

* Proposed resting 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

Driveway surface to be Tar and Chip. All surface water run off to existing watercourse via attenuation tanks to Structural Engineers details

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

Access to garages sinker 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, set back from road (See (02)015 for gate elevations)

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

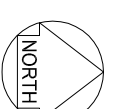
New trees to provide privacy and configuration of tree belt adjacent road
Vision splay with minimum distance back from curb 2m and splay shown to centre of road.

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 interventions are to be reported to the W.A.S Architects Ltd.
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 - The overall drawings and overhead boundaries are produced using all reasonable evidence. W.A.S Architects Ltd cannot be responsible for the accuracy or data integrity of these items included to them.

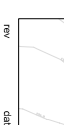
Existing Trees

Proposed Trees

Trees to be removed

New estate fencing

Contours every 0.5m



Contours every 0.5m

10/02/14 JR FS
Notes re surface finish, retaining wall and gate elevations
rv date checked

28/11/13 JR FS
Site plan updated to reflect cut back wing and realigned driveway
rv date checked

20/12/11 JR FS
Site plan updated to reflect repositioning of house and configuration of driveway to suit.
rv date checked

06/12/11 JR FS
Vision splay looking south from the north entrance increased by reducing extent of hedge. Min vision splay shown to south from curb 2m back and to centre of road. All amendments in red with Highway Officers comments.
rv date checked

23/11/11 JR FS
Vision splay added and internal access road widened to suit Highway Officers comments
rv date checked

30/08/11 JR FS
Dimensions to site boundaries added. Note outlining demarcation of all existing buildings added.

drawing stage: **PLANNING**
drawing status: **APPROVAL**

client: **MIR B 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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PROPOSED SITE PLAN - Scale 1:500 @ A3

