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320120010P

REV	DATE	DRAWN	CHECKED
A	01/01/07	XYZ	XYZ
REVISION DESCRIPTION			
drawing stage PLANNING			
drawing status APPROVAL			
client MR & MRS ALLISON			
project THE EAVES WISWELL			
drawing title EXISTING SITE PLAN			
date	08/08/11	drawn	JR
scale	1:500 @ A3	checked	FS



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EXISTING SITE PLAN - Scale 1:500 @ A3

Job No DWG No Rev
105/01 (00)002

* Proposed siting of replacement dwelling as suggested by Ribbles Valley Borough Council planning committee. The building has been moved 10m further away from the northern boundary and 8.5m further down the hill. This ensures the building is 28m from the boundary and over 50m away from the neighbour. The ridge is now 350mm lower than previously proposed.

Drive down to garages gradually cut into topography to reduce impact on landscape
 Position of building rejected by Ribbles Valley Borough Council planning committee 08 12 11

New trees to be planted as part of overall site landscaping scheme to provide privacy to site and adjacent properties

Access to garages sited into landscape to reduce visual impact from across the valley

Existing entrance utilised with new gate posts, estate fencing and gates set back from road

Additional area proposed to be included into 'garden'. Please note that garden depth is one third of that of the existing properties along Pendleton road, where occupants have fenced off larger gardens. We proposed to move the fence 7.2m

Formal terrace to house to extend no further than existing adjacent kennels

Pool sunk into land to minimise visual impact and massing. Terrace over pool accessed from ground floor of house

Additional parking provided to south of dwelling

Existing entrance realigned to avoid existing trees. New gate posts and gate set back from road. Existing hedge to be cut back

Existing hedge cut back by 7.5m to allow 11.6m vision splay to SW thereafter restricted by existing tree belt. Driveway position adjusted to allow increased vision splay to NE past existing mature tree

Vision splay with minimum distance back from curb 2m and splay shown to centre of road

Kemple View

320120010P

DRIVEWAY 'B'

EXISTING VISION SPLAY - 2.4x6.7m (SW)
 2.4x30.0m (NE)
 (Shown in blue)

PROPOSED VISION SPLAY - 2.4x30.0m (NE)
 2.4x47.0m (SW)
 (Shown in red)

Existing hedge cut back by 10m to allow 47m vision splay to SW. Vision splay to NE restricted by trees on adjoining property

New trees to provide privacy and continuation of tree belt adjacent road

Vision splay with minimum distance back from curb 2m and splay shown to centre of road.

All existing buildings on site to be demolished

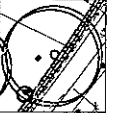
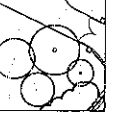
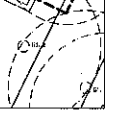


DRIVEWAY 'A'

EXISTING VISION SPLAY - 2.4x8.1m (SW)
 2.4x6.0m (NE)
 (Shown in blue)

PROPOSED VISION SPLAY - 2.0x26.8m (NE)
 2.0x24.6 (SW)
 (Shown in green)

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LEGEND

-  Existing Trees
-  Proposed Trees
-  Trees to be removed
-  New estate fencing
-  Contours every 0.5m

rev	date	drawn	checked
D	20/12/11	JR	FS
Site plan updated to reflect re-positioning of house and realignment of driveway to suit.			
C	05/12/11	JR	FS
Vision splay looking south from the north entrance increased by reducing extent of hedge. Min vision splay shown to south entrance set 2m back and to centre of road. All amendments in line with Highway Officers comments.			
B	23/11/11	JR	FS
Vision splay added and internal access road widened to suit Highway Officers comments.			
A	30/05/11	JR	FS
Dimensions to site boundaries added. Note outlining demolition of all existing buildings added.			
drawing stage: PLANNING			
drawing status: APPROVAL			
client: MR & MRS ALLISON			

project: THE EAVES WISWELL			
drawing title: PROPOSED SITE PLAN			
date	08/06/11	drawn	JR
scale	1:500 @ A3	checked	FS



