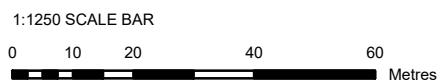


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Scale 1:1250 @ a3  
Date Dec.2018  
Drawn/Checked NGJRW  
Dwg.No 2361.45.001

# Location plan Dark Lane Rossendale Galliford Try







**Schedule of Accommodation**

●	2 Bed 2 storey house	@69m <sup>2</sup>	- 16no.
●	3 Bed 2 storey house	@82m <sup>2</sup>	- 62no.
●	2 Bed 3 Person GF Apt	@56m <sup>2</sup>	- 04no.
●	2 Bed 3 Person FF Apt	@67m <sup>2</sup>	- 04no.
●	2 Bed 3 Person GF Apt	@58m <sup>2</sup>	- 01no.
●	2 Bed 3 Person FF Apt	@63m <sup>2</sup>	- 01no.
●	2 Bed 2 storey house w/ ginnel	@79m <sup>2</sup>	- 07no.
<b>Total</b>			<b>- 95no.</b>
Site area	- 2.68 ha	- 6.63 acres	
Density	- 35.45 units/ha	- 14.33 units/acre	

Public Open Space - 0.10ha - 0.25acres

- Key:**
- Trees to be removed
  - Existing trees retained
  - Proposed location of new trees
  - Close boarded timber fence 1.8m high
  - 1.5m High close boarded fence
  - 1.5m High close boarded fence with 300mm trellis
  - Indicative location of retainment
  - Paving- Marshall or similar 600x900x50mm grey concrete flags
  - Adoptable roads- 80mm brindle block paving with 80mm charcoal block paving to hard margins
  - Private driveways- porous surface
  - Area of potential land grab
  - Electric vehicle charging point- 13amp 3 Pin
  - External Sockets in waterproof housing
  - Cycle store- 6ft x4ft timber shed with bicycle ground anchor

**Notes**

Layout based on topographical survey by Survey Systems drawing number 19095A

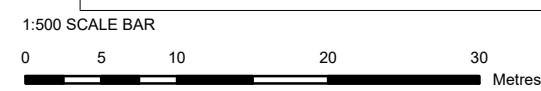
Layout dependant upon confirmation of legal site boundary, Statutory Services Information & subject to Highway approval

Drainage strategy subject to further detailed design, subject to Phase I & II Geo-technical Survey and Drainage Assessment.

Boundary Treatments & Finish floor levels subject to further detailed design.

Aspect distances subject to agreement with local authority.

Arboricultural survey produced by JCA Drawing 14417



# Site Layout Dark Lane Rossendale STG

<b>GallifordTry Partnerships</b>	
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Date	November 2018
Drawn/Checked	NG/JRW
Dwg No	2361.45.010M



