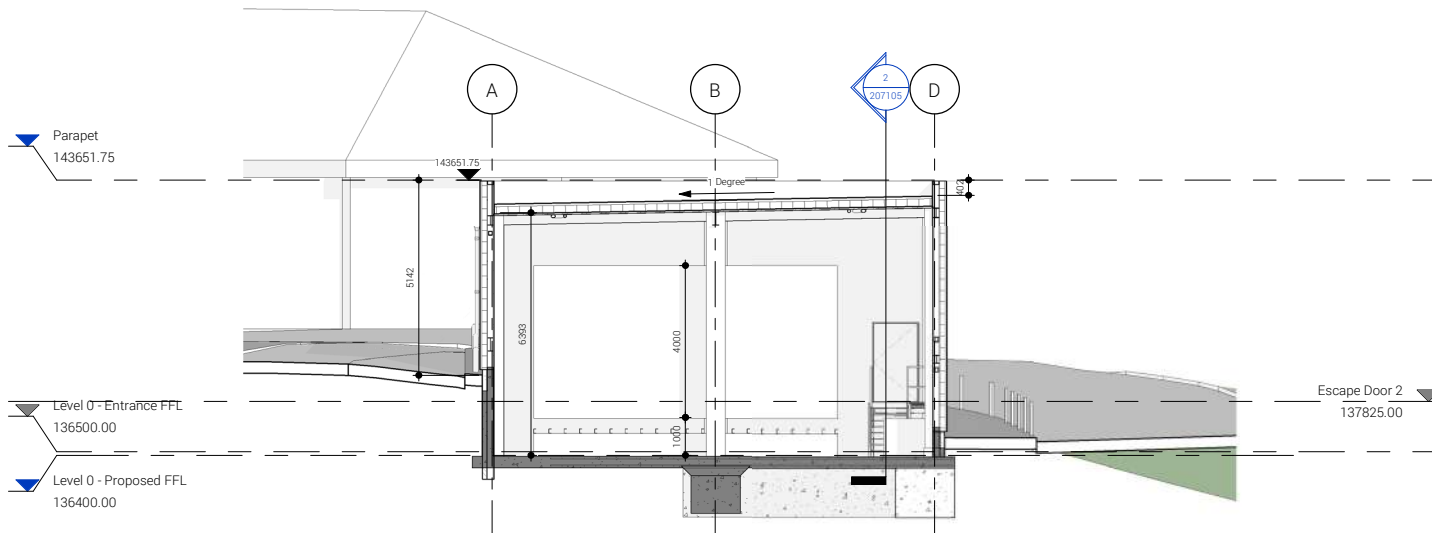
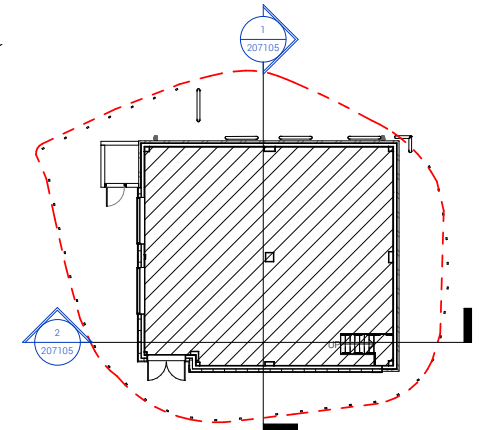