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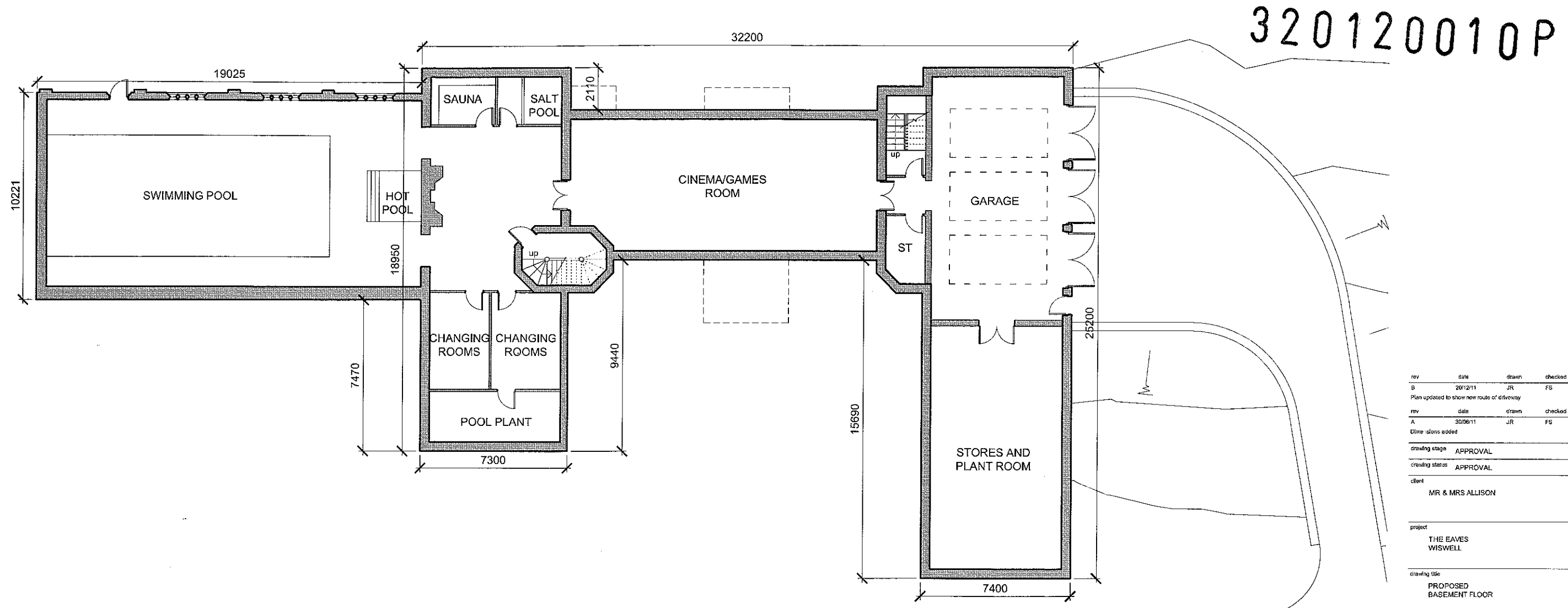
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Job No	DWG No	Rev
105/01	(02)003	D

PROPOSED SITE PLAN - Scale 1:500 @ A3

NOTES

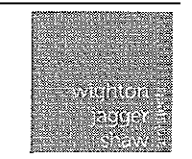
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320120010P

BASEMENT FLOOR PLAN

rev	date	drawn	checked
B	20/12/11	JR	FS
Plan updated to show new route of driveway			
rev	date	drawn	checked
A	30/06/11	JR	FS
Dime slabs added			
drawing stage	APPROVAL		
drawing status	APPROVAL		
client	MR & MRS ALLISON		
project	THE EAVES WISWELL		
drawing title	PROPOSED BASEMENT FLOOR		
date	08/06/11	drawn	JR
scale	1:200 @ A3	checked	FS

