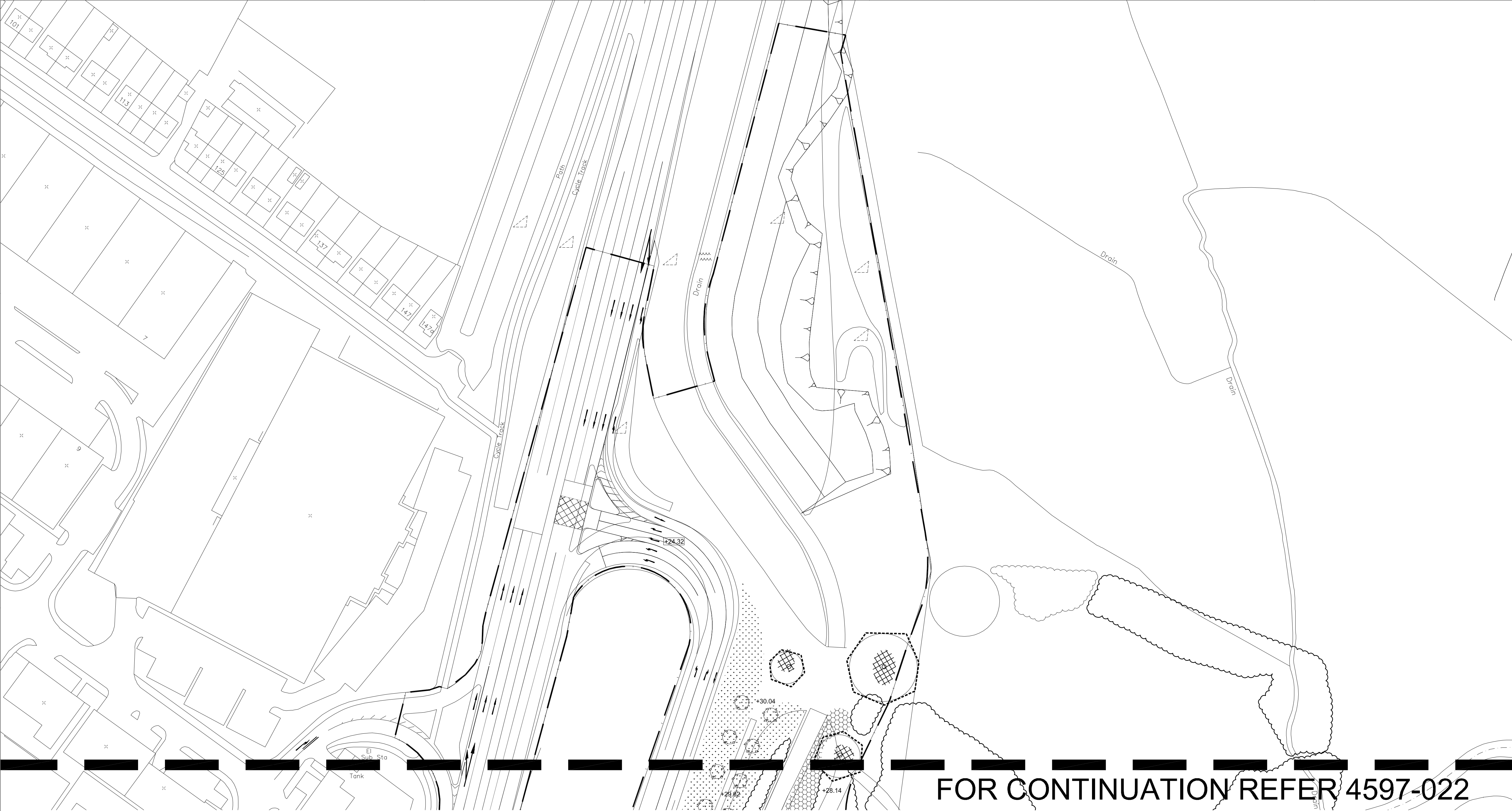
Drawing Title
Pump Lane - Landscape Plan

Drawing Status
For Planning

Scale	Date	Drawn
1:750@A1	Oct '08	NSL/CB
Drawing No	Checked	Approved
4597-P-022	Oct '08	GC

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LONDON BIRMINGHAM



SOFT MATERIALS

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DESIGN AND ACCESS STATEMENT
Landscape specification to be compliant with Design Principles in Section 4 of the Design and Access Statement

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Legend

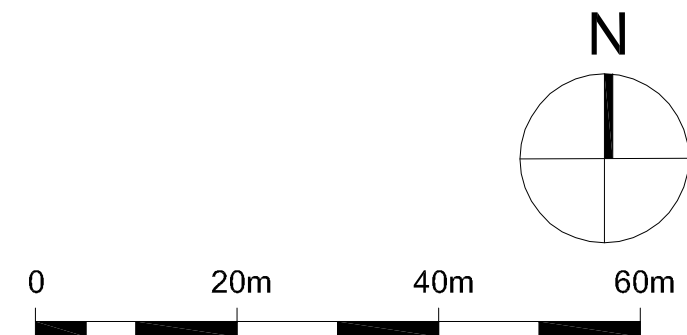
- Planning Application Boundary
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- Proposed Levels
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- Handrail
- Proposed Bat Box

Soft Landscape

- Existing tree to be retained
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- Proposed whip planting (P 2)

Hard Landscape

- Resin bound gravel



Rev	Date	By	Notes
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Client

National Grid Property Ltd

Project

West Southall

Drawing Title
Pump Lane - Landscape Plan

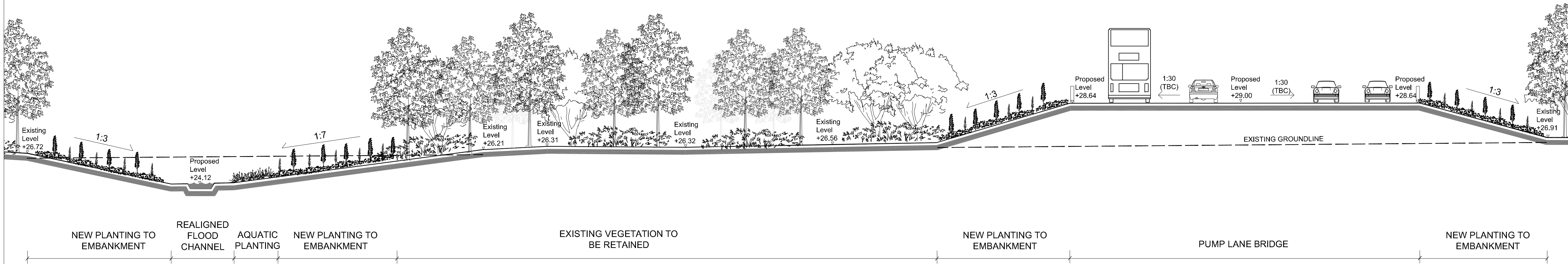
Drawing Status
For Planning

Scale	Date	Drawn
1:750@A1	Oct '08	NSL/CB
Drawing No	Checked	Approved
4597-P-023	Oct '08	GC

