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Title: RESIDENTIAL SCHEME AT REED STREET, BACUP~

Dwg. No. 20/1253/100A – LOCATION PLAN

Client: FIRST CHOICE CONSTRUCTION LIMITED

Date: 17.09.2020

Scale: A3@1:1250

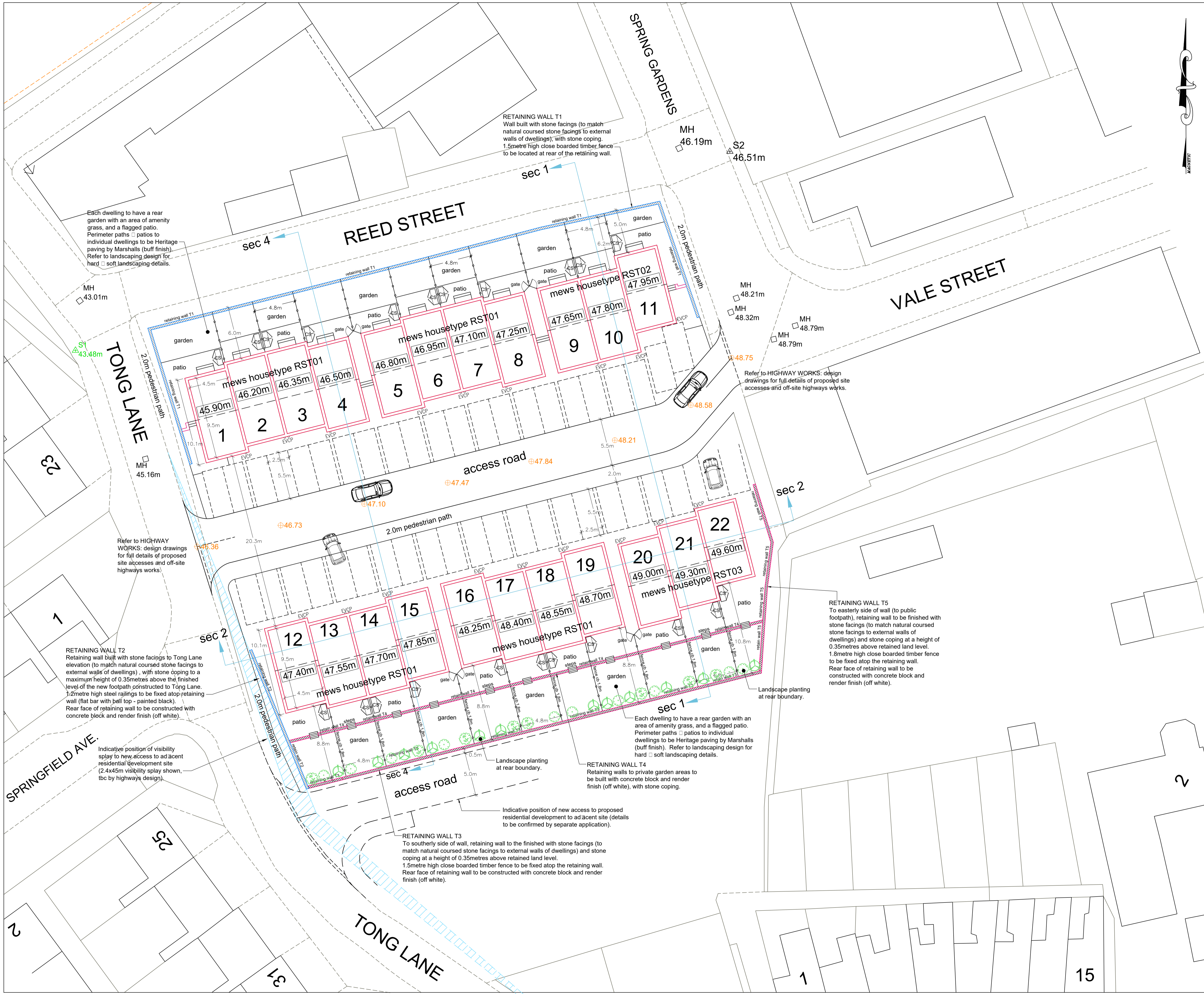
Drawn by: JPE

JPE CONSULTANCY LIMITED
ARCHITECTURAL DESIGN & PLANNING

9 Woodend Drive, Stalybridge, Cheshire, SK15 2SF
Telephone 07875 627 988 jim@jpeconsultancy.co.uk

A 18.08.2021 JPE RED EDGE AMENDED TO INCLUDE INCREASE IN LENGTH TO REAR GARDENS TO PLOTS 12-22.

Amendments



KEY TO EXISTING □ PROPOSED LEVELS:

+70.420	Existing levels from topographical survey.
⊕70.480	Proposed design level.
△S1 43.48m	Levels relate to temporary datum located to footpath to west side of Tong Lane □ opposite junction of Reed Street ref. S1=43.48m.

KEY TO EXTERNAL BOUNDARIES □ EQUIPMENT

Each dwelling to have a rear garden with an area with amenity grass, and a flagged patio. Perimeter paths □ patios to individual dwellings to be Heritage paving by Marshalls (buff finish). Refer to landscaping design for hard □ soft landscaping details.

Each dwelling to have two off-street parking bays to be surfaced with permeable block paving. Tobormore Hydropave 240 (colour - Charcoal), demarcation of each space and soldier course to the perimeter of the parking area to each dwelling with in Hydropave 240 (colour - Bracken).

New estate access road construction to have tarmac surface course and to be to adoptable standards as specified by Lancashire County Council. Refer to highways design for details.

Bin storage (separate containers for general waste, plastic bottles, glass □ paper, □ garden waste).

Each dwelling to be provided with a single Mode 3 compliant Electric Vehicle Charging Point (EVCP) to be installed to the external wall of each dwelling directly adjacent to the parking spaces. The specification for the EVCPs are to be:
- Rolek Walpod:EV Type 2 Mode 3 charging socket.

Electric Vehicle Charging Point (EVCP)

Each dwelling to be provided with a cycle store (capable of accommodating two cycles). To be metal storage unit for 2 bikes (colour - grey) by Asgard or similar □ approved, galvanised steel, 3-point locking system, unit is securely bolted to the ground. Width: 90cm, depth: 190cm, height: 120cm.

Cycle store (CS)

KEY TO RETAINING WALL /BOUNDARY STRUCTURES

RETAINING WALL T1
Wall built with stone facings (to match natural coursed stone facings to external wall of dwellings), with stone coping. 1.5metre high close boarded timber fence to be located at the rear of the retaining wall.

RETAINING WALL T2
Retaining wall built with stone facings to Tong Lane elevation (to match natural coursed stone facings to external wall of dwellings), with stone coping to a maximum height of 0.35metres above the finished level of the new footpath constructed to Tong Lane. 1.2metre high steel railings to be fixed atop retaining wall (flat bar with ball top - painted black). Rear face of retaining wall to be constructed with concrete block and render finish (off white).

RETAINING WALL T3
To southerly side of wall, retaining wall to be finished with stone facings (to match natural coursed stone facings to external wall of dwellings) and stone coping at a height of 0.35metres above retained land level. 1.5metre high close boarded timber fence to be fixed atop the retaining wall. Rear face of retaining wall to be constructed with concrete block and render finish (off white).

RETAINING WALL T4
Retaining walls to private garden areas to be built with concrete block and render finish (off white), with stone coping.

