

Drawing Pack

Oak Lea, Osbaldeston Lane, Osbaldeston.

Leehand Ltd

September 2025

A different view

GENERAL NOTES

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 Scale 1:250



General Notes:










Site Area 2529m² / 27,222ft²

Existing dwelling and Garage GIFA 108m² / 1162ft²

Replacement dwelling GIFA 634m² / 6824ft²

New detached triple garage 45m² / 484ft²

Key:

-  Existing tree removed
-  Existing tree retained
-  Existing hedge
-  Proposed Tree
-  Proposed Hedge
-  Garden / grassed areas
-  Driveway (porous material)
-  Terrace/ patio
-  Dashed line denotes extent of existing dwelling and garage



Merr

Oak Lea

School House Farm

revisions



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client
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project
Osbalston Lane, Osbalstone Blackburn

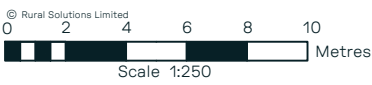
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Proposed Site Plan

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Planning	




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Drainage Key:

-  Proposed Surface water drainage
-  Proposed Surface water soakaway (to be reviewed and specified by engineer)
-  Proposed foul water drainage, taken to public sewer (assumed position)



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Oak Lea

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project
**Oak Lea, Osbaldeston Lane
Osbaldeston**