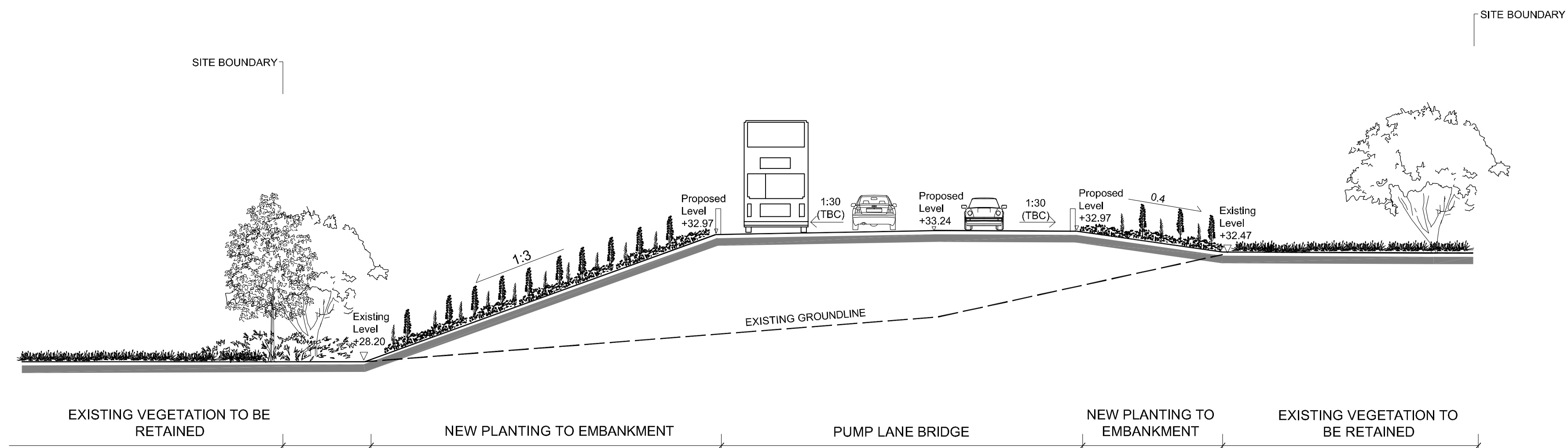
CAPITA LOVEJOY

land planning by design

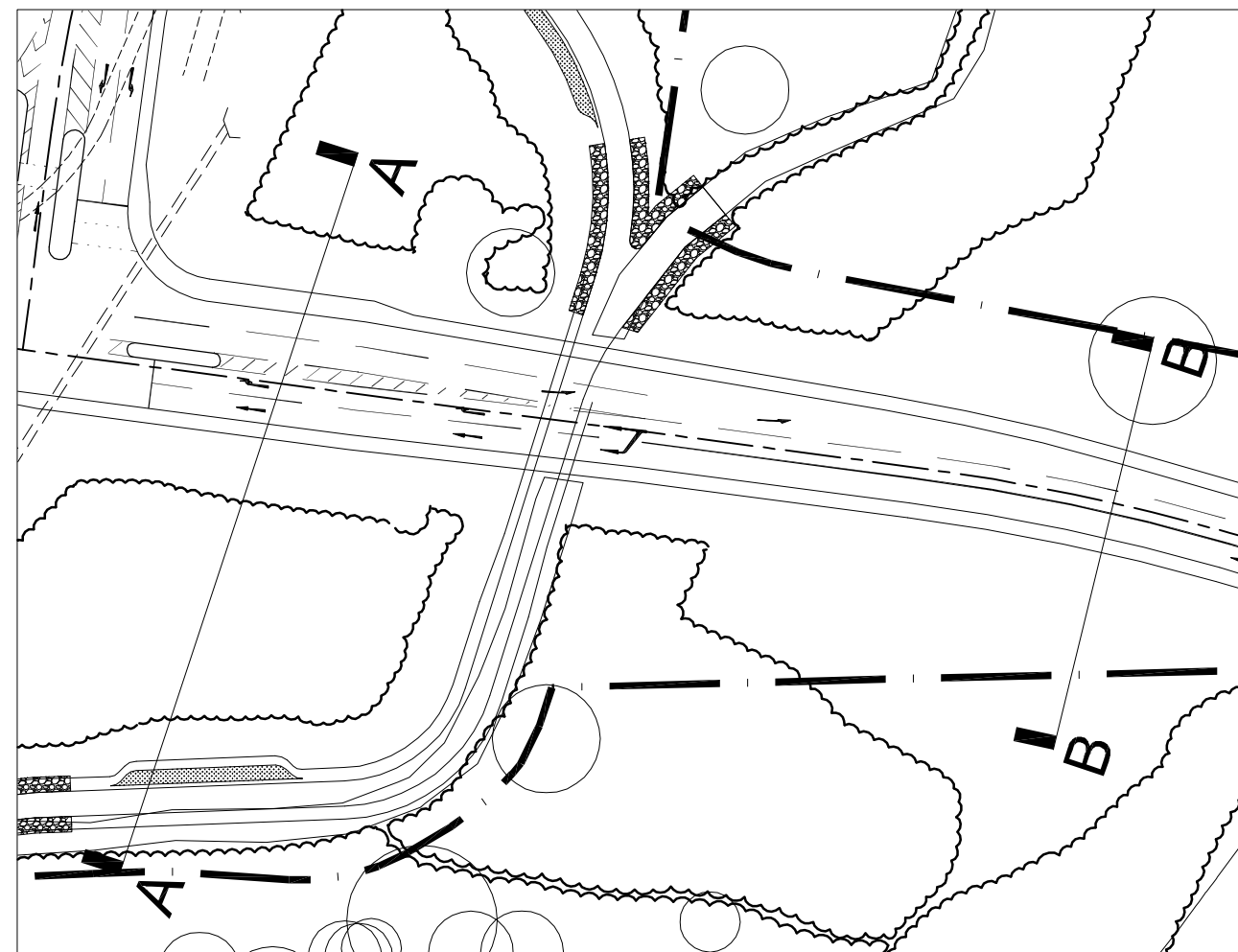
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01 SECTION A-A
SCALE 1:75@ A1



02 SECTION B-B
SCALE 1:75 @ A1



03 KEY PLAN
NTS

Rev	Date	By	Notes
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Client

National Grid Property Ltd

Project

West Southall

Drawing Title

**Pump Lane -
Sections**

Drawing Status

For Planning

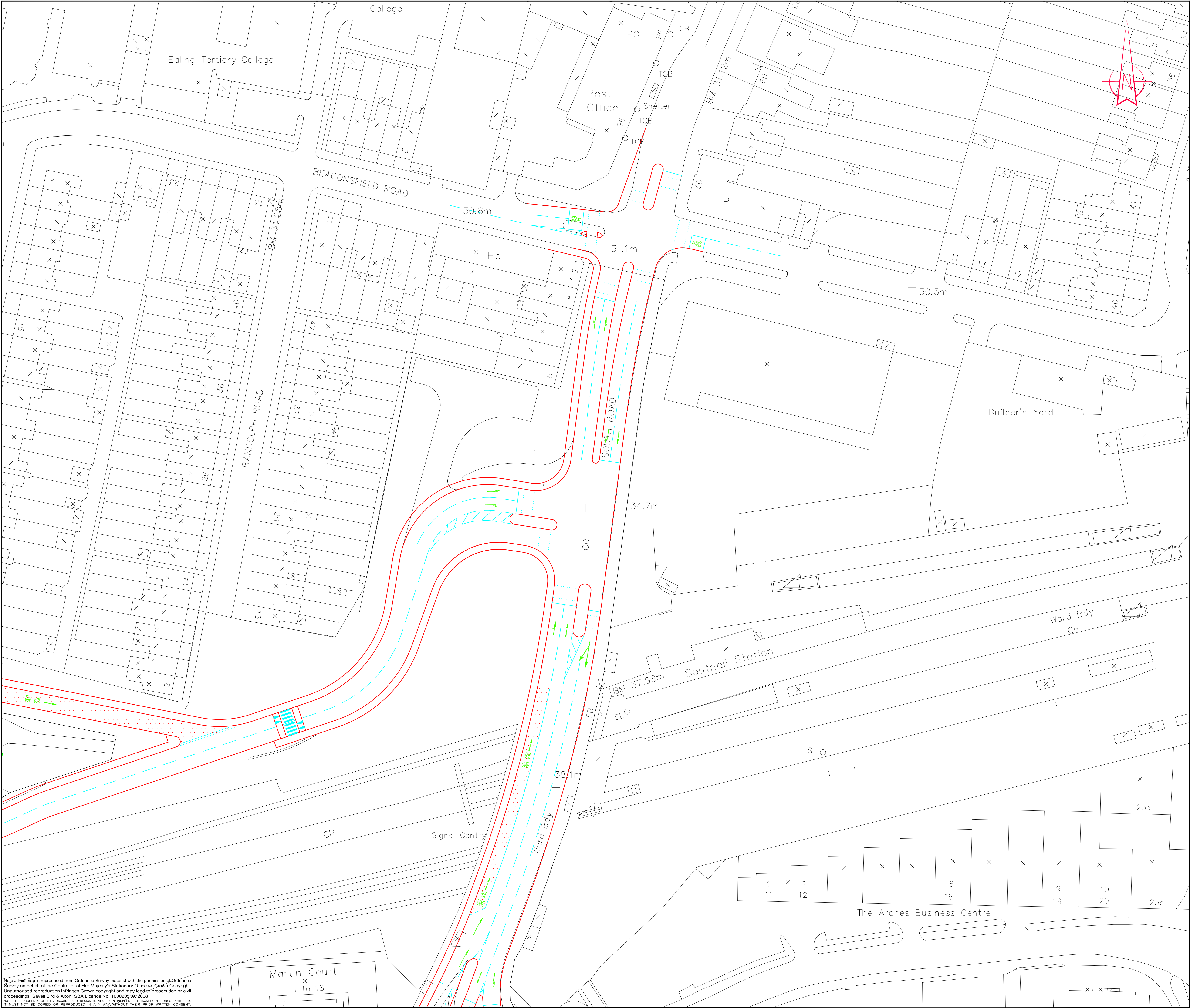
Scale	Date	Drawn
As Shown	Oct '08	CB

Drawing No	Checked	Approved
4597-P-024	Oct '08	GC

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REV.	DETAILS	DRAWN	CHECKED	DATE
1				

