

SCHEDULE OF MATERIALS

for

Provision of parking spaces and new means of enclosure

at

**1 Lakehouse Farm Cottages
Finchingfield Road
Hempstead
Saffron Walden
Essex
CB10 2PR**

for

Mrs Ockleston and Mrs Lubbock

This Schedule of Materials is to satisfy the Planning Conditions as applied to Uttlesford District Council planning reference - **UTT/23/0542/HHF** - *Provision of two-off road parking spaces and new means of enclosure at 1, Lakehouse Farm Cottages, Finchingfield Road, Hempstead, Saffron Walden, Essex. CB10 2PR.*

The planning conditions referred to are as follows -

Condition 3 - *Prior to commencement of the development hereby approved, a schedule of the types and colours of the materials (including photographs) to be used in the external finishes shall be submitted to and approved in writing by the local planning authority. Thereafter, the development shall be implemented in full accordance with the approved materials.*

Condition 4 - *Prior to commencement of the development hereby approved, details of all hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details prior to first beneficial use of the development hereby approved.*

The landscaping details to be submitted shall include:

- a) proposed finished levels (earthworks to be carried out);*
- b) means of enclosure of the land (boundary treatments);*
- c) hard surfacing and other hard landscape features and materials (including photographs for all materials);*
- d) existing trees, hedges or other soft features to be retained;*
- e) soft landscaping details, including photographs, specifications of species, sizes, planting centres, numbers and percentage mix;*
- f) details of siting and timing of all construction activities to avoid harm to all nature conservation features;*
- g) management and maintenance details.*

All planting, seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner, and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the local planning authority.

Condition 5 - *Prior to any works above slab level, a Biodiversity Enhancement Layout shall be submitted to and approved in writing by the local planning authority. Thereafter, the enhancement measures shall be implemented in accordance with the approved details and shall be retained in that manner at all times.*

Condition 6 - *Within three (3) months from the date of this permission, the width of the access at its junction with the highway shall not be less than 3 metres and shall be provided with an appropriate vehicular crossing of the highway verge.*

Condition 7 - *The existing vehicular access shall be formalised and hard surfaced. No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.*

Condition 8 - *Any gates provided at the vehicular access shall be inward opening only and shall be set back a minimum of 6 metres from the back edge of the carriageway. Thereafter, the gates shall be retained as such at all times.*

Comments regarding the attached Conditions -

Condition 3 – This document called “Schedule of Materials” responds to this condition.

Condition 4 - This document called “Schedule of Materials” responds to this condition.

Condition 5 - This document called “Schedule of Materials” responds to this condition.

Condition 6 – The width of the access from the highway and into the parking and turning area of No.1, Lakehouse Farm Cottage will be retained at a minimum width of 3.0 metres. The access over the verge at the point of the vehicular crossing will be constructed to a Essex Highway approved standard.

Condition 7 – The vehicular access off the main highway will be over an existing access and is to be shared with Eastcott Barn. The surface of the existing access is to be replaced with a tarmac or similar approved material. The access currently slopes down from the highway. The new finished surface will follow existing finished ground levels and will slope away from the highway, thus, preventing any surface water run-off from the site onto the public highway.

Condition 8 – It is not proposed to erect any gates across the entrance to the parking area of No. 1, Lakehouse Farm Cottage.

Condition 3 - Below is a list of materials to be used in the external finishes to the boundary lines and the surface treatment of the parking and turning areas as conditioned in the above planning consent.

Boundary Fence -

The boundary line between Lakehouse Farm Cottages and Lakehouse Farm Barns is to be established by the erection of a post and three bar timber fence. All timbers are to be tanalised/treated and left to discolour with age. The posts are to be 100 x 100mm at 2000mm ctrs. with 3 no. 47 x 100mm horizontal rails.

