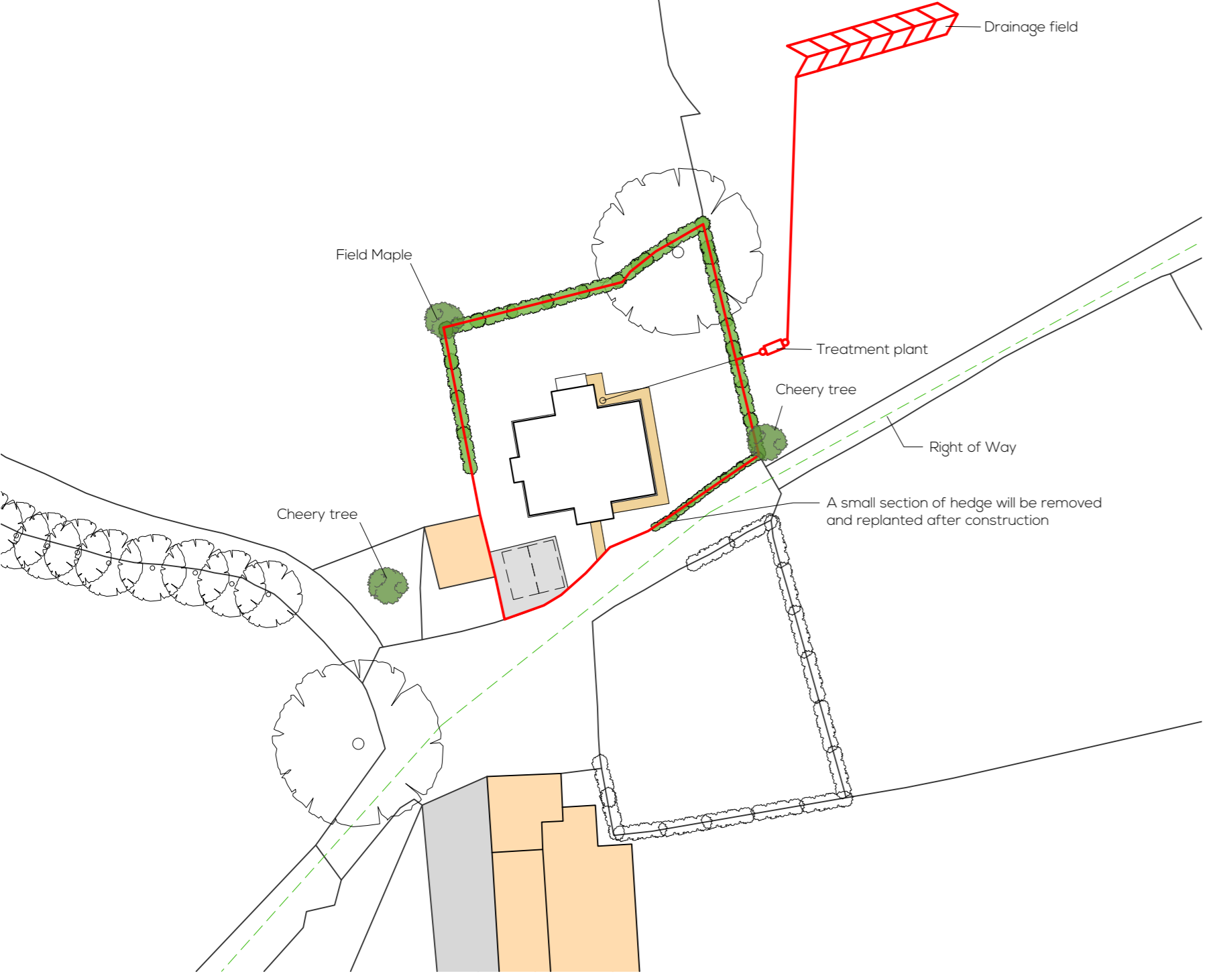




Existing Block and Green Infrastructure Plan - 1:500



Proposed Block and Landscaping Plan - 1:500

General Notes

Existing Structure
The existing structure of the building has been added to, altered and rebuilt previously.
Please see the structural report attached to the application, due to the condition large sections of the building would require rebuilding or extensive repair. The condition of the building means it is not economic to attempt to restore it when comparing to a new build.

Replacement Dwelling and Design
Features (beams and other timbers in good condition) from the existing building will be removed where possible and used in the proposed new build.

The proposed dwelling has been designed sympathetically to reflect the general layout and aesthetic of the existing building while updating the layout to suit modern lifestyles. The decorative oak framing which is currently not visible and within the Second Floor room on the North Elevations will be replicated on the South Elevations facing the right of way.

Size
Existing footprint - 146m²
Proposed footprint - 141m²

Access and Parking
The access and parking arrangements will remain as existing.