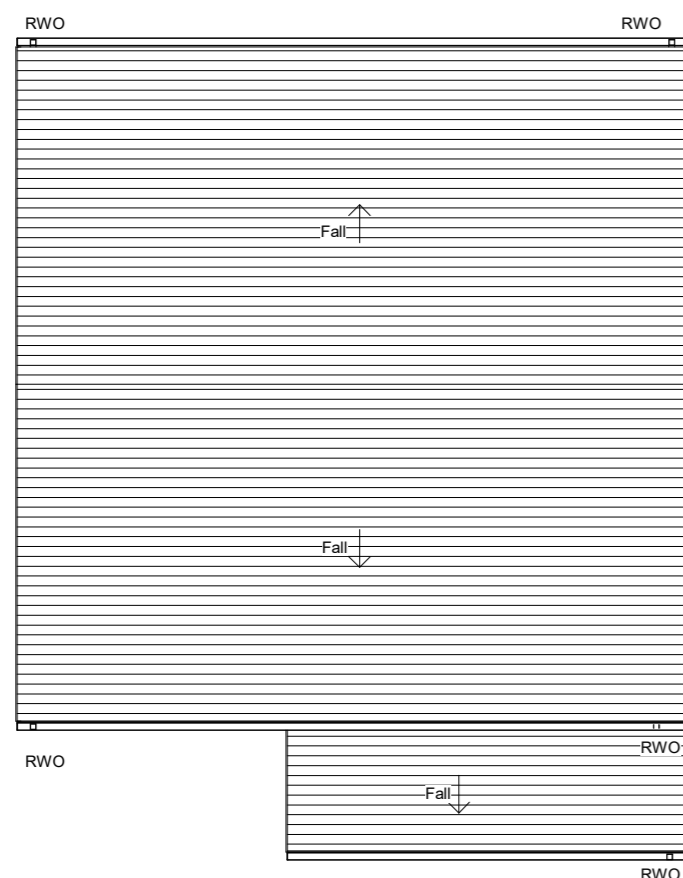


The general contractor is responsible for the verification all dimensions on site and the architect is to be informed of any discrepancy.

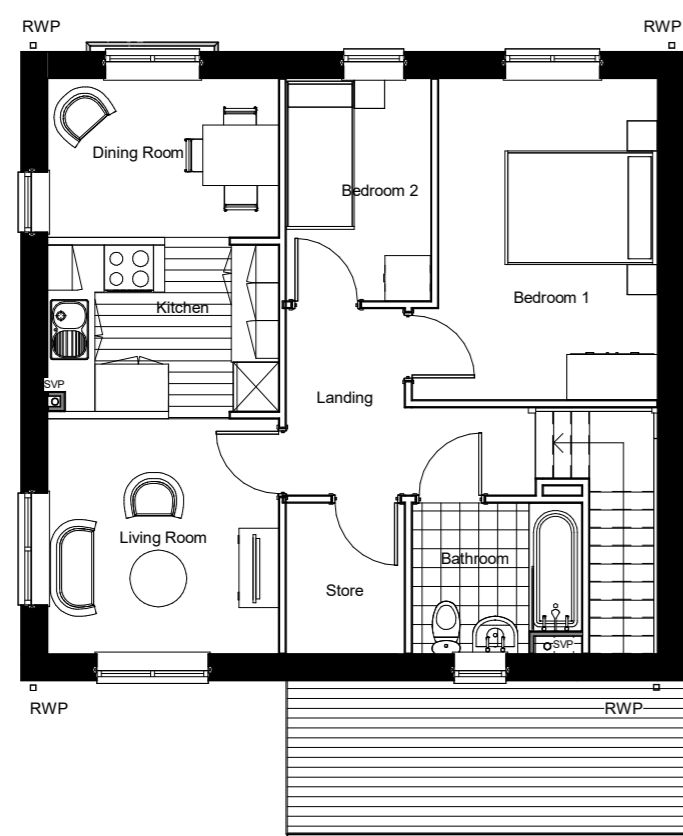
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Revisions:

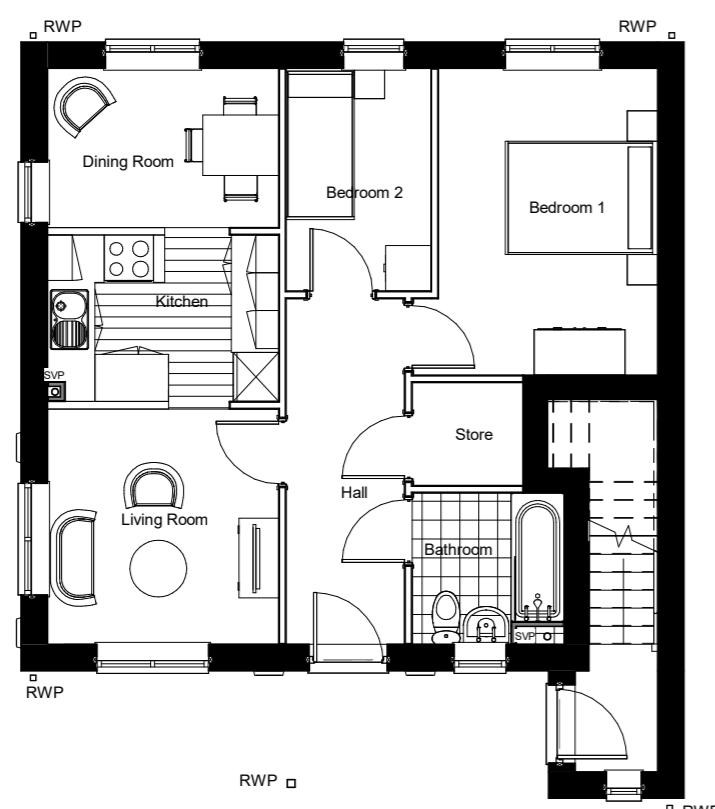
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Roof plan