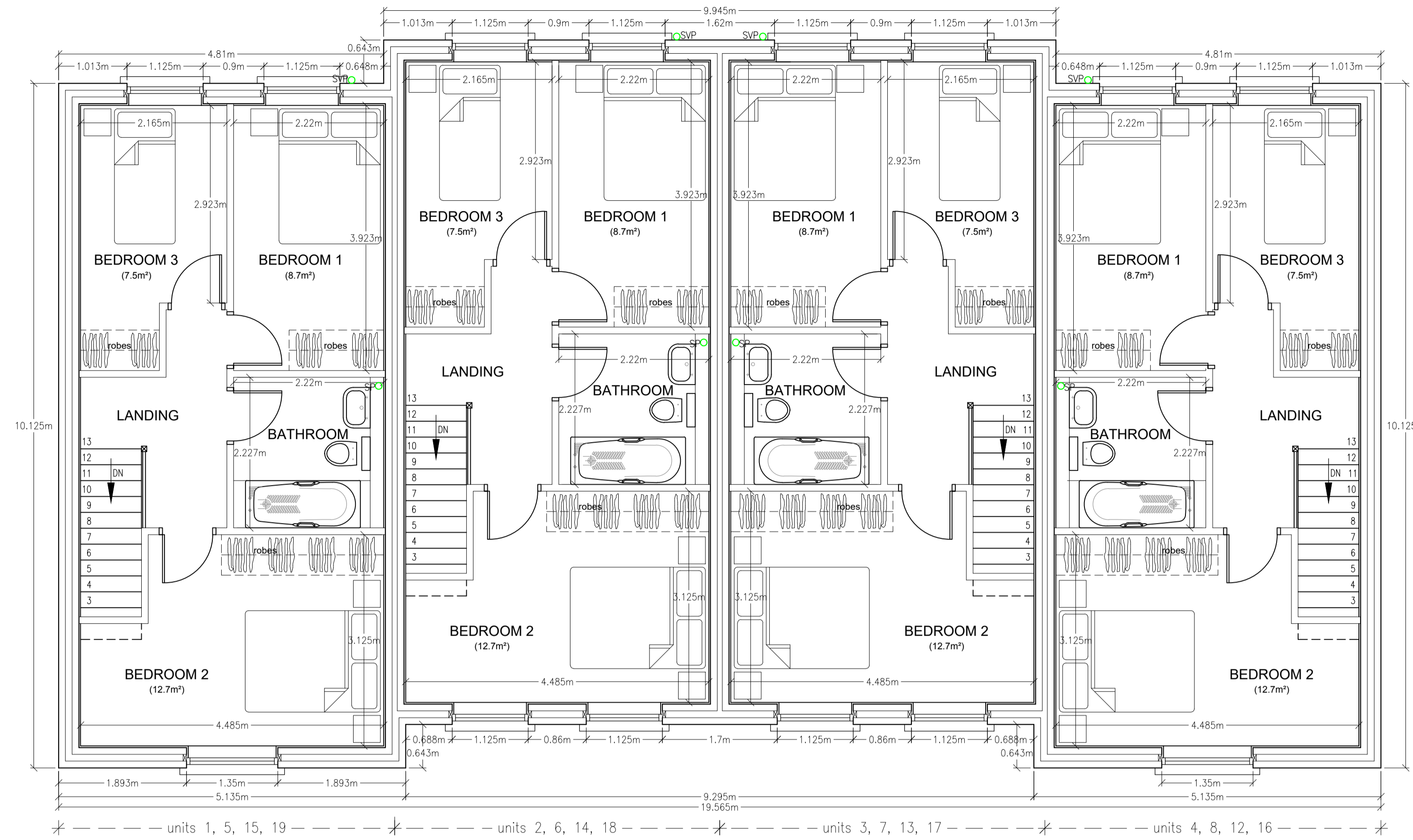
RETAINING WALL T5
To easterly side of wall (to public footpath), retaining wall to be finished with stone facings (to match natural coursed stone facings to external wall of dwellings) and stone coping at a height of 0.35metres above retained land level. 1.8metre high close boarded timber fence to be fixed atop the retaining wall. Rear face of retaining wall to be constructed with concrete block and render finish (off white).

fence cb 1.8m New 1.8metre high close boarded timber fence forming plot divisions to rear gardens.

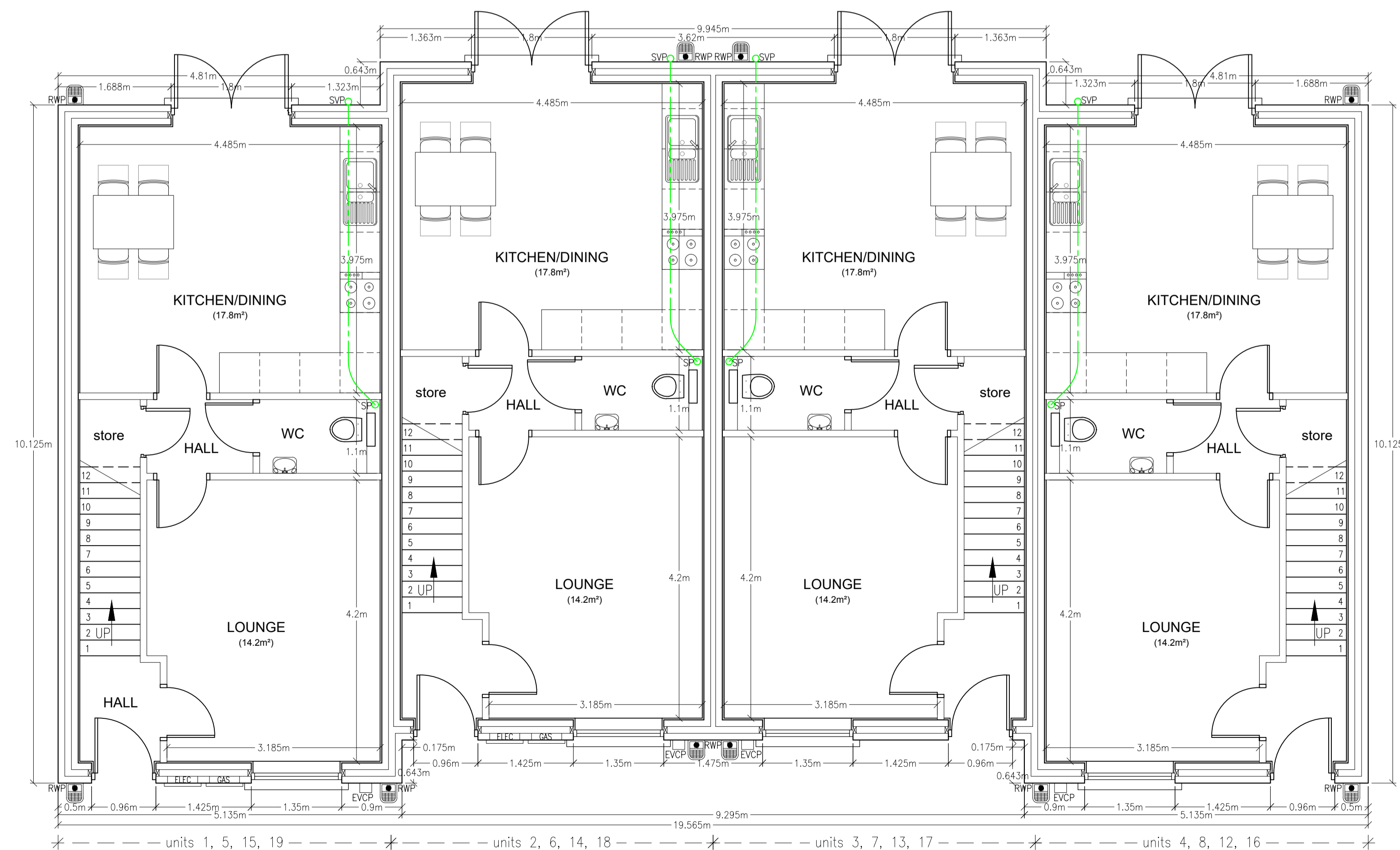
A	29.07.21	JPE	Rear garden lengths increased to Plots 12-22, and additional landscaping indicated to rear boundary at request of LPA.
B	17.08.21	JPE	Further increase to length of rear garden to Plots 12-22 (8.8metres) at request of LPA.

Amendments			
Title			
RESERVED MATTERS PLANNING APPLICATION FOR APPROVED RESIDENTIAL DEVELOPMENT (PLOTS 1-22), AT REED STREET, BACUP~			
Client			
FIRST CHOICE CIVLS & GROUNDWORKS			
Dwg. No.			
20/1253/200B - PROPOSED SITE LAYOUT			
Date	Plot Scale	Drawn by	Status
14.12.2020	A1@1:200	JPE	ISSUE

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PROPOSED FIRST FLOOR PLAN (1:50)



PROPOSED GROUND FLOOR PLAN (1:50)

NOTES;

RST01 HOUSETYPE
 3 BEDROOM DWELLING ON TWO STOREYS,
 84.99m² (915 sq.ft.) GROSS INTERNAL AREA.
 HOUSETYPE TO UNITS 1-4, 5-8, 12-15, 16-19.