Foul Drainage
The dwelling is currently served by a septic tank and drainage field, which will be replaced.

Connection to main drainage is not available therefore a Tricel UK6 Sewage Treatment Plant is to be installed with a 56.5 m long drainage field with 0.6m wide trench. An oversized treatment plant will be installed to avoid the system running at full capacity for extended periods of time and overloading. The drainage field will be installed and construction in a looped system in compliance with BS 6297:2007, A1:2008 and AD H of the Building Regulation.

Drainage field discharge point is 200.0m+ from any other private discharge point and 50m+ away from any SAC or watercourse. The daily discharge volume will be a maximum of 0.9 m³ / day, this figure has been calculated based on 4 bedroom with 6 occupants using the British Water Code of practice Flows and Loads 4.

Green Infrastructure
The immediate site biodiversity level is low other than a small hedge on the South boundary. The proposal will provide new hedgerows and tree planting which will increase connectivity for wildlife and provide new habitat.

External Lighting
In order to avoid any unnecessary disturbance to bats in the future, any external lighting to be installed should:

- use Light emitting diodes (LED) luminaries
- have a warm white spectrum (<2700o Kelvin (degrees colour temp)
- have peak wavelengths higher than 550nm
- be set on motion-sensors
- use short duration (e.g. one minute) timers
- not be in the vicinity of, or shine towards, bat roost openings
- not shine towards (the) roof structure(s)
- not be in the vicinity of, or shine towards, boundary vegetation.

Biodiversity Enhancements and Ecology
All works will be undertaken in accordance with the Bat and Eco reports from Star Ecology ref- KB/2755/221. Mitigation and timings will be in accordance with section 9 of the Bat report.

Nesting Boxes
Three Woodcrete bird box with 28mm access will be installed into a nearby tree at least 2m from the ground.

Landscaping

Hedgerows:

Percentage	Species	Size	Spacing
25%	Hazel	400-600mm	5 - 7 / meter
25%	Hawthorn	400-600mm	5 - 7 / meter
20%	Blackthorn	400-600mm	5 - 7 / meter
10%	Common Beech	400-600mm	5 - 7 / meter
10%	Holly	400-600mm	5 - 7 / meter
10%	Hornbeam	400-600mm	5 - 7 / meter

Approx 50m of hedgerow will be planting equating to around 300 plants

Trees:

Number	Species	Size
1	Field Maple	900-1200mm
2	Cheery	900-1200mm

Planting Specification:
Topsoil - All Planting is to take in the existing soils on site.
Plants - All Plants shall be healthy in appearance and comply with the requirements of all current/relevant British Standards, including BS3936 and BS442. All plantings to be British grown native species and fully hardened off.
Planting - All Planting to be carried out within the recognised native season of November to March.
Root Dip - Proprietary root dip to be applied to all bare rooted stock at the time of lifting at the nursery and prior to planting.
Watering - Thoroughly water all new plants immediately after planting.

Planting Management:
1 - Any plants affected by frost heave shall be replaced. Protective fencing and stakes with ties and guards are to be inspected and maintained on a regular basis over a number of visits to site over the first five years following planting. Any damage is to be repaired or replaced as necessary. Further standard maintenance shall include watering, pest control and disease control.
2 - Any tree losses to be replaced annually in Years 1 to 5 in accordance with the original Planting Schedule and Planting Specification.
3 - Regular visits shall be made to the trees and hedgerows to ensure the newly planted stock is in weed free condition.

Weed Control - Hand weeding will be undertaken to remove weeds surrounding the new planting. An approved herbicide will be used in Years 1 to 3 to ensure healthy tree growth and weed free areas.

