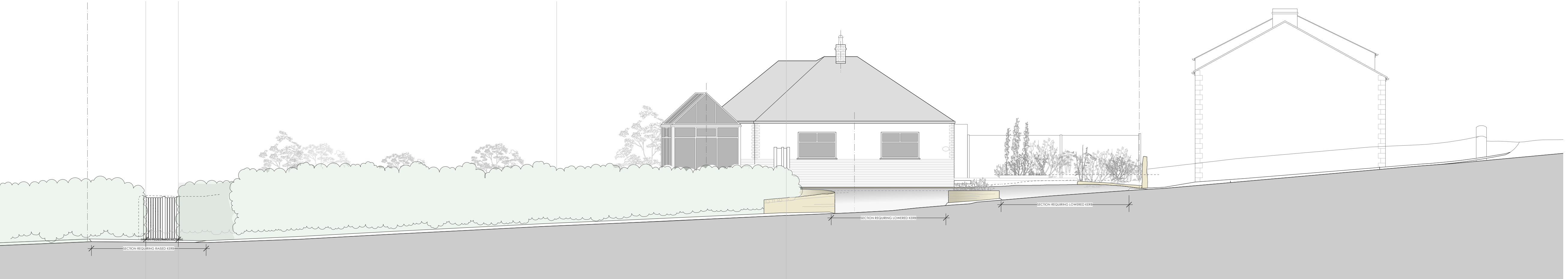


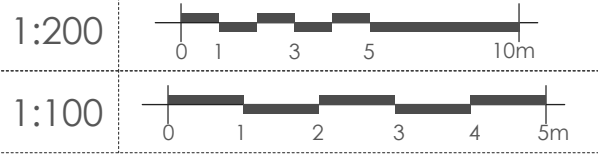
PROPOSED SITE PLAN
Scale 1:200



PROPOSED ROAD SIDE ELEVATION
Scale 1:100

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ALL DIMENSIONS TO BE CHECKED ON SITE BY THE CONTRACTOR BEFORE COMMENCEMENT OF THE RELEVANT PART OF THE WORK.



PROPOSED MATERIALS & CONDITIONS
THE REPLACEMENT ENTRANCE SPLAYS ARE DETAILED ON THE DRAWING. LOWER ABBOTT HOUSE FARM TO THE EAST HAS RECENTLY BEEN GRANTED PLANNING APPROVAL FOR ALTERATIONS TO THE BARN AND THIS INCLUDES ALTERATION TO THE ROADSIDE BOUNDARY. THIS WORK HAS BEEN STARTED AND AS SUCH THE DRAWINGS CONTAIN THE PROPOSED WALL AND KERB AS APPROVED FROM PLANNING APPLICATION REF: 3/2023/0580. THIS INCLUDES A PLANNING CONDITION OVER THE AREA TO BE USED AS VISIBILITY SPLAYS FOR THE PROPOERTY

IT IS PROPOSED THAT THE EXISTING DRIVE TO THE WEST OF THE SITE WOULD EVENTUALLY BE CLOSED, AS PER DISCUSSION WITH LCC. THE KERB WOULD BE RAISED AND THIS SECTION INCORPORATED INTO THE GARDEN WHILST RETAINING A PEDESTRIAN ACCESS AND TIMBER GATE, FOLLOWING THE REPLACEMENT DRIVE BEING COMPLETE.

THE PROPOSED REPLACEMENT DRIVE TO THE EAST OF THE SITE WOULD PROVIDE ACCESS AND EGRESS ONTO THE HIGHWAY WITH LOW STONE WALLS TO MATCH THOSE THAT CURRENTLY EXIST ON THE SITE AND WOULD BE RE-BUILT USING THE EXISTING MATERIALS. THE NEW DRIVE WOULD BE FINISHED IN A BOUND PORUS MATERIAL I.E. RA 'GRASSCRETE' OR SIMILAR PRODUCT THAT PROVIDES A SUITABLE HARDSTAND FOR VECHILES TO MANOUVER, WHILST PROVIDING ADEQUATE DRAINAGE ACROSS THE SURFACE AND SPACE FOR GRASS TO SEED TO REDUCE THE VISUAL IMPACT. SEE IMAGES OF EXAMPLES BELOW:



THE HEDGE WILL REQUIRE PRUNING TO ENSURE THE SPLAYS ARE MAINTAINED - SEE RED LINE.

THERE IS A MIXTURE OF BOUNDARY TREATMENTS AROUND THE SITE CONSISTING OF A MIXTURE OF WOODEN FENCES, FENCE PANELS, STONE WALLS AND MATURE HEDGEROWS. 2 NO. NEW TIMBER FENCES AND GATES WOULD BE INTRODUCED TO ALLOW PEDESTRIAN ACCESS FROM THE REPLACEMENT DRIVE AND TO THE WEST.

| | | |
|---|------------|-----------------------|
| Rev. | Date | Revision notes |
| 1 | 24/10/2023 | Project Title |
| 1 | 24/10/2023 | LOWER ABBOTT BUNGALOW |
| 1 | 24/10/2023 | MELLOR |
| 1 | 24/10/2023 | Drawing Title |
| 1 | 24/10/2023 | PROPOSED DRAWINGS |
| 1 | 24/10/2023 | Drawing No. |
| 1 | 24/10/2023 | 2414.03.01 |
| 1 | 24/10/2023 | Revision |
| 1 | 24/10/2023 | - |
| 1 | 24/10/2023 | Date |
| 1 | 24/10/2023 | FEBRUARY 2025 |
| 1 | 24/10/2023 | Scale |
| 1 | 24/10/2023 | 1:200/100 @ A1 |
| 1 | 24/10/2023 | Drawn by |
| 1 | 24/10/2023 | SAL |
| 1 | 24/10/2023 | Checked by |
| 1 | 24/10/2023 | 000 |
| northwestdesigncollective | | |
| e: hello@nwdcstudio.com t: +44(0)1772429840 | | |