title
Site Plan - Drainage Strategy

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date
28.02.25

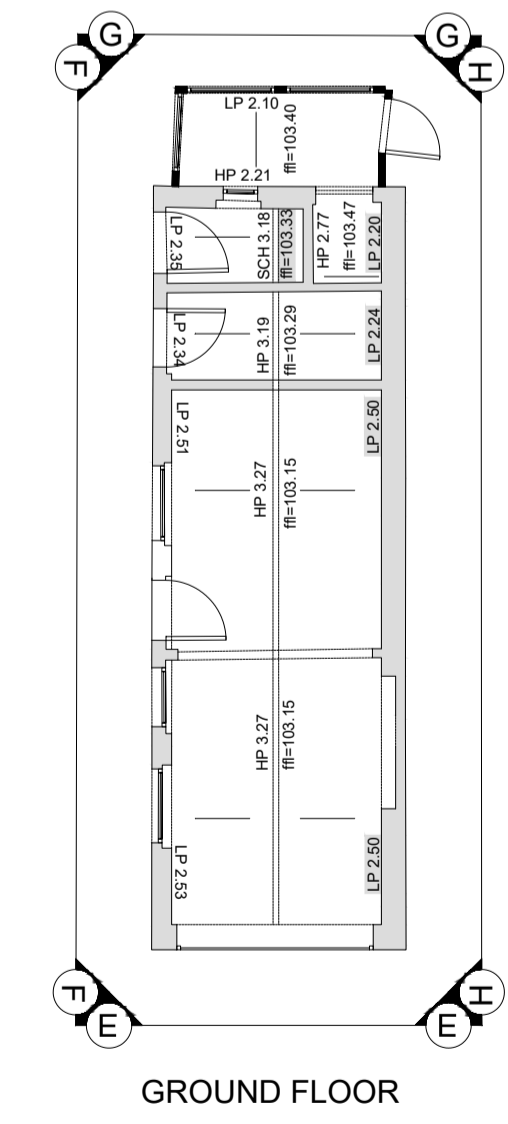
