Existing 2-Storey house
"Codnorgate Farm House"
Listed Building - Grade II
List Entry No. 1335402

New Double Garage
5.5m x 5.4m

2.5m

10m

17.5m

19.1m

6.1m

Existing apple and hazel trees to be removed for new double garage with turning space / parking.

New 2m high vertical close-boarded timber fence installed to eastern boundary.

Line of previous site boundary (shown thick dashed)

Rear section of existing stone wall replaced with new 2m high vertical close-boarded timber fence to form boundary & privacy to "The Cottage".

Existing stone wall replaced to Farm House side with a mixed native hedge planting of Common Hawthorn, Hazel, Holly, Dogwood & Spindle to create a dense wildlife-friendly, evergreen, attractive & colorful hedge to add value to the local bio-diversity and form a strong boundary line.

Existing apple and hazel trees to be removed to form new wider access (shown dotted).

Previous existing stone wall (shown dotted) stolen at some point between the site survey in July 26 and September 26.

Existing plot frontage re-laid in species rich meadow grassland - Emorsgate EM3 Special General Purpose Meadow Mix, used to create a very diverse sward

Front section of existing random coursed sandstone / gritstone boundary wall retained & re-pointed as necessary.

6.1m min. width road (4.1m wide road with 1m wide footway both sides where there is no frontage access to a plot) - "Pedestrian Prioritised Street" to Derbyshire County Council - Planning Streets and Places 2024 guide, where foot traffic & non-motorised travel take precedence over vehicular through-traffic

Existing Mature Beech Tree
AVBC TPO 525 / 2025

Existing front boundary planting retained alongside existing post & rail fence.

3.6m wide access to Nottingham Road A610

Widened existing vehicular access with visibility splay as per figure 7.18 from the Department for Transport 'Manual for Streets' guidance.

NOTTINGHAM ROAD A610

1 PROPOSED BLOCK PLAN

1 : 200 (to be read in conjunction with drawing numbers 001 - 015)

Scale 1:200

4m 0 4m 8m 12m 16m 20m

Note:
1/. Refer to figured dimensions only.
2/. The Contractor must report any discrepancies to the Architect.
3/. All dimensions must be checked on site before proceeding.
4/. The Architects disclaim responsibility for variations made from this drawing without their written consent.
5/. Please ensure that there have been no additional revisions to this drawing before starting work.
6/. All products are to be used strictly in accordance with the manufacturers instructions.

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CIAT CHARTERED PRACTICE

PROJECT: Proposed Refurbishment & Internal Alteration of Codnorgate Farmhouse, Nottingham Road, Ripley, Derbyshire DE5 3JX.		Client: Invzn Homes Ltd.	
SHEET: Proposed Block Plan.	Scale (@ A3): 1:200 Date: 07/09/2026	DRAWING NUMBER: 1102 - 014	REV: -