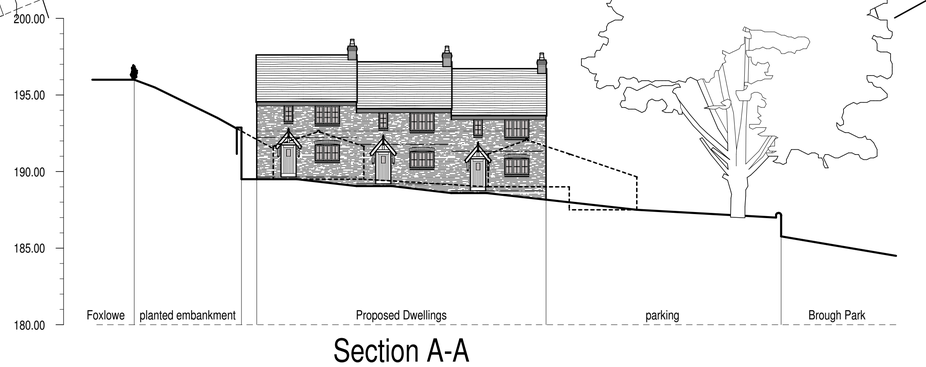




Section A-A

Site Plan

DEMOLITION

The existing garages to be demolished are shown dotted and cross hatched on plan.
Areas of tarmac to be removed are also dotted but covered in stippled hatch.

PROPOSAL SCHEME

The site currenlly accommodates 25 lock up garages which are in a state of disrepair. It is proposed to demolish the garage structures and redevelop the site. It is proposed to construct a stepped terrace of 3 no. dwellings which are detailed on drawing no. 2016-2194-15.

PROPOSED PARKING

The development is to be served by a private parking area accessed from the cobbled access road leading into Brough Park.
A 5.0m wide driveway is to be formed which will allow vehicles to pass at the entrance but shall be widened to 6.0m where parking is present.
3 Parking spaces are to be provided which are to be formed in porous tarmac over a Cellweb TRP Cellular Confinement System driveway system to respect the root protection areas of the tree adjacent the entrance.
Cellweb to be installed as per specification prepared by Geosynthetics Ltd accompanying this application.

SERVICES

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

REFUSE STORAGE

3 wheely bins are to be provided to each property which will be housed within a bin store, position to be agreed.

HARD LANDSCAPING

The scheme indicates materials to be utilised for hard landscaping, but generally consists of :-
Parking areas - porous tarmac over cellweb
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 walled boundaries to the site are to remain unaltered.
To the north and east boundaries painted metal estate fencing is to be installed.

Soft landscaping :-
Shall include grassed areas and planted areas as noted. The private garden areas are to be grassed whilst the limited site frontage is to have a mixed native species hedgerow planted behind the estate fencing along the boundary to the highway.

HEDGEROWS :-

Along the road frontage a hedgerow is to be planted 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.

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 TO BE REMOVED

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.

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

Stockwell Mews

PROPOSED REDEVELOPMENT OF
LOCK UP GARAGE SITE
STOCKWELL STREET,
LEEK, MARKET PLACE
STAFFORDSHIRE, ST13 6AD
PLANNING PROPOSAL
SITE PLAN

Date	Sheet	Scale
AUGUST 2017	A1	1:200
Drg No.	Rev.	Drawn
2016-2194-13	C	RG

A - 27/09/2017 - SCHEME REVISED TO 3 COTTAGES
B - 04/10/2017 - INDICATIVE ELEVATION ADDED
C - 03/04/2018 - PLAN UPDATED FOR PLANNING SUBMISSION

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All dimensions must be checked prior to commencement.