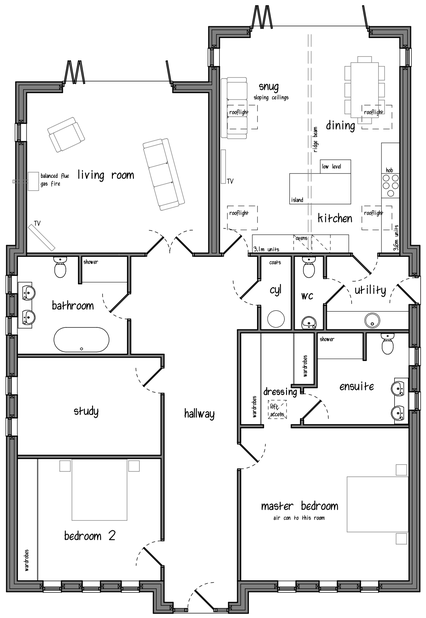
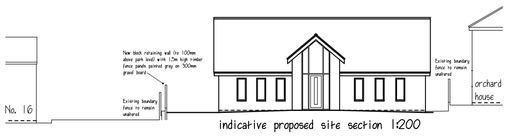
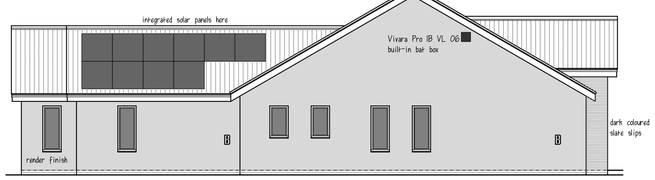


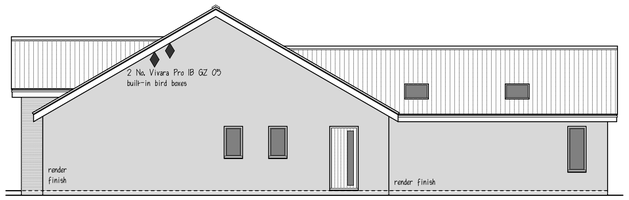
floor plan



indicative proposed site section 1:200



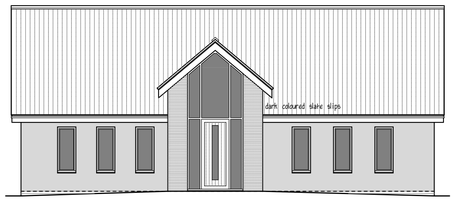
elevation facing No. 16



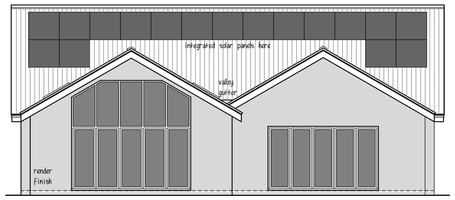
elevation facing orchard house

proposed external materials - dwelling

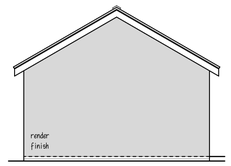
- natural slate roofs
- black upvc rainwater goods
- anthracite grey upvc soffit & fascia boards
- smooth pre-coloured render walls (off-white)
- projecting gable in dark coloured slate slips
- anthracite grey powder coated aluminium windows
- composite steel entrance doors
- anthracite grey powder coated aluminium bifold doors



