

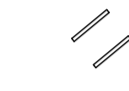















APPROX. APPLICATION SITE AREA = 1,595 M² (0.16 Ha.)

GENERAL NOTES:-

- Street lighting is to be as existing along both Holly and Hafren Roads; lighting to the grouped parking area is to specialist design and details complying with BS5489 and Highways requirements, & consisting of at least 2no. bollard lights. Additional lighting is to be provided to the gable end facades of the building, to be wall mounted, affixed to the building.
- Fences & boundary treatments are T.B.C. subject to client's Design Brief and secured by design recommendations.
- 2no. secure cycle storage stands are to be provided subject to Bromford's Design Brief, secured by design recommendations & Code for Sustainable Homes requirements, located in the rear garden amenity area.
- Soft landscaping scheme is to specialist landscaping drawings and schedules.

LEGEND - EXTERNAL FEATURES AND CODE FOR SUSTAINABLE HOMES

-  Min. 1.8m x 2.4m internal dimensions lockable external garden storage shed.
-  Proposed as 4-arm tubular aluminium or equivalent foldable rotary drier consisting of arms, braces & centre mast set in a secure ground socket, supplied with PVC wired cored drying lines - min. length 1.4m.
-  Denotes approx. 750mm wide x 48mm dia. x 800mm high stainless steel 'Sheffield' or equivalent external cycle stands with base plates securely fixed to concrete bases in ground (total = 2no.)
-  1,100-litre general/ garden/ recycling waste wheeled galvanised metal bin.
-  1,500mm wheelchair turning circle adjacent bins storage areas.
-  Existing tree to be retained.
-  Existing tree to be removed (new trees planted subject to specialist landscape design).
-  Existing trees suggested for retention subject to further specialist assessment of condition & landscape design (if removed, suitable replacements will be considered).
-  Existing building to be demolished - Red Lion PH (163.3m²) & garage outbuilding (19.5m²).
-  Macadam tar finishes to access driveway & car park.
-  450 x 450 precast concrete paving slabs to pedestrian paths - colour to client's preference.
-  Planning application boundary outline - based on Ordnance & topographical surveys.
-  1800mm high close boarded fence to property rear gardens.
-  Approx. 1000mm high low level post & rail fence or dwarf wall.
-  Approx. 1000mm high brick dwarf wall to Holly Road frontage to match existing.
-  Denotes low level bollard light fitting to carpark area and adjacent bin store.

Hatched outline denotes outline of the existing Red Lion PH bldg (approx. ground floor footprint area 163.3m²) which is to be demolished

Existing macadam tar vehicular bellmouth (incl. all kerbs) is to be removed & the area landscaped over as shown

Proposed new low level brick dwarf wall to Holly Road frontage to match the existing retained dwarf wall; please note dwarf wall is to be offset approx. 400mm into property away from Holly Road to avoid disruption to public highway

Denotes indicative tree & shrub planting. Soft landscaping may be subject to planning condition. Detail design to follow.

Proposed car parking area (8no. spaces)

Approx. 1.8m high close boarded fence to Plots 18 & 31 boundaries

Amenity seating area
Northernly boundary treatment adjacent Plot 14a is to be retained as existg (masonry wall)
Clothes drying & garden storage shed area with min. 1.8m high close-boarded timber screen fence at bldg line to Hafren Rd
Existing trees on the site to be removed shown thus (hatched)

Approx. 1.8m high close boarded timber fence to Hafren Road terminating at bldg gable line to ensure 'active' bldg facade is visible to Hafren Road

Hatched outline denoted outline of the existing garage outbuilding (approx. ground floor footprint area 19.5m²) which is to be demolished

Proposed screened household refuse & recycling bins storage area

Location of proposed new vehicular cross-over & access driveway

R	09.01.2016	Indicative soft landscape revised to client reqmt	JC	
Q	09.01.2016	Indicative soft landscape added & key revised	JC	TAH
P	20.12.2016	Notes updated to accord with revised plans & LB elevations	JC	TAH
N	21.11.2016	Separating dim. to no. 14a Holly Road added	JC	
M	15.11.2016	Holly Road pedestrian access omitted to client reqmts following Highways Dept. comments	JC	
L	22.09.2016	General Note (1) (street lighting) amended to incl. bollard carpark & external lights to gables; 2no bollard lights added to carpark & bin store	JC	
K	23.09.2016	Site cross-section mark added	JC	
J	22.09.2016	Bldg footprint, access driveway & fence to Holly Road adjacent amenity seating area revised	JC	
H	26.07.2016	Amenity area gate & associated front gdn path omitted; fire doors added to grid floor corridor	JC	
G	08.09.2016	Pedestrian access to Holly Road revised to suit; gen. notes & Legend added	JC	
F	11.08.2016	Proposed new dwarf wall offset from public highway & pedestrian paths offset from dwarf wall; S-W (carpark side) side entrance omitted	JC	
E	27.07.2016	Layout revised (OPTIONAL TO REV. C)	JC	
D	26.07.2016	Bldg layout revised to fully face Holly Road (OPTIONAL)	JC	
C	26.07.2016	Indicative trees omitted & gated access to Holly road added adjacent amenity area to client remarks	JC	
B	22.07.2016	Bldg frontage revised to address Holly Road to suit planning officer's remarks & bldg footprint amended to std. type to client reqmts	JC	
A	10.06.2016	Amended to show carparking to south of site with access off Hafren Road to client comment	JC	

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Contract
The Red Lion Public House,
 Holly Road, Little Dawley
 Telford TF4 3HB
 Sheet Title
Site Layout Option 3

Client	Bromford Housing Group
Scale	1:200@A1
Date	10.06.2016
Drawn By	JC
Checked By	TAH
Drawing Number	1564-03R