Amendments

RESERVED MATTERS PLANNING APPLICATION
 TO APPROVED RESIDENTIAL SCHEME AT
 REED STREET, BACUP~

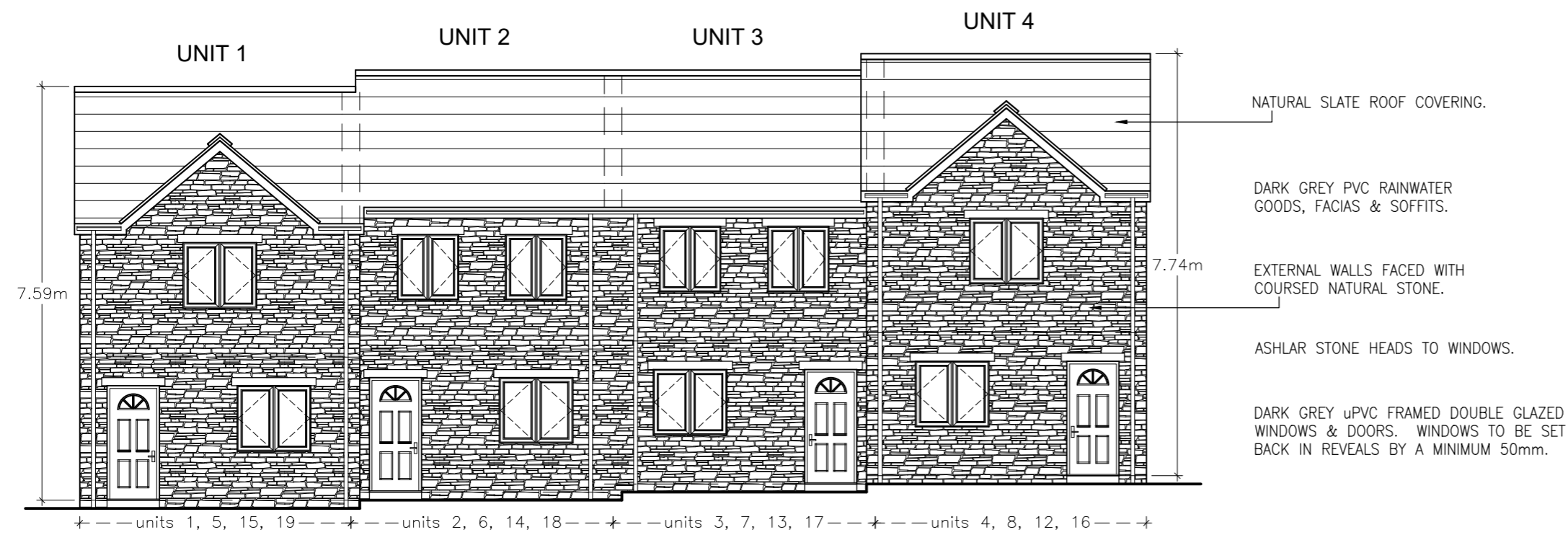
Client
 FIRST CHOICE CIVILS & GROUNDWORKS

Dwg. No.
 20/1253/201 - HOUSETYPE RST01 - PROPOSED FLOOR PLANS

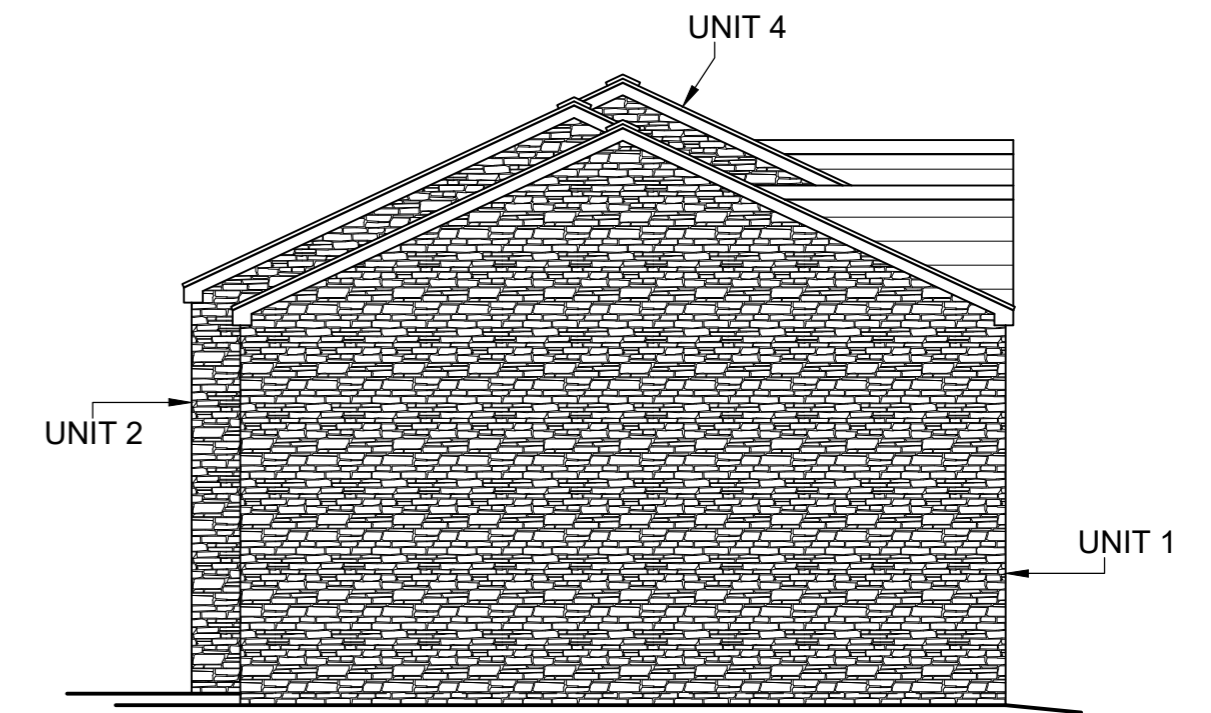
Date	Plot Scale	Drawn by	Status
04.09.2020	A1@1:50	JPE	ISSUE

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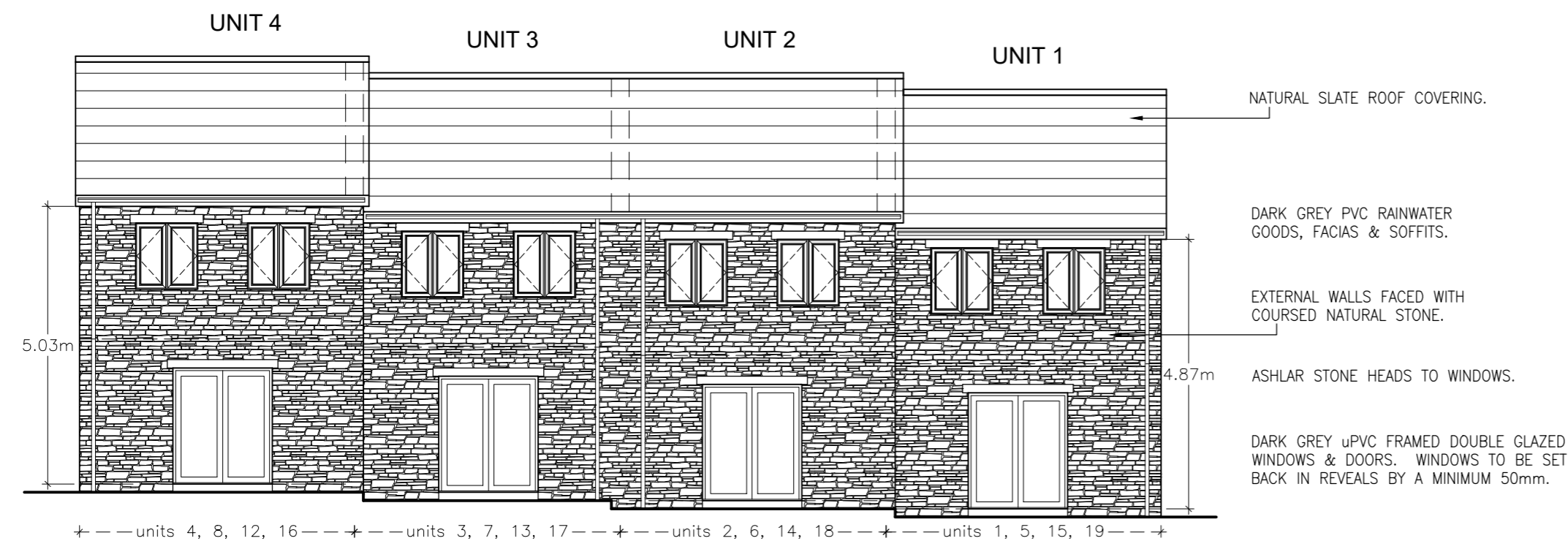
MEWS HOUSETYPE RST01 □



