

iom design ltd
 CHARTERED ARCHITECTS

job
**OUTLINE PLANNING APPLICATION FOR
 FOUR DETACHED DWELLINGS AT
 FLAXMOSS HOUSE,
 HELMSHORE ROAD, HASLINGDEN**

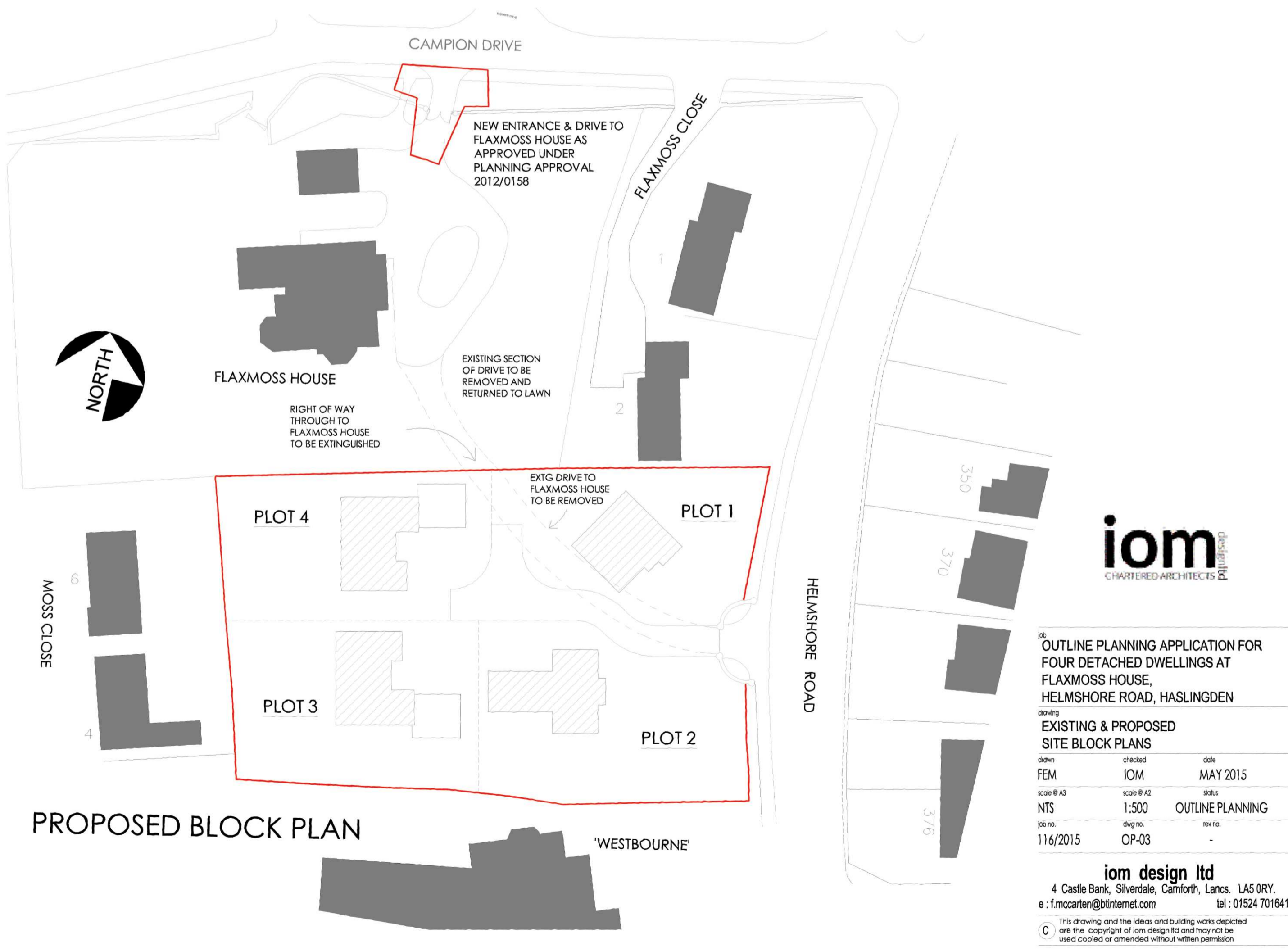
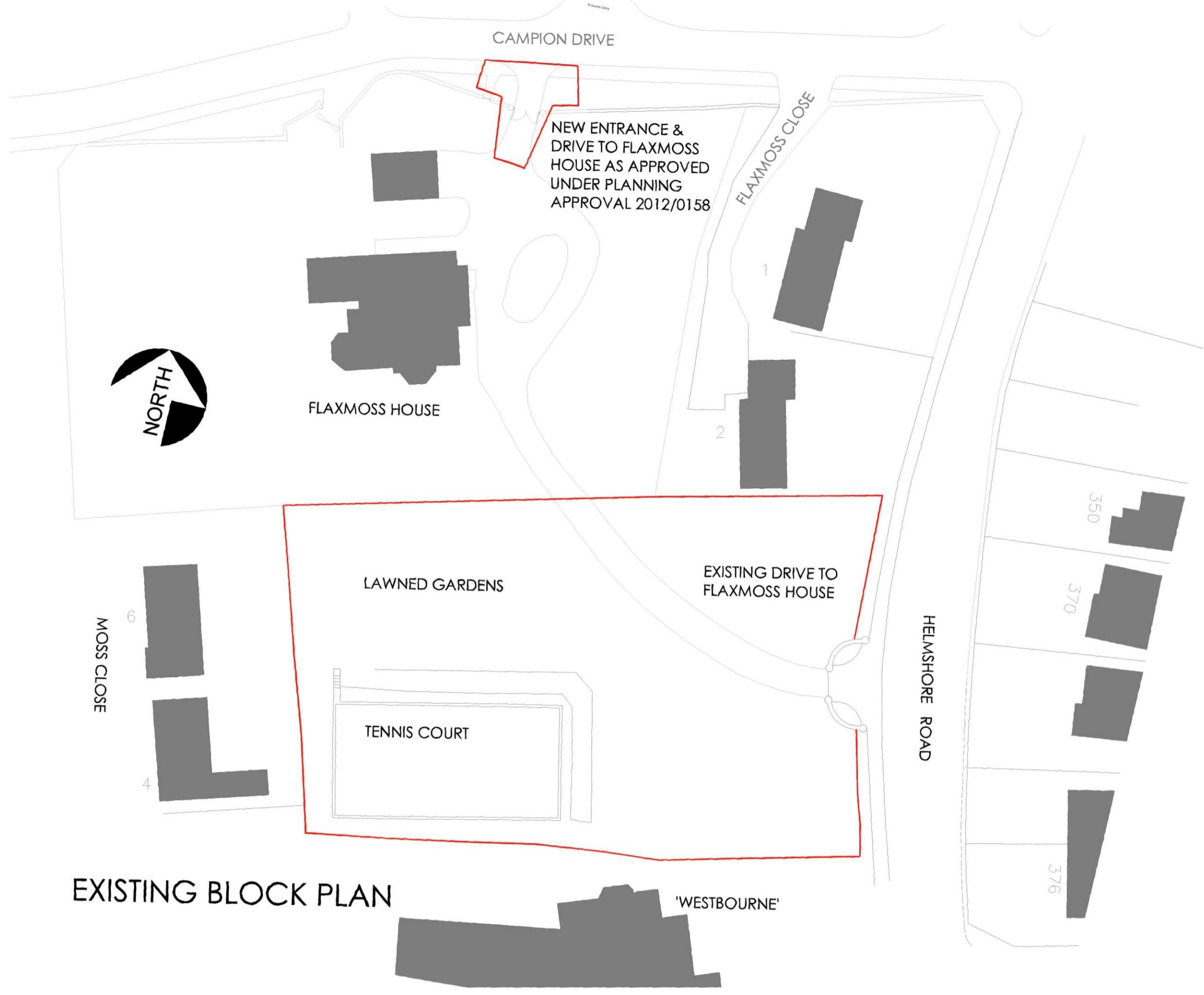
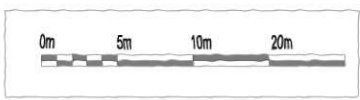
drawing
SITE LOCATION PLAN

drawn	checked	date
FEM	IOM	MAY 2015
scale @ A3	scale @ A4	status
NTS	1:1250	OUTLINE PLANNING
job no.	dwg no.	rev no.
116/2015	OP-01	-