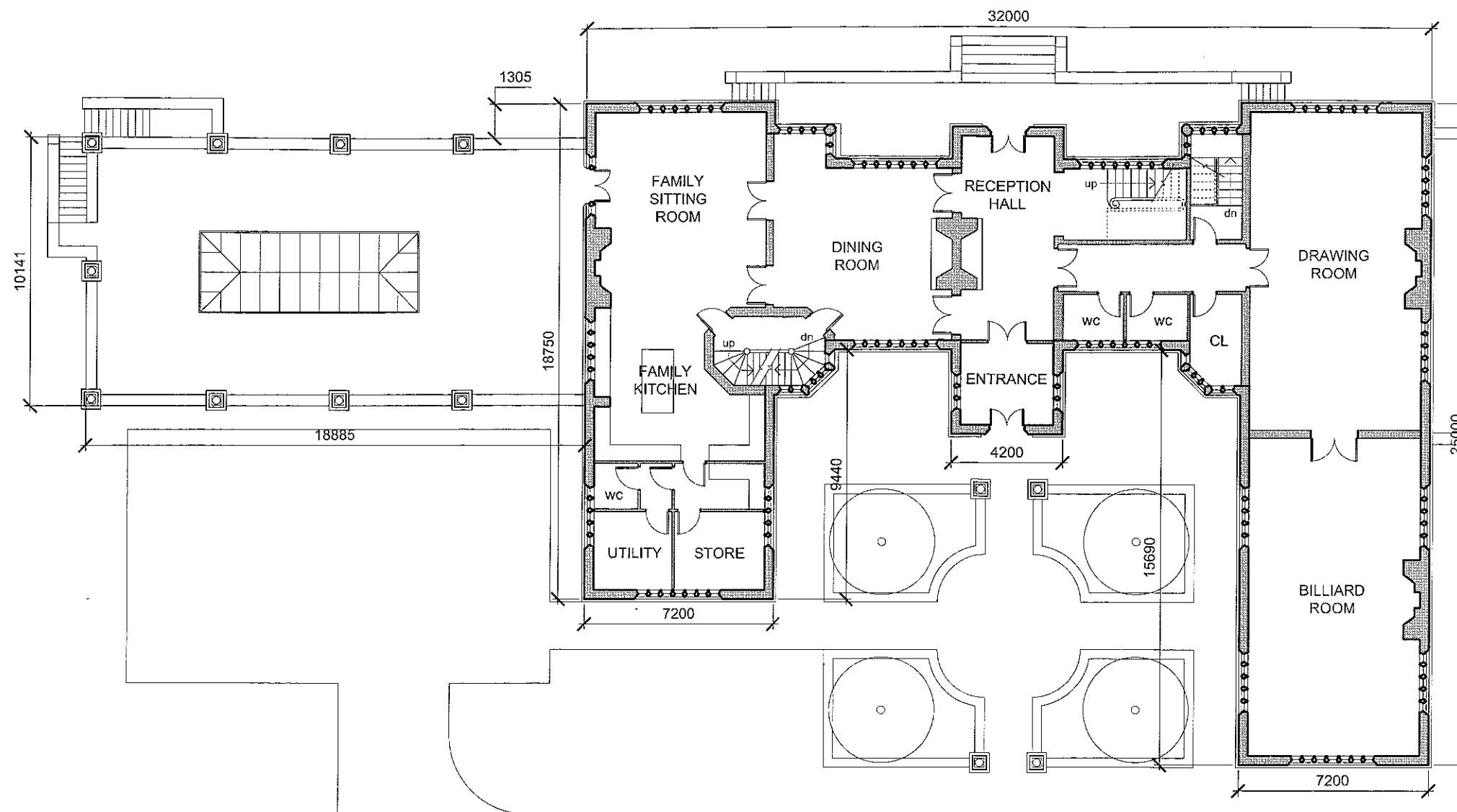


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rev	date	drawn	checked
B	20/12/11	JR	FS
Drawing updated to include re-alignment of driveway due to resurfacing of the house			
rev	date	drawn	checked
A	30/06/11	JR	FS
Dimensions and terrace over swimming pool added. Door replaced with window to drawing room			
Drawing stage: PLANNING			
Drawing status: APPROVAL			
client: MR & MRS ALLISON			

project: THE EAVES WISWELL

drawing title: PROPOSED GROUND FLOOR

date	08/06/11	drawn	JR
scale	1:200 @ A3	checked	FS



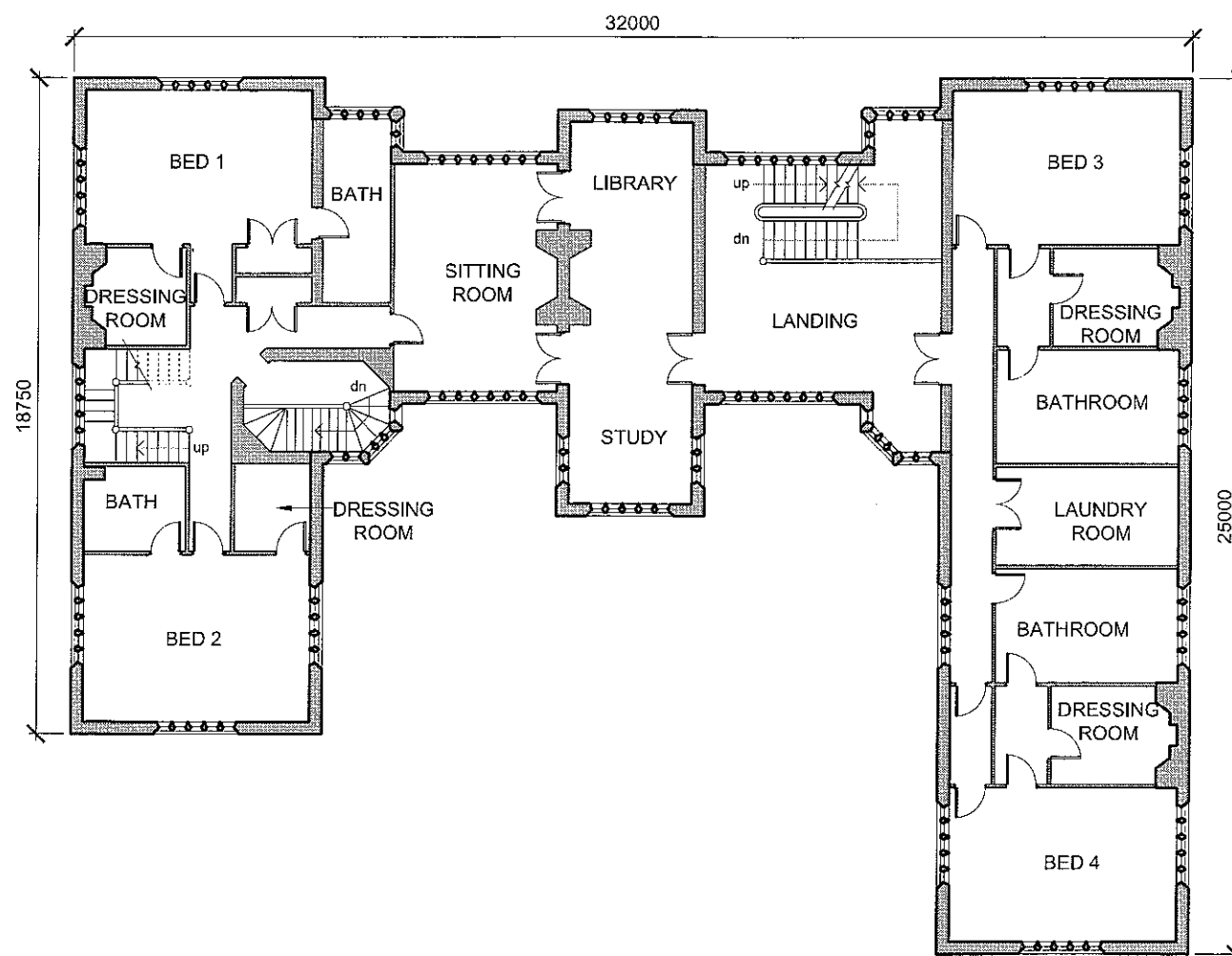
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GROUND FLOOR PLAN