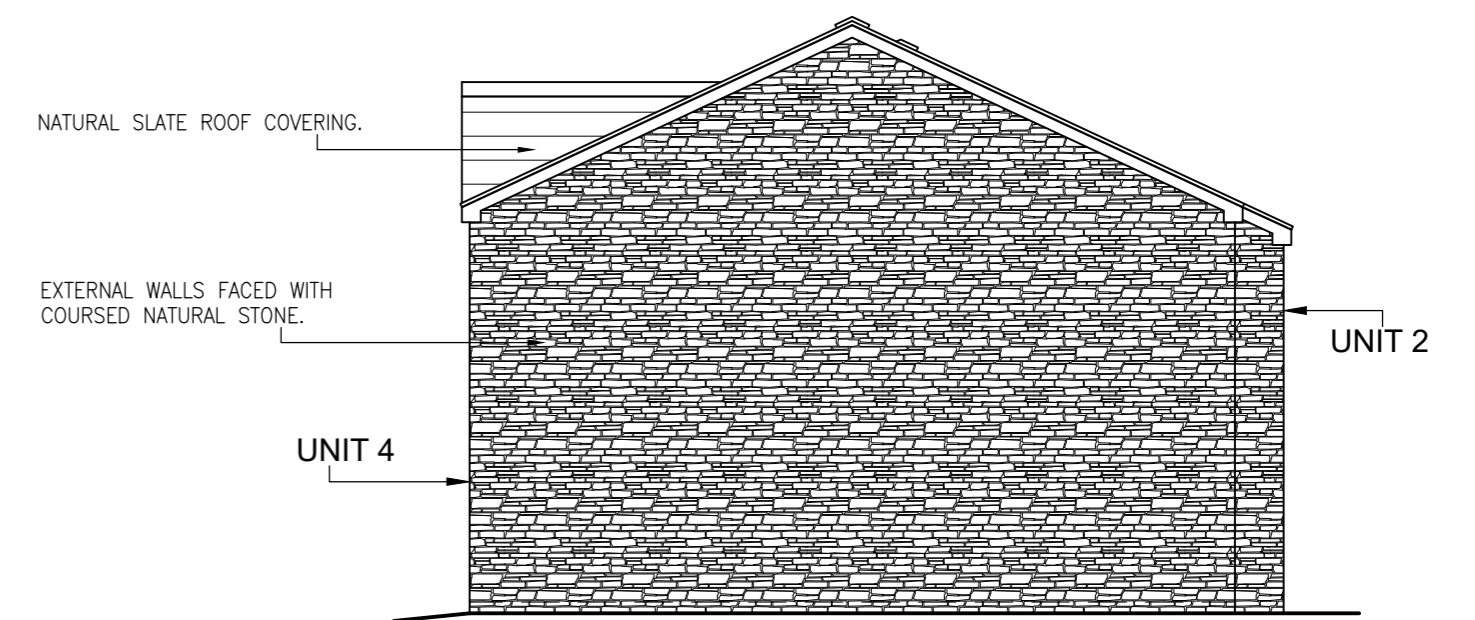
PROPOSED FRONT ELEVATION (1:100)



PROPOSED SIDE ELEVATION (1:100)



PROPOSED REAR ELEVATION (1:100)



PROPOSED SIDE ELEVATION (1:100)

NOTES;
 MEWS HOUSETYPE RST01
 3 BEDROOM DWELLING ON TWO STOREYS,
 84.99m² (915 sq.ft.) GROSS INTERNAL AREA.
 HOUSETYPE LABELED UNITS 1-4, (REPEATED FOR UNITS 5-8, 12-15, 16-19).

Amendments

Project

Title
 RESIDENTIAL DEVELOPMENT AT REED STREET, BACUP~

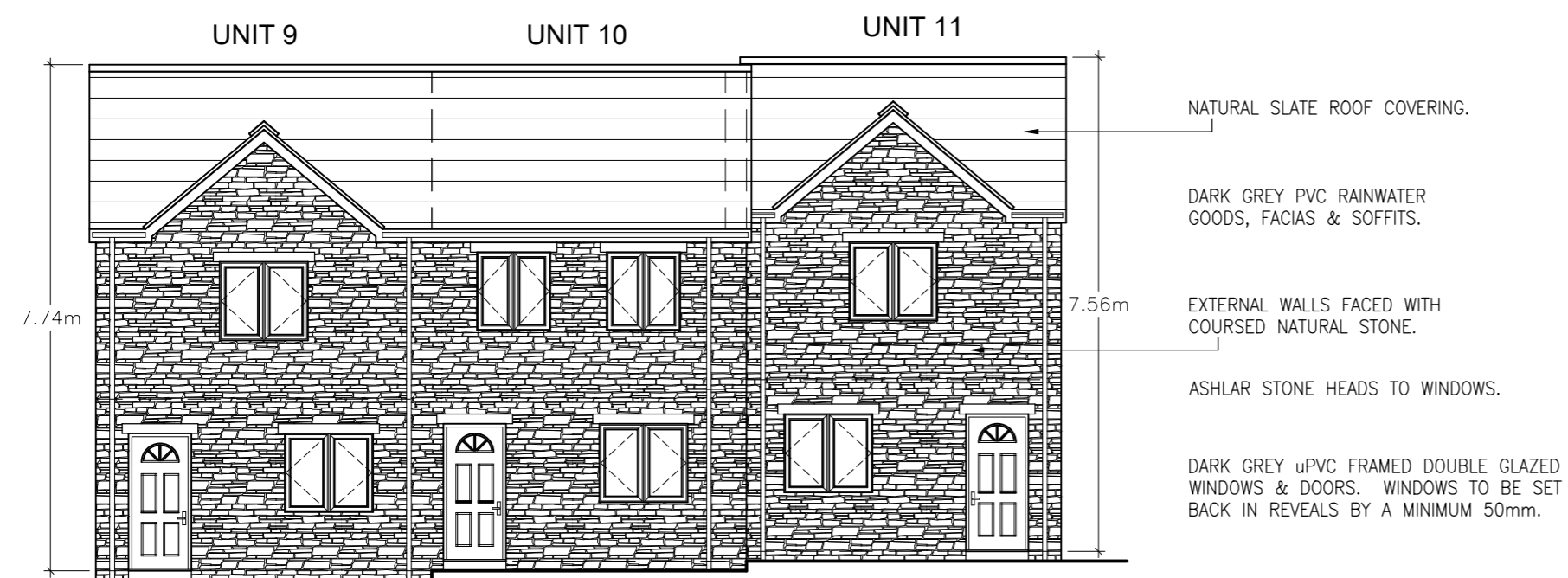
Client
 FIRST CHOICE CIVILS & GROUNDWORKS

