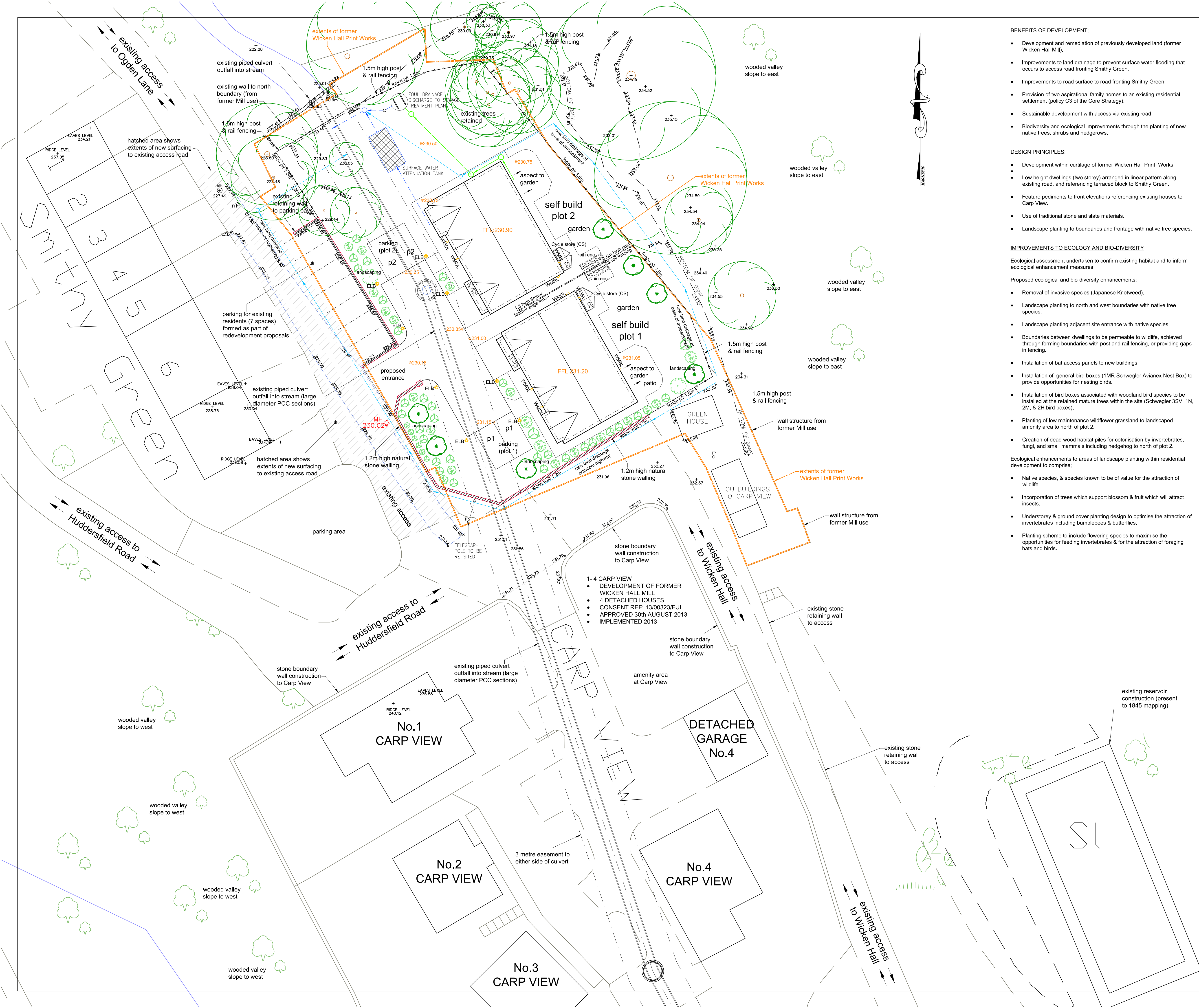




BENEFITS OF DEVELOPMENT;

- Development and remediation of previously developed land (former Wicken Hall Mill).
- Improvements to land drainage to prevent surface water flooding that occurs to access road fronting Smithy Green.
- Improvements to road surface to road fronting Smithy Green.
- Provision of two aspirational family homes to an existing residential settlement (policy C3 of the Core Strategy).
- Sustainable development with access via existing road.
- Biodiversity and ecological improvements through the planting of new native trees, shrubs and hedgerows.

DESIGN PRINCIPLES;

- Development within curtilage of former Wicken Hall Print Works.
- Low height dwellings (two storey) arranged in linear pattern along existing road, and referencing terraced block to Smithy Green.
- Feature pediments to front elevations referencing existing houses to Carp View.
- Use of traditional stone and slate materials.
- Landscape planting to boundaries and frontage with native tree species.