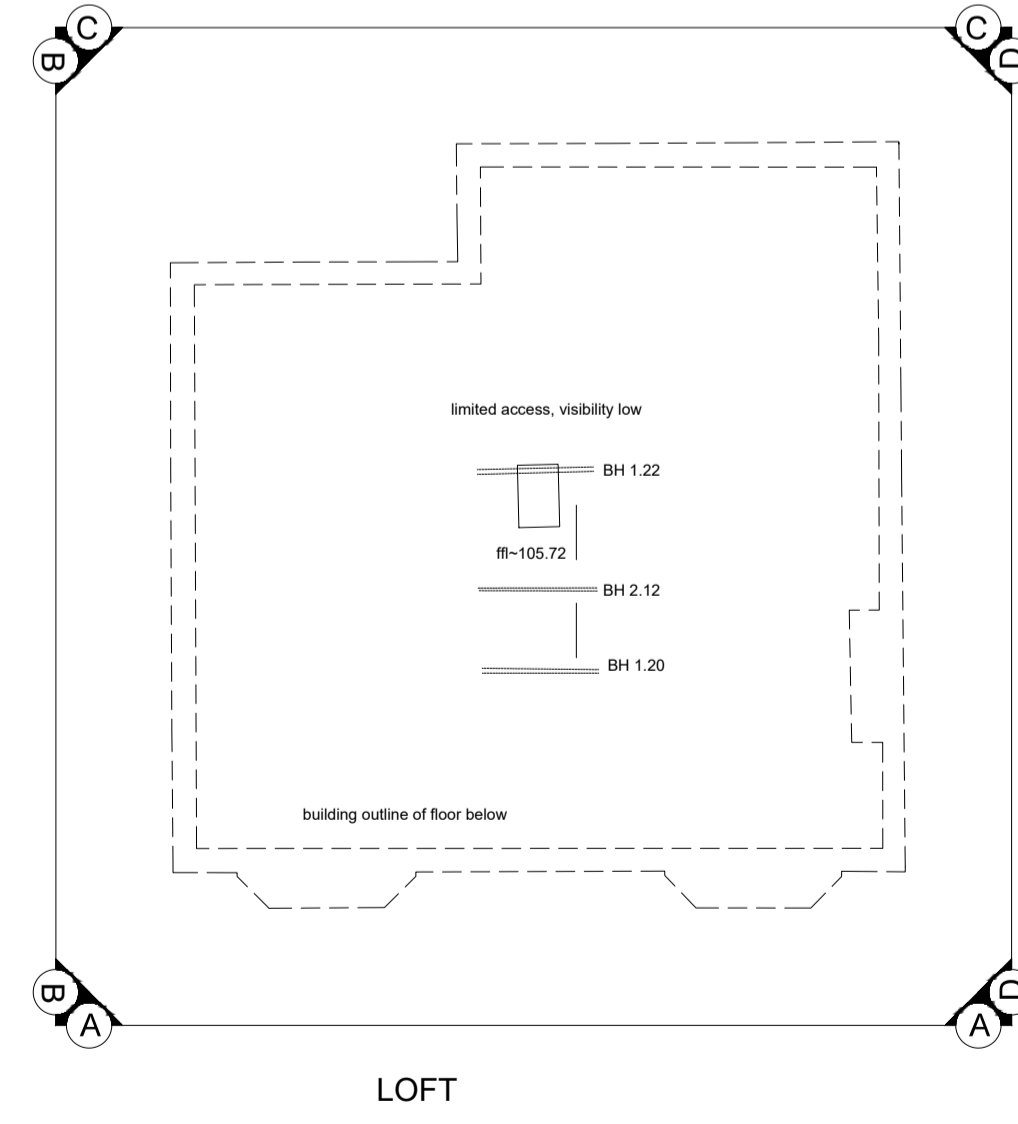
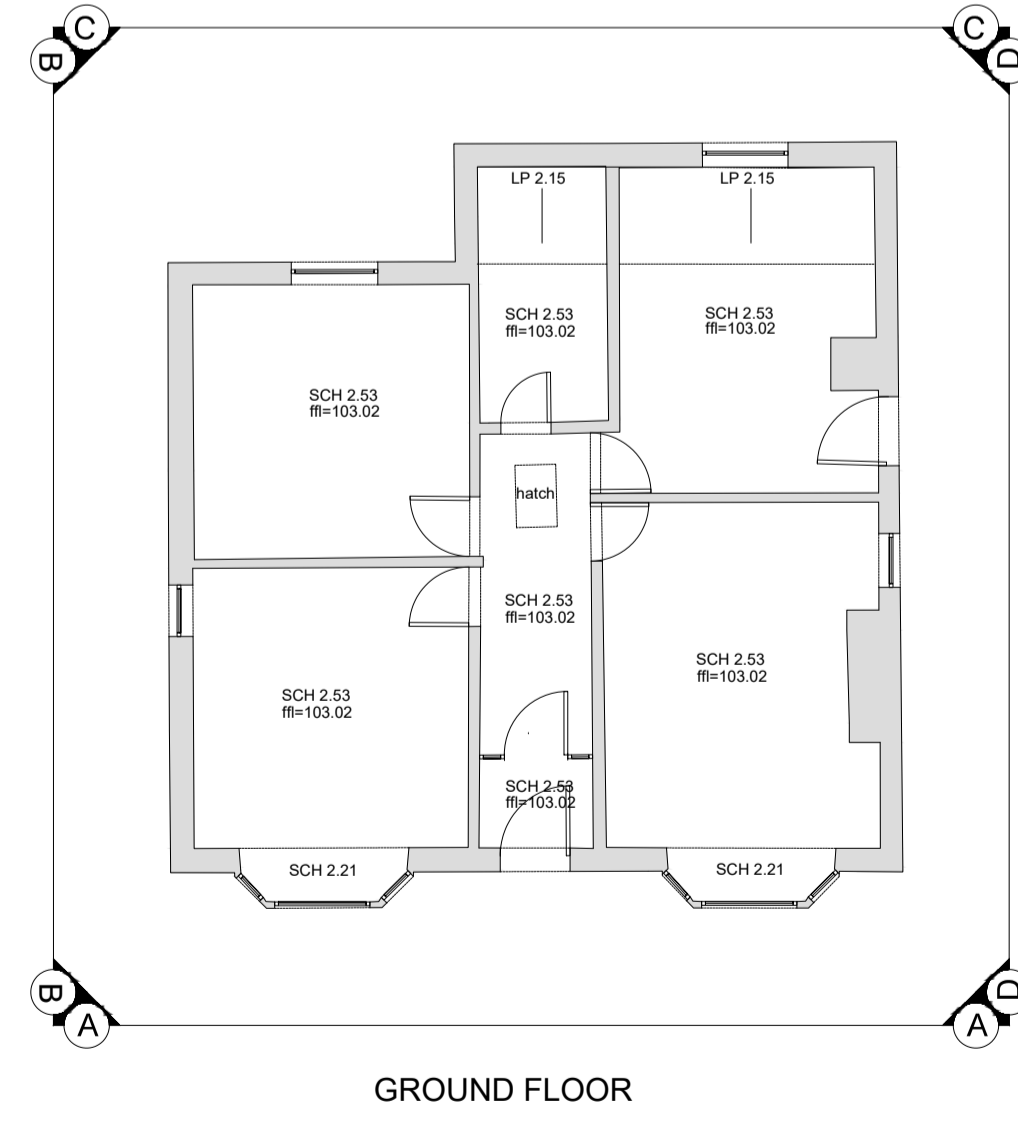
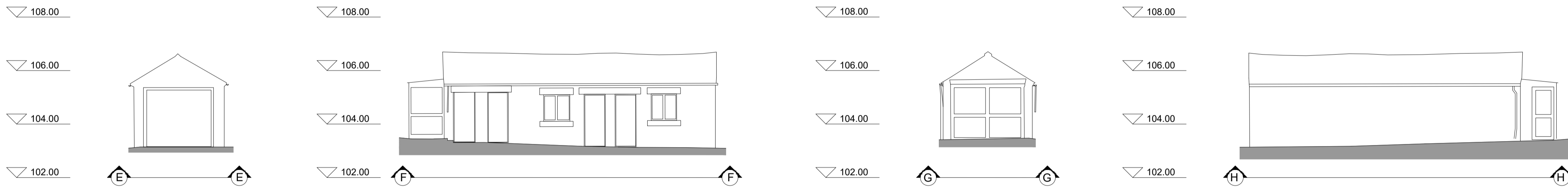
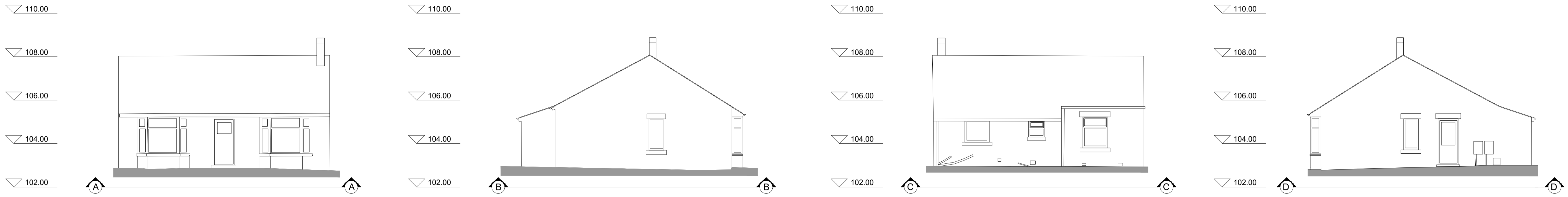