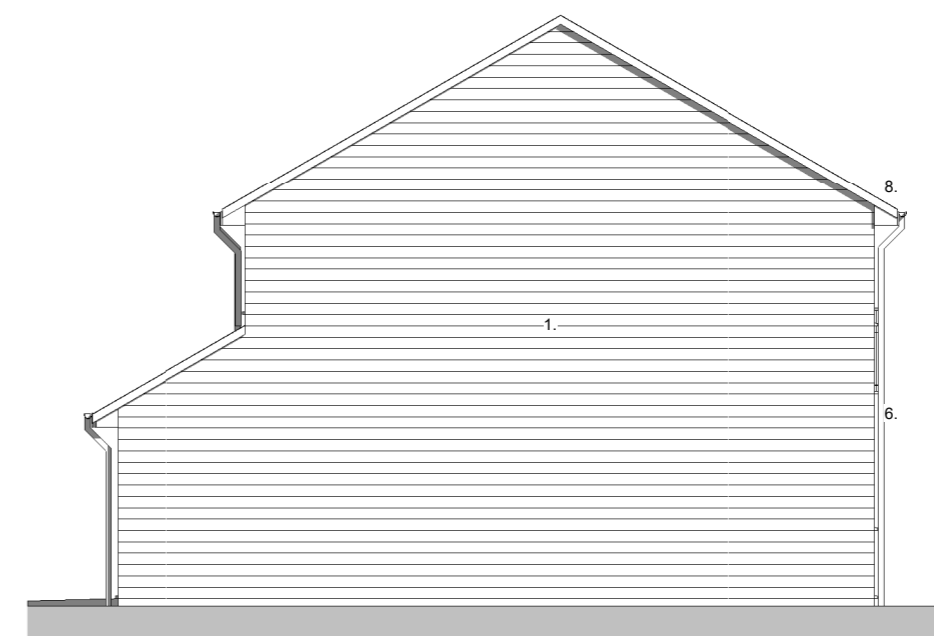
First Floor



00- Ground Floor



Front Elevation Facing East



Side Elevation Facing North



Rear Elevation Facing West



Side elevation Facing South

Material Schedule:

1. Facing artstone- Edenhall Darlstone Walling Buff Black Pitched.
2. Metal Juliet balcony. Powder coated finish. Colour to be confirmed.
3. Grey UPVC window- Jedsons or Munster.
4. Sandtoft calderdale roof tile, colour dark grey.
5. Pas 24 external door, colour to be confirmed.
6. Black Polypipe UPVC half round gutters & square profile down pipes.
7. Grey UPVC fascias.
8. Boxed eaves detail.

Key:

- G. Gas Meter Box.
- E. Electric Meter Box.

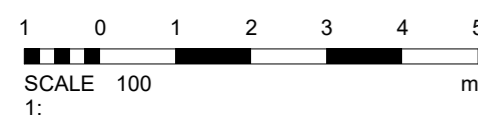
■ Stippolyte Obscure Glazing



Drawing	
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<input type="checkbox"/> approval	<input type="checkbox"/> record/as built
Scale	1 : 100 @A2
Date	August 2018
Drawn/Checked	NG/ SH
Dwg.No	2361.45. 025