Dwg. No.
 20/1253/202 – HOUSETYPE RST01 – ELEVATIONS

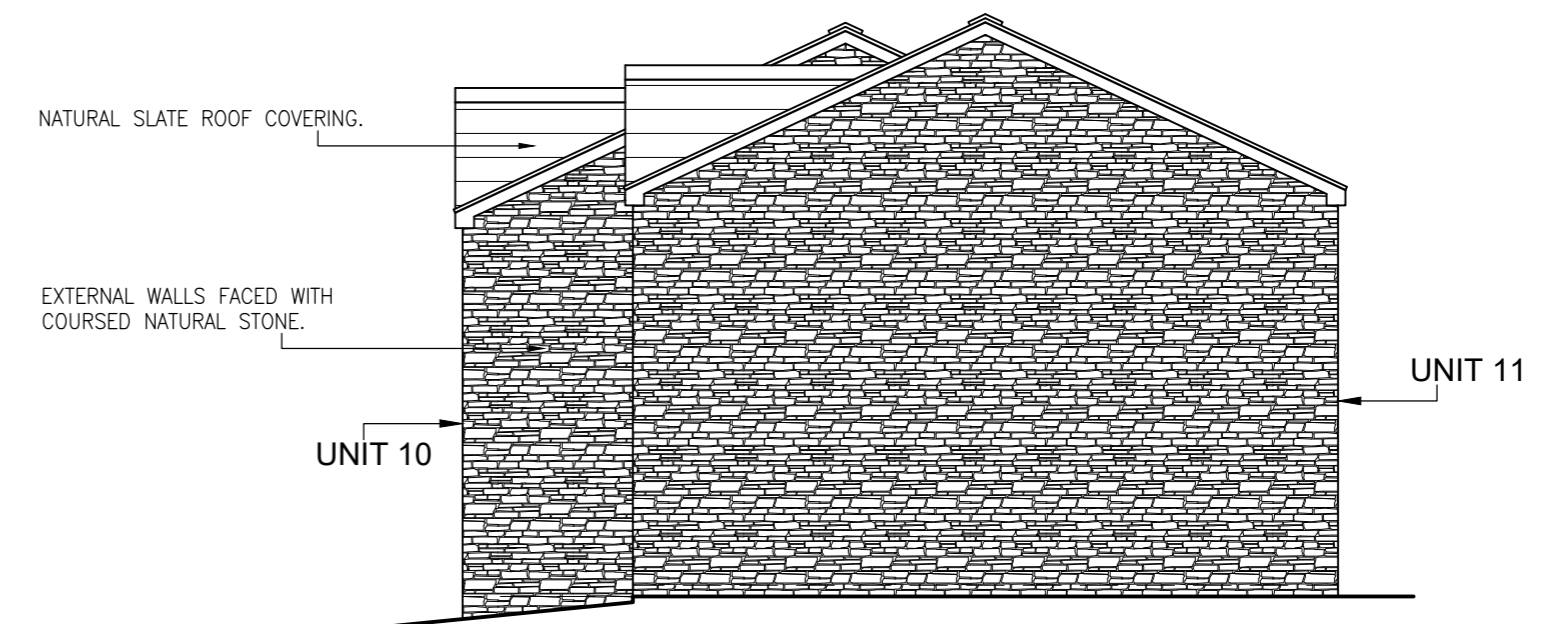
<i>Date</i>	<i>Drawing Scale</i>	<i>Drawn by</i>	<i>Status</i>
09.12.2020	A2@1:100	JPE	ISSUE

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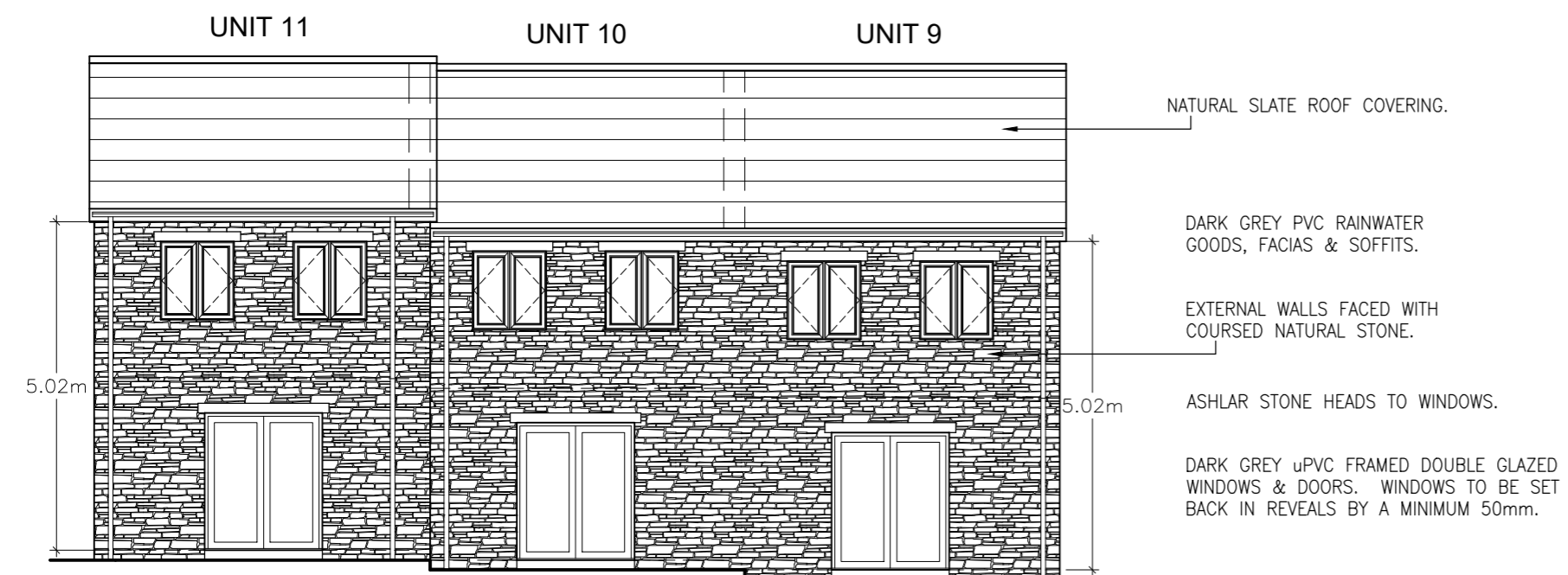
MEWS HOUSETYPE RST02



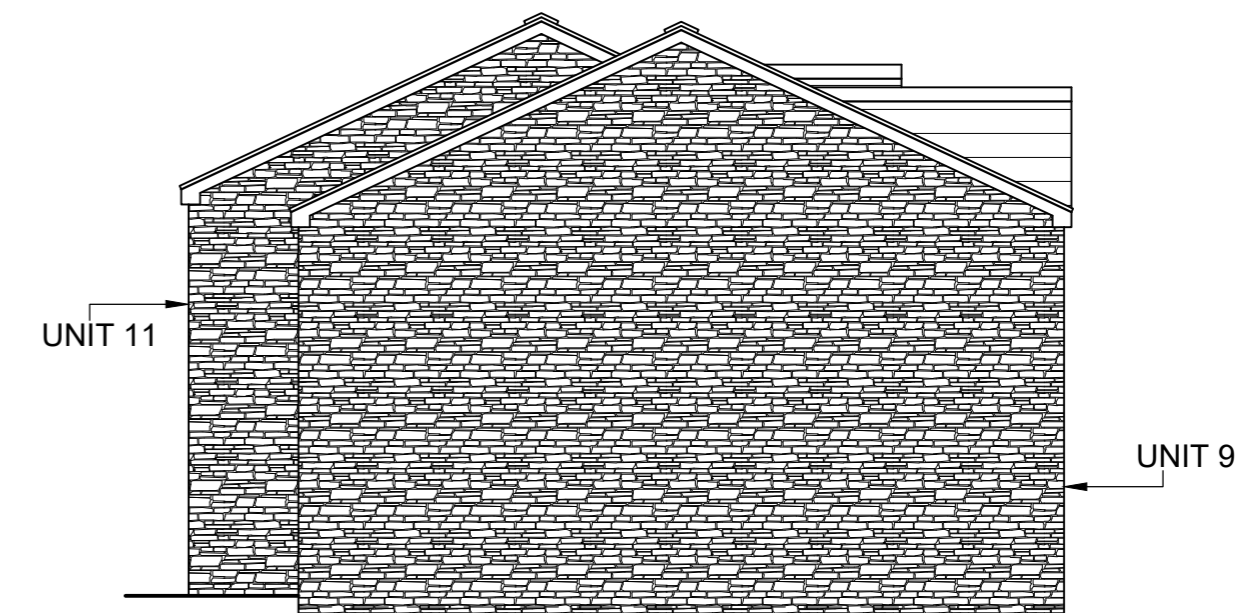
PROPOSED FRONT ELEVATION (1:100)



PROPOSED SIDE ELEVATION (1:100)