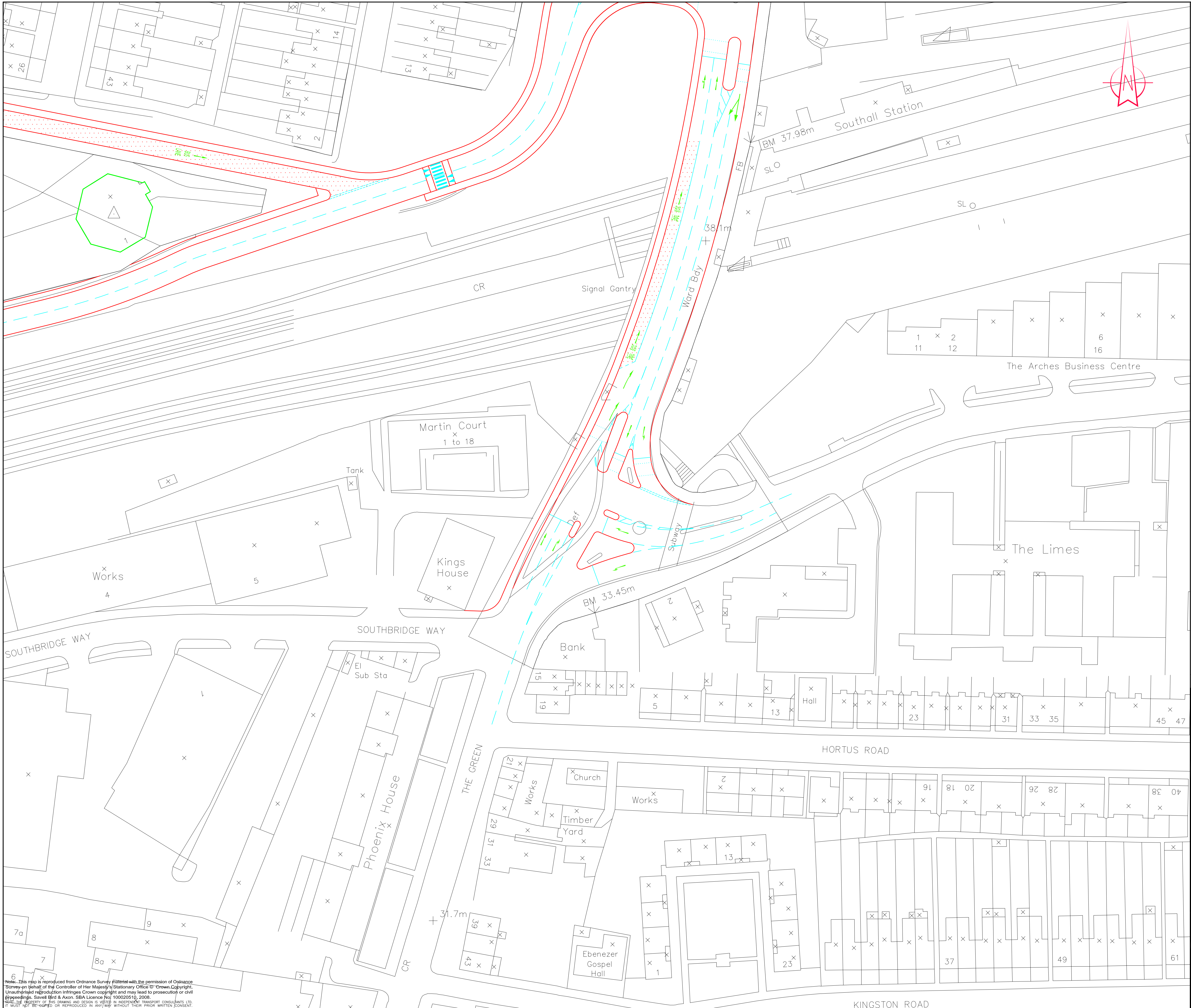
CLIENT:	National Grid		
PROJECT:	West Southall		
DRAWING TITLE:	Eastern Access		
SCALES:	1:500 at A1		
DRAWN:	M.W.	CHECKED:	A.M.
DATE:	18.09.08.		

Savell Bird & Axon
A White Young Green Company

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DRAWING NUMBER: 52212/B/35

REVISION: 1



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REV.	DETAILS	DRAWN	CHECKED	DATE
1				

CLIENT:				National Grid	
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DRAWN:		M.W.		CHECKED: A.M.	
				DATE: 18.09.08.	

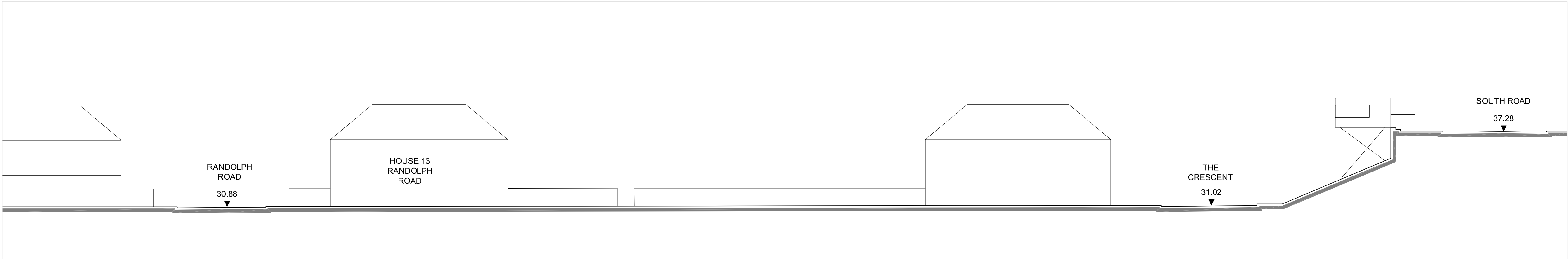
Savell Bird & Axon
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t: 020 7660 8844 f: 020 7560 8818 e: sba@sbox.co.uk