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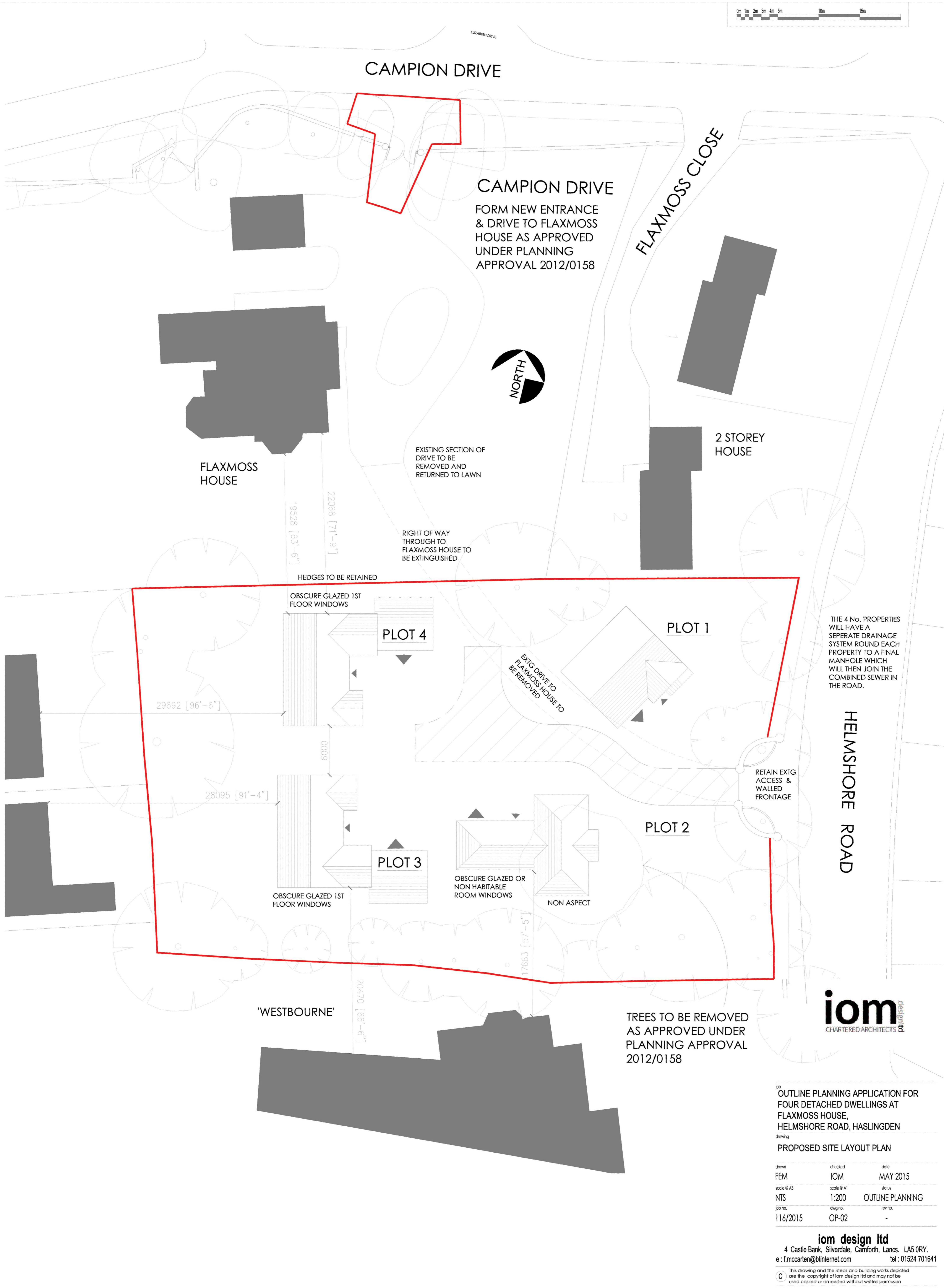
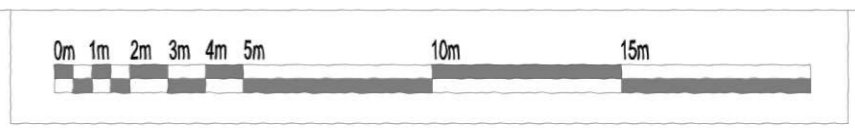
job
OUTLINE PLANNING APPLICATION FOR FOUR DETACHED DWELLINGS AT FLAXMOSS HOUSE, HELMSHORE ROAD, HASLINGDEN

