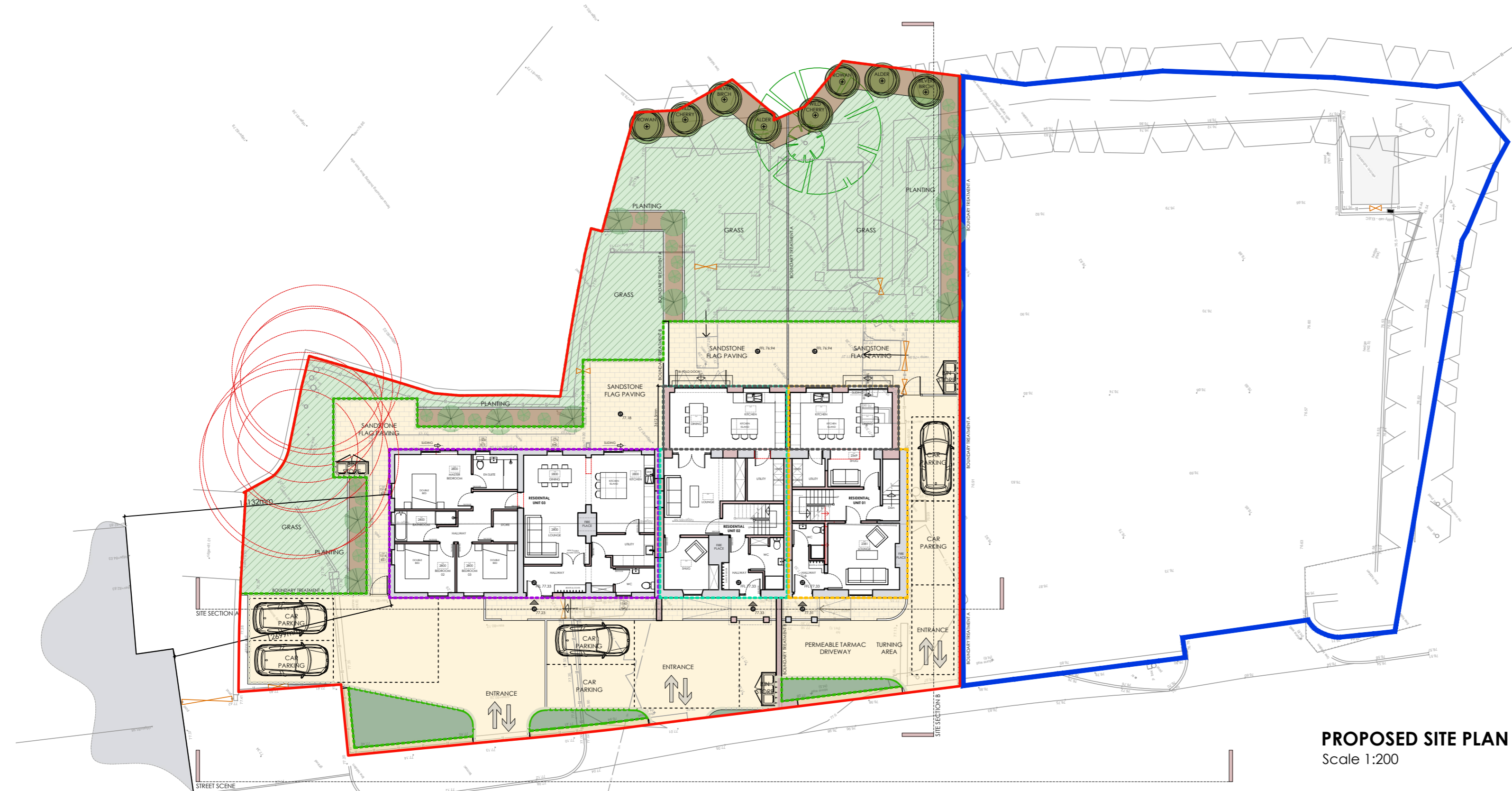
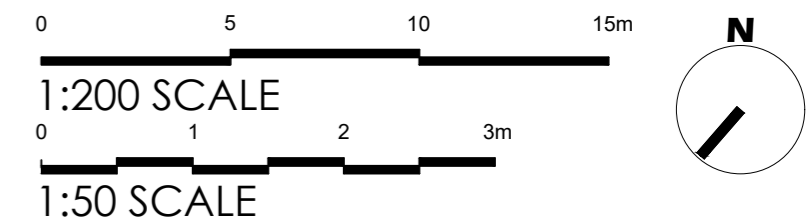


This drawing is to be read in conjunction with all relevant Architect, consultants' and specialists' drawings and specifications. The Architect is to be notified of any discrepancies before proceeding. Do not scale from this drawing. All dimensions and levels are to be checked on site. This drawing is subject to copyright. All work carried out before Planning and Building Permission has been granted is at the contractor/clients risk.