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FIRST FLOOR PLAN
4 No Bedrooms

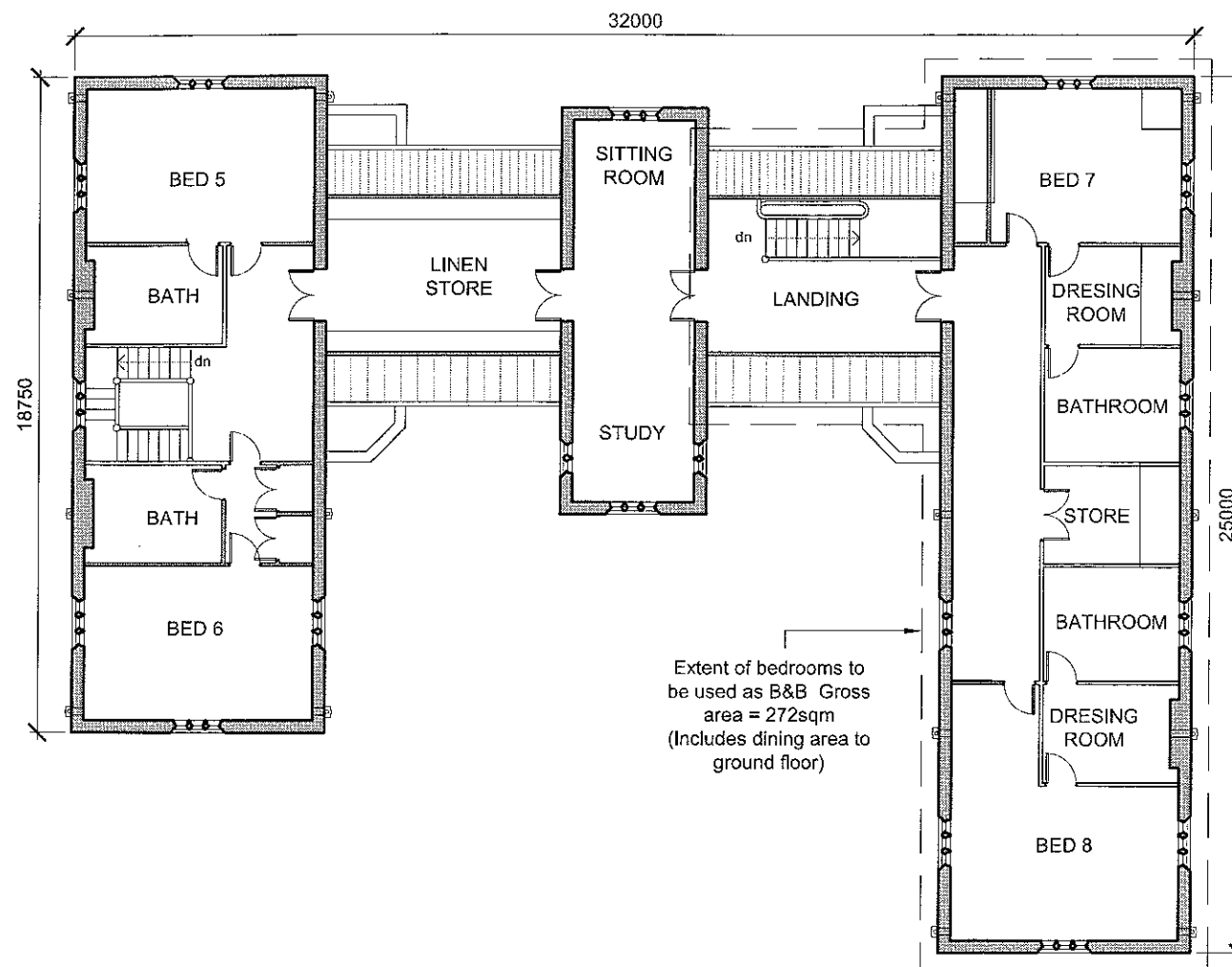
rev	date	drawn	checked
B	10/12/11	JR	FS
Number of Bedrooms reduced to 4 No. Laundry room added.			
rev	date	drawn	checked
A	30/06/11	JR	FS
Window to dressing room removed. Windows to west elevation bed 1 & 3 amended to match elevations.			
drawing stage		PLANNING	
drawing status		APPROVAL	
client			
MR & MRS ALLISON			
project			
THE EAVES WISWELL			
drawing title			
PROPOSED FIRST FLOOR			
date		08/06/11	
scale		1:200 @ A3	
drawn	JR	checked	FS



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SECOND FLOOR PLAN
4 No Bedrooms

rev	date	drawn	checked
B	20/12/11	JR	FS
Number of Bedrooms reduced to 4 No. Store added			
rev	date	drawn	checked
A	30/09/11	JR	FS
Dimensions and extent of bedrooms for B&B added. Windows added to study			
drawing stage PLANNING			
drawing status APPROVAL			
client			

