

© THIS DRAWING AND THE BUILDING WORKS DEPICTED ARE COPYRIGHT OF THE ARCHITECTS AND MAY NOT BE REPRODUCED EXCEPT BY WRITTEN PERMISSION. ALL DIMENSIONS MUST BE CHECKED ON SITE AND NOT SCALED FROM THIS DRAWING.

REVISIONS			
LETTER	REVISION	DATE	BY
REV A	ALTERATIONS TO MEET COUNCIL APPROVAL	36-04-19	LS



SITE PLAN
bar scale 1:200
0 2m 4m 6m 8m 10m 12m 14m 16m 18m 20m

LEGEND

PROPOSED

TREE SIZE

10-12 cm GIRTH

TREE SPECIES

ENGLISH OAK (QUERCUS ROBAR)

ASH (FRAXINUS EXCELSIOR)

BEECH (FAGUS SYLVATICA)

TIMBER CLOSE BOARDED FENCE 1.8m HIGH

PROPOSED NATIVE HEDGEROW COMPRISING 2 ROWS HAWTHORN, 3' 6" HIGH FEATHERED WHIPS, STAGGERED ROWS AT 450mm CENTRES

EXISTING HEDGEROW RETAINED

BLOCK PAVING

INDIAN STONE PAVING

GRAVEL DRIVE

TARMAC

DRAINAGE NOTE

ALL ROOF RAINWATER FROM EACH PROPOSED HOUSE TO DISCHARGE INTO A RAINWATER HARVESTING TANK WITH OVERSPILL GOING INTO A SOAKAWAY.

ADOPTED ROAD STORM WATER TO DISCHARGE INTO STORM DRAIN IN ROAD COMPLETE WITH A HYDROBRAKE, FLOWING TO A DITCH IN ADJACENT FIELD.

ALL PARKING AREAS TO HAVE PERMEABLE BLOCK PAVING TO ABSORB STORM WATER.

NOTES:

TREE PROTECTION:

INDIGENOUS TREES PLANTED AT LOCATIONS INDICATED

LARGER TREES (10-12cm GIRTH) TO BE PLANTED AT 8-10m CENTRES WITH SMALLER WHIPS AND FEATHERED TREES PLANTED IN BETWEEN AND TO BE THINNED IN THE FUTURE IF NECESSARY

EACH INDIVIDUAL TREE TO BE PROTECTED BY RABBIT GUARDS 0.75m RADIUS AREA AROUND TREES TO BE KEPT CLEAR OF GRASS & MAINTAINED WITH MULCH.

TREES TO BE SECURED WITH TWIN STAKES APPROX. 0.6m ABOVE GROUND LEVEL.

POST TREE PLANTING MAINTENANCE:

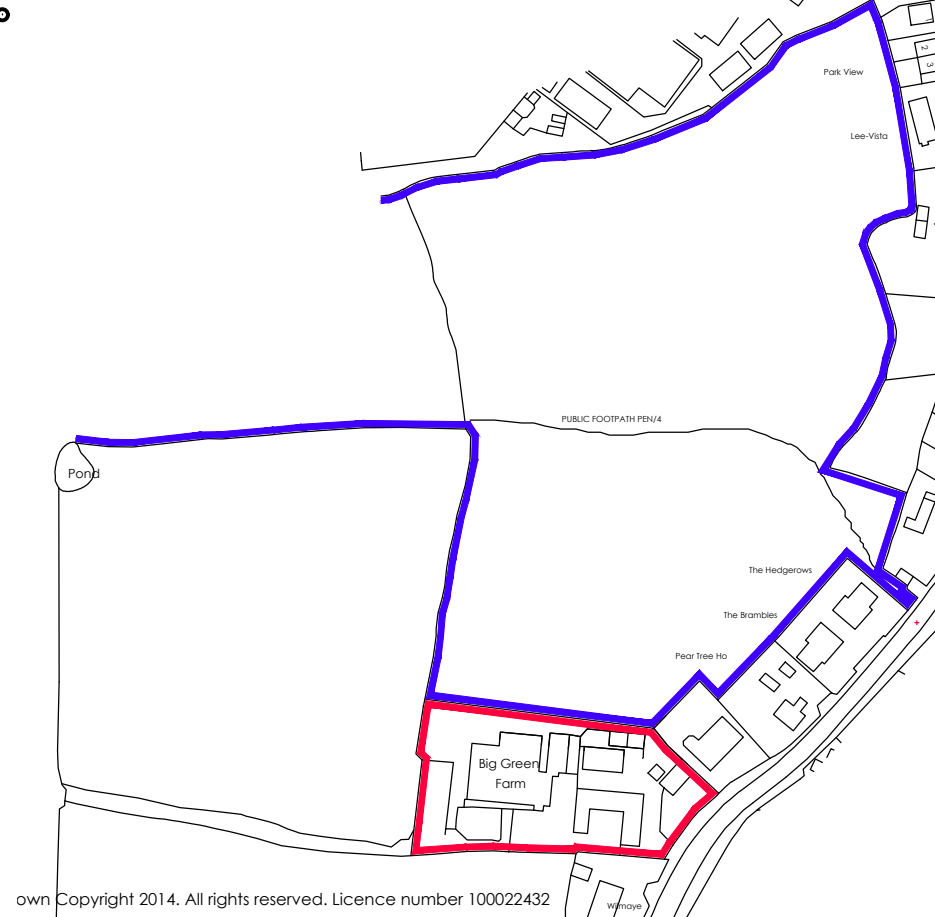
IRRIGATION FOR FIRST 3 YEARS AND ENSURE MULCH AROUND BASE OF TREE IS WELL MAINTAINED. TREES ON STEEPER SLOPES TO BE SUPPORTED ON UP-SLOPE SIDE WITH 2.5m 3 FOOT HIGH STAKES. TIES & STAKES TO BE CHECKED ON ANNUAL BASIS WITH A VIEW TO REMOVAL OR LOWERING BETWEEN 18 MONTHS & 3 YEARS OF PLANTING.

HEDGE PROTECTION:

PROVIDE SPIRAL RABBIT GUARDS TO FEATHERED WHIPS.

UNIT BREAKDOWN			
8 No	-3 BEDROOM SEMI HOUSES @ 86m2 (925ft2)ea		
1 No	-4 BEDROOM DETACHED 150M2 (1615ft2)ea		
4 No	-2 BEDROOM TERRACE HOUSES @ 67m2 (721ft2)ea		
13 No	TOTAL		
CAR PARKING 2 per 2 bed dwelling=4 3 per 3/4 bed = 33 Total 35			
TOTAL SITE AREAS 4,223M2 0.42 HECTARE OR 1.038 ACRE approx			
APPROX GROSS INTERNAL AREAS			

PROPOSED ESTATE ROAD / FOOTPATHS BEYOND RAMP TO BE MAINTAINED IN PERPETUITY BY A PRIVATE MANAGEMENT COMPANY



LOCATION PLAN 1:2500
bar scale 1:2500
0 50m 100m 150m 200m

BOWER EDLESTON ARCHITECTS

SWEETBRIAR HALL, NANTWICH, CHESHIRE CW5 5RW
TELEPHONE: 01270 624129 FACSIMILE: 01270 627684
EMAIL: ADMIN @ BOWER - EDLESTON .COM
WEBSITE: WWW . BOWER - EDLESTON .COM

PROJECT
BIG GREEN FARM, PENLEY

TITLE
PROPOSED HOUSING SITE AND LOCATION PLAN

SCALE 1:200& 1:2500 @A1
DATE APRIL 2019
DRG.No 6670- 14

DRAWN BY
STAGE
REVISION A