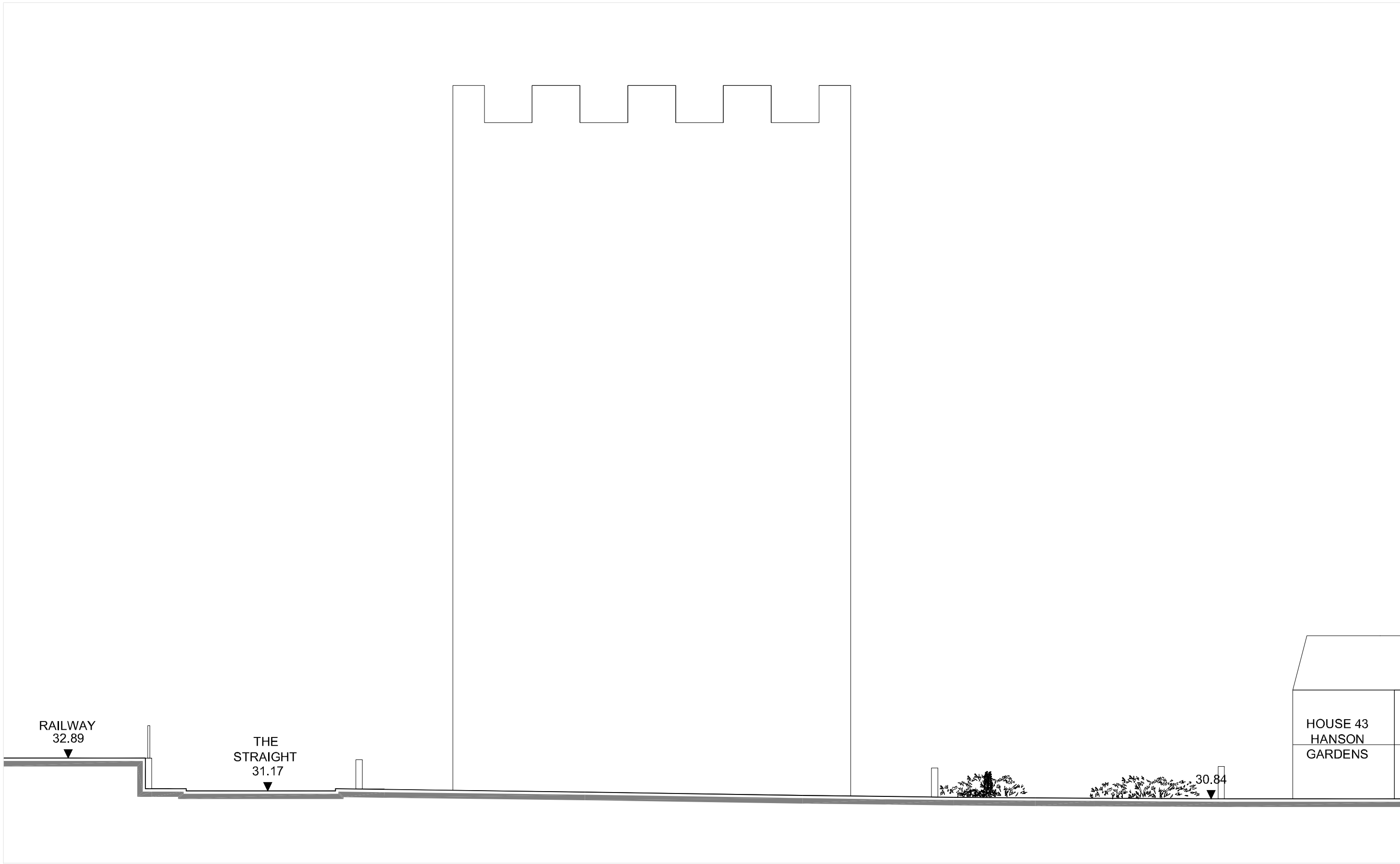
DRAWING NUMBER: 52212/B/36

REVISION: 1

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1 Existing Section A-A - South Road to Randolph Road
Scale1:200@A1



2 Existing Section B-B - Through Residential Water Tower
Scale1:200@A1

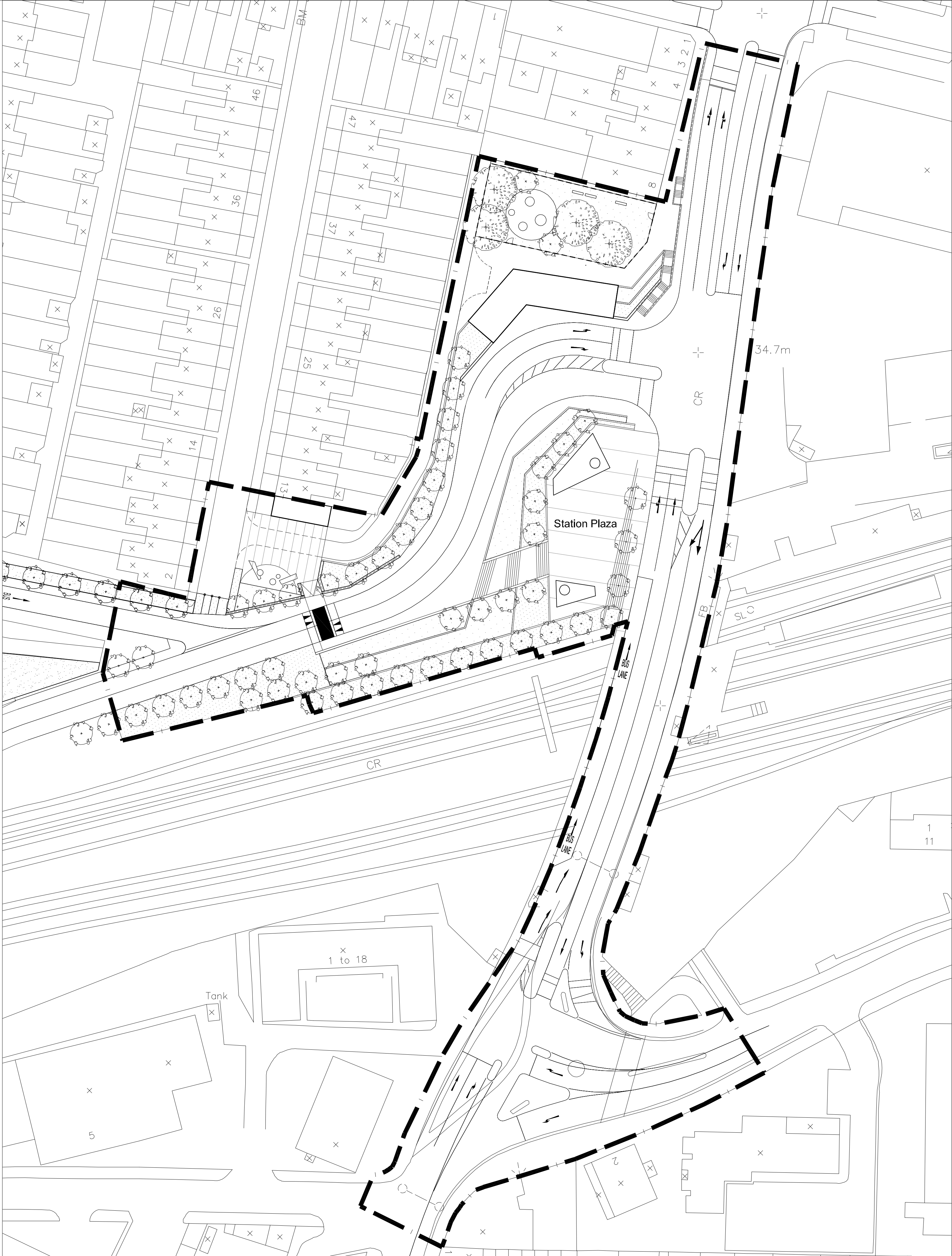


3 Site Images -Photographed on 23.05.08
NTS

Rev	Date	By	Notes
Client			
National Grid Property Ltd			
Project			
West Southall			
Drawing Title			
South Road - Existing Sections			
Drawing Status			
For Planning			
Scale	Date	Drawn	
1:500@A1	Oct '08	DH	
Drawing No	Checked	Approved	
4597-P-031	Oct '08	GC	

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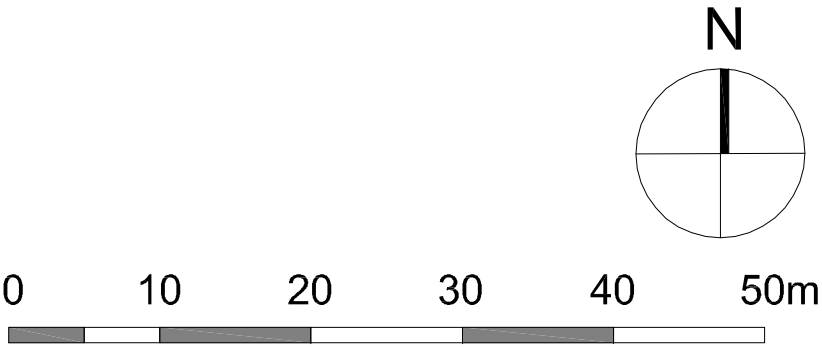
Capita Lovejoy
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Legend

- Planning Application Boundary
- Existing tree to be retained
- Proposed amenity grass
- Proposed shrub planting
- Proposed tree
- Proposed play space
- Children's play area fence
- Dog-proof gate
- Proposed cafe pavilions
- Proposed residential buildings
- Proposed steps
- Proposed feature wall
- Proposed railings



Rev	Date	By	Notes
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Client
National Grid Property Ltd

Project
West Southall

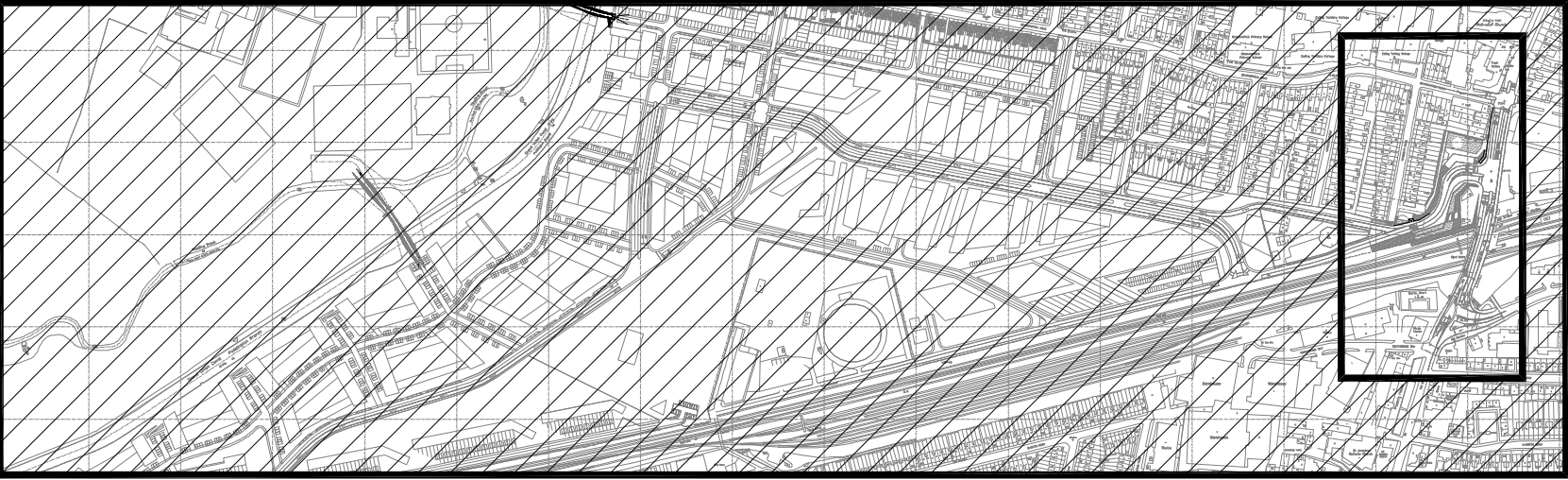
Drawing Title
**South Road
Proposed Landscape Plan**

