

HARD LANDSCAPING

The scheme indicates materials to be utilised for hard landscaping, but generally consists of:
Road - Pavement - tarmac with concrete kerbs and edgings.
Individual drives & parking areas - regular reconstituted sets.
Patios - riven reconstituted paving slabs.
Note - samples of materials shall be submitted prior to commencement to Local Authority.

BOUNDARY TREATMENTS

The existing site boundaries are to remain but are to be reinforced with hedgerow planting where missing.
New drive facing boundaries are to be formed with black painted metal estate fencing where shown.
Gaps between properties are to be secured with a 1.8m rough sawn timber panel fence with access provided by means of lockable gates as shown.
Rear boundaries are to be formed with a mix of 1.8m rough sawn timber panels and timber post and rail fencing with mixed native species hedgerows as noted.

SOFT LANDSCAPING -

Shall include planting areas, tree/hedgerow planting and grassed areas as indicated, all as described in accompanying planting schedule

TREE PLANTING -

Supplementary tree planting is to be undertaken as part of the scheme, all as described in accompanying planting schedule.

HEDGEROWS -

Where indicated a mixed native hedgerow is to be planted behind protective timber post and rail fencing, comprising of a double staggered row of a mixture of the following plants, 70% Crataegus monogyna (Hawthorn), 10% Corylus avellana (Hazel), 10% Prunus Spinosus (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.



DEMOLITION WORKS

The existing dwelling 'The Grange' shown dotted on plan is to be carefully demolished with all waste materials removed from site.

PROPOSAL SCHEME

It is proposed to develop the site of 'The Grange' including its extensive gardens with the creation of 22 dwellings.
The proposed dwellings will be a mix of 2, 3 and 4 bedroom properties, 2/3 storeys high and mix of detached and semi-detached.
For details of proposed houses please refer to the following:
2022-2755-07 Plot 1 + 2 Housetypes
2022-2755-08 Plot 3 + 4 Housetypes
2022-2755-09 Plot 5 Housetype
2022-2755-10 Plot 6 Housetype
2022-2755-11 Plot 7 Housetype
2022-2755-12 Plot 8 Housetype
2022-2755-13 Plot 9 Housetype
2022-2755-14 Plot 10 Housetype
2022-2755-15 Plot 11 + 12 Housetypes
2022-2755-16 Plot 13 Housetype
2022-2755-17 Plot 14 Housetype
2022-2755-18 Plot 15 Housetype
2022-2755-19 Plot 16 Housetype
2022-2755-20 Plot 17 Housetype
2022-2755-21 Plot 18 Housetype
2022-2755-22 Plot 19 + 20 Housetypes
2022-2755-23 Plot 21 + 22 Housetypes

PROPOSED ROAD AND ACCESS

The development is to be served by a road accessed off Clay Lake.
The entrance is to be 5.0m wide, have 6.0m radius curves at the junction and have a 1.8m wide pavement to the southern side and 1000mm wide service strip to the northern side.
Visibility sight lines from the new access road shall be provided to give visibility of a minimum of 58.0m to the east and 52.0m to the west as annotated, from a position taken 2.4m back from the kerb line.
Vegetation planted in advance of visibility sightlines shall be restricted to a height of 600mm.
A turning head is to be created where shown to enable delivery and refuse vehicles to turn and exit the site in a forward gear.
The dwellings are to be served by a mix of private drives and garages. Parking spaces are to be 2.5m wide by 5.0m long, and having a 6.0m road width behind for manoeuvring. The garage is to be a minimum of 3.0m wide x 6.0m long.
2 + 3 Bedroom properties are to have 2 spaces each and 4 bedroom properties shall have 3 spaces each.
The construction of the new road and pavement shall be agreed at a later date with Staffordshire County Council Highways.

EXISTING ACCESS

The existing domestic access into the site is to be permanently closed as part of this proposal. The existing driveway is to be removed and the footway to be reinstated to the satisfaction of Staffs County County Highways Department including replacement road kerbs.

SERVICES

The public utility services serving the proposed development shall be sited below the pavements or grass verge on one side or the other of the new carriageway.

REFUSE STORAGE

3 wheely bins are shown to each property which will be housed within the private rear gardens of each property.

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.
Existing contour lines are shown in blue for reference.

DRAINAGE PROPOSALS

Please refer to Keytech Development Design Ltd drainage strategy for details of foul and storm water drainage.

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 / HEDGE KEY

- existing tree
- root protection area to existing tree/hedge
- proposed tree
- existing hedge
- proposed hedge

0m 5m 10m
scale bar @ 1:250

S.A.L

Proposed Redevelopment of
The Grange,
Clay Lake,
Endon,
ST9 9DD

Planning Proposal
Site Plan

February 2023	A0	1:250
2022-2755-06	F	RG
B - 19/03/2022 - LATEST UPDATED OCCUPANCY DATA WITH CLIENT		
B - 19/03/2022 - SCHEME UPDATED FOR PLANNING APPLICATION		
C - 10/03/2022 - PLAN APPROVED FOR PLANNING SUBMISSION		
C - 23/03/2022 - PATCHY MOVED OUT OF SPAN		
D - 23/03/2022 - TITLE SHEET REDESIGNED		
F - 20/03/2023 - SIGHTLINE DISTANCES UPDATED TO SUIT SPEED SURVEY		

SAMMONS
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