MR & MRS ALLISON

project
THE EAVES
WISWELL

drawing title
PROPOSED
SECOND FLOOR

date 08/06/11 drawn JR
scale 1:200 @ A3 checked FS



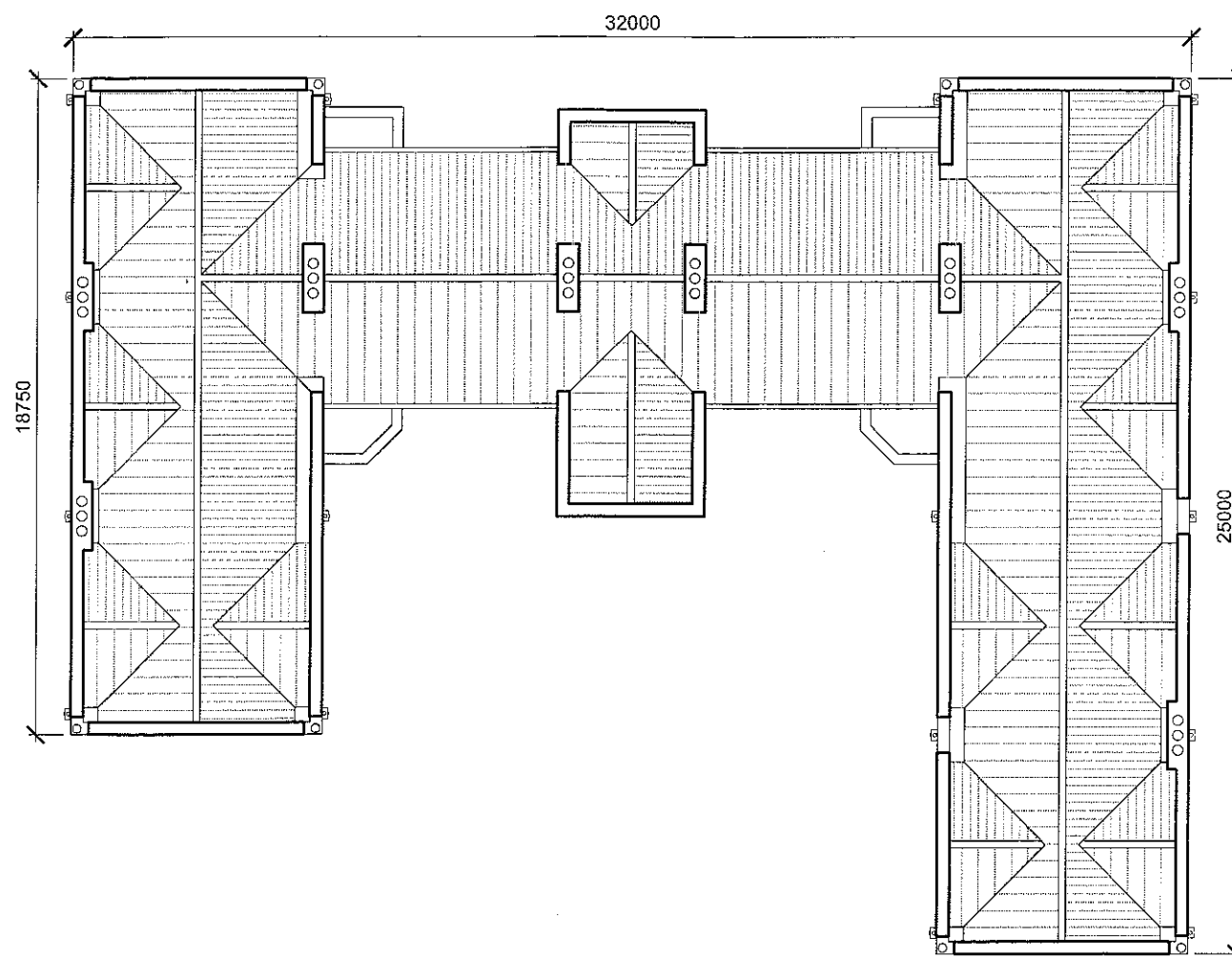
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105/01 (02)007 B