# Plots 9-10 2B 3P Apartment building

Dark Lane, Rossendale  
STG

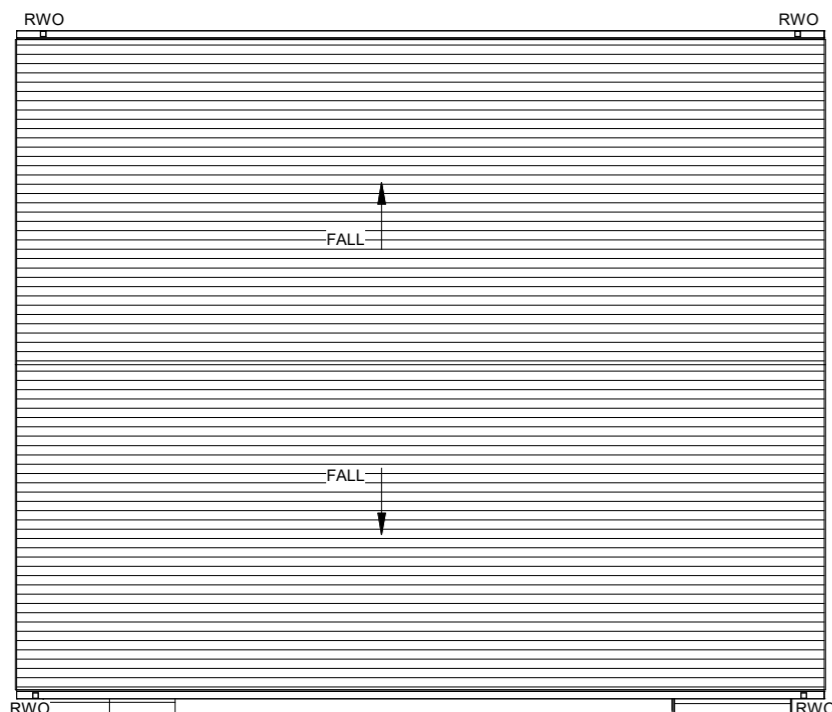


The general contractor is responsible for the verification all dimensions on site and the architect is to be informed of any discrepancy.

The status of information contained in a computer copy of this drawing shall be limited to that conveyed by the paper copy.

Revisions:

No.	Description	Date	Issued
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Roof Plan



