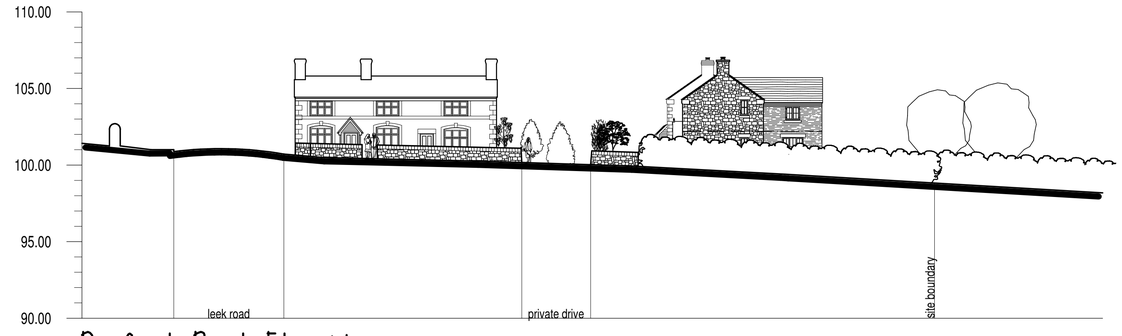

Denford Road Elevation

HARD LANDSCAPING
The scheme indicates materials to be utilised for hard landscaping, but generally consists of :-
Shared Drive and Courtyard - regula reconstituted setts.
Parking Spaces - brick paviors.
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 boundary fronting Denford Road below the drive access is to be defined with a post and rail fence with a native hedgerow planted behind. Above the access a dry stone wall shall be formed incorporating a personnel gate to unit 1.
The western boundary behind plot 2 is to retain the existing hedgerow but shall be supplemented with additional tree planting.
The western boundary behind plot 3 shall be defined with a post and rail fence and native hedgerow at the top of the slope together with supplementary tree planting.
The southern and Leek Road boundaries are to remain unaltered.
Boundaries to individual dwellings shall be formed with post and rail fencing.

SOFT LANDSCAPING :-
Shall include planted beds as listed below and grassed areas. For planting centres and pot sizes please refer to the adjacent table.
Area A - to include a mixture of the following native plants, Rosa Canina and Rosa Rugosa.
Area B - Planting bed shall include a mixture of the following native plants, Cotoneaster Dammeri, Euonymus Emerald and Gold, Osmanthus Variegatus, Pittosporum Silver Queen and Viburnum.
Area C - Planting bed shall include a mixture of the following native plants, Corylus Avellana, Sambucus Nigra, Cornus Alba and Photinia 'Red Robin'.

HEDGEROWS :-
Where indicated a mixed native hedgerow is to be planted behind protective timber post and rail fencing, comprising of a double staggered row of a mixture of the following plants, 70% Crataegus monogyna (Hawthorn), 10% Corylus avellana (Hazel), 10% Prunus Spinosa (Blackthorn) and the remainder made up of a mix of Ilex aquifolium (Holly), Lonicera periclymenum (Honeysuckle) and Rosa canina (Dog Rose).
Plants to be spaced in a double row, at 300mm staggered centres in both directions.
Newly planted hedgerows are to be protected with rabbit netting.

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

TREE PLANTING :-
Supplementary tree planting is to be undertaken as part of the scheme as shown which will incorporate a mixture of the following trees, Acer Campestre, Crataegus Monogyna, Fagus Sylvatica, Quercus Robur, Fraxinus excelsior, Sorbus aucuparia and Tilia euchlora.
Note :- Standard trees are to be planted, in a 450mm diameter, 600mm pit of topsoil, complete with untreated timber stakes for initial support, driven firmly into position on the windward side of the tree. Trees to be tied to stakes with proprietary plastic ties. Plastic rabbit sleeves to be utilised.

TREE KEY

Existing Tree

Proposed Tree

PLANT SPECIES	PLANTING CTRS	POT SIZE
Cornus Sanguinea	1.0m	3 litre
Corylus Avellana	0.6m	3 litre
Viburnum Opulus	1.0m	3 litre
Viburnum lantana	1.0m	3 litre
Cotoneaster horizontalis	0.6m	2 litre
Euonymus Emerald	1.0m	3 litre
Euonymus Gold	1.0m	3 litre
Pittosporum Silver Queen	0.6m	2 litre
Sambucus Nigra	1.0m	3 litre
Rosa Canina	0.6m	2 litre
Rosa Rugosa	0.6m	2 litre
Cornus Alba	0.6m	2 litre
Photinia 'Red Robin'	0.6m	2 litre
Buddleia 'Black Night'	1.0m	3 litre

CONTAMINATION
The site investigation report produced by Wardell Armstrong is to be referred to and ground remediation undertaken as per their recommendations.

