

HARD LANDSCAPING

The scheme indicates materials to be utilised for hard landscaping, but generally consists of :-

Road - tarmac
Bellmouth - tegula paviors
Edgings of messrs Marshalls or similar 255 x 205 conservation kerb.
Private drives - tegula reconstituted sett edgings with tarmac infill.
Patios - riven reconstituted paving slabs.
Paths - riven reconstituted paving slabs.

BOUNDARY TREATMENTS

The site boundaries are to remain insitu, but are to be enhanced as follows.
The entrance is to be defined with a brick gate post either side of the access.
The north-western boundary is to have a new boundary retaining wall formed adjacent to plot 1, with a new close boarded timber fence above. The south-eastern iron railing boundary is to have a 2.0m acoustic fence erected in front. The south-western boundary is to have a 1.8m rough sawn fence.
To the front of the properties a simple 1.2m high metal estate fence is to be incorporated where shown.
Rear boundaries to individual dwellings shall be formed with rough sawn timber panel fencing over brick retaining walls.

SOFT LANDSCAPING :-

Front and Rear garden areas shall be grassed.

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-

1 - Prunus Kanzan
2 - Prunus Cerasifera Princess
3 - Prunus Chocolate Ice
4 - Prunus Snow Showers - Hillings Weeping
5 - Prunus Kiku Shidare Zakura
6 - Prunus Gisoka 5
7 - Prunus Tai Haku
8 - Japanese Maple
9 - Spartan Apple
10 - Mountain Ash

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.

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.

NEW ACOUSTIC FENCE

Provide & fix 2.0m high accoustic fence where indicated comprising of pre-cast concrete posts with 300mm high pre-cast concrete gravel-boards. Timber infill panels to be formed from 25mm x 100mm softwood tanalised timbers fixed vertically & board to overlap each other. Softwood tanalised support rails formed from ex 38mm x 75mm deep, top, bottom & intermediate levels. All timber to have a clear preservative finish. Ensure that there is no gap between the vertical timbers & concrete post/gravel board.

HIGHWAYS

Nothing shall be placed or allowed to remain on the site frontage which is within 2m of Deebank Avenue and which exceeds 600mm in height above the above the adjacent carriage way level.

PLANTING SCHEDULE

See our drawing number 2015-2095-19 for the full list of the proposed species to be planted.

PROPOSAL SCHEME

It is proposed to develop the land to the north east of The Orchard with a development of 7 No. bungalows served off a private road accessed from Deebank Avenue.
The bungalows are detailed on drawings 2015-2095-13 for Plot 1, 2015-2095-14 for Plot 2, 2015-2095-15 for Plot 3, 2015-2095-16 for Plot 4, 2015-2095-17 for Plot 5, 2015-2095-18 for Plot 6 and 2015-2095-10 for Plot 7.

PROPOSED ROAD AND ACCESS

The development is to be served by a private road accessed off Deebank Avenue.
The road is to be 4.5m wide, with a splayed access onto the turning head of Deebank Avenue, with transition from public highway to private road defined with a 1.0m wide rumble strip.
A turning head is to be created where shown to enable delivery and refuse vehicles to turn and exit the site in a forward gear.
Private drives and garages are to be provided with spaces being 2.5m wide by 5.0m long, having 6.0m depth behind for manoeuvring.
The construction of the new road shall be agreed at a later date with Staffs County County Highways.
The ongoing maintenance of the new road shall be overseen by a maintenance management company agreement.

SERVICES

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

REFUSE STORAGE

3 wheely bins to each property shall be housed within the private rear gardens.

DRAINAGE PROPOSALS

Foul drainage from the development shall discharge into the existing foul and storm sewers in Springfield Drive.
Highway drainage from the private road and drives shall discharge through an approved by-pass separator as shown.
Storm water discharging from the dwelling roofs shall discharge into the new storm system after the separator.
Storm water discharge into the existing sewer shall be restricted to 5 litres/second by introducing a flow control chamber with an offline attenuation chamber formed as shown using connecting plastic crate cells below the garden area of plot 4.
Any drainage runs within the Root Protection Areas of retained trees shall be hand-dug.

TREE REPORT

Please refer to report produced by Tree Heritage for details of the existing trees on site. To enable the proposal to be related to these findings, tree references, measured canopies and root protection areas taken from the report are indicated here.

TREE KEY

TREE TO BE RETAINED

TREE RPA

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 contours are indicated.

scale bar @ 1:200

Mr. J. Hurst

PROPOSED DEVELOPMENT OF 7 No. BUNGALOWS ON LAND AT 'THE ORCHARD', SPRINGFIELD DRIVE, LEEK, STAFFS.

PLANNING APPLICATION

SITE PLAN

Date	Sheet	Scale
FEBRUARY 2016	A1	1:200
Drg No.	Rev.	Drawn
2015-2095-08	H	RG

A - 15.02.2016 - PLAN UPDATED FOR PLANNING SUBMISSION
B - 19.02.2016 - PLAN UPDATED FOR PLANNING SUBMISSION
C - 22.02.2016 - PLAN UPDATED FOR PLANNING SUBMISSION
D - 01.03.2016 - NOTES + PLAN UPDATED FOR PLANNING SUBMISSION
E - 04.04.2016 - NORTH POINT DIRECTION CORRECTED
F - 27.04.2016 - AMENDED TO INCLUDE LANDSCAPING AND ACOUSTIC FENCING
G - 01.06.2016 - PLANNING AMENDING
H - 16.11.2016 - PROPOSED DWELLINGS AMENDED TO MATCH CURRENT

SAMMONS Architectural LIMITED
Chartered Institute of Architectural Technologists
10 Cawdry Buildings, Fountain Street, Leek. ST13 6JP
Telephone + Fax 01538 386002
E-mail: info@sammonsltd.co.uk
Web: www.sammonsltd.co.uk

This drawing is copyright. Do not scale.
All dimensions must be checked prior to commencement.