This drawing is based Topographical Survey Drawing Number 23.4266.01 and Existing Details Drawing 23.4266.02, 03

Revisions :

Figured dimensions must be taken in preference to scaled dimensions and any discrepancies are to be referred to David Granger Architectural Design Limited. Contractors, subcontractors and suppliers must verify all dimensions on site before commencing any work or making any workshop drawings. All drawings are copyright of David Granger Architectural Design Limited. Ordnance Survey Data © Crown Copyright, All rights reserved. Licence No. AR100020449. Landmark Ref. LIG0816

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Project
Proposed Development Scheme
Swedish Cottage
Leicester Road
Earl Shilton, Leicestershire

Drawing Title
Planning Proposals
Sheet 2 of 4

Client
Mostyn Gospel Hall Trust

Drawing No.
23.4266.18

Date
December 2023

Scale (A1 Size)
As Shown

Drawn by
MS

Checked by
MS

N
W E
S

new tree planting
Plot 2
garden
existing paddock to be retained
Plot 2
Plot 2
new tree planting
Plot 3
garden
1.8m high wall
Plot 3
Plot 3
Plot 4
Plot 4
garden
fence with hedge planting
fence with hedge planting
new tree planting
9 8 7 6 5
new parking area layout to specialist details
10 11 12 13
Barn Conversion
existing building to be converted to campus store and hall use
existing sections of building to be demolished shown dashed
existing sections of building to be demolished shown dashed
2
1
existing gate removed and new gate located at least 5m back from highway
hard bound material (tarmac)
existing access retained for commercial use – gates to be removed if required
existing tree to be removed shown dashed
fence with hedge planting
Plot 1
garden
existing trees to be removed shown dashed
4
3
Plot 1
Plot 1
existing hedge trimmed for vis splays
2.4m x maximum visibility splay (approx 72m)
hard bound material (tarmac)
section of hedge to be removed shown dashed
LEICESTER ROAD
proposed new access for residential use – to highway consultant specification. double yellow lines to be removed as required
fence with hedge planting
garden
existing fence to be relocated
Swedish Cottage
existing dwelling
existing hedge trimmed for vis splays
2.4m x maximum visibility splay (approx 48m)
turning area
Plot 5
Plot 6
Plot 5
Plot 5
garden
existing dwelling
existing tree to be removed shown dashed
fence with hedge planting
existing vegetation to be cut back as required
W.P.
P.S. 21
fence with hedge planting
6m easement line (subject to specialist advice)
existing water main
Plot 6
garden

Schedule of Accommodation (Approximate)		
Plot 1	3 Bedroom (single storey)	1325 sq ft
Plot 2	3 Bedroom (single storey)	1350 sq ft
Plot 3	3 Bedroom (single storey)	1250 sq ft
Plot 4	3 Bedroom (single storey)	1325 sq ft
Plot 5	3 Bedroom (single storey)	1275 sq ft
Plot 6	3 Bedroom (single storey)	1350 sq ft
Total - 6 No Dwellings		7875 sq ft

All areas are sq. ft. approximate gross internal to nearest 25 sq. ft. exclude garaging and are subject to detailed design

Proposed Site and Roof Plan
Scale 1:200

1:200 Metres
0 4 8 12

1:100 Metres
0 2 4 6

1:50 Metres
0 1 2 3

PLANNING PROPOSALS

PROPOSED DEVELOPMENT SCHEME ~ SWEDISH COTTAGE ~ LEICESTER ROAD ~ EARL SHILTON ~ LEICESTERSHIRE