338800N
427850E
427875E
427900E
427925E
427950E
427975E
428000E
338775N
338750N
338725N
338720N

New Dwelling

New Garage

New detached dwelling and garage as per planning applications:

Outline Approval Ref': AVA/2021/0765
Reserved Matters Approval Ref': AVA/2024/0730

Church Lane
USRN: 600336 Unclassified

WL 106.80

W

Plnv 106.86

Vehicular access closed to separate both properties with turning circle retained for access to new dwelling.

Christmas Cottage

Existing drive grassed over

43000

Existing hedge and fence replaced with a new boundary moved back into the site to allow for the visibility splay for the new entrance.

5300

Permeable block paving in line with the external eastern gable end of Christmas Cottage with area for additional parking or turning.

2400

Electrically operated sliding gated access no less than 5.0m from the edge of the highway. Sliding gate by Charles & Ivy, Chatsworth Aluminium Straight Top sliding gates, colour to be Chartwell Green, between facing brick piers with tile creasing and engineering brick coping all to match the existing entrance.

30 MPH visibility splay requirement as per Planning Streets and Places paragraph 4.8 and Manual for Streets Table 7.1 as referenced by Derbyshire County Council Highways.

Allow for ACO drain or similar to prevent surface water discharge onto highway.

New Garage

Works to form new garage to Christmas Cottage commencing imminently.

Application Ref' AVA/2024/0878

43000

7

4

1

General Notes

1. Do not scale drawings except for the purpose of assessing a planning application. Figured dimensions govern.
2. All dimensions in mm unless otherwise stated.
3. All dimensions to be verified on site prior to works commencing.
4. All existing structure and any otherwise concealed elements are assumed and are to be verified on site prior to works commencing.
5. All existing services are to be checked and confirmed on site by the contractor prior to works commencing.
6. Drawings are not to be used for the purpose of tender or construction except where expressly identified for such use in the drawing status section.
7. The Contractor is not to proceed with any works on site until confirming that all relevant planning conditions have been suitably discharged.
8. Drawings are to be read in conjunction with all other relevant architectural, structural, civil, M&E and any other drawings, specifications and reports produced in connection with the project.
9. Indigo Architects shall be notified in writing of any discrepancies, ambiguities, omissions or errors prior to works commencing.
10. Drawings remain the property of Indigo Architects at all times and are issued and licensed strictly for the use prescribed in the drawing status section by the identified client on the project for which they are provided. Drawings are not to be used for any other purpose and are issued on condition that they are not copied, reproduced, retained or disclosed to any unauthorised person, wholly or in part, without the express written consent of Indigo Architects.
11. Indigo Architects shall be notified in writing of any change to the approved specification, building materials or products prior to installation. Where there is an alteration, product and performance details must be forwarded to the Planning Officer and/or Building Control Officer for approval prior to installation.

1:200 Paper Scale Check (m)
0 10 20

N

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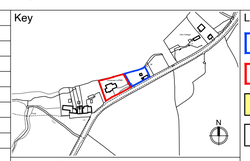
Rev.	Date	Reason for issue	Chk.	Rev.	Date	Reason for issue	Chk.
PL5	13/08/26	Planning Issue	CBS				
PL4	05/08/26	Colour reference added	CBS				
PL3	08/07/26	Planning Issue	CBS				
PL2	25/06/26	Planning Issue	CBS				
PL1	25/06/26	Planning Issue	CBS				

Key



Drawing Status
For Planning Approval

Legend

- New Dwelling Site Boundary.
- Christmas Cottage Site Boundary.
- Existing Structures on Site
- Proposed Structures Footprint, Outer Face of External Walls
- Approximate Drainage Culvert Position.
- Approximate Overhead Cable Positions.

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Project
Christmas Cottage-New Entrance

Client
Ian Thompson

Title
Overall General Arrangement Site Plan-New Entrance

Project	Number	Revision	Scale at A1	Date	Drawn By
0425	08-11	PL5	1:200	24/06/26	ASM