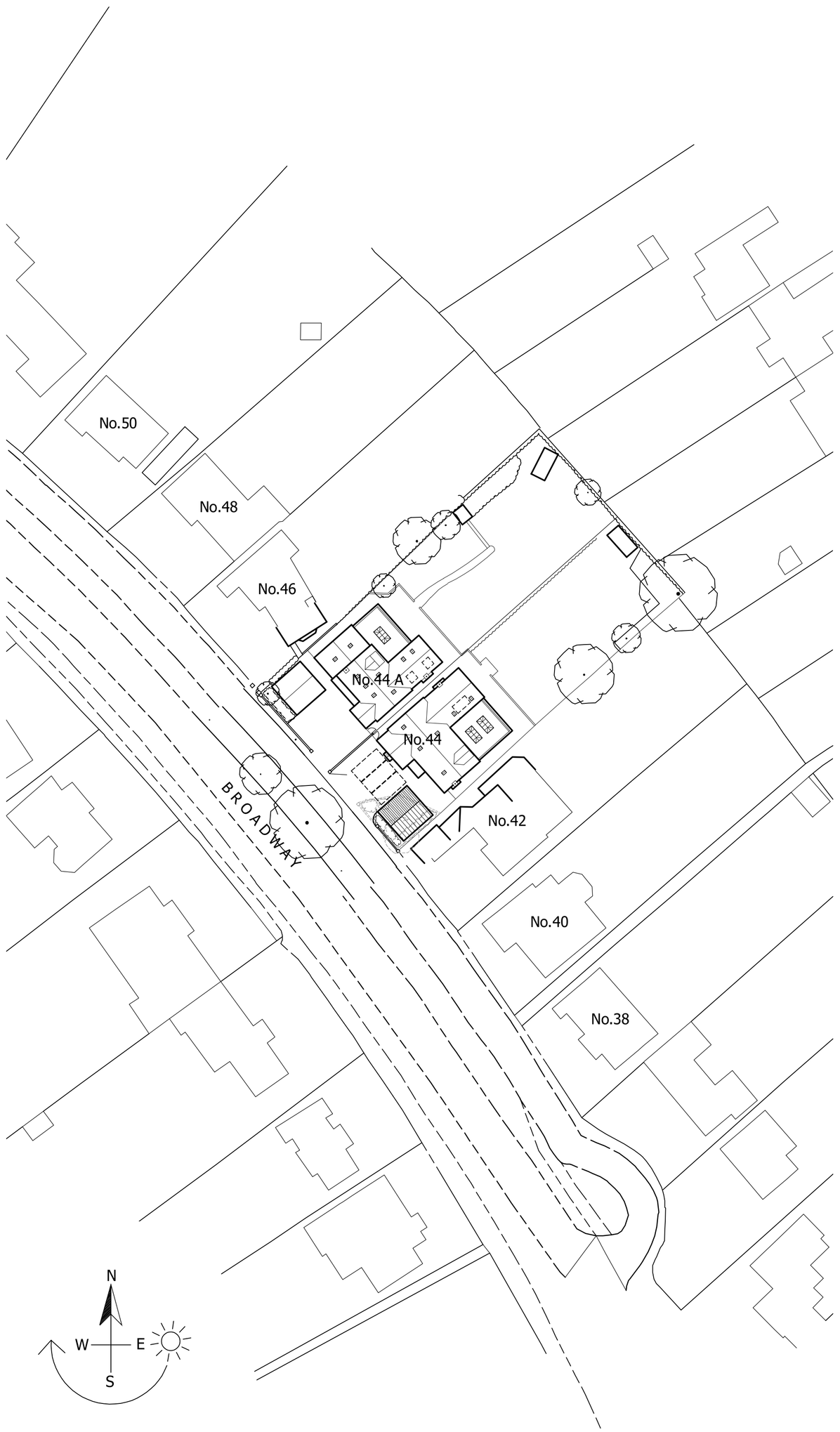
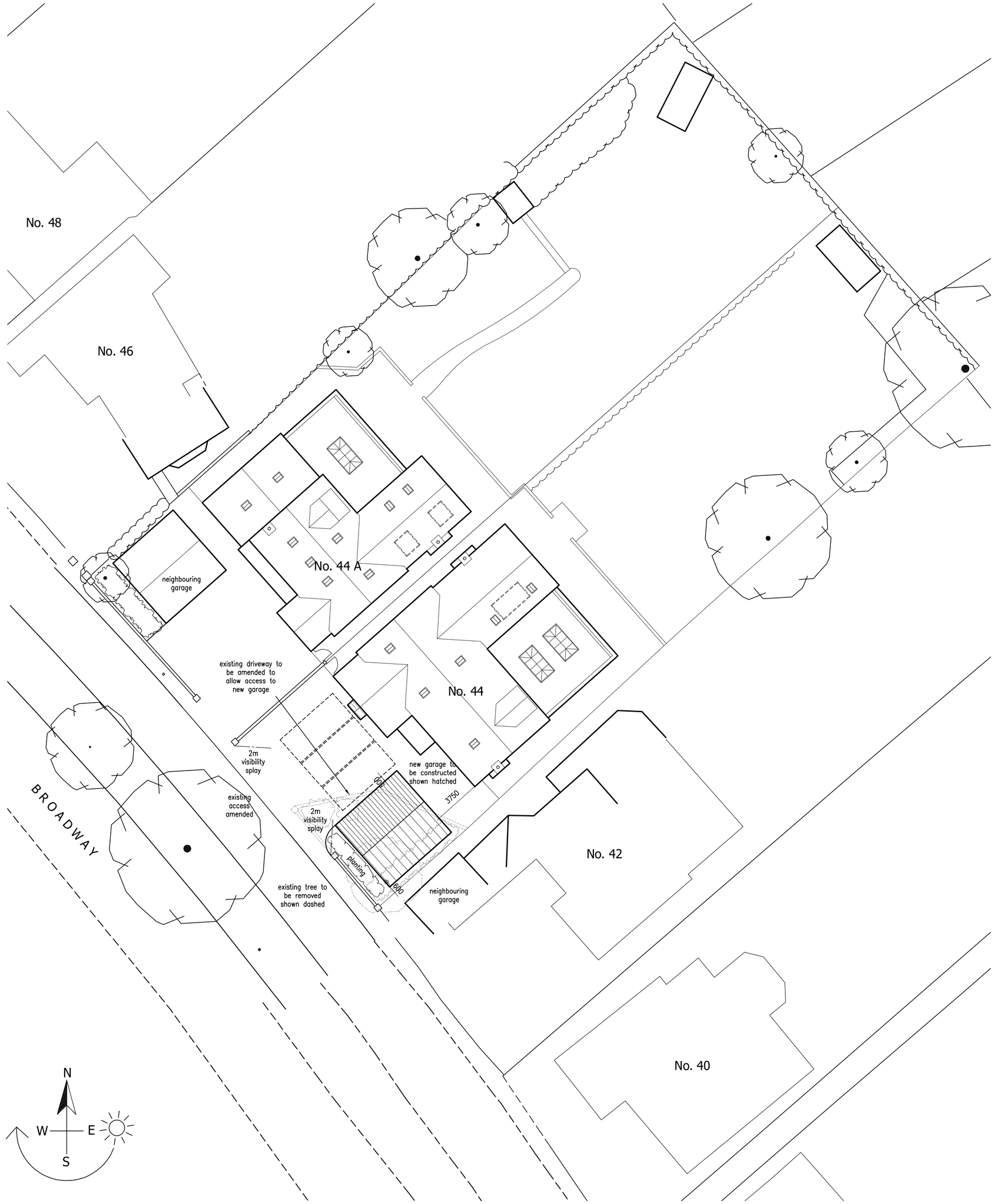


