

## PRE-APPLICATION

### PROPOSED CHANGE OF USE FROM FORMER METHODIST CHURCH TO 4 RESIDENTIAL UNITS

POOL METHODIST CHURCH, FORE STREET,

#### SOFT LANDSCAPING SCHEME

This proposal is for a change of use of the existing church to accommodate 4 dwellings. The site is surrounded by existing dwellings, thus the soft landscaping will be kept to a minimum and will be as follows:-

Any existing trees and shrubs adjacent to the construction site to be protected by temporary Heras fencing.

1. Turfing  
(where required)

- The site is already predominantly laid down to grass thus:-

Soil preparation and cultivation

Grade areas to be turfed to even running gradients with no abrupt angular changes in level and which run smoothly into adjacent levels. Eliminate all local depressions.

Cultivate areas to be turfed to depth of 150 mm and remove all weeds, stones over 50 mm in any dimension and foreign matter from site.

Carry out final cultivation 7 to 28 days before turfing. Produce a firm seed bed with a fine surface tilth not less than 25 mm deep in all areas by lightly rolling, harrowing and raking. Allow for hand cultivation where machine work is not possible. Finished levels shall be a minimum of 25 mm above adjacent trim, manhole covers to allow for settlement.

- Pre-Turfing Fertiliser

Apply a 6:9:6 NPK pre-seeding fertiliser at the rate of 70g/m<sup>2</sup>.

Apply in two equal dressings in transverse directions 7 to 28 days before turfing.

- Turf

Turf shall comply with BS 3969:1965 (1978) "Recommendations for turf for general landscape purposes". The turf shall contain not less than 60% dwarf growing agostis & fescues, smooth stalked meadow grasses crested dogstail and timothy and not more than 40% dwarf leafy perennial rye grasses. Turf shall not contain a total of more than 10% of all or any of the following:-

Annual meadow grass, cocksfoot, creeping soft grass, meadow barley, sea meadow grass, sweet

vernal grass, wall barley, Yorkshire fog, perennial weeds such as moss, pearlwort or yarrow.

- Turf Laying

Turf laying operations shall comply with BS.4428: 1969 "Recommendations for general landscape operations" except as otherwise specified.

- Weather Conditions

Lay turf only in suitable weather conditions and not during or immediately following a prolonged dry spell, nor during frosty weather or when the soil is saturated.

- Laying Method

Lay turf on a moist prepared bed. Lay perimeter turves first and then lay remaining turves closely butted in consecutive rows with "broken joints" (as in stretcher bond brickwork). Brush finely sifted topsoil as specified into all joints to completely fill them. The finished surface must be free from all ruts, dishing or other local depressions.

- Turf Quality and Dimensions

Turf shall be green in colour of uniform thickness, well rooted and free from dead grass and with no visible signs of pests or disease. Treat with a selective weedkiller not more than 3 months and not less than 3 weeks before lifting. It shall be a close, even texture and of even density. Cut to a height of 25 mm within one week of lifting. Turves shall be not less than 300 mm wide and have a soil thickness of not less than 25 mm and shall be of the same dimensions.

- Delivery and Storage

Deliver turf to site within 36 hours of lifting. Stack grass to grass if not laid immediately to a height not exceeding one metre for no longer than 48 hours. Turf stored on site for longer than this period will be rejected.

- Maintenance

Turfed areas shall be maintained as follows:

First cut: When the grass is 75 mm high, cut it to 30 – 50 mm high avoiding any root pulling. Take all cuttings off site; reseed any bare areas and make up levels to restore all erosion.

Second and Subsequent Cuts: Thereafter when the grass reaches 75 mm high cut it to 30 – 50 mm high

until the grass areas are established or directed to cease mowing. Do not leave grass cuttings in heaps or rows, which might cause underlying, grass to rot off.

Rectify any gullyng of banks, rutting or shrinkage below finished levels during the maintenance period.

## 2. Planting

The site not being large it is not proposed to allow any extensive planting, apart from perennials or similar.

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner. Notice shall be given to the Local Planning Authority when the approved scheme has been completed.

Any trees or 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 a similar size and species as those originally planted.

The only specific planting to be allowed for is Monterey pine & cabbage palm, positioned as shown on the drawing.

## HARD LANDSCAPING SCHEME

Access

All to remain as existing