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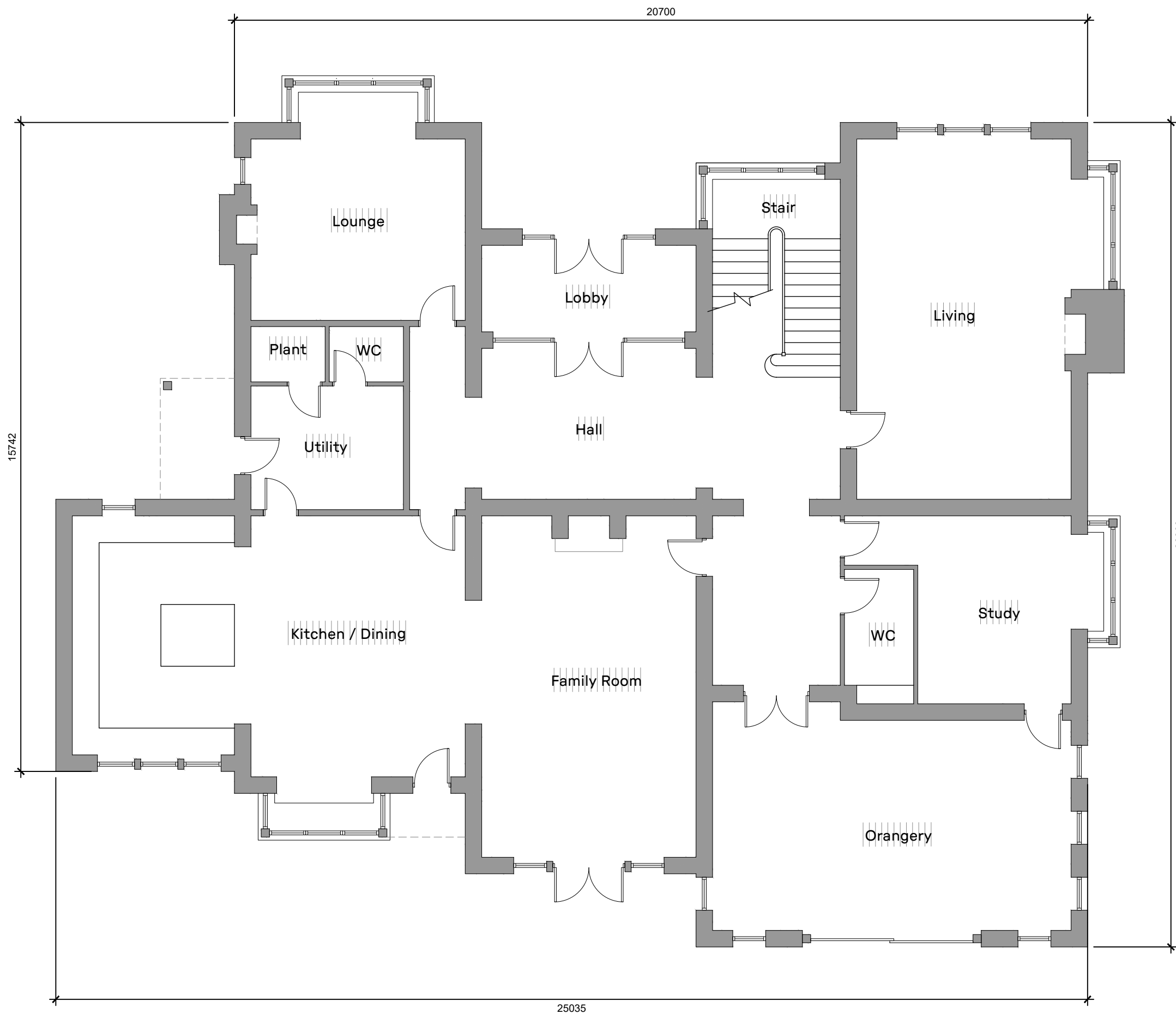
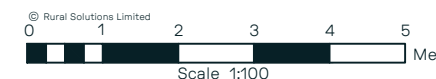
project
 Oak Lea, Osbaldeston Lane