Front Elevation



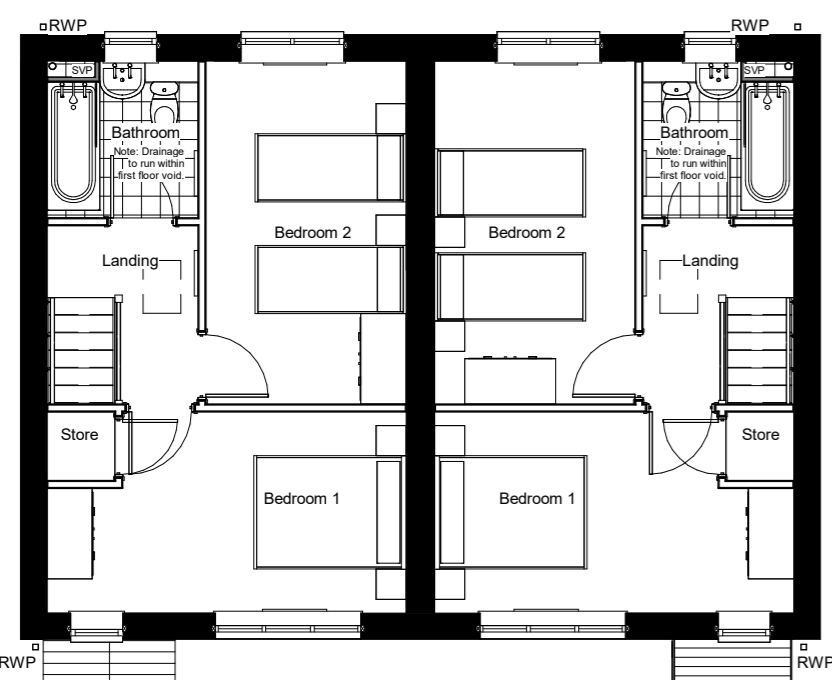
Left Elevation



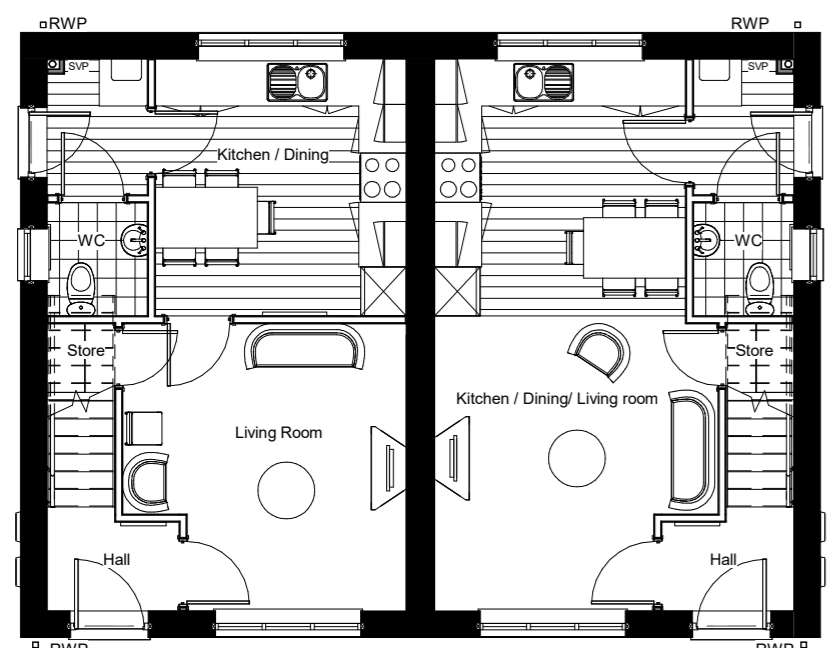
Right Elevation



Rear Elevation



First Floor



Ground Floor

**Material Schedule:**

1. Facing artstone- Edenhall Darlstone Walling Buff Black Pitched.
2. GRP door canopy design to bonfirmed.
3. Grey UPVC window- Jedsons or Munster.
4. Sandtoft calderdale roof tile, colour dark grey.
5. Pas 24 external door, colour to be confirmed.
6. Black Polypipe UPVC half round gutters & square profile down pipes.
7. Grey UPVC fascias.
8. Boxed eaves detail.

**Key:**

- G. Gas Meter Box.
- E. Electric Meter Box.
- Stippolyte Obscure Glazing

**GallifordTry Partnerships**

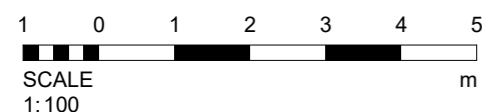
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Scale	1 : 100 @A2
Date	August 2018
Drawn/Checked	NG / SH
Dwg.No	2361.45. 040

Plots 16-17, 20-21, 25-26, 38-39 & 88-89

**2B4P**

**Semi-detached**

**Dark Lane, Rossendale  
STG**





**Notes**

**Landscape and Ecological Management Plan (LEMP) Objectives:**

1. Where appropriate tree and shrub species are native and/or characteristic of the area. Other species are selected appropriate for their form, habit, benefits to wildlife and visual interest. Tree species selected:

*Acer campestre*  
*Acer platanoides* 'Crimson King'  
*Alnus glutinosa*  
*Amelanchier lamarckii*  
*Betula pendula*  
*Ginkgo biloba*  
*Malus sylvestris* 'Red Sentinel'  
*Prunus avium* 'Plena'  
*Quercus petraea*  
*Sorbus aucuparia* 'Joseph Rock'

- 2. The public open space (POS) incorporates additional LEMP objectives.
- 3. Wildflower grass areas have been incorporated where possible.
- 4. Boundary planting has been designed to provide habitat links with surrounding areas of ecological value.
- 5. Extra-heavy standard trees have been specified at specific locations to provide instant impact to aide integration of the development and streetscape.

