

Residential Development at
Grove House, Burbage

Proposed Site Plan

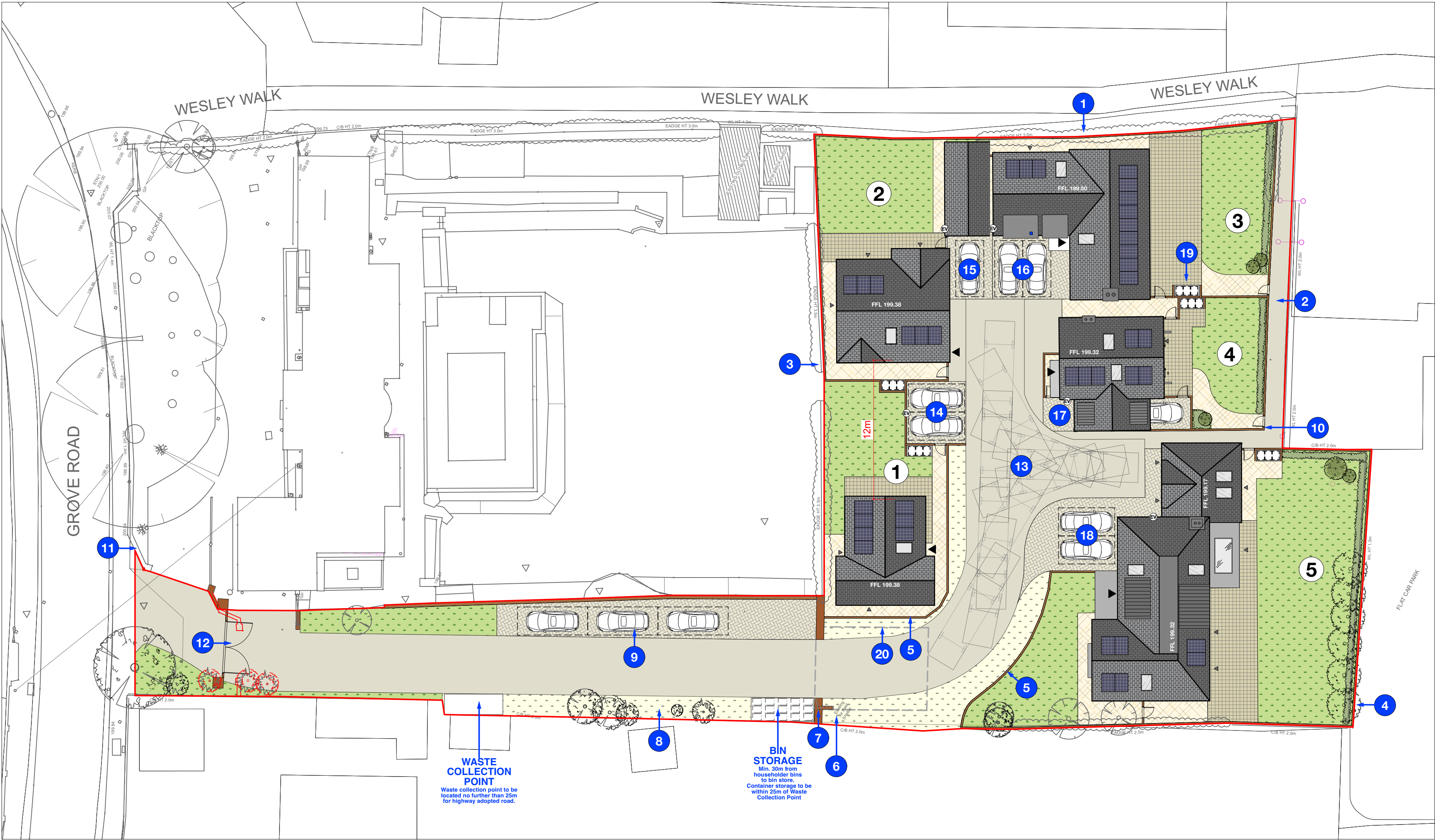
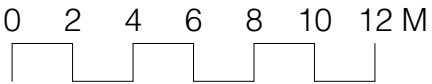
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P10



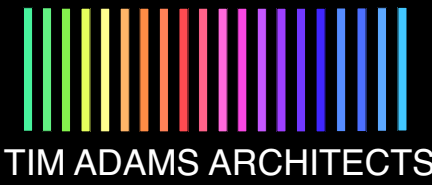
Notes:
This drawing is to be read in conjunction with all other consultants and specialist sub-contractors' drawings, throughout design, tender & construction. All structural and MEP information shown on these drawings is based on structural & MEP photography & is to be fully designed, detailed & dimensioned 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



P10	06/11/2024	EV charging point locations included	SD
P09	30/10/2024	Waste collection point & bin storage included.	SD
P08	10/10/2024	Plot 1 reduced in size, 12m distance between Plot 1 & 2.	SD
P07	06/10/2024	Plot 1 dwelling mirrored.	SD
P06	13/06/2024	Bin Stores Added	AA

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

Drawn	Date	Checked	Date
SD	Apr 2024	TA	Apr 2024
Scale	1:250	Size	A2
Drawing Number		Revision	
198-TAA-XX-ZZ-DR-A-1000		P10	

Purpose for Issue	Issue Status
S4 - Suitable for Planning	Preliminary



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KEY

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- 1 New fencing to be installed to ensure a adequate passage along Wesley Walk

2 Private pedestrain access to Wesley Walk maximising site security.

3 Well established existing Yew Hedge maintained at a min. height of 2.4m.

4 Existing tree's to be retained to provide boundary buffer. Proposed new Laurel Hedge along boundary.

5 Black estate fencing at 1.2m high, to frontages of Plots 1, 2, 4 & 5.

6 Existing Air raid Shelter removed in-line with the previous applications (19/00743) Archaeological Evaluation and Built Heritage Recording of the Air Raid Shelter.

7 Proposed gateway feature formed using remaining corner of existing Air Raid Shelter.

8 Proposed Wildflower Meadow in-line with the previous applications (19/00743) Planting Plan.

9 Proposed visitor parking with larger parallel car parking bays (2.4x6m).

10 Proposed 1.8m C/b fence to create plot/dwelling boundaries.

11 Existing boundary wall to be reduced to a maximum 600mm to ensure adequate visibility splay.

12 Proposed automatically opening gates with brick pillars. Gates open automaticlly to allow refuse/emergency services onto development but also provided element of security for residents.

13 Proposed indicative swept path analysis using a Phenix 2 Duo (11.2x2.53m) refuse vehicle, successfully turning around on min. 5m wide access road.

14 Plot 1: Two parking spaces

15 Plot 2: One parking space plus one space within Garage

16 Plot 3: Two parking spaces plus one space within Garage

17 Plot 3: Two parking spaces

18 Plot 3: Two parking spaces plus two spaces within Garage

19 Proposed bin stores

20 Proposed soft landscaping buffer to the SW & SE of Plot 1 boundary, near black estate fencing.