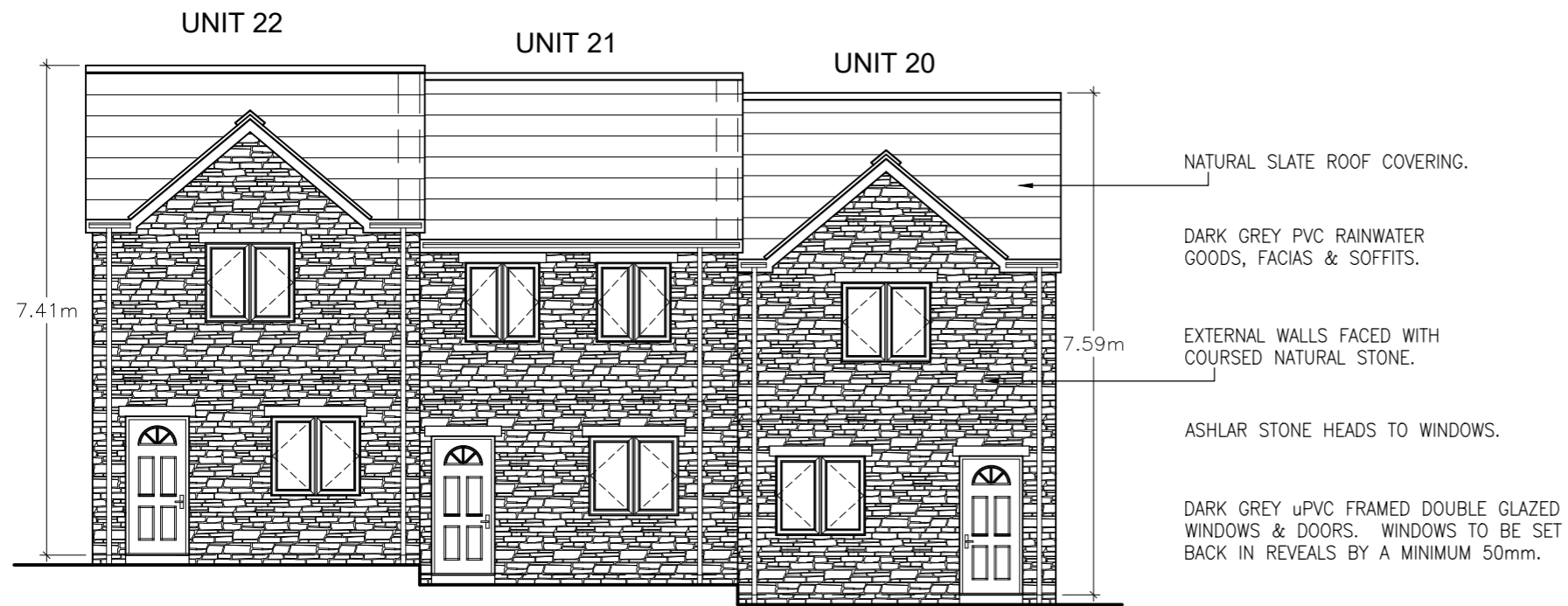
PROPOSED REAR ELEVATION (1:100)



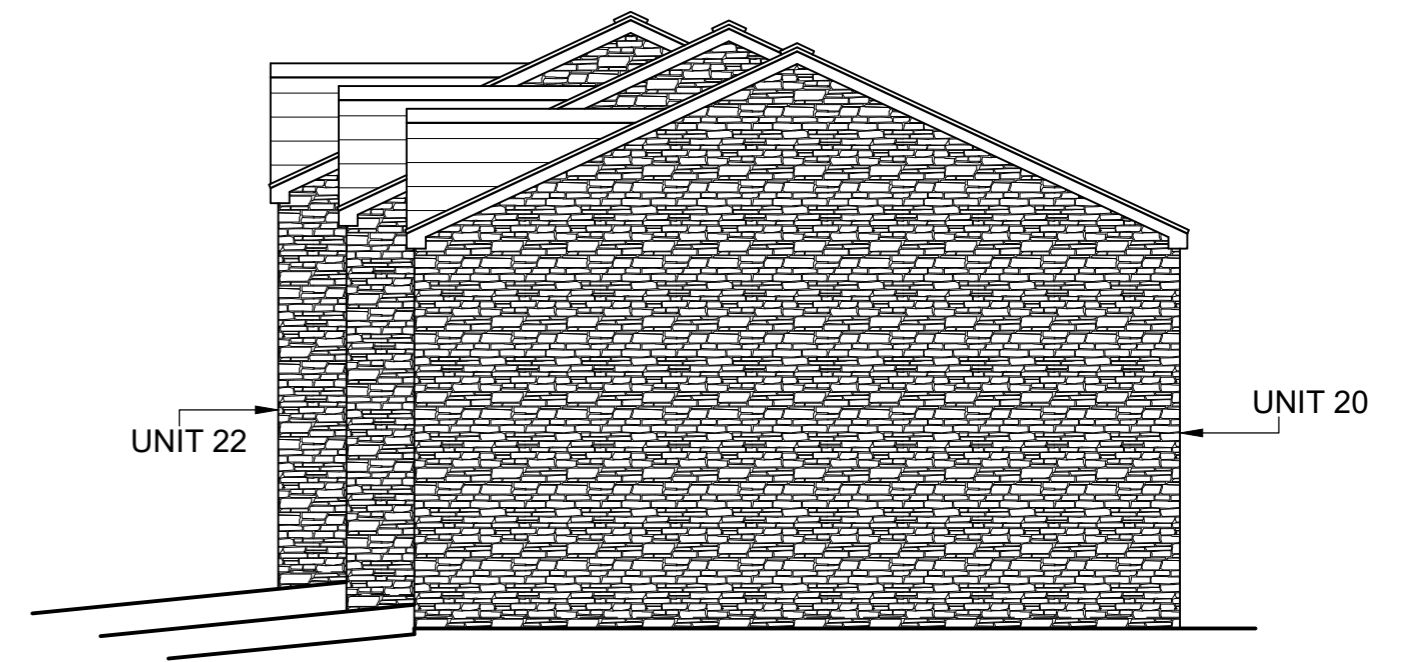
PROPOSED SIDE ELEVATION (1:100)

<p>NOTES;</p> <p>MEWS HOUSETYPE RST02</p> <p>UNITS 9 & 10 TWO 3 BEDROOM DWELLINGS ON TWO STOREYS, 84.99m² (915 sq.ft.) GROSS INTERNAL AREA.</p> <p>UNIT 11 ONE 2 BEDROOM DWELLING ON TWO STOREYS, 77.83m² (838 sq.ft.) GROSS INTERNAL AREA.</p>	<i>Amendments</i>			<i>Project</i>			
				<i>Title</i>			
				RESIDENTIAL DEVELOPMENT AT REED STREET, BACUP~			
				<i>Client</i>			
				FIRST CHOICE CIVILS & GROUNDWORKS			
			<i>Dwg. No.</i>				
			20/1253/204 – HOUSETYPE RST02 – ELEVATIONS				
<i>Date</i>		<i>Drawing Scale</i>		<i>Drawn by</i>		<i>Status</i>	
09.12.2020		A2@1:100		JPE		ISSUE	
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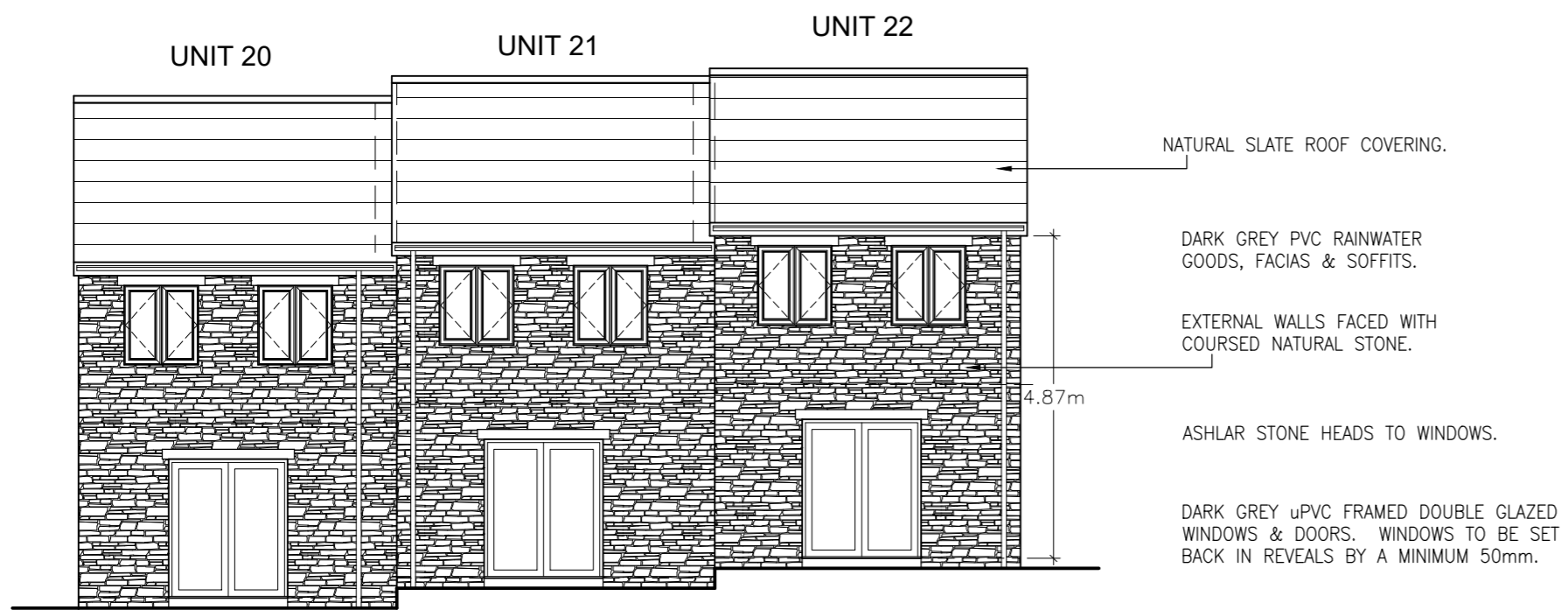
HOUSETYPE RST03