title
 Existing House and Garage Plans and Elevations



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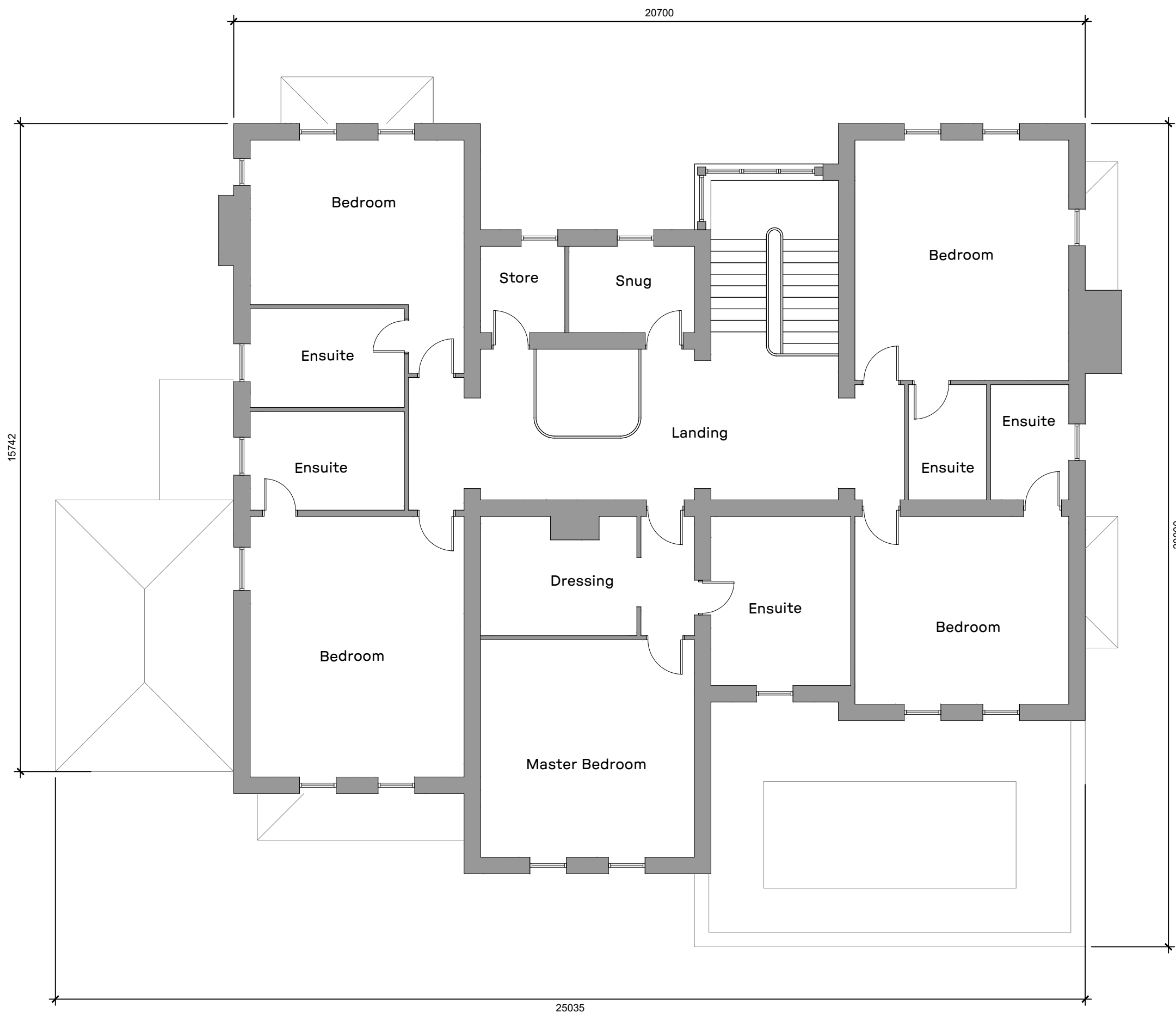
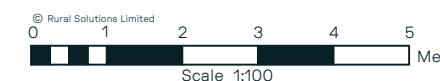
project
Oak Lea, Osbaldeston Lane
Osbaldeston