drawing
EXISTING & PROPOSED SITE BLOCK PLANS

drawn	checked	date
FEM	IOM	MAY 2015
scale @ A3	scale @ A2	status
NTS	1:500	OUTLINE PLANNING
job no.	dwg no.	rev no.
116/2015	OP-03	-

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CAMPION DRIVE

CAMPION DRIVE

FORM NEW ENTRANCE
& DRIVE TO FLAXMOSS
HOUSE AS APPROVED
UNDER PLANNING
APPROVAL 2012/0158

FLAXMOSS CLOSE



FLAXMOSS
HOUSE

2 STOREY
HOUSE

EXISTING SECTION OF
DRIVE TO BE
REMOVED AND
RETURNED TO LAWN

RIGHT OF WAY
THROUGH TO
FLAXMOSS HOUSE TO
BE EXTINGUISHED

HEDGES TO BE RETAINED

OBSCURE GLAZED 1ST
FLOOR WINDOWS

PLOT 4

PLOT 1

EXTG DRIVE TO
FLAXMOSS HOUSE TO
BE REMOVED

THE 4 No. PROPERTIES
WILL HAVE A
SEPERATE DRAINAGE
SYSTEM ROUND EACH
PROPERTY TO A FINAL
MANHOLE WHICH
WILL THEN JOIN THE
COMBINED SEWER IN
THE ROAD.

HELMSHORE ROAD

RETAIN EXTG
ACCESS &
WALLED
FRONTAGE

PLOT 2

PLOT 3

OBSCURE GLAZED OR
NON HABITABLE
ROOM WINDOWS

NON ASPECT

OBSCURE GLAZED 1ST
FLOOR WINDOWS

'WESTBOURNE'