PROPOSED SITE PLAN
Scale 1:200

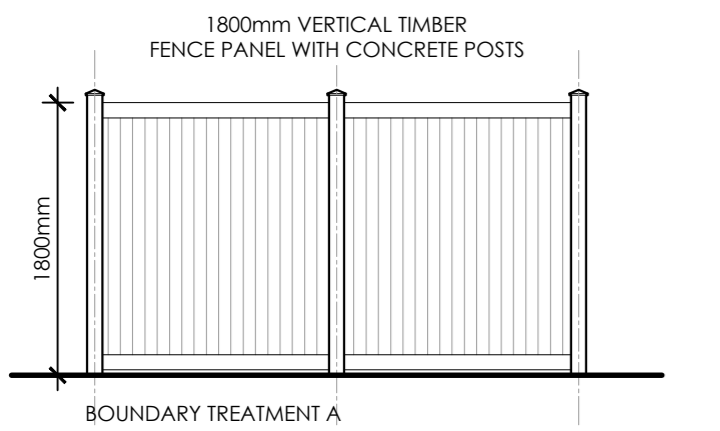
LANDSCAPING:
ALL WORKS WITHIN THE DEVELOPMENT AREA SHALL BE SUBJECT TO BS 5837:2012.

PLANTING SPECIFICATION:
GRASSED AREAS TURFED, GRADED AND CROSS GRADED TO EVEN RUNNING FALLS. APPLY FERTILISER AT A RATE OF 70g/m AND RAKE IN. A DRESSING OF FINELY SIFTED TOPSOIL TO BS3882 SHOULD BE APPLIED TO THE LAID TURF AND BRUSHED IN.
ALL SHRUB MATERIAL SHALL BE FIRST QUALITY, STURDY AND WELL ROOTED STOCK. SHRUBS PLANTED INTO 450mm GOOD QUALITY TOP SOIL INCORPORATING ORGANIC COMPOST AND SLOW RELEASE FERTILISER.
TOP SOIL, WHETHER EXISTING ON SITE OR IMPORTED, SHALL COMPLY WITH BS3882:2007 AND BE OF PREMIUM GRADE, FREE DRAINING, FRIABLE, TOP SPLIT, MEDIUM LOAM. TOPSOIL CONTAINING EXCESS SAND OR CLAY WILL NOT BE ACCEPTABLE. THE TOPSOIL SHALL BE FREE FROM PERNICIOUS WEEDS, STRAW, STONES, WOOD, CLAY LUMPS AND FOREIGN MATTER EXCEEDING 50MM IN SIZE. TOP SOIL TO HAVE A PH VALUE OF BETWEEN 0.6 AND 0.75 AND A HUMUS CONTENT OF NOT LESS THAN 50% ON A DRY WEIGHT BASIS. ALL TOPSOIL SHALL BE OBTAINED FROM THE TOP 150MM OF GROUND. STONE CONTENT SHALL NOT BE IN EXCESS OF 5%. PC CONTENT SHALL BE SALT FREE AND NOT MORE THAN 2MM HOS/CM AT 250 CENTIGRADE. NUTRIENT STATUS SHALL BE MEDIUM TO VERY HIGH - MIN OF AG ADAS DEFINITION.
TOPSOIL TO BE SPREAD OVER PREPARED LEVEL SUBSOIL BASE TO ENSURE A MINIMUM DEPTH OF 450mm TO ALL SHRUB PLANTED AREAS AND 150mm DEPTH TO GRASSED AREAS. SPREAD OVER PREPARED SUBSOIL IN LAYERS NOT EXCEEDING 150MM AND GENTLY FIRM BEFORE SPREADING THE NEXT.
SHRUB PLANTING SCHEDULE:
SPECIES / SIZE:
5No. ANCANTHUS : 3L
5No. CALLUNA : 3L
5No. ESCALLONIA DONARD SEEDLING : 3L
5No. PITTOSPORUM TENUIFOLIUM : 3L
5No. VIBURNUM TINUS : 3L
ALL PLANT MATERIAL TO BE A MIN. 3 LITRE POT SIZE AND BE COMPLIANT TO BS 3936 PARTS 1 AND 4, AND BS4428. FINISHED BEDS DRESSED WITH A 50mm LAYER OF COARSE FOREST BARKMULCH.
ALL TREES TO HAVE CLEAR STEMS TO 1.8m ABOVE THE GROUND, WELL DEVELOPED BRANCHING HEADS WITH A SINGLE CENTRAL LEADER AND A HEALTHY ROOT SYSTEMS. TREES PLANTED INTO APPROPRIATE SIZED PITS TO ACCOMMODATE THE ROOT SYSTEMS WITHOUT RESTRICTION. BACKFILLED WITH 3:1 TOPSOIL COMPOST MIX. USE A MACHINE ROUNDED STAKE AND 1No. TREE TIE WITH A RUBBER SPACER.
SPECIES:
2No. ALDER BUCKTHORN
2No. ROWAN
2No. SILVER BIRCH
2No. WILD CHERRY