title
Proposed Ground Floor Plan

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Planning	

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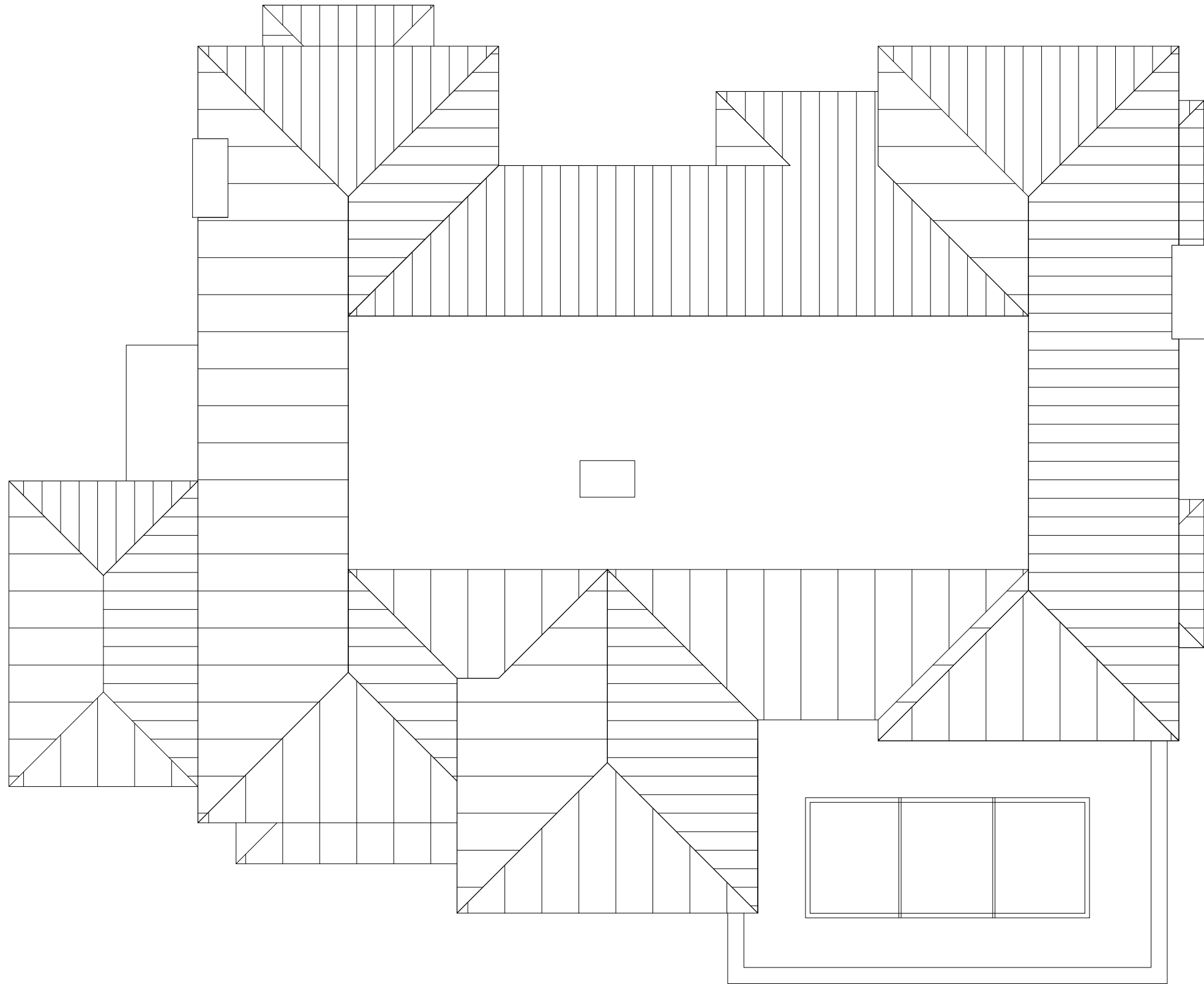
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project

