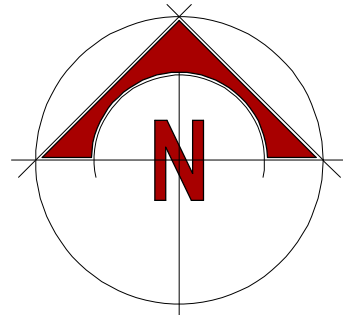




to
Lask Edge Road

Field

Driveway
tarmac

The Barn @
Park Hayes Farm
grass + limestone chippings

The Barn @
Park Hayes
Farm

DEMOLITION WORKS
The existing dwelling shown dotted is to be carefully removed and carted off site.

PROPOSAL SCHEME
The application seeks permission for a replacement dwelling for the one demolished. The new dwelling is to be slightly larger and is to be rotated on the plot as indicated.
Stone retaining walls are to be formed to the north of the proposal where the dwelling is set into the embankment.
For details of the proposed dwelling refer to drawing number 2021-2603-14.

PROPOSED ACCESS + PARKING
The development is to be served by an existing private drive that served both the existing dwelling to be demolished and Park Hayes Farm.
3 No. parking spaces are to be provided, each space being a minimum of 2.5m x 5.0m. 2 spaces are to be formed adjacent to the existing parking area serving Park Hayes Farm, finished with limestone chippings.
A further space is to be provided adjacent to the new dwelling formed in tegula paviers and is linked to the path around the perimeter of the property by steps.

SERVICES
The existing utility services to the dwelling shall be temporary disconnected during the demolition works and reconnected during the rebuild works.

REFUSE STORAGE
3 wheely bins are to be provided to serve the property which will be housed adjacent the parking area and dragged upto the highway on collection days.

BOUNDARY TREATMENTS
The site boundaries are to remain as existing.

LEVELS
Floor level is 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.

LEVELS KEY
+ 9.50 existing level
+ 8.75 proposed level

DRAINAGE PROPOSALS
Foul drainage from the development shall discharge into the existing foul drain and into the existing septic tank serving the dwelling to be demolished.
Storm water discharging from the dwelling roof shall discharge into suitably designed rubble filled soakaways.

HARD LANDSCAPING
The scheme indicates materials to be utilised for hard landscaping, but generally consists of :-
Drive - tarmac (extg resurfaced)
Parking Bay - tegula paviers
Parking Spaces - grasscorete
Paths + Patios - natural york stone paving
Retaining Walls - natural stone

PLANTING BEDS
2 No. Planting beds adjacent to the parking area sited North West of the proposed dwelling.
Planting bed composition as per accompanying Planting Schedule.

WILD FLOWER MEADOW
It is proposed that a wild flower meadow be created with species consisting of 27 nectar rich UK Native wildflower species. This insect friendly mixture of species will bloom in the first year while the perennial plants develop
Sowing rate: 3g per sq/m

MIXTURE COMPOSITION -
Bedstraw, Lady's 4.2%, Black Medick 4.9%,
Burnet, Salad 5.6%, Buttercup, Meadow 4.2%,
Campion, Red 4.2%, Campion, White 3.5%,
Carrot, Wild 2.8% Catchfly, Night-Flowering 3.5%,
Chamomile, Corn 4.5%, Clary, Wild 3.5%
Corn Cockle 13.5%, Cornflower 6%, Cowslip 0.7%,
Daisy, Ox-eye 2.1%, Forget-me-not, Field 2.8%,
Foxglove, Wild 2.8%, Goatsbeard 2.8%,
Knapweed, Common 4.2%, Knapweed, Greater 2.8%,
Marigold, Corn 4.5%, Musk Mallow 2.1%,
Poppy, Common 1.5%, Self-heal 3.5%,
Sorrel, Common 3.5%, St John's-wort, 1.4%,
Yarrow, 1.4%, Yellow Rattle, 7%

HEDGEROWS
Where indicated a mixed native hedgerow is to be planted either side of timber post and wire fencing, comprising of a double staggered row of a mixture of the following plants, 75% Crataegus monogyna (Hawthorn), 5% Corylus avellana (Hazel), 5% Prunus Spinosa (Blackthorn), 5% Ilex aquifolium (Holly), 5% Rosa canina (Dog Rose) + 5% Acer campestre (Field Maple).
Plants to be spaced in a double row, at 500mm staggered centres in both directions.
Newly planted hedgerows are to be protected with rabbit netting.

0 1m 2m 3m 4m 5m
scale bar @ 1:100

Mr & Mrs A Clowes

Proposed Replacement Dwelling at
Park Hayes Farm,
Blackwood Hill,
Endon, Stoke-on-Trent
ST9 9AH
Alternative Planning Proposal
Site Plan

Date	Sheet	Scale
May 2023	A1	1:100
Dwg No.	Rev.	Drawn
2021-2603-15	-	RG / NAW

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