03 Design Proposal

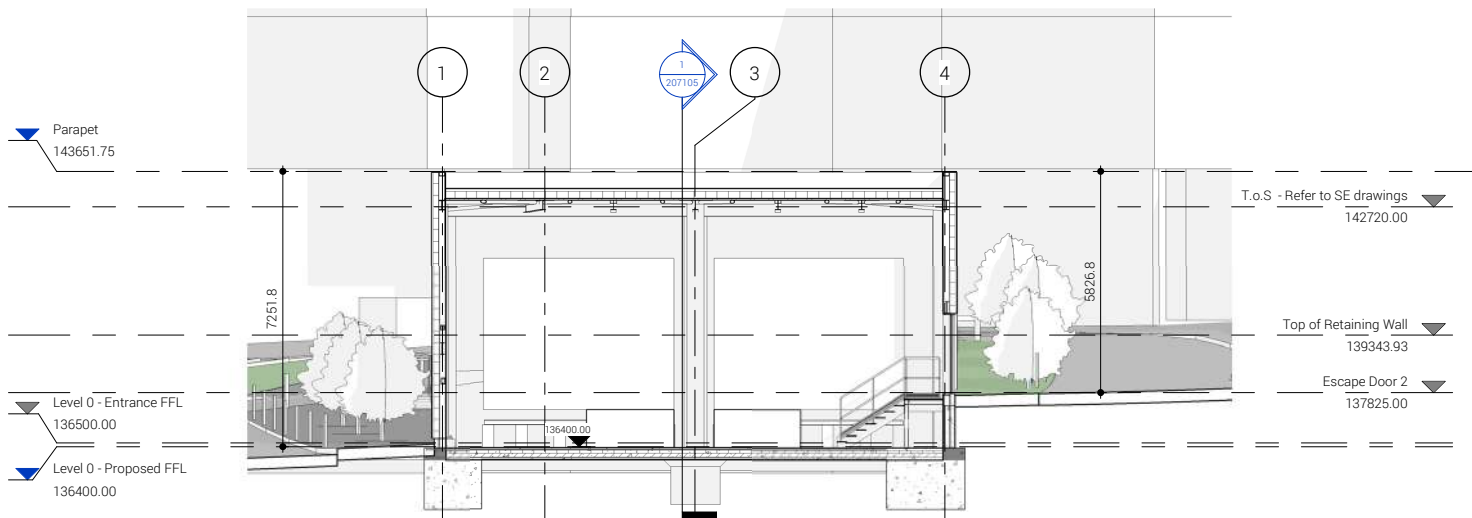
Proposed Sections



Section 1



Section Location Plan

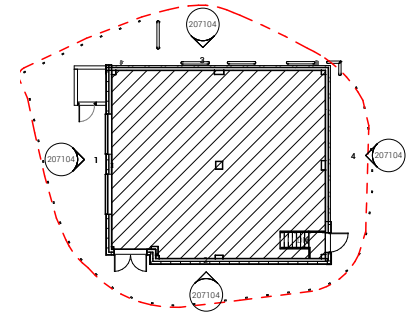


Section 2

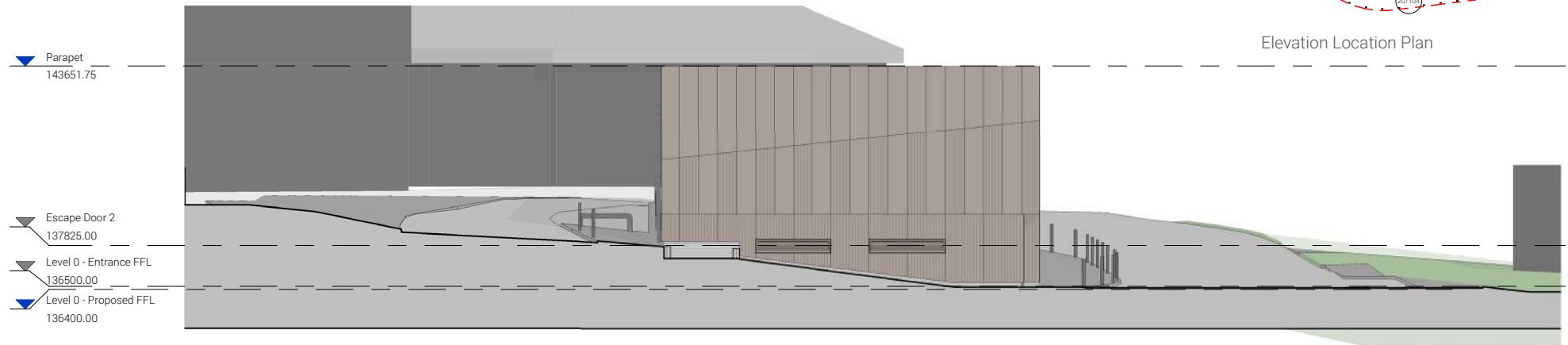
03

Design Proposal

Proposed Street Scene Elevations - 1 of 2



Elevation Location Plan



Elevation 1

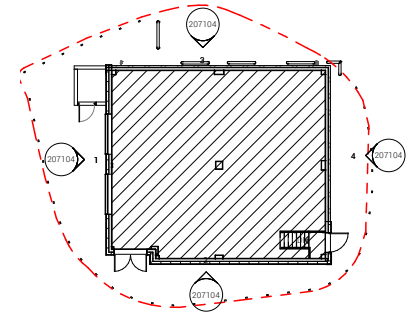


Elevation 2

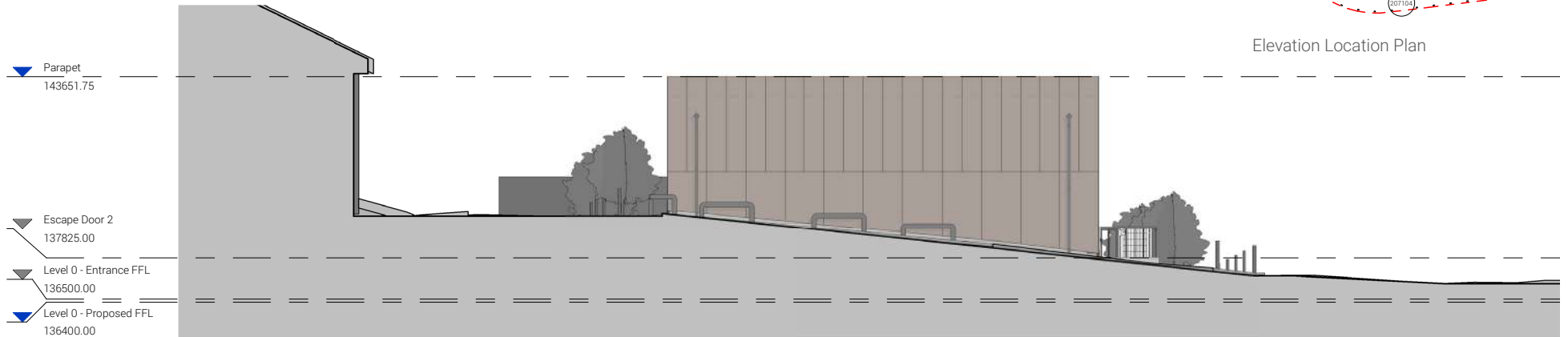
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Design Proposal

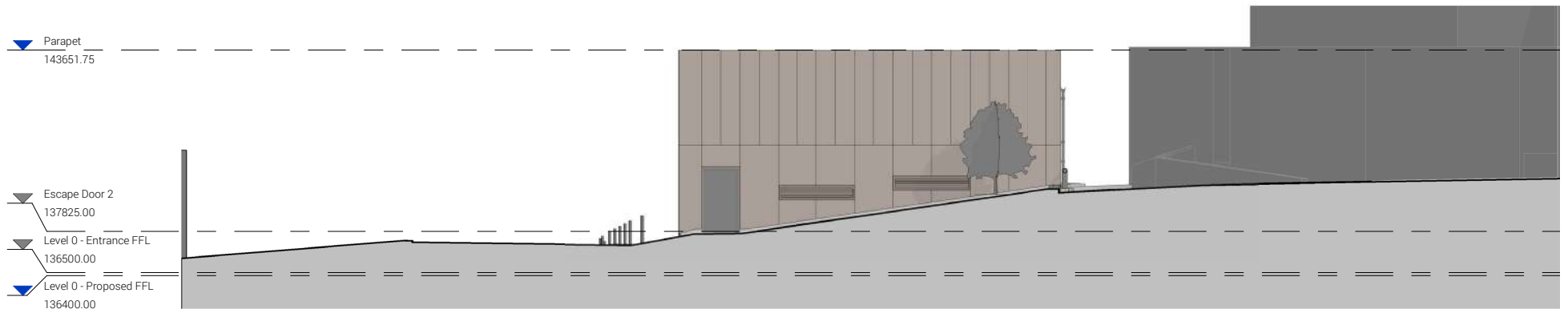
Proposed Street Scene Elevations - 2 of 2