TREES TO BE REMOVED
AS APPROVED UNDER
PLANNING APPROVAL
2012/0158

iom
CHARTERED ARCHITECTS

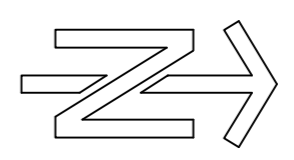
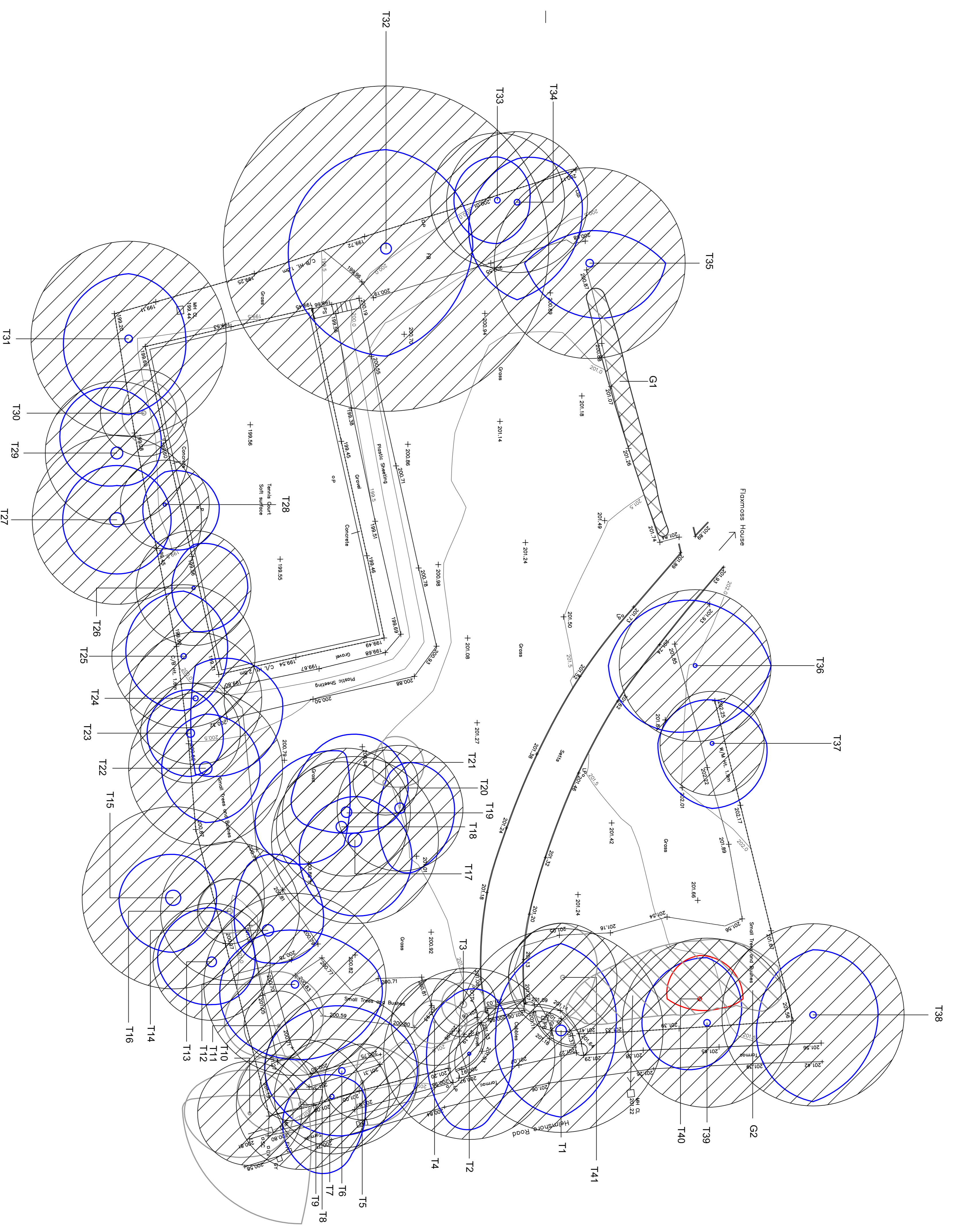
job
OUTLINE PLANNING APPLICATION FOR
FOUR DETACHED DWELLINGS AT
FLAXMOSS HOUSE,
HELMSHORE ROAD, HASLINGDEN

drawing
PROPOSED SITE LAYOUT PLAN

drawn	checked	date
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scale @ A3	status	
NTS	1:200	OUTLINE PLANNING
job no.	dwg no.	rev no.
116/2015	OP-02	-

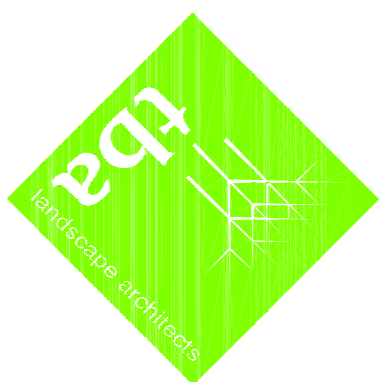
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KEY	
	GROUP
	ROOT PROTECTION AREA
	CATEGORY A
	CATEGORY B
	CATEGORY C
	REMOVE