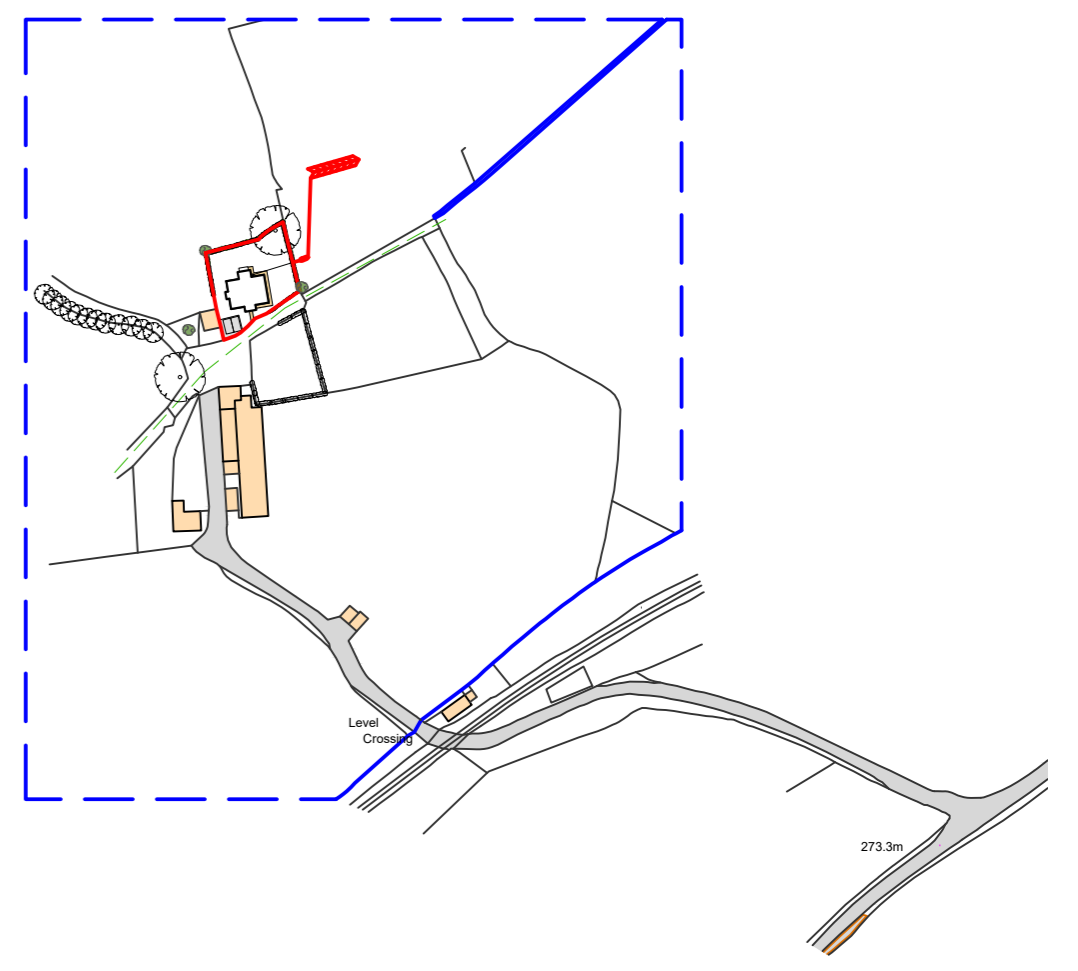
Plant Protection - All trees will be protected with a solid tubular guard with ratchet ties and secured to a wooden Guards will be 750mm high. All planting is to be fenced out for protection, to exclude stock.

Ground Preparation and Planting - Pre planting soil preparation will ensure the health and success of the planting scheme. A minimum. Rooting depth of 600mm shall be provided to all tree planting areas including a minimum depth of 400mm top soil.
a) Loosen soil to a depth equivalent to height of the footfall and over a wide area to eliminate compaction and improve drainage.
b) Remove plants from containers or fabric wrapping.
c) Dig a planting hole that is no deeper than the roots, ideally at least 3 times the diameter of the root system.
d) If the sides of the planting hole are compacted, break the soil up with a fork before planting.
e) Soak bare rooted trees or shrubs for about 30 minutes prior to planting and give containerised plants a good watering before removing from pots.
f) Plant tree or shrub in planting hole and position it so that the first flare of roots are level with the soil surface when planting is completed.
g) Insert a stake to support the tree.
h) Refill planting hole carefully, ensuring soil is placed between and around all the roots to eliminate air pockets.
i) Firm the soil gently, avoiding compacting the soil into a hard mass. Water the plant in.
j) Protect with a solid tubular guard

Tree Stakes and Ties - All stakes are to be treated, round, smooth and not less than 100mm in diameter. Use proprietary root ties which are to be applied in accordance with the recommendations of the manufacturer.

Hedgerow Planting - Hedging plants are to be planted in tranches wide enough to allow the plants full root spread. Plants to be set out in double staggered rows using a total of 5 -7 plants / meter. Rows to be 300 -450mm apart.

Tree and Shrub Protection - All planting to be fenced with stock proof post and wire fencing until established. All newly planted stock to be fully protected from poultry and rabbit damage through use of proprietary tree/shrub guards applied in accordance with the recommendations of the manufacturer. All newly planted stock to be fully protected at all times from grazing livestock.



Location - 1:2500

North

Dwg Notes:
Do not scale, use figured dims only. Dims displayed in millimeters unless stated otherwise. All dimensions to check on site prior to commencement, any discrepancies to be report to designer.
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Project:
Proposed Replacement Dwelling,
Troed-Rhiw-Fedwen, Llanbister Road,
Llandrindod Wells, LD1 5UP

Subject:
Existing and Proposed Block Plans and
Location Plan

Scale: 1:500 © A2

Date: 11 / 2023

Ref: 0174 / 1 A