

# Residential Development at Grove House, Burbage

Proposed Site Plan

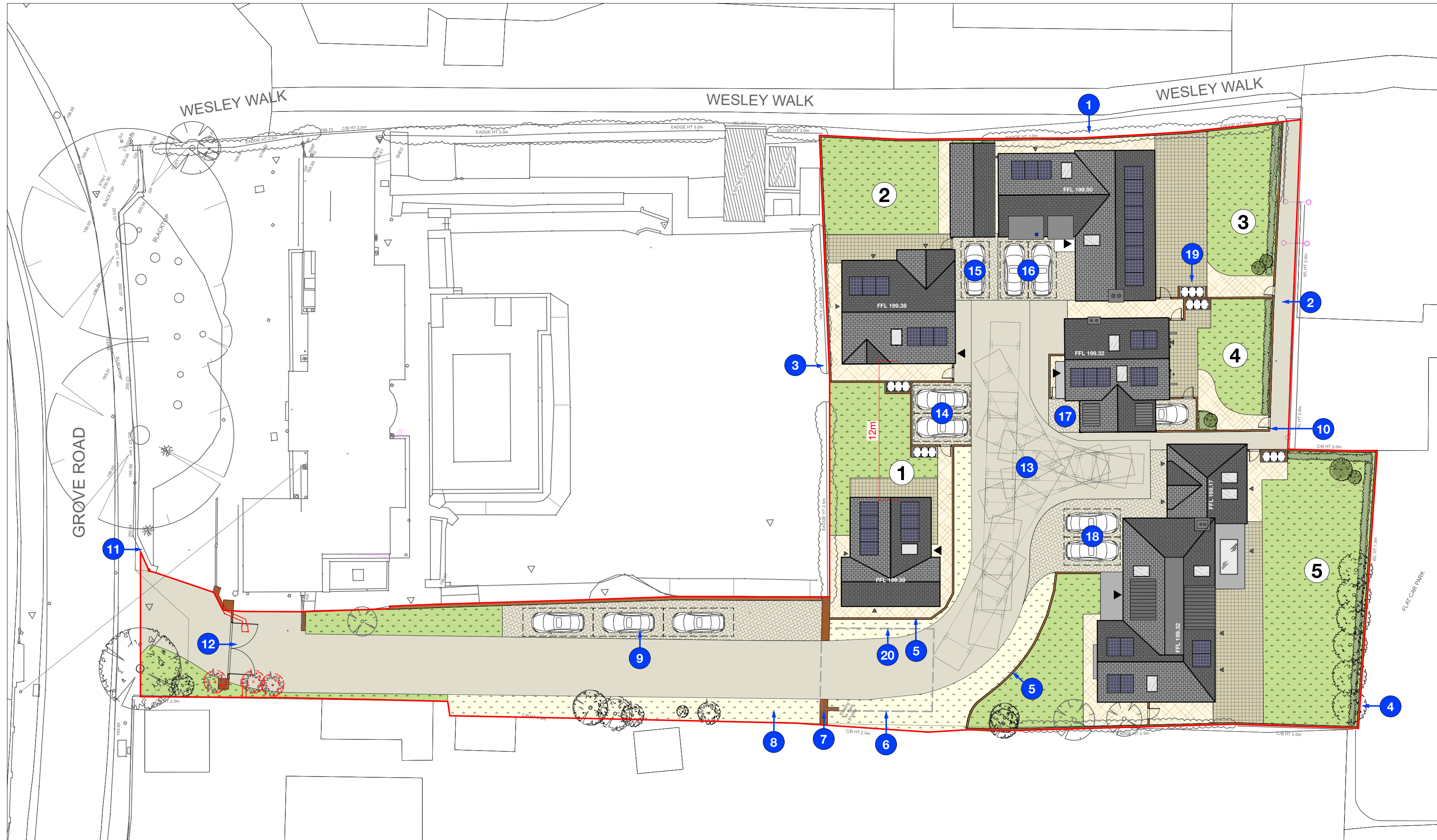
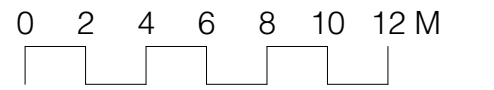
198-TAA-XX-ZZ-DR-A-1000

P08



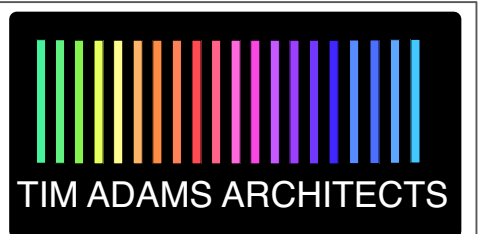
**Notes:**  
 This drawing is to be read in conjunction with all other consultants and specialist sub-contractors' drawings, throughout design, tender & construction. All structural and MEP information shown on these drawings is based on structural & MEP photography & is to be fully designed, detailed & dimensioned by others.  
 All specified manufacturers are 'or equal & approved' whether stated or not. Any equivalent product or manufacturer must be approved in writing by the Contract Administrator and Principal Designer before use. All drawings are to be read in conjunction with project specific National Building Specification.  
 The main contractor is responsible for checking all dimensions prior to commencement of work. Any discrepancies discovered must be reported to the Contract Administrator as soon as they become apparent.

