

Planning Conditions Submission

for

Development at 2/3 College Cottages, Hextable, Swanley

Planning ref: 21/02824/FUL

Conditions 3, 4 and 5

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Section 1 - Landscaping

Landscaping is proposed as drawing **2171/07revB** attached at the end of this section. Material and products are noted in the following schedule. Work is to be carried out in accordance with the manufacturer's recommendation to achieve a high standard, planting is to take place in the planting seasons.

See images following the schedule.

ITEM/AREA	PRODUCT	DETAIL
Patio at rear of houses	Paving slabs to area at rear of houses	Marshalls or similar Textured paving slab. 600x600. Charcoal grey, bedded on sand and pointed dark grey, as Image 1
Parking areas and front path	Permeable block paving	Tobermore or similar Tegula permeable paving – colour Brindle with contrasting brick edging to perimeters. See Image 2
Fencing	Closed boarded 1.8m high to sides, rear and dividing fence of gardens	Feather edge vertical boarding, concrete posts at 2.7m centres, concrete gravel board, natural finish to the timber, gate to be provided to parking spaces. See Image 3
Shed	1.8mx2.4m Apex shed to provide storage for bikes, bins and garden equipment	Apex shed with double doors and window, doors to be locked and anchor point provided internally for security. See Image 4
Rear Garden grass	Laid to lawn where hatched	Prepare ground, lay topsoil 150mm thick, lay good quality turf, water as necessary until established
Front Garden grass	Laid to lawn where hatched	Ditto as above
Shrubs	Photinia fraseri (Red Robin) shrubs planted to front and rear gardens where indicated on drawing	Plant in well prepared ground, add topsoil in pits 600x600x600mm, plant in planting season and water until established. See Image 5

Image 1 - paving slabs



Image 2 - block paving



Image 3 - typical close boarded fencing



Image 4 - shed for bike, bin store and garden store



Image 5 - shrub planting



Section 2 - External Materials

External materials are broadly outlined on the submission plans, elevations and Planning statement, they are to be as schedule below:-

ITEM/LOCATION	PRODUCT	DETAIL
Roof	Plain concrete tiles	Marley or similar 'Old English Dark Red' tile this is similar to adjacent houses. See Image A
Roof	PV, solar panel to rear facing roof	Panels to be black mounted on the roof with proprietary fixings, size as shown on roof drawing. See Image B
Windows	UPVC casement windows, arrangement as shown on Elevation drawings	White finish which is similar to adjacent properties. Each having outward opening lights. See Image C
Doors - Front	Composite 4 panel door	4 panel door, glazed upper panels and solid lower panels, with letter box flap in chrome finish. Colour 'Chartwell green'. See Image D
Doors - Rear	French double doors with side panels	Fully glazed UPVC double doors and side panels, finish to be white. See Image E
External wall	Wall to be plain render with paint finish	Smooth but slightly texture tradition sand and cement render which is to be painted with Dulux Weathershield masonry paint in accordance with the manufacturer's instructions. Colour to be pale slate.
Rainwater goods	To be black PVC	Half round gutter and round down pipes placed at the corners of the properties and discharging into gullies.
Fascia, bargeboards and soffits	White UPVC	Swish or similar standard fascia, bargeboards and soffits fixed in accordance with manufacturer's instructions. Ventilation slot to be incorporated into the soffit boards.

Image A - plain roof tiles



Image B – PV solar panels to rear



Image C – UPVC Windows



Image D – Composite Door



Image E – French Doors



Section 3 - Construction Transport Management Plan

Introduction

The purpose of this document is to propose how the construction traffic and site personnel movements will be safely controlled and not disrupt the local community throughout the construction phase of the development.

The site is located between 2 and 3 College Cottages, College Rd, Hextable, BR8 7LX. The site lays off a private lane north of Crawfords.

A Public Right of Way (PROW) also runs along the private road and this will be maintained at all times, it will not be necessary to close the PROW. If it does become necessary to close or restrict the PROW the necessary consents would be requested from Highways

The site location is shown on drawing **S1 Site Location Plan**, showing the access route and off street parking. Photos are provided from locations indicated to give a visual view of the route and roads conditions

It is expected that there will generally be three to four operatives on site and no more than six at anytime.

This statement is to be followed throughout the period of construction which is planned to be of 10 months duration.

Site Access

Construction traffic and visitors will come from College Road via Dawson Drive and Crawfords, then entering the private lane to the site. The public roads are two way traffic roads with reasonable space for passing, the private road is single track.

Deliveries will be planned to avoid having more than one vehicle at anytime. Lorries will be limited in size so they can be contained on the site, thereby leaving the road unobstructed.

The PROW will not be blocked at anytime and our appointed operative will supervise and control lorry movements to ensure the safety of the public. A speed limit of 5mph within the private road will be applied to deliveries and construction traffic

Signage will provided warning construction traffic of the present of the public.

Parking and Storage

Parking for operatives and visitors will be provided within 3 College Cottages where there is ample space available. See Photo 9

Deliveries and access onto the site will be from the rear, through 3 College Cottages grounds, using the hardstanding area. Plant and equipment will be off loaded in this area and moved directly to the rear of the site.

A wash down area will be set up so that vehicles can be washed before leaving the site and entering the highway.

Areas within the development site and land behind the site within 3 College Cottages will be allocated for storage of plant, equipment and materials. No items will be stored on the private road or highway. The area in front of the houses is approx 4.5m wide so is adequate for vehicles to pull off the road to drop off materials and move to a storage area.

Site Logistics

Heras (or similar) fencing will be placed around the site to ensure site security and the safety of the public.

Signage will be provided giving contact telephone numbers in case of emergency or concerns that passing public may have.

The surrounding roads will be kept clean and free of debris.

See drawing **S2 Site Logistics Plan** showing site logistics, storage areas etc.

Access and Survey Information

See attached photos (numbered as indicated on the Site Location Plan) showing the access route from College Road and the condition of these roads, these will be reviewed at commencement of the site works.

Attachments

Survey Photos 1 to 9 showing access route and condition

Drawing S1 – Site Location Plan

Drawing S2 – Site Logistics