Stop up existing vehicular access here with full height kerbs and form new tarmac footpath. Extend existing yellow lines across the access.

Existing line of Leyland cypress trees removed (noted as G1 in Tree Report)

Existing oak tree removed (noted as T1 in Tree Report)

Form new path to allow access to gate for sub station

Communal bin collection area (to later detail)

Section of public footpath renewed / extended as necessary either side of new dropped kerb access

Finished Floor Level 108.825m

Finished Floor Level 108.825m

Finished Floor Level 109.125m

Finished Floor Level 110.175m

Finished Floor Level 110.700m

Finished Floor Level 111.225m

Finished Floor Level 111.400m

Finished Floor Level 111.400m

Finished Floor Level 111.400m

9m x 12m turning area for small delivery vehicles

traffic calming

soft planting

Hatching denotes 3m wide drain easement

2.4m x 43m visibility splay shown in blue line

2.4m x 43m visibility splay shown in blue line

Fearnought

Parrs

18a

18b

19

19a

20

21

155

157

WOOD STREET

SALCOMBE ROAD

MANSFIELD ROAD

MANSFIELD ROAD

BUS STAND

SLOW

Electricity sub station

Panel Fence ht 2.5m

Concrete Panel ht 2.5m

Boundary wall

Post & Rail ht 1.2m

Post & Wire ht 1.2m

Post & Rail ht 1.2m

Sign

Bin

Flag

Flag Station

Brick Paved

Tarmac

Concrete

Asphalt

Grass

Dense Vegetation

Drainage Duct NVE

Wall Ht 0.6m

Railings Ht 1.2m

Railings Ht 1.35m

Railings Ht 1.50m

Kerb

Edging

Gas

Gas Valve

Gas Governor

Gas Marker Post

Gas Sig

Gy

Sv

Sp

Lp

Fh

Tp

Bt

Wo

Ir

Er

Ch

Ø100 AB

Ø150

Ø160

Ø225

Ø300

Ø375

Ø450

Ø600

Ø900

Ø1200

CVR

CBX

ELC's

Elec Sig

No Sig

Sign

Bin

Bollard

Lp

Ir

Er

Ch

Sv

Sp

Wo

Fh

Tp

Bt

Gy

Gas

Gas Valve

Gas Governor

Gas Marker Post

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Kerb

Edging

Ø100 AB

Ø150

Ø160

Ø225

Ø300

Ø375

Ø450

Ø600

Ø900

Ø1200

CVR

CBX

ELC's

Lp

Ir

Er

Ch

Sv

Sp

Wo

Fh

Tp

Bt

Gy

EXTERNAL WORKS LEGEND

- Topsoil with turf shown thus
- Topsoil with plants shown thus
- PCC paved private footpaths & patios
- Tarmac drive & parking spaces
- 1800mm high facing brick frontage wall
- 1.5m high timber panel fence with pcc gravel boards below (o/a ht 1.8m) set between pcc posts
- Proposed tree comprising Mountain Ash, Native Cherry, Silver Birch - all 2 to 3m in height at 80-100mm girth
- Proposed shrub planted areas comprising :

Suggested varieties :

Aucuba "Crotonifolia"
Berberis darwinii
Buddleja "Black Knight"
Ceanothus Thrysiflorus "repens"
Cornus "Widwinter/Fire"
Euonymus in variety
Forsythia "Lynwood"
Lonicera "Baggessons Gold"
Philadelphis "Silver Showers"
Photinia Fraseri "red robin"
Potentilla in variety
Spiraea in variety
Viburnum tinus
Weigela in variety

Further suggested native varieties :

Rosa pimpinellifolia (burnet rose)
Salix herbacea (dwarf willow)
Ruscus aculeatus (butcher's broom)
Cytisus scoparius (broom)
Rosa arvensis (field rose)

Further suggested wildlife-friendly species :

Sedum telephium (purple emperor)
Helianthus annus (sunflower valentine)

All grown in 3 litre containers at a planting density of 3 plants per m2 in groups of 6.

Foul and storm water are proposed to be taken in separate systems and then into existing combined drains on site and then discharge into the existing sewer in Salcombe Road.
Turning area & parking bays will drain into the adjacent soft landscaped areas.

Proposed slab levels have been indicated

Hard & soft landscaping and boundary treatments have been indicated

Refer to Arboricultural Report for works to trees on site as prepared by Anderton Associates (dated July 2022)

Parking spaces of 2.5m x 5.5m can be achieved (20 in total) meeting the Council's requirements for 2 spaces for each 2 and 3 bedroom dwelling.

Rev. A - Further information added 06/12/2022

E AUSTIN Planning & Building Services

Blue Horizon - Higham - Derbyshire - DE55 6EH

Tel : 01773 835304

PROPOSED RESIDENTIAL DEVELOPMENT on land at MANSFIELD ROAD / SALCOMBE ROAD - ALFRETON - DERBYSHIRE

PRODUCTION SITE PLAN
SCALE - 1:200 / NOVEMBER 2022 / GTS-MRA-101A

production site plan 1:200

0m 4m 8m 12m