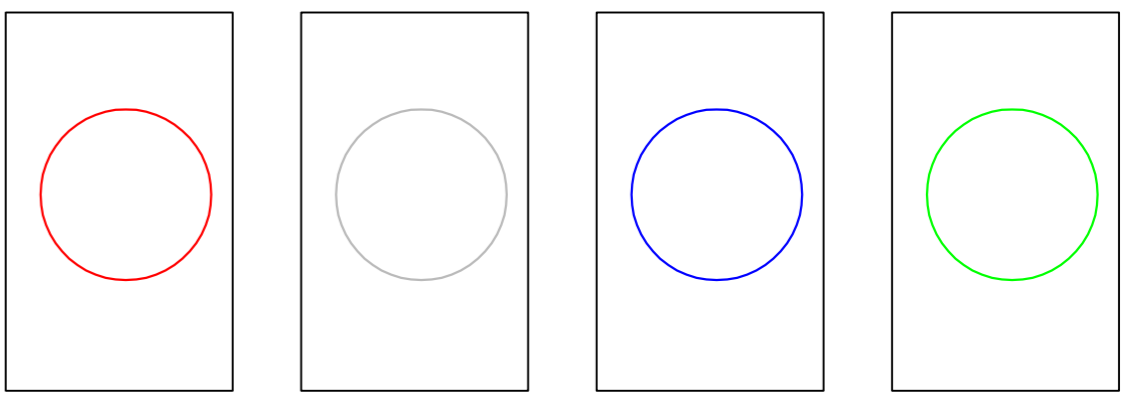
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Project
FLAXMOSS HOUSE, HELMSHORE
 HIGHFIELD DEVELOPMENTS
 Title
TREE SURVEY & ROOT PROTECTION AREA

Date	Scale(s)	Dwg no	Rev
24.02.11	1:200	3958.01	
Dwn	CMK	@ A1	
MG	JW		

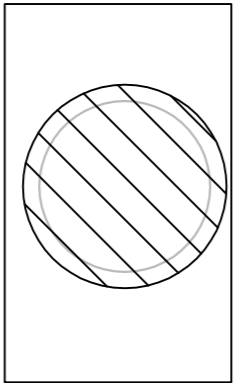
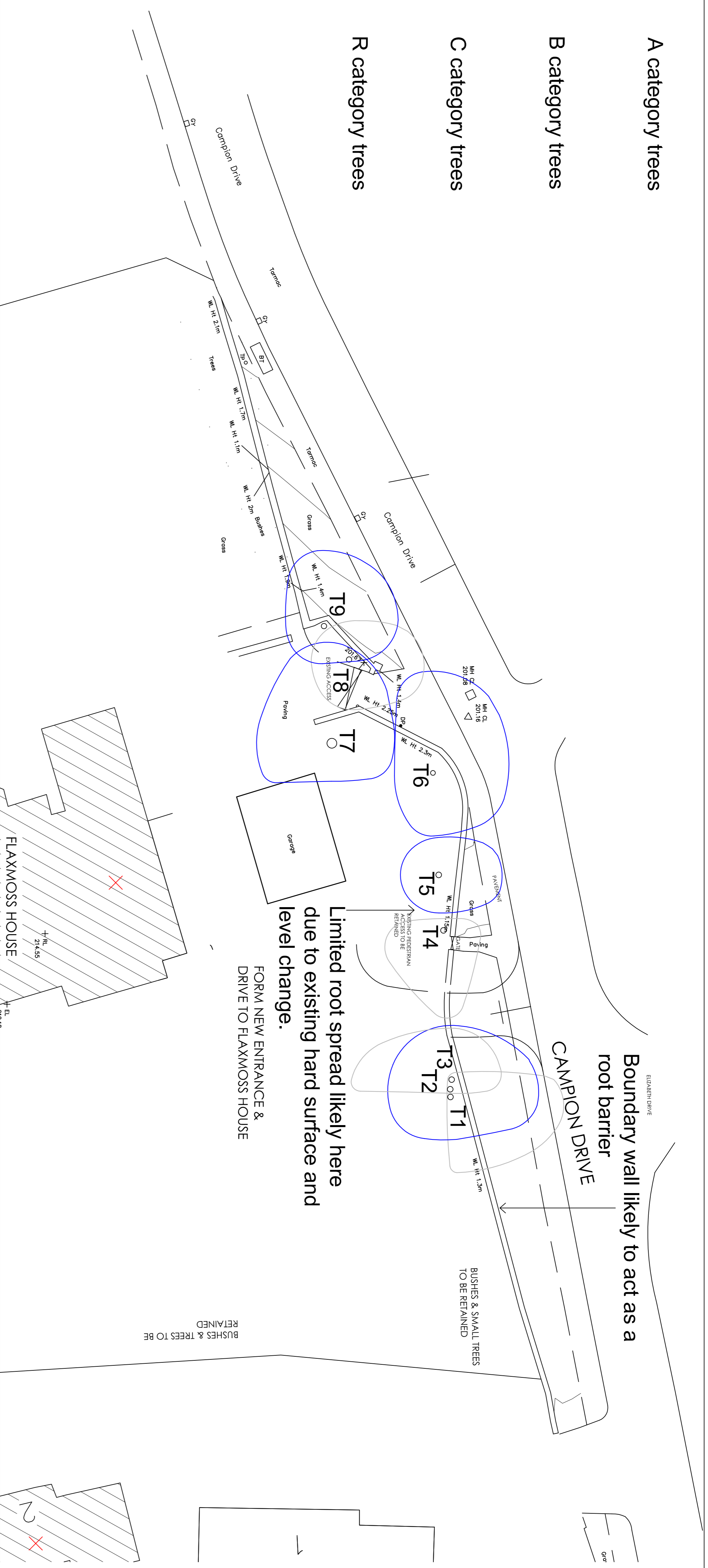
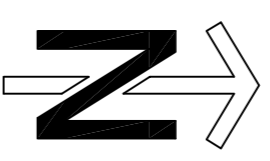