**S4 - Suitable for Planning**  
**Preliminary**



P08	10/10/2024	Plot 1 reduced in size, 12m distance between Plot 1 & 2.	SD
P07	08/10/2024	Plot 1 dwelling mirrored.	SD
P06	13/06/2024	Bin Stores Added	AA
P05	03/06/2024	Plans and Notes Revised	SD
P04	28/05/2024	Plans Updated	AA

Rev	Date	Revision Details	Author
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<b>Client</b>	Mr. Ian Neale
<b>Job</b>	Residential Development at Grove House, Burbage
<b>Title</b>	Proposed Site Plan

Drawn	Date	Checked	Date
SD	Apr 2024	TA	Apr 2024
<b>Scale</b>	1:250	<b>Size</b>	A2
<b>Drawing Number</b>	198-TAA-XX-ZZ-DR-A-1000	<b>Revision</b>	P08

<b>Purpose for Issue</b>	<b>Issue Status</b>
S4 - Suitable for Planning	Preliminary

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## KEY

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| <ul style="list-style-type: none"> <li> Proposed Dwellings. Floor Plan layout shown.</li> <li> Public Access Road including Turning Area's.</li> <li> Hard Landscape Paths.</li> <li> Hard Landscape Driveway.</li> <li> Hard Landscape Pathway.</li> <li> Soft Landscape Proposed Rear Garden/Amenity.</li> <li> Soft Landscape Proposed Wildflower Meadow.</li> <li> Soft Landscape Proposed Laurel Hedge.</li> </ul> | <ul style="list-style-type: none"> <li> Soft Landscape Proposed Trees.</li> <li> Soft Landscape Existing Trees to be Retained.</li> <li> Soft Landscape Existing Trees to be Removed.</li> </ul> | <ul style="list-style-type: none"> <li><b>1</b> New fencing to be installed to ensure a adequate passage along Wesley Walk</li> <li><b>2</b> Private pedestrian access to Wesley Walk maximising site security.</li> <li><b>3</b> Well established existing Yew Hedge maintained at a min. height of 2.4m.</li> <li><b>4</b> Existing tree's to be retained to provide boundary buffer. Proposed new Laurel Hedge along boundary.</li> <li><b>5</b> Black estate fencing at 1.2m high, to frontages of Plots 1, 2, 4 &amp; 5.</li> <li><b>6</b> Existing Air raid Shelter removed in-line with the previous applications (19/00743) Archaeological Evaluation and Built Heritage Recording of the Air Raid Shelter.</li> <li><b>7</b> Proposed gateway feature formed using remaining corner of existing Air Raid Shelter.</li> </ul> | <ul style="list-style-type: none"> <li><b>8</b> Proposed Wildflower Meadow in-line with the previous applications (19/00743) Planting Plan.</li> <li><b>9</b> Proposed visitor parking with larger parallel car parking bays (2.4x6m).</li> <li><b>10</b> Proposed 1.8m C/b fence to create plot/dwelling boundaries.</li> <li><b>11</b> Existing boundary wall to be reduced to a maximum 600mm to ensure adequate visibility splay.</li> <li><b>12</b> Proposed automatically opening gates with brick pillars. Gates open automatically to allow refuse/emergency services onto development but also provided element of security for residents.</li> <li><b>13</b> Proposed indicative swept path analysis using a Phoenix 2 Duo (11.2x2.53m) refuse vehicle, successfully turning around on min. 5m wide access road.</li> </ul> | <ul style="list-style-type: none"> <li><b>14</b> Plot 1: Two parking spaces</li> <li><b>15</b> Plot 2: One parking space plus one space within Garage</li> <li><b>16</b> Plot 3: Two parking spaces plus one space within Garage</li> <li><b>17</b> Plot 3: Two parking spaces</li> <li><b>18</b> Plot 3: Two parking spaces plus two spaces within Garage</li> <li><b>19</b> Proposed bin stores</li> <li><b>20</b> Proposed soft landscaping buffer to the SW &amp; SE of Plot 1 boundary, near black estate fencing.</li> </ul> |
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