Proposed Block Plan
Scale 1:500

1:200 0 4 8 Metres 12



Proposed Site and Roof Plan
Scale 1:200

1:200 0 4 8 Metres 12

DETAILED PLANNING PROPSOALS
PROPOSED NEW GARAGE - 44 BROADWAY - DUFFIELD - BELPER

Notes

This drawing is to be read in conjunction with Drawing No. 24.4641.01 and 02 'Existing Details'

LANDSCAPING SPECIFICATION

- Denotes extg. tree to be retained (remove trees where shown dotted)
- Denotes extg. hedgerow planting
- Indicates existing shrub planting
- Indicates new shrub planting

All proposed shrubbed areas to be planted with densities of max 4no. plants per m² to allow for adequate coverage in accordance with good horticultural practice to BS 4428

All driveway and courtyard finishes as indicated

All planting and seeding or turfing shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any plants or trees which within the period of five years from the completion of the development die, are removed or are seriously damaged or diseased shall be replaced within the next planting season with others of similar size and species.

All (other) site boundary treatments as indicated

Prior to the commencement of works on site all extg. trees to be retained shall be securely fenced off by the erection of a tree protection barrier (to coincide with RPA's) to BS5837: 2012 comprising vertical and horizontal framework of scaffold tubes driven into the ground at max 3.0m centres with weld mesh panel fencing or boards securely attached with scaffold clamps.
The area inside the protective barrier must remain undisturbed during development as a construction exclusion zone. No change in level, storage of materials and use of fuels and chemicals, equipment or vehicles are permitted in the exclusion zone.
The barrier must be in place before ANY building work commences and not be removed until work is completed on site.

Revisions:
B Planning Amendments 09.04.26
A Planning Amendments 12.03.26

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Project
Proposed New Garage
44 Broadway
Duffield
Belper

Client
Mr R. Smith

Drawing
Detailed Planning Proposals
Sheet 1 of 3

Drawing Number 25.4641.03 B

Date: January 2026

Scale: As Shown Drawn By: SM Checked By: SM

Figured dimensions must be taken in preference to scaled dimensions and any discrepancies are to be referred to David Granger Architectural Design Limited. Contractors, subcontractors and suppliers must verify all dimensions on site before commencing any work or making any workshop drawings. All drawings are copyright of David Granger Architectural Design Limited. Ordnance Survey Data © Crown Copyright, All rights reserved. Licence No. AR100020949. Landmark Ref. LIG0816
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