A category trees

B category trees

C category trees

R category trees



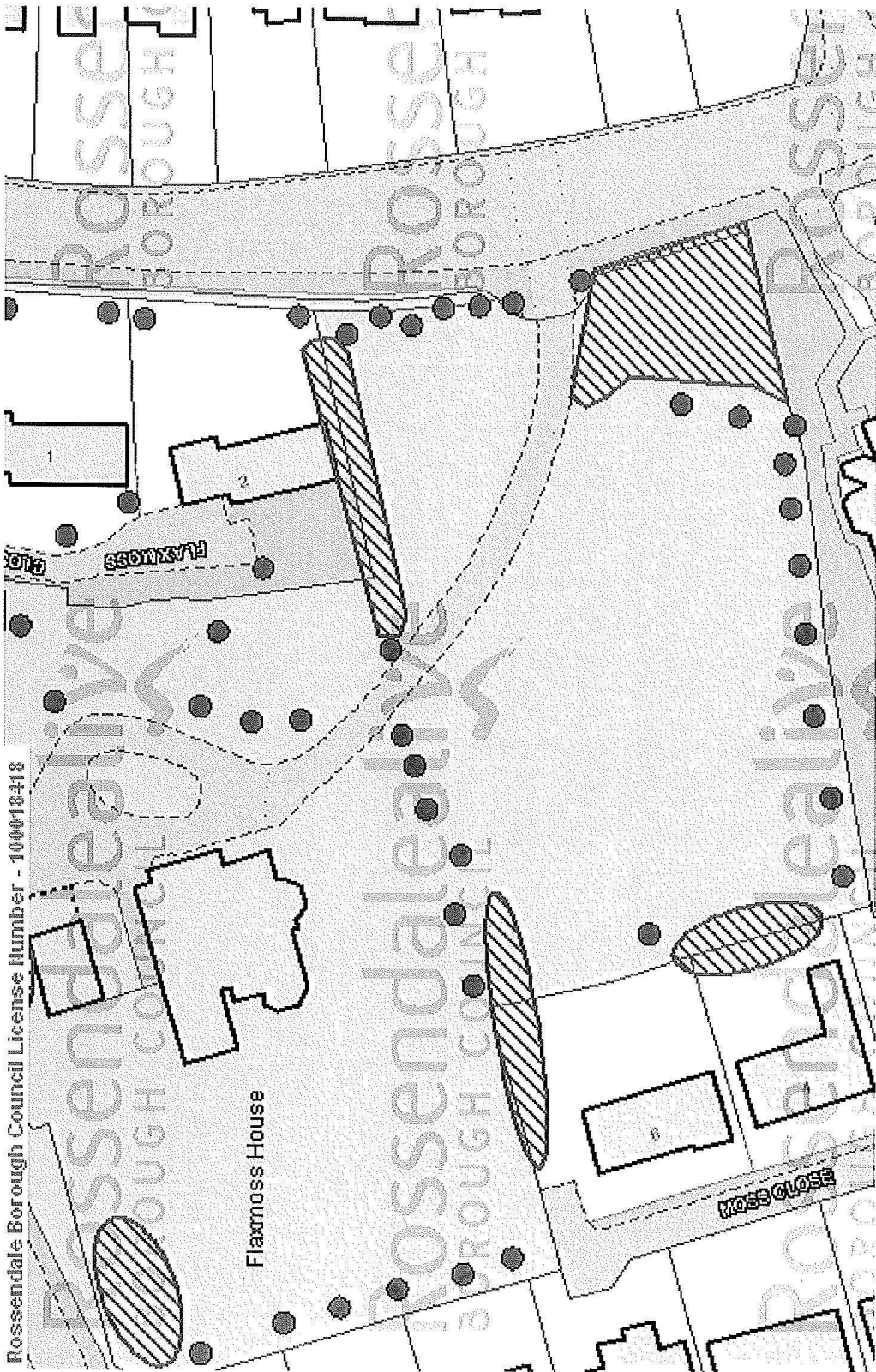
Tree root protection zones



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Project FLAXMOOSS HOUSE, HELMSHORE HIGHFIELD DEVELOPMENTS			
Title TREE SURVEY & ROOT PROTECTION AREA			
Date	Scale(s)	Dwg no	Rev
04/11	1:200	3958.02	
Dwn	CMG	@ A1	
MG	JW		

APPENDIX THREE:

Tree Preservation Order Plan



METHOD STATEMENT FOR PROTECTION OF TREES DURING DEVELOPMENT**8.0 Specification for hard surfaced area construction within tree rooting zones (Geoweb)**

- 8.1 The work as detailed within this Method Statement shall be under the supervision of the arboriculturist or the landscape architect. Full liaison between all parties, comprising the contractor, sub-contractors, the arboriculturist, the landscape architect and the local authority, will be undertaken at all stages of the work. All works shall be in compliance with attached detail.
- 8.2 All excavation works for the purposes of constructing new hard surfaced areas will be undertaken by hand-digging within the protective zone of existing trees as defined in BS5837 (2005).
- 8.3 No machinery or powered tools are to be used at any stage of excavation works, unless agreed with the local authority.
- 8.4 The depth of the excavation zone shall not exceed 100mm in any instance unless approved by the local authority.
- 8.5 All tree roots will be exposed and located by hand. Tree roots of 20mm diameter and above found within this zone are to be retained, undamaged.