Elevation Location Plan



Elevation 3

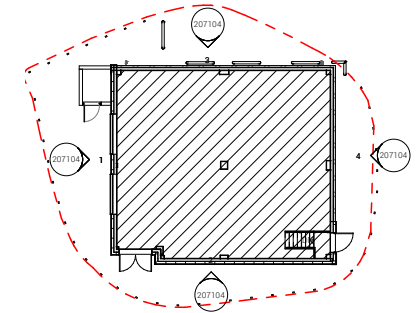
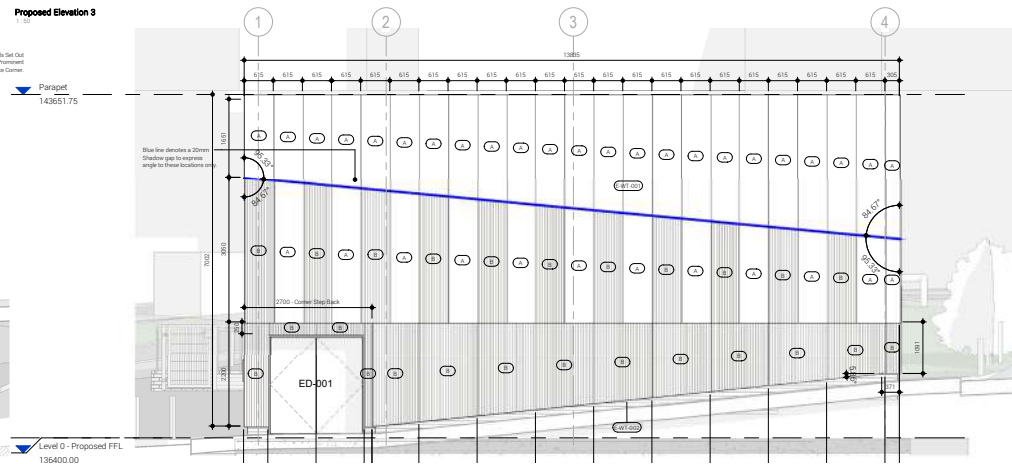
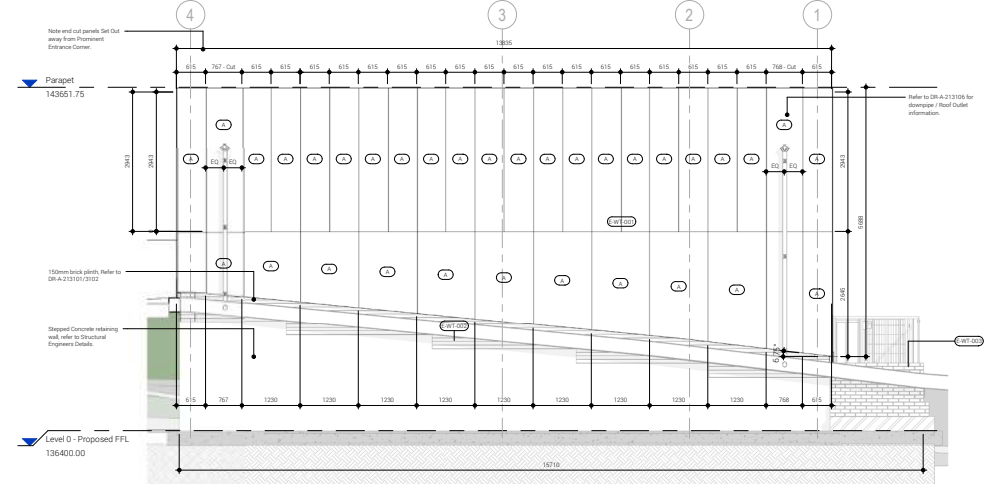
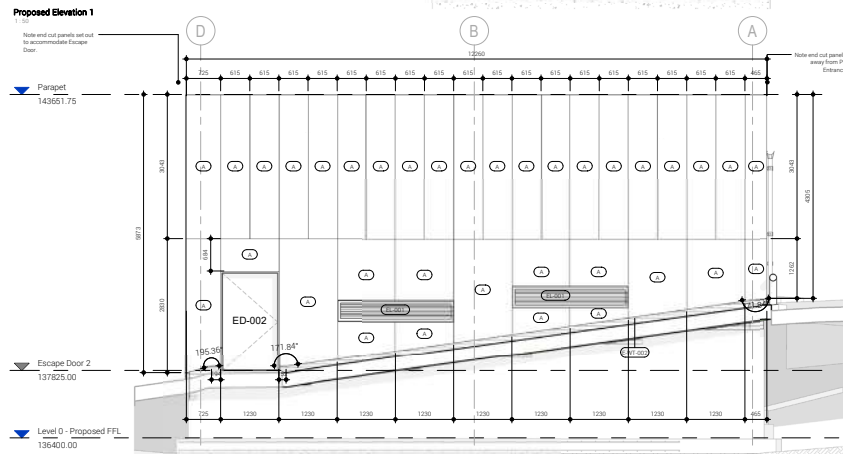
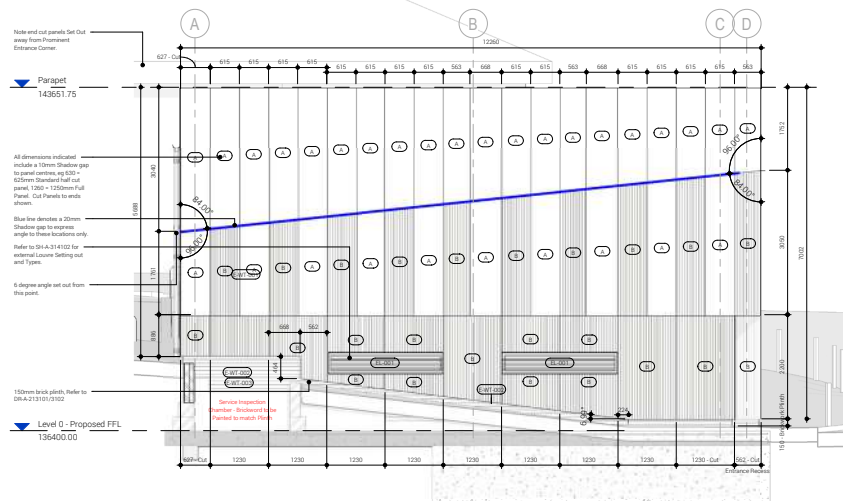