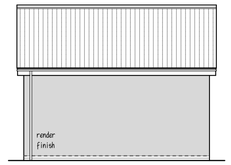
front elevation



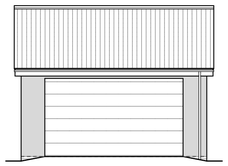
rear elevation



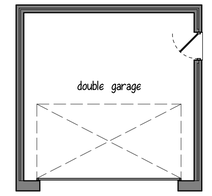
elevation facing station road



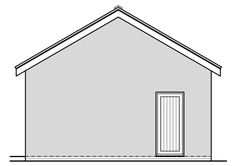
elevation facing No. 16



elevation facing orchard house



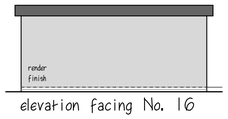
garage floor plan



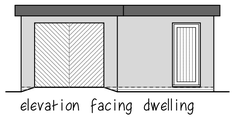
elevation facing dwelling

proposed external materials - garage

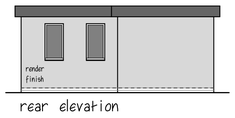
- natural slate roof
- black upvc rainwater goods
- anthracite grey upvc soffit & fascia boards
- smooth pre-coloured render walls (off-white)
- composite steel personnel door & GRP garage door



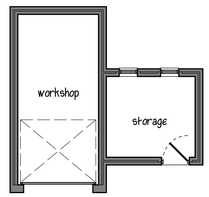
elevation facing No. 16



elevation facing dwelling



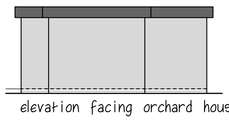
rear elevation



outbuilding floor plan

proposed external materials - outbuilding

- black rubber roof
- black upvc rainwater goods
- anthracite grey upvc soffit & fascia boards
- smooth pre-coloured render walls (off-white)
- upvc personnel door & GRP garage door



elevation facing orchard house

external works legend

- Topsoil with turf shown thus
- Topsoil with plants shown thus
- Black tarmac drive edged with granite setts
- PCC paved private footpaths & patio
- 1.5m high post & rail fence
- Low level shrub/soft planted areas (see species list)
- Proposed tree comprising Sorbus aucuparia, Camellia Japonica, Magnolia x Soulangeana, Prunus Kanzan, Crataegus laevigata, Amelanchier lamarckii (3m in height at 100-120mm girth)

Biodiversity Enhancement Strategy to address Policy EN6 of the Amber Valley Borough Local Plan 2022-2040 :

Rear fence is to provide 130x130mm mammal gaps at ground level at no more than 10m centres - indicative locations denoted.

2 No. Vivara Pro built-in brick boxes are to installed at high level (min 4m above GL) on gable elevation (north) facing Orchard House set approx 500mm apart and under the eaves - indicative locations denoted.

1 No. Vivara Pro built-in bat box is to be installed at high level (min 4m above GL) on gable elevation facing No. 16 - indicative location denoted.

Legend

- Mammal Gap (130x130mm)
- Bat Box
- Bird Box

2No. Large Bee Blocks (105x105x105mm) made by GreenEBlue located on south facing elevation at min 1m above GL. - denoted as B on drawing.

Proposed soft planting species are to include (but not be limited to) :

Leucanthemum vulgare (daisy)
Angelica sylvestris (wild angelica)
Lonicera periclymenum (honeysuckle)
Verbena bonariensis (purple top)
Lavandula x intermedia (lavender)
Oenothera biennis (evening primrose)
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.

scheme design 1:100

0m 2m 4m 8m

Station	Easting	Northing	Level
A1	438693.546	347356.331	88.285
A2	438627.391	347337.529	87.647
A3	438606.985	347334.254	87.942
A4	438592.628	347333.187	87.638
A1A	438614.691	347350.703	87.986

A	Hard & soft landscaping added	16/03/26
B	Amended to address Highways Officer comments, Finished Floor levels added	13/05/26
C	Biodiversity Enhancement Strategy added to address Policy EN6 of the Local Plan	10/06/26
D	Bee Blocks denoted, Ecologically beneficial planting species added	16/06/26
REVISIONS		DATE

CLIENT MR. G. & MRS. P. HOLTAM
ADDRESS 15 STATION ROAD DENBY
PROJECT PROPOSED REPLACEMENT DWELLING
DRAWING SCHEME DESIGN
SCALE 1:100 / 1:200 at A1
DATE FEBRUARY 2026
DWG No. PA/26-004 SK 81 03 D

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Discrepancies must be reported to the designer before work is done.