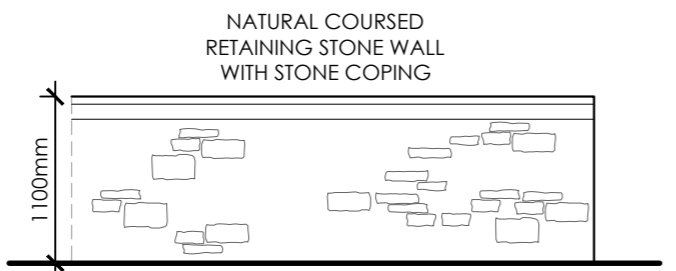
LEGEND:

PROPOSED AREAS
OVERALL SITE: 2022.13m²
PROPOSED DEVELOPMENT SITE AREA (ALL UNITS + LANDSCAPING, PAVING, DRIVEWAYS ETC.): 1117.34m²
PROPOSED DEVELOPMENT (UNITS): 301.28m²

	HARDSTANDING (INC. TARMAC, PAVING ETC.)	AREA OF PERMEABLE TARMAC - 239.00m ² AREA OF INDIAN PAVING - 149.44m ²		RESIDENTIAL UNIT 01	PROPOSED GROSS INTERNAL FLOOR AREA (GIFA) RESIDENTIAL UNIT 01: GROUND FLOOR - 48.43m ² FIRST FLOOR - 45.74m ² TOTAL - 114.37m ²
	GREENSPACE	AREA OF GREENSPACE - 396.36m ²		RESIDENTIAL UNIT 02	PROPOSED GROSS INTERNAL FLOOR AREA (GIFA) RESIDENTIAL UNIT 02: GROUND FLOOR - 77.09m ² FIRST FLOOR - 51.13m ² TOTAL - 128.22m ²
	PROPOSED DEVELOPMENT (NON CONVERSION)	AREA OF PROPOSED DEVELOPMENT - 48.58m ²		RESIDENTIAL UNIT 03	PROPOSED GROSS INTERNAL FLOOR AREA (GIFA) RESIDENTIAL UNIT 03: GROUND FLOOR - 117.01m ² TOTAL - 117.01m ²



PROPOSED BOUNDARY TREATMENT A
Scale 1:50



PROPOSED BOUNDARY TREATMENT B
Scale 1:50

REVISIONS:
Rev B - Materials/Boundary Treatments Added - 28.11.2025 - TDM
Rev A - Areas Green Space, Hardstanding Added - 19.11.2025 - TDM

Client
Mr Mark Dewhurst

Job Title
Proposed site re-development at the former White Bull Hotel
Preston Road
Alston
Preston
PR3 3BJ

Drawing Title
Proposed Site Plan and Landscaping Plan.

Scale: 1:200 @A2 Date: NOV '25 Drawn: TdM

spa
SUNDERLAND PEACOCK ARCHITECTS
SUNDERLAND PEACOCK & ASSOCIATES LTD.
HAZELMERE, PIMLICO ROAD, CLITHEROE
LANCASHIRE, BB7 2AG
T 01204 423178 F 01204 427328
E info@sunderlandpeacock.com
www.sunderlandpeacock.com

7074 - S02B