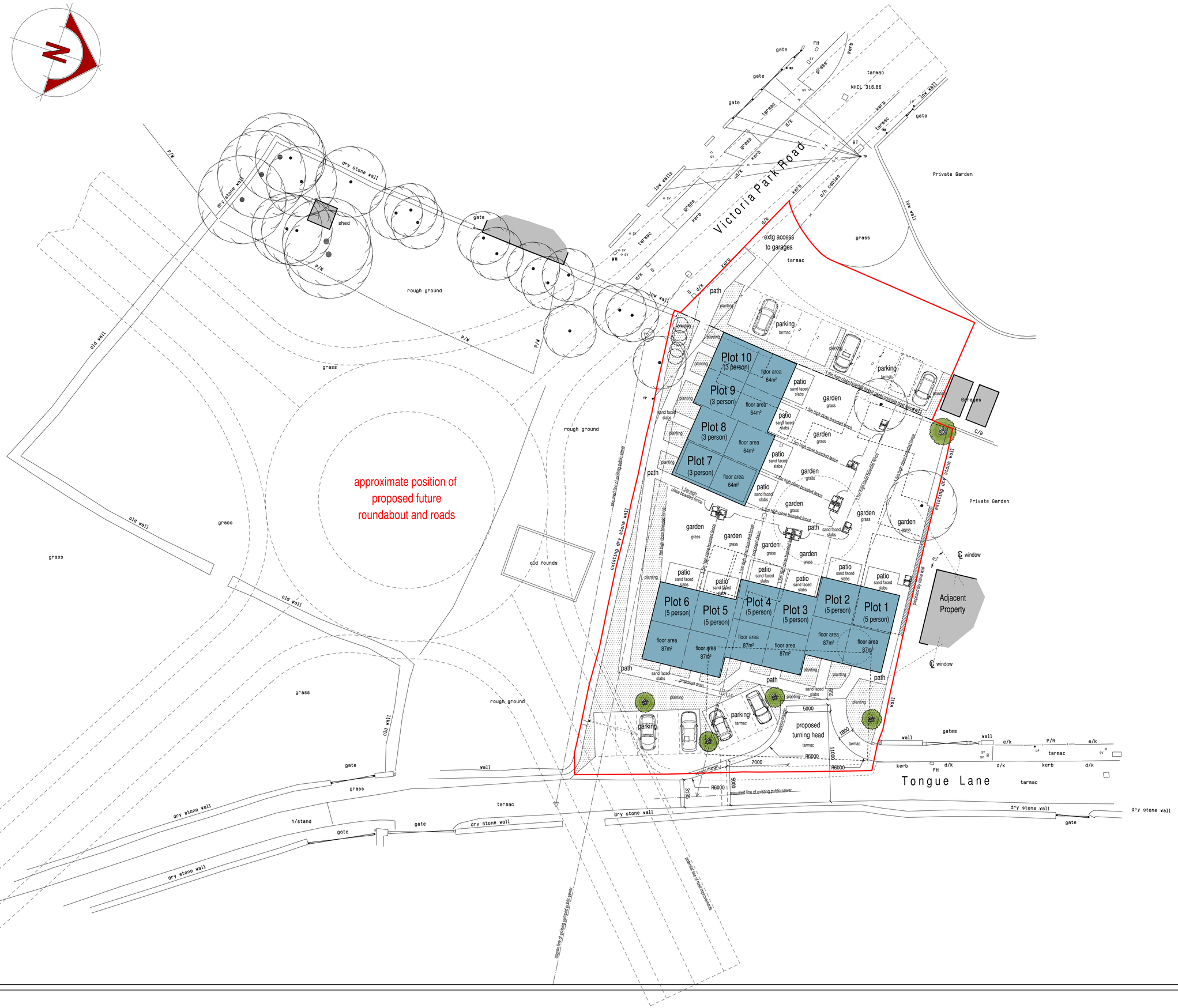

DEMOLITION / SITE CLEARANCE WORKS

The existing farm buildings shown with a broken line are to be demolished and removed from site to enable redevelopment works to be undertaken.

Site clearance works including the removal of concreted yards, paths and greenhouse etc are not shown for clarity but are indicated on Keith Horan Associates, site survey plan.

PROPOSAL SCHEME - EDGED RED

It is proposed to construct 10 No. dwellings accessed from both Tongue Lane and Victoria Park Road.

The dwellings are to comprise of a mix of 2 storey, 3 person properties and 2 storey, 5 person properties utilising roof space, all as detailed on Sammons Architectural drawing numbers 2007-1523-42 and 43.

HIGHWAY WORKS AND PARKING

A turning head as shown is to be formed as part of the development. The turning head is to have a carriageway width of 5.0m with 6.0m radius kerbs and is to have a depth of 11.0m from the original outer kerb of Tongue Lane.

The existing pavement serving Tongue Lane finishes where it abutts the site boundary. This is to be extended around the turning head as shown. To the remaining perimeter of the hammer head a 650mm service margin is to be provided.

All works are to meet with Derbyshire County Council Highway requirements.

Off Tongue Lane 8 parking spaces are to be created within the site, accessed directly off the highway, having a minimum of 6.0m behind parking bays to allow for manoeuvering.

Off Victoria Park Road a further 10 spaces are to be provided on the lock up garage site adjacent to the site. This is presently a grassed area with bollards and garage sited upon it, which are to be cleared, the area tarmaced, marked out and landscaped around. The existing access into this area is to remain unaltered.

BOUNDARY TREATMENTS

The existing dry stone walls to the north and southern boundaries are to be made good as is found necessary including building up openings where the wall is missing, ie. where buildings are to be removed, gateways built up etc.

To the western boundary plot 10 gable will form a section of the boundary with the remainder defined with a 1.5m high timber close boarded fence over a 300mm gravel board between concrete posts, this will replace the demolished farmhouse and dry stone wall. The eastern boundary is to be open to the highway, planted behind the parking areas.

LANDSCAPING

A scheme for both hard and soft landscaping is to be submitted at a later date should the scheme meet with a favourable planning decision, but shall generally include the following :-

Paths and amenity space - sand faced paving slabs

Roads - tarmac with white thermoplastic paint parking bay demarkation

Planting - areas covered with dotted hatch are to be planted out to a scheme to be agreed including the occasional tree. Planting within the communal areas should adhere to the guidelines of Secured by Design priciples ie. mature height of maximum 1.0m with trees having no foliage below a height of 2.0m.

A band of defensive planting is to be included behind the existing dry stone wall to the southern boundary.

REFUSE STORAGE

2 wheelu bins are shown to each property which will have a low level timber fence around.

DRAINAGE PROPOSALS

Foul drainage produced from the new development is to be discharged into the existing combined sewer in Tongue Lane.

If ground make up permits, storm water discharging from the dwelling roofs shall discharge into suitably designed soakaways located in positions agreed with Building Control. Otherwise rainwater shall discharge into existing combined sewer.

0.0m 5.0m 10.0m

scale bar @ 1:200

Amos commercial Ltd

PROPOSED 10 No. DWELLINGS, GARDEN HOUSE FARM, TONGUE LANE, BUXTON, DERBYSHIRE, SK17 7PA.

PLANNING PROPOSAL

SITE PLAN

Date	Sheet	Scale
AUGUST 2010	A1	1:200
Drg No.	Rev.	Drawn
2007-1523-40	B	RG

A - 01/09/2010 - SITE PLAN UPDATED FOR PLANNING SUBMISSION
B - 02/09/2010 - TREE INFORMATION UPDATED TO CORRESPOND TO SURVEY

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