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Osbaldeston

title

indicative Roof Plan

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5015-100-03

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0 1 2 3 4 5 Met
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Front (Northwest) Elevation



Rear (Southeast) Elevation

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title
Proposed Elevations - sheet 1

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number	revision
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Gable (Northeast) Elevation



Gable (Southwest) Elevation

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title
 Proposed Elevations - Sheet 2

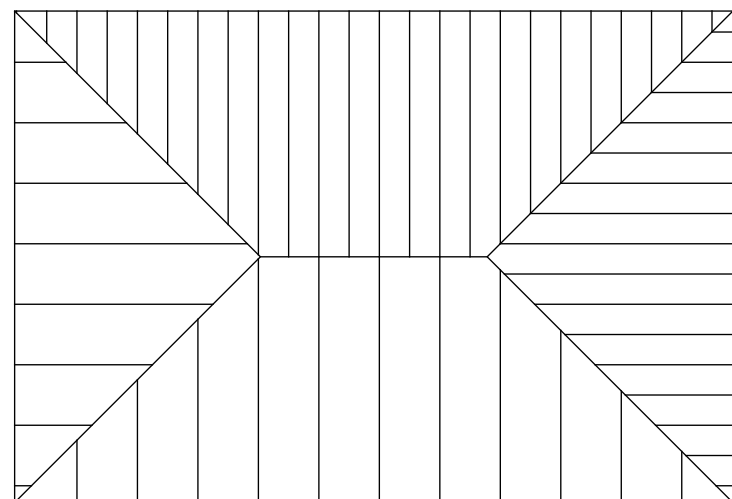
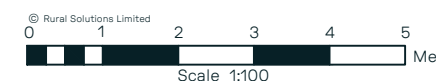
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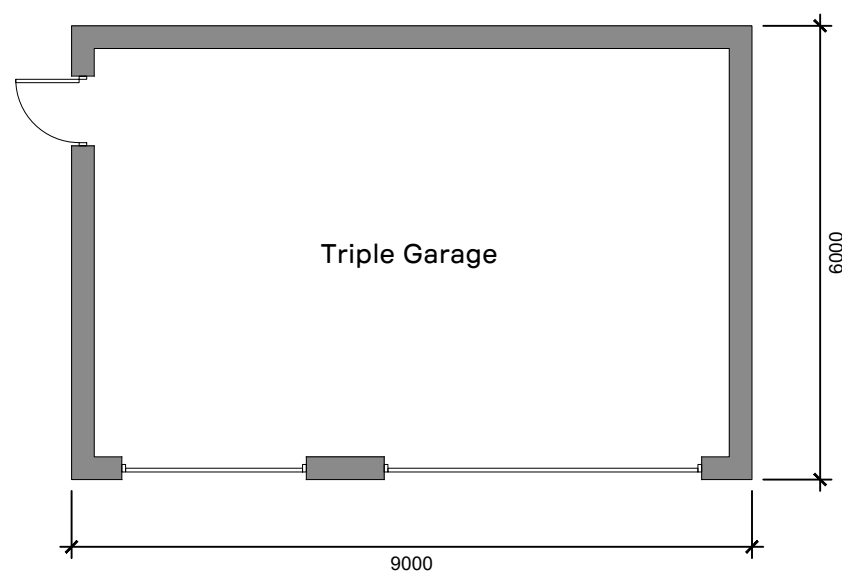
Roof Plan