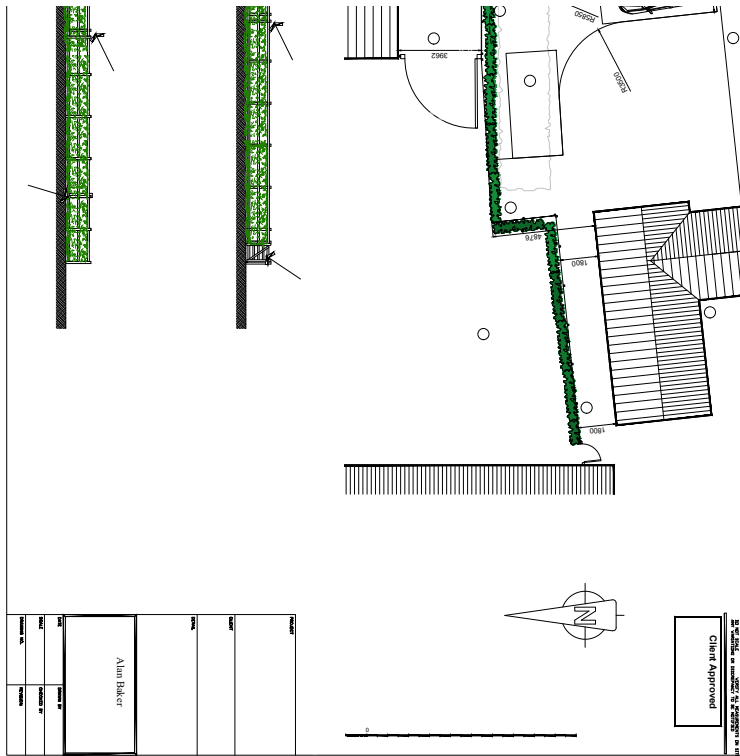


The boundary line is to have a Natural Hedge planted on the Cottage side. The hedge is to be planted as a mixed natural hedge consisting of Hawthorn, Blackthorn, Field Maple, Holly, Privet or a mix from the existing hedgerows.

Plants are to be planted as a mix in double rows at a spacing of 200 – 300mm apart with about 6 plants for every metre of hedge line.

All plants are to be 600 – 900mm in height when planted.

Proposed Vehicular Access and Parking to No. 1, Lakehouse Farm Cottages, Hempstead.



Proposed landscape and boundary details

We show below typical images of plants by species. This is a selection of plants to be used and could vary dependent on what is available.

Any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

Blackthorn -



Hawthorn



Field Maple



Holly



Privet -



Parking and turning area

Surface treatment -

The parking and turning area is to be finished with a 15mm maximum size pea-gravel laid over a compacted hardcore base laid on a Terram weed cover.



Edging and kerbs -

The delineation between the parking area and lawn is to be defined by timber kerb edging. Made up of 50 x 50mm x 450mm tanalised timber stakes with a 150 x 25mm tanalised timber board.



Timber kerb edging

Biodiversity Enhancements

Condition 5 - The only works above slab level are those of erecting a new fence line and planting of a new hedgerow. There is no lighting at high or low level.

Hedgerow planting

A new native hedge is to be planted along the north boundary of the site. The plant species will be a mix including Blackthorn, Hawthorne, Privet, Holly and any other species as chosen by the Client.

Planting advice/aftercare for hedgerows:

Planting will be carried out in accordance with horticultural best practice and supplier advice. Generally, all bare root stock will be planted between December and March inclusive. Plants will be delivered to site in quantities which can be planted the same day. No plant roots will be allowed to dry out.

Plant handling is recommended as follows: 8 plants per metre, 2 staggered rows per linear metre.

Remove weeds and any large stones. Back-fill gently with original topsoil and insert whip and cane support and apply photo-degradable guards.

Recommended maintenance will include the following:

- Hand weed planting beds
- Remove litter
- Sweep mulch spillage
- Re-firm plant stock as necessary
- Adjust stakes and ties as necessary
- Prune plant stock as required to encourage good form
- Check all plant stock and report signs of pests, disease, death and damage

Plant stock to receive the following quantities of water in the first 24 months

- Hedgerows - 20 litres per m² on three occasions throughout growing season, or when less than 30mm precipitation at the end of any 4 week period;

Within 5 years of completion of the development all dead, dying and vandalised plant stock to be replaced at the end of each growing season