

Photo 4

Within the garden curtilage of Highgate House. This photo is the Rear Elevation with the main house to the right and Menage to the left. Photo looking to the West.



Photo 3

The previous access route to the stables and agricultural fields was too narrow for a tractor and trailor to pass easily. The new access will resolve this and the access will also allow the PV installers to reach the site via a shorter route.

This was the justification for the requirement of the 10m setback from the boundary on AVA/2018/0881 as thus was a working access / requirement



Photo 2

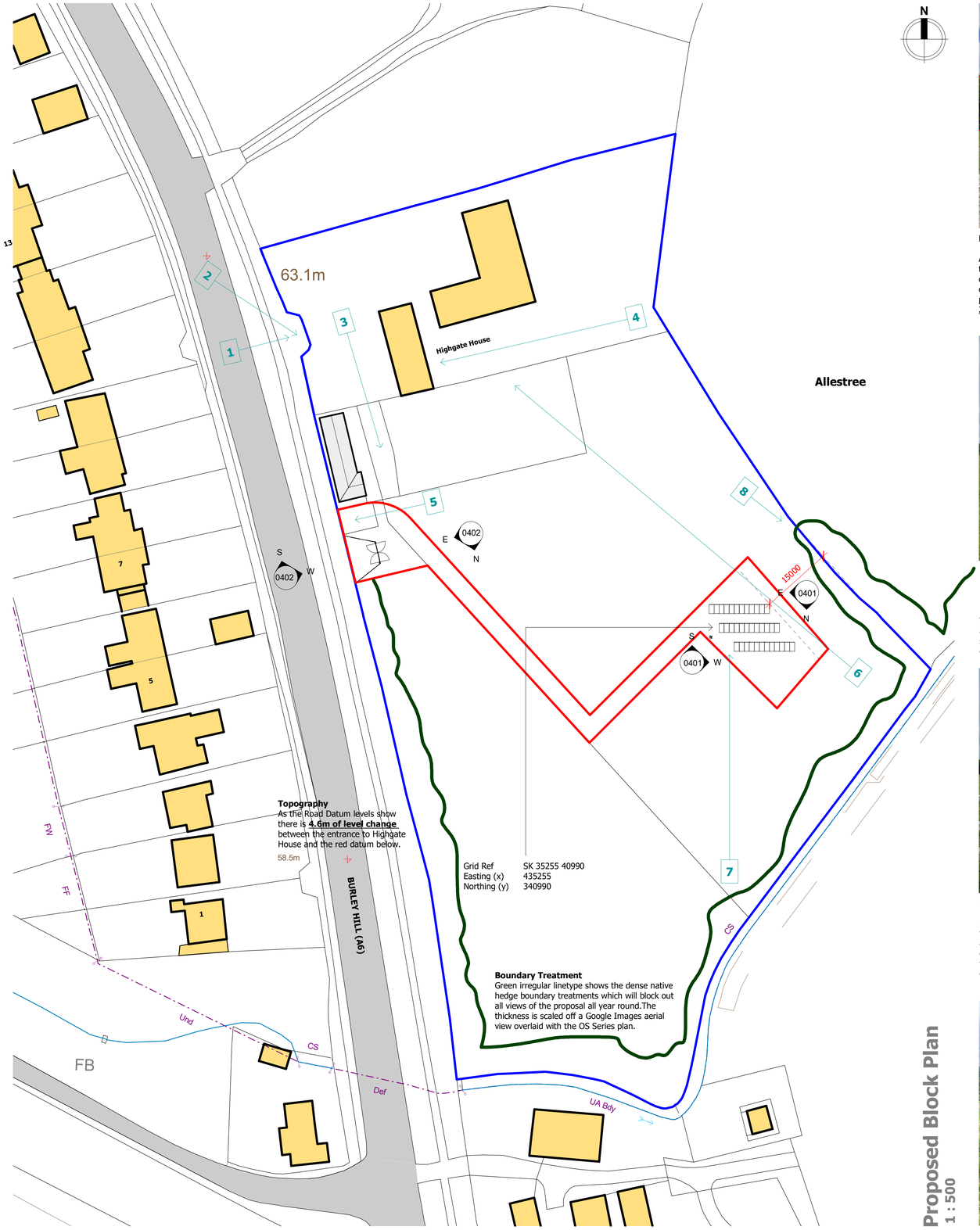
Strong natural boundaries mean that the two Paddocks owned by the applicant to the South of Highgate House are not visible through the thick mature hedges. The proposed location for the PV's is approximately 110m from the entrance; however, even if there were no boundary treatments the proposals would not be visible. The site has sloping topography and the PV's will be located so that they are in a dip to ensure there is no effect on the 'openness of the greenbelt'.



Photo 1

Looking East towards the access / entrance point of Highgate House from BURLEY HILL. The gated access has an off-the-road dwell point where vehicles can safely wait to access the site off the main carriageway. Tall red brick gate posts and walls are used in a crescent arrangement to allow adequate visibility splays out of the site. BURLEY HILL is a two-directional road with a speed limit of 50mph at this point.

This access will no longer be required by Revision A of the proposals which seeks consent to create an opening in the hedge and an 'agricultural access' similar to that which was approved under AVA/2018/0881



Proposed Block Plan
1 : 500



Photo 5

A new 'agricultural' style access point to BURLEY HILL is proposed alongside the Stables. This will remove a section of hedgerow approx 10m wide, the opening will be formed approx 10.2m to the left of the stables. This will rely on the removal of a section of hedge but no removal of any trees. This access point was previously approved under AVA/2018/0881. See Drawing Reference 22-23-b3-XX-XX-DR-A-0402 for further details / elevations.



Photo 6

Looking North back towards the house. This is the approximate position of the PV's which will be inset by approximately 15m from the boundary.

The proposed PV's are circa 1.4m height. The adjacent boundary treatments are taller than this, furthermore the PV's are sited in a dip where the land slopes away. This will ensure the proposals do not affect the 'openness of the greenbelt.

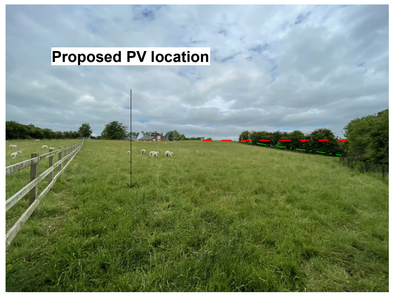


Photo 7

Looking North East towards the house from the corner of the second paddock where it meets the first paddock. The approximate position of the PV's will be along the hedgeline. The slope of the site is evident from this photo. The red dashed line is the continuation of the bank. The green dashed line is a typical fenceline thought to be approx 1m. The PV's will stand at circa 1.4m from ground level.



Photo 8

The angled section of fence in the paddock provides a landmark for where the topography starts to slope away. This location is demonstrated on the adjacent plan.

Notes

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All drainage information is indicative and must be confirmed on site prior to commencement.

5 Scale 1 : 500
10 25 50 m

Rev	Date	By	Detail
A	16-09-22	BJ	Red boundary line updated and access details provided

Drawing status
RIBA Stage 2 - Concept Design

Client
Mr & Mrs J. McAndrew

Project/Location
'Full Planning' for PV panels on asso' land of:
Highgate House,
Burley Hill, Allestree,
Derbyshire, DE22 2ET

Title	Date	Drawn
Proposed Block Plan	01-08-22	BJ
Drawing Ref	**Scale(s)**	**Revision**
22-23-b3-XX-XX-DR-A-0103	1 : 500 @A1	A

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