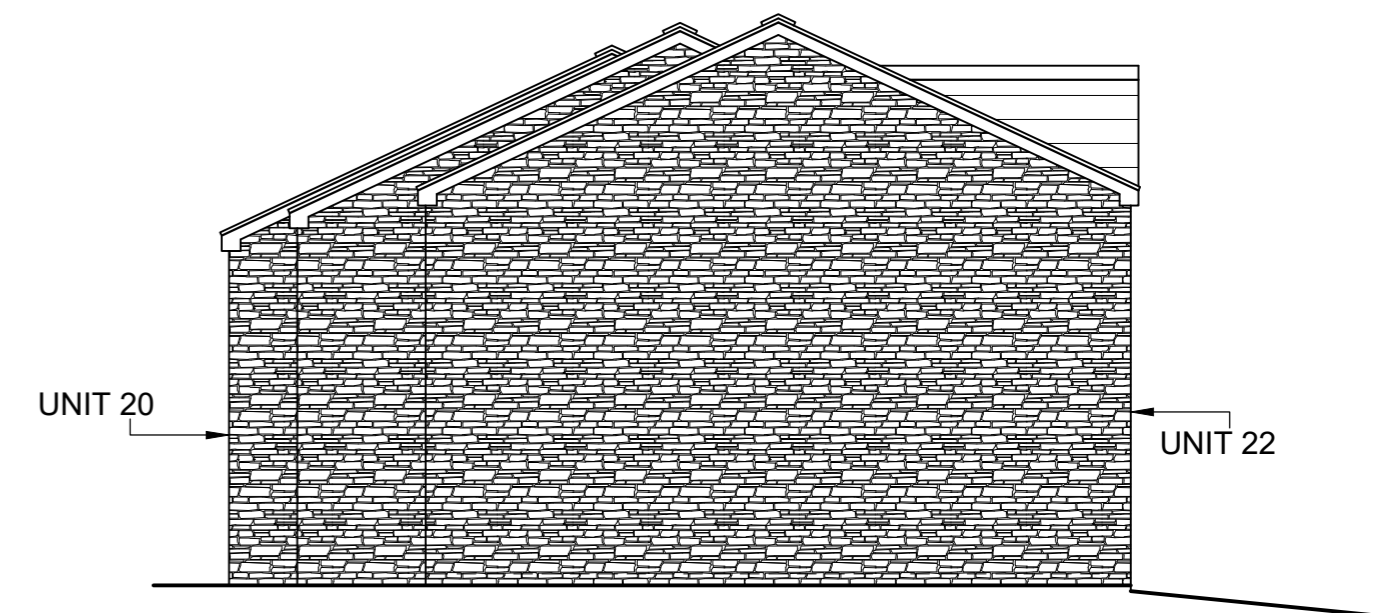
PROPOSED FRONT ELEVATION (1:100)



PROPOSED SIDE ELEVATION (1:100)

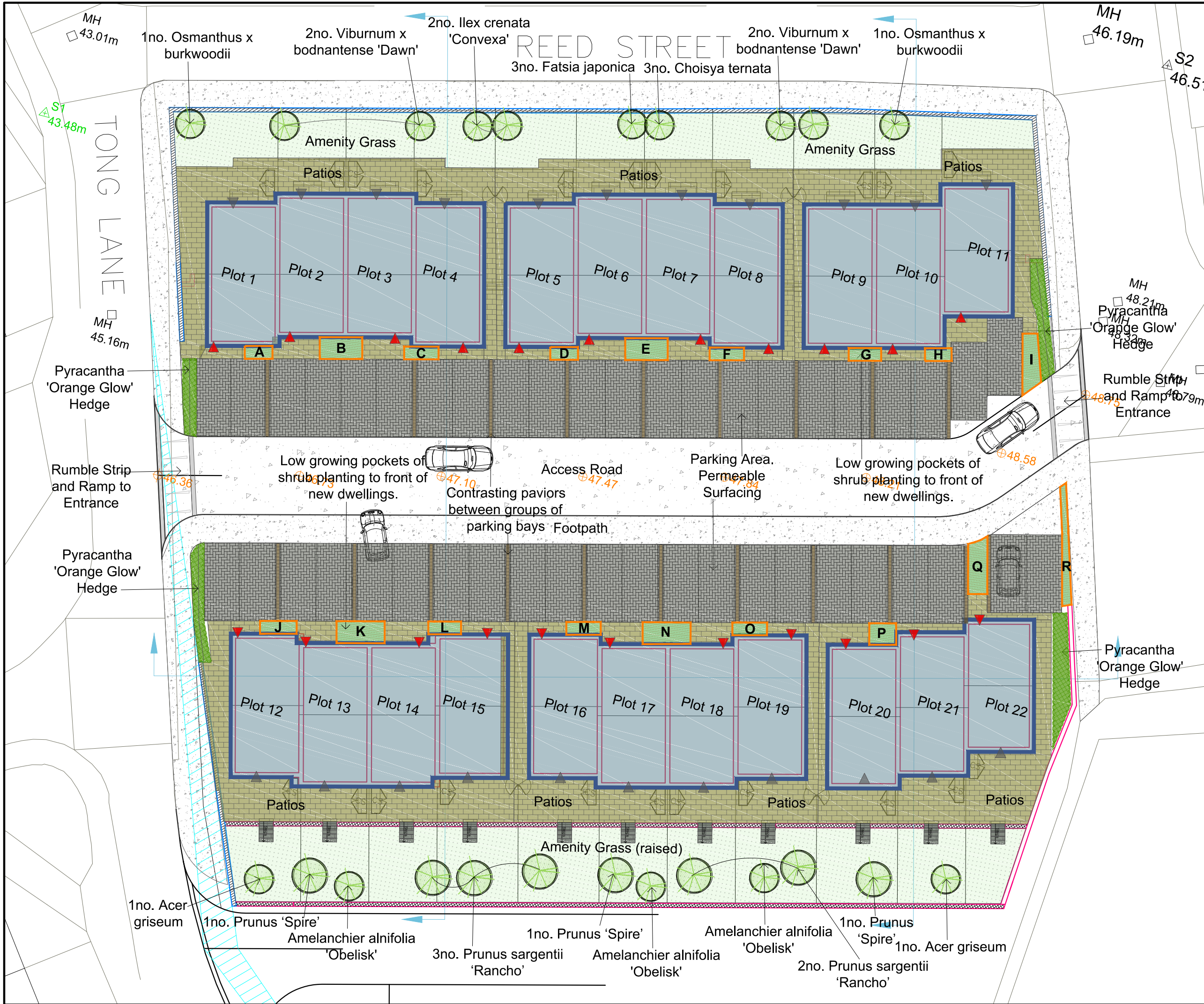


PROPOSED REAR ELEVATION (1:100)