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ROOF PLAN

rev	date	drawn	checked
A	30/06/11	JR	FS

Dimensional added

drawing stage PLANNING

drawing status APPROVAL

client MR & MRS ALLISON

project THE EAVES WISWELL

drawing title PROPOSED ROOF PLAN

date	drawn	checked
08/06/11	JR	FS

scale 1:200 @ A3



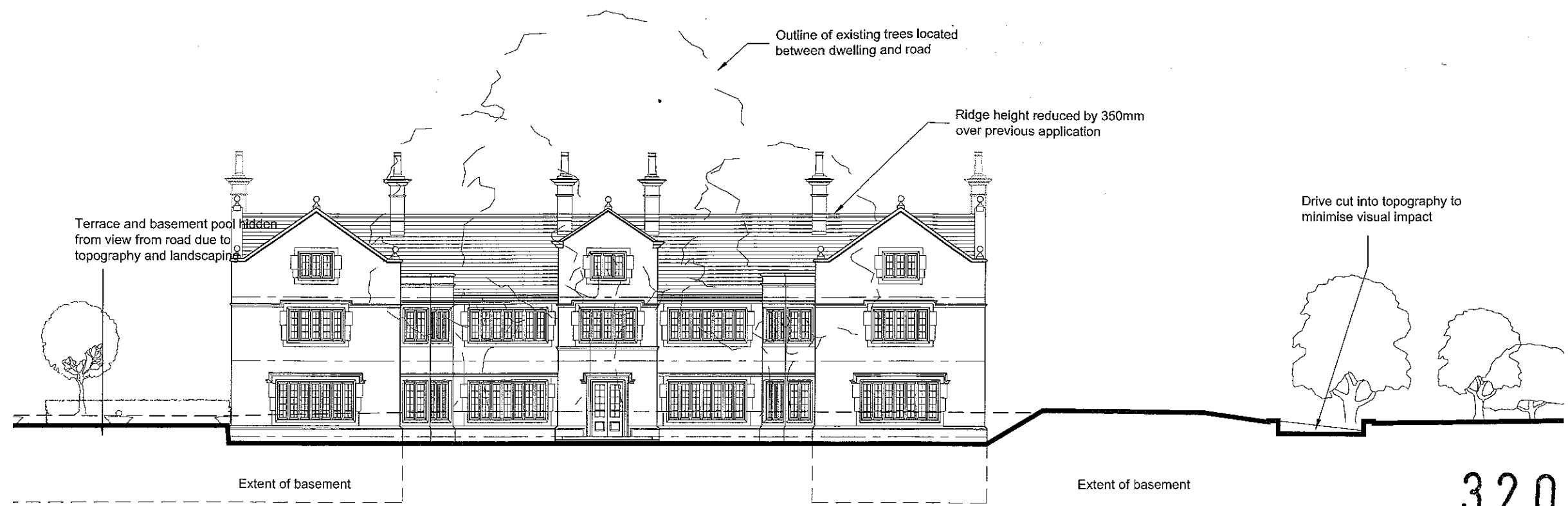
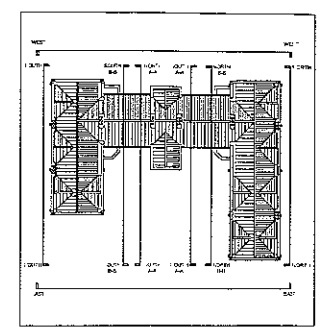
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105/01 (02)008 A

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EAST ELEVATION - CONTEXTUAL - Scale 1:200 @ A3



EAST ELEVATION - Scale 1:100 @ A3

rev	date	drawn	checked
B	20/12/11	JR	FS
House re positioned to increase amenity size on near Peddleton Road			
rev	date	drawn	checked
A	30/09/11	JR	FS
Dimensions and levels added			

drawing stage: PLANNING
drawing status: APPROVAL

client: MR & MRS ALLISON

project: THE EAVES WISWELL

drawing title: PROPOSED ELEVATIONS EAST

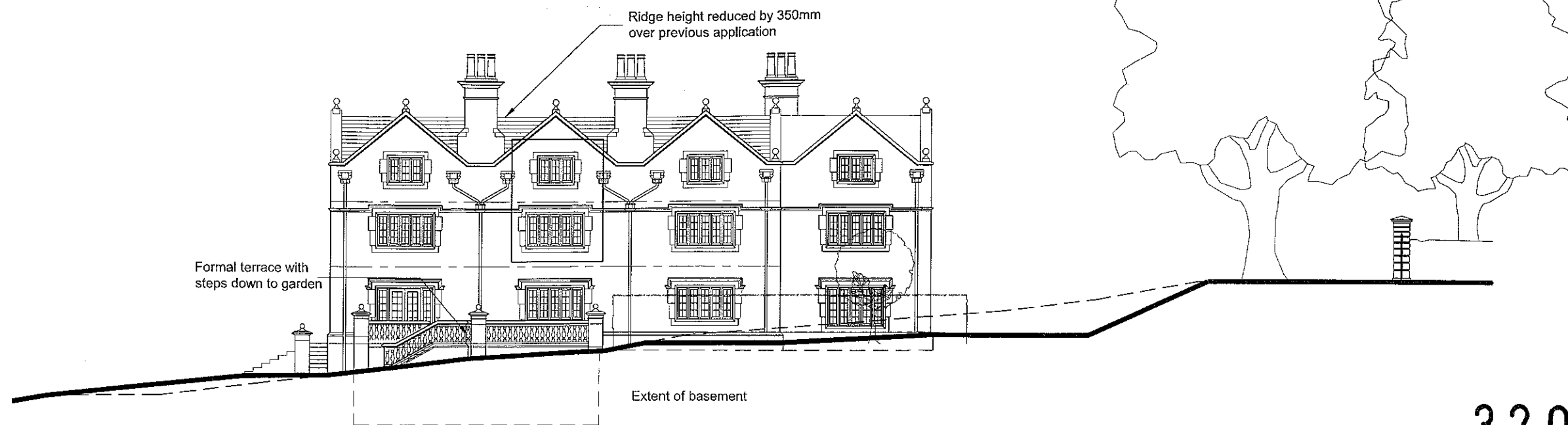
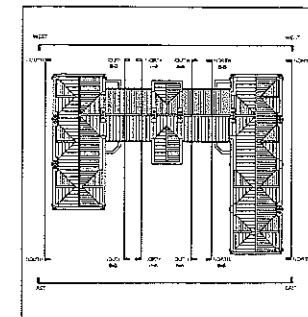
date: 08/06/11 drawn: JR
scale: VARIES @ A3 checked: FS

