

KEY:

- Existing tree and hedges to be removed
- Proposed tree and hedge planting subject to detailed Landscape design.
- Dry stone walls with irregular topsets; height as shown in metres.
- 1.2m
- Stone or approved artificial stone cobbles
- Stone or approved artificial stone flags to paths
- Dark grey asphalt/tarmac to shared access drive.
- Private parking areas to be surfaced in permeable bound gravel.
- Outline of Commercial buildings to be removed and replaced with new dwelling at Plot 1.
- Retain restaurant agricultural barn for change of use to Pod 2. All existing agricultural buildings and trees to be removed and replaced with new dwelling at Plot 1.

Retain existing access and formalse with 1.2m high dry-stone boundary walls either side and 900x600x1.8m high stone gate posts set back 6.0m from the edge of the highway. Entrance area 4.8m wide surfaced in tarmac and with 2.0m wide cross-over strip in stone cobbles.

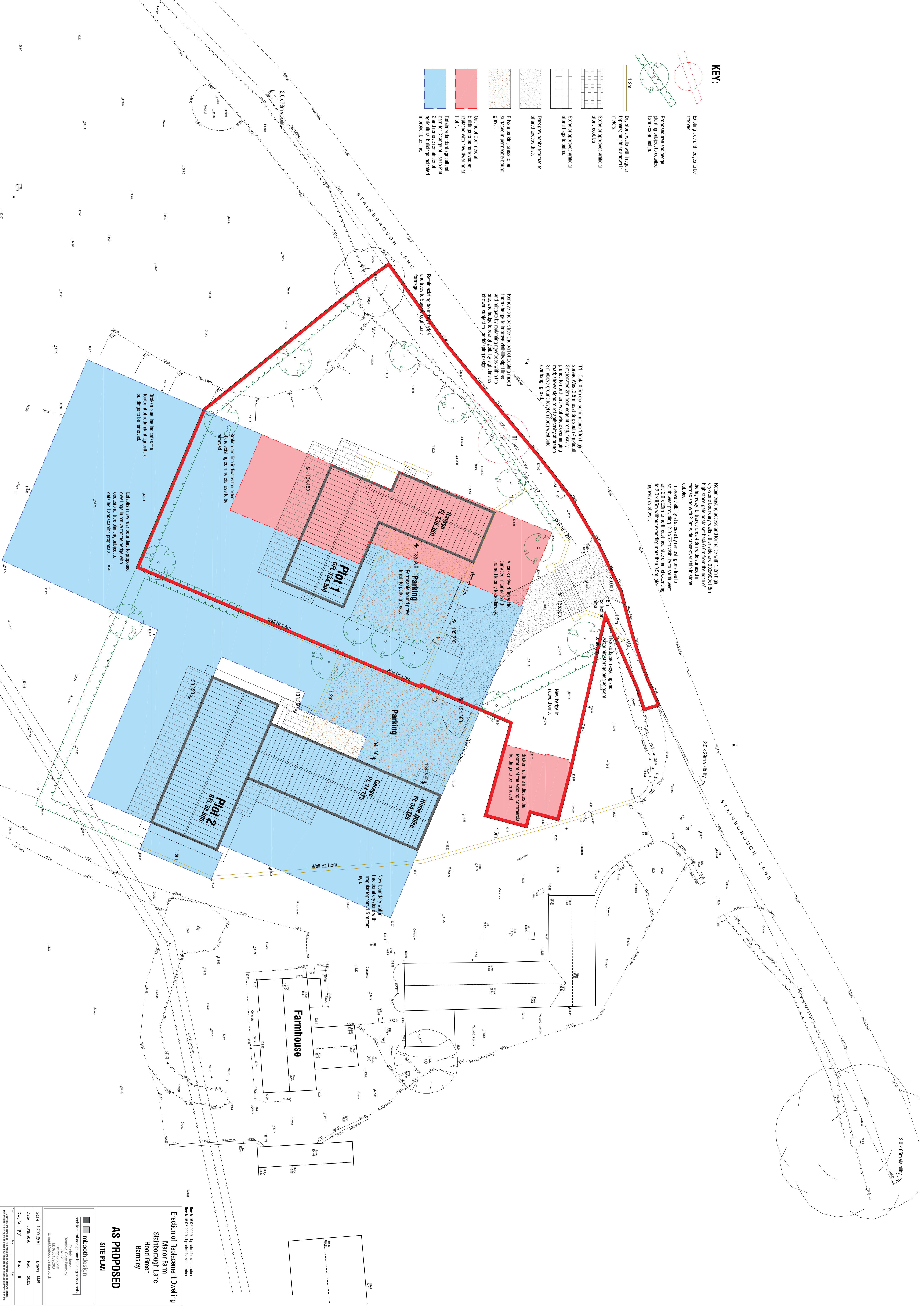
Improve visibility at access by removing one tree to south west providing 2.0 x 7.2m visibility to south west and 2.0 x 2.9m to north east near side channel extending to 2.0 x 5.5m without extending more than 0.5m into highway as shown.

T1 - Oak, 0.5m dia, semi mature 10m high; spread West 2.5m, east 3m; south 4m; south 3m; located 2m from edge of road, heavily pruned to north and west where overhanging road, shows signs of rot significantly a branch 3m above ground break on north west side overhanging road.

Remove one oak tree and part of existing mixed home hedge to improve visibility sight lines and mitigate by retaining new trees within the site, and hedge to rear of existing sight line as shown, subject to landscaping design.

Broken red line indicates the footprint of restaurant agricultural buildings to be removed.

Establish new rear boundary to proposed dwellings in native home hedge with occasional tree planting subject to detailed landscaping proposals.



AS PROPOSED
SITE PLAN

Rev A 15.06.2020 - Updated for submission.
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Erection of Replacement Dwelling
Manor Farm
Stainborough Lane
Hood Green
Bansley

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