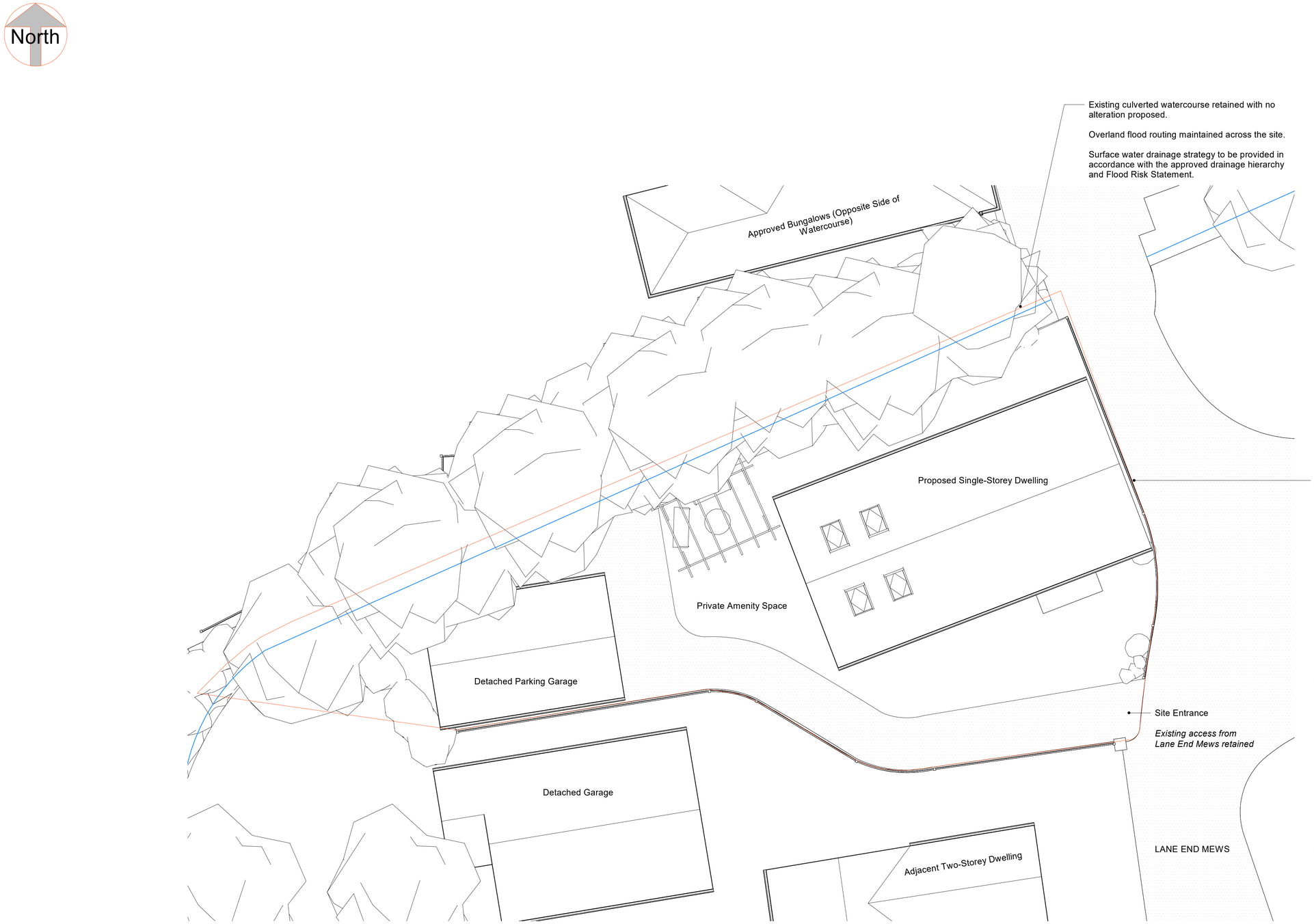


SITE AREAS

- Total site area: 512.5 m²
- Proposed bungalow gross external area (GEA): 123 m²
- Proposed detached garage gross external area (GEA): 48 m²

PROPOSED SITE LAYOUT – PLANNING NOTES

- Red line denotes the application site boundary.
- All boundaries shown are indicative.
- The site currently comprises undeveloped land.
- Existing culverted watercourse retained with no alteration proposed.
- A minimum offset is maintained between the proposed dwelling and the watercourse.
- Overland flood routing across the site is maintained.
- Finished floor levels to be set above predicted flood levels in accordance with the Flood Risk Statement.
- Surface water drainage to be designed in accordance with the drainage hierarchy and Flood Risk Statement.
- The proposal will not increase flood risk elsewhere.
- Landscaping shown is indicative and subject to detailed design.
- This drawing is prepared for planning purposes only.
- All dimensions to be verified on site.

1 PROPOSED DRAFT SITE PLAN

SCALE: 1 : 100

0 1 2 3 4 5 10

GRAPHIC SCALE: 1:100

CWJ Architecture

STUDIO 16
VAUGHAN PARADE, TORQUAY

PROJECT: 25050-LEM

REVISIONS

25050-LEM-PR.1-PROPOSED SITE LAYOUT PLAN-REV-B-091026

NOT FOR CONSTRUCTION

PROJECT INFO:

Land at Lane End Mews,
Thurnscoe.

09.10.2026

Project North



Scale 1 : 100

PROPOSED SITE LAYOUT PLAN

PR.1

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