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SOUTH ELEVATION - CONTEXTUAL - Scale 1:200 @ A3

320120010P



SOUTH ELEVATION - Scale 1:100 @ A3

rev	date	drawn	checked
B	20/12/11	JR	FS
House re positioned to increase amenity space near Pendleton Road			
A	30/05/11	JR	FS
Dinner stone added. Windows to ground and first amended to match plan			

drawing stage: PLANNING
drawing status: APPROVAL

client: MR & MRS ALLISON

project: THE EAVES WISWELL

drawing title: PROPOSED ELEVATIONS SOUTH 1 of 2

date: 08/06/11 drawn: JR
scale: Varies @ A3 checked: FS

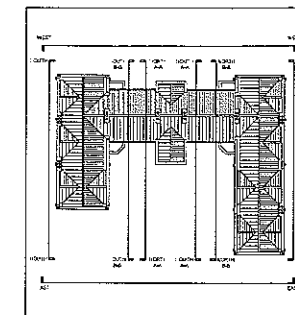


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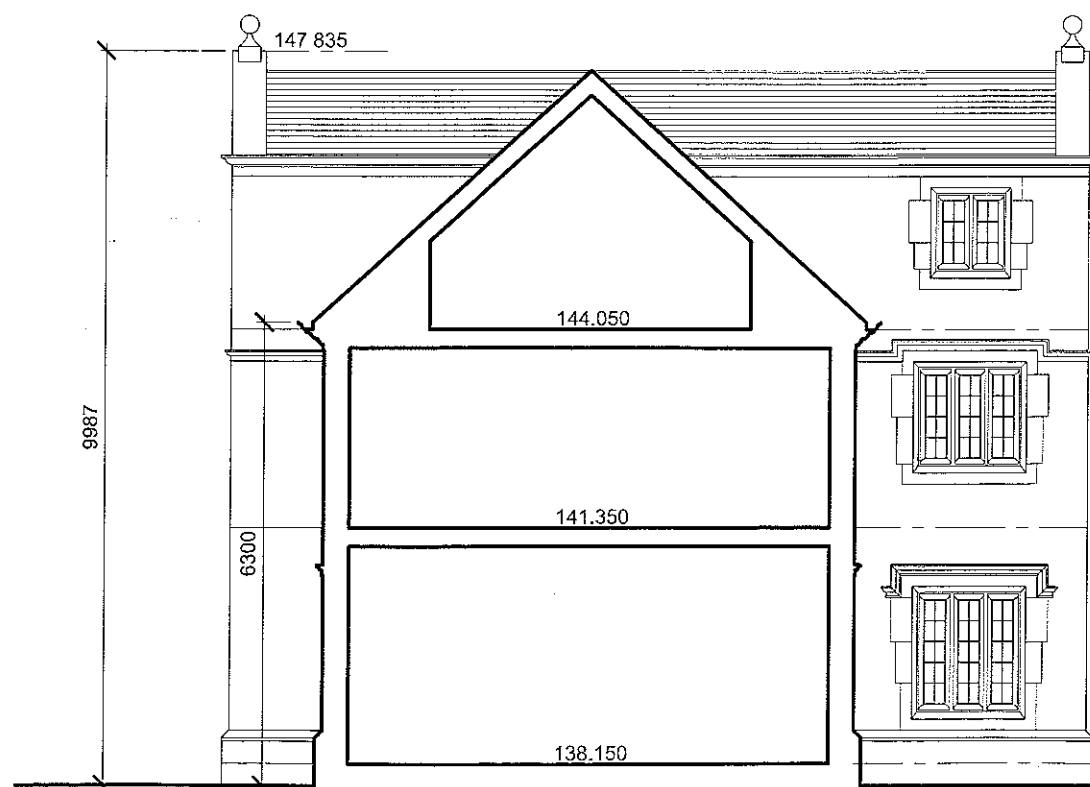
Job No: 105/01 DWG No: (02)010 Rev: B

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SOUTH ELEVATION - SECTION AA - Scale 1:100 @ A3