PROPOSED SIDE ELEVATION (1:100)

<p>NOTES;</p> <p>MEWS HOUSETYPE RST03</p> <p>UNITS 20 & 21 TWO 3 BEDROOM DWELLINGS ON TWO STOREYS, 84.99m² (915 sq.ft.) GROSS INTERNAL AREA.</p> <p>UNIT 22 ONE 2 BEDROOM DWELLING ON TWO STOREYS, 77.83m² (838 sq.ft.) GROSS INTERNAL AREA.</p>	<i>Amendments</i>			<i>Project</i>	
				<i>Title</i>	
				RESIDENTIAL DEVELOPMENT AT REED STREET, BACUP~	
				<i>Client</i>	
				FIRST CHOICE CIVILS & GROUNDWORKS	
			<i>Dwg. No.</i>		
			20/1253/206 – HOUSETYPE RST03 – ELEVATIONS		
<i>Date</i>		<i>Drawing Scale</i>	<i>Drawn by</i>	<i>Status</i>	
09.12.2020		A2@1:100	JPE	ISSUE	
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- KEY**
- General
- Proposed Development Footprints (Dwellings)
 - Principal Entrance/ Exit to Buildings
 - Secondary Entrance/ Exit to Buildings
- Surfacings to Access and Car Parking
- Bitumen Macadam/ SMA Surfacing
 - Car Parking Bays (Permeable)
 - Tobermore Hydropave 240 (Colour- Charcoal), Demarcation of each space and Solid Course to Perimeter of each area to be in Hydropave (Colour Bracken or similar).
 - Contrasting Parking Detail
 - Tobermore Hydropave 240, Stacked Coursing (Colour- Bracken or Similar).
 - Buff Colour Paving Slabs (High Slip Resistance)
 - Retaining Walls (To Architects/ Engineers Specification)
- Trees and Vegetation
- New Tree and Large Shrub Planting (See Annotation and Schedule)
 - New Hedgerow Planting (See Annotation and Schedule)
 - Ornamental Shrub Planting (See Detail and Schedules)
 - Amenity Grass
- Drawing not for construction. Do not scale from drawing. Works to highway subject to CE and Engineering specification and approval.

FOR PLANNING

REV B Rear Gardens Extended to South. 19.06.2021
 REV A Scheme Updated and Planting Detail added. 25.06.2021

Residential Development off Reed Street, Bacup

Hard and Soft Landscape General Layout Plan

SCALE: 1/250 @ A3 DATE: January 21
 DRAWING: M630/RSB/LAND/01B





General Layout Plan (NTS)

Planting Specification

Trees and shrubs planted shall comply with BS.3936 (Specification of Nursery Stock) and shall be planted in accordance with BS.4428 (General Landscape Operations) and BS8545:2014 'Trees from nursery to dependence in the Landscape'.

Bare root and root-balled stock to be planted in the dormant season.

All planting stock to be clearly labelled on delivery with the full botanical name. Plant stock to be approved prior to delivery to site and planting and trees be set out by Landscape Architect. All topsoil to be of good quality AS-DUG in accordance with BS 3882.2015. Depths of topsoil (Turf -150mm), (Shrubs- 300mm), Hedgerows (350mm) over free draining subsoil.

Organic soil improvement compost to be dug into all planting areas and used at 1cubic m per 10m2. All planting beds to be mulched in 75mm depth medium grade bark mulch immediately after planting.

If very wet or very dry conditions are found in proposed planting areas the landscape architect shall review planting locations and/or species.

Tree and Shrub pits to be dug 400mm larger than rootball/ rooting areas in any direction. Side and base of pit to be forked over to aid drainage help root establishment. Tree pit to be back-filled with a mix of:

- 1 part 'Melcourt topgrow' (or similar) planting compost;
- Mycorrhizal Fungi; and
- 3 parts good quality, as dug topsoil.

1m2 area of medium grade bark mulch to be placed at the base of each shrub to a depth of 75mm. Mulch to be maintained at size and depth for two growing seasons.

Tree Stakes

Stakes to be 75mm diameter tanalised softwood and pointed at one end. Top of stake to be 600mm above ground level and fixed to tree with 1 No suitable rubber tie. Stake to be firm in ground, position stake at time of planting.

Any queries in relation to planting schedules, layout or planting stock to be raised with Landscape Architect.

Suitable tree root barriers to be used on boundaries with hard-standing, walling, services, proposed and existing buildings.

Planting Schedules

Tree Planting Schedule

Name	Form	Age	Girth (cm)	Height (cm)	Clear stem (cm)	Root condition	Breaks	Nr of Trees
<i>Acer griseum</i>	Standard (extra heavy)	3x	12-14	350-425	175-200	RB	5	2
<i>Amalanchier alnifolia 'Obelisk'</i>	Standard (extra heavy)	3x	12-14	300-350	175-200	RB	5	3
<i>Prunus 'Spire'</i>	Standard (extra heavy)	3x	14-16	400-450	min 200	RB		3
<i>Prunus sargentii 'Rancho'</i>	Standard (extra heavy)	3x	14-16	400-450	min 200	RB	5	5
Total								13

Single Species Hedgerow Planting Schedule

Plant name	Height (cm)	Root Condition	Size (L)	Habit	Breaks	Density/ lin m	Length (m)	Total No. Plants
Hedgerows (Rows at 300mm centres) Double Staggered Rows								
<i>Pyracantha 'Orange Glow'</i>	40-60	C	3L	Leader with Laterals	3	5	30	150

All new hedgerows to include post and 3 wire fencing where no other adjacent fencing type has been specified.

Shrub Planting Schedule

Drawing Code	Plant name	Height (cm)	Root Condition	Size (L)	Habit	Breaks	Density (per m2)	Total Number Plants
	<i>Choisya temata</i>	40-60	C	10-12L	Bushy	7	Specimen	3
EfGM	<i>Euonymus fortunei 'Emerald Gaiety'</i>	20-30D	C	3L	Bushy	7	4	27
	<i>Fatsia japonica</i>	60-80	C	10-12L	Leader		Specimen	3
HAG	<i>Hebe 'Autumn Glory'</i>	20-30	C	2L	Bushy	5	4	22
	<i>Ilex crenata 'Convexa'</i>	60-80	C	10-12L	Leader with lats		Specimen	2
	<i>Osmanthus x burkwoodii</i>	60-80	C	10-12L	Branched	7	Specimen	2
Pt	<i>Pachysandra terminalis</i>	15-20	C	2L	Several shoots	7	4	19
PfA	<i>Potentilla fruticosa 'Abbotswood'</i>	20-30	C	3L	Bushy	4	3	27
Sh	<i>Sarcococca humilis</i>	20-30	C	3L	Bushy	7	3	19
SKG	<i>Skimmia x confusa 'Kew Green'</i>	30-40	C	5L	Bushy	3	4	14
	<i>Viburnum x bodnantense 'Dawn'</i>	80-100	C	10L	Branched	4	Specimen	4
	Totals							142

Herbaceous/ Perennial Planting Schedule

Drawing Code	Plant Name	Root condition	Size	Propagation	Density (m2)	Total Number Plants
Am	<i>Alchemilla mollis</i>	C	1L	S	6	10
AD	<i>Astilbe 'Deutschland'</i>	C	1L	S	6	33
GR	<i>Geranium Rozanne</i>	C	1L	V	6	6
HPP	<i>Heuchera 'Plum Pudding'</i>	C	1L	S or V	6	7
Ss	<i>Sedum spectabile 'Brilliant'</i>	C	1L	V	6	16
St	<i>Stipa tenuissima</i>	C	1L	S or V	6	15
	Totals					87

FOR PLANNING

REV B Rear Gardens Extended to South. 19.06.2021
 REV A Scheme Updated and Planting Detail added. 25.06.2021

Residential Development off Reed Street, Bacup	
Planting Schedules & Planting Specification	
SCALE: NTS	DATE: January 21
DRAWING: M630/RSB/LAND/02B	