Drawing Status
For Planning

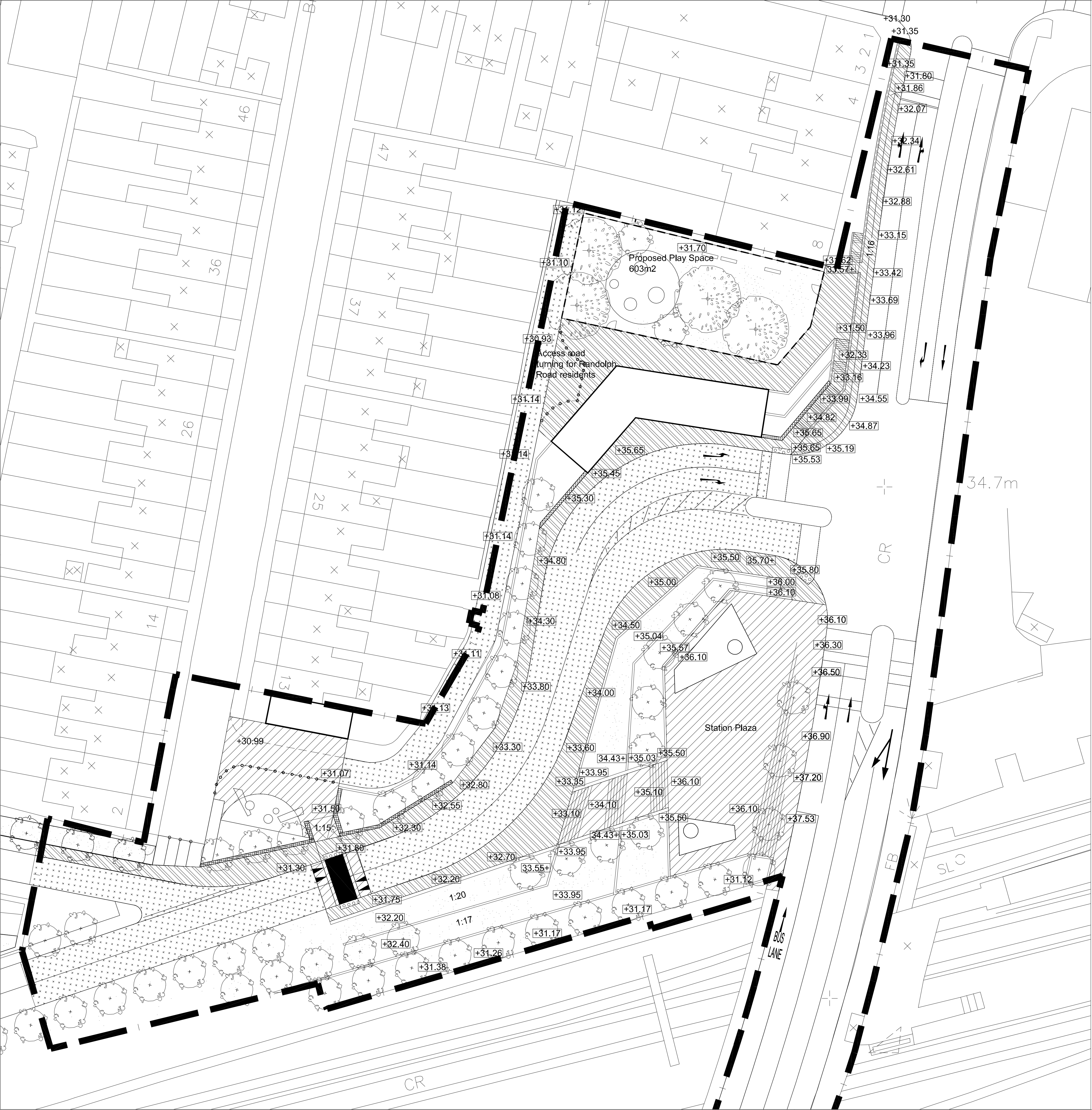
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Drawing No	Checked	Approved
4597-P-032	Oct '08	GC

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Key Plan
NTS



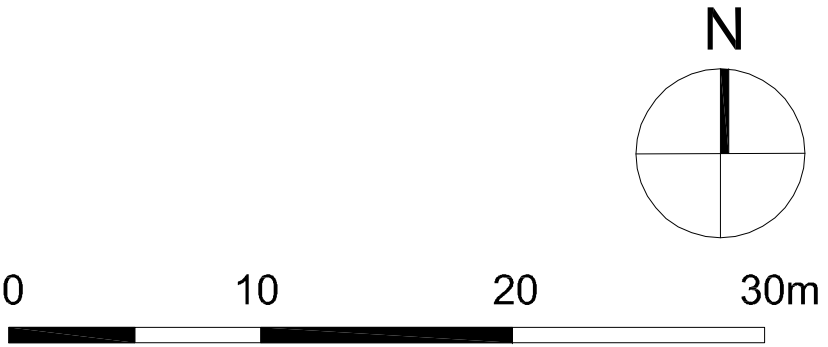
NOTES

ROAD LEVELS
Refer to SBA detailed drawings for road levels

DESIGN AND ACCESS STATEMENT
Landscape specification to be compliant with Design Principles in Section 4 of the Design and Access Statement

Legend

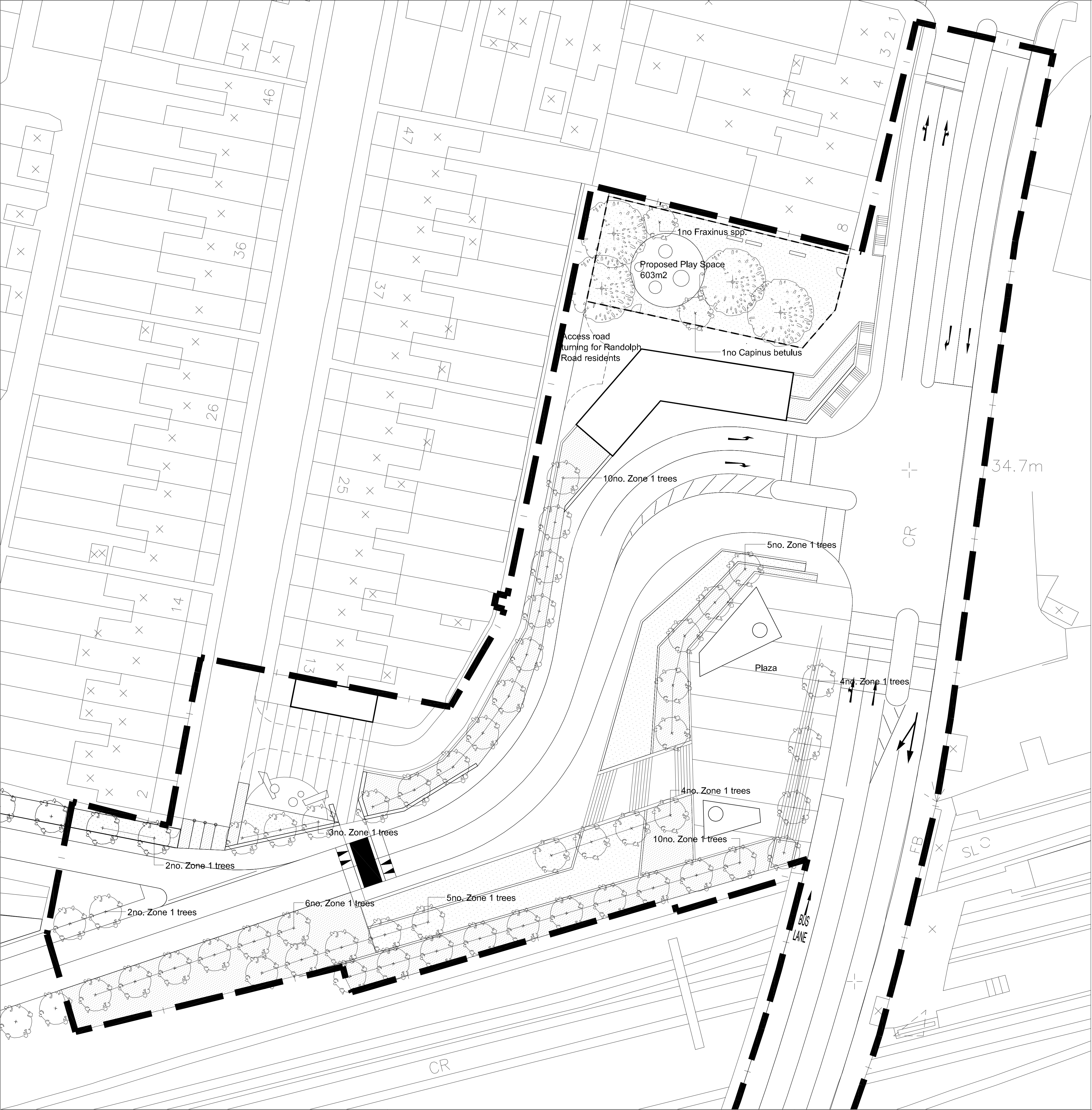
- Planning Application Boundary
- Existing Tree to be retained
- Proposed Tree
- Existing Levels
- Proposed Levels
- Proposed Granite stone paving
- Proposed Yorkstone paving
- Proposed Tactile paving in natural stone
- Feature Wall
- Tarmacadam with granite aggregate clear coated chippings
- Bollards
- Children's play area fence
- Dog-proof gate
- Proposed play equipment
- Proposed railings



