

Site Section A-A



Site Plan

DEMOLITION WORKS
The existing delapidated lockup garage, concrete bases for previous garages and tarmac car park surfacing are all to be carefully removed from site to make way for the proposed development.

PLANNING PROPOSAL
It is proposed to construct a 2 bedroom bungalow to compliment the previous development on the former car park. For details of the proposed housetype please refer to drawing no. 2020-2493-03.

ACCESS
A 4.2m wide vehicular access is to be maintained to service Jenny's Way to provide access to the existing bungalow development and to provide access to the proposed parking for the proposed bungalow.
The remaining area of the former carpark is to become the plot for the bungalow with the existing tarmac being removed and prepared for construction.
The new access shall recieve a new tarmac finish.

DRAINS
The foul drainage from the development is to connect into the existing foul sewer.
Storm water created by the development shall discharge into on site rubble filled soakaways.

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.

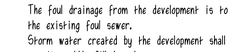
EXTERNAL FINISHES
Boundaries - to remain as existing to site perimeter, with new hedgerow planted to site frontage..
Driveway - tarmac finish.
Paths/Patio - Riven slabs.
Garden - Grass.

HEDGEROWS :-
A hedgerow is to be planted between the The Gables and the proposal site to form the boundary, and is to comprise 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.

LEVELS
Floor levels are indicated for the proposed dwelling and other strategic points. The levels to the perimeter of the site shall remain unaltered with the remaining ground levels graded between as necessary.

TREES
The existing trees on the site and within the adjacent hedge are to remain. The root protection areas are currently compromised by the tarmac surfacing of the existing carpark, hence the proposed development won't be any worse than the current situation, and certainly will be far much improved in most cases where garden areas are to be created.

FOOTPATH
The existing path leading onto the Recreation Area is to be maintained as indicated.



scale bar @ 1:100

KB Developments

PROPOSED BUNGALOW
JENNYS WAY, BEECH AVENUE,
CHEDDELTON, STAFFS,
ST13 7LJ

PLANNING PROPOSAL
SITE PLAN

Date	Sheet	Scale
MARCH 2020	A1	1:100
Drg No.	Rev.	Drawn
2020-2493-02	B	RG

A - 07/05/2020 - PLAN UPDATED FOR PLANNING SUBMISSION
B - 10/05/2020 - SITE SECTION ADDED

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