external works legend

- Topsoil with turf shown thus
- Topsoil with plants shown thus
- PCC paved private footpaths & patio
- Black tarmac drive
- 1.20m or 1.95m high fence
- Low level shrub/soft planted areas
- Proposed tree planting

Relocate vehicular access gate into field here

Proposed foul water outfall

Grass verge unaltered

EXISTING ACCESS TRACK UNALTERED

Wall of building is the boundary

Erect 1.2m high post & rail fence with hedge planting along boundary

Grass verge unaltered

Replace steel fence here with 1.2m high post & rail fence with hedge planting

field

Gate width reduced

Stile unaltered

Erect 1.2m high post & rail fence with hedge planting to define extent of development

gate to remain

7.2m radius Root Protection Areas shown shaded

8.4m radius Root Protection Area shown shaded

Area of grassed land to act as a buffer between the development & the trees, and to maintain the route of the public footpath

paddock

paddock

Suggest using GEOCELL No-dig driveway for tree root protection here.

Vehicular access gates here remain unaltered

16m x 12m turning area

Erect 1.2m high post & rail fence with hedge planting along boundary

Replace steel fence here with 1.2m high post & rail fence with hedge planting

10.8m radius Root Protection Area shown shaded

6m radius Root Protection Area shown shaded

Public Footpath FP11 (grass surface)

Public Footpath FP11 (bound surface where hatched)

Existing shed

Retain existing external wall (boundary) to a height of 1m

45° courtesy line drawn from edge of habitable room window

Vehicular access gates here remain unaltered

Maintain 3m wide Right of Way to these gates

Line drawn 21m from Patchgrove windows

Line drawn 21m from No. 2 window

Proposed foul water outfall

Low level wall here retained along frontage

Section of public footpath renewed / extended as necessary to meet dropped kerb access

New footpath

2.4m x 43m visibility splay in orange line

9m x 12m turning area

Reduce width of existing vehicular access as shown

Low level wall & raised bed here retained

Existing drive & parking unaltered

Existing drive & parking unaltered

Mill House

Fra-ma-ru

Church

Anchorage

4a

HIGH STREET

TCB

16

51

99

99

2.4m x 43m visibility splay in orange line

Splay measured 1m into road

Tank

Bush

Stump

Visitor parking

2.5x5m parking Pbn 1

2.5x5m parking Pbn 2

2.5x5m parking Pbn 3

2.5x5m parking Pbn 4

2.5x5m parking Pbn 5

2.5x5m parking Pbn 6

2.5x5m parking Pbn 7

2.5x5m parking Pbn 8

3.5x5m parking Pbn 9

Garage Pbn 4

Garage Pbn 8

hab room window

conservatory

external door

kitchen window

bath room window

Disused Well

Dispensary Well

THL 139.87

CPS

GH1 140.285

GH2 139.779

GH3 139.974

GH4 140.058

GH5 139.701

353500N

353480N

353460N

353440N

353420N

440200E

440220E

440240E

440260E

440280E

440300E

440320E

scheme design site plan 1:200

0m 10m 50m

Schedule of Accommodation

3 No. 4 bedroom detached dwellings at 148m2
1 No. 3 bedroom detached dwelling at 110m2
4 No. 3 bedroom semi-detached dwellings 105m2
1 No. 2 bedroom bungalow at 61m2

9 No. total plots

Parking provision of either 3m x 6m within a garage or 2.5m x 5.5m on driveways can be achieved on all plots meeting the Council's requirements for a minimum of 3 spaces for each 4 bedroom dwelling and 2 spaces for all other dwellings.

Revision A
Public Footpath confirmed as FP11. Accurate RPAs denoted. Notes added re gates into adjacent field & paddock 01/07/25

E AUSTIN Planning & Building Services

Blue Horizon - Higham - Derbyshire - DE55 6EH

Tel : 01773 835304

PROPOSED RE-DEVELOPMENT at
SEALS FODDER ROOM - HIGH STREET - SWANWICK

SCHEME DESIGN SITE PLAN
SCALE - 1:200 at A1 / JUNE 2025 / SFR-SK-01A