DETAILED PLANNING PROPOSALS

PROPOSED RESIDENTIAL DEVELOPMENT - LAND AT BURTON ROAD ~ ROSLISTON ~ DERBYSHIRE

Schedule of Accommodation (Approximate)			
Plot 1	4 Bedroom	(Double Garage)	2000 sq ft
Plot 2	4 Bedroom	(Double Garage)	1950 sq ft
Plot 3	3/4 Bedroom	(Single Garage)	1850 sq ft
Plot 4	4 Bedroom	(Single Garage)	1950 sq ft
Plots 5 - 9	2/3 Bedroom	(Spaces)	1000 sq ft
Plot 10	4/5 Bedroom	(Double Garage)	2025 sq ft
Total - 10 No Dwellings			14775 sq ft

This drawing is to be read in conjunction with Drawing No. 17.3409.03 'Topographical Survey'

ROSLISTON ROAD

BURTON ROAD

area retained as wood land park with new pathway through area

land to be retained as woodland area

existing trees to be retained

existing tree to be removed, mitigation planting provided as required

gate access for maintenance

stile

existing access to be amended

visibility splays to be provided 2.4mx43m in southerly direction and 2.4mx80m northley direction

existing trees to be removed shown dashed

existing tree removed

existing trees to be removed mitigation planting provided as required

off site drainage to be provided t specialist details

2m wide footpath to be provide to connect site with existing development

adjoining stable block and menage

new post and rail fence and hedge planting

turning area

terrace area

1.8m high close boarded fence

1.8m high wall

gate

parking and turning area

Plot 1 garden

Plot 2 garden

Plot 3 garden

Plot 4 garden

Plot 5 garden

Plot 6 garden

Plot 7 garden

Plot 8 garden

Plot 9 garden

Plot 10 garden

DPC

N

W E

S

Proposed Site and Roof Plan

Scale 1:200

1:500 Metres 0 1 2 3

LANDSCAPING SPECIFICATION

• Denotes extg. tree to be retained (remove trees where shown dotted)

• Denotes new tree planting. Mix of: -

Cherry (*prunus avium*)
Lime (*tilia cordata*)
Holly (*ilex aquifolium*)
Beech Hill (*pyrus communis*)
Fastigiata (*carpinus betulus*)
All trees to be standards (10 - 12cm girths)

• Denotes extg. hedgerow planting

• Indicates new hedgerow planting. Mix of: -
Hawthorn (*crataegus monogyna*) 75%
Holly (*ilex aquifolium*) 10%
Blackthorn (*prunus spinosa*) 10%
Dog Rose (*rosa canina*) 5%

Hedgerow trees, 60 - 120cm whips planted in staggered rows (5no. plants per linear metre)

• Indicates shrub planting

S1
Dogwood (*cornus sanquinea*) 20%
Guelder Rose (*vibumum opulus*) 20%
Hazel (*corylus avellana*) 20%
Dog Rose (*rosa canina*) 20%
Elder (*sambucus nigra*) 20%

S2
Midsummer Beauty (*hebe*) 15%
elaegnus pungens maculata 25%
Bristol Ruby (*weigela*) 20%
vibumum tinus 20%
Gold Flame (*spiraea japonica*) 20%

S3
Firethorn (*ayracantha atalantioides*) 20%
Ivy (*hedera helux golden heart*) 20%
St. John's Wort (*hypericum hidcote*) 40%
Periwinkle (*vinca major*) 20%

All proposed shrubed areas to be planted with densities of max 4no. plants per m² to allow for adequate coverage in accordance with good horticultural practice to BS 4428

All driveway and courtyard finishes as indicated

• Indicates new turfed areas

• Indicates extent of precast conc. paving slabs

• Indicates brickwork walls and support piers, heights as indicated

All planting and seeding or turfing shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any plants or trees which within the period of five years from the completion of the development die, are removed or are seriously damaged or diseased shall be replaced within the next planting season with others of similar size and species.

All (other) site boundary treatments as indicated

Form private drive to county council specification with tarmacadam finish bound at edges with precast concrete edging kerbs set on concrete foundations

Prior to the commencement of works on site all extg. trees to be retained shall be securely fenced off by the erection of a tree protection barrier (to coincide with RPA's) to BS5837: 2012 comprising vertical and horizontal framework of scaffold tubes driven into the ground at max 3.0m centres with weld mesh panel fencing or boards securely attached with scaffold clamps.
The area inside the protective barrier must remain undisturbed during development as a construction exclusion zone. No change in level, storage of materials and use of fuels and chemicals, equipment or vehicles are permitted in the exclusion zone.
The barrier must be in place before ANY building work commences and not be removed until work is completed on site.

Revisions :
B Drawing updated 18.06.19
A Drawing updated 11.06.19

Figured dimensions must be taken in preference to scaled dimensions and any discrepancies are to be referred to David Granger Architectural Design Limited. Contractors, subcontractors and suppliers must verify all dimensions on site before commencing any work or making any workshop drawings. All drawings are copyright of David Granger Architectural Design Limited. Ordnance Survey Data © Crown Copyright, All rights reserved. Licence No. AR100020449. Landmark Ref. LIG0816

DAVID GRANGER
ARCHITECTURAL DESIGN LIMITED

Project
Proposed Residential Development
Land at Burton Road
Rosliston
Derbyshire

Drawing Title
Detailed Planning Proposals
Sheet 2 of 12

Client
Lychgate Homes

Drawing No.
17.3409.21B

Date: April 2019
Scale (A1 Size): As Shown
Drawn by: MS
Checked by: DG

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