SEWAGE TREATMENT PLANT
The Client / property owner is responsible for contacting the Environment Agency Office in order to determine whether a 'consent to discharge' is required and conditions to be observed. This must be undertaken prior to work commencing on site and be confirmed in writing.
The property owner is also legally responsible to ensure that the system does not cause pollution, a health hazard or nuisance. Prior to commencement of works on site the owner is to have conducted a series of porosity tests to determine the permeability of the sub soil and to establish the most suitable position of the plant and length of irrigation drains.
All test results and assumptions made are to be submitted to L.A. Building Control prior to installation of tank.
A BS6297 glass reinforced plastic high performance packaged sewage treatment plant is to be installed to accept new foul water waste from the development. Plant size is to be determined by manufacturer to suit the expected hydraulic flow, organic load, ammonia levels and treatability and be agreed with the L.A. Building Inspector. Locate in a suitably protected area of the site, being a minimum of 10.0m downslope from any building and watercourse and within 30.0m of tanker access for de-sludging etc.
Inspection chambers should be provided to both the inlet and outlets of the tank for sampling and inspection.
A notice plate shall be fixed within the building describing the necessary maintenance as noted in Building Regulation Part H section H2, 1.57 page 34.
Treated effluent from treatment plant is to be discharged directly to a watercourse subject to consent being obtained from the Environment Agency. If this is not possible or consent is refused treated effluent shall be discharged into a drainage field :- The outfall drainage field should be sited downslope and terminate at least 10.0m from any watercourse or permeable drain and at least 15.0m from any building and sufficiently away from any other soakaways etc.
Irrigation area drains should be of 100mm diameter perforated pipe laid at 1 in 200 gradient and at least 500mm to invert in trenches between 600 to 900mm wide spaced 2000mm apart. Provide bed of 300mm clean shingle / stone (graded between 20mm and 50mm) before laying pipes then top up with same to 50mm above pipe and cover with geotextile membrane and 300mm earth.

PROPOSAL SCHEME
It is proposed to convert the existing public house into 2 no. dwellings. Works are to include the demolition of single storey flat roofed extensions and rear outbuildings along with a small extension to the east elevation. The conversion proposals are shown in more detail on drawing 2008-1608-41 and 42.
To enable the conversion works to be undertaken 2 new propoerties are to be formed as detailed on drawings 2008-1608-37 and 38 (Plot 3) and 2008-1608-39 and 40 (Plot 4).

DWELLING ACCESS
Both new build and conversion properties are to be served by a shared private drive accessed off Denford Road.
The present dropped kerb running the length of the Denford Road frontage is to be raised with the exception of the dropped kerb access into the private drive. A pavement shall be created above the drive access and grass verge below as indicated.
All works to the highway shall be undertaken as required by County Council Highways.
Vehicles are to access and exit in forward gear with a turning area provided in addition to car parking.

DRAINAGE PROPOSALS
Foul drainage from the development shall discharge into a suitable 'Titan Pollution Control', Packaged waste water treatment plant to replace the existing septic tank.
Treated effluent from the plant shall be discharged into the existing stream in the adjacent field, via a headwall arrangement to be agreed with the the environment agency.
Storm water discharging from the dwelling roofs shall discharge into the existing stream via the above headwall, again with the consent of the environment agency.
Consent to discharge into the existing stream must be sought from the Environment Agency and a discharge rate agreed. Should the rate be to great to discharge uncontrolled into the watercourse, an attenuation tank would be installed to suit the allowable discharge rate specified by the environment agency.

DRAINS
All pipes shall be BS EN 295-part1:1991, 100mm diameter (or otherwise specified) with flexible jointing collars, and generally laid between 1 in 30 + 1 in 80 gradients. Bed and backfill in accordance with manufacturer's instructions.
Where drains pass through walls they shall be laid in short pipes and protected by lintels over. Any drains installed under a floor slab is required to be surrounded in 200mm thick 20N grade concrete and shall have 'Flexcell' board positioned at each pipe joint.
When drains are laid together foul shall run lower than storm.
Provide back inlet gullies or 100mm SVP s to receive foul washes.
Storm drains to have trapped roddable gullies to collect rainwater.
Inspection chambers shall be of pvc or pre-cast concrete units laid on and surrounded with 100mm thickness of concrete.
Fix suitable galvanised cover and frame.
In masonry chambers form 150mm high benching to channels.
The drainage layout indicated is a suggested idea and the final layout including cover and invert levels must be checked and agreed on site with the L.A. Building Inspector prior to work commencing on site.
Redundant drains shall be stopped up with concrete or removed and ground re-instated.

SOAKAWAYS
Soakaways to be designed in accordance with the BRE Digest 365. A standard porosity test should be carried out by the Client or Contractor before installing any soakaway to ensure the suitability of the sub strata.
Any soakaway must be located minimum 5.0m from a building or road and 2.5m from any boundary. When in normal ground they shall be at least 1.0m diameter and 1.5m deep below the invert (agree size and location with L A Inspector on site), backfill with selected rubble, top with 150mm depth of gravel with polythene sheet laid over and min 300mm soil ground cover.

0.0m 5.0m 10.0m 15.0m
scale bar @ 1:200

JCM Estates

PROPOSED CONVERSION OF DISUSED PUB INTO 2 No. DWELLINGS AND 2 No. ENABLING DWELLINGS AT
THE NEW INN, DENFORD ROAD, LONGSDON, STAFFS, ST9 9QF.
GENERAL ARRANGEMENT
SITE PLAN

Date	Sheet	Scale
MARCH 2013	A1	1:200
Drg No.	Rev.	Drawn
2008-1608-43	A	RG

A - 10/11/2015 - EXTENT OF PAVEMENT SHOWN

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All dimensions must be checked prior to commencement.