Elevation 4

03

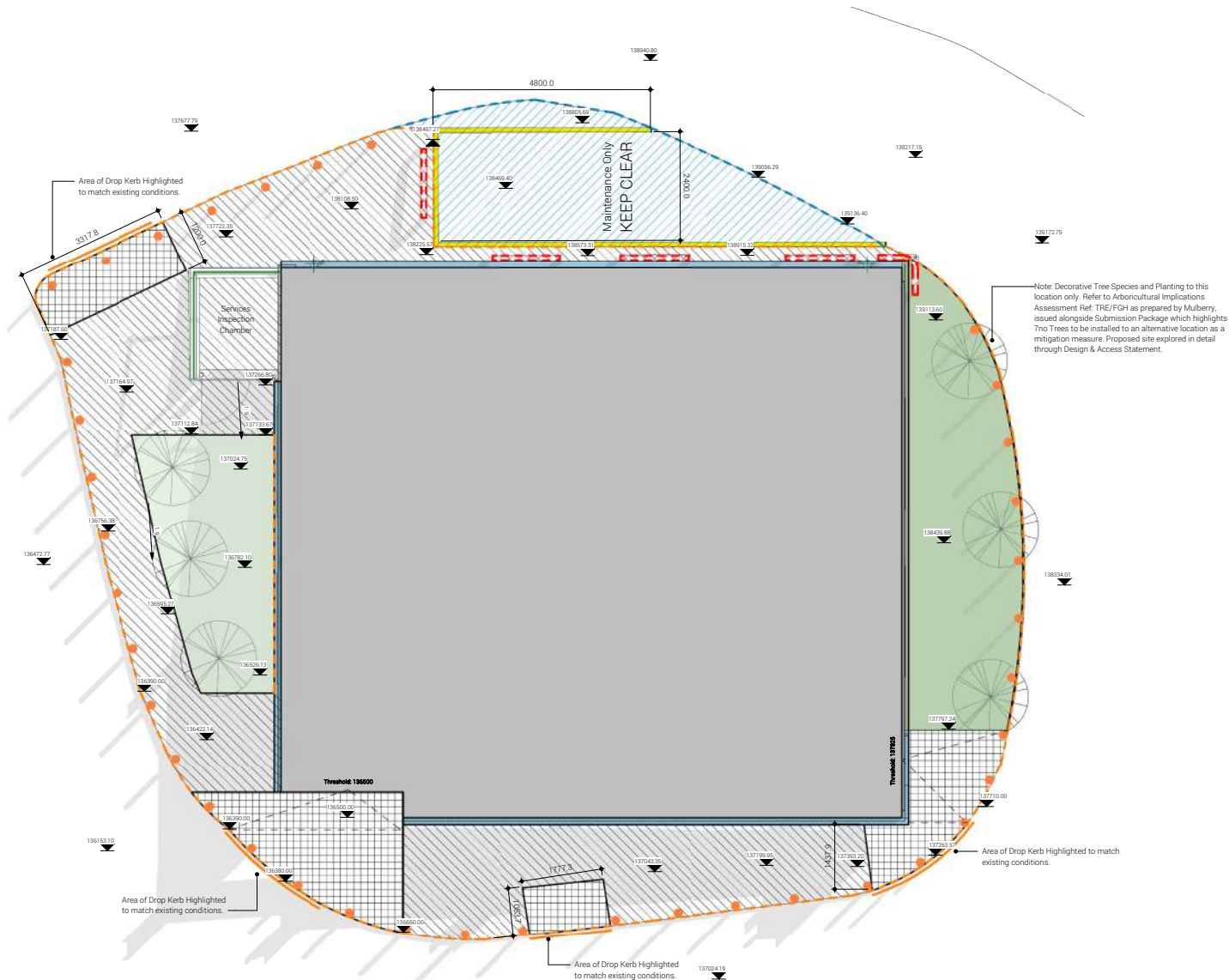
Design Proposal

Proposed Setting out Elevations



03 Design Proposal

Proposed External Works



PROPOSED EXTERNAL WORKS

EXTERNAL WORKS KEY

GENERAL NOTE:

All floor areas to be checked on site prior to manufacture. All works to Existing Manholes and gullies or the Provision of new to be as per Structural Engineers Details. Refer to Drainage Strategy issued alongside Planning Submission Package.

Contractor to feather Tarmac edges into existing (as required) for smooth edge finish.

Provisional sum to be allowed for directional escape signage during the extent of works.

Note: proposed trees currently indicated indicatively pending results of Arboricultural survey. Trust to advise on instruction to proceed with Landscape Architect to derive Planting and Soft Landscape Plan.

-  **Existing Floor Finish**
Existing finish to be retained and made good to new interfaces.
-  **External Floor Finish 1**
New Bitmac Tarmac and substrate (Pedestrian Grade) build-up as per Structural Engineers specification Finished floor levels, ramps and falls indicated.
-  **External Floor Finish 1**
New Bitmac Tarmac and substrate (Vehicle Grade) build-up as per Structural Engineers specification Finished floor levels, ramps and falls indicated.
-  **Road Marking**
Proposed Road Marking to denote maintenance vehicle parking. Text, wording and arrangement TBC confirmed by Trust.
-  **External Floor Finish 2**
New Tactile paving to be installed as per the existing to suit crossing conditions and access arrangements.
-  **External Floor Finish 2**
New Turfing / Soft Landscaping to be laid to this area to Landscape Architects Specification (TBC)
-  **Gravel Infill**
150mm gravel fill around perimeter facility, depth to suit foundation layout.
-  **Kerb to be replaced - Indicates 100mm Change in Level to perimeter**
Bullnosed Straight Kerb 125x150x914mm, all droppers to be as per existing to suit crossing conditions and access arrangements
Spec: To match Existing
Note all affected existing tarmac to be made good.
-  Indicates Flooring Transition to be feathered upon creation of maintenance parking spot.
-  1100mm Hand rail and lockable gate to be installed to the proposed Services chamber. Lock TBC by Trust re: suiting. NBS: L30/550A
-  Denotes 2no. proposed downpipe discharge locations. All below ground drainage to be as per Structural Engineers information. Refer to DR-A-277101 Proposed Roof Plan.
-  1200h x 900l x 900d 108mm dia. 3.6mm Wall Thickness, Surface Mounted corner protection guards by Moravia; hot-dip galvanised and powder-coated (colour TBC)
NBS: Q41/130A
-  600h x 1500l BLACK BULL Protection Guards, 108mm dia. 3.6mm Wall Thickness, Surface Mounted by Moravia; hot-dip galvanised and powder-coated (colour TBC)
NBS: Q41/130B
-  38no. Bollards to be installed at 1300mm centres (1200mm spacing)
Manufacturer: Marshalls.
Product: Charm (No lighting required)
NBS: Q50/190A
Trust to confirm acceptance as Traffic & Parking 136650.00 Mitigation Measure

