NORTH

1.5m high timber post and rail fence between public footpath and plot.

Retain existing thorne hedge and supplement with native tree planting.

Rev B
Construct private drive 4.2m wide with free draining surface using opn textured porous tarmac or Marshalls Pidoa or similar approved permeable paving.
Maintain pedestrian footpath link.

Rev B
Construct driveways in Marshalls Priora or similar approved permeable paving.

REV B
Retain Ash tree T7.

Clear out and supplement existing copse with additional tree planting subject to landscaping design.

Improve existing access to form shared surface 4.8m wide with 600mm wide hard margins both sides.
Road to be in block paving to initial section as shown and tarmac thereafter; margins to be in contrasting block paving.

Remove existing conifer hedge to boundary and install kerbs to within 150mm of boundary fence.

Align with existing footpath at site boundary.

Public Footpath

Private Drive

Private Road 4.2m wide.

Twin 600mm Dia Storage Pipe (1 in 600)

Rev F
Add turning Area for fire appliance

Rev D
Storage pipework to be min 3.0m from buildings.

Turning area for Fire Appliance Vehicle.

Line of existing public footpath

Reconstruct existing bridge and culvert.

Hydro-brake Flow Control MH. 2.0 ltr/s @ 900mm diameter MH3)

Headwall

Turning Area for Service Vehicles

Landscaping

Private Access Road 4.5m wide to existing dwellings.

Brick paving

Shire Barn

The Barn

LANE END MEWS

HIGH STREET

THORNLEY SQUARE

168 High Street

UNIT 5 Type B FL 47.850

UNIT 4 Type B FL 47.750

UNIT 3 Type B FL 47.750

UNIT 2 Type A FL 47.750

UNIT 1 Type A FL 47.700

Rev B
Paths to be gravel or open jointed porous paving.

REV B
Floor levels of new dwellings to be set at 600mm above level of top of bank to watercourse.

Line of existing watercourse.

Ditch

Existing watercourse.

Rev D
Realignment of bend subject to separate consent.

Rev D
Detailed proposals to include for softening existing end in watercourse to reduce effects of erosion, subject to necessary consents.

Existing outgrown hedge, G8 adjacent watercourse to be removed and replaced by adjacent landscape planting subject to detailed landscaping design.

T1 Elder - Poor condition remove.

New 1.8m high timber post and concrete panel fence to southern boundary 1.8m high and plant hedge to rear boundary and additional trees to supplement existing as shown

T2 T3 T6
Existing trees to be protected during the course of construction by temporary fencing, details of which to be provided within an Arboricultural Method Statement to be submitted as part of further planning application.

Retain existing trees.

T2 T3

T6

9 Rectory Lane
Bungalow
FL 48.3 approx

Bungalow
FL 47.700 approx

13 Rectory Lane
Bungalow
FL 47.920 approx

Bungalow

17 Rectory Lane
Bungalow
FL 47.900 approx

17 Rectory Lane
Bungalow

21 Rectory Lane
Two storey dwelling
FL 48.300 approx

Existing trees to be retained

Exlg trees to be removed.

Proposed landscape planting - Subject to detailed landscaping design.

47.373 Existing Ground Level

FL 47.450 Ground Floor levels of dwellings set at least 600mm above level of top of existing bank to watercourse as recommended by Flood Risk Assessment.

Schedule of Accommodation

Type A 2No 3/4 Bed 2 Storey Dwelling	1100 sq ft	2200 sqft
Type B 3No 3 Bed Bungalow	800 sq ft	2400 sq ft
	Total	**4600 sq ft**

Rev F 15.06.2015 - Amend position of Units 2 and 3 and provide turning area for Fire Appliance.
Rev E 02.01.2015 - Add water storage hollow to south of watercourse.
Rev D 17.10.2014 - Reposition SW storage pipes 3.0m away from buildings; Illustrate outline proposals for improvements to watercourse at south corner of site to reduce existing erosion.
Rev C 22.07.2014 - Surface water drainage proposals added. To be read in conjunction with Stevenson Associates Drainage Calculation Report.
Rev B 14.07.2014 - Amend plot layout and reduce to 5No dwellings; retain alignment of existing watercourse and culvert; retain tree T7; reduce extent of adopted road; identify proposed floor levels min 600mm above top of bank to watercourse.
Rev A 16.01.2014 - Move dwellings to North to achieve min distance of 3m from gable wall of Unit 1 to top of bank of watercourse. Amend detail at south west corner of site where diverted watercourse reconnects.

RESIDENTIAL DEVELOPMENT LANE END MEWS THURNSCOE

OUTLINE PROPOSALS

SITE LAYOUT PLAN

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Scale	1:200 @ A1	Drawn	MJB
Date	OCT 2013	Ref.	13.28
Dwg No.	P1	Rev.	F

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