

Street Scene

PROPOSAL SCHEME
It is proposed to create 5 properties on the site of the car park.
For details of proposed houses please refer to the following :-
2015-2051-06 Plots 1-4 Housetypes
2015-2051-07 Plot 5 Housetype
It is proposed to create a terrace fronting Bath Street, arched access into parking courtyard. A single property is to be created to the east end of Ford Street.
All properties are to be set into the site to enable a dwarf boundary wall to be formed with railings over.

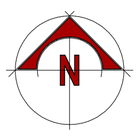
PROPOSED ACCESS
The existing boundary wall and access into the car park is to be carefully removed.
The new development is to be served by a private drive accessed from Bath Street via a dropped pavement crossing as shown. The remainder of the dropped crossing across the frontage is to be removed and standard kerbs installed and pavement reinstated.
A 3.2m wide driveway is to be formed to access the parking courtyard between plots 2 and 3.
The driveway and access is to be formed in tarmac to the approval of Staffordshire County Highway department.

SERVICES
The public utility services serving the proposed development shall be sited below the private driveway.

REFUSE STORAGE
3 wheely bins are shown to each property which will be housed within the private rear gardens of each property.

LEVELS
Floor levels are indicated for the proposed dwellings and other strategic points. The levels to the perimeter of the site shall remain unaltered with the remaining ground levels graded between as necessary.
For information the existing levels are indicated.

LEVELS KEY
+ 189.65 existing level
+ 189.50 proposed level





Site Plan

DRAINAGE KEY
- existing combined system manhole
- existing combined sewer
- proposed foul manhole
- soil pipe
- 100mm ø foul drain
- rainwater gulley
- drive gulley
- proposed storm manhole
- 100mm ø storm drain

HARD LANDSCAPING
The scheme indicates materials to be utilised for hard landscaping, but generally consists of :-
Road - tarmac with concrete kerbs and edgings.
Parking areas - tarmac with concrete kerbs and edgings.
Patios - riven reconstituted paving slabs.
Paths - riven reconstituted paving slabs.
Note :- samples of materials shall be submitted prior to commencement to Local Authority.

BOUNDARY TREATMENTS
The site boundaries to the north, east and south are to remain unaltered.
The new western boundary is to be formed in painted metal railings over a brick dwarf wall to the front of the properties. Boundaries to the rear of individual dwellings shall be formed with rough sawn timber panel fencing with access provided by means of lockable gates to the side of each dwelling or as shown.

Soft landscaping :-
Shall include planted beds as noted and grassed areas. For species details please refer to the accompanying schedule.

scale bar @ 1:100

Mr I Wooliscroft

PROPOSED RESIDENTIAL DEVELOPMENT
BATH STREET
LEEK
STAFFS
PLANNING CONDITIONS
SITE PLAN

Date	Sheet	Scale
JULY 2016	A1	1:100
Drg No.	Rev.	Drawn
2015-2051-20	-	RG

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