

Streetscene Elevation Plots 3-4-5-6-7-8-9



Site Plan Scale 1:200

KEY:

BUILDINGS:

Proposed Dwellings.

LANDSCAPING:

- ACCESS ROAD: Tarmaccadam surfaced Vehicular access to be constructed to Highway Engineers approval.
- PEDESTRIAN ACCESS: Pre cast concrete 450x450mm flag paving.
- PRIVATE DRIVEWAYS: Concrete pavers.
- TREES TO BE PLANTED: See Schedule Below.
- EXISTING TREES: To be retained.
- NEW HEDGE:
- EXISTING HEDGE: with additional planting
- SHRUB PLANTING: See Schedule below.
- LOW LEVEL PLANTING:
- WALL: brick wall – max height ( ).
- FENCE: 1800mm high timber panel fence. (See detail)
- FENCE: Timber Post & Rail (See detail)

NEW HEDGE:

Hawthorn (Crataegus Monogyna)	TW	400–600 HT	180No
Dog Rose (Rosa Canina)	TW	400–600 HT	12No
Blackthorn (Prunus Spinosa)	TW	400–600 HT	30No
Field Maple (Acer Campestre)	TW	400–600 HT	24No
Bird Cherry (Prunus Padus)	TW	400–600 HT	12No
Hazel (Corylus Avellana)	TW	400–600 HT	24No

Native hedge mix transplants/whips, planted at 300–500mm cts in staggerd double rows 500mm apart. 5 plants per lm. All protected with 600mm spiral rabbit guards.

NEW HEDGE:

Green Beech (Fagus sylvatica)	CG	400–600 HT	138No

Hedge to be planted at 450mm cts in staggerd double rows 380mm apart, approx. 6 plants per lm. All protected with 600mm spiral rabbit guards. Mulitch 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
Pc	Pyrus calleryana	RB	STD	1No
Sa	Sorbus aucuparia	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 600mm spiral rabbit guards.

SHRUB PLANTING: 260No

Ns	Corylus Avellana	CG	3L	37No
	Crataegus Monogyna	CG	3L	37No
	Ilex Aquifolium	CG	3L	37No
	Prunus Spinosa	CG	3L	37No
	Rosa Canina	CG	3L	37No
	Sambucus Nigra	CG	3L	37No
	Viburnum Opulus	CG	3L	37No

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 natices 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 surfaces,g 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

FACING MATERIALS:

WALLS:	Ibstock Birtley Olde English facing brickwork.
ROOF:	Forticrete Gemini Slate Grey tiles.
WINDOWS/DOORS:	Upvc Anthracite Grey RAL 7016.

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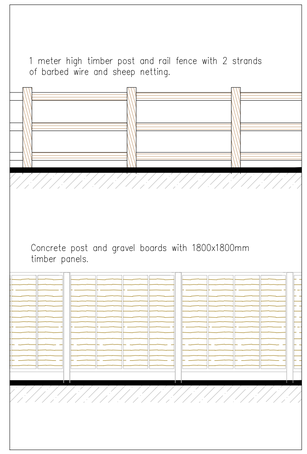

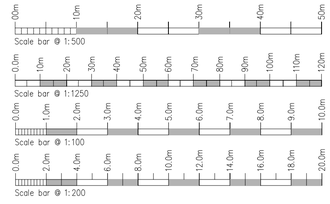

Rev.	Drawn	Comments.	Date

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Client:
Grace Street Developments Ltd.

Project:
Proposed Residential Development on Land off Maccelsfield Road, Leek, Staffordshire S13 8LD.
(Eastings 397378 Northings 357022)

Title:
Site Plan. As Proposed.

Status:
Planning Reserved Matters SMD/2013/1201 (Conditions 2 & 3)

Paper A1: Drawn: ACBailey November 2018 Drawing Ref: 1575-10