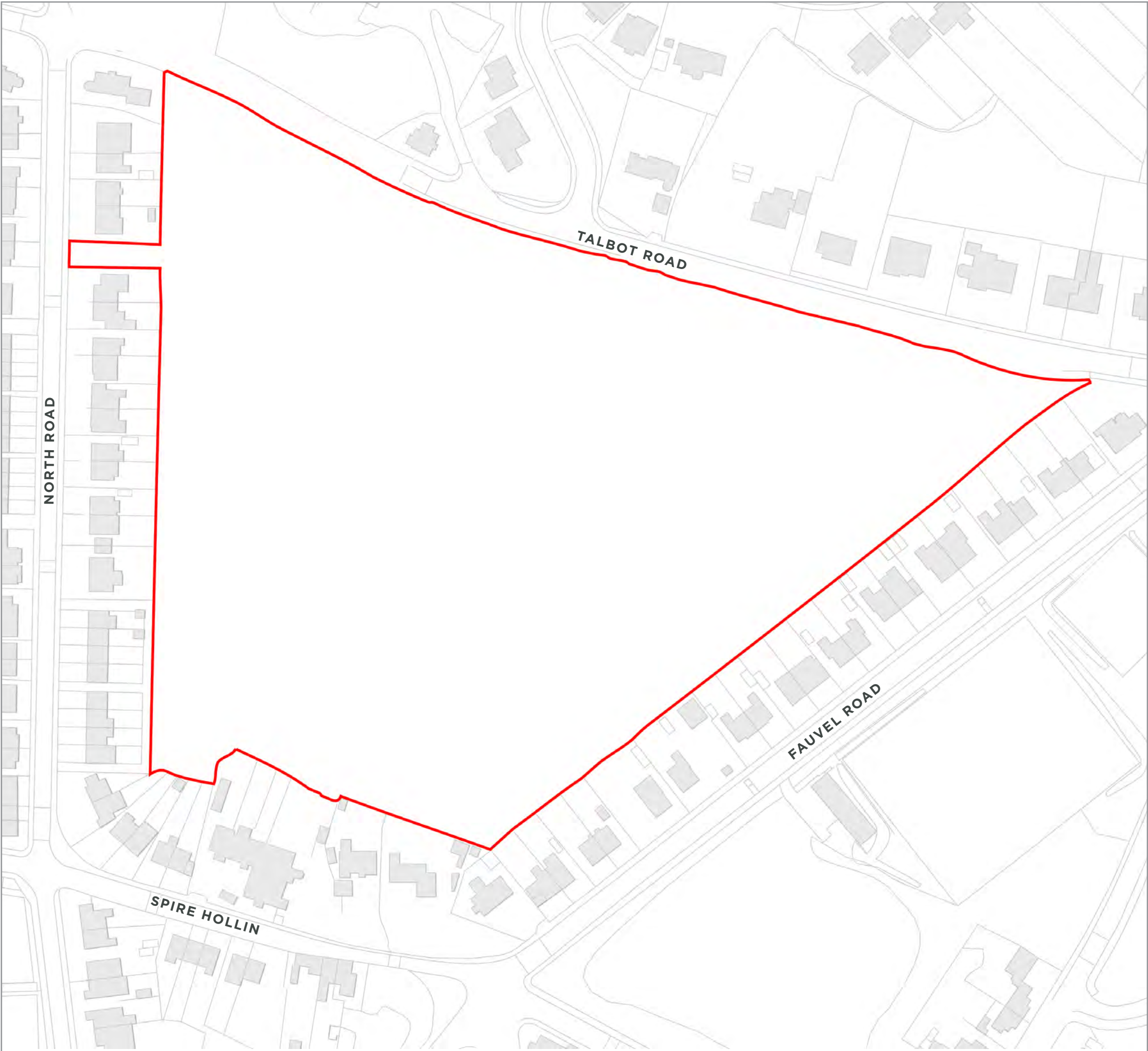


Appendix A: Site Location Plan



Do Not Scale				
DESIGN REVIEW				
Design review by:	**	Checked by:	**	
Residual hazards:				
Health, Safety & Environmental Notes				
NOTES				
Site Boundary =				
Address = Glossopdale School, Talbot Road, Old Glossop, Glossop, High Peak, Derbyshire, England, SK13 7DR, United Kingdom				
Easting = 403413 Northing = 394649				
Datum: OS Level Datum Using the OS GPS Network and applying OSGM15 National Geoid Model to obtain local area conditions.				