04 Overview

04 Overview

Access Statement

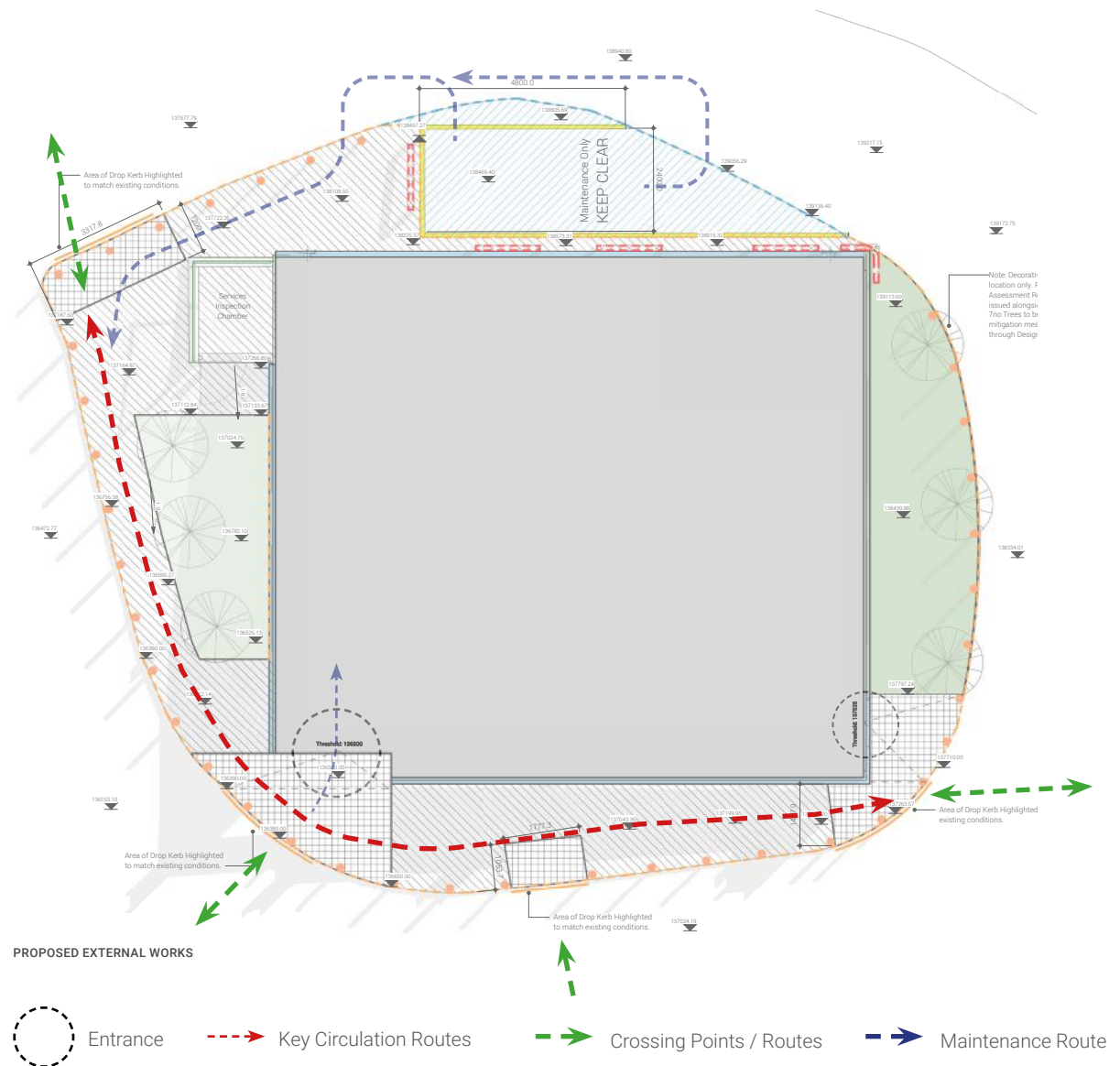
4.1 Access Policy:

It is County Council policy that all development is of inclusive design and would not create environmental barriers to employment, services, education or public transport. Therefore, all design would be informed by Approved Document M (2015), BS8300 and accredited service specific guidance.

4.2 Access to the Site:

As can be seen on the Existing plans, and proposed external works plans, care has been taken to ensure that there is a minimum 1000mm clear circulation - tarmaced surface all around the proposal, with areas of dropped kerbs reinstated in like-for-like positioning to ensure consistent pedestrian crossing points. Where these crossings occur, new tactile pavement has been proposed in larger areas to further decrease the risk of slips and falls.

To mitigate any potential vehicles from parking and impeding on these crossing pinch points, bollards have been allowed for across whole perimeter.