320120010P



SOUTH ELEVATION - SECTION BB - Scale 1:100 @ A3

rev	date	drawn	checked
B	21/12/11	JR	FS

Levels or levels

rev	date	drawn	checked
A	30/05/11	JR	FS

Dimensions and levels added

drawing stage: PLANNING
drawing status: APPROVAL

client: MR & MRS ALLISON

project: THE EAVES WISWELL

drawing title: PROPOSED ELEVATIONS SOUTH 2 of 2

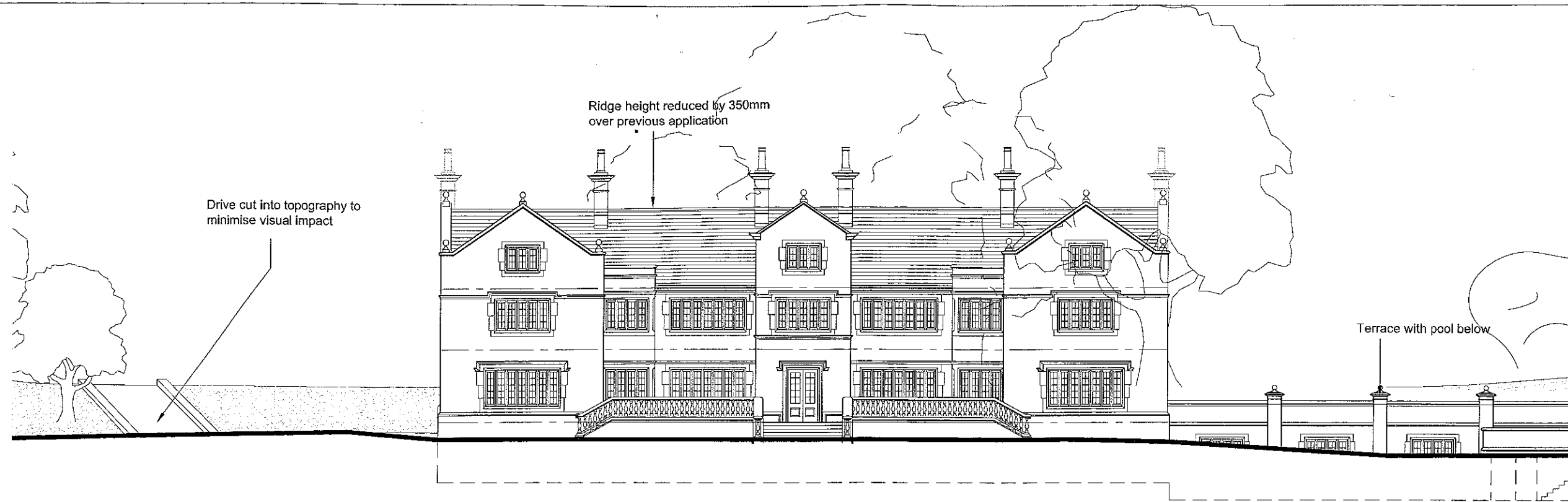
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scale: 1:100 @ A3 checked: FS



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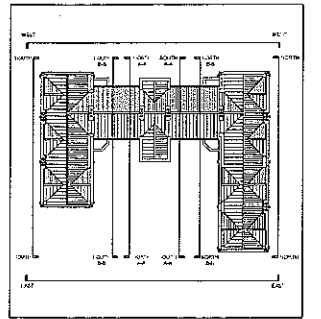
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DWG No: B



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WEST ELEVATION - CONTEXTUAL - Scale 1:200 @ A3

320120010P



WEST ELEVATION - Scale 1:100 @ A3

rev	date	drawn	checked
B	20/12/11	JR	FS
House re-positioned to increase a little space near Pendleton Road			
A	30/06/11	JR	FS

Dimensions and levels added

drawing stage **PLANNING**

drawing status **APPROVAL**

client **MR & MRS ALLISON**

project **THE EAVES WISWELL**

drawing title **PROPOSED ELEVATIONS WEST**

date 08/06/11 drawn JR

scale VARIES @ A3 checked FS



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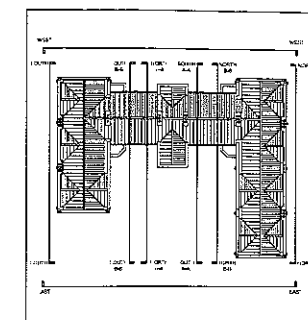
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NORTH ELEVATION - CONTEXTUAL - Scale 1:200 @ A3

320120010P



NORTH ELEVATION - Scale 1:100 @ A3

rev	date	drawn	checked
B	20/12/11	JR	FS

House is positioned to increase amenity space near Pendleton Road

rev	date	drawn	checked
A	30/08/11	JR	FS

Dimensions and levels added

drawing stage: PLANNING
drawing status: APPROVAL

client: MR & MRS ALLISON

project: THE EAVES WISWELL

drawing title: PROPOSED ELEVATIONS NORTH 1 of 2

date: 09/09/11 drawn: JR
scale: VARIES @ A3 checked: FS



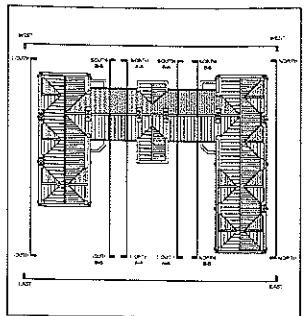
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DWG No: B
Rev:

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NORTH ELEVATION - SECTION AA - Scale 1:100 @ A3



NORTH ELEVATION - SECTION BB - Scale 1:100 @ A3

rev	date	drawn	checked
B	21/12/11	JR	FS

Levels amended

rev	date	drawn	checked
A	30/05/11	JR	FS

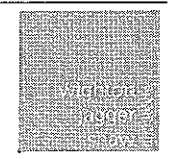
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drawing stage **PLANNING**
drawing status **APPROVAL**
client **MR & MRS ALLISON**

project **THE EAVES WISWELL**

drawn title **PROPOSED ELEVATIONS NORTH 2 of 2**

date 08/06/11 drawn JR
scale 1:100 @ A3 checked FS



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DWG No
Rev