Rev	Date	By	Notes
Client			
National Grid Property Ltd			
Project			
West Southall			
Drawing Title			
South Road Hard Landscape Detail Plan			
Drawing Status			
For Planning			
Scale	Date	Drawn	
1:300@A1	Oct '08	DH	
Drawing No	Checked	Approved	
4597-P-033	Oct '08	GC	

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AMENITY GRASS (POSSIBLE SPECIES INCLUDE)

Description
Amenity Grass seed mix

CLIMBERS (POSSIBLE SPECIES INCLUDE)

Botanical Name	Size (height cm)	Description
Clematis spp	120-150	On frame
Hedera helix	120-150	On frame
Lonicera spp	120-150	On frame
Vitis spp	120-150	On frame

SHRUB PLANTING (POSSIBLE SPECIES INCLUDE)

Botanical Name	Size	Description
Anemone japonica	5L	Herbaceous perennial
Cornus alba 'Kesselringii'	5L	Deciduous shrub
Cornus sanguinea 'Mid-Winter Fire'	5L	Deciduous shrub
Corylus avellana	5L	Deciduous shrub
Corylus maxima 'Purpurea'	5L	Deciduous shrub
Hebe 'Midsummer Beauty'	5L	Evergreen shrub, bushy
Lavandula angustifolia	5L	Evergreen shrub, bushy
Liriope muscari	5L	Evergreen shrub, bushy
Lonicera nitida 'Maygreen'	5L	Evergreen shrub, bushy
Prunus laurocerasus 'Otto Luyken'	5L	Evergreen shrub, bushy
Pyracantha 'Red Cushion'	5L	Evergreen shrub, bushy
Rosa 'Kent'	5L	Flowering shrub, busy
Sorbus sp.	5L	Deciduous shrub
Spiraea japonica 'Candlelight'	5L	Deciduous shrub
Viburnum davidii	5L	Evergreen shrub, bushy
Viburnum opulus	5L	Deciduous shrub
Vinca minor 'Gruner Teppich'	5L	Evergreen herbaceous perennial

TREE PLANTING

No.	Botanical Name	Size	Spacing
51	Platanus hispanica / Liquidamber Styraciflua. Zone 1 trees as set out in Design Principle 4.7	Semi-mature Semi-mature	As shown As shown

NOTES

ROAD LEVELS
Refer to SBA detailed drawings for road levels

TREE PLANTING
Proposed tree planting will be subject to existing underground services.

PLANTING DISTURBANCE - temporary fencing
Areas of disturbance to existing vegetation to be minimised by protective fencing.
Location and specification of protective fencing to be agreed with the Local
Planning Authority prior to construction beginning. Protective fencing to be removed
when jointly agreed by the contract administrator and Local Planning Authority.
Drawings to be read in conjunction with 4597-RT-01.

DESIGN AND ACCESS STATEMENT
Landscape specification to be compliant with Design Principles in Section 4 of the
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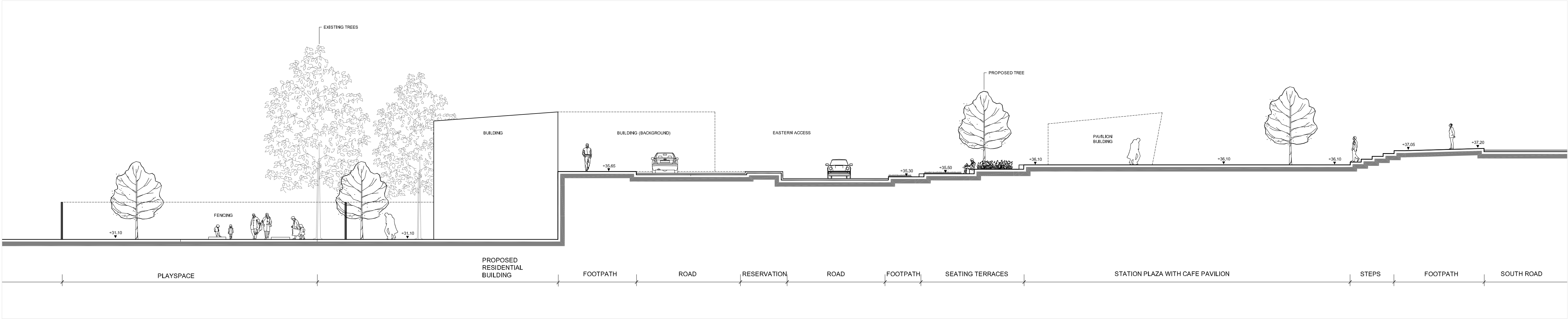
Legend

- Planning Application Boundary
- Existing tree to be retained
- Proposed tree
- Proposed amenity grass
- Proposed shrub planting / Climbers

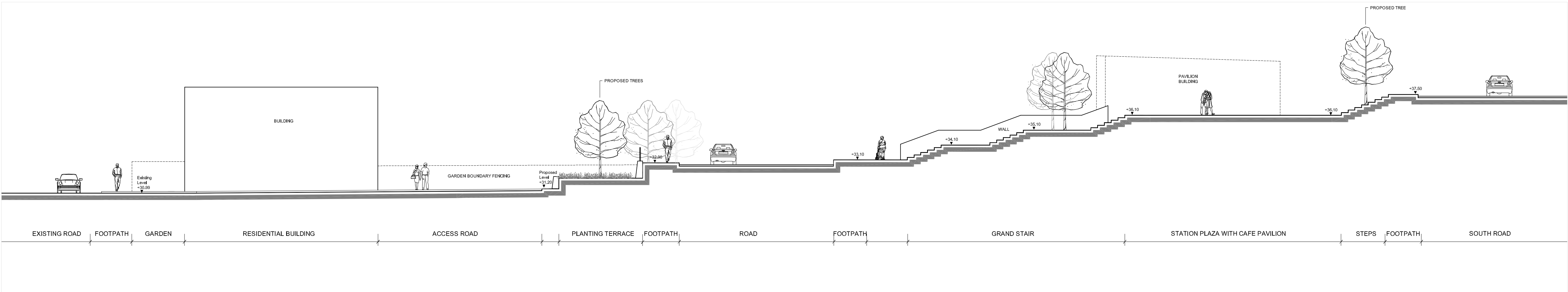
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Client			
National Grid Property Ltd			
Project			
West Southall			
Drawing Title			
South Road Soft Landscape Detail Plan			
Drawing Status			
For Planning			
Scale	Date	Drawn	
1:300@A1	Oct '08	GHC	
Drawing No	Checked	Approved	
4597-P-034	Oct '08	GC	