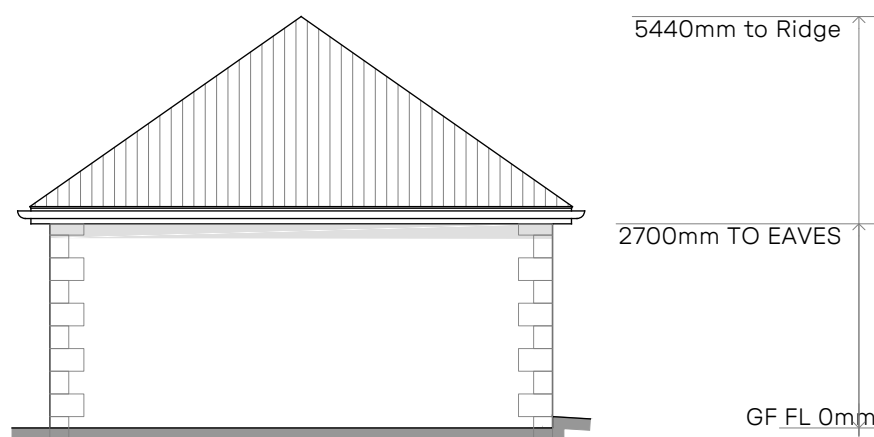
Front (Northeast) Elevation



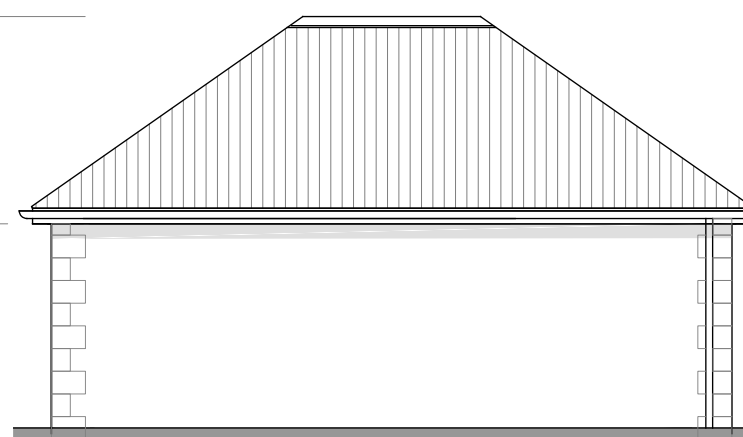
Gable (Southeast) Elevation



Floor Plan



Gable (Northwest) Elevation



Rear (Southwest) Elevation

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title
Proposed Garage
Plans and Elevations

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1:100@A3	28.02.25
number	revision
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Planning	



We are rural