

\* Proposed resiting 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 neighbor.

REV E: Northern wing of building cut back to make symmetrical wings, therefore reducing the impact on the East Boundary

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

Drive down to garages gradually cut into topography to reduce impact on landscape

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

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

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

Existing hedge cut back by 10m to show 4.7m 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

Alignment of approved driveway adjusted to allow additional planting in front of house

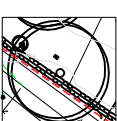
Existing hedge cut back by 7.5m to allow 11.6m vision splay to SW thereafter restricted by existing tree belt. Driveway position adjusted to allow increased vision splay to NE past existing mature tree.

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

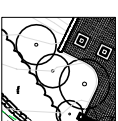
Kemple View



- NOTES
- All dimensions and levels are to be checked on site.
  - Any discrepancies are to be reported to the WJIS Architects Ltd. before any work commences.
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Existing Trees



Proposed Trees



Trees to be removed



New estate fencing



Contours every 0.5m

REV	DATE	DRAWN	CHECKED
E	28/11/13	JR	FS
Site plan updated to reflect cut back wing and realigned driveway			
D	20/12/11	JR	FS
Site plan updated to reflect re-positioning of house and alignment of driveway to SW			
C	05/12/11	JR	FS
Vision splay/looking south from the north entrance increased by reducing extent of hedge. New vision splay shown to south from the north entrance. All dimensions in line with Highways Act comments.			
B	23/11/11	JR	FS
Vision splay/looking south and internal access road widened to suit Highways Act comments			
A	30/06/11	JR	FS
Dimensions to site boundaries added. New outline amendment of all existing buildings added.			

DRAWING STAGE	PLANNING
DRAWING STATUS	APPROVAL

client: MR B ALLISON

project: THE EAVES WISWELL

DRAWING TITLE	DATE	DRAWN	CHECKED
PROPOSED SITE PLAN	08/08/11	JR	FS
scale: 1:500 @ A3			

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PROPOSED SITE PLAN - Scale 1:500 @ A3

Pepper Hill

Job No: 105/01 (02)003 E  
DWG No:  
Rev: