

West Elevation. Scale 1:100



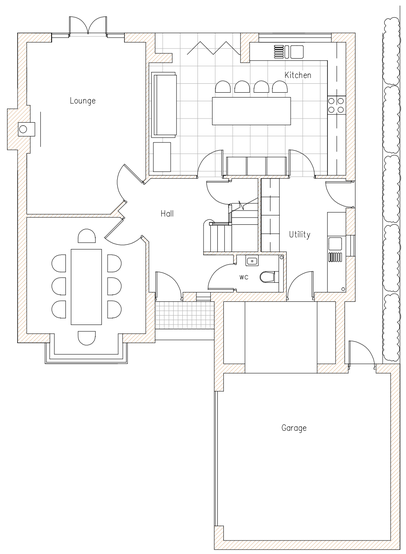
North Elevation. Scale 1:100



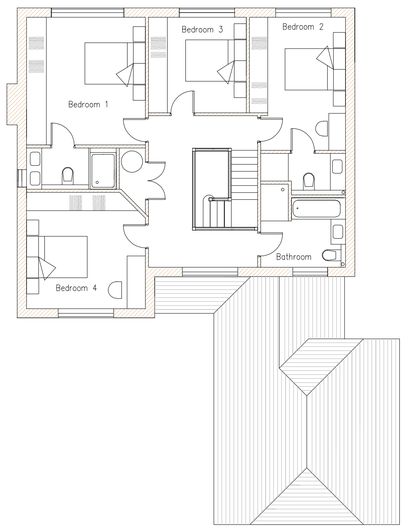
East Elevation. Scale 1:100



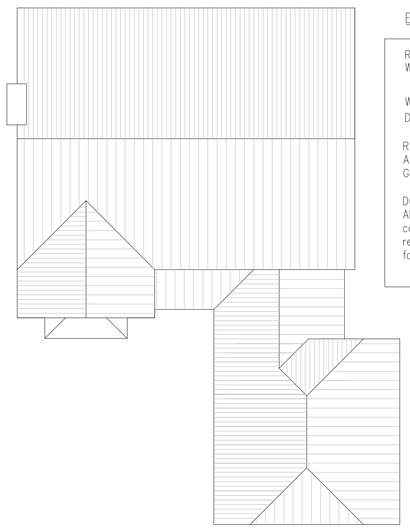
South Elevation. Scale 1:100



Ground Floor Scale 1:100



First Floor Scale 1:100



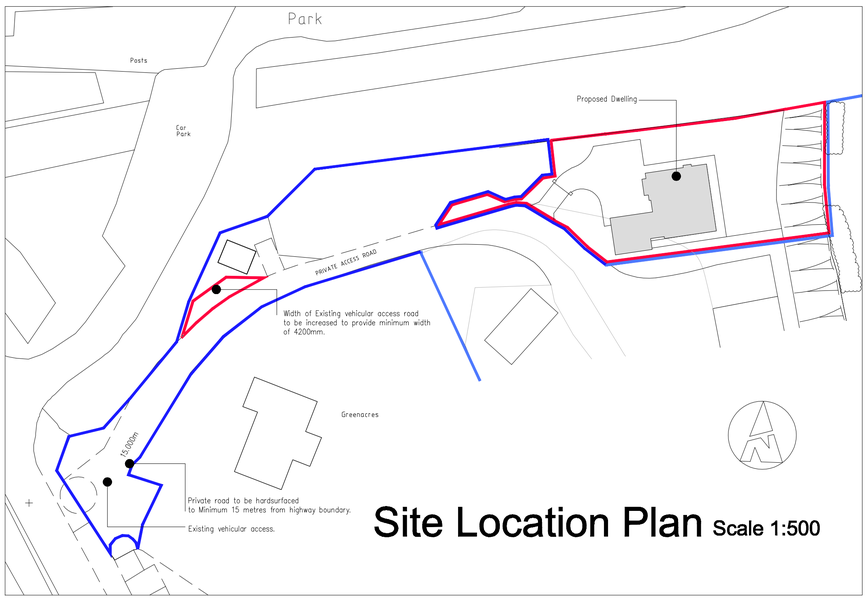
Roof Plan Scale 1:100

EXTERNAL FACING MATERIALS:

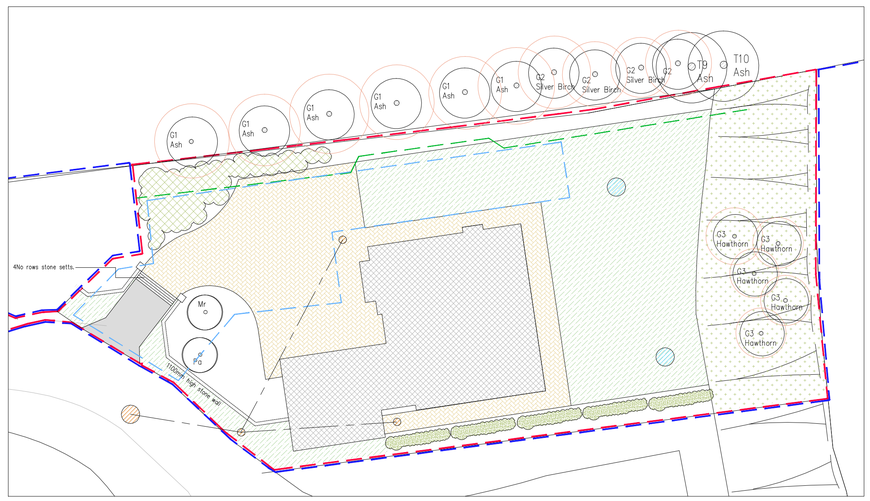
Roof: Hawkins Staffordshire Blue Plain clay tiles.
Walls: Furness Brick & Tile Co Ltd. Natural Orange Facing Brickwork.
Windows: Timber painted Cream RAL 9001.
Doors: Timber painted Cream RAL 9001.