- 8.6 All stones and debris above 20mm diameter are to be removed from the finished level and removed to tip.
- 8.7 The finished level shall not be compacted.
- 8.8 All construction work shall be undertaken by hand.
- 8.9 Once the topsoil has been stripped to a depth of 100mm a permeable geotextile membrane (Terram or similar approved) shall be laid over the rooting layer, allowing 300mm overlap on all edges.
- 8.10 Geoweb 100 shall be laid over the membrane, in accordance with the manufacturer's specification. The infill material shall be lime free crushed stone.
- 8.11 Block paviours or other approved modular paving shall be laid on sand over the Geoweb 100 all in accordance with the manufacturer's specification, and with joints filled with brushed dry gritsand. The edge restraint shall be Marshalls Keyform with 250mm driven spikes or timber edgings, 38mm x 150mm boards, fixed with 75 x 75 x 750mm posts.
- OR**
- 8.11 A top dressing of ornamental amber flint, with a nominal size of 6mm, shall be spread to a depth of 50mm over crushed stone/Geoweb. The edge restraint shall be timber, 38mm x 150mm boards, fixed to 75 x 75 x 750mm posts.
- OR**
- 8.11 A wearing course of 100mm crushed gritstone laid to crown or crossfall. The edge restraint shall be timber 38mm x 200mm boards fixed to 75 x 75 x 750mm posts.
- 8.12 Levels under the tree canopy shall not be raised. Only the edge restraint shall be blinded over with soil and seeded as required.