4.3 Access to the new Facility:

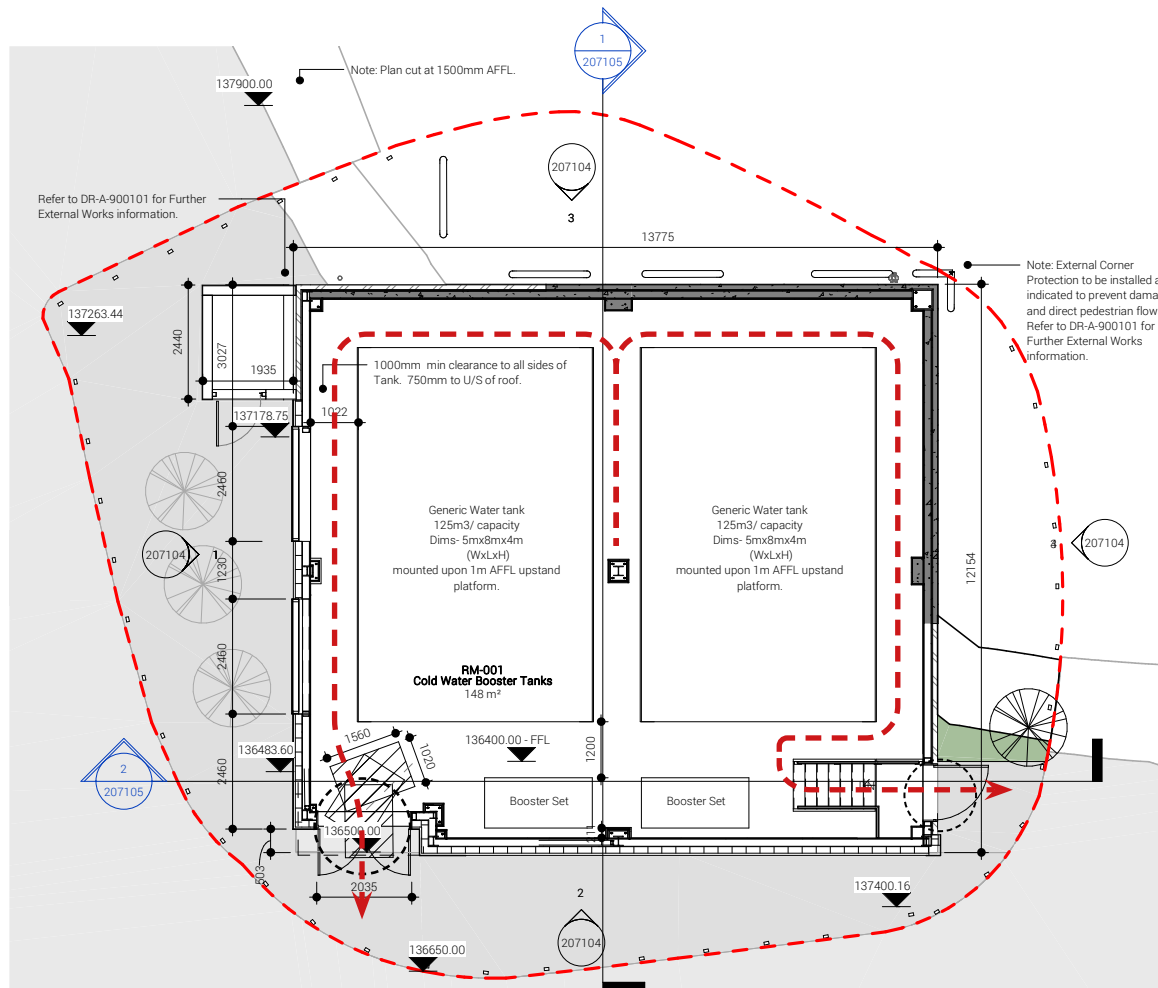
Whilst the development is strictly a Trust / Operations & Maintenance area internally, The proposal has been designed so that it has level access for maintenance groups, and that the external circulation areas will not effect current Pedestrian routes leading towards key drop off Outpatient areas. These measures ensure that the proposal maintains patient and visitor safety, security, privacy and dignity. During the construction of the unit, Careful signposting will be employed to ensure any pedestrian routes are diverted safely away from the area of works ahead of full reinstatement upon completion.

The approach to the site has adequate surface widths and whilst the gradient of the approach is steep in parts (as highlighted on the Proposed External Works Drawing) this is due to the existing topographical challenges of the area and the proposed levels will be a reinstatement of the existing on completion. The new internal facilities have been designed to fully comply with all current Health Building Notes, Healthcare Technical Memorandums and Approved Document Part M.

4.4 Escape

Two escape routes are provided internally from the facility through the southern Main Entrance / primary level access door and a secondary means of escape to the eastern facade. This secondary escape will be via a raised, stepped platform due to the topographical changes across the site and will only be accessed infrequently for the delivery of larger maintenance item, ie pipework..

Through consultation with the Trust Fire Officers, it has been agreed that the classification of the building is of low risk due to the infrequent access / number of people on site at any one time, married with modern early warning detection systems and all regulation statutory provisions internally.



PROPOSED GENERAL ARRANGEMENT PLAN



04 Overview

Arboricultural Impact Assessment

Arboricultural Impact Assessment

Note, the cover presented adjacent is a snapshot of the latest Arboricultural Impact Assessment as prepared by Mulberry. Please refer to this document for further detail of the proposal, issued as part of the submission package.

As a mitigation measure for the removal of the 5no. trees onsite, 6 no. new are proposed: These are 2 x *Acer campestre*, 1 x *Betula pendula*, 1 x *Alnus glutinosa* and 2 x *Sorbus aucuparia* for the reasons of: 'Giving a greater diversity of age class on the site; increasing sustainability' and to 'Give a greater diversity of species and therefore wildlife habitat.'

DAY through consultation with the Trust propose that the immediate site of works should be given over to low-level decorative tree / shrub planting due to the proximity of the footprint to the edge of site, with the trees listed above planted in a larger area, suited to their eventual growth / maturity. A site for the above planting is proposed on the next page.



ARBORICULTURAL IMPLICATIONS ASSESSMENT

PROPOSED DEVELOPMENT

AT

FAIRFIELD GENERAL HOSPITAL
BURY

Author: C. Salisbury
Date: 1 March 2021
Ref: TRE/FGH



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www.mulberrytmc.co.uk

04 Overview

Proposed Planting Area

Arboricultural Impact Assessment

The trust previously proposed that the area of works adjacent to the large patient and visitor car park could benefit from some additional planting. The space is currently divided by an area of open grass with no current use. After seeking additional advice and learning the previous spot wasn't available, three new areas have been proposed, each with two trees. This area is scoped on our site location plan and plans are provided on the next page.