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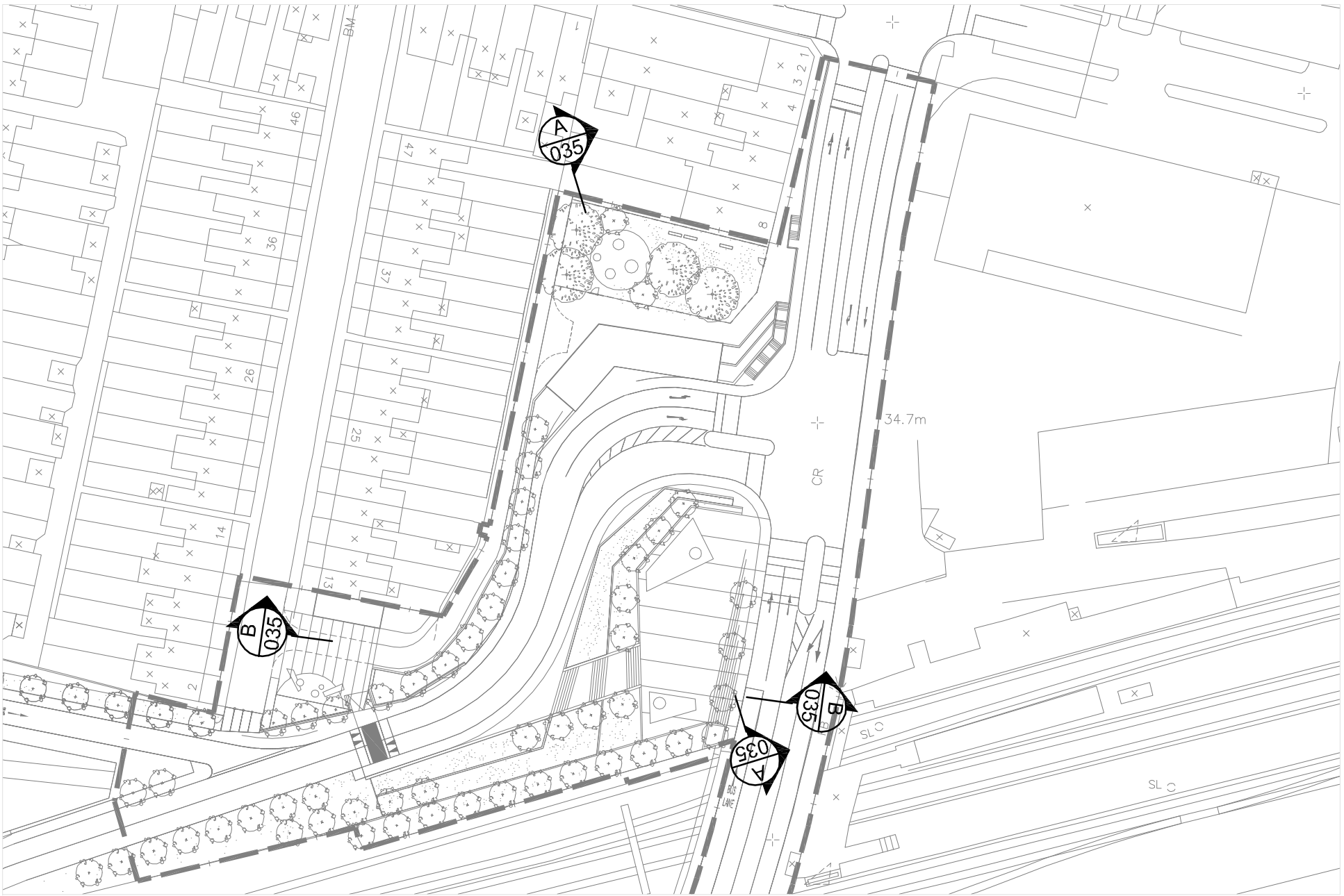


1 Section A-A -Through Proposed Plaza + Stairs + Building
Scale1:150@A1



2 Section B-B -Through Proposed Plaza + Stairs
Scale1:150@A1

NOTE:
Landscape specification to be compliant with the Design Principles in Section 4 of the Design and Access Statement

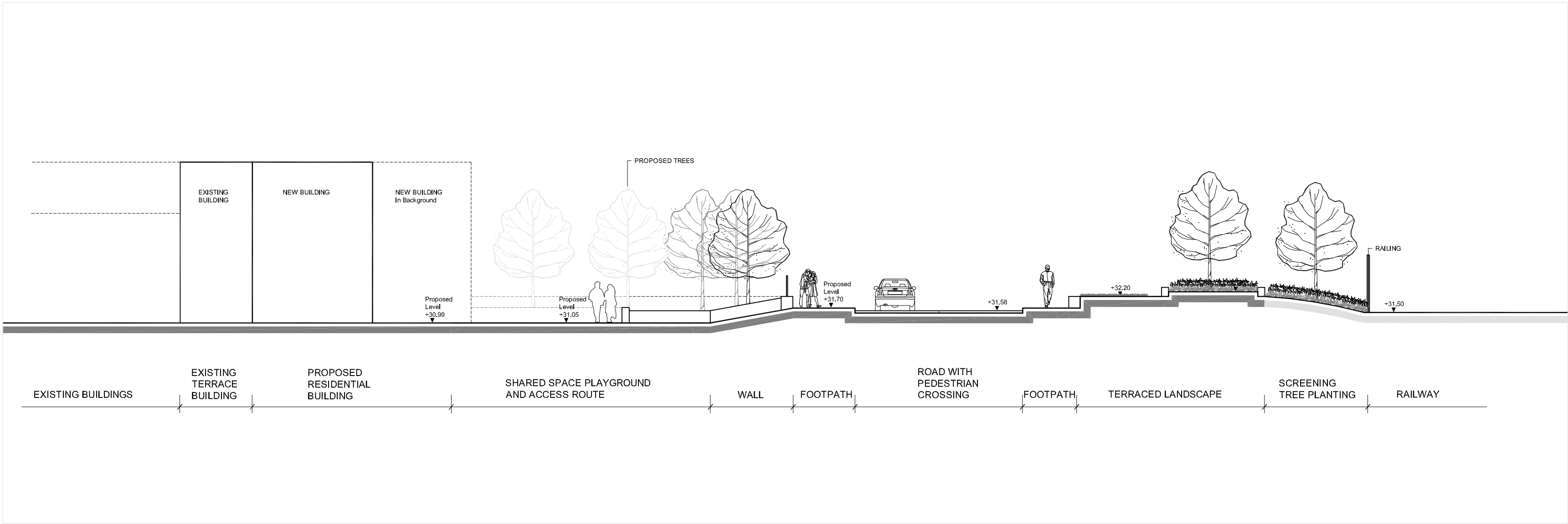


Key Plan

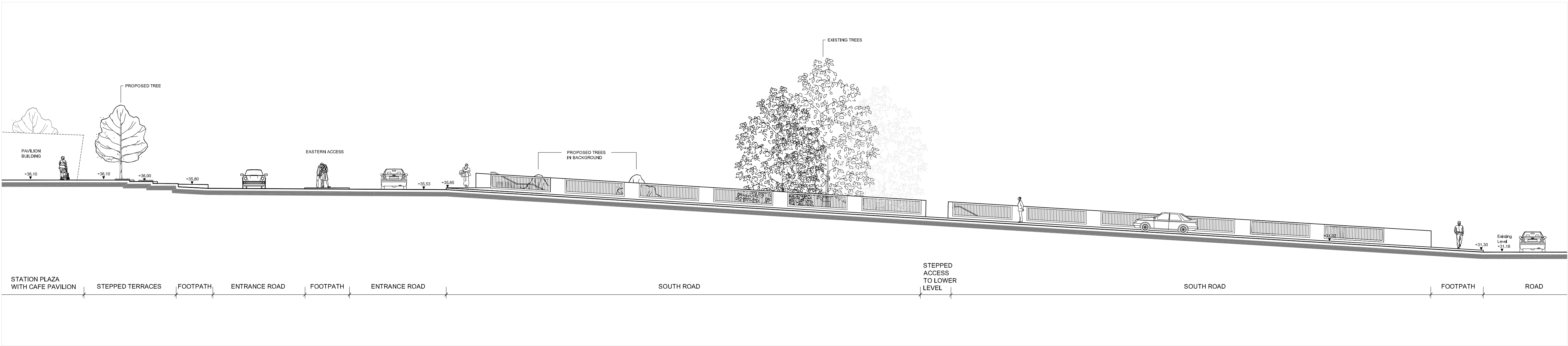
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National Grid Property Ltd			
Project			
West Southall			
Drawing Title			
South Road - Sections			
Drawing Status			
For Planning			
Scale	Date	Drawn	
1:150@A1	Oct '08	NJ	
Drawing No	Checked	Approved	
4597-P-035	Oct '08	GC	