RAINWATER GOODS:
All rainwater goods are to be black Upvc.
Gutters 125mm half round, 75mm diam. downpipes.

DOORS & WINDOWS:
All external doors and windows shall be constructed in timber, all frames are to be recessed minimum 50mm from the external face of wall.



Site Location Plan Scale 1:500



Site Plan Scale 1:200

KEY:

DRAINAGE:
- Foul Drainage.
- Storm Drainage.
- Existing Foul drainage.
- Soakaway to approved doc. H2.

BUILDINGS:
- Proposed Dwelling. Footprint Area = 152 square meters.
- Site Boundary.

LANDSCAPING:
- VEHICULAR & PEDESTRIAN ACCESS: Bradstone Lumley Cobble Block Paving.
- SITE ACCESS: Tarmaccadam surfaced Vehicular access.
- EXISTING TREES: To be retained.
- TREES TO BE PLANTED: See Schedule Below.
- NEW HEDGE: Green Beech (Fagus sylvatica)
- SHRUB PLANTING: See Schedule below.
- NEW NATURAL STONE WALL: See detail.

NEW HEDGE:				
	Green Beech (Fagus sylvatica)	CG	400-600 HT	132No
Hedge to be planted at 450mm cts in staggerd double rows 380mm apart, approx. 6 plants per lm. All protected with 60mm spiral rabbit guards. Mulch to a depth of 75mm after planting.				

GRASS:		
	Standard amenity lawn seed mix	50g/sqM
	Wildflower meadow mix seed.	5g/sqM

TREE PLANTING:				
Pa	Prunus avium	RB	STD	1No
Mr	Malus 'Rudolf'	RB	STD	1No

All trees are to be standard with min. 8cm girth measured 1m above ground level and min. height of 2.5m, rootballed.
All trees are to be single staked, tied and protected with 60mm spiral rabbit guards.

SHRUB PLANTING:				
Ns	Corylus Avellana	CG	3L	16No
	Crataegus Monogyna	CG	3L	16No
	Ilex Aquifolium	CG	3L	16No
	Prunus Spinosa	CG	3L	16No
	Rosa Canina	CG	3L	16No
	Sambucus Nigra	CG	3L	16No
	Viburnum Opulus	CG	3L	16No
Native mix Shrubs to be Planted in like species groups of 3 to 7 plants per 1sq.m.				

GENERAL NOTES:

IMPLEMENTATION:
All planting is to be carried out in the first planting season following Local planning authority written approval of scheme.
Any trees, plants or shrubs which are removed, die, become seriously damaged or diseased within a period of 5 years shall be replaced in the next planting season with others of similar size and species.

TOP SOIL:
Existing and imported topsoil shall conform to BS 3882:1994. Be free from compaction, brick/rubble/stone greater than 50mm diam. Minimum depths of soil 350mm to Shrubs, 150mm to grass areas.

FENCING:
Temporary protective fencing and advisory notices are to be provided to protect all existing trees which are to be retained. Fencing is to be erected in accordance with guidance in British Standards 5837:2012 Trees in Relation to Design, Demolition and Construction-Recommendations, and shall be retained in position for the duration of the period that development takes place. Within the fenced area there shall be no excavation, changes in ground level, installation of underground services, provision of hard standing surfacesg, passage of vehicles, storage of materials, equipment or site huts, tipping of chemicals, waste or cement, or lighting of fires.

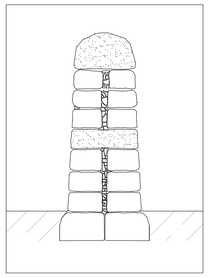
Fencing to comprise of standard 3 metre long scaffold tubes at maximum 3 metre centres driven into ground Minimum 600mm with 3 No cross members with 2 metre high heavy gauge galvanized tube and weld mesh infill panels and restraint poles clamped and anchored to ground poles at 3 maximum metre centres. (See Figure 2 BS 5837: 2012) alternatively 2 metre high galvanized tube and welded mesh infill panels to be supported and restrained with stabilizer strut with base plates secured with ground pins. (See Figure 3 BS 5837:2012).

NOTE: Demountable block and mesh panel systems (eg. "Heras" are not acceptable)

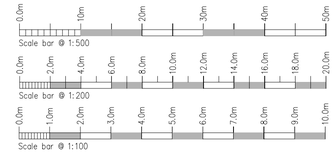
SIGNAGE:
Pre-printed laminated waterproof signs A3 in size are to be fixed securely to fencing panels at minimum 9 meter intervals.

PROTECTED TREE ZONE
NO STORAGE OR OPERATIONS WITHIN FENCED OFF AREAS

Areas for site accommodation, parking, loading/unloading, storage of plant and materials. to be provided prior to commencement and maintained for the duration of the construction works.



Wall detail



Rev.	Drawn	Comments.	Date

Applicant:
Mr R Ratcliffe.

Project:
Proposed Development of Dwelling at the Horthornes Earlsway, Waterhouses, Staffodshire. ST10 3EG.

Title:
Plans & Elevations.

Status:
Planning.

Paper Size A1: Drawn: ACB Sept 2017 Drawing Ref: 1455-01

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