

Notes
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All dimensions are to be checked on site. Work to figured dimensions only. Any queries please contact condyl lofthouse architects.

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
- high alumina cement in the structural elements;
 - wood wool slabs in permanent formwork to concrete;
 - calcium chloride admixtures for use in reinforced concrete;
 - 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;
 - any naturally occurring or man made mineral fibres (for example, rock wool or slag wool) with a thickness of 3 microns or less and a length of 200 microns or less, unless they are appropriately sealed to prevent migration of fibres;
 - aggregates for use in reinforced concrete which do not comply with:
BS EN 12620:2002 Properties of aggregates used in concrete;
BS EN 1239:2002 Properties of aggregates used in mortar;
BS EN 12655 (Parts 1 & 2) Properties of lightweight aggregates;
Guidance on avoiding alkali-silica reaction and inhibition on alkali content in BRE Digest 330 (2004) & Concrete Society Technical Report 30 (1999);
 - 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;
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;
 - calcium silicate bricks or tiles;
 - vermiculite unless it is established as being fibre-free; calcium silicate bricks or tiles;
 - any products containing cadmium referred to in Statutory Instrument 'SI 2006/331 Controls on dangerous substances and preparations Regulations 2006'. Reference should also be made to 'HSE (DGCR) Cadmium and you';
 - any new timber treated with pentachlorophenol;
 - non galvanneal mild steel structural fixings for building elements particularly susceptible to erosion;
 - concrete used in circumstances where it is susceptible to alkali/silica reaction;
 - materials containing chlorofluorocarbons (CFCs);
 - solvent based paints except where water based paints are unsuitable for unavailable;
 - 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 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 clearly demarcated. Yard flanked by raised feature planters to define vehicle and pedestrian areas.

Existing trees to boundary proposed retained.

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

Proposed carport to Plot 03.

Indicates plot ownership lines.

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.

Survey received produced by:

BARRY LOWE SURVEYS LTD
3 YEOMANRY ROAD
BATTLEFIELD ENTERPRISE PARK
SHREWSBURY
SHROPSHIRE SY1 3EH
TEL/FAX 01743 443388

E Garage to plot 1 relocated
Car ports to plots 3/4 revised
Car port and parking to plot 8 updated.

JC 27-07-26

D Updated to suit planning comments

DB 18-10-22

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

condyllofthouse
architects

Client
G D B Property Investments Ltd

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

Title
Proposed Site Plan

Scale Date Drawn By
1:250@A1 Apr 2022 DBS

Drawing No Revision
19-112-20 E

PLANNING ISSUE

Unit 17 Connect Business Village
24 Derby Road
Liverpool L5 9PR

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- 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.

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.

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 weekly refuse collection point.

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