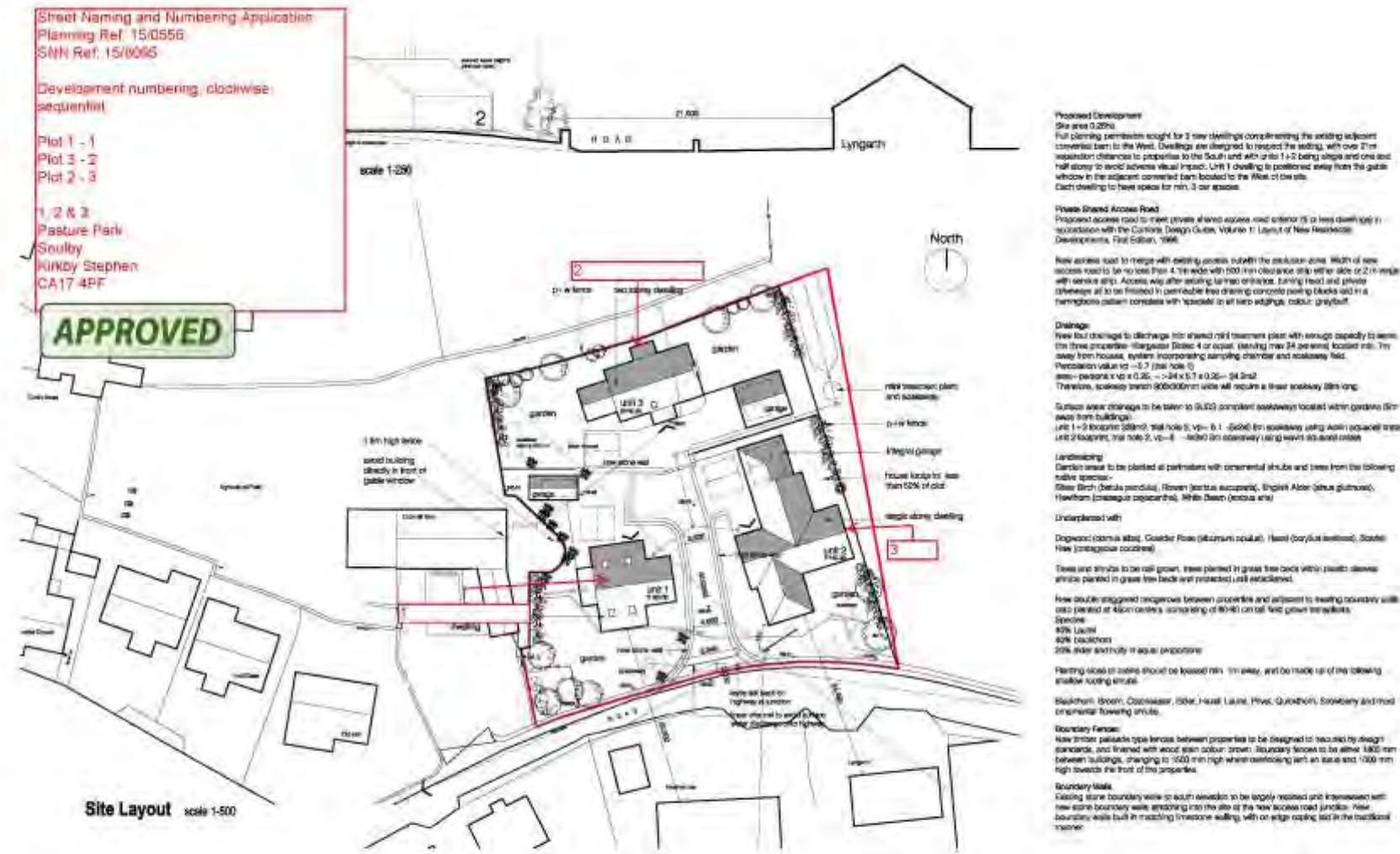


15/8095 – 1, 2, 3 Pasture Park, Soulby, Kirkby Stephen



Street Naming and Numbering Application
 Planning Ref: 15/0556
 SNH Ref: 15/0095

Development numbering, clockwise sequential

Plot 1 - 1
 Plot 2 - 2
 Plot 3 - 3

1, 2 & 3
 Pasture Park
 Soulby
 Kirkby Stephen
 CA17 4PF

APPROVED

Site Layout scale 1:500

- Proposed Development**
 Site area 0.22Ha
 Full planning permission sought for 3 new dwellings comprising the existing adjacent converted barn to the West. Dwellings are designed to respect the setting, with over 2m separation distances to properties to the South and with units 1+2 being single and one and half storey to avoid adverse visual impact. Unit 3 dwelling is positioned away from the gate which shows in the adjacent converted barn located to the West of the site. Each dwelling to have space for min. 3 car spaces.
- Private Shared Access Road**
 Proposed private road to meet private shared access road criteria (5 or less dwellings) in accordance with the Carriageway Design Guide, Volume 1: Layout of New Residential Developments, First Edition, 1996.
- New access road to merge with existing access road**
 Width of new access road to be no less than 4.3m wide with 100mm clearance strip either side of 2.1m width with service strip. Access way after setting turning concrete parking blocks and private driveway all to be finished in permeable free draining concrete parking blocks laid in a herringbone pattern concrete with 'tactical' to all new edges, colour: grey/blue.
- Drainage**
 New foul drainage to discharge into shared 150mm treatment plant with enough capacity to serve the three properties - (largest Dosec 4 or equal, serving max 24 persons located min. 7m away from houses, system incorporating sampling chamber and rockaway filter. Permeation value for $=0.7$ (see note 1).
 Sewer - permeable up to 0.25m - $=24 \times 5.7 \times 0.25 = 34.2$ m.
 Therefore, soakaway length 300000mm wide will require a linear soakaway 30m long.
- Surface water drainage to be taken to SUDS compliant soakaway located within gardens (5m away from buildings).
 Unit 1 - 2 soakaway (300mm, 100 holes), v.p. = 0.1 - (500) for soakaway using 40mm spaced stone