IMPROVEMENTS TO ECOLOGY AND BIO-DIVERSITY

Ecological assessment undertaken to confirm existing habitat and to inform ecological enhancement measures.

Proposed ecological and bio-diversity enhancements;

- Removal of invasive species (Japanese Knotweed).
- Landscape planting to north and west boundaries with native tree species.
- Landscape planting adjacent site entrance with native species.
- Boundaries between dwellings to be permeable to wildlife, achieved through forming boundaries with post and rail fencing, or providing gaps in fencing.
- Installation of bat access panels to new buildings.
- Installation of general bird boxes (1MR Schwegler Avianex Nest Box) to provide opportunities for nesting birds.
- Installation of bird boxes associated with woodland bird species to be installed at the retained mature trees within the site (Schwegler 3SV, 1N, 2M, & 2H bird boxes).
- Planting of low maintenance wildflower grassland to landscaped amenity area to north of plot 2.
- Creation of dead wood habitat piles for colonisation by invertebrates, fungi, and small mammals including hedgehog to north of plot 2.

Ecological enhancements to areas of landscape planting within residential development to comprise;

- Native species, & species known to be of value for the attraction of wildlife.
- Incorporation of trees which support blossom & fruit which will attract insects.
- Understorey & ground cover planting design to optimise the attraction of invertebrates including bumblebees & butterflies.
- Planting scheme to include flowering species to maximise the opportunities for feeding invertebrates & for the attraction of foraging bats and birds.

KEY TO EXISTING & PROPOSED LEVELS;

- +230.59 Existing levels from topographical survey.
- @231.40 Proposed design level.
- MH 230.02 Levels relate to manhole located adjacent to site entrance MH = 230.02m.

KEY TO EXTERNAL BOUNDARIES & EQUIPMENT

Each dwelling to have a rear garden with an area with amenity grass, and a rear patio. Perimeter paths & patios to individual dwellings to be Heritage paving by Marshalls (buff finish).

Each dwelling to have a minimum of two external parking spaces (third space available to integral garages). Drives and parking areas to be surfaced with permeable resin bound gravel.

Bin storage area enclosed within close boarded timber screen fence - 1.6metres high (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 within the alcove to the garages. The specification for the EVCP's are to be Rolek Wallpod:EV Type 2 Mode 3 charging socket.

EVCP 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.

CS Cycle store (CS)

EXTERNAL LIGHTING SPECIFICATION

To minimise indirect impacts from lighting it is proposed that artificial lighting is only directed where necessary for safe use of amenity areas. None of the external lighting installed will be greater than 1,800 lumens (15 Watts) and only LED lights will be installed (they do not emit on the UV spectrum, are more easily controllable in terms of direction/spill and can be turned on and off instantly). Lighting to be fitted as low as practical to external walls, and fixed in a steep downward angle with the lighting housing further helping to direct light below the horizontal plane.

WMDL W.M.D.L. - Wall Mounted Down Light
Use Saxby Odyssey 7W - wall down lights or similar (630 lumens).

WMBL W.M.B.L. - Wall Mounted Bulkhead Light
Use Portchester Hood 15W - LED Bulkhead or similar (1,782 lumens).

ELB E.L.B. - External Lighting Bollard
Use Westminster 10W - LED bollard or similar (1,320 lumens).

KEY TO BOUNDARY STRUCTURES & LANDSCAPING

fence p/r 1.5m New 1.5metre high timber post & rail fence to site boundaries.

fence f/e 1.8m Plot divisions to rear gardens formed with new 1.8metre high feather edged timber fence. Gaps to be left at base of fencing to be permeable to wildlife.

stone wall 1.2m New 1.2metre high natural stone walling.

landscaping Indicative new landscape planting & compensatory tree planting with native species. Landscaping design to be provided for hard & soft landscaping details.

Amendments			
Title			
DEVELOPMENT OF TWO DETACHED DWELLINGS TO PREVIOUSLY DEVELOPED SITE AT FORMER WICKEN HALL MILL, SMITHY GREEN, NEWHEY~			
Client			
LEIGH KELLY			
Dwg. No.			
22/1281/201 - PROPOSED SITE LAYOUT			
Date	Plot Scale	Drawn by	Status
14.12.2022	AT@1:200	JPE	PLANNING
JPE CONSULTANCY LIMITED			
ARCHITECTURAL DESIGN & PLANNING			
9 Woodend Drive, Stalybridge, Cheshire, SK15 2SF			
Telephone 07875 627 988 jim@jpeconsultancy.co.uk			