The site is accessible at all times for planning consultation, and this can be arranged with the applicant.



04

Overview

Proposed Planting Area - Tree Planting Layout Plan

Planting Layout Plan

Note: Drawing adjacent indicates the proposed landscaping arrangements across the site as prepared by Mulberry. Please refer to the notes on the drawing for the existing arrangement and considerations.

1 of 2



Planting Layout Plan

2 of 2

Planting Schedule

Name	Form	Age	Girth (cm)	Height (cm)	Clear stem (cm)	Root condition	Breaks	Nr of Trees
<i>Sorbus aucuparia</i>	Standard (extra heavy)	3x	14-16	425-600	175-200	RB	5	1
<i>Prunus avium</i>	Standard (extra heavy)	3x	14-16	425-600	175-200	RB	5	2
<i>Quercus robur</i>	Standard (extra heavy)	3x	14-16	425-600	175-200	RB	5	3
Total								6

Planting Specification

Trees shall comply with BS.3936 (Specification of Nursery Stock) and shall be planted in accordance with BS.4428 (General Landscape Operations) and BS8545:2014 'Trees from nursery to dependence in the Landscape'. New trees to have a UK Plant Passport.

Tree pits to be dug 400mm larger than rootball in any direction. Side and base of pit to be forked over to aid drainage help root establishment. Tree pit to be back-filled with a mix of:

- 1 part 'Melcourt topgrow' (or similar) peat free, tree planting compost;
- Mycorrhizal Fungi; and
- 3 parts good quality, as dug sub and top soils to similar profiles as existing (Preferably use the excavated soil if of suitable quality and free draining).

Minimum 1m² area surrounding tree to be level (cut into bank on sloping ground). Medium grade bark mulch to be placed at the base of each trees to a depth of 75mm. Mulch to be maintained at size and depth for at least two growing seasons.

Tree Stakes

3no. stakes and 3no. hessian/ rubber ties system to be used on each tree.

Stakes to be 75mm diameter tanalised softwood, pointed at one end. Top of stake to be 600mm above ground level. Stakes to be driven firmly into ground, position stakes at time of planting Stake to remain in place until trees have a strong upright form. If ties are adjusted regularly the stake can remain in place until it rots off.

Tree Irrigation

Tree irrigation system to be provided to all trees. Trees to be watered during the first three growing seasons. Watering to be based on weather and ground conditions. As a general guide, 75L of water to be provided to each tree every 2 weeks.

Alternatively use 75L Treegator Watering Bag by Green Tech to provide slow release of water to new planted trees. Ensure bags are regularly topped up with water, checking every two weeks. Also check bag is in good condition and not effecting tree health or tree growth. Reposition or replace bag if required.

Any queries in relation to planting schedules, layout or planting stock to be raised with Landscape Architect.

Suitable tree root barriers to be used on boundaries with hard-standing, walling, services, proposed and existing buildings.

FOR PLANNING

Fairfield General Hospital.	
Tree Planting Layout Plan	
SCALE: 1/200@ A3	DATE: April 24
DRAWING: M670FGH/LAND/01	