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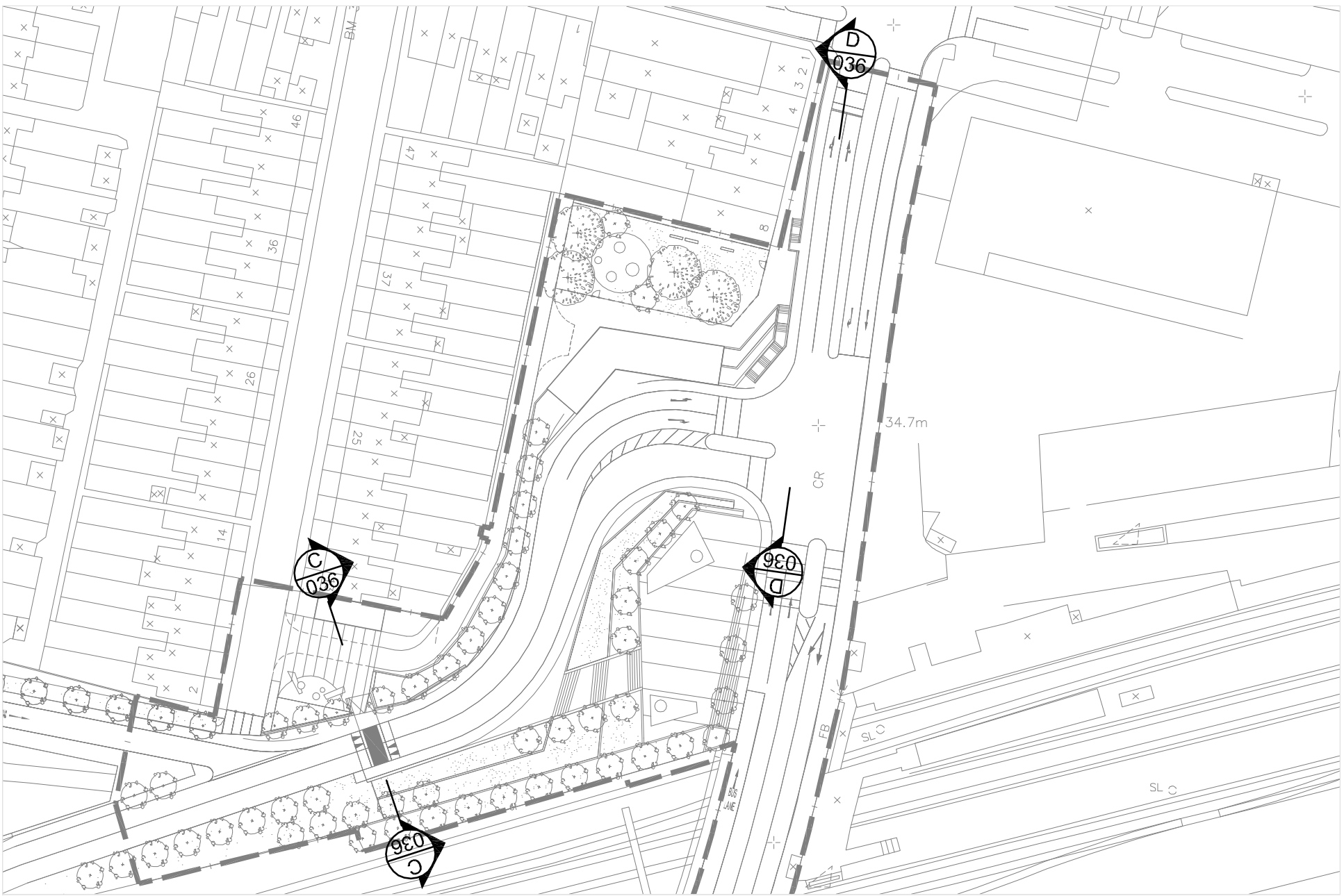


3 Section C-C -Through Railway Edge + Access Road
Scale1:150@A1



4 Section D-D -Through Walkway Connection
Scale1:150@A1

NOTE:
Landscape specification to be compliant with the Design Principles in Section 4 of the Design and Access Statement

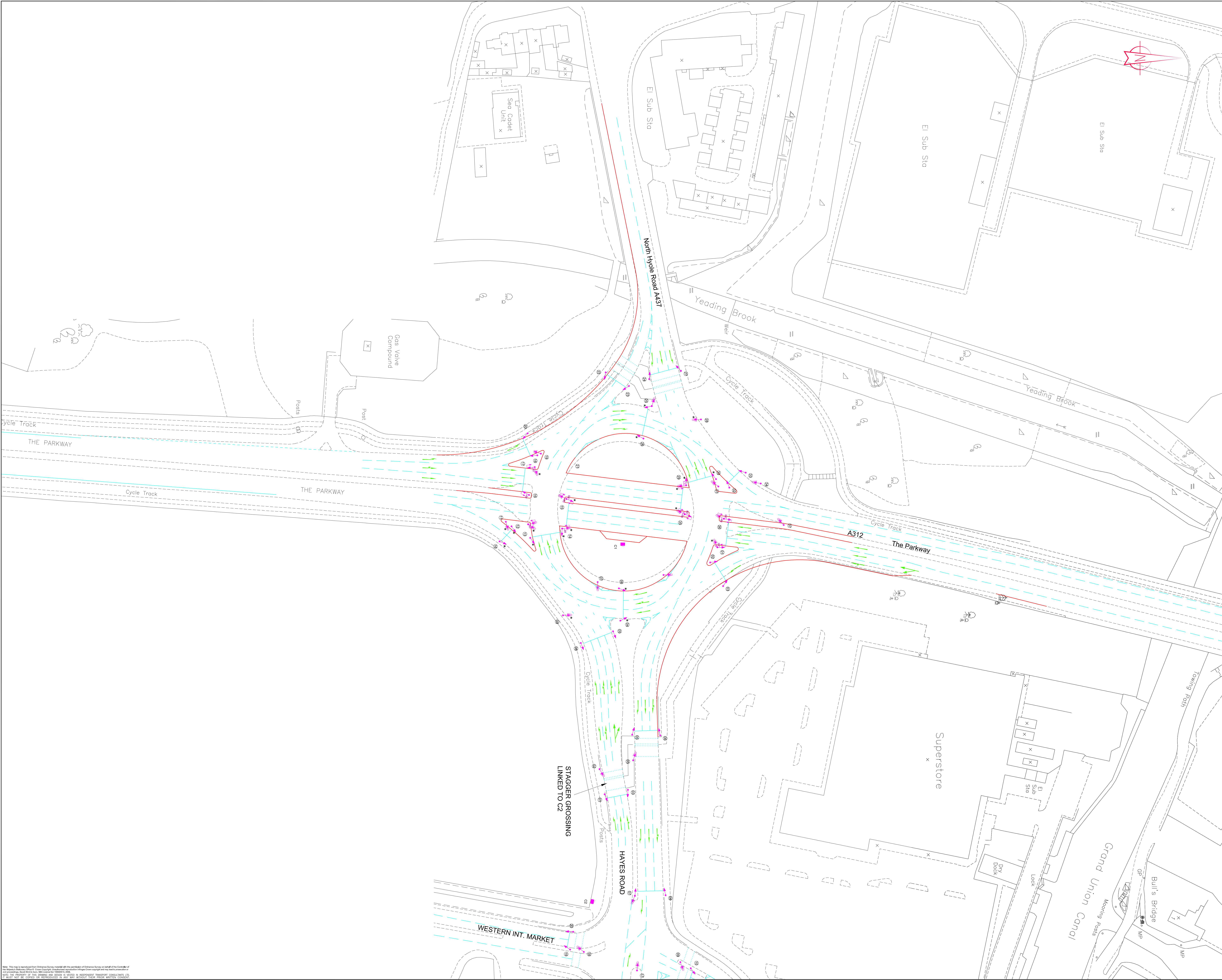


Key Plan

Rev	Date	By	Notes
Client			
National Grid Property Ltd			
Project			
West Southall			
Drawing Title			
South Road - Sections			
Drawing Status			
For Planning			
Scale	Date	Drawn	
1:150@A1	Oct '08	NJ	
Drawing No	Checked	Approved	
4597-P-036	Oct '08	GC	

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Notes:

- This is not a construction drawing and is intended for illustrative purposes only.
- Where living is indicative only.

REV	DETAILS	DRAWN	CHECKED	DATE

CLIENT:

National Grid

PROJECT:

West Southall

DRAWING TITLE:

Proposed Alterations to the
A312/Hayes Road Junction

SCALES:

1:500 at A0

DRAWN: M.W. CHECKED: A.M. DATE: 18.09.08.

Savell Bird & Axon
A White Young Green Company

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DRAWING NUMBER: 52212/B/32

REVISION:

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National Grid Property Limited (NGP)

Beyond Green

Capita Lovejoy

Cyril Sweett

Hakes Associates

Hunt Dobson Stringer

Make

Marks Barfield Architects

PPS

RPS

Savell Bird & Axon

Savills

White Young Green