Appendix B: Architectural Plans



KEY:

Application boundary (4.75 ha)



PROJECT TITLE
**DERBYSHIRE COUNTY COUNCIL
LAND AT TALBOT ROAD, GLOSSOP**

DRAWING TITLE
RED LINE PLAN

ISSUED BY	London	T: 020 7016 0720
DATE	June 2024	DRAWN BL
SCALE@A3	1:1250	CHECKED JC
STATUS	Draft	APPROVED JC

DWG. NO. J0053214_CJ_MP_PL_005_V1

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.

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Source: Ordnance Survey



LEGEND

- Application boundary (4.75 ha)
- Primary / vehicular access
- Pedestrian / emergency access
- Residential development area
- Net Developable Area (3.00 ha)
- Key frontage
- Feature buildings
- Open space (1.62 ha)
- Existing trees to be retained
- Existing CAT U trees to be removed
- Tree root protection areas
- Proposed trees
- Additional boundary planting
- Proposed footpath
- Proposed visitor parking spaces (18 no.)
- Below drainage pipe with 3 m easement either side of centreline
- SUDs feature
- Conveyancing swale / rain garden
- LEAP with 20m offset from habitable rooms



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PROJECT TITLE
DERBYSHIRE COUNTY COUNCIL
LAND AT TALBOT ROAD, GLOSSOP

DRAWING TITLE
CONCEPT PLAN

ISSUED BY	London	T: 020 7016 0720
DATE	October 2024	DRAWN BL
SCALE@A3	1:1,250	CHECKED JC
STATUS	Draft	APPROVED JC

DWG. NO. J0053214_CJ_MP_PL_002_V2

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Source: Ordnance Survey



LEGEND

Site boundary (4.75 ha)

Primary / vehicular access

Pedestrian / emergency access

Surface water flooding - High Risk

Surface water flooding - Medium / Low Risk

Live electricity substation

Potentially sensitive boundary with adjacent residential development

Existing Category B & C trees

Existing Category U trees

Tree root protection areas

GII Listed building - Victoria Hall and Public Library

Norfolk Square Conservation Area

General direction of slope

Potential short-distance views to the south

Proposed residential development platform (3.21 ha)

Underground drain with 3 m easement either side of centreline

Contour lines at 5m intervals

050m

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County Council

PROJECT TITLE

DERBYSHIRE COUNTY COUNCIL
LAND AT TALBOT ROAD, GLOSSOP

DRAWING TITLE

CONSIDERATIONS PLAN

ISSUED BYLondonT: 020 7016 0720

DATEJune 2024

SCALE@A31:1250

STATUSDraft

DRAWNBL

CHECKEDJC

APPROVEDJC

DWG. NO. J0053214_CJ_MP_PL_001_V1

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Source: Ordnance Survey



KEY:

Application boundary (4.75 ha)

Proposed vehicular access

Access for pedestrians and cycles

Pedestrian link

6m easement for below drainage pipe - only highways and landscaping in this area

Residential Development area to include C3 residential uses (up to 2 storey), roads, parking, open space, Sustainable Urban Drainage Systems and landscaping

Green Infrastructure including public open space, landscape planting, areas of play, ecological enhancements and Sustainable Urban Drainage Systems

NOTES
NB1: Infrastructure

Elements of site wide infrastructure which are subject to detailed design proposals developed at Reserved Matters stage, will need to be incorporated within the public open space areas. These include:

- Pumping stations;
- Electricity substations;
- Visitor parking;
- Other utilities provision i.e. telecoms; and
- Footpaths through public spaces.

THIS DRAWING IS PRODUCED FOR PLANNING PURPOSES ONLY

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DERBYSHIRE
County Council

PROJECT TITLE
**DERBYSHIRE COUNTY COUNCIL
LAND AT TALBOT ROAD, GLOSSOP**

DRAWING TITLE
PARAMETER PLAN

ISSUED BY	London	T: 020 7016 0720	
	October 2024	DRAWN	BL
	1:1,250	CHECKED	JC
	Draft	APPROVED	JC

DWG. NO. J0053214_CJ_MP_PL_004_V2

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