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Rev.	Drawn	Comments	Date
A	OH	Units shown on plot	21/04/15
B	BSP	Offset Areas, Garden and Plot Areas shown Boundary treatments Shown, Paving shown Amenity Areas shaded Green, Paving Hatched Existing 4.5m min road width cross hatched	14/05/15
C	BSP	Alternative Driveway shown to Unit 3 And Existing Wall and Hedge retained to Unit 3 front Garden	18/05/15
D	BSP	Updated to reflect Client comments on plans	20/05/15
E	BSP	Amendment to reflect Highway Officers comments. Road Width shading increased to 5m width shaded zone. Stone garden wall to be reconstructed outside this zone for unit 3 and 5 to increase road width. 2.4m zone to be conditioned back from the road with no wall or planting above 900mm in height (from rd). Highway Condition to provide forward visibility	22/05/15
F	BSP	Unit 1 & 2 separated to become detached Access introduced between unit 1 and 2	26/05/15
G	OH	Unit 3 & 4 separated to become detached.	30/06/15
H	OH	Units 1 & 2 replaced by single dwelling, Units 3 & 4 renamed to Units 2 & 3 respectively, Site layout amended to reflect planner comments following refusal.	16/12/2015
I	BSP/DD	Units 2 & 3 handed and Unit 3 amended on plan so that single storey projection matches first application, Access to gardens adjusted, Offsets to adjacent properties dims amended to suit Unit 1 rotated around so that is aligns with gap between Eden and unit 2 and addresses space rather than gable walls or properties opposite.	May 2016
J	SK	Additional detail added to the garden layout	27/09/16

Vale View

Lowes Villa

Labu… Cottage

Principal window

Entrance Door

Porch windows

Pool house

House

Gravel Area
Private parking spaces associated with adjoining properties
(all parking for Proposed development will be on plot)

Shaded area indicates 2.4m deep visibility zone as agreed with Highways officer

SANDY LANE

Existing boundary wall to be moved back to increase width of lane at pinch point as agreed with Highways officer

900mm high Stone wall, stone reused from original garden wall where access driveway opened up

900mm High Stone Pillar

Historic Entrance

Historic Gateway Ceiling back to 1900's to be re opened

2 Car parking spaces to Driveway

Garden 9m²

Garden 54m²

Items within the Garden within 2.4m of the 5m road width are to be restricted to no more than 900mm height (measured from road level) to provide forward visibility from Road frontage

Adjacent Access

Adjacent Parking

Replace existing 1.8m high fence with Stone wall at 900 height back to house, and then new 1.8m high close boarded fence to replace remainder of existing boundary as existing fence is dilapidated

Block Two
Unit 3 Site: 439m²

Block Two
Unit 2 Site: 283m²

Garage

Garden 115m²

No hedgerow or conifers /shrubs within the Purple zone to be planted above 900mm in height

1.5m high Close boarded garden fence

Block One
Unit 1 Site: 380m²

Overall Development Area
1,097m²
0.10 Ha
0.27 acres

2 Car parking spaces to Driveway

Garage

Rear Garden 86m²

Rear Garden 75m²

1.8m high Close boarded garden fence

Garden (199m2)

Adjacent building is a solid flank wall with no fenestration

Fence height 1.2m (4) To this point (nearest fence panel level with front face of Bungalow)

Fence height 1.8m from this point

Fence height 1.8m

Eden Bungalow presents a solid gable wall with no fenestration

Eden Bungalow 98m2

Eden

side access and gate

close boarded fence

Ash house

Galadriel

SANDY LANE

Gulley

22000
13752
18257
16931
13329
5001
4963
4414
2285
3456
23336
13955
4607
8365
8002
11309
11727
4726
5115
10835

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Client
Mr. & Mrs. R. Steele

Project
Residential Development
Sandy Lane, Brown Edge, ST6 8QL

Title
Site Block Plan as Proposed

Scale
0 2000mm 4000mm 6000mm 8000mm 10000mm

Status
RIBA Stage 3: Detail Design

Date May 2016 Drawn BSP

Scale @A1 1:100 Checked

Project No 15-005 Drawing No. AS(0)204 Rev J

Detail Design

Proposed Site Plan

A1