**Planting Notes:**

- 1. In preparation of grassed areas and planting beds ground must be relieved of compaction and receive 150mm depth topsoil for areas to be grassed and 300mm for planting beds to proposed finished ground levels. Topsoil to be in accordance with and comply with BS3882:2015.
- 2. Trees to be supplied and planted in accordance with BS8545:2014.
- 3. A circle of mulch, 100mm depth and 1m diameter shall be formed around each tree.
- 4. All planting beds and trees shall be watered to field capacity immediately after planting and as necessary in the first season to maintain healthy growth.
- 5. All planting beds and tree pits to be relieved of soil compaction prior to planting and receive a 50mm depth of mulch after planting.
- 6. Areas under existing trees, not planting beds, may be mulched to 50-100mm depth.
- 7. Mulch shall be medium to large grade softwood bark.
- 8. Ornamental shrub and herbaceous planting species list:

**Shrubs:**

*Aucuba japonica* 'Gold Dust'  
*Cistus* 'Silver Pink'  
*Chaenomeles speciosa* 'Moerhousii'  
*Collinus coccinea* 'Royal Purple'  
*Hebe* 'Autumn Glory' Bushy  
*Lavandula angustifolia* 'Hidcote Pink'  
*Lavandula angustifolia* 'Hidcote'  
*Rosmarinus officinalis* 'Severn Sea'  
*Sarcococca confusa*  
*Spiraea* 'Arguta'  
*Symphoricarpos chenaultii* 'Hancock'  
*Viburnum opulus*  
*Viburnum tinus* 'Gwenllan'

**Herbaceous:**

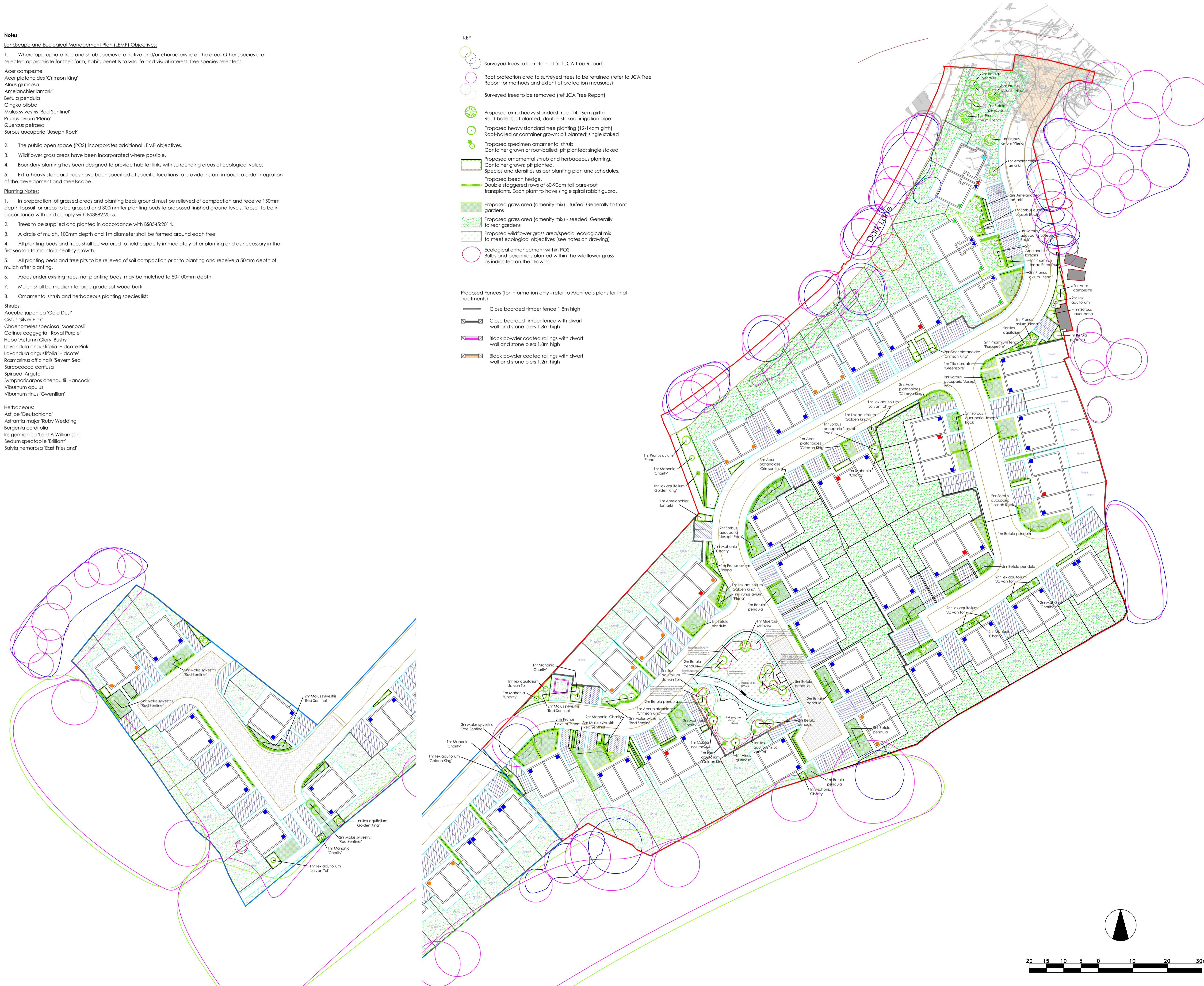
*Astilbe* 'Deutschland'  
*Astrantia major* 'Ruby Wedding'  
*Bergenia cordifolia*  
*Iris germanica* 'Lent A Williamson'  
*Sedum spectabile* 'Brilliant'  
*Salvia nemorosa* 'East Friesland'

