

Residential Development at
Grove House, Burbage

Proposed Site Plan

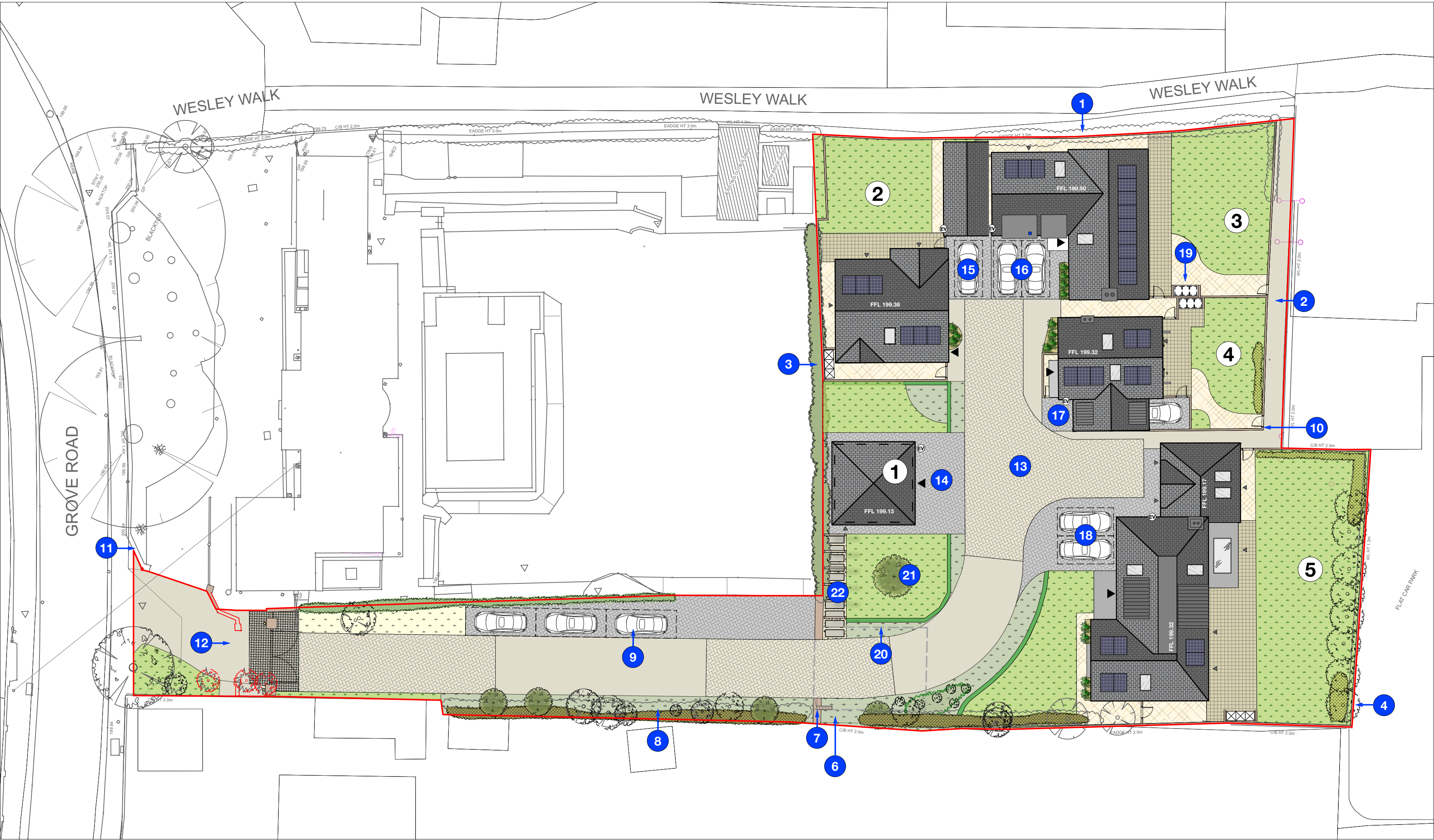
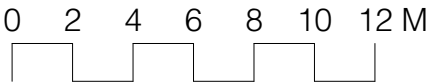
198-TAA-XX-ZZ-DR-A-1000

P13



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



KEY

-
- 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 parrallel 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 servies 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.

21

Feature maple tree

22

Feature porcelain stepping stone with pergola structure over
- | | | | |
|-----|------------|--|----|
| P13 | 14/05/2025 | Estate rail fencing removed from in front of plots 1 and 5 | SS |
| P12 | 12/05/2025 | Plot 1 amended to garage | SS |
| P11 | 30/01/2025 | Waste collection point moved | SS |
| P10 | 06/11/2024 | EV charging point locations included | SD |
| P09 | 30/10/2024 | Waste collection point & bin storage included. | SD |
- | Rev | Date | Revision Details | Author |
|-----|------|------------------|--------|
|-----|------|------------------|--------|
-
- | | |
|--------|---|
| 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 | | P13 | |
- | Purpose for Issue | Issue Status |
|----------------------------|--------------|
| S4 - Suitable for Planning | Preliminary |
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