

Materials Prohibited
Materials prohibited from use, except where used in accordance with 'Good Practice in the Selection of Construction Materials (March 2017)' or 'unless required by the Contract':
a) high alumina cement in the structural elements;
b) wood wool slabs in permanent formwork to concrete;
c) calcium chloride admixtures for use in reinforced concrete;
d) asbestos or asbestos-containing products, as defined in the 'Control of Asbestos at Work Regulations, as amended 2012' or any other statutory modification or re-enactment thereof;
e) any naturally occurring or man-made mineral fibres (for example, rock-wool or slag wool) with a thickness of 5 microns or less and a length of 200 microns or less, unless they are appropriately sealed to prevent migration of fibres;
f) aggregates for use in reinforced concrete which do not comply with: 'BS EN 12620:2002' properties of aggregates used in concrete 'BS EN 12359:2002' Properties of aggregates used in mortar 'BS EN 12655 (Parts 1 & 2)' properties of lightweight aggregates. 'Guidance on avoiding alkali-silica reaction and limitations on alkali content in BRE Digest 350 (2004)' & 'Concrete Society Technical Report 30' (1997);
g) lead, lead paint or any other materials containing lead which may be ingested, inhaled or absorbed, except where copper alloy fittings also containing lead are specifically required in drinking water pipework by any relevant statutory requirement or where lead flashings or other lead roof coverings are specifically provided for in the Contract;
h) urea formaldehyde foam or materials which may release formaldehyde in quantities which may be hazardous with reference to the limits set by the Health and Safety Executive;
i) calcium silicate bricks or tiles;
j) vermiculite unless it is established as being fibre-free; calcium silicate bricks or tiles;
k) any products containing cadmium referred to in Statutory Instrument SI 2006/3391 Controls on dangerous substances and preparations Regulations 2006. Reference should also be made to 'BS 6858:199' Cadmium and lead;
l) any new timber treated with pentachlorophenol;
m) non-galvanised mild steel structural fixings for building elements particularly susceptible to erosion;
n) concrete used in circumstances where it is susceptible to alkali-silica reaction;
o) materials containing chlorofluorocarbons (CFC's);
p) solvent based paints except where water based paints are unsuitable for unavailability;
q) any new materials not in accordance with statutory requirements, British Standards, Codes of Practice and good building practice current at the date of incorporation of the relevant materials into the Works or the specifications thereof.



Proposed 4.8m wide access track to be maintained for rear land access.

Proposed boundary layers to access track to rear land. Plot fence / planting bed / small embankment and hedgerow.

Woodland

Overgrown area

Delapidated Shed

The Farm House

Farmstead North

Farmstead East

The Stables

The Coachmans Cottage

The Barns

Proposed carport to Plot 01.

Proposed feature brick estate wall.

Proposed open front garden, semi private to plot 01.

Proposed post and rail fence in front of proposed hedgerow, all max 1m in height.

Proposed feature oversized gate posts and feature wall to define front building line, attached to plot 01 adjacent entrance.

3no. proposed mature trees to line access road.

Estate road widened at junction to 5.5mx5m to allow 2no. cars to pass on entry / exit.

Proposed post and rail fence in front of a proposed 1m rise grassed embankment to flank access verge.

Indicates proposed visibility splay 2.4mx120m at junction.

Proposed change in material at transition from 5.5m wide tarmac entrance to 4.8m wide estate road.

Proposed stand alone shelter for residents use, meeting, sheltering, parcel collection. Also proposed as the infrequent refuse collection point - once in a 2week period.

2m wide footpath proposed to front of site serving Netherley Road.

Proposed acoustic close boarded fence, to suit specialist design. To be situated within a proposed bank of trees to soften the fence's appearance, on top of a small raised bund.

Existing levels and proposed banking to be utilised as required to assist in acoustic defence.

Existing trees to boundary proposed retained.

Proposed yard fronting the farm stead. Space for 8no. cars. Yard flanked by raised feature planters to define vehicle and pedestrian areas.

Existing trees to boundary proposed retained.

Proposed hedgerow and tree planting to define entrance onto yard.

Proposed feature brick estate wall between green space and yard behind.

Indicates plot ownership lines.

Proposed carport to Plot 03.

Proposed hedgerow to define semi private green space.

Existing trees proposed removed shown dotted.

Proposed turfed lawns.

Existing trees to boundary proposed retained.

Indicates front door.

Indicates rear french doors onto private amenity.

Indicates rear or side second utility doors.

Proposed close boarded fence, acoustically rated, with hedge planting in front.

Proposed orchard to be planted to provide screening and interest.

Existing trees to boundary proposed retained.

Proposed post and rail fence to match existing context fronting Village Hall opposite.

--- Plot ownership boundaries.

Feature brick estate walls.

Post & rail fence to match existing context.

Private amenity plot boundary fencing.

Proposed gardens - turf.

Proposed yard - close set gravel.

Proposed dwelling amenity - cobbles/paviours.

Proposed footpath - paviours.

Proposed planting beds.

Proposed access - tarmac.

Proposed estate road - tarmac.

Plot 01 The Coachmans Cottage
4bed 8person @ 180sqm/1940sqft

Plot 02 The Barns
3bed 6person @ 152sqm/1640sqft

Plot 03 The Barns
3bed 6person @ 181sqm/1948sqft

Plot 04 Farmstead East
4bed 8person @ 186sqm/2000sqft

Plot 05 Farmstead East
3bed 6person @ 152sqm/1640sqft

Plot 06 Farmstead North
3bed 6person @ 138sqm/1490sqft

Plot 07 Farmstead North
3bed 6person @ 132sqm/1415sqft

Plot 08 The Farmhouse
4bed 7person @ 140sqm/1505sqft

Plot 09 The Farmhouse
4bed 7person @ 165sqm/1780sqft

Plot 10 The Stables
5bed 9person @ 180sqm/1940sqft

10no. new build dwellings proposed.

2no. detached, 8no. semi detached.

200% parking.

Total usable build area proposed for site at 1580m² / 17005 sqft.

Survey received produced by:

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C	Updated to suit planning comments	JS 22-09-22
B	Updated to suit planning comments	DB 08-08-22
A	Updated to suit acoustic consultant report findings.	AeJ 12-05-22

Client
G D B Property Investments Ltd

Project
Land at Woodend, Netherley Road, Tarbock Green, Prescot L35 1QE

Title
Proposed Site Plan

Scale 1:250@A1	Date Apr 2022	Drawn By DBS
Drawing No 19-112-20		Revision C

PRELIMINARY ISSUE

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