**KEY**

- Surveyed trees to be retained (ref JCA Tree Report)
- Root protection area to surveyed trees to be retained (refer to JCA Tree Report for methods and extent of protection measures)
- Surveyed trees to be removed (ref JCA Tree Report)
- Proposed extra heavy standard tree (14-16cm girth)  
Root-balled; pit planted; double staked; irrigation pipe
- Proposed heavy standard tree planting (12-14cm girth)  
Root-balled or container grown; pit planted; single staked
- Proposed specimen ornamental shrub  
Container grown or root-balled; pit planted; single staked
- Proposed ornamental shrub and herbaceous planting.  
Container grown; pit planted.  
Species and densities as per planting plan and schedules.
- Proposed beech hedge.
- Double staggered rows of 60-90cm tall bare-root transplants. Each plant to have single spiral rabbit guard.
- Proposed grass area (amenity mix) - turfed. Generally to front gardens
- Proposed grass area (amenity mix) - seeded. Generally to rear gardens
- Proposed wildflower grass area/special ecological mix to meet ecological objectives (see notes on drawing)
- Ecological enhancement within POS  
Bulbs and perennials planted within the wildflower grass as indicated on the drawing

**Proposed Fences (for information only - refer to Architects plans for final treatments)**

- Close boarded timber fence 1.8m high
- Close boarded timber fence with dwarf wall and stone piers 1.8m high
- Black powder coated railings with dwarf wall and stone piers 1.8m high
- Black powder coated railings with dwarf wall and stone piers 1.2m high



**Drawing Status:**  
1. Do not scale from this drawing. This drawing is not for construction.  
2. On site measurements must be taken and information verified prior to construction.

**Drawing Status:**  
01 draft for internal review (21/11/18)  
02 final draft for client comment (22/11/18)  
03 amendments to road access aligned to Architects drg Rev L (26/04/19)  
04 Quercus robur changed to Q. petraea in Public Open Space (23/10/19)  
05 Changes to layout following changes to Pits 14 to 21 (08/11/19)

Dark Lane, Newchurch  
Landscape Proposals Plan Opt. 3  
Dwg. No. DR-3784-01.05  
Scale: 1:500 @ A1  
**Brooks Ecological**  
Brooks Ecological Ltd 01943 884451  
Unit A, 1 Station Road, Gusey, Leeds, LS20 8BX