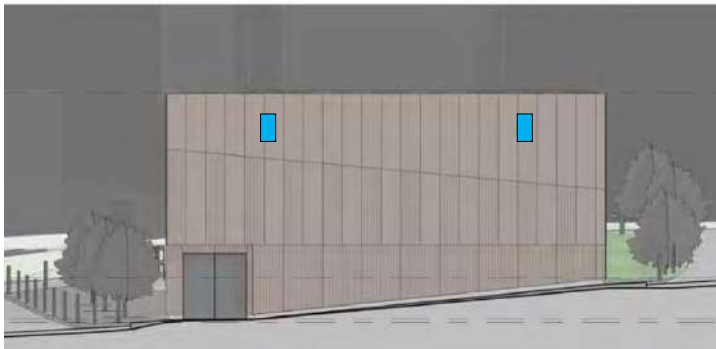
04

Overview

Proposed Biodiversity Enhancement Plan

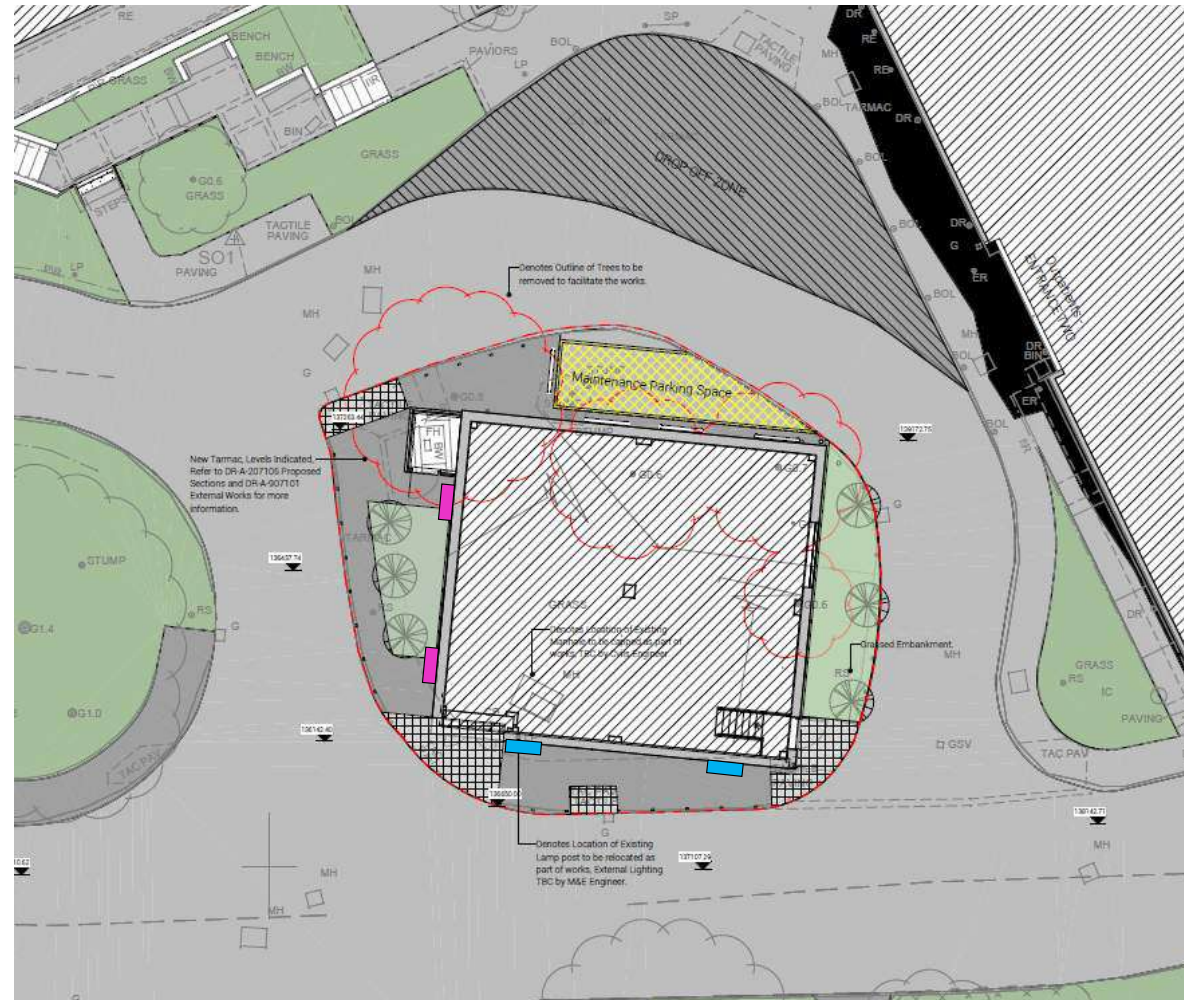


West Elevation



South Elevation

- Bat Box Location
- Bird Box Location

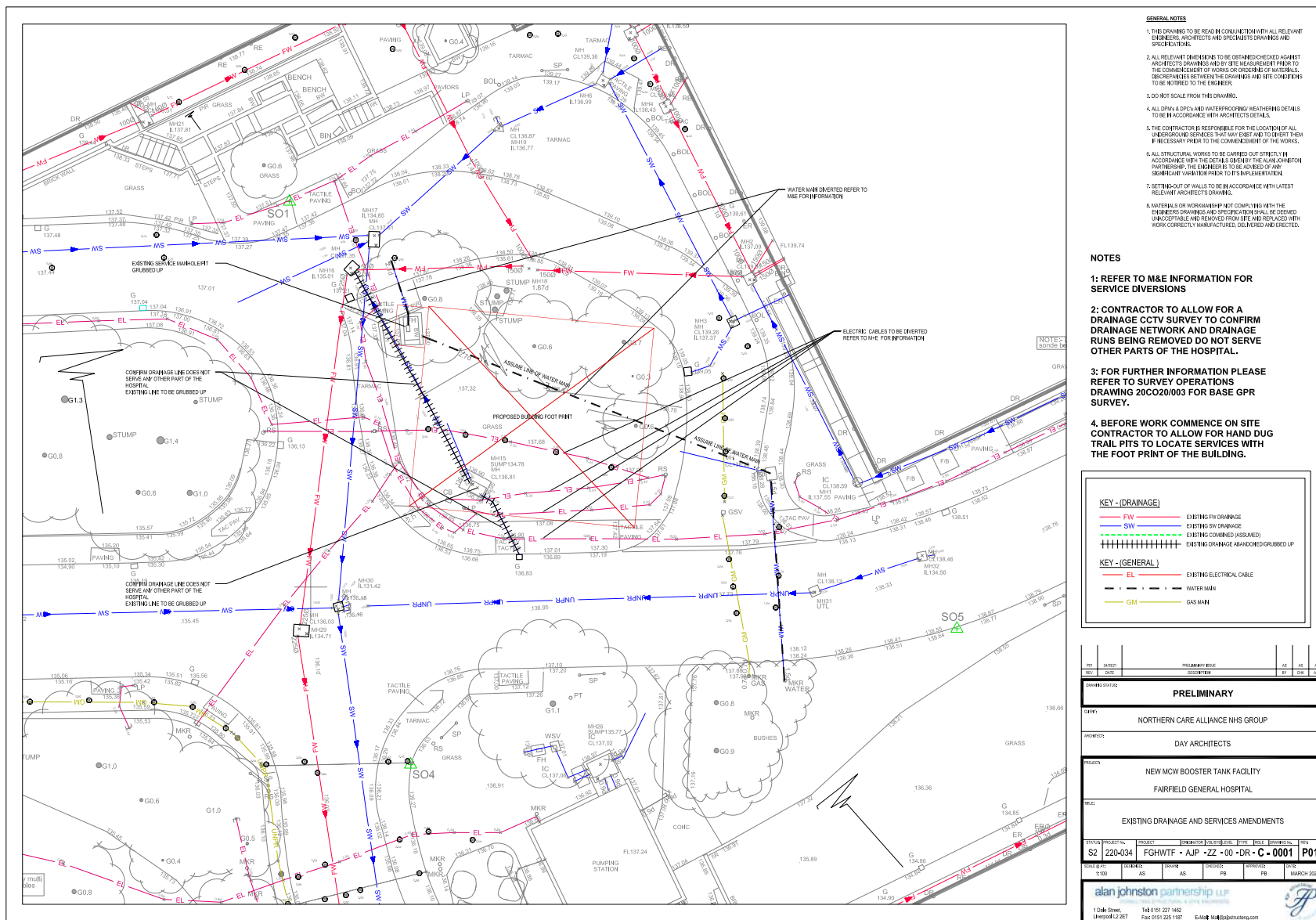


04 Overview

Drainage & Services Amendments

Drainage Strategy

Note: Drawing adjacent indicates the existing drainage and services arrangements across the site as prepared by AJP. Please refer to the notes on the drawing for the existing arrangement and considerations.



Note: Drawing adjacent indicates the proposed drainage and services arrangements across the site as prepared by AJP. Please refer to the notes on the drawing for the proposed strategy.



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