 Unit 2 soakaway, 100 holes 2, v.p. = 0.1 - (500) on soakaway using 40mm spaced stone
- Landscaping**
 Garden areas to be planted at partitions with ornamental shrubs and trees from the following native species:
 Silver Birch (*Betula pendula*), Rowan (*Rubus saxatilis*), English Alder (*Alnus glutinosa*), Hawthorn (*Crataegus oxyacantha*), White Down (*Corylus avellana*)
- Undersplanted with**
 Dogwood (*Cornus alba*), Golden Rose (*Rosa rugosa*), Hazel (*Corylus avellana*), Spotted Honeysuckle (*Lonicera xylosteum*)
- Trees and shrubs to be well grown, trees planted in grass free beds with plastic covered areas parked in grass free beds and protected and established.
- New double staggered verges between properties and adjacent to meeting boundary walls (600 painted at 40mm centres, comprising of 80/80 on cast level ground materials)
 50% Larch
 50% Deciduous
 20% ever and only in equal proportions
- Fencing along of walls should be based min. 1m away, and be made up of the following shallow loading struts.
- Backdrops: Brown, Copperleaf, Silver, Hazel, Larch, Silver, Quercus, Sorbus and most ornamental flowering shrubs.
- Boundary Fences**
 New three paleade type fences between properties to be designed to meet the design standards, and finished with wood stain colour: brown. Boundary fence to be at least 1800mm between buildings, changing to 1000mm high when overlooking left or rear and 1000mm high towards the front of the properties.
- Boundary Walls**
 Existing stone boundary wall on south elevation to be largely retained and incorporated with new stone boundary wall extending into the site at the road access road junction. New boundary walls built in matching limestone walling with an edge coping laid in the traditional manner.

<p>PLEASE NOTE: THIS DRAWING IS UNFORWARDED TO THE LOCAL AUTHORITY.</p>	<p>DATE: 08/06/15</p> <p>SCALE: 1:500 @ A3</p> <p>1:500 @ A3</p>
	<p>AS PROPOSED SITE PLAN + SECTION</p> <p>PROPOSED RESIDENTIAL DEVELOPMENT</p> <p>SITE ADJACENT TO OLD HALL BARN, SOULBY</p> <p>JIN PROPERTIES</p>
<p>Graham K Norman Architect CHARTERED PRACTICE UNIT 4 NEWBERRY GREENBANK ROAD STEN ISLANDS PARK HUNTER, CLACKMANNAN CY11 9PB 01794 888414 info@gnkarchitects.co.uk</p>	<p>RIBA</p>